



## Grant Application: Green Municipal Fund Sustainable Affordable Housing Pilot Project

Item 6C

January 27, 2022

Building Investment, Finance and Audit Committee

**Report:** BIFAC:2022-20

**To:** Building Investment, Finance and Audit Committee  
("BIFAC")

**From:** Vice President, Facilities Management

**Date:** January 10, 2022

### PURPOSE:

The purpose of this report is to seek the BIFAC's approval to complete the application process for the Green Municipal Fund's (GMF) Sustainable Affordable Housing (SAH) Pilot Project Grant made available from the Federation of Canadian Municipalities (FCM).

BIFAC approval is requested as the application process requires an authorizing resolution or by-law from the Lead Applicant Council or Board of Directors.

### RECOMMENDATIONS:

It is recommended that the BIFAC approve and recommend that the Board of Directors (the "Board") approve the following recommendations to proceed with the full application to the FCM's GMF SAH Pilot Project grant including:

1. providing an authorizing resolution or by-law, as applicable, from the Board of Directors, confirming application to FCM for Loan and Grant funds; and
2. authorizing the appropriate staff to take the necessary actions to give effect to the above recommendation.

**PROJECT BACKGROUND:**

TCHC Facilities Management has planned a deep retrofit at one of its low-rise multi-unit residential buildings, 575 Danforth Road. The scope of work involves fuel switching and high-performance envelope, ventilation and air quality upgrades. This project aligns with TCHC's commitments to reduce energy consumption across its portfolio by 25% by 2028 and achieve a portfolio average FCI of 10% by the end of 2026.

The project is included in Facilities Management's 2022 budget which was approved by the Board as part of the broad capital renewal plan on December 9, 2021. At the encouragement of City staff (Shelter Support and Housing Administration), TCHC is seeking a \$500k grant through the Sustainable Affordable Housing funding program (Pilot Project stream) to partly fund the project. This funding would be above and beyond any existing stream of City funding.

The FCM is an advocacy organization representing over 2,000 municipalities across Canada. FCM offers grants and loans for municipal environmental projects including the Sustainable Affordable Housing (SAH) initiative. FCM's Sustainable Affordable Housing initiative is delivered through the Green Municipal Fund (GMF) and is funded by the Government of Canada. Per the SAH funding and review process, TCHC submitted an initial proposal in August 2021.

**REASONS FOR RECOMMENDATIONS:**

The initial proposal was approved by FCM and TCHC has been invited to submit a full application.

The SAH Application Guide requires an authorizing resolution or by-law, as applicable, from the Board of Directors, confirming application to FCM for Loan and Grant funds. TCHC has submitted all other available supporting documentation in order for FCM to start their review. See **Appendix: Sample Letter** for an example of what is being requested.

**SIGNATURE:**

*"Allen Murray"*

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Allen Murray  
Vice President, Facilities Management

**STAFF CONTACT:**

Allen Murray, Vice President, Facilities Management

(416) 981-6955

Allen.Murray@torontohousing.ca

## APPENDIX: Sample Letter

Toronto Community Housing Corporation  
931 Yonge Street  
Toronto, ON  
M4W 2H2



December 13, 2021

Sustainable Affordable Housing Program  
Federation of Canadian Municipalities  
24 Clarence Street  
Ottawa, ON K1N 5P3

To Whom It May Concern:

The Federation of Canadian Municipalities (FCM) is an advocacy organization representing over 2,000 municipalities across Canada. FCM offers grants and loans for municipal environmental projects including the Sustainable Affordable Housing (SAH) initiative. FCM's Sustainable Affordable Housing initiative is delivered through the Green Municipal Fund (GMF) and is funded by the Government of Canada.

TCHC Facilities Management has planned a deep retrofit at one of its low-rise multi-unit residential buildings, 575 Danforth Road. The scope of work involves fuel switching and high-performance envelope, ventilation and air quality upgrades. This project aligns with TCHC's commitments to reduce energy consumption across its portfolio by 25% by 2028.

The TCHC Board of Directors is aware of and supports TCHC's application to FCM to request \$500,000 worth of grant funding through the SAH Retrofit Pilot Project program. If successful, this grant would contribute to the capital costs associated with the aforementioned project.

Should TCHC's application for grant funding be successful, TCHC is committed to entering into the funding agreement with FCM.

Sincerely,

Tim Murphy  
Chair  
Board of Directors