Toronto Community
Housing Corporation
931 Yonge Street
Toronto, ON
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Toronto
Community
Housing

Re Lawrence Heights Revitalization, Phase 1B, 1 Leila Lane
Building Permit #14 263099
Development Charges By-Law Review

April 10, 2018

Dear Councillor Colle,

Cc Diane Damiano

I am writing to formally request that the City of Toronto enter into a Front-Ending Agreement on behalf of Toronto Community Housing ("TCHC") with our development partner, Heights Development Inc., to allow for the payment of Development Charges in advance of the above-grade permit, per the Development Charges Act, 1997, section 27(1), section 44(1), as well as Municipal Code Chapter 415-8 C.

Heights Development Inc. submitted final building permit drawings to the Buildings Dept. on July 12, 2017. A Development Charges Deferral Agreement and a Conditional Permit Agreement were both entered into on August 16, 2017 to allow for the issuance of a shoring permit to commence construction. Leading up to and following this date, a number of factors have delayed the construction of the rental replacement social housing building and condominium that would have otherwise put the project in a position to have paid DCs by the date of this letter.

Overall, various situations have led to over 8 months of delays to the project. These events were out of the control of both TCHC and Heights Development. Had work moved forward as scheduled, the project would be at grade and ready for a Superstructure permit triggering the payment of Development Charges.

TCHC has partnered with Heights Development Inc. on the 1 Leila Lane development and is vested heavily in the success of this project. Any additional costs, such as the increase in Development Charges, impacts TCHC directly as TCHC receives a share in the profits from the market condominium. We kindly request that an exception is made to allow for Heights Development Inc. to pay the Development Charges effective as of the date of this letter by way of a Front-ending Agreement. These cost savings would be used to reinvest directly into the revitalization of the City's social housing stock.

Truly,

Jason Chen
Director of Development, Toronto Community Housing Corporation