

Welcome

Community Information Session Affordable Housing at 35 Bellevue Ave.



Thank you for joining us!

At this drop-in session you will:

- Learn about the plans to build affordable and supportive homes at 35 Bellevue Ave.
- Meet the building operators: Kensington Market Community Land Trust and St. Clare's
- Review project details
- Share your feedback with the project team

Drop-in between 5 pm and 8 pm

Creating new affordable and sustainable homes at 35 Bellevue Ave.

The City of Toronto is building new affordable and supportive homes at 35 Bellevue Ave.

The site is envisioned to have a four-storey building and provide at least 78 affordable homes with supports to maintain people's health, wellbeing, and housing stability.

The new homes will be private apartments with a bathroom and a kitchen. The building will also include amenities such as shared laundry, a communal kitchen and programming spaces for residents.

Rents will be geared to income and will not exceed 30 per cent of a resident's income.



Building on strong community partnerships About KMCLT

2017

The Kensington Market Community Land Trust (KMCLT) community based nonprofit was incorporated after years of neighbourhood wide planning, co-development and community-led design.

2018

KMCLT sponsored a Community Visioning session for the redevelopment of 35 Bellevue Avenue, bringing together a wide range of neighbourhood residents and business people to develop a vision and principles to guide the redevelopment.

2021

KMCLT bought its first building, located at 54/56 Kensington Avenue, after a year of neighbourhood organizing to resist the renoviction and displacement of the existing residents there.

2024

KMCLT today consists of a 9-member Board of Directors and a growing base of more than 500 hundred members. KMCLT continues to own and manage its property at 54-56 Kensington and is in the process of seeking additional property acquisitions and stewardship opportunities, such as this partnership at 35 Bellevue Avenue.

KMCLT is a member-supported organization so please become a member today by visiting: kmclt.ca/Become-a-Member

Building on strong community partnerships

About St. Clare's

St. Clare's has been creating and operating affordable housing with supports for over 20 years, using solutions-oriented practices to keep people successfully housed in healthy communities.

St. Clare's very first building was in Kensington Market on Leonard Avenue, and our tenants have been part of the community since 2001.



St. Clare's Community Housing Partnership

The circle of support to help tenants maintain successful tenancies.

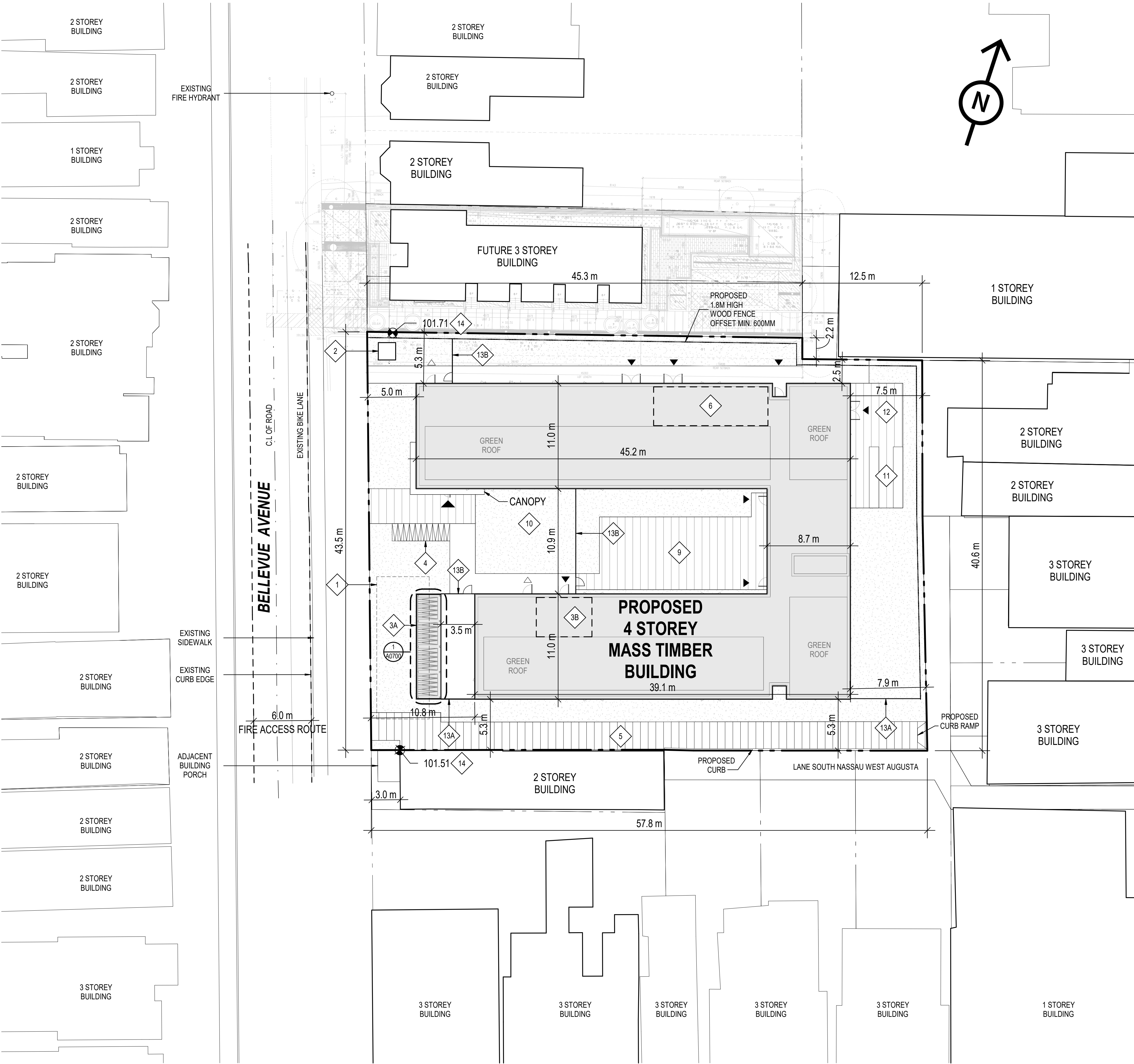
35 Bellevue Ave.

Site plan

Legal address: 35 Bellevue Ave.

Site area: 2,460 square metres

Zoning By-law 569-2013



35 Bellevue Ave.

Architectural elevation design



35 Bellevue Ave.
Building features: Outdoor areas



View of newly-formalized laneway between Bellevue Ave. and Augusta Ave.



View of courtyard for tenants



View of courtyard from interior lobby

Images are preliminary artist's renderings

35 Bellevue Ave.
Building features: Units



View from bedroom



View of kitchen



View of dining area

Images are preliminary artist's renderings

35 Bellevue Ave. Building a sustainable future

The design of 35 Bellevue meets and exceeds the requirements under the Toronto Green Standard Version 4, City-owned Facilities stream, through the use of a mass timber structure and fossil fuel free design.



Interior and exterior renderings of 35 Bellevue Ave.

Sustainability targets will be achieved through:



Mass timber structure, all-electric energy system, air-source heat pumps for heating and cooling, energy recovery ventilators, and energy-efficient appliances.



Solar-Readiness: the potential addition of solar panels in the future has been accounted for in the design.

35 Bellevue Ave.
Planning Framework – Official Plan



Official Plan Land Use Map #18

File # 24 198168 STE 11 0Z



Location of Application



Neighbourhoods



Mixed Use Areas



Parks



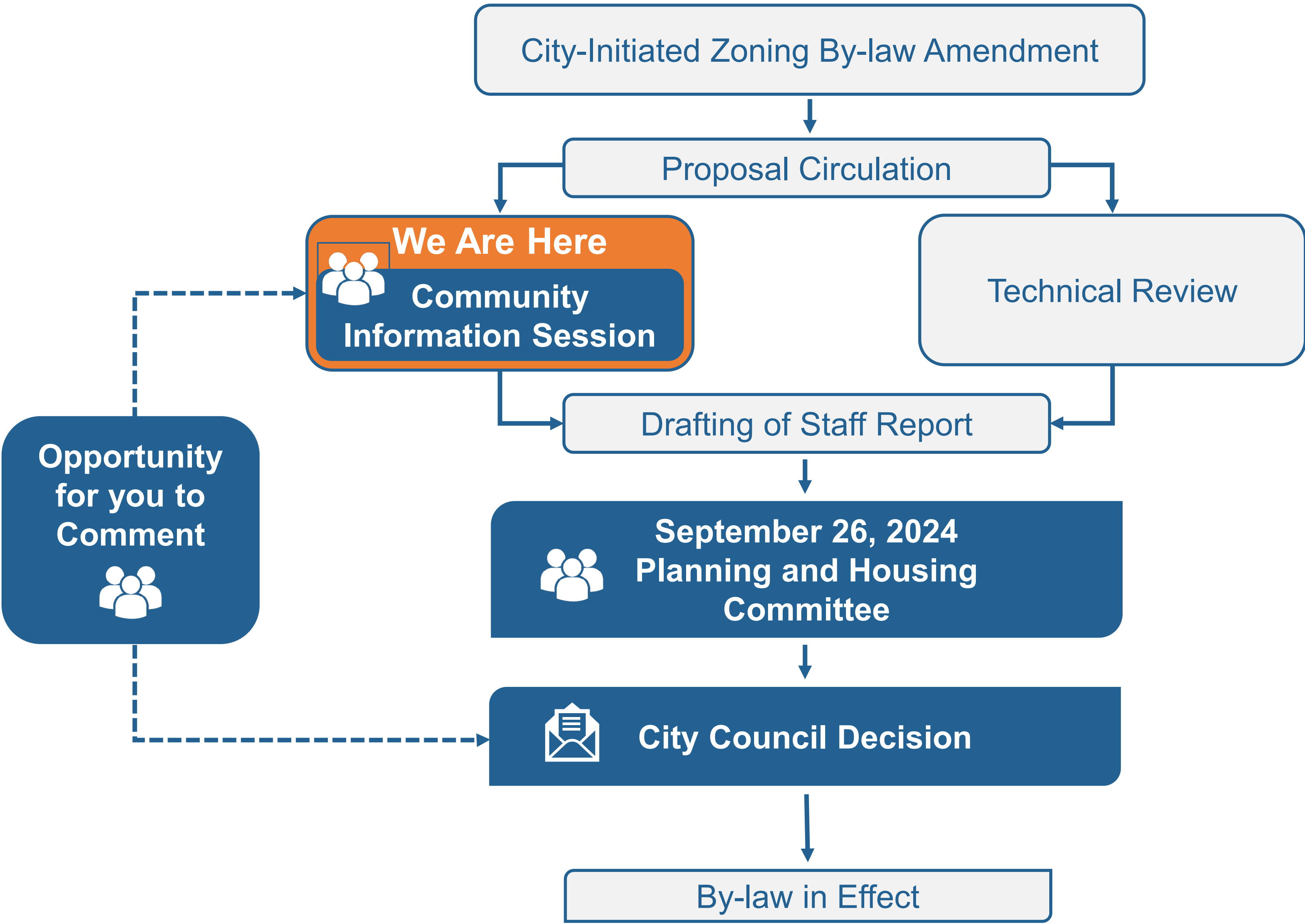
Institutional Areas

Not to Scale
Extracted: 08/26/2024

35 Bellevue Ave.

Proposal Review and Evaluation

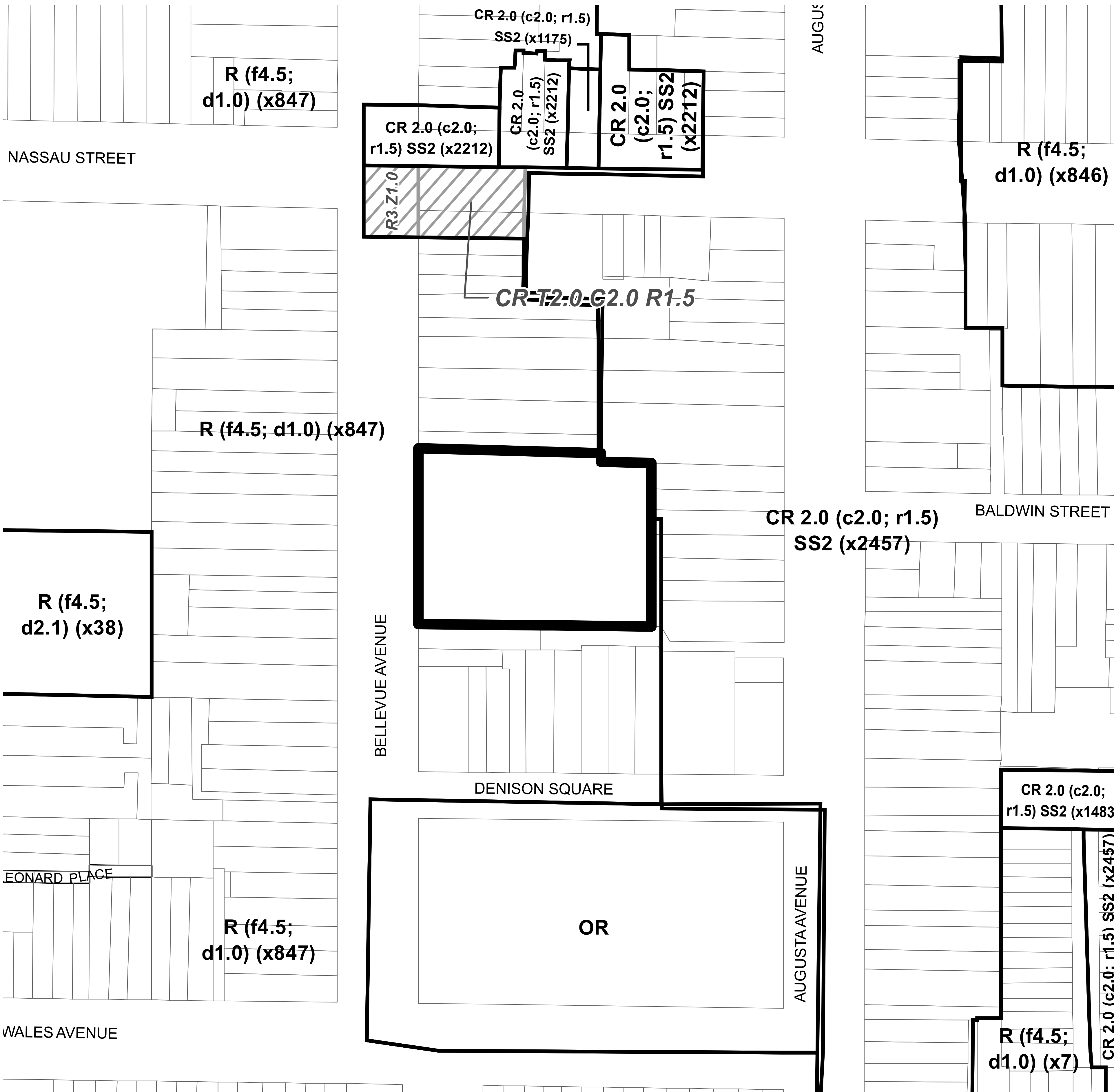
Proposal Review Process



Proposal Evaluation




35 Bellevue Ave.
Planning Framework - Zoning By-law

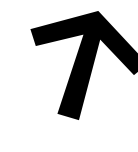


Zoning By-law 569-2013

File # 24 198168 STE 11 OZ

-  Location of Application
- R** Residential
CR Commercial Residential
- O** Open Space
OR Open Space Recreation

-  See Former City of Toronto By-law No. 438-86
- R3** Residential District
CR Mixed-Use District



Not to Scale
Extracted: 08/20/2024

Moving forward at 35 Bellevue Ave.

The City is working quickly towards construction to provide new homes as soon as possible.



Dates in the timeline are approximate and subject to change.

Share your feedback and receive project updates



Please fill in a comment form to share your feedback with the project team.

If you have a question about this housing development or would like to speak with someone directly, please reach out to:

Community Liaison



Phone: 437-684-5857



Email: communityliaison@bigideaspace.ca

Councillor Saxe



Phone: 416-392-4009



Email: councillor_saxe@toronto.ca

Updates about this project will be posted to the housing development website:
[Toronto.ca/35Bellevue](https://toronto.ca/35Bellevue)