

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

City Council voted in favour of this by-law on November 13, 2025

Written approval of this by-law was given by Mayoral Decision 14-2025 dated November 13, 2025

CITY OF TORONTO

BY-LAW 1338-2025

To amend By-law 1101-2025, being a by-law to authorize the exemption from taxation for municipal and school purposes for the municipal capital facility for affordable housing located at 31 Spencer Avenue, Toronto.

Whereas Council enacted By-Law 1101-2025 on October 9, 2025;

Whereas the number of affordable housing units included in the Eligible Premises has increased;

The Council of the City of Toronto enacts:

1. City of Toronto By-law 1101-2025 is amended by deleting Schedule A, Description of Eligible Premises, and replacing it with a new Schedule A, Description of Eligible Premises attached as a schedule to this by-law.

Enacted and passed on November 13, 2025.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)

Schedule A

Description of Eligible 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 30 units will be affordable housing units or such other number of units as approved by the City at 31 Spencer Avenue, Toronto.