

Authority: Planning and Housing Committee Item PH31.9,
as adopted by City of Toronto Council on June 24 and 25,
2026
City Council voted in favour of this by-law on June 25,
2026
Written approval of this by-law was given by Mayoral
Decision 12-2026 dated June 25, 2026

CITY OF TORONTO

BY-LAW 658-2026

To authorize the entering into of an agreement for the provision of a municipal capital facility for affordable housing at 130 Augusta Avenue, 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 Toronto Community Housing Corporation has agreed to provide affordable housing at the property currently known as 130 Augusta Avenue, 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 Toronto Community Housing Corporation 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 Toronto Community Housing Corporation for the provision of affordable housing at the Eligible Premises, in accordance with Ontario Regulation 598/06 (the "Agreement").
2. Toronto Community Housing Corporation 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 June 25, 2026.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)

Schedule A

Description of Premises

Legal Description

PIN 21238-0287 more particularly described as:

PART BLOCK 2 PLAN 66M2582, BEING PARTS 1-7 PLAN 66R32736, EXCEPT PARTS 1-4, 7, 11, 12, 14, 15 & 19 PLAN 66R34345; SUBJECT TO AN EASEMENT OVER PART 3 PLAN 66R27906 AS IN WA98507; PART BLOCK 2 PLAN 66M2582, BEING PARTS 5, 6, 9, 10 & 20 PLAN 66R34345; TOGETHER WITH AN EASEMENT OVER PART BLOCK 2, 66M2582, PARTS 8 TO 20, 66M32736, EXCEPT PARTS 5, 6, 9, 10, AND 20, 66R34345 AND PART BLOCK 2, 66M2582, PARTS 1, 2, 3, 4, 7, 11, 12, 14, 15, AND 19, 66R34345 AS IN AT6920477; SUBJECT TO AN EASEMENT IN FAVOUR OF PART BLOCK 2, 66M2582, PARTS 8 TO 20, 66R32736, EXCEPT PARTS 5, 6, 9, 10, AND 20, PLAN 66R34345 AND PART BLOCK 2, 66M2582, PARTS 1, 2, 3, 4, 7, 11, 12, 14, 15, AND 19, PLAN 66R34345 AS IN AT6920478; CITY OF TORONTO

The Eligible Premises

Construction of a building containing 103 newly constructed units of which 99 units will be affordable housing units or such other number of units as approved by the City at 130 Augusta Avenue, Toronto.