

3 Leila Lane, 5 Leila Lane, and 31-109 Bagot Court – Rental Housing Demolition Application – Decision Report

Date: February 5, 2024

To: North York Community Council

From: Director, Community Planning, North York District

Ward: 8 - Eglinton Lawrence

Planning Application Number: 23 174083 NNY 08 RH

SUMMARY

This Rental Housing Demolition application proposes to demolish 102 existing social housing units within two three-storey residential rental apartment buildings at 3 Leila Lane and 5 Leila Lane, and townhouses at 31-109 Bagot Court, as part of the Lawrence Heights revitalization proposed by Toronto Community Housing Corporation (TCHC).

This application will accommodate a new City of Toronto Community Recreation Centre (CRC). The City has applied for the Federal Government's Green and Inclusive Community Building Fund, which if granted would require the CRC to be completed by the end of 2026. As a result of this timeline, TCHC needs to advance the relocation of existing tenants in the subject properties prior to a zoning by-law amendment for the next phase of revitalization.

This report recommends approval of the Rental Housing Demolition application under Chapter 667 and demolition permit under Chapter 363 of the Toronto Municipal Code, subject to replacing the existing social housing units in the next phase of revitalization and the provision of an approved Tenant Relocation and Assistance Implementation Plan.

RECOMMENDATIONS

The Director, Community Planning North York District recommends that:

1. City Council approve the Rental Housing Demolition Application File No. 23 174083 NNY 08 RH in accordance with Chapter 667 of the Toronto Municipal Code and pursuant to Section 111 of the City of Toronto Act, 2006 which allows for the demolition of one hundred and two (102) existing rental dwelling units located at 3 Leila Lane, 5 Leila Lane, and 31-109 Bagot Court, subject to the following conditions:

- a. The owner shall provide and maintain not less than one hundred and two (102) replacement rental dwelling units as social housing units with rents geared-to-income within the Lawrence Heights Phase 2 lands for a period of at least 99

years beginning from the date that each replacement social housing unit is first occupied and, during which time, no application may be submitted to the City for condominium registration, or for any other conversion to a non-rental housing purpose, or for demolition without providing for replacement. The replacement social housing units of one hundred and two (102) replacement rental dwelling units shall be comprised of twenty-four (24) one-bedroom units, twenty six (26) two-bedroom units, forty (40) three-bedroom units, and twelve (12) four-bedroom units, as generally illustrated in the architectural plans submitted to the City Planning Division with a minimum ground floor area of 8,547.1 square metres. Any revision to these plans shall be to the satisfaction of the Chief Planner and Executive Director, City Planning Division;

b. The owner shall provide tenant relocation assistance to all Eligible Tenants of the one hundred and two (102) existing rental dwelling units proposed to be demolished at 3 Leila Lane, 5 Leila Lane, and 31-109 Bagot Court, including the right to return to occupy a replacement social housing unit to the satisfaction of the Chief Planner and Executive Director, City Planning and as further detailed in the Tenant Relocation and Assistance Implementation Plan; and

c. The owner shall enter into, and register on title to the lands at 3 Leila Lane, 5 Leila Lane, and 31-109 Bagot Court and additional lands that comprise the Lawrence Heights Phase 2 revitalization (Lawrence Heights Phase 2 lands), an agreement pursuant to Section 111 of the City of Toronto Act, 2006, to secure the conditions outlined in Recommendations 1.a. and 1.b. above all to the satisfaction of the City Solicitor and the Chief Planner and Executive Director, City Planning Division.

2. City Council authorize the Chief Planner and Executive Director, City Planning Division, to issue Preliminary Approval of the Rental Housing Demolition Permit under Chapter 667 of the Toronto Municipal Code pursuant to Section 111 of the City of Toronto Act, 2006 for the demolition of the one hundred and two (102) existing rental dwelling units located at 3 Leila Lane, 5 Leila Lane, and 31-109 Bagot Court after all of the following have occurred:

a. All conditions in Recommendation 1 above have been fully satisfied and secured;

b. The Tenant Relocation and Assistance Implementation Plan has been approved by the City of Toronto;

c. The owner has provided Typical Unit Layouts for the Replacement Social Housing Units, to the satisfaction of the Chief Planner & Executive Director, City Planning Division; and

d. The owner has confirmed, in writing, that all existing rental dwelling units proposed to be demolished are vacant.

3. City Council authorize the Chief Building Official and Executive Director, Toronto Building to issue a Rental Housing Demolition Permit under Chapter 667 of the Toronto Municipal Code after the Chief Planner and Executive Director, City Planning Division has given Preliminary Approval referred to in Recommendation 2 above.

4. City Council authorize the Chief Building Official and Executive Director, Toronto Building to issue a Residential Demolition Permit under Section 33 of the Planning Act and Chapter 363 of the Toronto Municipal Code for 3 Leila Lane, 5 Leila Lane, and 31-109 Bagot Court after the Chief Planner and Executive Director, City Planning Division has given Preliminary Approval referred to in Recommendation 2 above, which may be included in the Rental Housing Demolition Permit under Chapter 667 pursuant to section 6.2 of Chapter 363, on condition that:

- a. The owner removes all debris and rubble from the site immediately after demolition;
- b. The owner erects solid construction hoarding to the satisfaction of the Chief Building Official and Executive Director, Toronto Building;
- c. The owner erects the replacement units on the Lawrence Heights Phase 2 lands no later than four (4) years from the date that the demolition of such building commences, subject to the timeframe being extended to the discretion of the Chief Planner and Executive Director, City Planning Division; and Chief Building Official and Executive Director, Toronto Building;
- d. Should the owner fail to complete the replacement units within the time specified in Recommendation 4.c. above, the City Clerk shall be entitled to enter on the collector's roll, as with municipal property taxes, an amount equal to the sum of twenty thousand dollars (\$20,000.00) per dwelling unit for which a demolition permit is issued, and that such amount shall, until payment, be a lien or charge upon the land for which the Residential Demolition Permit is issued; and,
- e. A TTC technical review of the proposed development and any related conditions have been completed to the satisfaction of the TTC

5. City Council authorize the appropriate City officials to take such actions as are necessary to implement City Council's decision, including execution of the Section 111 Agreement and other related agreements.

FINANCIAL IMPACT

The City Planning Division confirms that there are no financial implications resulting from the recommendations included in this report in the current budget year or in future years.

DECISION HISTORY

At its meeting held on November 29, 2011, City Council adopted Item No. NY11.24, "Final Report - Lawrence-Allen Secondary Plan" which allowed TCHC to move forward with the Lawrence Heights revitalization. The Secondary Plan reflects years of input from tenants, area residents, neighbourhood organizations and the City of Toronto. <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2011.NY11.24>

At its meeting held on November 27, 2012, City Council adopted Item No. NY20.34, "Final Report - Official Plan and Zoning By-law Amendment, Rental Housing Demolition and Subdivision Applications - 1-29 & 111-133 Bagot Court, 1-87 Bredonhill Court, 41119 Varna Drive, 1-78 Cather Crescent, 1 Leila Lane, 1-11 & 15-45 Zachary Court and 215-251 Raneer Avenue TCHC's Lawrence Heights Phase 1 re-zoning and Official Plan Amendment Application". <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2012.NY20.34>

At its meeting held on October 27, 28 and 30, 2020, City Council adopted Item No. PH17.8, "Lawrence Heights Phases 2 and 3 - Initial Development Proposal". Through this report, the Planning and Housing Committee approved TCHC proceeding with the Initial Development Proposal as the project concept for the revitalization of Lawrence Heights Phases 2 and 3 and directed City staff to report back on a number of items including details of the TCHC-recommended development proposal, refined cost estimates, opportunities to increase the number of affordable rental units, and funding opportunities. This report is an interim status update in response to those directions. <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2020.PH17.8>

At its meeting held on December 15, 16, and 17, 2021, City Council adopted item PH29.7, "Lawrence Heights Revitalization - Phases 2 and 3 Interim Status and budget Update". Through this report City Council directed the General Manager, Parks, Forestry and Recreation to expedite the design of the Lawrence Heights Community Recreation Centre with the General Manager, Children's Services, including moving forward with their procurement process and prioritizing completion of the new community recreation centre project by March 2026 to comply with the requirements of the Federal Government's Green and Inclusive Community Building Fund. [Agenda Item History - 2021.PH29.7 \(toronto.ca\)](#)

PROPOSAL

In November 2012, the City of Toronto approved the Official Plan and Zoning By-law Amendment and Rental Housing Demolition applications for the first phase of the redevelopment of Lawrence Heights. This process implements the vision outlined in the 2011 Lawrence Allen Secondary Plan. The Secondary Plan envisions a full reconstruction of the Lawrence Heights Community with new roads, community amenities and open spaces. The plan also outlines future residential densities, road networks, parkland, and other features in the area.

To date, 20 Zachary Court, Lawrence Heights' first revitalized rental building, opened in 2018. The second rental replacement building, 20 New Heights Court, opened in March 2021. Site servicing and road construction in the Northeast District of Phase 1 is nearing

completion, forming a network for new municipal infrastructure and roads. New rental and market townhouse blocks, as well as a new public park, are anticipated for completion by 2025. The total number of social housing replacement units that will be built at the completion of Phase 1 is 255, exceeding the number of units demolished in Phase 1 by 22 units.

On July 13, 2023, a Rental Housing Demolition application was submitted for 3 Leila Lane, 5 Leila Lane, and 31-109 Bagot Court by TCHC. This application will accommodate a new City of Toronto Community Recreation Centre (CRC). In order to accommodate the target 2026 construction of the CRC, TCHC needs to advance the relocation of existing tenants in the subject properties prior to a zoning by-law amendment for this next phase of revitalization.

Site and Surrounding Area

The site is an irregularly shaped parcel located in the Lawrence Heights neighbourhood directly east of W.R. Allen, north of Flemington Public School and south of Turtle Island Road. The parcel includes Flemington Park in addition to 3 Leila Lane, 5 Leila Lane, and 31-109 Bagot Court.

Reasons for Application

This application was submitted to accommodate a new City of Toronto Community Recreation Centre (CRC), which will also include a day care. TCHC is required to proceed with demolition of 3 Leila Lane, 5 Leila Lane, and 31-109 Bagot Court to accommodate the construction of the CRC.

Tenant Consultation

On June 20, 2023, a resident consultation meeting was held to review the City's housing policies, the impact of the demolition on residents, and the proposed resident relocation and assistance plans. City staff, along with staff from TCHC and the Housing Secretariat, provided a presentation and overview of the proposed revitalization plans as well as the City's demolition and replacement policies for social housing, including the Rental Housing Demolition Control By-law.

POLICY CONSIDERATIONS

Provincial Land-Use Policies

All decisions of Council in respect of the exercise of any authority that affects a planning matter shall be consistent with the Provincial Policy Statement (2020), and shall conform to provincial plans, including the Growth Plan (2020) for the Greater Golden Horseshoe, the Greenbelt Plan, and others.

Official Plan

Official Plan Policy 3.2.1.7 requires that redevelopment of social housing properties that would have the effect of removing a social housing building or related group of buildings containing one or more social housing units, will secure:

- a) full replacement of the social housing units;
- b) replacement social housing units at rents similar to those at the time of the application, including the provision of a similar number of units with rents geared to household income; and

- c) an acceptable tenant relocation and assistance plan addressing provision of alternative accommodation for tenants at similar rents, including rent-geared-to-income subsidies, right-of-first refusal to occupy one of the replacement social housing units and other assistance to mitigate hardship.

Rental Housing Demolition and Conversion By-law

This application involves the demolition of rental housing. Since the development site contains six or more residential units, of which at least one unit is rental housing, an application is required under Chapter 667 of the City's Municipal Code, the Rental Housing Demolition and Conversion By-law. The By-law requires an applicant obtain a permit from the City allowing the demolition of the existing rental housing units. The City may impose conditions that must be satisfied before a demolition permit is issued.

COMMENTS

Provincial Policy Statement and Provincial Plans

Staff's review of this application has had regard for the relevant matters of provincial interest set out in the Planning Act. Staff has reviewed the current proposal for consistency with the Provincial Policy Statement (2020) and conformity with the Growth Plan (2020). Staff find the proposal to be consistent with the PPS and conforms with the Growth Plan.

Replacement Social Housing

All 102 existing social housing units at 3 Leila Lane, 5 Leila Lane, and 31-109 Bagot Court) are proposed to be demolished to allow for redevelopment of the site that includes a new Community Recreation Centre. The social housing units will be replaced in the first sub-phase of Phase 2 of the Lawrence Heights Revitalization. The units will be maintained as social housing for a period of at least 99 years.

The 102 existing social housing units are comprised of 24 one-bedroom units, 26 two-bedroom units, 40 three-bedroom units and 12 four-bedroom units. All 102 units are owned and managed by TCHC and have rents-geared-to-income. Units located at 3 and 5 Leila Lane are in a 3-storey walk-up apartment complex and do not have private outdoor spaces. Each building has a single laundry room that serves the entire building. Units located at 31-109 Bagot Court are ground related and have private front yard and backyard spaces, located around a shared semi-private court. Each Bagot Court unit has a hook-up for laundry machines which are owned by the tenants.

The applicant provided the following typical average unit sizes for the properties proposed for demolition:

- One-bedroom: 55.7 square metres (600 square feet)
- Two bedroom: 74.3 square metres (800 square feet)
- Three-bedroom: 97.5 square metres (1050 square feet)
- Four-bedroom: 116.1 square metres (1250 square feet)

The same number of unit and bedroom type will be replaced, along with the associated rent-geared-to-income subsidy. All replacement units will be operated by TCHC. The

102 replacement social housing units are proposed to be located in either a high rise or mid-rise form.

TCHC has established Average Unit Size Guidelines for rental replacement that are reflected in this application. The proposed average replacement unit sizes for apartments and townhouses are:

- One-bedroom: 49.2 square metres (530 square feet)
- Two-bedroom: 70.6 square metres (760 square feet)
- Three-bedroom: 89.7 square metres (965 square feet) & 111.5 square metres (1,200 square feet) (townhouse)
- Four-bedroom: 111.5 square metres (1,200 square feet) & 126.3 square metres (1,360 square feet) (townhouse)

More detailed plans containing the layouts of the replacement units and building amenities and facilities will be secured as part of the Zoning By-law Amendment application for Phases 2 and 3.

The proposed revitalization, including the new CRC and the replacement of the units in Phase 2, will support the creation of a complete community as well as provide a diverse mix of housing types. The revitalization will replace a dated built form with a design that maximizes the potential of land and increases community cohesion by introducing a more compact built form, new outdoor and public spaces/amenities, a new road network and additional market and affordable units.

Tenant Relocation and Assistance

A Tenant Relocation and Assistance Implementation Plan will be provided to all tenants. The Plan will include at a minimum, but is not limited to:

- a tenant's right to a new replacement social housing unit;
- continued provision of rent-geared-to-income subsidies to tenants being relocated, subject to their on-going eligibility;
- provision of moving assistance, including moving services and other support to assist with moving to a temporary and new replacement unit;
- a minimum of 5 months' notice prior to having to move; and
- equitable and transparent selection of temporary relocation and new replacement units.

The Tenant Relocation and Assistance Implementation Plans (TRAIPs) was prepared by TCHC and approved by the City as Service Manager in January 2024. This detailed plan identifies the specific process and issues relating to the relocation of tenants during the redevelopment process for 3 Leila Lane, 5 Leila Lane, and 31-109 Bagot Court.

The social housing replacement proposal and Tenant Relocation and Assistance Implementation Plan conform to the Official Plan and will help improve the City's existing stock of social housing.

The replacement social housing units, rent-geared-to-income requirements and the resident relocation and assistance plan will be secured through an agreement pursuant

to Section 111 of the City of Toronto Act, 2006, to the satisfaction of the Chief Planner and Executive Direction, City Planning Division prior to the issuance of Preliminary Approval for Demolition.

Other Matters

The application was circulated to various divisions and external agencies for comments. In this regard, TTC has raised that the lands are located within their Development Zone of TTC's Line 1 subway. In this regard, prior to the issuance of a building permit for any demolition or below grade works, the TTC Technical Review of the proposed development must be completed and satisfy any related conditions to the satisfaction of the TTC.

CONTACT

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SIGNATURE

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ATTACHMENTS

City of Toronto Data/Drawings

Attachment 1: Location Map

Attachment 1: Location Map

