

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 December 17, 2025

Written approval of this by-law was given by Mayoral Decision 16-2025 dated December 17, 2025

CITY OF TORONTO

BY-LAW 1521-2025

To authorize the entering into of an agreement for the provision of a municipal capital facility for affordable housing at 158 Madison Avenue, 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;

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;

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;

Whereas Covenant House Toronto has agreed to provide affordable housing at the property currently known as 158 Madison Avenue, Toronto;

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 Covenant House Toronto 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 Covenant House Toronto for the provision of affordable housing at the Eligible Premises, in accordance with Ontario Regulation 598/06 (the "Agreement").

Enacted and passed on December 17, 2025.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)

Schedule A

Description of Premises

Legal Description

PIN: 21216-0045 (LT)

PCL 181-2 SEC M2J; PT LT 181 W/S MADISON AV PL M2 TORONTO SLY 41 FT;
TORONTO, CITY OF TORONTO

The Eligible Premises

A building containing 7 units of which 7 units will be affordable housing units or such other number of units as approved by the City at 158 Madison Avenue, Toronto.