

Item 5E - Proposed Shared Use Agreement with Reena at 145 Elm Ridge Drive
TCHC Public Board Meeting - April 25, 2022
Report#: TCHC:2022-28 **Attachment 1**



Noah Slater, Senior Director,
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Charitable No. 10809-3642-RR0001
2020-2021

Reena: Driving Change
to Meet Growing Needs

Dear Noah,

On behalf of Reena, a non-profit social service agency and housing provider, we are seeking to formalize the discussions to date in regards to our development of 155-165 Elm Ridge, adjacent to TCH's 145 Elm Ridge.

Reena has provided a history of our 50 years of community service and housing management. This is our third development of what has now been recognized internationally as an innovative housing and support model, "Reena Community Residences". The unique model provides affordable housing including at least 50% of rental rates at ODSP levels (\$497) and the remainder at affordable levels below average market. This combined with design, features that meet care occupancy fire standards, 20% or more of units with specialized accessibility features and amenity features to support life skills and social engagement, creates a new model of supportive social housing. Beyond the facility design, the model includes 24/7 access to supports and an integrated person-centred support program for tenants with a range of disabilities - physical, intellectual and those with mental illness and health needs.

On the recommendation of city planning, to accommodate an improved street landscape and create a more functional ground floor plan on the site, we have jointly explored with you and TCH staff team the attached concept for shared use. Together with site staff at 145 Elm Ridge, we have identified some common benefits and agree that it would add value to the residents and to the operation of the buildings.

We would like to move ahead with the development of a shared access and improvement agreement based on the attached drawings, and that the design and hard costs for the common driveway, modifications to the ramp, paving of additional parking spaces and bin storage will be at Reena's expense. Once approved in principle, we will provide a formal agreement covering common use and maintenance of driveway, parking access and bin transfer spaces.

Furthermore, Reena would not object to any future development of the TCH site that proposes a setback identical to the setbacks of our proposed building.

On behalf of Reena, Batay Reena, Reena Foundation and Chai Tikvah (Reena group of charities), we thank you, the staff and leadership of Toronto Community Housing for

your support and efforts on behalf of the greater Toronto community.

In appreciation,



Bryan Keshen
CEO

cc.

Allen Murray, VP of Facilities Management

Kelly Skieth, Chief Development Officer

Les Fluxgold, Reena legal council

Derin Abimbola, City legal

Colin Dougherty, City legal

Adam Brown, Planning and Development Lawyer

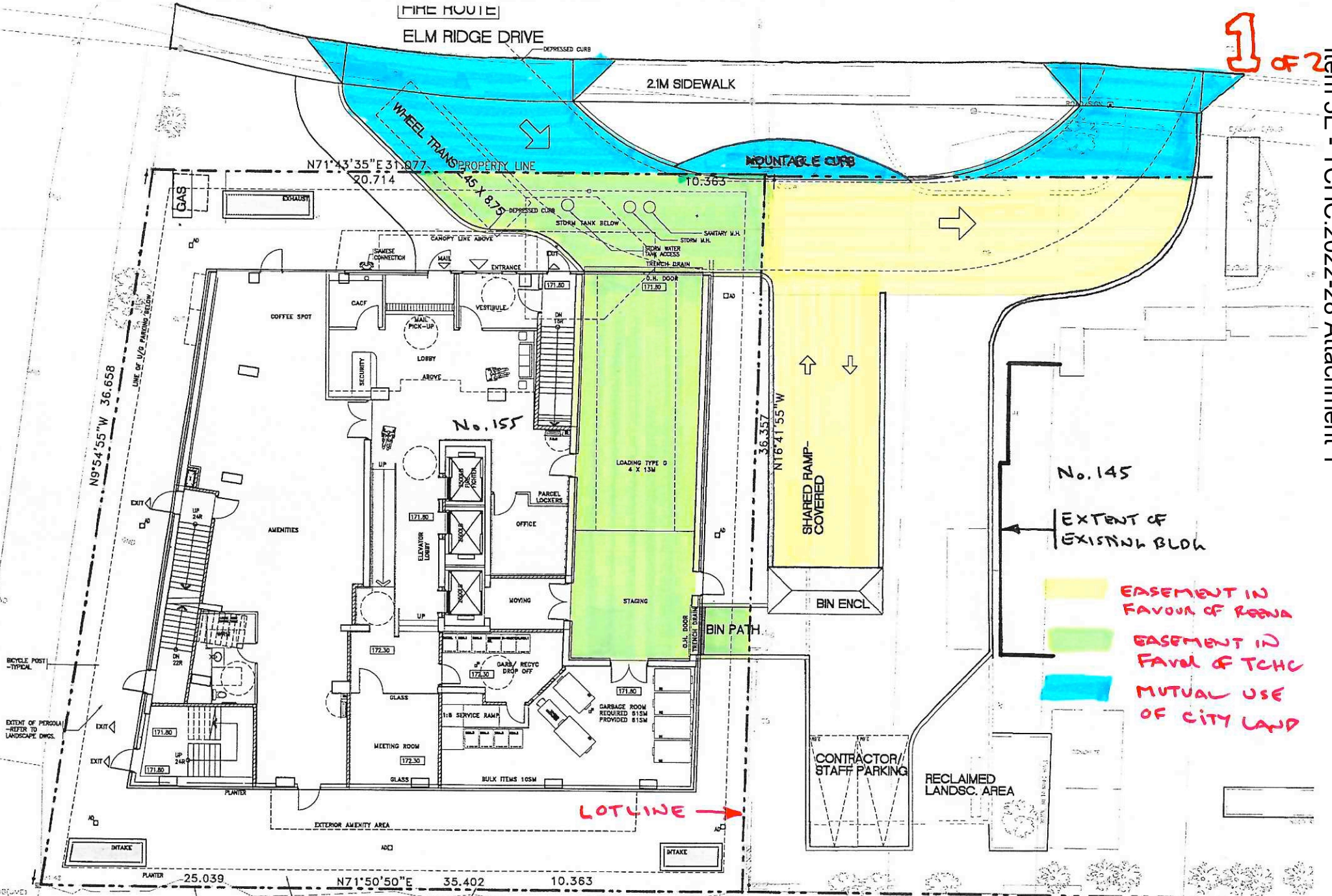
Paula White, Senior Project Manager

Abigail Bond, Executive Direct, Housing Secretariat

Councilor Mike Colle

David Sit, Director – Community Planning

1 of 2



No. 145
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EASEMENT IN FAVOUR OF ROONA

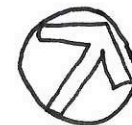
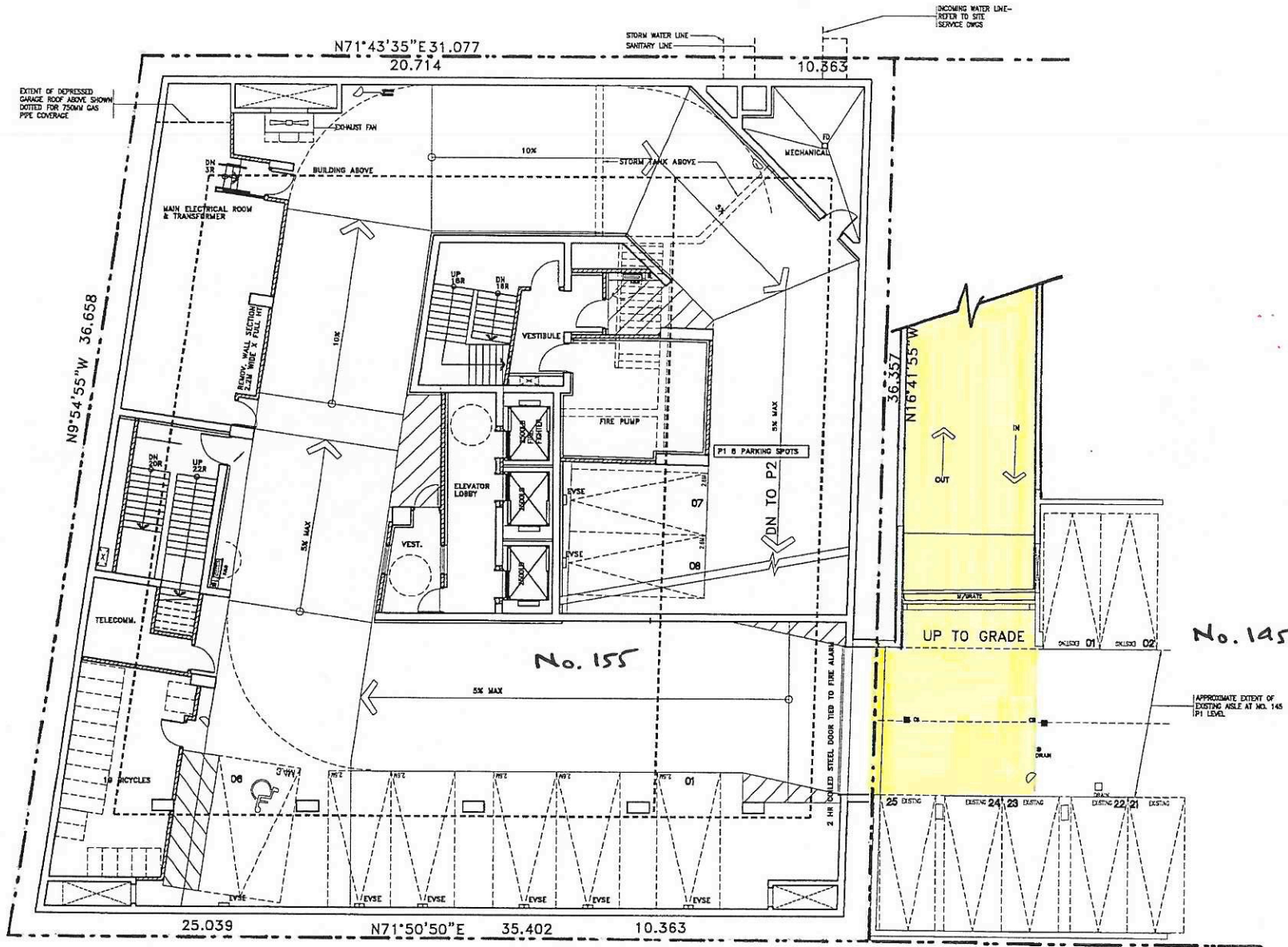
EASEMENT IN FAVOUR OF TCHC

MUTUAL USE OF CITY LAND

LOTLINE →



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 1:250 SITE PLAN



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