



Proposed Shared Use Agreement with Reena at 145 Elm Ridge Drive

Item 5E

April 25, 2022

Board of Directors

Report: TCHC:2022-28

To: Board of Directors

From: Vice President, Facilities Management

Date: April 20, 2022

PURPOSE:

To request that the Board approve Toronto Community Housing to enter into a shared use agreement with Reena, the owner of the neighboring lands at 145 Elm Ridge. This would consist of a reciprocal agreement and easements in connection with shared facilities as outlined in this report.

RECOMMENDATIONS:

It is recommended that the Board of Directors approve the following recommendations to:

1. Authorize the encumbrance of Toronto Community Housing lands at 145 Elm Ridge with a reciprocal agreement and easements in connection with shared facilities as described in this report; and
2. Authorize the CEO or his designate to take the necessary actions and execute any and all documents as may be necessary in connection with the shared facilities agreement including negotiation and execution of such documents as may be required to give effect to the above recommendation.

PROJECT BACKGROUND:

Reena offers a variety of services including residential support, respite programs, counselling, therapy and advocacy. Reena owns 155 and 165 Elm Ridge Drive from which they operate two group homes that provide supportive housing to adults with developmental disabilities. 155 Elm Ridge is a small detached bungalow while 165 Elm Ridge is a 2-storey detached building.

TCHC owns 145 Elm Ridge, a 9-storey mixed/family apartment building. It has 53 units and an underground parking garage with 19 spaces.

Reena has put forward a development proposal to demolish the existing buildings at 155 and 165 Elm Ridge Drive and construct a 19-storey building with 106 supported units, amenity program space, administrative space and underground parking (approx. 30 spaces). The project is budgeted at \$60 million and is anticipated to take four years to complete.

Shared Use Proposal

The City of Toronto and Reena, have approached TCHC with the following proposal:

- Create a new shared driveway with wheel trans drop-off
- Convert TCHC's existing exterior vehicle ramp into a shared access to an open P1 level between the two buildings. This includes a new opening in the existing TCHC foundation wall
- Create a new, shared waste and loading area located on the Reena property with an access through an overhead door at the property line
- Construct a new canopy over the existing garage ramp

All of the proposed work would be funded entirely by Reena.

A number of City departments have been involved in supporting the proposal including City Planning, the City Manager's Office / Concept 2 Keys (C2K), the Housing Secretariat's Office and the ward's Councillor who brought forward a motion in favour of the project at North York Community Council.

Benefits to TCHC

Reena's proposal includes the following benefits:

- New covered structure for the existing ramp (as requested by TCHC site staff).
- A minimum cost recovery of 50% of costs required for ongoing maintenance of the driveway and ramp (see section on Financial Implications)
- Site improvements and modification to enable access to a shared waste loading area located on Reena's property including providing TCHC with video access of the area (as requested by TCHC site staff).
- Repairs and improvements to the driveway area and ramp.
- Enhanced security at Reena's expense necessitated by the shared use condition of P1.
- A shared, designated Wheeltrans drop-off (to City standards) located on the Reena property.
- Two new surface parking spaces at the south west end of the TCHC site. This includes costs to pave and move the existing fence line slightly south (as requested by TCHC site staff).

IMPLICATIONS AND RISKS:

Regional management and site staff have reviewed the proposal and have provided valuable input and suggestions which were addressed by Reena's team through iterative design revisions.

The following are risks and mitigation measures proposed.

Development Potential:

The current design proposal for Reena's tower will require a Shared Facilities Agreement (SFA) with TCHC. This SFA allows the Reena development to make use of the existing TCHC ramp and garage facilities. Reena has confirmed that a limiting distance agreement ("LDA") is not required as for Ontario Building Code reasons. The agreement effectively allows the Reena development to maximize their site.

Maximizing Reena's development potential could have possible consequences for the adjacent TCHC property as described below:

- While TCHC's site is not sufficient in size to accommodate a revitalization scenario or the creation of two parcels, given adjacent building heights which are approximately 18 storeys and the adjacency with the Allen Road, there is potential to redevelop the TCHC site for a single, high density building.
- Should TCHC decide to sell the property or redevelop the building to accommodate more density, the Reena building location could require a tower separation that would limit the footprint of a proposed new building on the TCHC site.
- Generally, a 25 metre separation is required to be accommodated on potential tall building development sites. This separation is in order to address matters connected to sunlight, skyview privacy and daylighting. Typically, it is expected that each property protect for half of this distance of 12.5 metres.
- Reena has proposed a building that is located 4.5 to 5.5 metres from the property line for the tower portion, and, 2.5 metres away from the property line for the podium. Staff raised concerns that the distance of the tower has the potential to put additional onus on the TCHC property to deliver the majority of the 25 meter separation distance should the TCHC site be redeveloped.

The above concerns are mitigated through confirmation from the City that in order to reduce the impact to the potential redevelopment of TCHC's site, they would support a 12.5 metre tower setback on TCHC's west sideyard.

This is supported in a letter from the Director of Community Planning as enclosed in Attachment 2 and is similarly affirmed in the staff report to support the rezoning on the Reena lands. Staff will include a recommendation for the Chief Planner to forward a copy of the council approval to the TCHC Board of Directors for its information.

Other Potential Risks:

- City of Toronto and/or Reena would need to conduct appropriate information sessions with tenants at 145 Elm Ridge Dr. regarding the proposal.

- The agreement includes an open “P1” condition between the two buildings. Increased security measures such as cameras and FOB access may be required.
- The sharing of the ramp makes any further redevelopment of the TCHC property more complex as the ramp must remain in use throughout any reconstruction.
- Increased traffic may cause secondary issues such as increased maintenance and congestion along the shared drive and ramp.
- Coordination may be required between the building’s fire, life safety and access systems.
- Through the SFA, clarity will be required regarding the division of maintenance responsibilities between the two parties.
- Structural staff from Design and Engineering have reviewed the proposal and have confirmed, at a high level, that an opening in the foundation wall, as per the proposal, is feasible barring full design analysis and implementation of reinforcing measures.

Financial Implications:

- Reena has confirmed that their organization will bear the costs of any capital work required to facilitate the proposed shared condition. Costs to include, but not be limited to:
 - Permanent canopy covering for existing ramp
 - Additional access and security measures
 - Staff and external consultant costs
 - Site and landscape work required at south west corner of TCHC site (new parking and garbage staging)
- TCHC will negotiate with Reena regarding ongoing maintenance and operating costs. TCHC recommends a pro rata arrangement based on unit counts.

NEXT STEPS AND TIMING:

Reena and the City have targeted June 2022 for the submission of a final planning report to North York Community Council and would like to secure a Notice of Approval Conditions in the fall of 2022.

Staff would proceed to negotiate and execute a SFA as outlined in this report.

SIGNATURE:

“Allen Murray”

Allen Murray
Vice President, Facilities Management

ATTACHMENTS:

1. Reena Proposal
2. City of Toronto Staff Support Letter

STAFF CONTACT:

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