



REPORT FOR ACTION

A New Approvals Framework for Toronto Community Housing Corporation Revitalization Projects – Supplementary Report

Date: July 2, 2019
To: Planning and Housing Committee
From: Deputy City Manager, Community and Social Services
Wards: All

SUMMARY

This Supplementary Report to item *PH7.4 - A New Approvals Framework for Toronto Community Housing Corporation Revitalization Projects* recommends a revised approval process for all future Toronto Community Housing Corporation (or "TCHC") revitalizations and redevelopment opportunities, including any demolition and reconstruction of multiple buildings and infill opportunities.

For the purpose of this report, "redevelopment/revitalization" includes any renovation, replacement or development of Toronto Community Housing Corporation buildings that requires Service Manager or Shareholder consent.

On April 30, 2019, the Planning and Housing Committee deferred report *PH5.5 - A New Approvals Framework for Toronto Community Housing Corporation Revitalization Projects* to its July 3, 2019 meeting (now PH7.4) in recognition of the Auditor General's report on TCHC revitalizations. The Committee also requested that the City Manager:

- a) review the proposed stage-gating process in Attachment 1 and the proposed consent approval in Attachment 2 to the report (April 12, 2019) from the Deputy City Manager, Community and Social Services, in the context of the evolving mandates of CreateTO and the new Housing Secretariat; and
- b) in consultation with the Chief Executive Officer, Toronto Community Housing Corporation and CreateTO, report on the three revitalization sites in Recommendation 3 of the report (*PH5.5*) from the Deputy City Manager, Community and Social Services, and provide the full project details, including a plan for net new affordable rental housing.

On May 14, 2019, through report *AU2.1 - Moving Forward Together: Opportunities to Address Broader City Priorities in Toronto Community Housing Corporation Revitalizations*, City Council requested that the Executive Director, Housing Secretariat, in consultation with CreateTO, report to the July 3, 2019 meeting of the Planning and Housing Committee on any options for city-building objectives that may be included on revitalizations that have yet to obtain planning approvals.

This report responds to the above requests and establishes a revised framework for better integration between the City's Housing Secretariat, TCHC Development Division and CreateTO. It is also aligned with report *EX.7.1 - Implementing Tenants First: A New Seniors Housing Corporation and Proposed Changes to Toronto Community Housing's Governance* which is being recommended to the Executive Committee for approval on July 4, 2019 and recommends that City Council approve, in principle, the transfer of Toronto Community Housing Corporation's real estate development functions to CreateTO and/or the City in alignment with the City-wide real estate model.

Additionally, this report recommends further review of three revitalization projects which are at different stages of the redevelopment process including Don Summerville, Firgrove-Grassways and Lawrence Heights Phase 2, in line with the new approvals framework.

Subject to City Council approval of this report, the Executive Director, Housing Secretariat will implement an inter-divisional governance model in partnership with TCHC, CreateTO and City divisions. Similar to the Housing Now Initiative model, this includes liaising with City Councillors, and proactively identifying or resolving issues arising in the pre-development and development stages.

The new governance model will also include an annual reporting requirement for TCHC to provide updates on all ongoing revitalization projects, including requests for funding to be considered through the City budgeting process, to the Executive Director, Housing Secretariat for review and assessment in coordination with the joint CreateTO City-led Strategic Program Management Committee prior to being presented to Council. The joint CreateTO and City-led Strategic Program Management Committee's role is to formally facilitate conversation and alignment among City programs, including TCHC's revitalization program, to advance city-building efforts.

RECOMMENDATIONS

The Deputy City Manager, Community and Social Services recommends that:

1. City Council amend the Shareholder Direction to require Toronto Community Housing Corporation to work with City divisions and agencies in planning and implementing revitalization projects to ensure that the projects contribute appropriately to city-building objectives by incorporating a range of housing options including net new affordable housing opportunities.

2. City Council, as sole shareholder, direct the Toronto Community Housing Corporation Board of Directors to direct the President and Chief Executive Officer of Toronto Community Housing Corporation to work with the Executive Director, Housing Secretariat, to identify opportunities for new affordable rental housing units on Toronto Community Housing Corporation lands.
3. City Council direct that all Board-approved proposals from Toronto Community Housing Corporation related to revitalizations and redevelopment opportunities, including any demolition and reconstruction of multiple buildings and infill opportunities, be directed to the Executive Director, Housing Secretariat, for review and recommendation in consultation with the Deputy City Manager, Community and Social Services, the Chief Financial Officer and Treasurer, the Executive Director, Financial Planning, the Chief Planner and Executive Director, City Planning and the joint CreateTO and City-led Strategic Program Management Committee prior to being recommended to City Council for approval of an Initial Development Proposal (which will include all details outlined on page 9 below).
4. Subject to City Council approval of an Initial Development Proposal as contemplated in recommendation 3 above, Council direct the President and Chief Executive Officer, Toronto Community Housing Corporation to undertake a public procurement process to select a development partner and work through the Executive Director, Housing Secretariat, who will work in consultation with the joint CreateTO and City-led Strategic Program Management Committee, the Chief Financial Officer and Treasurer and the Chief Planner and Executive Director, City Planning to assess all proposals including the proposed business terms, integration of city-building objectives, and site considerations.
5. Prior to undertaking the public procurement process for future revitalizations/redevelopment including infill projects, as contemplated in recommendation 4 above, City Council request the Chief Planner and Executive Director, City Planning, to work with Toronto Community Housing Corporation to:
 - a) provide key planning principles and guidelines for each site; and
 - b) support the revitalizations and redevelopment projects by implementing an expedited review process.
6. City Council direct that developer proposals deemed satisfactory by the Executive Director, Housing Secretariat, the joint CreateTO and City-led Strategic Program Management Committee (including Toronto Community Housing Corporation), the Chief Financial Officer and Treasurer and Chief Planner and Executive Director, City Planning be recommended to Council for approval by way of an Actions Report from the City Manager and Deputy City Manager, Community and Social Services seeking consents for revitalization/redevelopment from the Shareholder and Service Manager (including details outlined on page 10).

7. City Council direct that the Executive Director, Housing Secretariat in consultation with the Chief Executive Officer, CreateTO, report annually to the Planning and Housing Committee on the status of all active revitalization projects including the status of delivery of affordable housing where applicable.
8. City Council direct that the Executive Director, Housing Secretariat, the Chief Planner and Executive Director, City Planning, the Chief Financial Officer and Treasurer and the joint CreateTO and City-led Strategic Program Management Committee review the Initial Development Proposal for the revitalization of Firgrove-Grassways in line with the revised approval framework outlined in this report and if deemed satisfactory, recommend to the Planning and Housing Committee for approval at its September 17, 2019 meeting.
9. City Council direct that the Executive Director, Housing Secretariat, the joint CreateTO and City-led Strategic Program Management Committee, the Chief Financial Officer and Treasurer and the Chief Planner and the Executive Director, City Planning review the developer submission for the Don Summerville revitalization including the proposed business terms, as well as the presently proposed built form, the proposal within the context of the wider community, other City building objectives, and City land holdings and, if recommended to proceed, report to the Planning and Housing Committee for approval at its September 17, 2019 meeting.
10. City Council direct that the Executive Director, Housing Secretariat, the joint CreateTO and City-led Strategic Program Management Committee, the Chief Financial Officer and Treasurer and Chief Planner and the Executive Director, City Planning review the Initial Development Proposal for the Lawrence Heights Phase 2 revitalization project in line with the revised approval framework outlined in this report and if deemed satisfactory, recommend to the Planning and Housing Committee for approval at its September 17, 2019 meeting.

FINANCIAL IMPACT

There are no financial implications associated with this report. Each future revitalization project proposed by TCHC, inclusive of financial implications, will be reviewed on a case-by-case basis by the Executive Director, Housing Secretariat, in consultation with the Deputy City Manager, Community and Social Services, the joint CreateTO and City-led Strategic Program Management Committee, the Chief Planner and Executive Director, City Planning and the Chief Financial Officer and Treasurer, prior to being recommended to Council for approval.

The Chief Financial Officer and Treasurer has reviewed this report and agrees with the financial impact information.

EQUITY IMPACT

The revitalization of TCHC communities enhances the quality of housing for low-income households through new and refurbished homes and new local amenities. The revitalization of TCHC communities meets the City of Toronto's priorities and TCHC's objectives for creating positive tenant experiences, quality homes, and vibrant communities.

Redeveloping existing social housing and leveraging City-owned land to build additional affordable housing will increase the opportunity for lower-income and vulnerable individuals and families, including those not living in TCHC, to access safe, healthy and adequate homes. This will also assist in improving Toronto's economic and social well-being and easing health, justice and social costs.

DECISION HISTORY

On May 14, 2019, through report *AU2.1 - Moving Forward Together: Opportunities to Address Broader City Priorities in Toronto Community Housing Corporation Revitalizations*, City Council requested that the Executive Director, Housing Secretariat, in consultation with CreateTO, report to the July 3, 2019 meeting of the Planning and Housing Committee on any options for city-building objectives that may be included on revitalizations that have yet to obtain planning approvals.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2019.AU2.1>

On April 30, 2019, the Planning and Housing Committee deferred report *PH5.5 - A New Approvals Framework for Toronto Community Housing Corporation Revitalization Projects* to the July 3, 2019 meeting of the Planning and Housing Committee in recognition of the Auditor General's report on TCHC revitalizations.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2019.PH5.5>

On January 30, 2019, through report *EX1.1 - Implementing the "Housing Now" Initiative*, City Council directed the Deputy City Manager, Community and Social Services to report back to Planning and Housing Committee by the second quarter of 2019 on a framework that provides that TCHC includes net new affordable rental units as part of all new development projects on its lands.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2019.EX1.1>

At its meeting of its meeting of May 24, 25 and 26, 2017, through report *EX25.9 - City-Wide Real Estate Transformation*, City Council approved a new City-wide real estate service delivery model for the City government that centralizes all real estate activities City-wide, including all real estate strategy and portfolio planning, major building projects, developments, real estate transactions and facilities management.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2017.EX25.9>

COMMENTS

GUIDING PRINCIPLES FOR TCHC REDEVELOPMENT AND REVITALIZATION PROJECTS

To complement and integrate with the City's efforts in creating affordable housing on City-owned properties under the Housing Now Initiative, TCHC Redevelopment and Revitalization projects must provide housing opportunities for a wide range of Toronto residents and to encourage the development of livable communities where people can live, work and thrive.

Similar to the Housing Now Initiative, the following guiding principles should be applied to all future TCHC Redevelopment and Revitalization projects:

- Sites to be activated to achieve the highest possible public benefits;
- In addition to the replacement of rent-g geared-to-income units, priority to be given to the development of market and affordable rental housing with a mix of unit types and sizes;
- A requirement be included in the procurement of sites to create homes affordable for a diverse range of incomes;
- Through the planning and development process, existing City and other operations and uses be appropriately addressed and accommodated;
- Ensure that the projects contribute appropriately to city-building objectives, including new affordable housing opportunities, enhanced mobility and other objectives to be identified through the planning process
- Utilization of the properties with a priority for the public retention of sites including long-term land leases;
- A strong commitment to public consultation and engagement with City Councillors and local communities in the planning and developing of each site; and
- Planned closures of any TCHC residential units to facilitate revitalization projects, including any demolition and reconstruction of multiple buildings and infill projects, must be pre-approved by the Service Manager and Shareholder and efforts must be made to reduce the time that units are out of circulation.

PROPOSED APPROVALS FRAMEWORK

Redevelopment and revitalization projects will be carried through a stage gate process to ensure appropriate levels of consultation, oversight and consistency in decision-making, while ensuring that City objectives, including affordable housing are achieved. The delivery framework including key activities, estimated timelines and key accountabilities is described in Table 1 below.

Table 1 – TCHC Revitalizations/Redevelopments: Proposed Approval Process

	Stage 1: Initial Development Proposal and Consent	Stage 2: Procurement and Final Consents	Stage 3: Delivery
Key Actions	<ul style="list-style-type: none"> - Initial Design - Stakeholder Consultations - Due Diligence - Planning Guidelines - Feasibility Analysis - Class 4 cost estimate - Initial Development Proposal Report - Initiate Planning Framework Update (e.g. Secondary Plan, OPA, Rezoning) 	<ul style="list-style-type: none"> - Project procurement - Evaluation of bids by joint TCHC/City/CreateTO team - Design development and engineering - Stakeholder consultation - Class 3 estimate - Actions Report for Shareholder and Service Manager consents (led by Executive Director, Housing Secretariat) - Planning report - Award and Negotiations of development partner contracts following Council approval of project 	<ul style="list-style-type: none"> - Complete detailed design - Sale/Lease Transaction - Developer Financing - Developer Planning Application (expedited) - Stakeholder consultations - Developer Construction Awards - Complete construction
Duration (estimate)	9 months – 1 year	9 months – 1 year	2+ years
Administrator	<ul style="list-style-type: none"> - Housing Secretariat in coordination with: <ul style="list-style-type: none"> - TCHC - CreateTO - City Planning 	<ul style="list-style-type: none"> - TCHC in coordination with : <ul style="list-style-type: none"> - Housing Secretariat - CreateTO - Chief Financial Officer and Treasurer - General Manager, SSHA 	<ul style="list-style-type: none"> - TCHC in coordination with: <ul style="list-style-type: none"> - Housing Secretariat - CreateTO - City Planning
Staff Level Approval	<ul style="list-style-type: none"> - Executive Director, Housing Secretariat in coordination with: <ul style="list-style-type: none"> - Chief Financial Officer and Treasurer - Chief Planner and Executive Director, City Planning - DCM, Community and Social Services - DCM, Corporate Services and CreateTO (through the joint CreateTO and City-led Strategic Program Management Committee) 	<ul style="list-style-type: none"> - DCM, Corporate Services - Chief Financial Officer and Treasurer - Executive Director, Housing Secretariat - DCM, Community and Social Services - General Manager, SSHA - Chief Planner and Executive Director, City Planning 	<ul style="list-style-type: none"> - DCM, Corporate Services* - Chief Financial Officer and Treasurer* - Executive Director, Housing Secretariat* - DCM, Community and Social Services* - Chief Planner and Executive Director, City Planning

	Stage 1: Initial Development Proposal and Consent	Stage 2: Procurement and Final Consents	Stage 3: Delivery
Reporting	Planning and Housing Committee and then Council	Executive Committee and then Council	Executive Committee and then Council

**Approvals as relevant to the agreement with the successful proponent.*

The proposed delivery framework and governance process provides for the alignment and collaboration between the Housing Secretariat, City Planning, Real Estate Services, other City divisions and CreateTO. It also leverages the market and development expertise of CreateTO to maximize real estate partnerships and public benefits, while streamlining processes for consistent and timely decision-making.

Local Councillors will continue to be consulted throughout the development process and City Council will ultimately approve the planning applications. The Executive Director, Housing Secretariat in consultation with the Chief Executive Officer, CreateTO will also provide an annual report to the Planning and Housing Committee on the progress of active redevelopment/revitalization projects.

The following sections outline the recommended steps in the proposed approvals process:

TCHC Due Diligence and Approvals

Site Identification and Needs Assessment

- TCHC will work with the Housing Secretariat, CreateTO and City Planning to identify and prioritize possible sites for revitalizations.
- TCHC will work with the Housing Secretariat, CreateTO, City Planning and other City divisions to identify city-building opportunities, undertake due diligence and initial project design and establish the potential scope and feasibility of revitalization.
- TCHC will consult with ward councillors to discuss proposed revitalization projects, before beginning preliminary consultation with tenants.

TCHC Board Approval

- Prior to seeking approvals from the City, an Initial Development Proposal must be approved by the TCHC Board.

Stage 1 - Initial Development Proposal and Consent

City consultation

- Toronto Community Housing will meet with the Executive Director, Housing Secretariat, who will coordinate with CreateTO, Financial Planning, City Planning and other Divisions or agencies as appropriate, and review initial designs and feasibility analysis findings. The Executive Director, Housing Secretariat will coordinate the participation and alignment of City divisions and agencies that will be responsible for potential capital projects for new or replacement infrastructure resulting from revitalizations.

Initial Development Proposal

- Toronto Community Housing will be required to submit an Initial Development Proposal to the Executive Director, Housing Secretariat for review and approval in consultation with the Deputy City Manager, Community and Social Services, the Chief Financial Officer and Treasurer, the Executive Director, Financial Planning, the Chief Planner and Executive Director, City Planning and the joint CreateTO and City-led Strategic Program Management Committee.

This proposal must outline, to the satisfaction of the Executive Director, Housing Secretariat:

- The preliminary project concept, including details on the proposed site plan, density, built form and phasing plan; mix and type of social, affordable and market rental and ownership housing; and new and replacement community facilities and other amenities.
 - The issues and opportunities for achieving City-building goals through revitalization identified through consultation with City divisions and agencies;
 - Record of engagement with ward councillor and preliminary consultation with tenants;
 - Preliminary cost estimate (Class 4) of funding that may be requested from City Council, including any development shortfall or proposed public investment in services, facilities and infrastructure to allow the City to develop an integrated funding strategy; and
 - Recommended next steps, including consultation, planning and approvals.
- If approved at this stage, a report from the Deputy City Manager, Corporate and Social Services, led by the Executive Director, Housing Secretariat, in consultation with CreateTO, City Planning and other Divisions or agencies, will be recommended to the Planning and Housing Committee for approval.
 - Subject to approval of the revitalization concept in principle by the Planning and Housing Committee and City Council, including preliminary cost estimates, TCHC will initiate procurement to select a development partner.

Expediting and Providing Planning Certainty

- In advance and in support of the public procurement process, City staff will work with TCHC to develop key principles and guidelines for development on each site to be included in the Request for Proposals. Where appropriate, City Planning staff initiate Official Plan and Zoning By-law amendments in accordance with City Council's direction regarding the Initial Development Proposal.

In coordination with the City, TCHC will lead community engagement processes that will inform local residents and other stakeholders and provide opportunities to shape the development's design, form and scale and the public benefits that may be included with the development.

Stage 2 – Procurement and Final (Shareholder & Service Manager) Consents

1) Procurement by TCHC to Select Development Partner

- During the Procurement phase, TCHC will be required to consult with Housing Secretariat and CreateTO to define the business terms for the project. CreateTO and City staff will participate in the evaluation of bids along with TCHC. TCHC will be required to submit the proposed business terms negotiated with the preferred developer proponent for financial review by the Executive Director, Housing Secretariat, who will work in consultation with CreateTO, the Chief Financial Officer and City Planning to assess all conditions, including the proposed business terms, integration of city-building objectives, and site considerations.
- The following information must be submitted for review:
 - Details of proposed partnership
 - Land price (per square foot)
 - Net proceeds to Toronto Community Housing Corporation (if any)
 - Rental replacement cost and total number of units
 - Affordable rental housing cost and total number of net new affordable rental units (if any)
 - Timing of payments/deposits to Toronto Community Housing Corporation
 - Community Economic Development commitments
 - Other monetary benefits to Toronto Community Housing Corporation
 - Level of certainty around above financial estimates
- Proposals with business terms deemed acceptable by the Executive Director, Housing Secretariat, CreateTO, the Chief Financial Officer and City Planning will be recommended to the Executive Committee and Council for approval.
- Prior to recommendation to Council, CreateTO and City staff will complete preliminary design and engineering to refine cost estimates and inform planning framework updates.

2) City Council Approval of Actions Report and Planning Report

- Led by the Executive Director, Housing Secretariat, City staff will prepare an Actions Report on behalf of the City Manager and Deputy City Manager, Community and Social Services, which will outline the consents requested from the Shareholder under the Shareholder Direction, and the consents requested from the Service Manager under the Housing Services Act. As part of this report:
 - The business terms for each project will be included as a confidential attachment to the Actions Report.
 - Toronto Community Housing Corporation will also be required to submit to City Council a full, detailed cost estimate with financing details (Class 3). This cost estimate will be attached to the Actions Report presented to Executive Committee to seek Shareholder and Service Manager consents, as well as City financing commitments, subject to the annual budget process.
 - Informed by community consultations, City staff, working with TCHC, will prepare and present to Council a Recommendations Report that recommends by-law and policy amendments to update the project's planning framework. The Recommendations Report will provide a tenant relocation and assistance plan and indicate required updates to City Council-approved strategic plans and other infrastructure strategies to ensure alignment on budgeting and implementation.

Stage 3 – Delivery

Following the selection of successful proponents and final approval by Council, a project charter will be developed for each site, outlining the roles and responsibilities of TCHC and stakeholders, including various City divisions, CreateTO and the proponent, plus milestones from detailed design and pre-construction to construction and occupancy.

TCHC and the developer partner will undertake detailed design work required for Site Plan approval and plan of subdivision conditions. To expedite the Planning Application review process, the City will fast-track applications by TCHC and its developer partners. TCHC will oversee ongoing communication with tenants and community stakeholders through this stage of the revitalization process.

REDEVELOPMENT/REVITALIZATION PROJECTS TO BE CONSIDERED

Below is a brief outline of the three redevelopment/revitalization projects that are in various stages of the development cycle but have not yet received Service Manager and Shareholder consents. It is recommended that the Executive Director, Housing Secretariat lead an inter-divisional staff review of these projects in collaboration with TCHC in an effort to enhance city-building opportunities including adding affordable rental housing.

It is recommended that these projects be reviewed against the new proposed approval process and, if approved by City staff, be presented to the Planning and Housing Committee in September 2019 along with an outline of financial implications and opportunities for enhanced city-building.

1) Don Summerville

Site Context

Don Summerville is located at 1555 and 1575 Queen Street East at Coxwell Avenue and Queen Street East. Don Summerville is a 3.3 acre community consisting of two six-storey apartment buildings built in 1969. The two buildings contain a total of 120 units with a mix of one (32%), two (28%) and three (40%) bedrooms. The community is located in the Leslieville/Beach area with good access to transit, retail, parks and Lake Ontario, making it a desirable location for development.

Current Status

In 2013, TCHC issued a public request for proposals (“RFP”) for the sale of the underutilized parking lot in Don Summerville. Urbancorp was selected as the developer partner, but the company filed for bankruptcy in April 2016. A second RFP was issued in February 2017 for the sale of the parking lot lands. Responses to the RFP indicated developer interest in the whole site, which prompted TCHC to cancel the RFP for the parking lot lands only and to re-issue a public RFP in June 2017 to allow for bids on both the parking lot and/or entire site. In July 2018, Context Developments was selected as the developer partner for a whole site revitalization conditional upon finalizing an agreement with TCHC.

Summary of Development Concept

The Don Summerville revitalization proposes a new mixed-use, mixed-income community with improved neighbourhood and building design. In the initial design, the revitalization includes the replacement of all 120 TCHC Rent-Geared-to-Income (RGI) units in one nine-storey building that is proposed at the north-west corner of Eastern Avenue and Coxwell Avenue.

The new units will provide tenants with greater comfort through heating and cooling, while being more energy-efficient. The proposed building also includes indoor and outdoor amenity spaces for tenants, both at grade and above grade on the third floor. A market building is proposed on the western portion of the site and shares a north-south pedestrian connection and a new park with TCHC tenants.

Since the closing of the RFP, an alternate proposal has been brought forward to TCHC for consideration (see table 2 below), and will be reviewed in line with the new approvals framework as recommended in this report.

Table 2. Don Summerville Site Statistics

TCHC and Market Building Details	Don Summerville TCHC Building	RFP Submission Proposal	Newly Proposed Plan
GFA (SF)	111,468	400,000	466,000
Market Condo Units	0	500	360
Market Rental Units	0	0	195
Affordable Rental Units	0	0	75
RGI Units	120	120	120
Total Units Including TCHC Units		620	750

Next Steps

Subject to Council approval of this report, the Executive Director, Housing Secretariat, the joint CreateTO and City-led Strategic Program Management Committee, the Chief Financial Officer and the Chief Planner and Executive Director, City Planning will review the initial RFP and developer proposal for the Don Summerville revitalization. This includes reviewing the proposed business terms, proposed built form, the proposal within the context of the wider community including promoting a range of housing options, cost-benefit of refurbishing the existing buildings, other city-building objectives, and opportunities to assemble other City land holdings.

Following the City's due diligence, the Deputy City Manager, Community and Social Services and the Executive Director, Housing Secretariat will report to the Planning and Housing Committee at its September 17, 2019 meeting.

2) Lawrence Heights – Phase 2

Summary of the Development Concept

- The development concept for Lawrence Heights Phases 2-4 is based on the approved Lawrence-Allen Secondary Plan.
- A mix of TCH and market buildings and townhouses are located throughout each phase.
- Towers are distributed primarily along Allen Road and near Lawrence West Station. Heights decrease to midrise buildings and then townhouses as a transition to the surrounding neighbourhood areas.
- Community amenities including a new community centre and public school are co-located in Phase 2, centering around a 3.85 hectare public park.

- Other facilities include a replacement seniors' building, new daycare, and new roads, infrastructure, and multiple neighbourhood parks.

Density and Built Form

- The remaining 80 acres of Lawrence Heights includes a proposed mix of high-rise (up to 18 storeys), mid-rise, and townhouse built forms.
- Additional height and density may be feasible with the lifting of Downsview Airport flight path restrictions, which would require an Official Plan Amendment

Phasing Plan

- Phases 2 and 4 are located on the east side of Allen Road, and Phase 3 is on the west side of Allen Road. TCHC will be working with City staff to explore the option of swapping Phases 3 and 4 so that the revitalization can proceed sequentially on the east side of Allen Road first before proceeding with the west side of Allen Road.

Table 3. Phase Statistics (as currently proposed)

	Phase 2	Phase 3 (proposed Phase 4)	Phase 4 (proposed Phase 3)	Total
Market Units	692	1,587	1,796	4,075
TCHC RGI Units	347	317	289	953
Total Units	1,039	1,904	2,085	5,028

Next Steps

Subject to Council approval of this report, the Executive Director, Housing Secretariat will lead an inter-divisional review of the Initial Development Report for Lawrence Heights Phase 2.

This review will include as assessment of capacity to add net new affordable rental units in addition to the proposed rental replacement and market units while keeping within the overall density of the Secondary Plan. An initial assessment of the financial impact will also be undertaken.

Following the inter-divisional review, if recommended to proceed as proposed by TCHC, the Deputy City Manager, Community and Social Services and the Executive Director, Housing Secretariat will report to the Planning and Housing Committee for approval at its September 17, 2019 meeting.

3) Firgrove-Grassways

The Firgrove Community consists of two adjoining TCHC land parcels - Firgrove Crescent and Jane/Firgrove (Attachment 1), located on 13.5 acres near the intersection of Jane Street and Finch Avenue West. The Firgrove Crescent lands include two large blocks of two-storey and four-storey apartments with a total of 234 units built in 1971. The Jane/Firgrove lands include a twelve-storey residential apartment tower with 152 units, and 15 two-storey townhouses built in 1975. There is also a community space, outdoor pool and City-run childcare centre in the Firgrove Community.

Through the TCHC 10-year Building Repair Capital Program, it was determined that 132 of the 234 low-rise apartment units within Firgrove Crescent had to be evacuated and demolished as they were no longer safe and secure homes for tenants. It was also determined that it will be more cost-effective to demolish and rebuild all 234 units, rather than repair them. At the same time, the condition of the remaining 102 apartment units continues to deteriorate; they are estimated to have three to five years before they reach critical condition.

Current Status

Initiated in June 2018, TCHC completed an eight month master planning process with Firgrove tenants to envision the potential for a revitalized community. The master planning exercise resulted in a plan for rebuilding and renewing the Firgrove community with potential for introducing new affordable rental units. This plan is also necessary in order for TCHC to obtain a permit to demolish any existing units under Section 111 of the City of Toronto Act.

The proposed master plan establishes a clear framework for future redevelopment, including the creation of five residential development blocks, a central park, a functional network of public and private streets, open spaces, replacement of the existing community space and outdoor pool, an expanded City-run daycare facility and an overall design that will promote safety, social cohesion, and community identity.

Next Steps

TCHC is in the process of refining the cost estimates, phasing plans and land valuations for the Firgrove revitalization which could result in implications to estimated costs. Upon completion of the revised cost estimates, TCHC will present an Initial Development Proposal to the City, through the Executive Director, Housing Secretariat for review and approval.

Following the inter-divisional review, if recommended to proceed as proposed by TCHC, the Deputy City Manager, Community and Social Services and the Executive Director, Housing Secretariat will report to the Planning and Housing Committee for approval at its September 17, 2019 meeting recommending approval of the project concept and preliminary cost estimates and shortfall (if any) including funding that may be requested from City Council, subject to more detailed cost estimates and further approvals and consents.

CONTACT

Sean Gadon
Executive Director (I), Housing Secretariat
Tel: 416-338-1143
Email: Sean.Gadon@toronto.ca

Valesa Faria
Acting Director, Housing Secretariat
Tel: 416-392-0602
Email: Valesa.Faria@toronto.ca

SIGNATURE

Giuliana Carbone
Deputy City Manager, Community and Social Services