

City Council

Notice of Motion

MM22.1	ACTION			Ward: 11
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Authorization to Release Section 37 Funds from 193-195 McCaul Street and 316 Bloor Street West Developments to the Housing Secretariat for the Affordable Housing Project at 35 Bellevue Avenue - by Councillor Dianne Saxe, seconded by Councillor Amber Morley

** Notice of this Motion has been given.*

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

Recommendations

Councillor Dianne Saxe, seconded by Councillor Amber Morley, recommends that:

1. City Council authorize the Executive Director, Housing Secretariat, to allocate \$2,151,000 in funding, inclusive of Harmonized Sales Tax and disbursements to the affordable housing project at 35 Bellevue Avenue fully funded from the following developments:

a. 193-195 McCaul Street for the provision of affordable housing in the local ward, Ward 11 - University-Rosedale (Source Account: XR3026-3701328); and

b. 316 Bloor Street West for provision of affordable housing (Source Account: XR3026-3701255).

2. City Council increase the 2025 Capital Budget for the Housing Secretariat by \$2,151,000.00 gross, \$0 net, to support the development at 35 Bellevue Avenue.

3. City Council direct the Executive Director, Environment and Climate, and the Executive Director, Corporate Real Estate Management, to explore options for allocating funding in the 2026 budget for the solar panels and installation costs to achieve solar power operations at 35 Bellevue Avenue following construction completion.

Summary

The new affordable housing development at 35 Bellevue Avenue in Kensington Market will create approximately 78 new rent-geared-to-income homes with social supports on what is now a parking lot but used to contain multiple affordable homes. To preserve long-term affordability, this modular building will be constructed by the City as a public builder on city land. Accordingly, it must meet the City (highest) tier of Toronto Green Standard Version 4.

Vulnerable people, including the future residents of 35 Bellevue, tend to suffer the most from climate breakdown, and often have multiple health concerns. Ward 11 section 37 funds will

enable the building to meet the City tier of Toronto Green Standard Version 4 as a Net Zero affordable housing development, and to provide a high quality of life to the future residents.

The project will be constructed using mass timber building technology with high sustainability and energy efficiency performance, supporting the City's TransformTO Net Zero Strategy goals and shortening construction time. The design will maximize indoor air quality, tenant comfort and resilience, and minimize operating costs, air pollution and climate damage. It will also avoid future retrofit costs to comply with the city's planned Emission Performance Standard.

Project features will include:

1. High performance building envelope components such as triple glazed windows and better insulation to maintain consistent, comfortable and draft-free indoor temperatures.
2. Freedom from fossil gas with air source pumps for heating and hot water, energy recovery ventilators, and energy-efficient electric appliances.
3. Solar-readiness, with a dedicated rooftop area for solar panels and space in the mechanical room for connections to support renewable energy enhancements such as an expanded solar PV system, on-site energy storage, and green roof.
4. Healthier indoor air, reducing respiratory issues and allergies, through no fossil gas combustion in the building, 'Low-VOC' (volatile organic compound) materials, advanced ventilation systems, and better air filtration.
5. Features that promote well-being, such as natural lighting, access to green spaces, and use of non-toxic materials.
6. Energy-efficient systems and appliances, better insulation, and water-saving fixtures reduce monthly utility bills, reducing costs for both tenants and the non-profit housing provider over time – savings that can put back into building maintenance and programming for residents.

Overall, these sustainable features offer a range of benefits for communities and tenants making homes more efficient, comfortable, and healthier, aligning with the values of communities who expect a high-quality living experience.

Background Information (City Council)

Member Motion MM22.1

(<https://www.toronto.ca/legdocs/mmis/2024/mm/bgrd/backgroundfile-248964.pdf>)