

Authority: Planning and Housing Committee Item PH13.8,
adopted as amended by City of Toronto Council on June 26
and 27, 2024
City Council voted in favour of this by-law on April 23,
2026
Written approval of this by-law was given by Mayoral
Decision 9-2026 dated April 23, 2026

CITY OF TORONTO

BY-LAW 369-2026

To authorize the entering into of an agreement for the provisions of a municipal capital facility for affordable housing at 1635 Lawrence Avenue West.

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; and

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; and

Whereas subsection 7(1) of Ontario Regulation 598/06 requires that in respect of municipal facilities used for housing, the housing units fall within the definition of "affordable housing" as the term is defined in the City of Toronto Municipal Code Chapter 513, Housing Programs ("Chapter 513"); and

Whereas Inclusive Housing Not for Profit has agreed to provide affordable housing at the property currently known as 1635 Lawrence Avenue West; and

Whereas the portions of the Premises identified in Schedule A hereto are primarily used for affordable housing (the "Eligible Premises"); and

Whereas Council wishes to enter into an agreement with Inclusive Housing Not for Profit Society 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 Inclusive Housing Not for Profit for the provision of affordable housing at the Eligible Premises, in accordance with Ontario Regulation 598/06 (the "Agreement").

Enacted and passed on April 23, 2026.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)

Schedule A

Description of Eligible Premises

Legal Description

PIN: 10336-0064 (LT)

LT 1 PL 5474 NORTH YORK; BLK A PL 5474 NORTH YORK; PT BLK B PL 5474 NORTH YORK; PT LT 3 PL 804 TWP OF YORK PT 1 & 2, 64R9891; TORONTO (N YORK); CITY OF TORONTO

The Eligible Premises

A building or buildings containing 1814 units of which 869 units will be affordable housing units to be located on the Eligible Premises or such other number of units as approved by the City at 1635 Lawrence Avenue West, Toronto.