

2. Report on former seniors buildings that have become mixed buildings

The Tenants First - Phase One Implementation Plan proposed that the 83 buildings in TCHC's seniors portfolio be included in the new Seniors Housing and Services Entity. Council directed the review of buildings that had been transitioned from seniors to mixed buildings to determine which of these should be included in the new entity.

These buildings were reviewed for this purpose:

Building Name	Building Address	Units
Adanac Apartments	140 Adanac Drive	306
Centennial Apartments	5, 7, 9 & 11 Wakunda Place	245
Champlain Place	495 Wilson Avenue	132
Downsview Acres	2195 Jane Street	294
Eagle Manor	1901 Weston Road	390
Humber Acres	1 Scarletwood Court	300
McClain Park Apartments	10 Glen Everest Road	352
Morningside Apartments	4205 Lawrence Avenue E.	346
Mount Dennis Apartments	101 Humber Boulevard	246
Northacres Apts.	2, 4, 6, 14, 16, 18 & 20 Flemington Road	127
Northwood Apartments	3680 Keele Street	239
Overbrook Place	750 Wilson Heights Boulevard	79
Robert J. Smith Apartments	101 & 121 Kendleton Drive	417
Roding Park Place	1286 Wilson Avenue	127
Senator D. Croll Apartments	341 Bloor Street W.	326
Village Apartments	50 Tuxedo Court	379
West Hill Apartments	4175 Lawrence Avenue E.	375
Westacres	1 - 8 Arbor Dell Road	127
Westacres Extension	9 - 15 Arbor Dell Road	96
Woodland Acres North	682 Warden Avenue	223
Woodland Acres South	40 Firvalley Court	168
Total		5294

The *Residential Tenancies Act* protects the tenure of sitting tenants. This means that to change a building's access policy of only permit seniors, a process of attrition would need to happen. This would take several years depending on unit turnover and current age of residents. Converting buildings to seniors would also limit the options for non-seniors on the waiting list for social housing.

It is recommended that the separation of the seniors mandated buildings from the rest of the TCHC portfolio as outlined in this report move forward with the original 83 buildings identified in Tenants First Phase 1 Implementation Report. In addition to the length of time that it would take to transition these buildings fully to seniors buildings, it is not in the best interest of the City at this time to add to the suite of buildings that cannot be accessed by all of the applicants on the social housing wait list. It is recognized that many of these buildings are currently experiencing the challenges of mixing seniors with other populations, particularly where there are tenants with unsupported mental health issues. These buildings should be highlighted and selected for the first phase of the implementation of partnership strategies during the implementation of the new TCHC mandate. Strong community partners should be engaged to ensure that these buildings are healthy and well-functioning for the current tenant population.

Should the City make a future decision to transition any buildings to a senior mandate, careful consideration should be taken to balance the needs of seniors and other social housing applicants. Additionally, the selection of such buildings should be based on current demographic need, proximity to services and the building make up, rather than historical use.