

Authority: MM8.11, by Councillor Alejandra Bravo,  
seconded by Councillor Paula Fletcher, as adopted by City  
of Toronto Council on July 19 and 20, 2023  
City Council voted in favour of this by-law on July 20,  
2023  
Written approval of this by-law was given by Mayoral  
Decision 8-2023 dated July 20, 2023

## **CITY OF TORONTO**

### **BY-LAW 764-2023**

#### **To authorize the exemption from taxation for municipal and school purposes for the municipal capital facility for affordable housing located at 1112 Ossington Avenue.**

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, the housing units fall within the definition of "affordable housing" as the 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 1112 Ossington Avenue, Toronto; and

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

Whereas Council has entered 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, and for the provision of an exemption from taxation for municipal and school purposes to the Eligible Premises (the "Agreement");

The Council of the City of Toronto enacts:

1. The Eligible Premises are exempt from taxation for municipal and school purposes.
2. The tax exemptions referred to herein shall be effective, in accordance with City of Toronto By-law 183-2022, from the date of execution of the municipal housing facility agreement, the date this by-law is enacted, or the date the St. Clare's – Monaco Place takes title to the Eligible Premises, whichever is later, and shall continue for a period of 99 years thereafter.

3. This by-law shall be deemed repealed:
- (a) if St. Clare's – Monaco Place ceases to occupy the Eligible Premises without having assigned the Agreement to a person approved by the City in accordance with the Agreement;
  - (b) if St. Clare's – Monaco Place or its successor in law ceases to use the Eligible Premises for the purposes of affordable housing in accordance with City of Toronto By-law 183-2022 and the Agreement; and/or
  - (c) if the Agreement is terminated for any reason whatsoever.

Enacted and passed on July 20, 2023.

Frances Nunziata,  
Speaker

John D. Elvidge,  
City Clerk

(Seal of the City)

**SCHEDULE A**  
Description of Eligible Premises

**Legal Description**

PIN: 21285-0368 (LT)  
PCL 5-1-S SEC M24; PT LT 5 W/S OSSINGTON AV PL M24 TORONTO; PT LT 6 W/S OSSINGTON AV PL M24 TORONTO COMM AT A POINT IN THE WLY LIMIT OF OSSINGTON AV DISTANT 10 FT NLY FROM THE NE ANGLE OF THE SAID LT 5; THENCE WLY AND PARALLEL TO THE SLY LIMIT OF THE SAID LT 6, 105 FT 0 ½ INCH MORE OR LESS TO THE REAR OF SAID LT 6; THENCE SLY ALONG THE REAR LIMIT OF LOTS AND 5, 19 FT 1 INCH MORE OR LESS TO A POINT OPPOSITE THE CENTRE OF A PASSAGEWAY BTN THE HOUSE ON THIS LAND AND THE HOUSE ON THE LAND TO THE S THEREOF; THENCE ELY PARALLEL TO THE SAID NLY LIMIT OF LT 5 TO AND ALONG THE SAID CENTRE OF PASSAGEWAY, IN ALL A DISTANCE OF 105 FT 1 INCH MORE OR LESS TO THE WLY LIMIT OF OSSINGTON AV; THENCE NLY ALONG THE WLY LIMIT OF OSSINGTON AV 18 FT 11 INCHES MORE OR LESS TO THE POB; T/W A ROW OVER THE NLY 1 FT 5 1/2 INCHES OF THE LAND LYING IMMEDIATELY S OF THIS LAND BY A DEPTH OF 54 FT FROM OSSINGTON AV; S/T A ROW OVER THE SLY 1 FT 5 1/2 INCHES OF THIS LAND BY A LIKE DEPTH FROM OSSINGTON AV; THE SAID TWO RIGHTS OF WAY TO FORM A PASSAGEWAY TO BE USED IN COMMON BY THE OWNERS AND OCCUPIERS OF THE HOUSE ON THIS LAND AND THE HOUSE ON THE LAND TO THE S THEREOF; TORONTO , CITY OF TORONTO

**The Eligible Premises**

A building at 1112 Ossington Avenue, Toronto containing residential tenant amenity space for the tenants of the existing adjacent affordable rental housing located at 1120 Ossington Avenue operated by St. Clare's – Monaco Place.