

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 623

BY-LAW -2026

To authorize the entering into of an agreement for the provision of a municipal capital facility for affordable housing at 126-132 Laird Drive and 134 Laird Drive, 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 Leaside Residence I LP by its general partner Leaside Residence I GP and Leaside Residence I Inc. (and/or a related entity/entities) have agreed to provide affordable housing at the property currently known as 126-132 Laird Drive and 134 Laird Drive, 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 Leaside Residence I LP by its general partner Leaside Residence I GP and Leaside Residence I Inc. (and/or a related entity/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 Leaside Residence I LP by its general partner Leaside Residence I GP and Leaside Residence I Inc. (and/or a related entity/entities) for the provision of affordable housing at the Eligible Premises, in accordance with Ontario Regulation 598/06 (the "Agreement").

Enacted and passed on June , 2026.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)

Schedule A

Description of Premises

Legal Description

PIN: 10384-0439 (LT)

PART LOTS 609, 610, 611, 612 AND 613, PLAN 2120, PART 1, PLAN 66R-33374; CITY OF TORONTO

PIN: 10384-0440 (LT)

PART LOTS 609, 610, 611, 612 AND 613, PLAN 2120, PART 1, PLAN 66R-32637; CITY OF TORONTO

PIN: 10384-0441 (LT)

PART LOTS 602, 603, 604 AND 605, PLAN 2120, PARTS 2 AND 4, PLAN 66R-33374;
SUBJECT TO AN EASEMENT OVER PART 4, PLAN 66R-33374 AS IN EY218064;
TOGETHER WITH AN EASEMENT OVER PART 5, PLAN 66R-33374 AS IN CA590495;
CITY OF TORONTO

PIN: 10384-0442 (LT)

PART LOTS 602, 603, 604 AND 605, PLAN 2120, PARTS 2 AND 3, PLAN 66R-32638; CITY OF TORONTO

PIN: 10384-0443 (LT)

PART LOTS 606, 607 AND 608, PLAN 2120, PART 3, PLAN 66R-33374; CITY OF TORONTO

PIN: 10384-0444 (LT)

PART LOT 608, PLAN 2120, PART 1, PLAN 66R-32638; CITY OF TORONTO

The Eligible Premises

Construction of a building containing 219 newly constructed units of which 44 units will be affordable housing units or such other number of units as approved by the City at 126-132 Laird Drive and 134 Laird Drive, Toronto.