

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 1087-2026**

#### **To authorize the entering into of an agreement for the provision of a municipal capital facility for affordable housing at 1911 Finch Avenue West, 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 Hullmark Asset Management Partners c.o.b. JFM GP Inc. and JFM Limited Partnership have agreed to provide affordable housing at the property currently known as 1911 Finch Avenue West, 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 Hullmark Asset Management Partners c.o.b. JFM GP Inc. and JFM Limited Partnership 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 Hullmark Asset Management Partners c.o.b. JFM GP Inc. and JFM Limited Partnership 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: 10258-0069 (LT)

PT LTS 22, 32 AND 33, LTS 23 TO 31, PLAN M945; PT BLOCK B PLAN M945; PT ONE FOOT RESERVE ALONG THE SOUTHERLY LIMIT OF BLOCK B ON PLAN M945; DESIGNATED AS PTS 1, 2, 3, 4, 7 AND 8 ON PL 66R27561; SUBJECT TO AN EASEMENT OVER PT 4 ON PL 66R27561 AS IN B84401; SUBJECT TO AN EASEMENT OVER PTS 3 AND 8 ON PL 66R27561 AS IN B92384; THE BOUNDARIES OF JANE STREET CONFIRMED BY 66BA2402, PL D943 AS IN C518353; THE BOUNDARIES OF FINCH AVENUE WEST CONFIRMED BY 66BA866, PL D372 AS IN A574068; THE BOUNDARIES OF YEWTREE BOULEVARD CONFIRMED BY 66BA2163, PL D847 AS IN C163738; TWP OF YORK/NORTH YORK; CITY OF TORONTO

#### **The Eligible Premises**

Construction and operation of a building containing 1,029 newly constructed units of which 205 units will be affordable housing units or such other number of units as approved by the City at 1911 Finch Avenue West, Toronto.