

Authority: Planning and Housing Committee Item PH24.4,
adopted as amended by City of Toronto Council on
October 8 and 9, 2025
City Council voted in favour of this by-law on October 9,
2025
Written approval of this by-law was given by Mayoral
Decision 13-2025 dated October 9, 2025

CITY OF TORONTO

BY-LAW 1095-2025

To authorize the entering into of an agreement for the provision of a municipal capital facility used to provide social and health services located at 21-31 Windsor Street, 18 Buckingham Street, 60 Newcastle Street and 95 Portland Street and its exemption from development charges.

Whereas Section 252 of the City of Toronto Act, 2006 provides that the City may exempt from development charges 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 subsection 2(1) of Ontario Regulation 598/06 prescribes municipal facilities used for the provision of social and health services; and

Whereas the Society of Saint Vincent de Paul (the "Operator") together with its agent Dia Dez Inc. is developing part of the land particularly described in Schedule A (the "Premises") as a facility used to provide social and health services; and

Whereas Council wishes to enter into an agreement (the "Agreement") with the Landlord for the provision of a municipal capital facility at the Premises;

The Council of the City of Toronto enacts:

1. The City is authorized to enter into an Agreement under section 252 of the City of Toronto Act, 2006 with the Operator for the provision of a municipal capital facility.
2. The Premises are exempt from development charges otherwise owing pursuant to Article I of the Toronto Municipal Code Chapter 415 for the purposes of constructing a municipal shelter.
3. This by-law shall be deemed repealed with respect to the Premises if the Premises cease to be a facility used for the provision of social and health services.

4. (A) Sections 1, 3 and 4 of this by-law shall come into force on the day that the by-law is enacted.
- (B) Section 2 of this by-law shall come into force on the later of the following:
- (1) the date this by-law is enacted; and
 - (2) the date the Agreement is entered into.

Enacted and passed on October 9, 2025.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)

SCHEDULE A

DESCRIPTION OF THE PREMISES

Address: 21-31 Windsor Street, 18 Buckingham Street, 60 Newcastle Street and 95 Portland Street in the City of Toronto

Approximately 36,000 square feet of space

Assessment Roll No.: 1919-05-1-160-00300-0000