

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 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 752-2025**

**To authorize the entering into of an agreement for the provision of a municipal capital facility for affordable housing at 79 Dunkirk Road, 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 Code Chapter 513; and

Whereas Ahmad Mosallam Noor and Aria Build Corp. have agreed to provide affordable housing at the property currently known as 79 Dunkirk 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 Ahmad Mosallam Noor and Aria Build Corp. 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 Ahmad Mosallam Noor and Aria Build Corp. for the provision of affordable housing at the Eligible Premises, in accordance with Ontario Regulation 598/06 (the "Agreement").
2. Ahmad Mosallam Noor and Aria Build Corp. 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 July 24, 2025.

Frances Nunziata,  
Speaker

John D. Elvidge,  
City Clerk

(Seal of the City)

**Schedule A**

**Description of Premises**

**Legal Description**

PIN: 10425-0494 (LT)

LT 33 PL 1587 TWP OF YORK; TORONTO (E YORK), CITY OF TORONTO

**The Eligible Premises**

Construction of a building containing 4 newly constructed units of which 4 units will be affordable housing units or such other number of units as approved by the City at 79 Dunkirk Road, Toronto.