

Authority: Planning and Housing Committee Item PH13.8, adopted as amended by City of Toronto Council on June 26 and 27, 2024 and Executive Committee Item EX18.2, as adopted by City of Toronto Council on November 13 and 14, 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 748-2025

To authorize the entering into of an agreement for the provision of a municipal capital facility for affordable housing at 2448-2450 Kingston Road.

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 City of Toronto Municipal Code Chapter 513, Housing Programs; and

Whereas 2448-2450 Kingston Road Ltd. and Cliffside Village Developments LP by its general partners BeachCo Management Ltd. and Glenlane Management Ltd. have agreed to provide affordable housing at the property currently known as 2448-2450 Kingston Road, 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 2448-2450 Kingston Road Ltd. and Cliffside Village Developments LP by its general partners BeachCo Management Ltd. and Glenlane Management Ltd. 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 2448-2450 Kingston Road Ltd. and Cliffside Village Developments LP by its general partners BeachCo Management Ltd. and Glenlane Management Ltd. (and/or a related entity or entities) 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 06430-0088 (LT)

PCL 7155, SEC TOWNSHIP OF SCARBORO ; FIRSTLY ; PT LT 296, PL M388 , COMMENCING AT A POINT IN THE NWLY LIMIT OF SAID LT 296 DISTANT 55 FT 3 1/4 INCHES MEASURED SWLY THEREON FROM THE MOST NLY ANGLE OF SAID LT 296; THENCE SELY TO AND ALONG THE CENTRE LINE OF THE PARTITION WALL BTN THE BUILDING ON THESE LANDS AND THE BUILDING ON THE LAND LYING IMMEDIATELY TO THE SW TO THE INTERSECTION OF SAID CENTRE LINE WITH THE NE LIMIT OF SAID LT 296 IN ALL A DISTANCE OF 120 FT 3 1/4 INCHES MORE OR LESS; THENCE NWLY ALONG THE LAST MENTIONED LIMIT A DISTANCE OF 140 FT 1/2 INCH MORE OR LESS TO THE MOST NLY ANGLE OF SAID LT 296; THENCE SWLY ALONG THE NWLY LIMIT OF LT 296 A DISTANCE OF 55 FT 3 1/4 INCHES TO POC ; SECONDLY ; PT LT 296, PL M388 , COMMENCING AT A POINT IN THE NWLY LIMIT OF SAID LT 296 DISTANT 93 FT 3/4 INCH MEASURED SWLY THEREON FROM THE MOST NLY ANGLE OF SAID LT 296; THENCE NELY ALONG LAST MENTIONED LIMIT A DISTANCE OF 37 FT 9 1/2 INCHES MORE OR LESS TO A POINT IN THE SAID LIMIT DISTANT 55 FT 3 1/4 INCHES MEASURED SWLY THEREON FROM THE MOST NLY ANGLE OF SAID LT 296; THENCE SELY IN A STRAIGHT LINE TO AND ALONG THE CENTRE LINE OF THE PARTITION WALL BTN THE BUILDING ON THESE LANDS AND THE BUILDING ON THE LAND LYING IMMEDIATELY TO THE NE A DISTANCE OF 120 FT 3 1/4 INCHES MORE OR LESS TO ITS INTERSECTION WITH THE NE LIMIT OF SAID LT 296; THENCE SELY ALONG THE LAST MENTIONED LIMIT A DISTANCE OF 21 FT 7 INCHES MORE OR LESS TO THE NW LIMIT OF KINGSTON ROAD AS WIDENED BY INSTRUMENT LT179420; THENCE SWLY ALONG THE LAST MENTIONED LIMIT A DISTANCE OF 26 FT 7 INCHES TO A POINT; THENCE NWLY IN A STRAIGHT LINE A DISTANCE OF 130 FT MORE OR LESS TO THE POC ; SCARBOROUGH , CITY OF TORONTO

PIN 06430-0277 (LT)

PART LOT 27 CONCESSION B SCARBOROUGH PART 1 PLAN 66R33091

The Eligible Premises

Construction of a building containing 40 newly constructed units of which 8 units will be affordable housing units or such other number of units as approved by the City at 2448-2450 Kingston Road, Toronto.