

22 Affordable Housing Units Open At 25 Leonard Ave

July 21, 2020



The new affordable rental units at 25 Leonard Avenue.

TORONTO: Mayor John Tory, along with Deputy Mayor Ana Bailão, (Ward 9 Davenport), Planning and Housing Committee Chair, Councillor Mike Layton (Ward 11 University-Rosedale) and Chairman Emeritus of Residential Construction Council of Ontario (RESCON), Phil Rubinoff, joined staff from St. Clare's Multifaith Housing Society recently to celebrate the opening of 22 new affordable housing units at 25 Leonard Ave.

The new rental units are owned and operated by St. Clare's and are purpose built to support people experiencing homelessness. They are studio apartments with a washroom, kitchen and combined sleeping/living space.

Tenants will also have access to shared facilities including laundry and other programing space. The City of Toronto is providing rent supplements that will

allow the units to rent at approximately 50 percent of average market rent (about \$524 per month).

The addition of the new 22 units cost \$5.4 million to construct and was funded as follows:

- **St. Clare's:** \$3.8 million equity and mortgage financing.
- **RESCON:** \$1 million via a fundraising effort that resulted in 21 donors from construction and infrastructure sectors.
- **The City of Toronto:** \$500,000 capital grant plus fee waivers and property tax exemptions through the Open Door Program and a \$150,000 development grant.

The apartments are part of an intensification project, built on a small strip of land that was formerly a parking lot next to an existing 77-unit affordable housing building owned and managed by St. Clare's in the Kensington Market neighbourhood.

The new three-storey building features durable and attractive construction materials. A key highlight of the building is the laser-cut, steel railing panels that were created based on art from local artists Margaux Smith and Leo Krukowski.

The art installation reflects the community and also signifies the strong connection the community has with the tenants of the existing building and their desire to welcome their new neighbours.

Mayor Tory said: "The success of this project demonstrates what can be achieved when we come together to address housing in our city. Housing is vitally important, but we can't do it alone, which is why the HousingTO Action Plan commits to implementation through partnerships and collaboration – exactly as what we see here with St. Clare's, RESCON and the City of Toronto."