

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

City Council voted in favour of this by-law on July 24, 2025

Written approval of this by-law was given by Mayoral Decision 11-2025 dated July 24, 2025

CITY OF TORONTO

BY-LAW 734-2025

To authorize the entering into of an agreement for the provision of a municipal capital facility for affordable housing at 25-27 Norwood Drive and 2172-2190 Gerrard Street East, 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 WoodGreen Community Housing Inc. has agreed to provide affordable housing at the property currently known as 25-27 Norwood Drive and 2172-2190 Gerrard Street East, 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 WoodGreen Community Housing 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 WoodGreen Community Housing Inc. for the provision of affordable housing at the Eligible Premises, in accordance with Ontario Regulation 598/06 (the "Agreement").

Enacted and passed on July 24, 2025.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)

Schedule A

Description of Premises

Legal Description

25-27 Norwood Road

PIN: 21014-0839 (LT)

Legal Description: PT LT 1 BLK 5 PL 635 EAST TORONTO AS IN CA509786; S/T CA509786; CITY OF TORONTO

2172 Gerrard Street East

PIN: 21014-0838 (LT)

Legal Description: PT LT 1 BLK 5 PL 635 EAST TORONTO AS IN EX87316; T/W EX87316; CITY OF TORONTO

2174 Gerrard Street East

PIN: 21014-0841 (LT)

Legal Description: LT 2 BLK 5 PL 635 EAST TORONTO; CITY OF TORONTO

2176 Gerrard Street East

PIN: 21014-0842 (LT)

Legal Description: PT LT 3 BLK 5 PL 635 EAST TORONTO AS IN CA317160; CITY OF TORONTO

2178-2190 Gerrard Street East

PIN: 21014-0843 (LT)

Legal Description: LT 5-6 BLK 5 PL 635 EAST TORONTO S/T & T/W CT76134 (FIRSTLY); PT LT 3-4 BLK 5 PL 635 EAST TORONTO AS IN EX76111; CITY OF TORONTO

The Eligible Premises

Acquisition of buildings containing 63 units of which 63 units will be affordable housing units or such other number of units as approved by the City at 25-27 Norwood Drive and 2172-2190 Gerrard Street East, Toronto.