

Authority: Planning and Housing Committee Item PH8.10,  
as adopted by City of Toronto Council on December 13, 14  
and 15, 2023

City Council voted in favour of this by-law on February 7,  
2024

Written approval of this by-law was given by Mayoral  
Decision 2-2024 dated February 7, 2024

## **CITY OF TORONTO**

### **BY-LAW 77-2024**

**To authorize the entering into of an agreement for the provision of a municipal capital facility for affordable housing at 171 Dunn Avenue/1337 and 1339 King Street West, Toronto 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 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, 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 Parkdale United Church Foundation Incorporated has agreed to provide affordable housing at the property currently known as 171 Dunn Avenue/1337 and 1339 King Street West, 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 Parkdale United Church Foundation Incorporated 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 Parkdale United Church Foundation Incorporated for the provision of affordable housing at the Eligible Premises, in accordance with Ontario Regulation 598/06 (the "Agreement").
2. Parkdale United Church Foundation Incorporated 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 February 7, 2024.

Frances Nunziata,  
Speaker

John D. Elvidge,  
City Clerk

(Seal of the City)

**Schedule A**

**Description of Premises**

**Legal Description**

PIN: 21301-0043 (LT)

PT LT 3 PL 427 PARKDALE; PT LT 8 PL 943 CITY WEST AS IN CT388374; CITY OF TORONTO

PIN: 21301-0042 (LT)

LT 1-2 PL 427 PARKDALE; LT 1 PL 943 CITY WEST; PT LT 3 PL 427 PARKDALE, PT LT 8 PL 943 CITY WEST AS IN WF62797; CITY OF TORONTO

**The Eligible Premises**

Construction of a building containing 92 newly constructed units of which 92 units will be affordable housing units or such other number of units as approved by the City at 171 Dunn Avenue/1337 and 1339 King Street West, Toronto.