

Authority: Planning and Housing Committee Item PH25.4,
adopted as amended by City of Toronto Council on
November 12 and 13, 2025

CITY OF TORONTO

Bill 221

BY-LAW -2026

To designate rental housing units at 28 Algoma Street as “Affordable Housing” under the City of Toronto Municipal Code, Chapter 513, Housing Programs and to authorize the entering into of an agreement for the provisions of a municipal capital facility for affordable housing at 28 Algoma Street.

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, the housing units fall within the definition of "affordable housing" as the term is defined in the City of Toronto Municipal Code Chapter 513, Housing Programs (“Chapter 513”);

Whereas Chapter 513 provides that City Council may, by way of a site specific by-law exemption, authorize housing units with monthly occupancy costs at or below affordable rents as “Affordable Housing” under Chapter 513;

Whereas Thunder Woman Healing Lodge Society has agreed to provide affordable housing at the property currently known as 28 Algoma Street;

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

Whereas at its meeting on November 12 and 13, 2025, City Council authorized a site-specific by-law exemption to authorize the four (4) rental housing units at 28 Algoma Street as units which meet the definition of “affordable housing” for the purposes of Chapter 513; and

Whereas Council wishes to enter into an agreement with Thunder Woman Healing Lodge 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 four (4) existing rental units located at 28 Algoma Street are authorized as “Affordable Housing” for the purposes of Chapter 513;

2. The City of Toronto is authorized to enter into an agreement under section 252 of the City of Toronto Act, 2006 with Thunder Woman Healing Lodge Society for the provision of affordable housing at the Eligible Premises, in accordance with Ontario Regulation 598/06 (the “Agreement”).

Enacted and passed on March , 2026.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)

Schedule A

Description of Eligible Premises

Legal Description

PIN: 07618-0135 (LT)

PCL 92-1, SEC M110; LT 92, PL M110; ETOBICOKE, CITY OF TORONTO

The Eligible Premises

A building containing 4 units of which 4 units will be affordable housing units to be located on the Eligible Premises or such other number of units as approved by the City at 28 Algoma Street, Toronto.