

Authority: Executive Committee Item EXXX.X,
as adopted by City of Toronto Council on July XX. , 2025

CITY OF TORONTO

BY-LAW -2024

**To amend City of Toronto Municipal Code Chapter 415, Development of Land,
Article III Sections 415-21 and 415-30 and Article VI Sections 415-47 and 415-49.**

Whereas Council has determined it is appropriate to amend Sections 415-21 and 415-30 to amend the definitions and exemption for Housing Now developments to reflect the updated and expanded Toronto Builds initiative exemption from parkland dedication requirements under Article III;

Whereas Council has determined it is appropriate to amend Sections 415-21 and 415-30 to amend the definitions and exemption for Housing Now developments to reflect the updated and expanded Toronto Builds initiative exemption from community benefits charge requirements under Article VI; and

Whereas this amendment does not affect the alternative parkland dedication rate authorized by subsection 42(3) of the Planning Act, R.S.O. 1990, c. P.13., as amended

The Council of the City of Toronto enacts:

1. Section 415-21 of Municipal Code Chapter 415, Development of Land Definitions, is amended by replacing the definition of Housing Now Development with the following:

TORONTO BUILDS PROJECT - Development of affordable and market rental housing on City-owned lands under a long-term lease and related development of market homes, if any, on City-owned lands sold to a developer, provided all such development occurs as part of the Toronto Builds Initiative

2. Section 415-21 of Municipal Code Chapter 415, Development of Land Definitions, is amended by replacing the definition of Housing Now Initiative with the following:

TORONTO BUILDS INITIATIVE - The Housing Now initiative originally approved by Council through the adoption of Item CC1.3 on December 4, 5 and 13, 2018 and Item EX1.1 adopted January 20 and 31, 2019, and the expanded Toronto Builds Initiative approved by the adoption of Item PH21.4 on May 21 and 22, 2025 and Item EX XX.X on July 23 and 24, 2025 to increase the supply of affordable housing by leveraging the value of underutilized City-owned lands.

3. Section 415-30 A (15) of Municipal Code Chapter 415, Development of Land is deleted and replaced with:

(15) Toronto Builds Projects

4. Section 415-47 of Municipal Code Chapter 415, Development of Land Definitions, is amended by replacing the definition of Housing Now Development with the following:

TORONTO BUILDS PROJECT - Development of affordable and market rental housing on City-owned lands under a long-term lease and related development of market homes, if any, on City-owned lands sold to a developer, provided all such development occurs as part of the Toronto Builds Initiative

5. Section 415-47 of Municipal Code Chapter 415, Development of Land Definitions, is amended by replacing the definition of Housing Now Initiative with the following:

TORONTO BUILDS INITIATIVE - The Housing Now initiative originally approved by Council through the adoption of Item CC1.3 on December 4, 5 and 13, 2018 and Item EX1.1 adopted January 20 and 31, 2019, and the expanded Toronto Builds Initiative approved by the adoption of Item PH21.4 on May 21 and 22, 2025 and Item EX XX.X on July 23 and 24, 2025 to increase the supply of affordable housing by leveraging the value of underutilized City-owned lands.

6. Section 415-49 B (1) of Municipal Code Chapter 415, Development of Land is deleted and replaced with:

(1) development or redevelopment that is a Toronto Builds Project; and

7. This By-law shall come into effect on the date it is enacted and passed.

Enacted and passed on July xx, 2025.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)