

Authority: Planning and Housing Committee Item PH28.3, as adopted by City of Toronto Council on November 9, 10 and 12, 2021 and Planning and Housing Committee Item PH13.9 as adopted by City of Toronto Council on June 26 and 27, 2024; and MM30.1, by Councillor Dianne Saxe, seconded by Councillor Paula Fletcher, as adopted by City of Toronto Council on May 21 and 22, 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 472-2025

To authorize the entering into of an agreement for the provision of a municipal capital facility for affordable housing at 302 Spadina Avenue, 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 Kensington Market Community Land Trust has agreed to provide affordable housing at the property currently known as 302 Spadina Avenue, 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 Kensington Market Community Land Trust 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 Kensington Market Community Land Trust for the provision of affordable housing at the Eligible Premises, in accordance with Ontario Regulation 598/06 (the "Agreement").

2. Kensington Market Community Land Trust 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 May 22, 2025.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)

Schedule A

Description of Premises

Legal Description

PIN: 21235-0482 (LT)

BLOCK A PLAN 566, CITY WEST, PRIVATE LANE , PLAN 566, CITY WEST; PT LOT 26 W/S OF SPADINA AVE., PLAN D-10, DESIGNATED AS PARTS 1 AND 2 ON PLAN 66R-24454; SUBJECT TO AN EASEMENT AS IN CT552447; CITY OF TORONTO

The Eligible Premises

A building containing commercial space and 26 residential units of which the 26 residential units will be affordable housing units or such other number of units as approved by the City at 302 Spadina Avenue, Toronto.