

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 478-2026

To authorize the exemption from taxation for municipal and school purposes for the municipal capital facility for affordable housing located at 325 Moriyama Drive.

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 Multi-Generational Housing and Community Centres Toronto 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 primarily used for affordable housing (the "Eligible Premises"); and

Whereas Council has entered into an agreement with Multi-Generational Housing and Community Centres Toronto 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 Chapter 513, from the date of execution of the municipal housing facility agreement, the date this by-law is enacted, or June 1, 2026, whichever is later, and shall continue for a period of 25 years thereafter.

3. This by-law shall be deemed repealed:
- A. if Multi-Generational Housing and Community Centres Toronto 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 Multi-Generational Housing and Community Centres Toronto or its successor in law ceases to use the Eligible Premises for the purposes of affordable housing in accordance with Chapter 513 and the Agreement; and/or
 - C. if the Agreement is terminated for any reason whatsoever.

Enacted and passed on May 21, 2026.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)

Schedule A

Description of Eligible 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.