



REPORT FOR ACTION

Social Housing Capital Investment Programs – Projects and Funding Allocations

Date: March 28, 2017

To: Community Development and Recreation Committee

From: General Manager, Shelter, Support and Housing Administration

Wards: All

SUMMARY

As directed by Council at its July 2016 meeting, this report provides project details and funding allocations for the approximately \$115 million in funding allocated to the City of Toronto through the following social housing capital investment programs:

Social Housing Apartment Retrofit Program (SHARP), a component of the Province of Ontario's Green Investment Fund, through which \$42,948,937 was allocated for a range of greenhouse gas and energy reduction measures in social housing buildings.

Social Housing Improvement Program (SHIP), a component of the federal-provincial Social Infrastructure Fund (SIF), through which \$ 76,053,500 was allocated for critical building repairs in social housing buildings.

RECOMMENDATIONS

The General Manager, Shelter, Support and Housing Administration, recommends that:

1. City Council receive this report for information.

FINANCIAL IMPACT

There are no financial implications resulting from the adoption of the recommendation within this report.

The Deputy City Manager & Chief Financial Officer has reviewed this report and agrees with the financial impact information.

DECISION HISTORY

At its meeting of December 13, 14 and 15, 2016, City Council approved the 2016 Operating Budget adjustments for Shelter, Support and Housing Administration and the Affordable Housing Office related to federal-provincial Social Infrastructure Fund.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2016.EX20.28>

On July 12, 13, 14 and 15, 2016, City Council authorized the General Manager, Shelter, Support and Housing Administration, and the Director, Affordable Housing Office, to enter into an agreements with the Ministry of Housing, other City divisions, community agencies, etc. to accept and allocate Social Infrastructure Fund funding in the amount of \$154.3 million, with a direction to report back to Council on funding allocations in the second quarter of 2017.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2016.EX16.50>

A its meeting on June 7,8, and 9, 2016, City Council approved the acceptance of \$42.9 million in funding through the Province of Ontario's Social Housing Apartment Retrofit Program (SHARP) aimed at improving the energy efficiency and reducing the carbon footprint of high-rise social housing buildings.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2016.CD12.2>

COMMENTS

In 2016, City Council authorized the General Manager, Shelter, Support and Housing Administration, to co-ordinate the project selection and funding allocations for the following two social housing infrastructure programs:

Social Housing Apartment Retrofit Program (SHARP)

The Province of Ontario has provided funding through the Ontario Green Investment Fund to SHARP. The City of Toronto has allocated housing providers \$42,217,116 from SHARP. This program funds retrofit projects that will reduce greenhouse gas (GHG) emissions and the carbon footprint of social housing buildings.

SHARP projects include comprehensive energy audits which identify the highest impact retrofits. The funded retrofits include high-efficiency heating and cooling equipment, energy efficient windows and exterior doors, improved insulation and cladding, and upgraded lighting.

Housing providers receiving funding must participate in post-retrofit measurement and verification for a minimum of three years.

Social Housing Improvement Program (SHIP)

SHIP, funded by the Federal and Provincial governments, provides funding for critical building repairs in social housing buildings. Toronto has allocated housing

providers \$72,250,825 from SHIP. These funds have been allocated to a number of projects which will repair critical building components and improve the health and safety of residents in the City's social housing portfolio.

SHARP and SHIP are expected to impact over 19,000 households; SHIP projects will provide improvements or repairs to approximately 8,500 households and SHARP projects will improve approximately 10,900 units by increasing the energy efficiency of their buildings and units.

Funding has been proportionately distributed across all of Toronto's social housing stock in order to address the most pressing needs, including Toronto Community Housing Corporation (TCHC) and private Non-Profit & Co-operative housing buildings, as detailed below.

Table 1 - Distribution of SHARP and SHIP Funding to Housing Providers

Program	Funding	
	Toronto Community Housing Corporation	Non-Profit & Co-operative Housing Providers
Social Housing Apartment Retrofit Program (SHARP)	\$28,346,298	\$13,870,818
Social Housing Improvement Program (SHIP)	\$48,167,216	\$24,083,609

The provincial SHARP program is a key opportunity to make use of provincial funding to improve energy efficiency and reduce greenhouse gas emissions in many of the City's large social housing buildings. SHARP represents an important provincial contribution to the housing stability of Ontarians and Torontonians.

SHIP is part of the federal government's plan to invest in infrastructure, including affordable and social housing, over the next ten years and is a welcome infusion of new funding to support Toronto's work to provide more housing opportunities to lower income residents.

CONTACT

Doug Rollins
Director, Housing Stability Services
Shelter, Support and Housing Administration
Tel: 416-392-0054
Email: Doug.Rollins@toronto.ca

SIGNATURE

Paul Raftis
General Manager (I)
Shelter, Support and Housing Administration

ATTACHMENTS

Appendix 1 - Social Housing Apartment Retrofit Program (SHARP) Allocations
Appendix 2 - Social Housing Improvement Program (SHIP) Allocations

APPENDIX 1 - SOCIAL HOUSING APARTMENT RETROFIT PROGRAM (SHARP) ALLOCATIONS

Provider Name	Address	Ward	Project Description	Funding Allocation
Aldebrain Attendant Care Services of Toronto	2155 Lawrence Avenue East	37	Replace Chiller Equipment, Boilers, Pumps & Lighting Retrofits	\$737,335
B'Nai Brith Canada Senior Citizen's Residential Program	4300 Bathurst Street	10	Install Insulation on Heating Equipment, Building Envelope Repairs, Lighting Retrofit, Replace Pumps, Boilers, RTU's	\$566,716
Casa Abruzzo Benevolent Corporation	338 Falstaff Ave.	12	Install Variable Frequency Drives on Mechanical Equipment, Replace Chiller Equipment, Boilers, Pumps, Install Building Automation System, Lighting Retrofits	\$807,849
City Park Co- operative Apartments Inc.	484 Church Street	27	Install Insulation on Heating Equipment, Replace Pumps, Control Valves, Boiler. Install Building Automation System. Install Solar Wall. Lighting Retrofits.	\$1,088,274
City Park Co- operative Apartments Inc.	31 Alexander Street	27	Install Insulation on Heating Equipment, Replace Pumps, Control Valves, Boiler. Install Building Automation System. Lighting Retrofits.	\$919,875
City Park Co- operative Apartments Inc.	51 Alexander Street	27	Install Insulation on Heating Equipment, Replace Pumps, Control Valves, Boiler. Install Building Automation System. Lighting Retrofits.	\$915,703

Provider Name	Address	Ward	Project Description	Funding Allocation
Duncan Mills Labourer's Local 183 Co-operative Homes Inc.	2040 Don Mills Rd	34	Install Variable Frequency Drives on Mechanical Equipment, Replace Pumps, Fan Coil Units, Corner Units, Install Humidistats, Lighting Retrofits	\$1,069,253
Grace Communities Corporation	2015 Lawrence Avenue East	37	Install Insulation on Heating Equipment, Install Weather-stripping, Replace Chiller, Boilers, Pumps, Install Variable Frequency Drives on Mechanical Equipment, Install Building Automation System, Lighting Retrofits	\$1,004,126
Italian Canadian Benevolent Seniors Apartment Corp. – Casa Del Zotto	3010 Dufferin Street	15	Install Insulation on Heating Equipment, Replace Pumps, Heating Equipment & DHW Boilers, Lighting Retrofits	\$970,516
Marketview Housing Co-operative Inc. & Edgeview Housing Co-operative	110 & 112 George St South	28	Install Heat Recovery from Chiller, Replace Boilers, Install Variable Frequency Drive on Mechanical Equipment, Install New Weather-stripping, Retrofit Fan Coil Units,	\$948,595
Mimico Co-operative Homes Inc.	1 Summerhill Road	6	Install Heat Reflector Panels, Lighting Retrofit, Install New Weather-stripping	\$480,993
Neighbourhood Link Homes	11 Coatsworth Crescent	32	Install Mechanical Controls, Replace Make-Up-Air Unit & Hot Water Boilers, Lighting Retrofits	\$322,461
Performing Arts Lodges Toronto	110 The Esplanade	28	Install Heat Recovery from Chiller, Install Weather-stripping, Retrofit Fan Coil Units, Lighting Retrofit	\$618,943

Provider Name	Address	Ward	Project Description	Funding Allocation
Toronto Community Housing Corporation	57 Mabelle Ave.	5	Replace Boilers, Make-Up-Air Units, Install Building Automation System, Lighting Upgrade	\$985,160
Toronto Community Housing Corporation	3847 Lawrence Ave. East	43	Replace Boilers, Make-Up-Air Units, Install Building Automation System, Lighting Upgrade	\$1,465,416
Toronto Community Housing Corporation	3947 Lawrence Ave. East	43	Replace Boilers, Make-Up-Air Units, Install Building Automation System, Lighting Upgrade	\$1,246,312
Toronto Community Housing Corporation	44 Willowridge Rd.	4	Replace Windows, Building Cladding Retrofit, Replace Boilers & Make-Up-Air Unit, Lighting Retrofit & Install Building Automation System	\$5,296,077
Toronto Community Housing Corporation	75 Tandridge Cres.	2	Replace Windows, Building Cladding Retrofit, Replace Boilers & Make-Up-Air Unit, Lighting Retrofit & Install Building Automation System	\$5,506,708
Toronto Community Housing Corporation	10 Boulton Ave.	30	Replace Boilers, Make-Up-Air Units, Install Building Automation System, Lighting Upgrade	\$1,491,422
Toronto Community Housing Corporation	15 Tobermory Drive	8	Replace Boilers, Make-Up-Air Units, Install Building Automation System, Lighting Upgrade	\$2,136,495
Toronto Community Housing Corporation	4301 Kingston Rd.	43	Replace Windows, Building Cladding Retrofit, Replace Boilers & Make-Up-Air Unit, Lighting Retrofit & Install Building Automation System	\$8,497,927

Provider Name	Address	Ward	Project Description	Funding Allocation
Toronto Community Housing Corporation	80 Blake Street	30	Replace Boilers, Make-Up-Air Units, Install Building Automation System, Lighting Upgrade	\$1,720,781
Upwood Park Salvador Del Mundo Co-op Homes Inc.	298 & 300 Queens Drive	12	Install Insulation on Water Heating Equipment, Replace Boilers, Install Variable Frequency Drives/Controls on Mechanical Equipment, Lighting Retrofits	\$927,861
Vila Gaspar Corte Real Inc.	33 Gabian Way	12	Install Heat Recovery from Chiller, Replace Boilers, Re-commission Variable Frequency Drives & Install New, Lighting Retrofit, Install New Weather-stripping, Retrofit Fan-coil Units	\$1,168,692
VincentPaul Family Homes Corporation	10 Gower Street	31	Replace Chiller, Install New Weather-stripping, Install Variable Frequency Drives on Mechanical Equipment, Lighting Retrofit, Install Programmable Thermostats.	\$671,231
WoodGreen Housing Inc.	1070 Queen Street East	30	Replace Chiller, Install Variable Frequency Drive on Mechanical Equipment, Lighting Retrofit, Install New Weather-stripping, Retrofit Fan-coil Units	\$652,396
Total				\$42,217,116

APPENDIX 2 - SOCIAL HOUSING IMPROVEMENT PROGRAM (SHIP) ALLOCATIONS

Provider Name	Address	Ward	Project Description	Funding Allocation
15 Thorncliffe Park Co-operative Homes Inc.	15 Thorncliffe Park Drive	26	Parking Garage / Structural Repairs	\$281,875
55 Howard Park Avenue Co-operative Homes Inc.	55 Howard Park Avenue	14	Parking Garage / Structural Repairs	\$1,337,625
91 Spencer Avenue Co-operative Homes Inc.	91 Spencer Avenue	14	Elevator Replacement	\$356,598
ACLI Etobicoke Community Homes Inc.	88 Humber College Boulevard	1	Parking Garage / Structural Repairs	\$61,705
All Saints Church Homes for Tomorrow Society	319 Dundas Street East	28	Elevator Component Replacement	\$128,125
Almise Co-operative Homes Inc.	16 Concorde Place	26	Roof & Roof Anchor Replacement	\$250,100
Ascot Co-operative Homes Inc.	930 Queens Plate Drive	2	Elevator Replacement	\$417,688
Atahualpa Co-operative Homes Inc.	3 Brimley Road	36	Parking Garage / Structural Repairs	\$932,750
Atahualpa Co-operative Homes Inc.	3 Brimley Road	36	Roof Replacement	\$458,893
Avenel Non-Profit Housing Corporation	262 Ridley Boulevard	16	Roof Replacement	\$386,425
Broadview Housing Co-operative Inc.	1050 Broadview Avenue	29	Exterior Structural Repairs (Balcony Slabs/Guard-Rails, Shear Walls/Columns, Canopy Roof)	\$668,966
Brookbanks Non-Profit Homes Inc.	83 Parkwoods Village Drive	34	Roof Replacement	\$275,736

Provider Name	Address	Ward	Project Description	Funding Allocation
Clintwood Non-Profit Housing Co-operative	1974 Victoria Park Avenue	34	Asbestos Abatement	\$31,488
Clintwood Non-Profit Housing Co-operative	1974 Victoria Park Avenue	34	Balcony Slabs & Guard-Rail Replacements	\$69,700
Clintwood Non-Profit Housing Co-operative	1974 Victoria Park Avenue	34	Replacement of Galvanized Water Piping	\$145,550
Deep Quong Non-Profit Homes	106 Beverley Street	20	Exterior Masonry Replacements	\$81,129
Dorothy Klein Seniors Housing	668 Roselawn Avenue	16	Elevator Replacement	\$413,340
Ernescliffe Non-Profit Housing Co-operative Inc.	477 Sherbourne Street	28	Installation of Barrier-Free Ramp	\$155,699
Ernescliffe Non-Profit Housing Co-operative Inc.	195 Wellesley Street E.	28	Installation of Barrier-Free Ramp	\$73,306
Family Action Network Housing Corporation Ontario	31 Princess Street	28	Roof Replacement	\$244,785
Glen Gardens Housing Co-operative Inc.	2750 Jane Street	7	Elevator Replacement	\$419,738
Habayit Shelanu Seniors Residence Corporation	155 Kendal Avenue	21	Roof Replacement	\$338,250
Hellenic Home for the Aged Inc.	39 Winona Drive	21	Roof Replacement	\$471,500
Hickory Tree Road Co-operative Homes	111 Hickory Tree Road	11	Parking Garage / Structural Repairs	\$861,000

Provider Name	Address	Ward	Project Description	Funding Allocation
Homes First Society	800 Adelaide Street West	19	Replacement of Electrical Transformers & Switches (including associated structural requirements)	\$569,275
Hospital Workers Housing Co-operative Inc.	100 Merton Street	22	Elevator Replacement	\$419,533
Houses Opening Today Toronto Inc.	153 Alameda Avenue	15	Replacement of Electrical Panels	\$12,300
Innstead Co-Operative Inc.	239 Highfield Road	30	Roof Replacement	\$5,887
Jenny Green Co-operative Homes Inc.	300 George Street	27	Soffit Replacement	\$166,019
Lakeshore Gardens Co-operative Homes Inc.	10 Garnett Janes Road	6	Elevator Replacement	\$371,988
Mary Lambert Swale Non-Profit Homes Inc.	269 Jarvis Street	27	Parking Garage Expansion Joint Repairs	\$154,511
Maurice Coulter Housing Co-operative	174 John Garland Boulevard	1	Elevator Replacement	\$719,550
McClintock Manor	730 Pape Avenue	29	Elevator Replacement	\$451,062
Micah Homes Non-Profit Housing Corporation	2480 Eglinton Avenue	12	Elevator Replacement	\$386,425
Moshav Orr Non Profit Housing Corporation	525 Lawrence Avenue West	15	Parking Garage / Structural Repairs	\$215,763
Myrmex Non-Profit Housing Inc.	177 Mutual Street	27	Roof Replacement	\$19,475
Our Saviour Thistletown Lutheran Lodge	2715 Islington Avenue	1	Roof Replacement	\$271,697

Provider Name	Address	Ward	Project Description	Funding Allocation
Palisades Housing Co-Operative Inc.	1206 Wilson Avenue	9	Emergency Generator Repairs	\$85,588
Peregrine Co-Operative Homes Inc.	18 Grenville Street	27	Elevator Replacement	\$610,869
Portland Place Non-Profit Housing Corporation	163 Portland Place	20	Elevator Replacement	\$177,581
Richview Baptist Foundation	1540 Kipling Avenue	4	Elevator Replacement	\$405,900
Riverdale Co-Operative Houses	3-36 Pape Avenue	30	Installation of New Window Wells	\$5,945
Riverdale Housing Action Group Corporation	51 Winnifred Avenue	30	Upgrade Water Service to Accommodate Sprinkler System	\$180,000
Robin Gardner Voce Non-Profit Homes Inc.	525 Markham Road	43	Parking Garage / Structural Repairs	\$532,693
Scarborough Heights Co-Operative Homes Inc.	90 Burrows Hall Boulevard	42	Caulking Replacements & Cladding Repairs	\$108,650
St. Paul's L'Amoreaux Centre	3333 Finch Avenue	40	Caulking Replacements & Cladding Repairs	\$1,353,000
Tamil Co-Operative Homes	20 Wade Avenue	18	Cladding Repairs, Caulking Replacements, Roof Replacement, Balcony Slab/Guard-Rail Replacements, Parking Garage/Structural Repairs, Fire Safety System Repairs	\$3,704,496
Taylor Creek Co-Operative Homes Inc.	190 Rexleigh Drive	31	Roof & Deck Replacements	\$459,200
Terra Bella Non-Profit Housing Corporation	24 Shaw Street	19	Elevator Replacement	\$594,572

Provider Name	Address	Ward	Project Description	Funding Allocation
Terrace Housing Co-Operative Inc.	88 Mutual Street	27	Elevator Replacement	\$369,000
Toronto Christian Resource Centre Self-Help Inc.	305 Rhodes Avenue	30	Roof Replacement	\$7,995
Toronto Christian Resource Centre Self-Help Inc.	307 Rhodes Avenue	30	Roof Replacement	\$12,095
Toronto Community Housing Corporation	30 Denarda Street	11	Window Replacements & Building Envelope Repairs	\$2,160,000
Toronto Community Housing Corporation	171 Front Street	28	Plumbing Supply Line & Riser Distribution System Repairs	\$1,300,000
Toronto Community Housing Corporation	176 The Esplanade Other	28	Building Envelope Repairs	\$1,800,000
Toronto Community Housing Corporation	2765 Islington Avenue	1	Window Replacements & Building Envelope Repairs	\$1,600,000
Toronto Community Housing Corporation	133 Sackville Street	28	Building Envelope & Roof Repairs	\$350,000
Toronto Community Housing Corporation	251 Sherbourne Street	28	Address Various Safety and Security through Complete Lobby Renovation Including Access Control System	\$924,000
Toronto Community Housing Corporation	2950 Lawrence Avenue	38	Window Replacements & Building Envelope Repairs	\$2,800,000
Toronto Community Housing Corporation	3330 Danforth Avenue	35	Window Replacements & Building Envelope Repairs	\$1,500,000

Provider Name	Address	Ward	Project Description	Funding Allocation
Toronto Community Housing Corporation	34 Oxford Street	20	Balcony Repairs and Restoration	\$750,000
Toronto Community Housing Corporation	85 Glendower Circuit Other	39	Address Various Safety and Security through Emergency Access & Egress, Site Fencing	\$500,000
Toronto Community Housing Corporation	2821 Birchmount Road	39	Parking Garage / Structural Repairs	\$800,000
Toronto Community Housing Corporation	415 Willowdale Avenue	23	Building Envelope Repairs. Site Improvements - exterior walkways, parking lots, asphalt repairs, exterior yards & retaining walls.	\$4,980,000
Toronto Community Housing Corporation	47 Gilder Drive	37	Structural rehabilitation, Building Envelope Repairs, Window Replacements, Replacement of Hot/Cold Water Risers, Sanitary Drains, Recirculation Lines & Valves.	\$6,150,000
Toronto Community Housing Corporation	20 Falstaff Avenue	12	Parking Garage / Structural Repairs	\$3,000,000
Toronto Community Housing Corporation	30 Teesdale Place	35	Building Envelope Replacement, Mechanical Equipment Replacements	\$8,650,000
Toronto Community Housing Corporation	400 McCowan Road	38	Cladding Replacement & Balcony Repairs	\$3,800,000
Toronto Community Housing Corporation	40 Gordonridge Place	35	Balcony Repairs and Restoration	\$2,000,000

Provider Name	Address	Ward	Project Description	Funding Allocation
Toronto Community Housing Corporation	275 Bleecker Street	28	Replacement of Hot/Cold Water Risers and Sanitary Drains	\$2,000,000
Toronto Community Housing Corporation	444 Lumsden Avenue	31	Balcony Deck Repairs	\$1,400,000
Toronto Community Housing Corporation	15-268 Jamestown Crescent	1	Site Improvements - Pedestrian Walkways Resurfacing, Fencing Replacement.	\$1,203,216
Toronto Community Housing Corporation	40-10 Driftwood Avenue	8	Lighting Retrofits	\$500,000
Ujamaa Housing Co-Operative Inc.	138 Bellamy Road North	38	Elevator Replacement	\$244,250
Victoria Shuter Non-Profit Housing Corporation	80 Dundas Street East	27	Roof Replacement	\$522,750
Villa Otthon	4049 Dundas Street West	13	Structural Repairs	\$45,000
Walton Place (Scarborough) Inc.	835 Birchmount Road	35	Elevator Replacement	\$411,025
West Rouge Housing Co-Operative Inc.	35-8 Clappison Boulevard	44	Roof Replacement	\$41,456
Westminster Court Senior Citizens Housing Corporation of East York	156 Floyd Avenue	29	Roof Replacement	\$137,863
Wigwamen Incorporated	228 Galloway Road	43	Elevator Replacement	\$318,334
Willmar Eight Housing Co-Operative Inc.	25 Brucewood Crescent	15	Cladding Repairs & Address Water Penetration	\$221,689

Provider Name	Address	Ward	Project Description	Funding Allocation
Wilmar Heights United Church Non-Profit Homes	967 Pharmacy Avenue	37	Building Cladding Repairs & Caulking Replacements	\$230,200
Woburn Village Co-Operative Homes Inc.	255 Dolly Varden Boulevard	38	Replace Electrical Switches/Breakers	\$68,221
Woodgreen Community Housing Inc.	1119 Gerrard Street East	30	Elevator Replacement	\$120,438
Y.W.C.A. of Greater Toronto	15 Pape Avenue	30	Elevator Replacement	\$440,010
YSM Genesis Place Homes Inc.	280 Gerrard Street	28	Roof Repairs	\$49,333
Total				\$72,250,825