

Authority: Planning and Housing Committee Item PH13.8,  
adopted as amended by City of Toronto Council on June 26  
and 27, 2024

## CITY OF TORONTO

**Bill 224**

**BY-LAW -2026**

**To authorize the entering into of an agreement for the provision of a municipal capital facility for affordable housing at 4129-4139 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 the Municipal Code Chapter 513;

Whereas Lawrence Developments NP has agreed to provide affordable housing at the property currently known as 4129-4139 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 Lawrence Developments NP 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 Lawrence Developments NP for the provision of affordable housing at the Eligible Premises, in accordance with Ontario Regulation 598/06 (the "Agreement").

Enacted and passed on March , 2026.

Frances Nunziata,  
Speaker

John D. Elvidge,  
City Clerk

(Seal of the City)

**Schedule A**

## Description of Premises

### Legal Description

PIN: 06381-0122

CONSOLIDATION OF VARIOUS PROPERTIES: 1STLY: PT LOT 12, CON D, COMM AT A POINT IN THE S LIMIT OF THE RDAL BTN CON D AND 1 IN THE TWP DISTANT 278 FT WLY FROM THE NE ANGLE OF THE SAID LOT 12, WHERE A STAKE HAS BEEN PLANTED; THENCE SLY PARALLEL TO THE LIMIT BTN LTS 11 AND 12 IN THE SAID CON D, 160 FT; THENCE ELY PARALLEL TO THE S LIMIT OF SAID RDAL 75 FT TO A POINT WHERE AN IRON PIPE HAS BEEN PLANTED; THENCE NLY PARALLEL TO THE LIMIT BTN SAID LOTS 11 AND 12 A DISTANCE OF 160 FT TO A POINT IN THE S LIMIT OF SAID RDAL 203 FT WLY FROM THE NE ANGLE OF SAID LOT 12; THENCE WLY ALONG THE S LIMIT OF SAID RDAL, 75 FT TO THE POB; SECONDLY: THE WLY 10 FT FROM FRONT TO REAR OF LOT 1 M575; EXCEPT 11, R93, AS IN A75060; 2NDLY: PT LOTS 1 & 2, PL M575, PT LYING TO E OF THE WLY 10 FT IN PERPENDICULAR WIDTH OF SAID LOT 1 AND SAID PT LYING TO THE W OF THE ELY 93 FT IN PERPENDICULAR WIDTH OF THE SAID LT 2 AND SAID PT LYING TO THE S OF THE SLY LIMIT OF PT 12, R93; SCARBOROUGH, CITY OF TORONTO

PIN: 06381-0038

PCL 2-1, SEC M575; PT LT 2, PL M575, THAT PT OF THE ELY 93 FT THROUGHOUT FROM FRONT TO REAR OF LT 2 ON THE S SIDE OF A RDAL BTN CON D AND I ON PL M575, LYING TO THE S OF THE SLY LIMIT OF PT 13, R93.; SCARBOROUGH, CITY OF TORONTO

### The Eligible Premises

Construction of a building containing 260 newly constructed units of which 260 units will be affordable housing units or such other number of units as approved by the City at 4129-4139 Lawrence Avenue East, Toronto.