

Lawrence Heights Revitalization Phases 2 and 3 - Infrastructure Reimbursement and Budget Update

Date: July 2, 2026

To: Planning and Housing Committee

From: Executive Director, Housing Development Office

Wards: 8 - Eglinton Lawrence

SUMMARY

The Executive Director, Housing Development Office, will submit a report to the Planning and Housing Committee in advance of its July 16, 2026 meeting, seeking approval of updated cost estimates for public infrastructure associated with the Lawrence Heights Phases 2 and 3 Revitalization Project. Approval is required to enable the inclusion of these costs in the 2027-2036 Capital Budget and Plan Submissions for Toronto Water and Transportation Services, and to authorize reimbursement by the City to Toronto Community Housing Corporation (TCHC) for eligible infrastructure costs incurred by TCHC. The report will also seek authorization for Toronto Water and Transportation Services to reimburse TCHC for eligible project-related infrastructure costs incurred in 2026.

RECOMMENDATIONS

The Executive Director, Housing Development Office recommends that:

1. Planning and Housing Committee receive this report for information.

FINANCIAL IMPACT

Further information on financial impacts will be outlined in the forthcoming supplementary report.

DECISION HISTORY

On March 25 and 26, 2026, City Council adopted Item PH28.4,"Lawrence Heights Revitalization (Phase 2) - Toronto Builds - Official Plan and Zoning By-law Amendment

Applications - Decision Report - Approval". OPA and Rezoning Application for Phase 2 of the TCHC Lawrence Heights revitalization includes new and reconfigured public streets, public parks and community uses, and residential development ranging from 6 to 28 storeys in height.

<https://secure.toronto.ca/council/agenda-item.do?item=2026.PH28.4>

On May 21 and 22, 2025, Council adopted Item PH21.4, "Toronto Builds - A Policy Framework to Build More Affordable Rental Homes on Public Land" directing that capital funding for all community amenities, facilities, city-building and civil infrastructure required as part of Toronto Builds Projects be included in the relevant Divisional budgets and considered by City Council for approval as part of the annual budget process.

<https://secure.toronto.ca/council/agenda-item.do?item=2025.PH21.4>

On March 20 and 21, 2024, Council adopted Item NY11.3 "3 Leila Lane, 5 Leila Lane, and 31-109 Bagot Court - Rental Housing Demolition Application - Decision Report" approving the Rental Housing Demolition Application for the lands municipally known as 3 Leila Lane, 5 Leila Lane, and 31-109 Bagot Court.

<https://secure.toronto.ca/council/agenda-item.do?item=2024.NY11.3>

On November 8 and 9, 2023, Council adopted Item EX9.3, "Generational Transformation of Toronto's Housing System to Urgently Build More Affordable Homes". Recommendations 26 and 27 specifically refer to Lawrence Heights Revitalization Phases II and III.

<https://secure.toronto.ca/council/agenda-item.do?item=2023.EX9.3>

On December 15-17, 2021, City Council adopted Item PH29.7, "Lawrence Heights Revitalization – Phases 2 and 3 Interim Status and Budget Update", which included direction to Toronto Water and Transportation Services to include infrastructure costs in their annual capital budgets. This cost has been carried forward.

<https://secure.toronto.ca/council/agenda-item.do?item=2021.PH29.7>

On October 27, 2020, City Council adopted Item PH17.8, "Lawrence Heights Phases 2 and 3 - Initial Development Proposal". The Initial Development Proposal ("IDP") was provided to Council for approval in accordance with the new approval framework for Toronto Community Housing Corporation revitalization projects. This approvals process framework was approved by Council in July 2019 and aims to provide the City with earlier insight into TCHC revitalization projects and ensure that they support wider city-building priorities.

<https://secure.toronto.ca/council/agenda-item.do?item=2020.PH17.8>

On July 16, 17 and 18, 2019, Council adopted Item PH7.4, "A New Approvals Framework for Toronto Community Housing Corporation Revitalization Projects," incorporating the review of an Initial Development Proposal for the Lawrence Heights Phase 2 revitalization project as a stage gating process.

<https://secure.toronto.ca/council/agenda-item.do?item=2019.PH7.4>

On May 14 and 15, 2019, City Council adopted Item AU2.1, "Moving Forward Together: Opportunities to Address Broader City Priorities in Toronto Community Housing Corporation Revitalizations", and requested staff to report to the July 3, 2019 meeting of the Planning and Housing Committee on any options for city building objectives that may be included in revitalizations that have yet to obtain planning approvals.

<https://secure.toronto.ca/council/agenda-item.do?item=2019.AU2.1>

On November 27, 28 and 29, 2012, City Council adopted Item 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, 41-119 Varna Drive, 1-78 Cather Crescent, 1 Leila Lane, 1-11 & 15-45 Zachary Court and 215-251 Ranee Avenue".

<https://secure.toronto.ca/council/agenda-item.do?item=2012.NY20.34>

COMMENTS

As part of the revitalization of the Lawrence Heights community, new municipal infrastructure is required. A supplementary report will be submitted to the Planning and Housing Committee before its meeting on July 16, 2026 to provide updated cost estimates for public infrastructure and cost reimbursement approaches for Council approval and authorization.

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SIGNATURE

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