

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 1145-2026

To authorize the entering into of an agreement for the provision of a municipal capital facility for affordable housing at 18 Buckingham Street, 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 Ruth and Terry Grier Housing Cooperative Inc. has agreed to provide affordable housing at the property currently known as 18 Buckingham 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 Ruth and Terry Grier Housing Cooperative Inc. 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 Ruth and Terry Grier Housing Cooperative Inc. for the provision of affordable housing at the Eligible Premises, in accordance with Ontario Regulation 598/06 (the "Agreement").
2. In accordance with the Agreement, Ruth and Terry Grier Housing Cooperative Inc. shall be exempt from the payment of development charges in respect of the rent-controlled units forming part 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 July 30, 2026.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)

Schedule A

Description of Premises

Legal Description

PIN: 07617-0031 (LT)

PCL 231-1, SEC M68 ; PT LT 231 & LT 232 & PT LT 233, PL M68 , THE NLY 25 FT THROUGHOUT FROM FRONT TO REAR OF LT 231, ALL OF LT 232, & THAT PT LT 233 LYING TO THE S OF THE NLY 44 FT THROUGHOUT FROM FRONT TO REAR, PL M68 ; ETOBICOKE; CITY OF TORONTO

The Eligible Premises

Construction of a building containing 185 newly constructed units of which 37 units will be affordable housing units and 148 will be rent-controlled units or such other number of units as approved by the City at 18 Buckingham Street, Toronto.