

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 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 448-2025

To authorize the entering into of an agreement for the provision of a municipal capital facility for affordable housing at 300-304 The East Mall, 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 KingSett Affordable Housing LP, KS 300, 302 & 304 The East Mall Inc., and 2774757 Ontario Inc. have agreed to provide affordable housing at the property currently known as 300-304 The East Mall, 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 KingSett Affordable Housing LP, KS 300, 302 & 304 The East Mall Inc., and 2774757 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 KingSett Affordable Housing LP, KS 300, 302 & 304 The East Mall Inc., and 2774757 Ontario Inc. 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: 07553-0436 (LT)

PART BLOCKS G AND H PLAN M1046, PARTS 3 & 7, 66R32175; TOGETHER WITH AN EASEMENT OVER PART 4, 66R32175 AS IN AT6394514; TOGETHER WITH AN EASEMENT OVER PART 5, 66R32175 AS IN AT6394514; CITY OF TORONTO

The Eligible Premises

Construction of a building containing 614 newly constructed units of which 129 units will be affordable housing units or such other number of units as approved by the City at 300-304 The East Mall, Toronto.