
City Council**Notice of Motion**

MM23.19	ACTION			Ward: 11
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Creating New Non-Profit Affordable Rental Housing at 25 Bellevue Avenue - by Councillor Mike Layton, seconded by Councillor Ana Bailão

** Notice of this Motion has been given.*

** This Motion is subject to referral to the Planning and Housing Committee. A two-thirds vote is required to waive referral.*

Recommendations

Councillor Mike Layton, seconded by Councillor Ana Bailão, recommends that:

1. City Council declare the City-owned property at 25 Bellevue Avenue surplus, with the intended manner of disposal to be way of a long-term lease to a non-profit organization to be selected through a competitive process for affordable housing purposes, and City Council direct staff to take all steps necessary to comply with the City's real estate disposal process set out in Article 1 of Toronto Municipal Code Chapter 213, Real Property.

2. City Council direct the Executive Director, Housing Secretariat and the Executive Director, Corporate Real Estate Management, in consultation with the Chief Executive Officer, CreateTO, to take the following actions and report to the Planning and Housing Committee in the fourth quarter of 2020, on a plan to activate the 25 Bellevue Avenue parking lot to create new affordable rental housing to be operated by a non-profit organization:

a. work with the Toronto Parking Authority to identify new parking opportunities in both on and off street locations suitable for replacement of parking spaces within the vicinity of the proposed development, should an investment in parking on-site be deemed not feasible; and

b. issue a competitive call for proposals to identify a non-profit developer and operator, from an organization whose vision for the site would reflect the values of the neighbourhood, with the site to be leased for a 99 year term, subject to City Council's approval.

Summary

The Toronto Parking Authority currently operates Carpark 71, a Green P lot at 25 Bellevue Avenue in Kensington Market. This parking lot has long been identified as a potential site for critical City-building opportunities.

On July 4, 2018, the Toronto and East York Community Council directed staff to undertake a visioning process and consider City-building opportunities on the site, in consultation with the Ward Councillor, Kensington Market Land Trust, and the local community. Through this exercise, the Carpark site was identified as appropriate for 100 percent affordable rental housing. This decision can be found at the following link:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2018.TE34.218>

In light of the growing need for affordable housing that has now been exacerbated by the ongoing COVID-19 crisis, it is essential that the City expedite the development of affordable rental housing to provide safe, secure and adequate homes for residents.

The development of this site to create affordable rental homes will provide new housing opportunities will help ensure we keep Kensington Market an affordable place to live.

Background Information (City Council)

Member Motion MM23.19