



**TORONTO CITY COUNCIL
ORDER PAPER**

**Meeting 35
Wednesday, December 17, 2025**

Total Items: 59

TODAY'S BUSINESS

9:30 a.m. Call to Order

Routine Matters

Council will review and adopt the Order Paper*

Mayor's Second Key Matter and First Item of Business on December 17:

**Second Key Matter: Executive Committee Item EX28.1, headed
"Making life more affordable for families by asking
luxury-home buyers to chip in more"**

First item to be considered after Mayor's Second key matter:

IE26.3 TransformTO Net Zero Strategy: Action Plan (2026-2030)

12:30 p.m. Council will recess

2:00 p.m. Council will reconvene

Members of Council may release holds on Agenda Items

Council will consider Notices of Motion if the Mayor's Key Matters
are completed

Items to be considered together after Member Motions:

EX28.2 Status Update: Implementation of Ombudsman's
Recommendations and Council Directives on the City's Response
to a Vital Services Outage in a Multi-Tenant Home

PH26.3 Multi-Tenant Houses Regulatory Framework: Implementation Update

Prior to 6:00 p.m. Members of Council may release holds on Agenda Items

Council will introduce a Confirming Bill

* Once the Order Paper has been approved by Council, a change requires a two-thirds vote

Thursday, December 18, 2025

9:30 a.m. Call to Order

Routine Matters

12:30 p.m. Council will recess

2:00 p.m. Council will reconvene

Members of Council may release holds on Agenda Items

Prior to 6:00 p.m. Members of Council may release holds on Agenda Items

Council will introduce General Bills

Council will introduce a Confirming Bill

Other Deferred Matters - Meeting 35		
DM35.1	<p>847-855 Kingston Road - Ontario Land Tribunal Hearing - Request for Directions (Ward 19)</p> <p><i>The City Solicitor has submitted a supplementary report on this Item (DM35.1a) with recommendations Communications have been submitted on this Item.</i></p> <p>Confidential Attachment - Advice or communications that are subject to solicitor-client privilege and information regarding potential litigation.</p>	<p>Held Councillor Brad Bradford</p>
Executive Committee - Meeting 28		
EX28.1	<p>Making life more affordable for families by asking luxury-home buyers to chip in more (Ward All)</p> <p><i>Mayor's Second Key Matter and First Item of Business on December 17, 2025. Communications have been submitted on this Item.</i></p>	<p>Held Mayor Olivia Chow</p>
EX28.2	<p>Status Update: Implementation of Ombudsman's Recommendations and Council Directives on the City's Response to a Vital Services Outage in a Multi-Tenant Home (Ward All)</p> <p><i>A communication has been added to the item.</i></p>	<p>Held Councillor Alejandra Bravo</p>
Economic and Community Development Committee - Meeting 25		
EC25.9	<p>Shelter Pressures and Access Initiatives - Updates (Ward All)</p>	<p>Held Councillor Alejandra Bravo</p>
EC25.12	<p>Creating More Accessible and Disability Inclusive Events (Ward All)</p>	<p>Held Councillor Jamaal Myers</p>
EC25.13	<p>Expanding the Diversity Youth Fellowship Program (Ward All)</p>	<p>Held Councillor Jamaal Myers</p>
General Government Committee - Meeting 26		
GG26.27	<p>Non-Competitive Procurement with Symphony Talent, LLC, for Skills Assessment Services (Ward All)</p> <p><i>A Communication has been submitted on this Item.</i></p>	<p>Held Councillor Jamaal Myers</p>
Infrastructure and Environment Committee - Meeting 26		
IE26.3	<p>TransformTO Net Zero Strategy: Action Plan (2026-2030) (Ward All)</p> <p><i>The Executive Director, Environment, Climate and Forestry has submitted a supplementary report on this Item (IE26.3a) with recommendations. Bill 1458 has been submitted on this item. Communications have been submitted on this Item.</i></p>	<p>Held Councillor Paula Fletcher</p>

IE26.6	Cycling Network Plan - 2025 Cycling Infrastructure Fourth Quarter Update (Ward 1, 2, 5, 6, 7, 9, 11, 13, 18, 20, 23, 24, 25) Without Recommendations <i>Communications have been submitted on this Item.</i>	Held Councillor Paula Fletcher
IE26.8	Update on the Working Group to Advance the Widening of Steeles Avenue East Between Ninth Line and Beare Road to Support Regional Growth (Ward 25)	Held Councillor Neethan Shan
IE26.12	Accepting a Donation and Entering into Agreements with the Chinese Cultural Centre of Greater Toronto for an Asian Garden Project at Cynthia Lai Park (Ward 23)	Held Councillor Jamaal Myers
IE26.17	Opposition to the Amalgamation of Conservation Authorities (Ward All)	Held Councillor Paula Fletcher
Planning and Housing Committee - Meeting 26		
PH26.3	Multi-Tenant Houses Regulatory Framework: Implementation Update (Ward All - Statutory: Planning Act, RSO 1990) <i>Bill 1427 has been submitted on this item.</i>	Held Councillor Gord Perks
PH26.4	Housing Action Plan: Avenues Policy Review Phase Two: Initial Study of Wards 9 and 11 (Ward 9, 11 - Statutory: Planning Act, RSO 1990) <i>Communications have been submitted on this Item.</i>	Held Councillor Gord Perks
PH26.10	Permanent Closure of a Portion of the Public Laneway at 66-66Y Third Street (Ward 3) <i>Communications have been submitted on this Item.</i>	Held Councillor Amber Morley
PH26.17	444 Logan Avenue - Making Quality of Life and Environmental Improvements for Seniors (Ward 14) <i>A revised report (December 9, 2025) from the Executive Director, Housing Development Office and the Executive Director, Housing Secretariat has been submitted on this Item. In paragraph 8 of the Comments section the date was revised to reflect the correct date (May 23, 2017) that the Local Agency Housing Agreement was signed.</i>	Held Councillor Paula Fletcher
North York Community Council - Meeting 28		
NY28.6	567 Sheppard Avenue East - Official Plan Amendment and Zoning By-law Amendment - Decision Report - Approval (Ward 17 - Statutory: Planning Act, RSO 1990) Without Recommendations	Held Councillor Gord Perks
NY28.15	45 to 47 Sheppard Avenue East - Official Plan and Zoning By-law Amendment Application - Decision Report - Approval (Ward 18 - Statutory: Planning Act, RSO 1990) <i>The Executive Director, Development Review has submitted a supplementary report on this Item (NY28.15a) with recommendations. The Executive Director, Corporate Real Estate Management has submitted a supplementary report on this Item (NY 28.15b) with recommendations.</i> Confidential Attachment - A proposed or pending acquisition or disposition of land by the City of Toronto.	Held Councillor Lily Cheng

Toronto and East York Community Council - Meeting 27

TE27.6	149 College Street - Official Plan and Zoning By-law Amendment Application - Decision Report - Approval (Ward 11 - Statutory: Planning Act, RSO 1990) Without Recommendations	Held Councillor Dianne Saxe
TE27.7	149 College Street - Alterations to a Designated Heritage Property under Section 33 of the Ontario Heritage Act and Authority to Enter into a Heritage Easement Agreement (Ward 11) Without Recommendations	Held Councillor Dianne Saxe
TE27.8	333 College Street and 303 Augusta Avenue - Official Plan and Zoning By-law Amendment Application - Decision Report - Approval (Ward 11 - Statutory: Planning Act, RSO 1990) Without Recommendations <i>Communications have been submitted on this Item.</i>	Held Councillor Dianne Saxe
TE27.20	1012, 1014, 1016 and 1018 Gerrard Street East - Zoning By-law Amendment - Decision Report - Approval (Ward 14 - Statutory: Planning Act, RSO 1990) <i>Bill 1467 has been submitted on this item.</i>	Held Councillor Paula Fletcher
TE27.21	1291-1311 Gerrard Street East and 243-247 Greenwood Avenue - Zoning By-law Application - Decision Report - Approval (Ward 14 - Statutory: Planning Act, RSO 1990) Without Recommendations <i>Communications have been submitted on this Item.</i> <i>Bill 1451 has been submitted on this item.</i>	Held Councillor Paula Fletcher
TE27.22	1291-1311 Gerrard Street East and 243-247 Greenwood Avenue - Rental Housing Demolition Application - Decision Report - Approval (Ward 14 - Statutory: City of Toronto Act, 2006) Without Recommendations	Held Councillor Paula Fletcher
TE27.23	354-358 Pape Avenue - Zoning By-law Amendment Application - Decision Report - Approval (Ward 14 - Statutory: Planning Act, RSO 1990) Without Recommendations <i>Bill 1446 has been submitted on this item.</i>	Held Councillor Paula Fletcher
TE27.59	On-Street Electric Vehicle Charging Stations - Parking Amendments (Non-Delegated Locations) (Ward 9, 13, 14, 19) <i>Bill 1516 has been submitted on this item.</i>	Held Councillor Paula Fletcher
New Business - Meeting 35		
CC35.1	Ombudsman Toronto Report: An investigation into the City's Handling of a Resident's Social Assistance Overpayments (Ward All)	Held Councillor Alejandra Bravo
CC35.4	Public Salary Disclosure for City Agencies and Corporations (Ward All)	Held Councillor Paula Fletcher
CC35.7	Bill 60, Fighting Delays, Building Faster Act, 2025, and Renter Protections - Legal Advice (Ward All) <i>A communication has been added on this item.</i>	Held Councillor Dianne Saxe

	<p>Confidential Attachment - Advice or communications that are subject to solicitor-client privilege.</p>	
CC35.11	<p>234 Sheppard Avenue West and 223 Harlandale Avenue - Official Plan Amendment and Zoning By-law Amendment Applications - Request for Directions (Ward 18)</p> <p><i>A communication has been added on this item.</i></p> <p>Confidential Attachment - Advice or communications that are subject to solicitor-client privilege and information regarding potential litigation.</p>	<p>Held Councillor Lily Cheng</p>
CC35.12	<p>Ookwemin Minising - Ontario Land Tribunal Hearing - Request for Direction (Ward 14)</p> <p><i>A communication has been added to this item.</i></p> <p>Confidential Attachment - Advice or communications that are subject to solicitor-client privilege and information regarding potential litigation.</p>	<p>Held Councillor Paula Fletcher</p>
CC35.15	<p>3386 to 3398 Bayview and 32 Brenham Crescent - Ontario Land Tribunal Hearing - Request for Directions (Ward 18)</p> <p><i>A communication has been added on this item.</i></p> <p>Confidential Attachment - Advice or communications that are subject to solicitor-client privilege and information regarding potential litigation.</p>	<p>Held Councillor Lily Cheng</p>
<p>Member Motions - Meeting 35</p>		
MM35.1	<p>Safety on all City Sidewalks; E-bikes Enforcement - by Councillor Jon Burnside, seconded by Councillor Rachel Chernos Lin (Ward All)</p> <p><i>*Notice of this Motion has been given.</i> <i>*This Motion is subject to referral to the Infrastructure and Environment Committee. A two-thirds vote is required to waive referral.</i> <i>Communications have been submitted on this Item.</i></p>	
MM35.2	<p>Authorization to Release Section 37 Funds from the Development at 30 Tippet Road for Streetscape Improvements in the Wilson Village Business Improvement Area - by Councillor James Pasternak, seconded by Councillor Jamaal Myers (Ward 6)</p> <p><i>* Notice of this Motion has been given.</i> <i>* This Motion is subject to referral to the Executive Committee. A two-thirds vote is required to waive referral.</i></p>	
MM35.3	<p>Authorization to Release Section 45 Funds to the Toronto Transit Commission for the Installation of Public Art at Yorkdale Subway Station - by Councillor Mike Colle, seconded by Councillor James Pasternak (Ward 8)</p> <p><i>* Notice of this Motion has been given.</i> <i>* This Motion is subject to referral to the Executive Committee. A two-thirds vote is required to waive referral.</i> <i>A Communication has been submitted on this Item.</i></p>	

<p>MM35.4</p>	<p>Protecting the Ontario Science Centre Building and Preserving Recreation Assets for Flemingdon and Thorncliffe Park Residents - by Councillor Josh Matlow, seconded by Councillor Jon Burnside (Ward All)</p> <p><i>* Notice of this Motion has been given.</i> <i>* This Motion is subject to referral to the Executive Committee. A two-thirds vote is required to waive referral.</i> <i>Communications have been submitted on this Item.</i></p>	
<p>MM35.5</p>	<p>Authority to Enter into a Crossing Agreement with Sun-Canadian Pipe Line Company Limited to Facilitate the Replacement of the Playground at Clarinda Park - by Councillor Shelley Carroll, seconded by Councillor Chris Moise (Ward 17)</p> <p><i>* Notice of this Motion has been given.</i> <i>* This Motion is subject to referral to the Infrastructure and Environment Committee. A two-thirds vote is required to waive referral.</i> <i>A Communication has been submitted on this Item.</i></p>	
<p>MM35.6</p>	<p>369 Cummer Avenue - Request for City Solicitor to Attend at the Toronto Local Appeal Body - by Councillor Lily Cheng, seconded by Councillor James Pasternak (Ward 18) URGENT</p> <p><i>* Notice of this Motion has been given.</i> <i>* This Motion is subject to referral to the North York Community Council. A two-thirds vote is required to waive referral.</i> <i>* This motion relates to a Toronto Local Appeal Body Hearing and has been deemed urgent. A Communication has been submitted on this Item.</i></p>	
<p>MM35.7</p>	<p>Authorization to Release Section 37 Funds for Ward 13 2024 Participatory Budgeting Projects for the Mural Project at 237 Gerrard Street East (West Face) - by Councillor Chris Moise, seconded by Councillor Shelley Carroll (Ward 13)</p> <p><i>* Notice of this Motion has been given.</i> <i>* This Motion is subject to referral to the Executive Committee. A two-thirds vote is required to waive referral.</i> <i>A Communication has been submitted on this Item.</i></p>	
<p>MM35.8</p>	<p>Authorization to Release Section 37 Funds for Street Haven at the Crossroads - by Councillor Chris Moise, seconded by Deputy Mayor Ausma Malik (Ward 13)</p> <p><i>* Notice of this Motion has been given.</i> <i>* This Motion is subject to referral to the Executive Committee. A two-thirds vote is required to waive referral.</i> <i>A Communication has been submitted on this Item.</i></p>	
<p>MM35.9</p>	<p>Naming of the Central Pathway in EarlsCourt Park to “Claude Bergeron Pathway” - by Councillor Alejandra Bravo, seconded by Councillor Paula Fletcher (Ward 9)</p> <p><i>* Notice of this Motion has been given.</i> <i>* This Motion is subject to referral to the Toronto and East York Community Council. A two-thirds vote is required to waive referral.</i> <i>A Communication has been submitted on this Item.</i></p>	
<p>MM35.10</p>	<p>Moving Forward with Transform Yonge: Visionary Public Realm and Cycling Gains, Without Losing a Lane - We Want it All! - by Councillor Lily Cheng, seconded by Mayor Olivia Chow (Ward 18)</p> <p><i>* Notice of this Motion has been given.</i> <i>* This Motion is subject to referral to the Infrastructure and Environment Committee. A two-thirds vote is required to waive referral.</i> <i>Communications have been submitted on this Item.</i></p>	

<p>MM35.11</p>	<p>Securing More Good Jobs in Toronto: Support for Hosting the Defence, Security and Resilience Bank Headquarters - by Councillor Brad Bradford, seconded by Councillor James Pasternak (Ward All)</p> <p><i>* Notice of this Motion has been given.</i> <i>* This Motion is subject to referral to the Economic and Community Development Committee. A two-thirds vote is required to waive referral. A Communication has been submitted on this Item.</i></p>	
<p>MM35.12</p>	<p>199 College Street Community Benefits Charge, College Streetscape - by Councillor Dianne Saxe, seconded by Councillor Jamaal Myers (Ward 11)</p> <p><i>*Notice of this Motion has been given.</i> <i>*This Motion is subject to referral to the Toronto and East York Community Council. A two-thirds vote is required to waive referral. Communications have been submitted on this Item.</i></p>	
<p>MM35.14</p>	<p>Amending Item 2024.CC20.24 - 200 University Avenue - Official Plan Amendment, Zoning By-law Amendment and Site Plan Control Applications - Appeal Report - by Deputy Mayor Ausma Malik, seconded by Councillor Gord Perks (Ward 10)</p> <p><i>* Notice of this Motion has been given.</i> <i>* This Motion is subject to a re-opening of Item 2024.CC20.24 only as it pertains to Parts 3, 4, 6 and 7 of the decision. A two-thirds vote is required to re-open that Item. If re-opened, the previous Council decision remains in force unless Council decides otherwise.</i></p>	
<p>MM35.16</p>	<p>Public Education on Provincial Legislative Impacts on Municipal Planning - by Councillor Lily Cheng, seconded by Councillor Mike Colle (Ward All)</p> <p><i>* Notice of this Motion has been given.</i> <i>* This Motion is subject to referral to the Executive Committee. A two-thirds vote is required to waive referral. Communications have been submitted on this Item.</i></p>	
<p>MM35.17</p>	<p>Showing Respect for Transit Customers: Implementing a Toronto Transit Commission Money-Back Guarantee - by Councillor Brad Bradford, seconded by Councillor Vincent Crisanti (Ward All)</p> <p><i>* Notice of this Motion has been given.</i> <i>* This Motion is subject to referral to the Executive Committee. A two-thirds vote is required to waive referral. Communications have been submitted on this Item.</i></p>	
<p>MM35.18</p>	<p>Ontario Big Mayors Meeting Hosted at the City of Toronto - by Councillor Paul Ainslie, seconded by Mayor Olivia Chow (Ward All)</p> <p><i>* Notice of this Motion has been given.</i> <i>* This Motion is subject to referral to the Executive Committee. A two-thirds vote is required to waive referral. A communication has been added to this item.</i></p>	
<p>MM35.19</p>	<p>Authorization to Release Section 37 Funds for Buddies in Bad Times - by Councillor Chris Moise, seconded by Deputy Mayor Ausma Malik (Ward 13)</p> <p><i>* Notice of this Motion has been given.</i> <i>* This Motion is subject to referral to the Executive Committee. A two-thirds vote is required to waive referral. A communication has been added on this item.</i></p>	
<p>MM35.20</p>	<p>Prioritizing Ward 20 Listed Heritage Properties and Conserving the former General Engineering Company (Canada) Limited Lands - by Councillor Parthi Kandavel, seconded by Councillor Paula Fletcher (Ward 20)</p>	

	<p><i>* Notice of this Motion has been given.</i></p> <p><i>* This Motion is subject to referral to the Planning and Housing Committee. A two-thirds vote is required to waive referral.</i></p> <p><i>Communications have been submitted on this Item.</i></p>	
MM35.21	<p>Re-opening and Amending Item 2025.IE19.7 - Wastewater Energy Program Implementation - by Deputy Mayor Ausma Malik, seconded by Councillor Paula Fletcher (Ward 10)</p> <p><i>* Notice of this Motion has been given.</i></p> <p><i>* This Motion is subject to a re-opening of Item 2025.IE19.7 only as it pertains to Part 1.f. of the decision. A two-thirds vote is required to re-open that Item. If re-opened, the previous Council decision remains in force unless Council decides otherwise.</i></p> <p><i>A Communication has been submitted on this Item.</i></p>	
MM35.22	<p>Re-opening and Amending Item 2024.PH17.3 - 50 Wilson Heights Boulevard (Block 1) - City Initiated Zoning By-law Amendment Application - Decision Report - Approval - by Councillor James Pasternak, seconded by Councillor Brad Bradford (Ward 6)</p> <p><i>* Notice of this Motion has been given.</i></p> <p><i>* This Motion is subject to a re-opening of Item 2024.PH17.3, only as it pertains to Part 1. A two-thirds vote is required to re-open that Item. If re-opened, the previous Council decision remains in force unless Council decides otherwise.</i></p> <p><i>December 15, 2025 - A revised report and attachments 1 to 6 from the Executive Director, Development Review has been submitted on this Item. Six additional diagrams were added to Attachment 1.</i></p> <p><i>Bill 1485 has been submitted on this item.</i></p> <p><i>A Communication has been submitted on this Item.</i></p>	
MM35.23	<p>Union Station Enhancement Project, Package 1 - Amendment to Funding Agreement for Real Estate Services and Agreements - by Deputy Mayor Ausma Malik, seconded by Councillor Jamaal Myers (Ward All) URGENT</p> <p><i>* Notice of this Motion has not been given. A two-thirds vote is required to waive notice.</i></p> <p><i>* This Motion is subject to referral to the Executive Committee. A two-thirds vote is required to waive referral.</i></p> <p><i>* This Motion has been deemed urgent by the Chair.</i></p> <p><i>A Communication has been submitted on this Item.</i></p>	
MM35.24	<p>17 St. Andrew Street - Technical Amendment to By-law 447-2023 - by Councillor Dianne Saxe, seconded by Councillor Josh Matlow (Ward 11) URGENT</p> <p><i>* Notice of this Motion has not been given. A two-thirds vote is required to waive notice.</i></p> <p><i>* This Motion is subject to referral to the Toronto and East York Community Council. A two-thirds vote is required to waive referral.</i></p> <p><i>* This Motion has been deemed urgent by the Chair.</i></p> <p><i>A Communication has been submitted on this Item.</i></p>	
MM35.25	<p>Community Services Partnership Funding Increase Request for Cecil Community Centre - by Councillor Dianne Saxe, seconded by Councillor Rachel Chernos Lin (Ward 11) URGENT</p> <p><i>* Notice of this Motion has not been given. A two-thirds vote is required to waive notice.</i></p> <p><i>* This Motion is subject to referral to the Executive Committee. A two-thirds vote is required to waive referral.</i></p> <p><i>* This Motion has been deemed urgent by the Chair.</i></p> <p><i>A Communication has been submitted on this Item.</i></p>	
MM35.26	<p>Advancing the West Scarborough Rail Trail - Connecting Scarborough, Enhancing Mobility Options - by Councillor Parthi Kandavel, seconded by</p>	

	<p>Councillor Jamaal Myers (Ward All) URGENT</p> <p><i>* Notice of this Motion has not been given. A two-thirds vote is required to waive notice.</i></p> <p><i>* This Motion is subject to referral to the Infrastructure and Environment Committee. A two-thirds vote is required to waive referral.</i></p> <p><i>* This Motion has been deemed urgent by the Chair.</i></p> <p><i>Communications have been submitted on this Item.</i></p>	
MM35.27	<p>Authorization to Release Section 37 Funds for the Design and Construction of an Outdoor Learning and Community Seating Area at Cliffside Public School - by Councillor Parthi Kandavel, seconded by Councillor Rachel Chernos Lin (Ward 20) URGENT</p> <p><i>* Notice of this Motion has not been given. A two-thirds vote is required to waive notice.</i></p> <p><i>* This Motion is subject to referral to the Executive Committee. A two-thirds vote is required to waive referral.</i></p> <p><i>* This Motion has been deemed urgent by the Chair.</i></p> <p><i>A Communication has been submitted on this Item.</i></p>	
MM35.28	<p>Re-opening and Amending Item 2025.PH18.1 - 267-275 Merton Street - Zoning By-law Amendment Application - Decision Report - Approval - by Councillor Josh Matlow, seconded by Councillor Gord Perks (Ward 12) URGENT</p> <p><i>* This Motion has been deemed urgent by the Chair.</i></p> <p><i>* This Motion is not subject to a vote to waive referral.</i></p> <p><i>* This Motion is subject to a re-opening of Item 2025.PH18.1, only as it pertains to Parts 3, 4, and 5 of the decision. A two-thirds vote is required to re-open that Item. If re-opened, the previous Council decision remains in force unless Council decides otherwise.</i></p>	
MM35.29	<p>Re-opening and Amending Item 2025.NY25.9 - 133 and 141 Erskine Avenue - Rental Housing Demolition Application - Decision Report - Approval - by Councillor Rachel Chernos Lin, seconded by Councillor Josh Matlow (Ward 15) URGENT</p> <p><i>* This Motion has been deemed urgent by the Chair.</i></p> <p><i>* This Motion is not subject to a vote to waive referral.</i></p> <p><i>* This Motion is subject to a re-opening of Item 2025.NY25.9, only as it pertains to Part 1.c of the decision. A two-thirds vote is required to re-open that Item. If re-opened, the previous Council decision remains in force unless Council decides otherwise.</i></p>	
Bills and By-Laws - Meeting 35		
BL35.1	Introduction of General Bills and Confirming Bills (Ward All)	

Please note that this unofficial summary is provided electronically for reference purposes only. Readers should verify information before acting on it. Committee and Council documents are available from the City Clerk's Office. (<https://www.toronto.ca/legdocs/agendas.htm>).

Last update: 2025-12-17 @ 08:18 AM Selected Status: Remaining Selected Section: All Number of Items Listed: 60