

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 MM26.8, by Councillor Paul Ainslie, seconded by Councillor Gord Perks, as adopted by City of Toronto Council on February 5, 2025
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 760-2025

To authorize the entering into of an agreement for the provision of a municipal capital facility for affordable housing at 253 Markham Road, 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 The Cedars Non-Profit Housing Co-operative Corporation and The Cedars Development Corporation have agreed to provide affordable housing at the property currently known as 253 Markham 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 The Cedars Non-Profit Housing Co-operative Corporation and The Cedars Development Corporation 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 The Cedars Non-Profit Housing Co-operative Corporation and The Cedars Development Corporation 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 06476-0179 (LT)
PART LOTS 12,13,14,15 PLAN 3505, PARTS 1 TO 12 66R29084; SUBJECT TO AN
EASEMENT OVER PARTS 9,11 66R29084 AS IN AT4534636; SUBJECT TO AN
EASEMENT OVER PART 6 66R29084 AS IN SC425672; SUBJECT TO AN EASEMENT
OVER PART 3 66R29084 AS IN SC426240; CITY OF TORONTO

The Eligible Premises

Construction of a building containing 245 newly constructed units of which 245 units will be
affordable housing units or rent controlled units or such other number of units as approved by the
City at 253 Markham Road, Toronto.