

Authority: Planning and Housing Committee Item PH13.8, adopted as amended by City of Toronto Council on June 26 and 27, 2024, City Council Item CC24.16, adopted as amended by City of Toronto Council on December 17 and 18, 2024, and Planning and Housing Committee Item PH23.5, as adopted by City of Toronto Council on July 23, 24 and 25, 2025

## **CITY OF TORONTO**

**Bill 746**

**BY-LAW -2025**

**To authorize the entering into of an agreement for the provision of a municipal capital facility for affordable housing at 3379-3385 Lawrence Avenue East, Toronto.**

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;

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;

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 City of Toronto Municipal Code Chapter 513, Housing Programs ("Chapter 513");

Whereas Greencedar Holdings Inc. (and/or a related entity or entities) has agreed to provide affordable housing at the property currently known as 3379-3385 Lawrence Avenue East, Toronto;

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 Greencedar Holdings Inc. (and/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 Greencedar Holdings Inc. (and/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 , 2025.

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Frances Nunziata,  
Speaker

John D. Elvidge,  
City Clerk

(Seal of the City)

**Schedule A**

**Description of Premises**

**Legal Description**

PIN: 06372-0066 (LT)  
PARCEL 18137, SECTION SCAR BLK J PLAN M802, S/T A102303, A292477  
SCARBOROUGH, CITY OF TORONTO

**The Eligible Premises**

Construction of a building containing 155 newly constructed units of which 47 units will be affordable housing units or such other number of units as approved by the City at 3379-3385 Lawrence Avenue East, Toronto.