

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 753-2025

To authorize the entering into of an agreement for the provision of a municipal capital facility for affordable housing at 72 Perth Avenue.

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 72 Perth Inc., Alfredo Romano and 72 Perth Holdings Inc. agreed to provide affordable housing at the property currently known as 72 Perth 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 72 Perth Inc., Alfredo Romano and 72 Perth Holdings Inc. (and/or a related entity or entities) 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 72 Perth Inc., Alfredo Romano and 72 Perth Holdings Inc. (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: 21331-0012 (LT)
PCL 41-1 SEC M44; LT 41 PL M44 TORONTO; LT 42 PL M44 TORONTO; LT 43 PL M44 TORONTO; PT LT 44 PL M44 TORONTO COMM AT A POINT IN THE WLY LIMIT OF PERTH AV (FORMERLY CHURCHILL AV) WHERE THE SAME IS INTERSECTED BY THE NLY LIMIT OF LT 41 BEING THE N ELY ANGLE THEREOF; THENCE WLY ALONG THE NLY LIMIT OF LT 41, 109 FT 10 INCHES MORE OR LESS TO THE N WLY ANGLE OF LT 41; THENCE SLY ALONG THE WLY LIMITS OF LOTS 41, 42, 43, AND 44, 182 FT 9 INCHES MORE OR LESS TO A POINT IN THE NLY LIMIT OF THE SLY 17 FT 10 INCHES WITH AN EVEN WIDTH THROUGHOUT FROM FRONT TO REAR OF LT 44; THENCE ELY ALONG THE LAST MENTIONED NLY LIMIT 104 FT 8 INCHES MORE OR LESS TO THE WLY LIMIT OF PERTH AV; THENCE NLY ALONG THE WLY LIMIT OF PERTH AV 182 FT 4 INCHES MORE OR LESS TO THE POB; TOGETHER WITH AN EASEMENT OVER PART LOTS 44 TO 53, ONE FOOT RESERVE, PLAN M44, PART BLOCK F, PLAN 1261, PARTS 49 TO 65 66R30881 AS IN AT5241319; CITY OF TORONTO

The Eligible Premises

Construction of a building containing 258 newly constructed units of which 52 units will be affordable housing units or such other number of units as approved by the City at 72 Perth Avenue, Toronto.