

Toronto Community Housing Corporation  
931 Yonge Street  
Toronto, ON M4W 2H2



June 3, 2010

Mr. Joseph Pennachetti  
City Manager  
City of Toronto, City Hall  
100 Queen Street West  
11<sup>th</sup> floor East Tower  
Toronto, ON M5H 2N2

Dear Mr. Pennachetti,

**RE: Toronto Community Housing Corporation - Request for Consent from City of Toronto and Ministry of Municipal Affairs and Housing for Revitalization of Lawrence Heights, Phase One**

We are writing in respect of the proposed revitalization of Lawrence Heights by Toronto Community Housing. As you know, Toronto Community Housing has announced its intention to redevelop Lawrence Heights, in part through the sale and lease of land. The Lawrence Heights Redevelopment Plan calls for the replacement of all 1,208 existing social housing units over 15 to 20 years. Toronto Community Housing's Board approved the submission of the Phase One planning application in February, 2010.

Toronto Community Housing will begin this process with a first phase of redevelopment expected to start construction in late 2011. The geographic boundaries of Phase One are shown on the map attached to this letter ("Phase One"). Toronto Community Housing's objective for Phase One is to construct approximately 1,046 market homes and 233 rent-geared-to-income ("RGI") social housing units.

By this letter, Toronto Community Housing is requesting:

- (i) consent from the City of Toronto ("City") as shareholder to undertake the revitalization of Lawrence Heights; and
- (ii) that the City of Toronto in its capacity as Service Manager, seek the consent of Minister of Municipal Affairs and Housing (the "Minister") to the sale or lease of portions of Phase One as required under s. 50(1) of the *Social Housing Reform Act, 2000*.

As you know, the revitalization of Lawrence Heights is part of Toronto Community Housing's Housing Works strategy aimed at maintaining our portfolio in a good state of repair. The Lawrence Heights revitalization offers the opportunity to improve the quality of the existing social housing units in a manner similar to what has been achieved at Regent Park. Not only will this provide better living conditions for tenants with more modern and carefully chosen amenity space, it improves the energy performance of the building and promotes sustainability. Like Regent Park, energy efficiency will be an organizing principle for the revitalization as the savings we achieve in operating costs are essential to the financial success of the project.

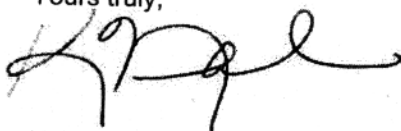
I also want to underline that revitalization is about more than bricks and mortar for Toronto Community Housing. We have been in the community for two years of consultation and discussion and the plan we are moving forward with reflects many of the aspirations expressed by tenants, such as a large central park and improved community facilities. At the same time the plan reflects the feedback from the surrounding community who have been consulted through the larger Lawrence Allen Revitalization Plan under the leadership of the City's Planning Department.

Our efforts have also included local agencies who continue to support the revitalization effort and who have come together under the umbrella of the Lawrence Heights LHION. We expect to work with the City of Toronto on the creation of a Social Development Plan as planning for Phase One moves forward.

As we did at Regent Park, we will be creating employment and economic opportunities for tenants by asking our partners, builders, commercial tenants and others to create job, social enterprise and other development opportunities for tenants. In this regard, the City of Toronto has been a tremendous partner at Regent Park and, we trust will be again at Lawrence Heights. We will also be looking for other means of creating infrastructure at Lawrence Heights that will provide lasting economic activity in the area, through the mixed uses that are created through revitalization, including commercial and office uses, as well as community facilities, which will benefit the entire area.

We thank you for your ongoing commitment to Toronto Community Housing's revitalization efforts.

Yours truly,

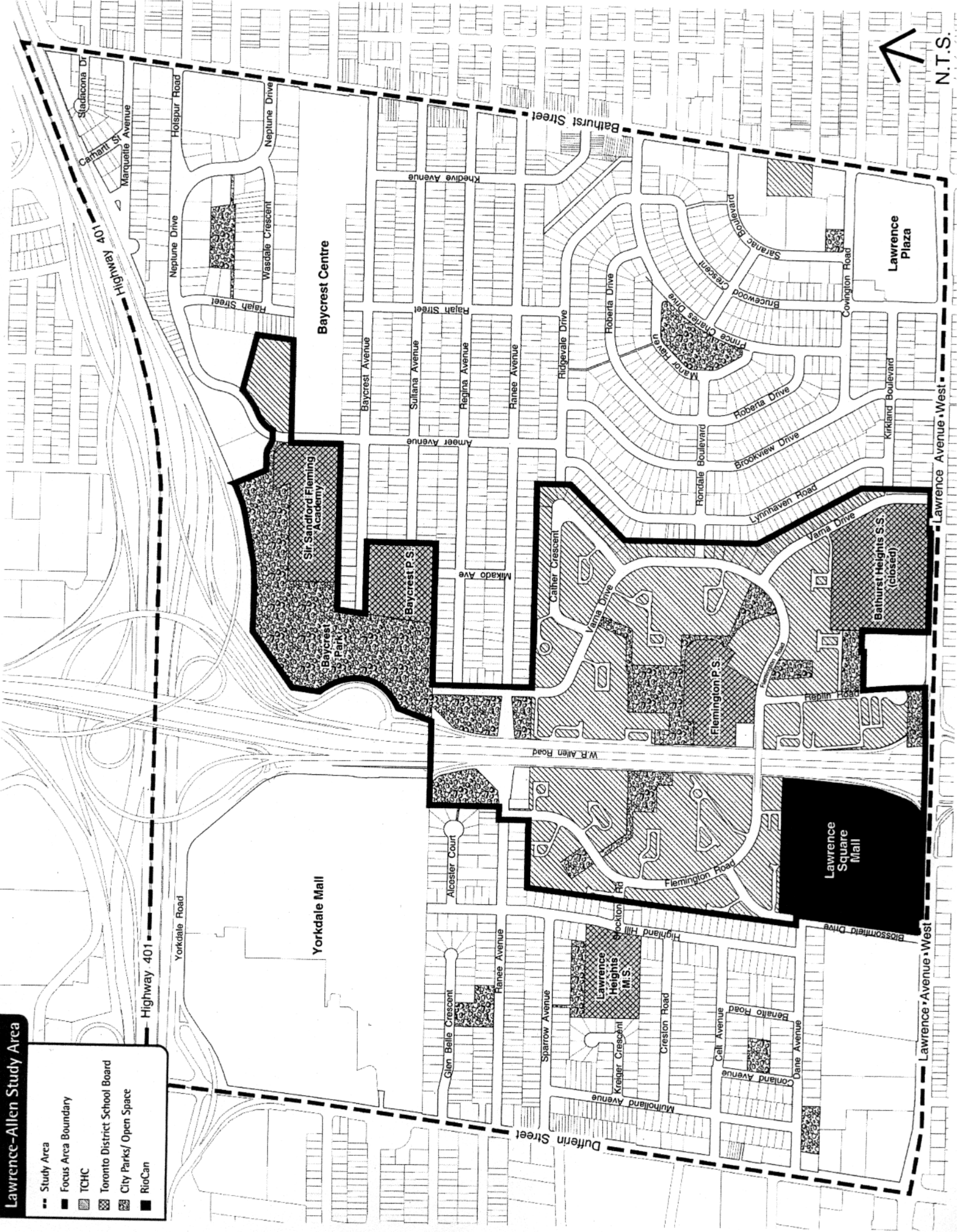
A handwritten signature in black ink, appearing to read 'Keiko Nakamura', written over a horizontal line.

Keiko Nakamura  
Chief Executive Officer  
Toronto Community Housing Corporation

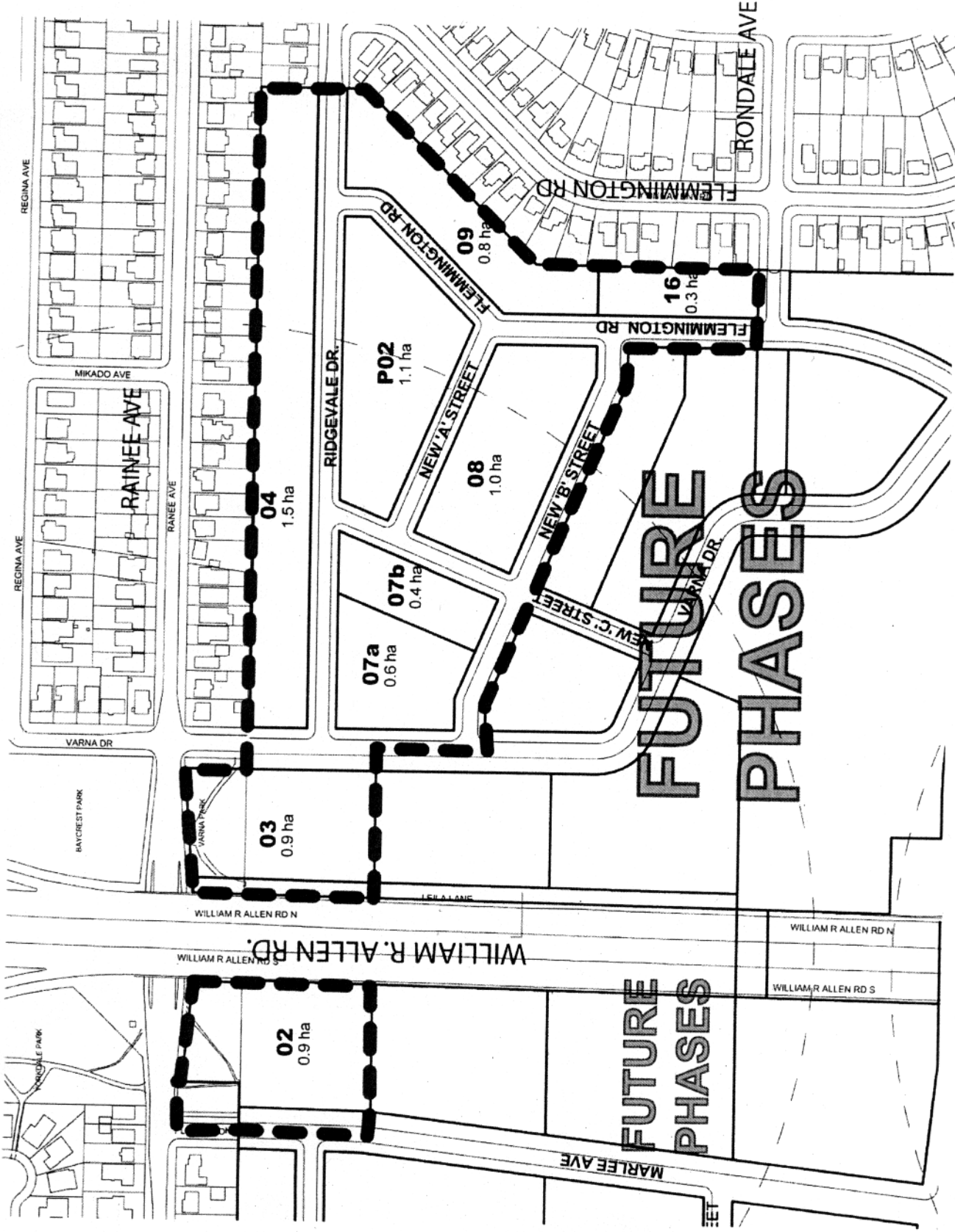
CC: Sue Corke, Deputy City Manager  
Lydia Fitchko  
Joe Borowiec  
Cheryl MacDonald  
John Fox

# Lawrence-Allen Study Area

- Study Area
- Focus Area Boundary
- TCHC
- Toronto District School Board
- City Parks/ Open Space
- RioCan



N.T.S.



# Block Plan

Applicant's Submitted Drawing

Not to Scale  
05/27/2010

## Lawrence Allen Revitalization - Phase 1