

Authority: Planning and Housing Committee Item PH20.6,
adopted as amended by City of Toronto Council on
April 23 and 24, 2025
City Council voted in favour of this by-law on May 22,
2025
Written approval of this by-law was given by Mayoral
Decision 8-2025 dated May 22, 2025

CITY OF TORONTO

BY-LAW 446-2025

To authorize the entering into of an agreement for the provision of a municipal capital facility for affordable housing at 125 Stafford Road, 4701 Bathurst Street, 4711 Bathurst Street, 4713 Bathurst Street, 4715 Bathurst Street, 4717 Bathurst Street, 4719 Bathurst Street and 191 Yorkview Drive, 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 Code Chapter 513; and

Whereas Houselink and Mainstay Community Housing has agreed to provide affordable housing at the property currently known as 125 Stafford Road, 4701 Bathurst Street, 4711 Bathurst Street, 4713 Bathurst Street, 4715 Bathurst Street, 4717 Bathurst Street, 4719 Bathurst Street and 191 Yorkview Drive, 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 Houselink and Mainstay Community Housing 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 Houselink and Mainstay Community Housing for the provision of affordable housing at the Eligible Premises, in accordance with Ontario Regulation 598/06 (the "Agreement").

Enacted and passed on May 22, 2025.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)

Schedule A

Description of Premises

Legal Description

PIN: 10160-0087 (LT)

PT BLK C PL 5095 NORTH YORK AS IN NY378882; TORONTO (N YORK), CITY OF TORONTO. S/T EASEMENT AS IN AT1630982.

PIN: 10160-0122 (LT)

PT BLK B PL 5095 NORTH YORK AS IN NY265204 AND NY378882 EXCEPT NY364830 AND NY555462; TORONTO (N YORK) , CITY OF TORONTO. S/T EASEMENT AS IN AT1630982.

The Eligible Premises

Renovation of buildings containing 142 newly constructed units of which 142 units will be affordable housing units or such other number of units as approved by the City at 125 Stafford Road, 4701 Bathurst Street, 4711 Bathurst Street, 4713 Bathurst Street, 4715 Bathurst Street, 4717 Bathurst Street, 4719 Bathurst Street and 191 Yorkview Drive, Toronto.