

Authority: Planning and Housing Committee Item PH13.8,
adopted as amended by City of Toronto Council on June 26
and 27, 2024

CITY OF TORONTO

Bill 644

BY-LAW -2026

To authorize the entering into of an agreement for the provision of a municipal capital facility for affordable housing at 507-511 Kingston 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 Municipal Code Chapter 513;

Whereas Nodin of Kanata Affordable Housing has agreed to provide affordable housing at the property currently known as 507-511 Kingston 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 Nodin of Kanata Affordable Housing 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 Nodin of Kanata Affordable Housing for the provision of affordable housing at the Eligible Premises, in accordance with Ontario Regulation 598/06 (the "Agreement").

Enacted and passed on June , 2026.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)

Schedule A

Description of Premises

Legal Description

507 Kingston Road

PIN: 21018-0443 (LT)

PT LT 5 S/S KINGSTON RD, 6 S/S KINGSTON RD PL 90 TORONTO AS IN CA767372;
SUBJECT TO AN EASEMENT AS IN AT5885761; CITY OF TORONTO

509 Kingston Road

PIN: 21018-0442 (LT)

PT LT 6 S/S KINGSTON RD, 7 S/S KINGSTON RD PL 90 TORONTO AS IN CA778828; S/T
& T/W CA778828; SUBJECT TO AN EASEMENT AS IN AT5885761; CITY OF TORONTO

511 Kingston Road

PIN: 21018-0441 (LT)

PT LT 6 S/S KINGSTON RD, 7 S/S KINGSTON RD PL 90 TORONTO AS IN CT687069; S/T
& T/W CT687069; SUBJECT TO AN EASEMENT AS IN AT5885761; CITY OF TORONTO

The Eligible Premises

Construction of a building containing 90 newly constructed units of which 30 units will be affordable housing units or such other number of units as approved by the City and 60 units will be rent-controlled units or such other number of units as approved by the City at 507-511 Kingston Road, Toronto.