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October 19, 2020

Chair Ana Bailão and Committee Members
Planning and Housing Committee
C/O Nancy Martins
10th floor, West Tower, City Hall
100 Queen Street West, Toronto, ON M5H 2N2

RE: PH17.8 – Lawrence Heights Phases 2 and 3 – Initial Development Proposal

Dear Committee Members,

Below is a list of suggested inclusions that need to be part of the future processes for the RFP and the Planning framework for Phases 2 and 3 of the Lawrence Heights Revitalization process.

1. A Pandemic Covid-19 Protection Lens should be an integral part of all future design and built form of Phase 2 and 3 of the Lawrence Heights Revitalization process that would include enhanced ventilation, indoor and outdoor hand washing and sanitation stations, enhanced open public spaces indoor and outdoor to properly deal with COVID-19 related issues.
2. The building of the Community Centre Hub should be prioritized and constructed as soon as possible in the process.
3. The number of affordable units in Phases 2 and 3 should be increased substantially.
4. A "Rent to Own" pilot project should be considered for Phases 2 and 3 with priority for these rent to own units going to long-time residents.
5. Street-level retail should be incorporated into the build form.
6. Enhance density for market purposed build rental and condominiums should be accelerated as a means of underwriting costs of rental and subsidised units.
7. Stand-alone affordable Senior Buildings should be incorporated in the Phases 2 & 3.
8. A comprehensive safety and security build form needs to be included in Phases 2 and 3 to include some of the following enhanced safety: camera technology in public areas and streets; lighting on the main streets and throughout the public areas of the development; and other possible infrastructure to ensure safety and security of residents.

Thank you for considering the above when making your decision.

Yours truly,

