

## APPENDIX A

### **Proposed SHRRP Regeneration Projects**

The City is permitted to use up to 10 percent of its total two year SHRRP funding allocation to fund regeneration projects. Regeneration projects entail fundamental change in existing buildings through reconfiguration or complete reconstruction. The Province will review regeneration projects for approval based on submission of business cases. The City has received the following two regeneration funding requests totalling \$12 million. from Toronto Community Housing Corporation (\$4,050,000) and Fred Victor Centre (\$7,950,000). These projects, if approved by the Province, will be funded from the City's Year Two SHRRP allocation.

#### **TCHC – 42 Hubbard Street (Ward 32)**

TCHC is requesting \$4,050,000 for a regeneration project at 42 Hubbard Boulevard. It is an 80 year old building with 27 units. TCHC uncovered mould during the course of unit refurbishments in 2008. The building requires a significant number of other repairs and is not accessible, having no elevator or barrier free units. In the fall of 2008, TCHC determined that the building could not be maintained and required major renovation.

TCHC plans demolition of the interior of the structure, rather than a localized repair and remediation approach. The intention is to maintain as much of the façade as possible.

The reconstruction will include installation of an elevator and other improved accessibility features; enhanced energy efficiency and sustainable design features (efficient heating and cooling, etc); and a new amenity area for tenants.

#### **Fred Victor Centre Housing (Ward 27)**

Fred Victor Centre (FVC) is a multi-service agency serving people experiencing homelessness. Fred Victor Centre Housing is located on the upper floors of the Queen/Jarvis complex, in two adjoining buildings at 147 Queen Street East and 139 Jarvis Street. Fred Victor Centre is requesting \$7,950,000 for a regeneration project on this site.

Housing is configured in shared units, most containing 6 beds. The units contain a shared kitchen and common area, and each washroom is shared by two neighbouring tenants. The rooms are small and contain a bed, a bar-sized fridge, and a wardrobe.

The regeneration project is aimed at improving the health, safety and security of tenants, while reducing turnover, vacancies and maintenance costs. The size of the bedrooms will double. Each bedroom will have its own bathroom. Fresh air will mechanically ventilate to the reconfigured units and the project will also introduce air conditioning to the facility.

Fred Victor Centre Housing has experienced four major fires in the past 10 years, including one incident in which a tenant died. Each fire has led to several units being

decommissioned for a period of months while fire damage was repaired. All four of these fires would have been contained to the bedroom in which they originated had the bedrooms been equipped with sprinklers.

Installing fire sprinklers as part of the regeneration of FVC Housing will improve the health and safety of tenants.