

City Council**Motion without Notice**

MM8.36	ACTION			Ward: 8
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Supporting the Development of Phase 2 of the Lawrence Heights Revitalization - by Councillor Mike Colle, seconded by Deputy Mayor Jennifer McKelvie

** 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 Mike Colle, seconded by Deputy Mayor Jennifer McKelvie, recommends that:

1. City Council authorize the Executive Director, Toronto Building to waive the fees associated with the Rental Housing Demolition application located at 3 and 5 Leila Lane and 31-109 Bagot Court (odd).
2. City Council authorize the Chief Planner and Executive Director, City Planning, to waive the fees associated with the Draft Plan of Subdivision for Phase 2a of the Lawrence Heights Revitalization Project for the area and units required for the Lawrence Heights Community Centre.

Summary

On October 27, 2020, City Council adopted Item [PH17.8](#) "Lawrence Heights Phases 2 and 3 – Initial Development Proposal". Phases 2 and 3 contain community amenities including the new community centre in Phase 2 as well as new roads and infrastructure.

The Lawrence Heights Community Centre is a pillar of the Revitalization Project, particularly in Phase 2a where it will be located, offering much needed community space and programming to those living in the Lawrence Heights community. This project will be a partnership between the City and Toronto Community Housing. The City has submitted an application for funding from the Federal Government through the Green and Inclusive Community Building program.

In order for the new Community Centre to be ready for construction and to adhere to the Parks, Forestry, and Recreation timelines – with or without funding from the Green and Inclusive Community Building program – a Draft Plan of Subdivision application and a Rental Housing Demolition application must be submitted expeditiously to Toronto Building and City Planning for review and approval. This is in order to allow for time to work with relevant City departments and staff on the new roads and infrastructure required and to allow for the relocation of the current tenants as per the Tenant Relocation and Assistance Implementation Plan.

For Phase 1 of the Lawrence Heights Revitalization, a fee exemption letter was issued to Toronto Community Housing from the Housing Secretariat, in order to have the application fees waived. However, the Housing Secretariat is unable to do so this time as these two applications have to be submitted in advance of a rezoning or site plan application in order to facilitate the road layout, servicing and rental housing relocations/demolition. These are necessary parts of the process to accelerate the design and construction of the community centre. The social housing units being demolished as part of this sub-phase (Phase 2a) will be replaced elsewhere within the Lawrence Heights Revitalization Project and tenants who are relocated will be offered replacement units once built. Some tenants will be able to move to replacement units already constructed in Phase 1.

The estimated total cost associated with waiving the fees is \$104,202.25 for the Draft Plan of Subdivision for Phase 2a and \$39,945.02 for the Rental Housing Demolition application.

As the Rental Housing Demolition application has already been submitted, it is anticipated that there will be a staff recommendation on the application in the fall of 2023. However, City Planning and Buildings cannot circulate the applications for review without payment of fees or an exemption thereof.

This Motion should be deemed as an urgent item because of the various aforementioned timelines required for application submissions, related fees and subsequent staff reviews and reports.

Background Information (City Council)

Member Motion MM8.36

(<https://www.toronto.ca/legdocs/mmis/2023/mm/bgrd/backgroundfile-238444.pdf>)