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 1149-2026

To authorize the exemption from taxation for municipal and school purposes for the municipal capital facility for affordable housing located at 35 Bellevue Avenue, Toronto.

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 City of Toronto Municipal Code Chapter 513, Housing Programs ("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 primarily used for affordable housing (the "Eligible Premises"); and

Whereas Council has entered 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, 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 Chapter 513, from the date of execution of the municipal housing facility agreement, the date this by-law is enacted, or the date of first occupancy of the Eligible Premises, whichever is later, and shall continue for a period of 50 years thereafter.

3. This by-law shall be deemed repealed:

(a) if Kensington Market Community Land Trust 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 Kensington Market Community Land Trust or its successor in law ceases to use the Eligible Premises for the purposes of affordable housing in accordance with Chapter 513 and the Agreement; and/or

(c) if the Agreement is terminated for any reason whatsoever.

Enacted and passed on July 30, 2026.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)

Schedule A

Description of Eligible 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.