

Authority: Planning and Housing Committee Item PH13.8, adopted as amended by City of Toronto Council on June 26 and 27, 2024; Executive Committee Item EX18.2, as adopted by City of Toronto Council on November 13 and 14, 2024; and Item CC24.16, adopted as amended by City of Toronto Council on December 17 and 18, 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 746-2025

To authorize the entering into of an agreement for the provision of a municipal capital facility for affordable housing at 26 Grenville Street and 27 Grosvenor 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 Code Chapter 513; and

Whereas Choice Grosvenor/Grenville Inc. and Choice Grosvenor/Grenville Limited Partnership by its general partner Choice Grosvenor/Grenville GP Inc. have agreed to provide affordable housing at the property currently known as 26 Grenville Street and 27 Grosvenor 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 Choice Grosvenor/Grenville Inc. and Choice Grosvenor/Grenville Limited Partnership by its general partner Choice Grosvenor/Grenville GP 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 Choice Grosvenor/Grenville Inc. and Choice Grosvenor/Grenville Limited Partnership by its general partner Choice Grosvenor/Grenville GP 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

PIN: 21104-0297 (LT)

FIRSTLY: LOTS 80-84, 99-102 AND PART OF LOTS 85, 98 AND 103 AND PART OF LANE (CLOSED BY BY-LAW 296-71, INST. NO. CT159751), PLAN 159, PARTS 1 TO 6 AND 8 TO 11 PLAN 66R-30619; SUBJECT TO AN EASEMENT OVER PARTS 4, 5, 6, AND 11 PLAN 66R30619 AS IN CA255713; SUBJECT TO AN EASEMENT OVER PARTS 1 AND 6 PLAN 66R30619 IN FAVOUR OF PARTS 7 AND 12 PLAN 66R30619 AS IN AT5105118; SUBJECT TO AN EASEMENT OVER PARTS 1, 2, 3, 4, 6, 8, 10 AND 11 PLAN 66R30619 IN FAVOUR OF PART 7 PLAN 66R30619 AS IN AT5105118; SUBJECT TO AN EASEMENT OVER PARTS 1 AND 6 PLAN 66R30619 IN FAVOUR OF PART 7 PLAN 66R30619 AS IN AT5105118; SUBJECT TO AN EASEMENT OVER PARTS 1, 2 AND 3 PLAN 66R30619 IN FAVOUR OF PART 7 PLAN 66R30619 AS IN AT5105118; SUBJECT TO AN EASEMENT OVER PARTS 4, 8, 10 AND 11 PLAN 66R30619 IN FAVOUR OF PART 12 PLAN 66R30619 AS IN AT5105118; SUBJECT TO AN EASEMENT OVER PARTS 4, 5, 6 AND 11 PLAN 66R30619 IN FAVOUR OF PART 12 PLAN 66R30619 AS IN AT5105118; SECONDLY: PART LOT 85 PLAN 159, PARTS 1 & 2 PLAN 66R31980; TOGETHER WITH EASEMENTS OVER PARTS 1, 2, 3, 4, 6, 8, 10 & 11 PLAN 66R30619 AS IN AT5105118; SUBJECT TO AN EASEMENT OVER PART 1 PLAN 66R31980 IN FAVOUR OF PART 3 PLAN 66R31980 AS IN AT5858600; SUBJECT TO AN EASEMENT OVER PART 2 PLAN 66R31980 IN FAVOUR OF PART 3 PLAN 66R31980 AS IN AT5858600; CITY OF TORONTO

The Eligible Premises

Construction of a building containing 701 newly constructed units of which 212 units will be affordable housing units or such other number of units as approved by the City at 26 Grenville Street and 27 Grosvenor Street, Toronto.