

Authority: Planning and Housing Committee Item PH26.4,
adopted as amended, by City of Toronto Council on
October 1 and 4, 2021
City Council voted in favour of this by-law on February 5,
2025
Written approval of this by-law was given by Mayoral
Decision 2-2025 dated February 5, 2025

CITY OF TORONTO

BY-LAW 101-2025

To authorize the exemption from taxation for municipal and school purposes for the municipal capital facility for affordable housing located at 1120 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 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 Municipal Housing Facility By-law 713-2024; 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 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 713-2024, from the date of execution of the municipal housing facility agreement, or the date this by-law is enacted, whichever is later, and shall continue for a period of 40 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 This by-law shall be deemed repealed: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 713-2024 and the Agreement; and/or
 - (c) if the Agreement is terminated for any reason whatsoever.

Enacted and passed on February 5, 2025.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)

Schedule A

Description of Eligible 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 25 units of which 25 units will be affordable housing units or such other number of units as approved by the City at 1120 Ossington Avenue, Toronto.