

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 1119-2026

To authorize the entering into of an agreement for the provision of a municipal capital facility for affordable housing at 1710-1712 Ellesmere Road, 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 Community Living Toronto has agreed to provide affordable housing at the property currently known as 1710-1712 Ellesmere Road, 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 Community Living 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 Community Living Toronto for the provision of affordable housing at the Eligible Premises, in accordance with Ontario Regulation 598/06 (the "Agreement").
2. Community Living Toronto 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 July 30, 2026.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)

Schedule A

Description of Premises

Legal Description

PIN 06000-0530(LT)
PART LOT 27 RCP 10152 SCARBOROUGH DESIGNATED AS PART 1, PLAN 66R31878;
CITY OF TORONTO

PIN 06000-0261(LT)
PART LOT 24 REGISTRAR'S COMPILED PLAN 10152 DESIGNATED AS PART 5, PLAN
66R16362, SCARBOROUGH, CITY OF TORONTO

The Eligible Premises

Construction/Renovation of a building containing 281 newly constructed units of which 142 are new affordable rental units and 139 are new rent-controlled units or such other number of units as approved by the City at 1710-1712 Ellesmere Road, Toronto.