

**Submission from  
Councillor Carroll****State of Repair / Capital Needs**

- Anchor Business Plan approved by the TCHC Board of Directors in 2013 estimated the capital repair need to bring Leslie Nymark to a state of good repair was \$83,000/unit or approximately \$10 million over a 5 year capital plan.
- Building Condition Assessment completed in 2015 now estimates it would cost \$15.3 million (\$126,737/unit) to bring the housing to a state of good repair based on a 5 year capital plan.
- The \$15.3 million 5 year capital plan deals primarily with building systems and will not cover:
  - Aesthetic improvements such as kitchen cupboards and countertops, bathrooms, room painting, etc.
  - Grading issues resulting in flooding and sewage backup in basements
  - Asbestos or mould remediation
  - Physical isolation with privately owned streets that are narrow (i.e. snow removal issues)
  - Vibration and noise issues from the adjacent railway tracks.
  - Traffic issues which make ingress and egress difficult.
  - Short driveways that do not fit cars.
  - Living spaces divided on split levels (e.g., Living room and kitchen on two separate floors; bedrooms and bathrooms on two separate floors).
  - Lack of community amenity spaces.
  - No on-site office for TCHC Staff.
  - Social stigma with living in social housing
- The approximately \$10 million investment from TCHC will result in brand new units for \$79,000 per unit in addition to the following:
  - Brand new interiors with new kitchens, bathrooms and appliances
  - Grading issues can be addressed with systems put in place to address flooding and sewage backup.
  - New public street allowing for proper snow removal and improved pedestrian access to the Don Valley ravine trail
  - New double glazed windows with improved construction methods to address noise and vibration from the adjacent railway tracks.
  - New left turn lane will be introduced along Leslie Street to improve the northbound flow of traffic. Two entrances to the community will be replaced by one more centrally located entrance improving sightlines for making left hand turns exiting the community, in addition to introducing a centre lane which will make left hand turns easier.
  - All parking will be located in a new underground garage.
  - Efficiently laid out floorplans providing main living areas on a single floor.
  - New community amenity room, outdoor amenity spaces and TCHC superintendent office.
  - New TCHC open space with children's playground at the south westerly part of the community.
  - Opportunity to modify units based on accessibility needs or for those with mobility issues, allowing them to remain in the community which cannot be accommodated with the existing units.
  - The cost to repair rather than replace has increased and replacement with new units makes more financial sense.
  - Avoided capital repair costs of approximately \$19,000 per unit per year. (New buildings require \$100-230 per unit/year in capital maintenance costs. Leslie Nymark requires a further \$9.6million (13 year horizon to 2029) above the \$15.3million 5 year capital plan requirement.

### **Proposed Rental Units**

- A total of 48 townhouses and 9 grade related units with entrances fronting on the street at the base of Block C are proposed, resulting in 47% of the units being replaced in a grade related form.
- The replacement units will generally be the same size as the existing units but will have more efficient layouts providing better flow and living space in the units.

### **Additional Affordable Housing Requirement**

- The BUILD Toronto development at Tippet Road has proposed the following affordable units:
  - 9 Tippet Road – 25 affordable housing units – 500 market units (5% affordable housing)
  - 30 Tippet Road – 100 affordable housing units – 529 market units (19% affordable housing)
  - Over the two developments, BUILD Toronto is delivering 12.2% affordable housing which will be split between affordable home ownership and affordable rental (80% of CMHC).
- Leslie Nymark is providing 18% social housing on site which which is rent-geared to income.