

Authority: MM33.27, by Councillor Paula Fletcher, seconded by Deputy Mayor Ausma Malik as adopted by City of Toronto Council on October 8 and 9, 2025; and Planning and Housing Committee Item PH28.7 as adopted by City of Toronto Council on March 25 and 26, 2026
City Council voted in favour of this by-law on March 26, 2026

Written approval of this by-law was given by Mayoral Decision 7-2026 dated March 26, 2026

CITY OF TORONTO

BY-LAW 250-2026

To authorize the exemption from taxation for municipal and school purposes for the municipal capital facility for affordable housing located at 1-3 Strathmore Boulevard and 17 and 19 Dewhurst Boulevard.

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, the housing units fall within the definition of "affordable housing" as the term is defined in the City of Toronto Municipal Code Chapter 513, Housing Programs ("Chapter 513"); and

Whereas Council authorized the exemption from taxation for municipal and school purposes for 99 years conditional on the enacting of a site specific by-law authorizing the existing housing units at 1-3 Strathmore Boulevard and 17 and 19 Dewhurst Boulevard to be "Affordable Housing" for the purposes of Chapter 513; and

Whereas Wigwamen Incorporated has agreed to provide affordable housing at the property currently known as 1-3 Strathmore Boulevard and 17 and 19 Dewhurst Boulevard; and

Whereas the portions of the Premises identified in Schedule A hereto are primarily used for affordable housing (the "Eligible Premises"); and

Whereas Council will enter into an agreement with Wigwamen Incorporated for the provision of municipal capital facilities for use as affordable housing at the Eligible Premises, and for the provision of an exemption from taxation for municipal and school purposes to the Eligible Premises (the "Agreement");

The Council of the City of Toronto enacts:

1. The Eligible Premises are exempt from taxation for municipal and school purposes.
2. The tax exemptions referred to herein shall be effective, in accordance with City of Toronto Municipal Code Chapter 513, Housing Programs from the date of execution of the municipal housing facility agreement, the date this by-law is enacted, or the date Wigwamen Incorporated takes title to the Eligible Premises, whichever is later and shall continue for a period of 99 years thereafter.
3. This by-law shall be deemed repealed:
 - (a) if Wigwamen Incorporated ceases to occupy the Eligible Premises without having assigned the Agreement to a person approved by the City in accordance with the Agreement;
 - (b) if Wigwamen Incorporated or its successor in law ceases to use the Eligible Premises for the purposes of affordable housing in accordance with City of Toronto Municipal Code Chapter 513, Housing Programs and the Agreement; and/or
 - (c) if the Agreement is terminated for any reason whatsoever.

Enacted and passed on March 26, 2026.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)

Schedule A

Description of Eligible Premises

PIN: 10535-0466(LT):
PT LT 21 PL 417E TORONTO AS IN CA397374; TORONTO, CITY OF
TORONTO

PIN: 10535-0465(LT)
PT LT 21 PL 417E TORONTO PTS 1 & 2 PL 66R22807; T/W & S/T AS IN
EV62820; CITY OF TORONTO

PIN: 10535-0460(LT)
PT LT 21 PL 417E TORONTO; PT LT 22 PL 417E TORONTO; PT LT 23 PL 417E
TORONTO; PT LT 24 PL 417E TORONTO BEING PART 1 ON EXPROPRIATION PLAN
AT5259097; TOGETHER WITH AN EASEMENT OVER PART LOTS 21 & 22 PLAN 417E,
PARTS 1 & 2 PLAN 66R31641 AS IN AT5602477; TOGETHER WITH AN EASEMENT
OVER PART OF LOT 23 PLAN 417E TORONTO DESIGNATED AS PARTS 1 AND 2 ON
66R-31636 AS IN AT5655233; TOGETHER WITH AN EASEMENT OVER PART OF LOTS
22 AN 23 PLAN 417E TORONTO BEING PART 12 ON EXPROPRIATION PLAN
AT5259097 AS IN AT5655262; CITY OF TORONTO

PIN: 10535-0461(LT)
PT LT 21 PL 417E TORONTO; PT LT 22 PL 417E TORONTO; PT LT 23 PL 417E
TORONTO; PT LT 24 PL 417E TORONTO AS IN CA206728; TOGETHER WITH AN
EASEMENT OVER PART OF LOTS 21 AND 22 PLAN 417E, DESIGNATED AS PART 2,
PLAN 66R30776 AS IN AT5187817; TOGETHER WITH AN EASEMENT OVER PART OF
LOTS 21 AND 22 PLAN 417E, DESIGNATED AS PARTS 3 AND 4, PLAN 66R30776 AS IN
AT5187817; TOGETHER WITH AN EASEMENT OVER PART OF LOTS 21 AND 22 PLAN
417E, DESIGNATED AS PARTS 5 AND 6, PLAN 66R30776 AS IN AT5187817; TOGETHER
WITH AN EASEMENT OVER PART LOTS 21 & 22 PLAN 417E, PARTS 1 & 2 PLAN
66R31641 AS IN AT5602477; TOGETHER WITH AN EASEMENT OVER PART OF LOT 23
PLAN 417E TORONTO DESIGNATED AS PARTS 1 AND 2 ON 66R-31636 AS IN
AT5655233; TOGETHER WITH AN EASEMENT OVER PART OF LOTS 22 AN 23 PLAN
417E TORONTO BEING PART 12 ON EXPROPRIATION PLAN AT5259097 AS IN
AT5655262; CITY OF TORONTO

The Eligible Premises

Operation of a building containing 2 units of which 2 units will be affordable housing units and subsequent development and operation of 3 additional affordable housing units for a total of 5 affordable housing units to be located on the Eligible Premises or such other number of units as approved by the City at 1-3 Strathmore Boulevard, Toronto and 17 and 19 Dewhurst Boulevard.