

Authority: Item CC20.6, as adopted by City of Toronto Council on April 30, 2020; and Planning and Housing Committee Item PH35.21, as adopted by City of Toronto on July 19, 20, 21 and 22, 2022

CITY OF TORONTO

Bill 1139

BY-LAW -2026

To authorize the entering into of an agreement for the provision of a municipal capital facility for affordable housing at 175 Cummer 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;

Whereas Woodgreen Community Housing Inc. has agreed to provide affordable housing at the property currently known as 175 Cummer Avenue, 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 Woodgreen Community Housing 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 Woodgreen Community Housing 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

Parts 1 and 2 on Plan 66R-31734 being:

Part of PIN: 10029-0166

PT LT 22 EYS Twp. Of York, PT 4 to 6 64R12369; Toronto (N York), City of Toronto

Part of PIN: 10029-0059

BLK J PL 5345 North York; Toronto (N York), City of Toronto

The Eligible Premises

Operation of a building containing 59 newly constructed units of which 59 units will be affordable housing units or such other number of units as approved by the City at 175 Cummer Avenue, Toronto.