

Authority: Planning and Housing Committee Item PH28.3, as adopted by City of Toronto Council on November 9, 10 and 12, 2021 and Planning and Housing Committee Item PH13.9, as adopted by City of Toronto Council on June 26 and 27, 2024

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 1100-2025

To authorize the entering into of an agreement for the provision of a municipal capital facility for affordable housing at 31 Spencer Avenue, 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 City of Toronto Municipal Code Chapter 513, Housing Programs ("Chapter 513"); and

Whereas Neighbours Non-Profit Homes has agreed to provide affordable housing at the property currently known as 31 Spencer 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 Neighbours Non-Profit Homes 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 Neighbours Non-Profit Homes for the provision of affordable housing at the Eligible Premises, in accordance with Ontario Regulation 598/06 (the "Agreement").

Enacted and passed on October 9, 2025.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)

Schedule A

Description of Premises

Legal Description

PIN: 21301-0419 (LT)

LOT 68 ON PLAN 431 TORONTO T/W WITH A ROW AT ALL TIMES FOR ALL PERSONS ENTITLED THERETO, OVER, ALONG AND UPON, THE NLY 10 FT 10 INCHES OF LOT 67 PLAN 431; AND S/T A ROW AT ALL TIMES FOR ALL PERSONS ENTITLED THERETO, OVER, ALONG AND UPON THE SLY 10 FT 10 INCHES OF THESE LANDS; PROVIDED THAT THE PROJECTIONS (IF ANY) OF THE EAVES, WINDOW SILLS AND DOWN PIPES OF AND FROM THE APARTMENT BUILDINGS ON EITHER SIDE OF THE SAID RIGHTS-OF-WAYS SHALL BE DEEMED NOT TO BE ENCROACHMENTS ON OR OVER THE SAID RIGHTS-OF-WAYS; S/T E320512; CITY OF TORONTO

The Eligible Premises

A building containing 54 units of which 27 units will be affordable housing units or such other number of units as approved by the City at 31 Spencer Avenue, Toronto.