

Authority: MM33.27, by Councillor Paula Fletcher, seconded by Deputy Mayor Ausma Malik as adopted by City of Toronto Council on October 8 and 9, 2025 and Planning and Housing Committee Item PH28.7 as adopted by City of Toronto Council on March 25, 26 and 27, 2026

CITY OF TORONTO

Bill 251

BY-LAW -2026

To enact a site-specific by-law to authorize existing rental housing units at 1-3 Strathmore Boulevard and 17 and 19 Dewhurst Boulevard as “Affordable Housing” for the purposes of 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 1-3 Strathmore Boulevard and 17 and 19 Dewhurst Boulevard.

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 defined under Chapter 513) to be designated as affordable housing for the purpose of Chapter 513;

Whereas Wigwamen Incorporated has agreed to provide affordable housing at the property currently known as 1-3 Strathmore Boulevard and 17 and 19 Dewhurst Boulevard which contains two (2) existing housing units and will contain an additional three (3) new affordable housing units to be developed by Wigwamen Incorporated;

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 March 25, 26 and 27, 2026, City Council authorized a site-specific by-law exemption to authorize the two (2) rental housing units at 1-3 Strathmore Boulevard and 17 and 19 Dewhurst Boulevard as units which meet the definition of “Affordable Housing” under Chapter 513; and

Whereas Council wishes to enter into an agreement with Wigwamen Incorporated 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 two (2) existing rental units located at 1-3 Strathmore Boulevard and 17 and 19 Dewhurst Boulevard 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 Wigwamen Incorporated 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

PIN: 10535-0466(LT):

PT LT 21 PL 417E TORONTO AS IN CA397374; TORONTO, CITY OF TORONTO

PIN: 10535-0465(LT)

PT LT 21 PL 417E TORONTO PTS 1 & 2 PL 66R22807; T/W & S/T AS IN EV62820; CITY OF TORONTO

PIN: 10535-0460(LT)

PT LT 21 PL 417E TORONTO; PT LT 22 PL 417E TORONTO; PT LT 23 PL 417E TORONTO; PT LT 24 PL 417E TORONTO BEING PART 1 ON EXPROPRIATION PLAN AT5259097; TOGETHER WITH AN EASEMENT OVER PART LOTS 21 & 22 PLAN 417E, PARTS 1 & 2 PLAN 66R31641 AS IN AT5602477; TOGETHER WITH AN EASEMENT OVER PART OF LOT 23 PLAN 417E TORONTO DESIGNATED AS PARTS 1 AND 2 ON 66R-31636 AS IN AT5655233; TOGETHER WITH AN EASEMENT OVER PART OF LOTS 22 AN 23 PLAN 417E TORONTO BEING PART 12 ON EXPROPRIATION PLAN AT5259097 AS IN AT5655262; CITY OF TORONTO

PIN: 10535-0461(LT)

PT LT 21 PL 417E TORONTO; PT LT 22 PL 417E TORONTO; PT LT 23 PL 417E TORONTO; PT LT 24 PL 417E TORONTO AS IN CA206728; TOGETHER WITH AN EASEMENT OVER PART OF LOTS 21 AND 22 PLAN 417E, DESIGNATED AS PART 2, PLAN 66R30776 AS IN AT5187817; TOGETHER WITH AN EASEMENT OVER PART OF LOTS 21 AND 22 PLAN 417E, DESIGNATED AS PARTS 3 AND 4, PLAN 66R30776 AS IN AT5187817; TOGETHER WITH AN EASEMENT OVER PART OF LOTS 21 AND 22 PLAN 417E, DESIGNATED AS PARTS 5 AND 6, PLAN 66R30776 AS IN AT5187817; TOGETHER WITH AN EASEMENT OVER PART LOTS 21 & 22 PLAN 417E, PARTS 1 & 2 PLAN 66R31641 AS IN AT5602477; TOGETHER WITH AN EASEMENT OVER PART OF LOT 23 PLAN 417E TORONTO DESIGNATED AS PARTS 1 AND 2 ON 66R-31636 AS IN AT5655233; TOGETHER WITH AN EASEMENT OVER PART OF LOTS 22 AN 23 PLAN 417E TORONTO BEING PART 12 ON EXPROPRIATION PLAN AT5259097 AS IN AT5655262; CITY OF TORONTO

The Eligible Premises

Operation of a building containing 2 units of which 2 units will be affordable housing units and subsequent development and operation of 3 additional affordable housing units for a total of 5 affordable housing units to be located on the Eligible Premises or such other number of units as approved by the City at 1-3 Strathmore Boulevard, Toronto and 17 and 19 Dewhurst Boulevard.