

Authority: Planning and Housing Committee Item PH13.8, adopted as amended by City of Toronto Council on June 26 and 27, 2024; and Executive Committee Item EX18.2, as adopted by City of Toronto Council on November 13 and 14, 2024

City Council voted in favour of this by-law on February 4, 2026

Written approval of this by-law was given by Mayoral Decision 3-2026 dated February 4, 2026

CITY OF TORONTO

BY-LAW 77-2026

To authorize the entering into of an agreement for the provision of a municipal capital facility for affordable housing at 501 & 503 Eglinton Avenue East and 383, 385, 387 & 389 Cleveland Street, 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;

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 City of Toronto Municipal Code Chapter 513, Housing Programs;

Whereas 1000085750 Ontario Inc., 1000085751 Ontario Inc., and 1000100022 Ontario Inc. agreed to provide affordable housing at the property currently known as 501 & 503 Eglinton Avenue East and 383, 385, 387 & 389 Cleveland Street, 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 1000085750 Ontario Inc., 1000085751 Ontario Inc., and 1000100022 Ontario Inc. (and/or a related entity or entities) 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 1000085750 Ontario Inc., 1000085751 Ontario Inc., and 1000100022 Ontario Inc. (and/or a related entity or entities) for the provision of affordable housing at the Eligible Premises, in accordance with Ontario Regulation 598/06 (the "Agreement").

Enacted and passed on February 4, 2026.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)

Schedule A

Description of Premises

Legal Description

PIN: 21128-0041 (LT)
PT LT 4-5 BLK P PL 694 NORTH TORONTO AS IN CT175595; CITY OF TORONTO

PIN: 21128-0042 (LT)
PT LT 4-5 BLK P PL 694 NORTH TORONTO AS IN CA156239; CITY OF TORONTO

PIN: 21128-0043 (LT)
PT LT 4-5 BLK P PL 694 NORTH TORONTO AS IN CA636442; S/T & T/W CA636442;
CITY OF TORONTO

PIN: 21128-0044 (LT)
PT LT 4-5 BLK P PL 694 NORTH TORONTO AS IN CA66570; S/T & T/W CA66570; CITY
OF TORONTO

PIN: 21128-0045 (LT)
PT LT 4-5 BLK P PL 694 NORTH TORONTO AS IN CA498033; CITY OF TORONTO

PIN: 21128-0085 (LT)
PT LT 6 BLK P PL 694 NORTH TORONTO AS IN CT229287; CITY OF TORONTO

The Eligible Premises

Construction of a building containing 217 newly constructed units of which 43 units will be affordable housing units or such other number of units as approved by the City at 501 & 503 Eglinton Avenue East and 383, 385, 387 & 389 Cleveland Street, Toronto.