

Authority: Planning and Growth Management Committee
Item PG30.7, adopted as amended by City of Toronto
Council on June 26, 27, 28 and 29, 2018
City Council voted in favour of this by-law on May 21,
2026
Written approval of this by-law was given by Mayoral
Decision 10-2026 dated May 21, 2026

CITY OF TORONTO

BY-LAW 477-2026

To authorize the entering into of an agreement for the provision of a municipal capital facility for affordable housing at 325 Moriyama Drive, 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 Multi-Generational Housing and Community Centres has agreed to provide affordable housing at the property currently known as 325 Moriyama Drive, 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 Multi-Generational Housing and Community Centres 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 Multi-Generational Housing and Community Centres for the provision of affordable housing at the Eligible Premises, in accordance with Ontario Regulation 598/06 (the "Agreement").

2. Multi-Generational Housing and Community Centres 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 May 21, 2026.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)

Schedule A

Description of Premises

Legal Description

PIN: 10138-0198 (LT)

BLOCK 9, PLAN 66M2592; SUBJECT TO AN EASEMENT OVER PARTS 1, 2 66R33725 IN FAVOUR OF MIKE PALMATEER ROAD SOUTH OF MORIYAMA ROAD 66M2592 AS IN AT6517160; TOGETHER WITH AN EASEMENT OVER , PARTS 1 TO 33, 35, 37 TO 62 AND 66 TO 88, 66R31922 EXCEPT PLAN 66M2585 AND EXCEPT PLAN 66M2592 AND BEING SOUTH EAST OF 66M2592 AS IN AT6522591 AT6524613; SUBJECT TO AN EASEMENT IN FAVOUR OF PART LOTS 1 & 2 CONCESSION 3 EAST OF YONGE STREET TOWNSHIP OF YORK, PARTS 1 TO 33, 35, 37 TO 62 AND 66 TO 88, 66R31922 EXCEPT PLAN 66M2585 AND EXCEPT PLAN 66M2592 AND BEING SOUTH EAST OF 66M2592 AS IN AT6522592; CITY OF TORONTO

The Eligible Premises

Construction of a building containing 390 units of which 390 units will be affordable housing units or such other number of units as approved by the City at 325 Moriyama Drive, Toronto.