

Authority: Planning and Housing Committee Item PH28.3, as adopted by City of Toronto Council on November 9, 10 and 12, 2021 and Planning and Housing Committee Item PH13.9, as adopted by City of Toronto Council on June 26 and 27, 2024

CITY OF TORONTO

Bill 1305

BY-LAW -2025

To authorize the entering into of an agreement for the provision of a municipal capital facility for affordable housing at 640 and 644 Kennedy Road, Toronto.

Whereas section 252 of the City of Toronto Act, 2006 provides that the City may exempt from taxation for municipal and school purposes land or a portion of it on which municipal capital facilities are, or will be, located and an agreement for municipal capital facilities may allow for the lease, operation or maintenance of the facilities;

Whereas paragraph 18 of subsection 2(1) of Ontario Regulation 598/06 prescribes municipal facilities used for affordable housing for the purpose of section 252 of the City of Toronto Act, 2006;

Whereas subsection 7(1) of Ontario Regulation 598/06 requires that in respect of municipal facilities used for housing, that all the housing units fall within the definition of "affordable housing" as that term is defined in the City of Toronto Municipal Code Chapter 513, Housing Programs ("Chapter 513");

Whereas Homes First Society has agreed to provide affordable housing at the property currently known as 640 and 644 Kennedy Road, Toronto;

Whereas the portions of the Premises identified in Schedule A hereto are to be primarily used for affordable housing (the "Eligible Premises"); and

Whereas Council wishes to enter into an agreement with Homes First Society for the provision of municipal capital facilities for use as affordable housing at the Eligible Premises;

The Council of the City of Toronto enacts:

1. The City of Toronto is authorized to enter into an agreement under section 252 of the City of Toronto Act, 2006 with Homes First Society for the provision of affordable housing at the Eligible Premises, in accordance with Ontario Regulation 598/06 (the "Agreement").

Enacted and passed on November , 2025

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)

Schedule A

Description of Eligible Premises

Legal Description

PIN: 06438-0318 (LT)

PCL D-2, SEC M639 ; PT BLK D, PL M639 , COMM AT A POINT IN THE SLY LIMIT OF SAID BLK D BEING ALSO THE N LIMIT OF FOXRIDGE DR, AT A POINT WHERE THE SAID SLY LIMIT IS INTERSECTED BY A LINE DRAWN PARALLEL TO THE WLY LIMIT OF KENNEDY RD AND DISTANT 190 FT WLY THEREFROM AND AT RIGHT ANGLES THERETO; THENCE NLY ALONG THE SAID LINE DRAWN PARALLEL TO KENNEDY RD 109 FT 4 1/2 IN, MORE OR LESS TO A PT DISTANT 92 FT SLY THEREON FROM THE NLY LIMIT OF SAID BLK D; THENCE ELY PARALLEL WITH THE NLY LIMIT OF SAID BLK D 190 FT MORE OR LESS TO THE E LIMIT OF SAID BLK D BEING ALSO THE WLY LIMIT OF KENNEDY RD; THENCE SLY ALONG THE LAST MENTIONED LIMIT 92 FT 4 IN MORE OR LESS TO THE BEGINNING OF A CURVE; THENCE SLY AND WLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 20 FT A DISTANCE OF 31 FT 4 3/4 IN, MORE OR LESS ARC MEASUREMENT TO THE END OF THE SAID CURVE; THENCE WLY ALONG THE SLY LIMIT OF SAID BLK D BEING ALSO THE N LIMIT OF FOXRIDGE DR, 170 FT 1/4 IN, MORE OR LESS TO THE POB; EXCEPT THEREFROM THAT PT OF BLK D PL M639 PT 2, 66R1396; SCARBOROUGH, CITY OF TORONTO

The Eligible Premises

A building containing 36 units of which 27 units will be affordable housing units or such other number of units as approved by the City at 640 and 644 Kennedy Road, Toronto.