

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 March 27,  
2025

## **CITY OF TORONTO**

### **BY-LAW 181-2025**

**To authorize the entering into of an agreement for the provision of a municipal capital facility for affordable housing at 49 Ontario Street, 86-94 Berkeley Street and 72, 74, 76, 78, 80-82 Berkeley 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 MPCT 49 Ontario Street Toronto Inc., MPCT Berkeley Street Inc. and each of its respective related entities have agreed to provide affordable housing at the property currently known as 49 Ontario Street, 86-94 Berkeley Street and 72, 74, 76, 78, 80-82 Berkeley 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 MPCT 49 Ontario Street Toronto Inc., MPCT Berkeley Street Inc. and each of its respective related entities 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 MPCT 49 Ontario Street Toronto Inc., MPCT Berkeley Street Inc. and each of its respective related entities for the provision of affordable housing at the Eligible Premises, in accordance with Ontario Regulation 598/06 (the "Agreement").

Enacted and passed on March 31, 2025.

Frances Nunziata,  
Speaker

John D. Elvidge,  
City Clerk

(Seal of the City)

**Schedule A**

**Description of Premises**

**Legal Description**

PIN: 21091-0013 (LT)

PCL 6-2 SEC A7A; LT 6 PL 7A TORONTO PT 4 & 5, 66R15625; TORONTO, CITY OF TORONTO; SUBJECT TO AN EASEMENT AS IN E445428

PIN: 21091-0014 (LT)

PCL 12-1 SEC A7A; LT 12 BLK 1 E/S ONTARIO ST PL 7A TORONTO PT 2, 66R17669; TORONTO, CITY OF TORONTO

PIN: 21091-0015 (LT)

PCL 5-1 SEC A7A; LT 5 PL 7A TORONTO PT 3, 66R17669; THE BOUNDARIES OF THE SLY LIMIT OF BERKELEY ST HAVE BEEN CONFIRMED BY BA1749 REGISTERED AS CT417089; TORONTO, CITY OF TORONTO

PIN: 21091-0166 (LT)

LT 3-6 PL 454 CITY EAST; LT 2-3 PL 7A TORONTO; PT LT 4 PL 7A TORONTO; PT LANE PL 454 CITY EAST AS CLOSED BY CT361666 PT 6, 7, 64R15578; S/T & T/W CA672868; CITY OF TORONTO

PIN: 21091-0167 (LT)

PT LT 4 PL 7A TORONTO AS IN ES55773, S/T & T/W ES55773; CITY OF TORONTO

PIN: 21091-0168 (LT)

PT LT 4 PL 7A TORONTO AS IN CT94824, S/T & T/W CT94824; CITY OF TORONTO

PIN: 21091-0169 (LT)

PT LT 4 PL 7A TORONTO AS IN CA738382, S/T & T/W CA738382; CITY OF TORONTO

PIN: 21091-0170 (LT)

PT LT 4 PL 7A TORONTO AS IN CT136, S/T & T/W CT136; CITY OF TORONTO

PIN: 21091-0171 (LT)

PT LT 4 PL 7A TORONTO AS IN CA589447, S/T & T/W CA589447; CITY OF TORONTO

PIN: 21091-0172 (LT)

PT LT 4 PL 7A TORONTO AS IN CA643009, S/T & T/W CA643009; CITY OF TORONTO

**The Eligible Premises**

Construction of a building containing 1226 newly constructed units of which 244 units will be affordable housing units or such other number of units as approved by the City at 49 Ontario Street, 86-94 Berkeley Street and 72, 74, 76, 78, 80-82 Berkeley Street, Toronto.