

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 1134

BY-LAW -2026

To authorize the entering into of an agreement for the provision of a municipal capital facility for affordable housing at 1648 - 1664 Dupont Street & 3 Osler Street, 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 LPJD Non-Profit Co-operative Homes Inc. has agreed to provide affordable housing at the property currently known as 1648 - 1664 Dupont Street & 3 Osler Street, 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 LPJD Non-Profit Co-operative Homes Inc. 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 LPJD Non-Profit Co-operative Homes Inc. for the provision of affordable housing at the Eligible Premises, in accordance with Ontario Regulation 598/06 (the "Agreement").

Enacted and passed on July , 2026.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)

Schedule A

Description of Premises

Legal Description

PIN: 21326-0770 (LT)
PT LT 1-2 PL 797 CITY WEST AS IN CA407275; CITY OF TORONTO

PIN: 21326-0769 (LT)
PT LT 1-2 PL 797 CITY WEST AS IN CA381415; CITY OF TORONTO

PIN: 21326-0021 (LT)
PCL 15-7 SEC M1; FIRSTLY: PT LT 15 N/S ROYCE AV PL M1 TORONTO COMM AT A POINT IN THE NORTHERN LIMIT OF ROYCE AV DISTANT 4 FT 9 1/4 INCHES ELY FROM THE S WESTERN ANGLE OF THE SAID LT; THENCE NLY TO AND ALONG THE WESTERN FACE OF THE WESTERN WALL OF BRICK STORE AND DWELLING HOUSE STANDING ON 24TH JULY, 1930, UPON THIS LAND AND CONTINUING THENCE NLY IN A STRAIGHT LINE IN ALL A DISTANCE OF 110 FT 2 INCHES MORE OR LESS TO A POINT ON THE NORTHERN LIMIT OF A PRIVATE ROW RUNNING ACROSS THE NORTHERN PORTION OF SAID LAND, SAID POINT BEING DISTANT 51 FT 2 1/2 INCHES MEASURED ELY ALONG SAID LAST MENTIONED LIMIT FROM THE WESTERN LIMIT OF LT 14 ON SAID PL M1; THENCE ELY ALONG THE NORTHERN LIMIT OF SAID ROW 20 FT 9 3/4 INCHES, MORE OR LESS TO A POINT IN THE EASTERN LIMIT OF PCL 2991, SEC F TORONTO, DISTANT 110 FT 2 INCHES MEASURED NLY THEREALONG FROM THE SAID SIDE OF ROYCE AV; THENCE SLY ALONG SAID E LIMIT OF PCL 2991, 110 FT 2 INCHES MORE OR LESS TO THE SAID N SIDE OF ROYCE AV; THENCE WLY ALONG SAID LAST MENTIONED SIDE OF AV, A DISTANCE OF 18 FT 7 3/4 INCHES, MORE OR LESS TO THE POC; SECONDLY: PT LT 15 PL M1 TORONTO COMM AT THE PRODUCTION SLY OF THE ELY FACE OF THE ELY WALL OF THE BRICK STORE ON THE E PT OF THE LANDS FIRSTLY DESCRIBED, SAID POINT BEING DISTANT 72 FT 6 INCHES WLY ALONG ROYCE AV FROM THE W LIMIT OF EDWIN AV AND RUNNING THENCE NLY TO AND ALONG SAID E WALL OF SAID STORE TO THE N LIMIT THEREOF, THE SAID LANDS BEING A NARROW TRIANGLE MEASURED 2 INCHES MORE OR LESS ON ROYCE AV; TORONTO, CITY OF TORONTO

PIN: 21326-0020 (LT)
PCL 14-1 SEC M1; FIRSTLY: PT LT 14 N/S ROYCE AV PL M1 TORONTO; PT LT 15 N/S ROYCE AV PL M1 TORONTO COMM AT A POINT IN THE NLY LIMIT OF ROYCE AV DISTANT 4 FT 9 1/4 INCHES ELY FROM THE S WLY ANGLE OF THE SAID LT 15; THENCE NLY TO AND ALONG THE WLY FACE OF THE WLY WALL OF THE BRICK STORE AND DWELLING HOUSE STANDING ON 24TH JULY, 1930, UPON THE ADJOINING LANDS TO THE E OF THESE LANDS, AND CONTINUING THENCE NLY IN A STRAIGHT LINE IN ALL A DISTANCE OF 110 FT 2 INCHES MORE OR LESS TO A POINT IN THE NLY LIMIT OF A PRIVATE ROW RUNNING ACROSS THE NORTHERN PORTION OF THIS LAND WHICH POINT IS DISTANT 51 FT 2 1/2 INCHES MEASURED ELY ALONG THE SAID LAST MENTIONED LIMIT FROM THE WLY LIMIT OF THE SAID LT 14; THENCE WLY ALONG THE SAID N LIMIT OF THE SAID ROW TO A LINE

DRAWN FROM A POINT IN THE N LIMIT OF ROYCE AV DISTANT 36 FT 2 1/2 INCHES ELY FROM THE SW ANGLE OF SAID LT 14; NLY TO AND ALONG THE CENTRE LINE OF WALL BTN THE STORE STANDING IN 1925 ON THE ELY PT OF THIS LAND AND THAT TO THE W THEREOF AND CONTINUING THENCE NLY IN A STRAIGHT LINE TO A POINT IN THE N LIMIT OF SAID LT 14, DISTANT 33 FT 4 1/2 INCHES ELY FROM THE NW ANGLE THEREOF, AT A POINT IN THE SAID LINE DISTANT 110 FT 2 INCHES NLY FROM THE N LIMIT OF ROYCE AV; THENCE SLY ALONG SAID LAST MENTIONED LINE 10 FT 2 INCHES, MORE OR LESS TO A POINT IN A LINE DRAWN PARALLEL TO THE FRONT LIMIT OF SAID LT 14 AND DISTANT 100 FT NLY THEREFROM MEASURED ON THE COURSE OF THE WLY LIMIT OF SAID LT 14, THE SAID LINE FORMING THE S LIMIT OF A PRIVATE LANE IN THE REAR OF THIS LAND, WHICH POINT IS DISTANT 36 FT 11 1/2 INCHES MORE OR LESS ELY FROM THE INTERSECTION OF THE SAID PARALLEL LINE WITH THE WLY LIMIT OF SAID LT 14; THENCE WLY AND ALONG SAID PARALLEL LINE 36 FT 11 1/2 INCHES TO THE WLY LIMIT OF SAID LT 14; THENCE SLY ALONG THE LAST MENTIONED LIMIT 100 FT TO THE NLY LIMIT OF ROYCE AV AFORESAID; THENCE ELY ALONG THE LAST MENTIONED LIMIT 52 FT 10 1/4 INCHES MORE OR LESS TO THE POC; SECONDLY: PT LT 14 N/S ROYCE AV PL M1 TORONTO; PT LT 15 N/S ROYCE AV PL M1 TORONTO COMM AT THE NW ANGLE OF LT 14, BEING ALSO THE INTERSECTION OF THE W LIMIT OF LT 14 WITH THE S LIMIT OF A PUBLIC LANE EXTENDING TO EDWIN AV; THENCE ELY ALONG THE SAID S LIMIT OF SAID LANE, 67 FT 6 3/4 INCHES TO THE W LIMIT OF A 7 FT LANE OR ROW RUNNING S ALONG THE E BOUNDARY OF THIS LAND; THENCE SLY ALONG SAID W LIMIT OF SAID 7 FT LANE, 51 FT 9 INCHES MORE OR LESS TO THE N LIMIT OF A 10 FT LANE OR ROW EXTENDING WLY PARALLEL TO THE N LIMIT OF ROYCE AV; THENCE WLY ALONG THE SAID N LIMIT OF LAST MENTIONED 10 FT LANE OR ROW TO A POINT IN THE W LIMIT OF LT 14, DISTANT 63 FT 9 INCHES SLY FROM THE NW ANGLE OF LT 14; THENCE NLY ALONG SAID W LIMIT OF LT 14, 63 FT 9 INCHES MORE OR LESS TO THE POB; THIRDLY: PT LT 14 PL M1 TORONTO COMM AT A POINT IN THE WLY LIMIT OF LT 14, AFORESAID WHERE IT IS INTERSECTED BY A LINE DRAWN ELY PARALLEL TO THE SLY LIMIT OF LT 14 FROM A POINT IN THE WLY LIMIT OF SAID LT, DISTANT 100 FT MEASURED NLY THEREALONG FROM THE SW ANGLE OF SAID LT 14; THENCE NLY ALONG THE WLY LIMIT OF LT 14 AFORESAID 10 FT 2 INCHES MORE OR LESS TO THE N LIMIT OF A 10 FT LANE OR ROW EXTENDING WLY PARALLEL TO THE N LIMIT OF ROYCE AV; THENCE ELY ALONG THE LAST MENTIONED LIMIT 35 FT 5 3/4 INCHES MORE OR LESS TO THE INTERSECTION OF A STRAIGHT LINE JOINING POINT IN THE SLY LIMIT OF LT 14 AND DISTANT 36 FT 2 1/2 INCHES MEASURED ELY THEREALONG FROM THE SW ANGLE OF LT 14, AFORESAID, WITH A POINT IN THE NLY LIMIT OF SAID LT 14 DISTANT 33 FT 4 1/2 INCHES MEASURED ELY THEREALONG FROM THE NW ANGLE OF SAID LT 14; THENCE SLY ALONG THE LAST MENTIONED LINE 10 FT 2 INCHES MORE OR LESS TO A POINT IN A LINE DRAWN PARALLEL TO THE S LIMIT OF SAID LT 14 AND DISTANT 100 FT NLY THEREFROM MEASURED ON THE COURSE OF THE WLY LIMIT OF SAID LT 14, THE SAID LINE FORMING THE S LIMIT OF A PRIVATE LANE WHICH POINT IS DISTANT 36 FT 11 1/2 INCHES MORE OR LESS ELY FROM THE INTERSECTION OF SAID PARALLEL LINE WITH THE WLY LIMIT OF SAID LT 14; THENCE WLY AND ALONG SAID PARALLEL LINE 36 FT 11 1/2 INCHES TO THE POB; TORONTO, CITY OF TORONTO;

The Eligible Premises

Construction of a building containing 173 newly constructed units of which 173 units will be affordable housing units or such other number of units as approved by the City at 1648 - 1664 Dupont Street & 3 Osler Street, Toronto.