

NOTICE OF MOTION**Lawrence Heights – Deferral of Planning Application Fees for Toronto Community Housing Corporation****Moved by: Councillor Moscoe****Seconded by: Councillor**

SUMMARY:

City Council at its meeting of July 16, 17, 18 and 19, 2007 authorized the Chief Planner to begin the development of a Vision and Planning Framework for the Lawrence Heights community. In response, the City Planning Division commenced the Lawrence-Allen Revitalization Study in 2008 to determine a comprehensive planning framework for the Lawrence-Allen area, including Lawrence Heights, and has scheduled a community open house on February 25, 2010 to present an emerging preferred plan to the public.

Toronto Community Housing Corporation (TCHC) is preparing applications to amend the Official Plan and the Zoning By-law for the first phase of redevelopment of Lawrence Heights with a mix of uses and a mix of non-profit housing, the fees will apply to the portion of the redevelopment that comprises market housing.

At this time, the gross floor area in the redevelopment to be dedicated to non-profit housing versus market housing is not known. As a result, the planning application fees to be charged cannot be accurately quantified.

RECOMMENDATIONS:

That:

1. the Chief Planner and Executive Director, City Planning Division, be authorized and directed to defer payment of all planning application fees until such time as the amount of gross floor area in each phase of development to be comprised of non-profit housing is known and the fees for the market housing can be determined.
2. authority be granted to enter into an agreement with TCHC setting out the terms and conditions of the deferment, acceptable to the Chief Planner and Executive Director, City Planning Division and in a form acceptable to the City Solicitor.