

Authority: Toronto and East York Community Council
Item TE15.7, adopted as amended, by City of Toronto
Council on July 24 and 25, 2024
City Council voted in favour of this by-law on February 5,
2025
Written approval of this by-law was given by Mayoral
Decision 2-2025 dated February 5, 2025

CITY OF TORONTO

BY-LAW 83-2025

To authorize the entering into of an agreement for the provision of a municipal capital facility for affordable housing at 20-22 Front Street West, Toronto and its exemption from the payment of development charges.

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; and

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; and

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 Housing Facility By-law 713-2024; and

Whereas 1041965 Ontario Inc. has agreed to provide affordable housing at the property currently known as 20-22 Front Street West, Toronto; and

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 1041965 Ontario 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 1041965 Ontario Inc. for the provision of affordable housing at the Eligible Premises, in accordance with Ontario Regulation 598/06 (the "Agreement").
2. 1041965 Ontario Inc. 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 February 5, 2025.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)

Schedule A

Description of Premises

Legal Description

PIN: 21408-0008 (LT)

PARCEL PLAN-6, SECTION 66M-2267, BEING THE WHOLE OF BLOCKS J AND K,
PLAN 66M-2267, CITY OF TORONTO.

THE BOUNDARIES OF THE EAST SIDE OF BAY STREET AND THE NORTH SIDE OF
FRONT STREET WEST WERE CONFIRMED UNDER THE BOUNDARIES ACT BY PLAN
BA-544, REGISTERED AS INSTRUMENT NO. CT59298.

The Eligible Premises

Construction of a building(s) containing 599 newly constructed units of which 16 units will be
affordable housing units or such other number of units as approved by the City at 20-22 Front
Street West, Toronto.