

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 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 1113-2025

To authorize the entering into of an agreement for the provision of a municipal capital facility for affordable housing at 3100 Weston 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 1000331725 Ontario Inc. has agreed to provide affordable housing at the property currently known as 3100 Weston 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 1000331725 Ontario Inc. 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 1000331725 Ontario Inc. for the provision of affordable housing at the Eligible Premises, in accordance with Ontario Regulation 598/06 (the "Agreement").
2. 1000331725 Ontario Inc. 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 October 9, 2025.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)

Schedule A

Description of Premises

Legal Description

PIN: 10310-0904 (LT)

PART OF LOTS 15 & 16 CON. 6 WEST OF YONGE STREET AND PT OF THE ORIGINAL ROAD ALLOW BTWN LOTS 15 & 16 CON 6 AND BLK E, PLAN M-715 BEING PTS 1,2,3,5,6,7,8,17,21,23 & 25 PL 66R-18042; S/T EASE IN FAVOUR OF THE CITY OF TORONTO OVER PT 2 ON PL 66R-18042 AS IN B32694...S/T EASE IN FAVOUR OF THE CITY OF TORONTO OVER PTS 5 & 6 ON 66R-18042 AS IN B-204526...S/T PERM EASE IN FAVOUR OF THE CITY OF TORONTO OVER PT.17 ON 66R-18042 AS IN B-176594...S/T TEMP EASE IN FAVOUR OF THE CITY OF TORONTO OVER PTS 5,6,8,21 & 25 ON PL 66R-18042 AS IN B-176594; SUBJECT TO AN EASEMENT OVER PARTS 6, 7, 21 AND 23 ON PLAN 66R18042 IN FAVOUR OF PART OF LOTS 15 & 16 CON. 6 WEST OF YONGE STREET AND PART OF THE ORIGINAL RD ALLOW BTWN LOTS 15 & 16, CON 6, WEST OF YONGE ST.BEING PTS. 4,9,10,11,12,13,14,15,16,18,19,20,22,24 & 26 ON PL 66R18042 AS IN E194214; CITY OF TORONTO

The Eligible Premises

Construction of a building containing 480 newly constructed units of which 480 units will be affordable housing units or such other number of units as approved by the City at 3100 Weston Road, Toronto.