

NOTICE OF MOTION

Site-specific by-law to enable a property tax exemption for Thunder Woman Healing Lodge Society at 28 Algoma St.

Moved by: Councillor

Morley

Seconded by: Councillor

Bravo

SUMMARY:

Thunder Woman Healing Lodge Society (TWHLS) is an Indigenous-led housing provider that provides community-based, culturally appropriate services and housing for First Nation (Status and Non-Status), Inuit, and Métis 2SLGBTQIA+ women exiting correctional institutions, and survivors of intergenerational trauma. At its Council meeting on November 12 and 13, 2025, the affordable housing property owned by TWHLS at 28 Algoma Street (located within Etobicoke-Lakeshore) was approved for a property tax exemption through 2025.PH25.4.

A recommendation to enact a site-specific by-law for 28 Algoma Street was required to be adopted by Council for the property tax exemption recommended in Part 4 of PH25.4 - 2024-2025 Annual Progress Report - HousingTO 2020-2030 Action Plan and Housing Action Plan (2022-2026) to come into effect.

Tenants will begin to occupy the affordable housing property at 28 Algoma Road on March 30, 2026. Council approval of this technical amendment to 2025.PH25.4 is required in order for the property tax exemption for this property to come into effect upon tenant occupancy, which will support the financial viability of this project for TWHLS.

RECOMMENDATIONS:

1. City Council enact a site-specific by-law to authorize 4 rental housing units at 28 Algoma Street as “Affordable Housing” for the purposes of the City of Toronto Municipal Code Chapter 513, Housing Programs.

March 26-27, 2026