

Authority: Toronto and East York Community Council
Item TE13.2, as adopted by City of Toronto Council on
June 26, and 27, 2024; and 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 1131-2026

To authorize the entering into of an agreement for the provision of a municipal capital facility for affordable housing at 191-199 College Street and 74-76 Henry Street, Toronto.

Whereas in June 2024, Council adopted Item TE13.2 which among other things, authorized the waiver of fees for planning application, building permit, parkland dedication and development charges exemptions, unless already paid or exempted by provincial legislation, and an exemption from taxation for municipal and school purposes under the terms of the Open Door Affordable Rental Housing Program for 408 affordable housing units on the lands currently known as 191-199 College Street and 74-76 Henry Street, Toronto; and

Whereas Council enacted By-laws 1095-2024, 1096-2024, 1097-2024, 1098-2024, 1099-2024 and 1100-2024 to authorize the City of Toronto to enter into an agreement under section 252 of the City of Toronto Act, 2006 with the owners of 191-199 College Street and 74-76 Henry Street, Toronto for the provision of the 408 affordable housing units; and

Whereas 191-199 Rental Ltd., or a related entity or entities has agreed to provide an additional 140 units of affordable housing at the property currently known as 191-199 College Street and 74-76 Henry Street, Toronto; and

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 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 191-199 Rental Ltd., or a related entity or entities, 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 191-199 Rental Ltd., or a related entity or entities, 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: 21208-0069 (LT)

LT 5-6 PL 552 CITY EAST; CITY OF TORONTO

The Eligible Premises

Construction of a building containing 684 newly constructed units of which 548 units will be affordable housing units or such other number of units as approved by the City at 191-199 College Street and 74-76 Henry Street, Toronto.