

Authority: Planning and Housing Committee  
Item PH26.4, adopted as amended, by City of  
Toronto Council on October 1 and 4, 2021

## CITY OF TORONTO

### BY-LAW 801-2022

**To authorize the entering into of an agreement for the provision of a municipal capital facility for affordable housing at 1120 Ossington Avenue and its exemption from the payment of development charges.**

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 Subsection 2(18) 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, that all the housing units fall within the definition of "affordable housing" as that term is defined in the Municipal Housing Facility By-law 183-2022; and

Whereas St. Clare's – Monaco Place has agreed to provide affordable housing at the property currently known as 1120 Ossington Avenue, Toronto; and

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 St. Clare's – Monaco Place 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 St. Clare's – Monaco Place for the provision of affordable housing at the Eligible Premises, in accordance with Ontario Regulation 598/06 (the "Agreement").
2. St. Clare's – Monaco Place shall be exempt from the payment of development charges in respect of the Eligible Premises imposed by the City under the Development Charges Act, 1997, S.O. 1997, c.27, while this by-law is in force.

Enacted and passed on July 22, 2022.

Frances Nunziata,  
Speaker

John D. Elvidge,  
City Clerk

(Seal of the City)

**SCHEDULE A**

**Description of Premises**

**Legal Description**

PIN: 21285-0365 (LT)

PCL 8-2-S SEC M24; PT LT 8 W/S LANCASTER RD PL M24 TORONTO COMM AT THE SE ANGLE OF SAID LT; THENCE NLY ALONG THE WLY LIMIT OF LANCASTER RD 22 FT 6 INCHES MORE OR LESS TO A POINT DISTANT 22 FT 6 INCHES SLY FROM THE NE ANGLE OF SAID LT; THENCE WLY AND PARALLEL TO THE NLY LIMIT OF SAID LT 123 FT 10 INCHES MORE OR LESS TO THE WLY LIMIT OF SAID LT; THENCE SLY ALONG THE WLY LIMIT OF SAID LT 22 FT 6 INCHES

PIN 21285-0366 (LT)

PCL 7-1-S SEC M24; LT 7 W/S OSSINGTON AV PL M24 TORONTO; TORONTO, CITY OF TORONTO; SUBJECT TO AN EASEMENT AS IN AT2697667

PIN 21285-0367 (LT)

PCL 6-1-S SEC M24; PT LT 6 W/S OSSINGTON AV PL M24 TORONTO COMM AT A POINT IN THE WLY LIMIT OF OSSINGTON AV DISTANT 10 FT MEASURED NLY THEREON FROM THE SE ANGLE OF SAID LT 6; THENCE WLY PARALLEL TO THE SLY LIMIT OF SAID LT 6 A DISTANCE OF 105 FT 1 INCH MORE OR LESS TO THE WLY LIMIT OF SAID LT 6 AT A DISTANCE OF 10 FT MEASURED NLY THEREON FROM THE SW ANGLE OF SAID LT 6; THENCE NLY ALONG THE WLY LIMIT OF SAID LT A DISTANCE OF 35 FT MORE OR LESS TO THE N WLY ANGLE OF SAID LT; THENCE ELY ALONG THE NLY LIMIT OF SAID LT 104 FT 11 INCHES MORE OR LESS TO THE NE ANGLE OF SAID LT 6; THENCE SLY ALONG THE WLY LIMIT OF OSSINGTON AV 35 FT MORE OR LESS TO THE POB; TORONTO, CITY OF TORONTO; SUBJECT TO AN EASEMENT AS IN AT2697667

**The Eligible Premises**

Construction of a building containing 26 units of which 26 units will be affordable housing units or such other number of units as approved by the City at 1120 Ossington Avenue, Toronto.