

Authority: Planning and Housing Committee Item PH13.8,
adopted as amended, by City of Toronto Council on
June 26 and 27, 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 95-2025

To authorize the entering into of an agreement for the provision of a municipal capital facility for affordable housing at 8-18 Locust 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; 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 8-18 Locust Inc. and 8-18 Locust Street LP, by its general partner 8-18 Locust Street GP Inc. have agreed to provide affordable housing at the property currently known as 8-18 Locust Street, 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 8-18 Locust Inc. and 8-18 Locust Street LP, by its general partner 8-18 Locust Street GP 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 8-18 Locust Inc. and 8-18 Locust Street LP, by its general partner 8-18 Locust Street GP Inc. for the provision of affordable housing at the Eligible Premises, in accordance with Ontario Regulation 598/06 (the "Agreement").

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: 10509-0454(LT)

FIRSTLY: PART LOT 7 PLAN 1588 TWP OF YORK AS IN TB673547; SECONDLY: LOT 8 PLAN 1588 TWP OF YORK; THIRDLY: LOT 9 PLAN 1588 TWP OF YORK; FOURTHLY: LOT 10 PLAN 1588 TWP OF YORK AND PART LOT 11 PLAN 1588 TWP OF YORK AS IN CA662548; FIFTHLY: PART LOT 11 PLAN 1588 TWP OF YORK AS IN TB145236; SIXTHLY: ALL LOTS 12, 13 & 14, AND PART OF LOT 15, PLAN 1588 DESIGNATED AS PART 7 PLAN 66R32862; CITY OF TORONTO

The Eligible Premises

Construction of a building containing 448 newly constructed units of which 89 units will be affordable housing units or such other number of units as approved by the City at 8-18 Locust Street, Toronto.