

Authority: Planning and Housing Committee Item PH13.8, adopted as amended by City of Toronto Council on June 26 and 27, 2024; and Item PH21.4, adopted as amended by City of Toronto Council on May 21 and 22, 2025

CITY OF TORONTO

Bill 1083

BY-LAW -2026

To amend By-law 542-2026 to authorize exemption from the payment of development charges for affordable housing at 970 Kipling Avenue, Toronto.

Whereas Council enacted By-Law 542-2026 on May 21, 2026 which authorized the entering into an agreement for the provision of a municipal capital facility for affordable housing at 970 Kipling Avenue, 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 City of Toronto Municipal Code Chapter 513, Housing Programs; and

Whereas Kilmer Bloor-Kipling Block 5 GP Inc., or a related entity or entities, has agreed to provide affordable housing at the property currently known as 970 Kipling Avenue, Toronto;

The Council of the City of Toronto enacts:

1. City of Toronto By-law 542-2026 is amended by adding Section 2 below:
2. Kilmer Bloor-Kipling Block 5 GP Inc., or a related entity or entities, shall be exempt from the payment of development charges in respect of the Eligible Premises imposed by the City under the Development Charges Act, 1997, S.O. 1997, c.27, while this by-law is in force.

Enacted and passed on July , 2026.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)