

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 July 30,
2026
Written approval of this by-law was given by Mayoral
Decision 13-2026 dated July 30, 2026

CITY OF TORONTO

BY-LAW 1086-2026

To authorize the entering into of an agreement for the provision of a municipal capital facility for affordable housing at 20 Gerrard Street East and 21 McGill Street, Toronto.

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 Covenant House Toronto has agreed to provide affordable housing at the property currently known as 20 Gerrard Street East and 21 McGill Street, 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 Covenant House Toronto 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 Covenant House Toronto for the provision of affordable housing at the Eligible Premises, in accordance with Ontario Regulation 598/06 (the "Agreement").

Enacted and passed on July 30, 2026.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)

Schedule A

Description of Premises

Legal Description

PIN: 21102-0204 (LT)

LT 2 N/S GERARD ST, 3 N/S GERARD ST, 4 N/S GERARD ST PL 22A TORONTO; PT LT 5 N/S GERARD ST PL 22A TORONTO AS IN CA162154 S/T CA162154; PT LT 9 PL 377 CITY EAST AS IN CA624704 EXCEPT THE EASEMENTS THEREIN; PT RESERVE PL 377 CITY EAST; PT RESERVE PL 606 CITY EAST PT 5, 6 & 7, 63R387; CITY OF TORONTO

The Eligible Premises

Construction and operation of a building containing 109 newly constructed units of which 109 units will be affordable housing units or such other number of units as approved by the City at 20 Gerrard Street East and 21 McGill Street, Toronto.