

Proposed Lawson Redevelopment Backgrounder

CLTO – Tridel Project
1710 – 1712 Ellesmere Road
March 20, 2023

Introduction

The proposed Lawson redevelopment is a partnership between Community Living Toronto (CLTO) and Tridel, the goal of which will deliver an inclusive community that sets the standard for how organizations and home builders can partner to meet housing demand for all people.

This large-scale proposal seeks to custom build mixed-use housing, including affordable rental, independent living, supported living, and market condominium suites. People with intellectual disabilities, supported by CLTO, will have an opportunity to live in an inclusive community.

History of the Lawson Redevelopment Site

- In 1948, a group of families who supported their children with disabilities came together to create an association (The Metropolitan Toronto Association) with a dedicated mission to provide education and support to children with disabilities; the Association opened a school in a church for the ten students in their care. Over the years, the school grew, accommodating over 210 children and their families seeking education and community support.
- Harold R. Lawson, Chairman of the Association's Building Fund, was a key investor of both time and finances to support the development of a new school for children with disabilities in Scarborough.
- Originally opened in 1963, the site was named the Harold R. Lawson School and included short-term accommodations for those requiring them.
- Accessibility was always at the forefront of design for the space, with wider hallways, lower chalkboards, and rooms designed to teach children how to help their families with home care. Separate entrances were designed for the school and the short-term accommodations to give children the sense of leaving one space for another.
- The school was shared with the Toronto District School Board until 2009. Since then, it has been fully owned by Community Living Toronto, and now there is a great opportunity to create a new, vibrant and inclusive community.

About the Proposed Development

- Community Living Toronto has been the steward of this property for decades.
- The proposed development will be planned and designed to fit within the context of the Scarborough Centre Secondary Plan and other proposed/approved developments in the immediate area.
- CLTO will maintain its presence on the lands and will form part of the redevelopment in its new bespoke building. CLTO will continue to provide valuable services and essential support to the immediate and surrounding community.

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- The CLTO building will be a shining example of integrating rental, program, and community space. It will feature engaging and welcoming indoor and outdoor shared areas to foster social inclusion, including accessibility features that go beyond the requirements of AODA (Accessibility for Ontarians with Disabilities Act).
- Community Living Toronto will apply to the Open-Door Affordable Housing Program for development charge waivers and capital support (applied to all affordable suites).
- With a focus on leadership, innovation, and respect for the diverse human needs of our community, CLTO aims to create a space that is not just a building, but an epitome of exceptional service that is authentic, forward-thinking, and equitable – a safe and welcoming environment that fosters belonging, trust, and exceptional experiences for all.

About Tridel

- The Tridel Group (Tridel) is an integrated and award-winning real estate business and is a leading luxury, high-rise, and mixed-use developer in the Greater Toronto Area.
- For over eight decades, Tridel has built a solid reputation as a leader in the creation and construction of innovative, amenity-rich, quality residential condominium communities for each of its valued customers.
- Tridel has a successful development track record that demonstrates the capability to deliver communities that exemplify key areas of importance for redevelopment, namely: integration of new affordable and market-rate housing, creation of enhanced public realm and employment opportunities, sustainable development, and design excellence.
- Tridel has extensive experience in delivering affordable housing in collaboration with various government and non-profit organizations and integrating affordable housing in its communities in a variety of formats.
- Toronto Community Housing (TCHC) has named Tridel as its development partner on three revitalization communities, including Phases 1 and 2 of Alexandra Park in downtown Toronto, Leslie Nymark in North York, and Phases 4 and 5 of the revitalization of the Regent Park community in downtown Toronto. Over 1,700 affordable rental suites will be delivered between these three multi-phase developments.
- Tridel recently completed the construction of 80 affordable housing suites for the City of Toronto and Artscape within Aquavista, a condominium complex within the Bayside community on Toronto's east waterfront. Additionally, the City of Toronto and CreateTO announced Tridel and Greenwin as the development partners for the 50 Wilson Heights development in North York, comprising approximately 520 market rental homes, 520 affordable housing homes, and 444 market condominiums.

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- Tridel is relentlessly committed to quality and sustainable building and is the proud 13-time recipient of the Green Builder of the Year Award by the Building Industry and Land Development Association (“BILD”). Tridel is Canada’s largest builder of sustainable condominiums, with over 24,800 green suites in the marketplace; Tridel has developed over 25 million square feet of LEED®-certified and candidate (Platinum, Gold or Silver) communities to date. Tridel endeavours to be a catalyst for change and supports sustainable development while addressing climate-related challenges.

About Community Living Toronto

- Celebrating 75 years of belonging, Community Living Toronto has long been a source of support for people with an intellectual disability and their families.
- Community Living Toronto offers a wide range of services, including respite, person-directed planning, employment support, supported living, and community-based activities.
- Community Living Toronto is proud to support over 4,000 individuals and their families in more than 80 locations across Toronto.
- The "community living movement" began with families who wanted their children to live in the community rather than institutions. Today, Community Living Toronto continues to advocate for inclusive communities and support the rights and choices of people with intellectual disabilities.

More Information

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