

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



November 18, 2015

Ms Giuliana Carbone
Deputy City Manager
City of Toronto, City Hall
100 Queen Street West
11th Floor, East Tower
Toronto, ON M5H 2N2

Dear Ms Carbone,

RE: Toronto Community Housing – Request for Consent from City of Toronto and Ministry of Municipal Affairs and Housing for Revitalization of Leslie Nymark (1-69 Adra Villaway, 1-53 Grado Villaway and 1-29 Tomar Villaway).

We are writing with respect to the revitalization of Toronto Community Housing's Leslie Nymark community. Leslie Nymark was constructed in 1972 and there is a significant backlog of capital repair needs associated with the buildings. Leslie Nymark is identified as a priority for revitalization in the Housing Opportunities Toronto HOT Action Plan 2010-2020, adopted by City Council August 5, 2009. Revitalization creates the opportunity for Toronto Community Housing to not only replace the existing housing, but also transform Leslie Nymark into a mixed, vibrant and transit-supportive community.

Toronto Community Housing intends to redevelop Leslie Nymark and replace the existing social housing units through the sale of land and new condominium units, in collaboration with our private-sector developer partner, Tridel. Toronto Community Housing's Board of Directors approved the submission of the Leslie Nymark planning application in May of 2011.

The plan for Leslie Nymark calls for the demolition and replacement of 121 social housing units over the next 5 years, and the addition of up to 540 new market-priced condominium units. The geographic boundaries of Leslie Nymark are shown on Attachment 1. The proposed master site plan for the new community is also attached (Attachment 2). Toronto Community Housing expects to begin resident relocation for the first phase of the project starting in early 2016.

By this letter, Toronto Community Housing is requesting:

- (i) consent from the City of Toronto ("City") as shareholder to undertake the revitalization of Leslie Nymark;
- (ii) that the City, in its capacity as Service Manager, provide the consent required under Section 161 of the *Housing Services Act, 2011* to allow the redevelopment of Leslie Nymark;
- (iii) that the City of Toronto in its capacity as Service Manager, seek the consent of the Minister of Municipal Affairs and Housing to the sale of portions of the Leslie Nymark lands as required under Section 161 of the *Housing Services Act, 2011*; and,

- (iv) that the City of Toronto ("City"), in its capacity as service manager under the Housing Services Act 2011, authorize the General Manager, Shelter, Support and Housing Administration, to grant any necessary Service Manager consents for mortgages, encumbrances and development.

The revitalization of Leslie Nymark is part of Toronto Community Housing's efforts to reduce our capital repair backlog, which currently sits at \$896 million and is growing every year. The Leslie Nymark revitalization will replace aging units and allow Toronto Community Housing's limited capital repair budget to be directed to our communities that do not have the opportunity of revitalization. Revitalization will provide Leslie Nymark residents with new energy-efficient homes, community meeting and amenity space, much improved outdoor recreation space and better connections to the surrounding neighbourhood.

As in Toronto Community Housing's other revitalizations, the revitalization of Leslie Nymark is about more than bricks and mortar; it is about building the capacity and vitality of the community. Leslie Nymark residents have been actively involved in developing the revitalization plan over the last five years. Resident participation in community meetings, workshops, and door-to-door outreach has been outstanding. Their feedback and ideas have resulted in a stronger plan with more family-friendly open spaces and a range of housing options for residents, including townhouses, apartments and fully-accessible units. The community animator team, which is made up of residents of the community, has fostered information sharing, resident leadership, civic awareness and stronger social networks within Leslie Nymark.

As part of the project, Toronto Community Housing and Tridel are creating employment, education, economic and other opportunities for residents. Over the coming months and years, we look forward to working with our community partners, consultants and contractors and employment agencies to expand opportunities for community economic development.

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

Yours truly,

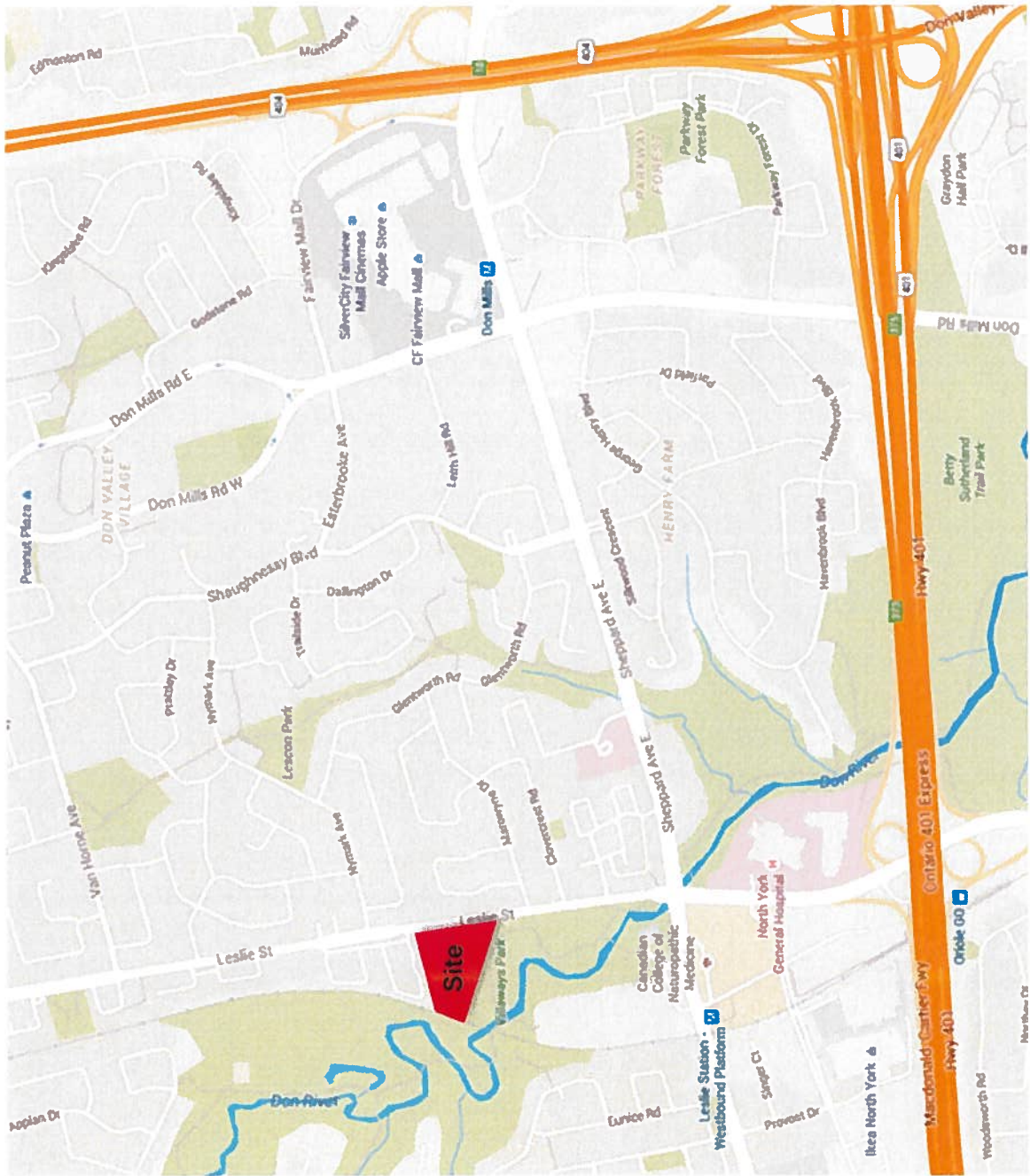


Greg Spearn
President & Chief Executive Officer (Interim)
Toronto Community Housing

CC: Chris Brillinger, Social Development, Finance and Administration
Lydia Fitchko, Social Policy, Analysis and Research, SDFA
Denise Andrea Campbell, Community Resources, SDFA
Joe Borowiec, Strategic and Corporate Policy
Phillip Abrahams, Shelter, Support and Housing Administration
Rob Cressman, Social Housing Unit, Shelter, Support and Housing Administration

Encl. Attachment 1 – Leslie Nymark Location Map
Attachment 2 – Revitalization Plan for Leslie Nymark, dated August 5, 2015

Attachment 1 – Leslie Nymark Location Map



Attachment 2 – Revitalization Plan for Leslie Nymark

