

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

Development Charges Payment (for Council)

May 24, 2018

**Re: Leslie Nymark Revitalization**

Building Permit #17 171325 BLD 00 NB and #17 171433 BLD 00 NB

Dear Deputy Mayor Bailao,

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, Tridel, to allow for the payment of Development Charges (DCs), 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.

The Leslie Nymark partnership between Tridel and TCHC submitted building permit drawings for a market condominium, Scala Residences Inc., to the City of Toronto Buildings department on June 8, 2017. Leading up to and following this date, a number of factors have delayed the construction start of the TCHC buildings and Scala condominium in the Leslie Nymark community and have consequently put the project in a position where the DCs, in conjunction with the release of the first above-grade building permit, cannot be paid prior to the DC rate increase on November 1, 2018.

The revitalization process for Leslie Nymark began back in 2011 and in the same year TCHC also started Allenbury Gardens which is of a similar scale with multiple buildings that has now received occupancy for phase 1, while Leslie Nymark has yet to start construction. Various circumstances have led to over three years of delays to the project, including achieving an approved master plan that satisfies TCHC's and the City's objectives, site-specific conditions and weather. Some of these events were beyond the control of TCHC and Tridel, but City staff, TCHC and Tridel have been working diligently to address these matters in order to efficiently proceed with construction and have residents return to Leslie Nymark as soon as possible. Had work progressed as previously scheduled, the project would today be at-grade and ready for a Superstructure permit triggering the payment of Development Charges.

TCHC has a full partnership with Tridel on the market portion of the Leslie Nymark development and is vested heavily in the financial success of the Scala condominium. Any additional costs, such as the increase in Development Charges, impacts TCHC directly as TCHC receives an equal share of the profits from the market condominium. We kindly request that an exception be made to allow for the Tridel and TCHC partnership to pay the Scala condominium DCs effective as of the date of this letter by way of a Front-ending Agreement. This would result in TCHC standing to receive over \$1.5 million more in its share of profits, which would be reinvested directly into the revitalization of the City's affordable housing stock.

Sincerely,

Andrew Goodyear  
Director of Development, Toronto Community Housing Corporation