

## City Council

### Motion without Notice

MM43.48	ACTION			Ward:33
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### **Development Charges for the Leslie Nymark Toronto Community Housing Corporation Redevelopment - by Councillor Ana Bailão, seconded by Councillor Jonathan Tsao**

*\* 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 Ana Bailão, seconded by Councillor Jonathan Tsao, 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 the Leslie Nymark revitalization to be paid either before such charges would otherwise be payable or when such charges would normally be payable, but that the amount of the development charges paid under either scenario will be determined using the rates in place as of the date of this Motion, pursuant to § 415-8A and § 415-8C of the City of Toronto Municipal Code.

#### **Summary**

Toronto Community Housing Corporation has partnered with Tridel for the revitalization of the Leslie Nymark community, a 2.83 hectare site located near Leslie Street and Sheppard Avenue East in Ward 33. Once completed, the new community will consist of one mid-rise apartment building and two blocks of townhouses for Toronto Community Housing Corporation and one market condominium (Scala). The Leslie Nymark partnership between Tridel and Toronto Community Housing Corporation was formed in 2011 and the partnership has been jointly working on the revitalization since that time.

The revitalization of the Leslie Nymark community will replace 121 rent-geared-to-income units (115 on-site and six off-site in the Allenbury Gardens revitalization community), and introduce a new Privately-Owned Publicly Accessible Space (POPS) and a public road network. The rental units consist of two blocks of townhouses (48 units) and a 4-storey apartment building (67 units). Scala, the 18-storey market building, includes 498 market units.

A number of issues, as set out in the attached letter from Toronto Community Housing Corporation, resulted in unexpected delays in the master planning and planning approvals, delaying the start of construction. Had the construction work moved forward as originally

scheduled, the project would currently be at-grade and development charges would be payable.

Allowing the early payment of development charges at the rates in effect as of the date of this Motion will enable Toronto Community Housing Corporation 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 an equal share of the profits from the market condominium.

This Motion is urgent as Toronto Community Housing Corporation requires the certainty to move forward and to protect the public's investment in this revitalization project prior to the end of this term of City Council.

### **Background Information (City Council)**

Member Motion MM43.48

(May 24, 2018) Letter from the Director of Development, Toronto Community Housing Corporation on Development Charges Payment

(<http://www.toronto.ca/legdocs/mmis/2018/mm/bgrd/backgroundfile-117730.pdf>)