

Authority: Planning and Housing Committee Item PH13.8,
adopted as amended by City of Toronto Council on June 26
and 27, 2024
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 543-2026

To authorize the entering into of an agreement for the provisions of a municipal capital facility for affordable housing at 306, 308, and 310 Gerrard Street East.

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 consist of "new affordable rental housing" and "new rent-controlled housing"; and

Whereas The Yonge Street Mission has agreed to provide affordable housing at the property currently known as 306, 308, and 310 Gerrard Street East; and

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

Whereas Council wishes to enter into an agreement with The Yonge Street Mission 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 the Yonge Street Mission for the provision of affordable housing at the Eligible Premises, in accordance with Ontario Regulation 598/06 (the "Agreement");
2. The Yonge Street Mission shall be exempt from the payment of development charges in respect of the portion of the Eligible Premises that is new rent controlled housing 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 Eligible Premises

Legal Description

PIN 21082-0004 (LT)

PCL 1-1 SEC A108; PT LT 9 E/S PARLIAMENT ST PL 108 TORONTO; PT LT 10 E/S PARLIAMENT ST PL 108 TORONTO; PT LT 1 N/S GERRARD ST E PL 108 TORONTO PREM THAT THE NLY LIMIT OF GERRARD ST E BTN THE E LIMIT OF PARLIAMENT ST AND THE E LIMIT OF SACKVILLE ST HAS A COURSE OF N 74 DEGREES E AND RELATING ALL BEARINGS HEREIN THERETO; COMM AT A POINT IN THE SAID NLY LIMIT OF GERRARD ST E, DISTANT 157 FT 7-1/2 INCHES MEASURED ELY THEREON FROM THE SAID ELY LIMIT OF PARLIAMENT ST; THENCE N 15 DEGREES 32 MINUTES W PARALLEL TO THE SAID ELY LIMIT OF PARLIAMENT ST, 100.00 FT; THENCE S 74 DEGREES W, 37 FT 7- 1/2 INCHES TO A ROUND IRON BAR IN THE ELY LIMIT OF A PRIVATE LANE; THENCE N 15 DEGREES 32 MINUTES W ALONG THE SAID LIMIT OF LANE AND BEING PARALLEL TO THE SAID ELY LIMIT OF PARLIAMENT ST, 107 FT 1-3/4 INCHES TO AN IRON BAR IN THE NLY LIMIT OF THE SAID LT 10; THENCE N 74 DEGREES E ALONG THE SAID NLY LIMIT OF LT 10, TO AND ALONG THE NLY LIMIT OF LT 1 ON THE N/S OF GERRARD ST E, IN ALL A DISTANCE OF 102 FT 11-1/2 INCHES TO AN IRON BAR AT A POINT DISTANT 222 FT 11-1/2 INCHES FROM THE ELY LIMIT OF PARLIAMENT ST MEASURED ALONG THE SAID NLY LIMITS OF LOTS 10 AND 1; THENCE S 15 DEGREES 44 MINUTES E, 92 FT 4 INCHES TO A POINT; THENCE S 74 DEGREES W, 20 FT 5-1/2 INCHES TO AN IRON BAR IN THE SITE OF A FORMER FENCE RUNNING SLY; THENCE S 13 DEGREES 10 MINUTES E ALONG THE SAID SITE OF FENCE, 32 FT 5-1/2 INCHES TO THE NLY FACE OF A FRAME ADDITION IN REAR OF THE BRICK DWELLING STANDING UPON THE LANDS TO THE E OF THE LANDS HEREIN DESCRIBED; THENCE S 74 DEGREES W ALONG THE SAID FACE OF FRAME ADDITION 0 FT 2-1/2 INCHES TO THE CENTRE LINE OF A FRAME PARTITION FORMERLY DIVIDING THE SAID FRAME ADDITION FROM THE FRAME ADDITION FORMERLY STANDING UPON THE ELY PT OF THE LANDS HEREIN DESCRIBED; THENCE S 15 DEGREES 32 MINUTES E ALONG THE SAID CENTRE LINE OF FRAME PARTITION 6 FT 3 INCHES TO THE NLY FACE OF THE NLY WALL OF THE SAID BRICK DWELLING STANDING UPON THE LANDS TO THE E OF THE LANDS HEREIN DESCRIBED; THENCE S 74 DEGREES W ALONG THE SAID NLY FACE OF WALL, 0 FT 6 INCHES TO THE CENTRE LINE OF THE PARTITION WALL FORMERLY DIVIDING THE SAID BRICK DWELLING STANDING UPON THE LANDS TO THE E OF THE LANDS HEREIN DESCRIBED FROM THE BRICK DWELLING FORMERLY STANDING UPON THE ELY PT OF THE SAID LANDS HEREIN DESCRIBED; THENCE S 15 DEGREES 32 MINUTES E ALONG THE SAID CENTRE LINE OF WALL, 27 FT 7-1/2 INCHES TO AN ANGLE IN THE SAID CENTRE LINE OF WALL; THENCE S 43 DEGREES 49 MINUTES E STILL ALONG THE SAID CENTRE LINE OF WALL, 6 FT 4-1/2 INCHES TO AN ANGLE IN THE SAID CENTRE LINE OF WALL; THENCE S 15 DEGREES 32 MINUTES E STILL ALONG THE SAID CENTRE LINE OF WALL AND THE PRODUCTION SLY THEREOF IN ALL A DISTANCE OF 43 FT MORE OR LESS TO THE SAID NLY LIMIT OF GERRARD ST E; THENCE S 74 DEGREES W ALONG THE LAST MENTIONED LIMIT, 46 FT 6-1/2 INCHES MORE OR LESS TO THE POC; T/W A ROW AT ALL TIMES IN COMMON WITH ALL OTHERS ENTITLED THERETO OVER, ALONG AND UPON A STRIP OF LAND 3 FT

0 INCHES IN WIDTH IMMEDIATELY ADJOINING THE WLY LIMIT OF THE LANDS HEREINBEFORE DESCRIBED AND EXTENDING NLY FROM THE SAID NLY LIMIT OF GERRARD ST E FOR A DISTANCE OF 90 FT; S/T AN EASEMENT IN FAVOUR OF THE OWNERS FROM TIME TO TIME OF THE BUILDING IMMEDIATELY TO THE E OF THE LANDS HEREINBEFORE DESCRIBED FOR A CHIMNEY ATTACHED TO THE WLY FACE OF THE WLY WALL OF SAID BUILDING WHILE SAID BUILDING REMAINS; TORONTO, CITY OF TORONTO

PIN 21082-0281 (LT)

PT LT 1 N/S GERRARD ST PL 108 TORONTO FORMERLY DON ST AS IN CA549611; CITY OF TORONTO

PIN 21082-0280 (LT)

PT LT 1 S/S SPRUCE ST, 1 N/S GERRARD ST, 2 N/S GERRARD ST PL 108 TORONTO FORMERLY DON ST, PT 1, 2 & 3 64R14386; CITY OF TORONTO

The Eligible Premises

A building or buildings containing 237 units of which 119 units will be new affordable rental housing units to be located on the Eligible Premises and 118 will be new rent controlled housing to be located on the Eligible Premises, or such other number of units as approved by the City at 306, 308, and 310 Yonge Street East, Toronto