TORONTO Member Motion

City Council

Motion Without Notice

MM39.26	ACTION			Ward:15

Development Charges for Phase 1B of the Lawrence Heights Redevelopment - by Councillor Josh Colle, seconded by Councillor Maria Augimeri

**** This Motion has been deemed urgent by the Chair.***
**** This Motion is not subject to a vote to waive referral. This Motion has been added to the agenda and is before Council for debate.***

Recommendations

Councillor Josh Colle, seconded by Councillor Maria Augimeri, recommends that:

1. City Council authorize the execution of a development charge agreement between the City and the Toronto Community Housing Corporation, in a form satisfactory to the City Solicitor, to allow all of the development charges for Phase 1B of the Lawrence Heights redevelopment to be paid before such charges would otherwise be payable, pursuant to § 415-8C of the City of Toronto Municipal Code.

Summary

Toronto Community Housing Corporation has embarked on a multi-phase plan to revitalize its Lawrence Heights community. The revitalization will replace 1,208 rent-geared-to-income units that require renewal and will also include approximately 4,792 market units, all on more than 60 hectares of land.

Phase 1B of the revitalization, to be constructed at 1 Leila Lane by Toronto Community Housing Corporation's development partner, Heights Development Inc., consists of a 15-storey market condominium building (including 1200 square metres of commercial space) and an 8-storey rent-geared-to-income rental replacement building. The construction and exterior design of the project will not distinguish between Toronto Community Housing Corporation rental units and market units, and construction of both will proceed together.

A number of issues, all as set out in the attached letter from Toronto Community Housing Corporation, resulted in unexpected delays in the completion of the subdivision works for Phase 1B, thus delaying the start of construction. These events were out of the control of both Toronto Community Housing Corporation and Heights Development. Had the construction work moved forward as originally scheduled, the project would currently be at grade and development charges would already be payable.

Allowing the early payment of development charges for Phase 1B will enable Toronto Community Housing Corporation and its development partner to avoid the expected increase in development charge rates. Any additional costs, such as the increase in development charges, would significantly impact Toronto Community Housing Corporation directly as Toronto Community Housing Corporation receives a share of the profits from the market condominium.

Background Information (City Council)

Member Motion MM39.26
(April 10, 2018) Letter from the Director, Development, Toronto Community Housing Corporation
(http://www.toronto.ca/legdocs/mmis/2018/mm/bgrd/backgroundfile-114496.pdf)