

Authority: Planning and Housing Committee Item
PH35.21, as adopted by City of Toronto Council on
July 19, 20, 21 and 22, 2022
City Council voted in favour of this by-law on July 30,
2026
Written approval of this by-law was given by Mayoral
Decision 13-2026 dated July 30, 2026

CITY OF TORONTO

BY-LAW 1148-2026

To authorize the entering into of an agreement for the provision of a municipal capital facility for affordable housing at 35 Bellevue Avenue, 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 Code Chapter 513; and

Whereas Kensington Market Community Land Trust has agreed to provide affordable housing at the property currently known as 35 Bellevue 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 Kensington Market Community Land Trust 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 Kensington Market Community Land Trust for the provision of affordable housing at the Eligible Premises, in accordance with Ontario Regulation 598/06 (the "Agreement").

Enacted and passed on July 30, 2026.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)

Schedule A

Description of Premises

Legal Description

PIN: 21236-0414 (LT)

LT 24 PL D55 TORONTO; PT LT 21, 25 PL D55 TORONTO; LT 6-8 PL 319 CITY WEST;
PT LT 5, 9-11 PL 319 CITY WEST PARTS 1 TO 14 EXPROP PL WA83651; CITY OF
TORONTO

The Eligible Premises

Construction of a building containing 78 units of which 78 units will be affordable housing units
or such other number of units as approved by the City at 35 Bellevue Avenue, Toronto.