

MINISTRY OF MUNICIPAL AFFAIRS AND HOUSING

On behalf of

The Corporation of the City of London

REQUEST FOR EXPRESSION OF INTEREST  
Green Investment Fund – Social Housing  
Apartment Retrofit Program (SHARP)

Closing Date: **Friday, March 11, 2016, 5:00 P.M.**

Submitted to:

Erich Freiler, Manager  
Infrastructure and Asset Management, Housing Division  
Ministry of Municipal Affairs and Housing  
777 Bay Street, 14th Floor  
Toronto ON, M5G 2E5

Submitted by:

City of London Housing Division  
267 Dundas Street, 3rd Floor  
London, Ontario N6A 4L9



**Housing**



March 11, 2016

Erich Freiler, Manager  
Infrastructure and Asset Management, Housing Division  
Ministry of Municipal Affairs and Housing  
777 Bay Street, 14th Floor  
Toronto ON, M5G 2E5

**RE: REQUEST FOR EXPRESSION OF INTEREST FOR SHARP (Social Housing Apartment Retrofit Program)**

Dear Mr. Freiler:

On behalf of the City of London, please accept this submission as our response to the Ministry's Request for Expression of Interest (REOI) for funding under the newly announced Social Housing Apartment Retrofit Program (SHARP).

The City of London is leading the way in energy management and energy conservation. This commitment to the environment and being a "green city" is demonstrated in our Corporate Energy Conservation and Demand Management (CDM) Plan. The plan acts as a guideline to encourage energy conservation and demand management activities by outlining a strategy for energy reduction targets and identifying future conservation potentials and measures.

In fighting climate change, the City has completed retrofits to improve efficiency in municipal buildings. City traffic signals have been converted to high efficiency LED lights and new buildings are being designed to Leadership in Energy and Environmental Design (LEED) certification standards. Green Fleet initiatives, including using alternative fuels, purchasing hybrid vehicles and using smaller cars and trucks are underway and we continue to maximize efficiency through technological change.

But we can do more with your help. With the approval of SHARP funding, the City of London can extend the lesson learned from focusing on corporate energy goals and objectives for energy conservation, energy efficiency, renewable energy, and energy demand management to social housing towers that use up to 25 per cent more energy per square metre than a house. Not only will an investment in London help reduce greenhouse gas emissions, it will help strengthen the economy and create jobs for the people of Southwestern Ontario.

The City of London would like to thank the Province, who continues to put its new Climate Change Strategy into action by investing \$92 million from the Green Investment Fund into social housing retrofits. Like the Province, the City of London supports taking advantage of the economic opportunities in clean technologies, improving energy efficiency and reducing greenhouse gas emissions.

Thank you in advance for your time and consideration. We look forward to your response and being a selected program participant so that funds can be distributed starting this spring to the most appropriate projects in our community.

Sincerely,

Sandra Datars Bere  
Managing Director  
Housing, Social Services and Dearness Home  
City of London



March 11, 2016

**Re : Application for SHARP funding LMHC**

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Dear Sir/Madame;

Please accept this communication as a letter of support for the London Middlesex Housing Corporation's request for funding under the Ministry of Environments SHARP Initiative.

London Hydro as detailed in the application has committed significant highly qualified resources to ensure the proposed projects will capture the greatest amount of energy use reductions with the requisite reduction in Green House gases related to energy use.

London Hydro's commitment to Conservation and Demand Management reduction has been second to none in the LDC community. Our commitment to Social Housing dates back to 2005 when London Hydro offered LMHC the award winning "Chill Out" program. In that year, LMHC upgraded over 2,300 refrigerators to energy star, low energy use models. Following that success the Ontario Power Authority used the findings from Chill Out to launch a province wide program. In latter years London Hydro's Conservation team assisted and provided incentives for many other energy efficiency upgrades, such as common area lighting, Variable frequency HVAC equipment just to name a few. For the last 2 years, London Hydro has provided funding for an Embedded Energy Manager. The responsibility of the EEM is to have feet on the street constantly reviewing energy conservation opportunities and ensuring projects are executed in a timely and efficient manner for the City of London and its boards and agencies such as LMHC. This relationship ensures maximum success.

As a strident supporter of LMHC, part of our commitment is to ensure that the program requirements are also met in terms of data gathering, analytics and result reporting. As experts in this area, London Hydro will support the gathering of all data, via the new Green Button Standards and Download my Data. London Hydro is working in concert as the LEAD Ontario utility in this new and exciting area of energy analytics and management.

With a firm partnership with Mars and the Ministry of Energy, London is the best suited utility to ensure robust and easy access to the volumes of data available via Green Button Standards. London Hydro's plan is to monitor the project in excess of the minimum requirements and utilize the information and results to promote further work on other multi-residential buildings in London and neighbouring utilities. Leveraging success has been a hallmark of London Hydro's award winning CDM strategies.

London Hydro has proposed a complete turnkey solution to support the SHARP initiative for In Suite LED lighting upgrades. London Hydro will be providing incentives for up to 95% of the cost of replacing 100% of the dated mercury containing lighting in tenants suites. This unique one of a kind project, coupled with the SHARP initiative, ensures maximum use of resources in a cost effective manner for all stake holders.

In closing, we applaud the Ministry of Environment and the SHARP initiative and look forward working with all parties to ensure the maximum success of the London Projects as they are awarded.

A handwritten signature in black ink that reads "V Sharma".

Vinay Sharma  
Chief Executive Officer

**saveONenergy**<sup>™</sup>

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## Prelude

The City of London recognizes that one of the desired outcomes of SHARP is to quickly realize electrical energy efficiency and reduce greenhouse gas emissions. This response to the Ministry of Municipal Affairs and Housing (MMAH) Expression of Interest (EOI) will provide an overview of the funding needed in London and Middlesex County and demonstrate the City of London's capacity in partnership with Housing Providers, City Facilities Division, Union Gas and London Hydro, to execute the work based on local procurement requirements, monitor progress and ensure data collection in a timely manner as part of the overall program objectives and requirements.

If selected for funding, the City of London would be prepared to sign a Transfer Payment Agreement with MMAH prior to receiving any funding and to fulfill the terms for funding including monitoring, energy audit and reporting requirements.

## 1.0 Organization Information

**Service Manager:** City of London  
Housing Division  
267 Dundas Street, 3<sup>rd</sup> Floor  
London, Ontario N6A 4L9

**Contact Name:** Josh Browne, Manager Housing Division  
**Phone Number:** 519.661.2500 ext 5733  
**Email:** [jbrowne@london.ca](mailto:jbrowne@london.ca)

## 2.0 Overview of Funding Need

The City of London as Service Manager is responsible for administering the delivery of social housing programs in the City of London and the County of Middlesex affecting provincial non-profit and co-operative housing providers, federal non-profit housing providers and the London & Middlesex Housing Corporation (LMHC). LMHC's social housing portfolio includes older high-rise apartment buildings that could benefit from investments in energy efficiency improvements including major building systems (boilers), increased insulation, newer more efficient windows and LED lighting.

### 2.1 Information on number of buildings eligible for SHARP funding by building type within the Service Area

All buildings eligible for SHARP funding are owned by the City of London as sole shareholder of the London & Middlesex Housing Corporation (LMHC). The public housing portfolio consists of 3,282 social housing units located in 31 housing developments, including six (6) high rise apartment buildings with 150 units or more in addition to 69 single detached and semi-detached units.

In accordance with the program guidelines, the following LMHC buildings would qualify for SHARP funding:

- 30 Baseline Rd. W – 251 unit high-rise apartment
- 580 Dundas St. – 151 unit high-rise apartment
- 170 Kent St. – 212 unit high-rise apartment
- 202 McNay – 252 unit high-rise apartment
- 241 Simcoe St. – 217 unit high-rise apartment
- 85 Walnut St. – 232 unit high-rise apartment

## **2.2 Amount of SHARP funding requested**

The City of London is requesting **\$9,580,820** in SHARP funding to cover a portion of the total eligible costs of twenty-one (21) selected retrofits that will decrease greenhouse gas emissions and increase energy efficiency in six (6) high-rise apartment buildings with 150 units or more. A detailed description of eligible project locations and retrofits is contained in Appendix A.

In addition the City of London is requesting a further **\$4,869,974** in SHARP funding to cover a portion of the total eligible costs of nine (9) selected retrofits that will decrease greenhouse gas emissions and increase energy efficiency in three (3) high-rise apartment buildings with 145 units or more. A detailed description of eligible project locations and retrofits is contained in Appendix A.

The total requested SHARP funding is **\$14,450,794.**

## **2.3 Describe the Social Housing units/buildings you would target for retrofit**

All targeted LMHC buildings were constructed at a time when less attention was paid to energy efficiency. As such, these targeted buildings account for a significant proportion of greenhouse gasses emitted by the residential sector.

The following targeted buildings were designed to provide secure, affordable housing for people in need of subsidized rent. There are also programs available within each community designed to meet residents' social, physical and spiritual needs. Further information on targeted buildings including detailed descriptions is contained in Appendix B

## **2.4 Describe the condition of the social housing buildings that you would target for retrofit**

The average age of LMHC's housing stock is approximately 40 years, including the nine identified high-rise apartment buildings that were constructed in the 1970's. During this period, energy efficiency was not a critical factor in the design and construction of high-rise apartment buildings. The buildings are reasonably well maintained given the age of construction.

Despite the fact that the original construction limits the number of options regarding improving energy efficiency, LMHC has taken a significant number of measures to reduce consumption levels in general. The most recent upgrades include the installation of digitally controlled energy management systems in all but one of the buildings outlined above, that matches the amount of energy consumed directly to the outside temperature and the requirements of the tenant units.

Generally these buildings are in good condition given their ages and the upgrades that have been put in place over the recent past combined with those proposed herein will position all of the properties well to continue to provide safe and comfortable homes for residents for many years to come.

## **2.5 Provide an estimate of potential costs per project, if possible**

All eligible retrofits/upgrades are identified in Appendix A. Each project includes an estimated cost. Estimated costs do not include energy conservation incentives that are available through local utility providers. Section 3.5 describes local energy efficiency incentives that could enhance SHARP funding.

## **2.6 Identify and describe any recent building condition and/or energy audits that could help demonstrate need for retrofit funding**

Over the past several years each building has received upgrades that incorporate energy efficiency measures. In the fall of 2015 VFA Canada Corporation conducted a Building Condition Assessment (BCA) at each location using VFA facility web-based capital planning and management software. The results of the BCAs indicated that LMHC will require in excess of \$20M in the next 5 years to maintain a fair FCI index.

## **2.7 Have any buildings had recent upgrades, such as heating/cooling system, that could be further enhanced with SHARP funding?**

Over the past several years, all capital investments that include an energy efficiency component have been undertaken to achieve a higher efficiency rating. Since 2008 these projects have generated one time utility rebates of \$2,193,483.00 in addition to permanently lowering LMHC's operating expenses and greenhouse gas emissions.

Recent upgrades include:

- Water closet replacement (all high-rise apartment units and townhouse units). Installation of low consumption toilets (3.0 lpf).
- Window and door replacement (1519 high-rise apartment units and 200 townhouse units). Installation of Energy Star rated windows and doors.
- Heating system replacement (9 high-rise apartment buildings). Installation of energy efficient gas-fired condensing boilers (90% AFUE or higher).
- Make-up air unit replacement (9 high-rise apartment buildings). Installation of energy efficient gas-fired condensing make-up air units (90% AFUE or higher).
- Installation of one (1) 10 kW solar photovoltaic system.

Appendix A provides a summary of past energy efficiency upgrades. Where applicable, condition ratings of the proposed system renewals are fair based on the recent BCA's. All of the proposed retrofits will further enhance the energy efficiency upgrades that have been undertaken in the past.

## **2.8 Any other information that you think is relevant to your business case and demonstrates the value of and need for SHARP funding in your communities.**

A significant amount of funding has been spent to repair damaged or missing brickwork. The type of brick that was used is no longer available and repairs are becoming more difficult to complete and more costly. The addition of exterior insulation and cladding will alleviate this ongoing concern.

The overall appearance of the buildings would be improved presenting a better appearance to the neighborhood thereby positively affecting community impact.

Resident safety will be improved by insulating and cladding the existing brick veneer preventing the possibility of delamination and increased risk of falling object hazards. In addition, increased insulation makes for more comfort for tenants.

Investment in energy efficiency upgrades will support additional economic growth in London and the County of Middlesex by encouraging participation which can help to strengthen community networks and secure long-term commitment to programs and enable local companies to be actively engaged, thereby generating employment.

## **3.0 Implementation Plan**

The proposed Implementation Plan is outlined in Sections 3.1 to 3.8.

### **3.1 What internal resources will be made available to meet the required Service Manager responsibilities?**

The City of London Housing Division has a full time dedicated position to support social housing providers to effectively manage, maintain and update their buildings. The Social Housing Technical Support Officer is responsible to ensure that social housing providers properly maintain the condition of their properties and avoid costly, premature, major repairs or replacements through the provision of advice and guidance to housing provider staff, property management firms and Boards of Directors, on such matters.

The Social Housing Technical Support Officer will be fully engaged and made available throughout the implementation plan to provide technical guidance and project oversight for housing providers to ensure that the required Service Manager responsibilities are achieved. The Social Housing Technical Support Officer will be the first point of contact for any program-related issues raised by housing providers, will ensure that only eligible work is funded and that vendors carrying out eligible retrofits are selected in accordance with procurement policies that promote the best value for money.

City of London Housing Division Management, Finance and Program staff will be made available to monitor all phases of the program implementation and ensure accountability for the use of funds, reports are provided to the Province as required and ensure that any tenant issues raised during the retrofit and/or construction process are appropriately handled. The City of London bilingual Housing staff will also be made available to provide the program in English and French in accordance with the Transfer Payment Agreement.

City of London Purchasing staff will be made available to ensure that a competitive process is followed that identifies participants from eligible social housing buildings and retrofit opportunities for potential funding. Purchasing staff will also assist in the approval of eligible work for eligible housing projects based on need and in accordance with City policies adopted respecting the procurement of goods and services.

City of London Legal staff will be made available to develop and assist in executing a funding agreement with selected housing providers and the Transfer Payment Agreement with the Province.

City of London Facilities staff will be made available to assist in the collection and review of required performance measurement or energy usage data and building energy audits. Facilities staff will also assist in leveraging program funding by taking advantage of other available subsidies for retrofit work and ensure there is no overlap in the use of funds.

In addition, the City of London will engage local utilities (London Hydro and Union Gas) to ensure that any additional incentives are made available to qualifying retrofits.

### **3.2 How will you identify social housing buildings that would best meet the eligibility criteria of SHARP?**

A preliminary assessment has already taken place to identify buildings that meet the eligibility criteria. There are currently six (6) high-rise apartment buildings located in London & Middlesex County that contain 150 units or more per building and are governed by the HSA. All buildings are managed by the London & Middlesex Housing Corporation (LMHC). All eligible retrofits have been identified based ministry guidelines.

A further review will take place after funding announcements have been made. The review will be based on allocations with priority given to:

- Eligible retrofits/upgrades based in order of ministry importance.
- Eligible retrofits/upgrades that maximize reductions in greenhouse gases.
- Eligible retrofits/upgrades that promote the best value for money and maximize potential energy efficiency incentives.

### **3.3 How will you monitor SHARP funded retrofits to meet program compliance requirements and timelines?**

All eligible retrofits/upgrades that have been identified as a priority project will be subject to a two-stage approval process after service manager funding agreements have been executed. The first stage will include a preliminary approval subject to the submission of any required documentation including tender documents and tender results with deadlines to submit requested documentation. The second stage will consist of a final approval as confirmation that project can commence. All final approvals will be subject to a completion date that meets the ministry requirement of March 31, 2018. It is anticipated that most projects will be complete well before the March 31, 2018 deadline.



### **3.4 How will you work with funded proponents to collect the required performance measurement data and information?**

Required performance measurement data and information is currently available with respect to existing and past energy usage. London & Middlesex Housing Corporation (LMHC) has committed to providing this information for a subsequent three year period once retrofit work has been completed. In addition, all service manager funding agreements will include the collection of performance measurement data as a requirement.

### **3.5 Describe any local energy efficiency incentives that could enhance SHARP funding.**

Local utility providers have been engaged to determine what energy conservation incentives apply to each of the twenty-one (21) selected retrofits in the six (6) high-rise apartment buildings with 150 units or more. Meetings have been held with both London Hydro and Union Gas. Combined energy conservation incentives will exceed \$262,169.

The combined energy conservation incentives for the nine (9) selected retrofits in three (3) high-rise apartment buildings with 145 units or more will exceed \$33,677.

London Hydro is a key partner in the overall City of London CDM Plan. In the past several years, London Hydro has provided exceptional support for energy efficiency initiatives.

As a strong supporter of this application, London Hydro has proposed a comprehensive in suite lighting program for 2016 to support this initiative. This lighting program leverages out several IESO initiatives and in a very creative and cost effective way, will upgrade 100% of in suite lighting from mercury containing CFL technology to new highly efficient and ultra-long life LED lighting. The summary of benefits include, the reduction of energy usage by 31% for in suite lighting. Other benefits include the reduction of 10 -1 in lamp purchases, shipping, recycling of CFLs over LEDs as LED technology is expected to last 25,000 hours vs 2500 or less for CFLs. The greenhouse gas and air quality benefits for such a project is substantial, as transportation alone from Asia for lamps is reduced 90%.

Union Gas is also a key partner in the overall City of London CDM Plan providing support for energy efficiency initiatives. Through the Affordable Housing Conservation Program, incentives will be available to support the exterior wall and roof insulation projects as well as heating system upgrades in buildings heated with natural gas. In addition, incentives may be available to assist with energy audits based on natural gas usage at each location.

### **3.6 Describe any additional funding the Service Manager will provide for retrofit work (other than the normal maintenance and replacement reserve funding).**

The City of London maintains a Stabilization Reserve Fund for major repairs to housing provider buildings. The reserve helps to mitigate the impact of early life cycle breakdown in capital stock, the impact of underfunded capital reserves and shortfall in available funds. This fund will be used if necessary, to provide funding for projects that do not qualify for the retrofit work under SHARP but required to access/stack other energy incentive programs in order to create cost savings and efficiencies.

### **3.7 How will you work with the providers to mitigate any disruption to existing tenants while the retrofit work is underway?**

The City of London recognizes that achieving program outcomes depends on the successful application of well-designed and delivered tenant engagement activities. The level of tenant buy-in during disruptive retrofits will depend on how involved and respected tenants feel they have been and the quality of construction communications.

The City of London Housing Division will work with successful proponents to develop a tenant impact strategy to mitigate, as much as possible, any disruption to existing residents while the retrofit work is underway. The strategy will included but not limited to the following:

- Proper notification that is compliant with the *Residency Tenancy Act*, respectful of tenants needs, provides project communication and program information including recognition of the Ministry as the funder.
- Education on energy saving tenant behaviors and habits
- Sensitivity material for contractors and project coordinators to facilitate respectful communications with residents.
- Contractor Code of Conduct to set guidelines for sub-contractors on how to treat tenants with sensitivity and respect. The Code would address privacy and security issues, handling of tenants' questions and concerns, worksite clean-up, and care of tenants' belongings during installations within units.

### **3.8 What percentage of total funding would you request to cover the administrative costs to implement SHARP?**

No more than **five (5) %** of the total funding would be requested to cover the administrative costs to implement SHARP.

# APPENDIX A - Social Housing Apartment Retrofit Program (SHARP) Funding Request

Housing Provider Name	Address	Building Type	Heating Type	No. of Units	High-efficiency Heating	Windows	Exterior Insulation-Roofs	Exterior Insulation-Walls	LED Lighting	Total Retrofit Cost per High Rise	Past Energy Efficiency Upgrades
London & Middlesex Housing Corporation	30 Base Line Rd., W., London	High-Rise	Natural Gas	251		660,000	302,400	1,318,560	36,629	2,317,589	Heating/domestic water plants updated to condensing boiler systems/suite computerized energy management system/low consumption water closets & shower heads/faucet aerators/energy efficient common area lighting.
London & Middlesex Housing Corporation	580 Dundas St., London	High-Rise	Natural Gas	151	360,000	420,000	162,000	648,000	20,097	1,610,097	Low consumption water closets & shower heads/faucet aerators/energy efficient common area lighting.
London & Middlesex Housing Corporation	170 Kent St., London	High-Rise	Electric	212			222,000	1,272,000	35,980	1,529,980	Exterior windows and doors updated to Energy Star/Ventilation updated to include heat recovery system on exhaust air/suite computerized energy management system/low consumption water closets & shower heads/faucet aerators/energy efficient common area lighting.
London & Middlesex Housing Corporation	202 McNay St., London	High-Rise	Electric	252			258,000	960,000	47,607	1,265,607	Domestic water fuel conversion from electric to natural gas condensing boilers/ exterior windows and doors upgraded to Energy Star/suite computerized energy management system/low consumption water closets & shower heads/faucet aerators/energy efficient common area lighting.
London & Middlesex Housing Corporation	241 Simcoe St., London	High-Rise	Electric	217			234,000	1,152,000	30,930	1,416,930	Domestic water fuel conversion from electric to natural gas condensing boilers/ exterior windows and doors upgraded to Energy Star/suite computerized energy management system/low consumption water closets & shower heads/faucet aerators/energy efficient common area lighting.
London & Middlesex Housing Corporation	85 Walnut St., London	High-Rise	Electric	232			218,400	1,200,000	22,217	1,440,617	Domestic water fuel conversion from electric to natural gas condensing boilers/ exterior windows and doors upgraded to Energy Star/suite computerized energy management system/low consumption water closets & shower heads/faucet aerators/energy efficient common area lighting.
London & Middlesex Housing Corporation	632 Hale St., London	High-Rise	Electric	146			170,100	1,425,600	26,908	1,622,608	Domestic water fuel conversion from electric to natural gas condensing boilers/ exterior windows and doors upgraded to Energy Star/Ventilation updated to include heat recovery system on exhaust air/suite computerized energy management system/low consumption water closets & shower heads/faucet aerators/energy efficient common area lighting.
London & Middlesex Housing Corporation	345 Wharncliffe Rd. N., London	High-Rise	Electric	145			166,050	1,425,600	32,928	1,624,578	Domestic water fuel conversion from electric to natural gas condensing boilers/ exterior windows and doors upgraded to Energy Star/Ventilation updated to include heat recovery system on exhaust air/suite computerized energy management system/low consumption water closets & shower heads/faucet aerators/energy efficient common area lighting.
London & Middlesex Housing Corporation	349 Wharncliffe Rd. N., London	High-Rise	Electric	145			166,050	1,425,600	31,138	1,622,788	Domestic water fuel conversion from electric to natural gas condensing boilers/ exterior windows and doors upgraded to Energy Star/Ventilation updated to include heat recovery system on exhaust air/suite computerized energy management system/low consumption water closets & shower heads/faucet aerators/energy efficient common area lighting.
Total Cost Per Retrofit and Funding Request					\$ 360,000	\$ 1,080,000	\$ 1,899,000	\$ 10,827,360	\$ 284,434	\$ 14,450,794	

## APPENDIX B – Social Housing Apartment Retrofit Program (SHARP) Project Description

# PROJECT DESCRIPTION

Housing & Social Services  
Housing Division  
267 Dundas  
Street 3<sup>rd</sup> Floor  
London, ON N6A 1H2

Tel: 519-661-5900  
Fax: 519-661-5804  
Email: [housing@london.ca](mailto:housing@london.ca) Website:  
[www.london.ca/housing](http://www.london.ca/housing)



30 Base Line Road, London,  
ON Tel: 519-434-2765



<b>Population Target:</b> Seniors 60+	
<b>Year of Existence:</b> 1968	
<b>Zone:</b> Southwest	
<b>Management:</b> London & Middlesex Housing Corporation (LMHC)	
<b>Direction:</b> West of Wharnccliffe Road, north of Commissioners Road	
<b>Building Type:</b> 10-Storey wheelchair accessible apartment building with elevators	
<b>Restrictions:</b> Pet policy as per City by-law	
<b>Utilities Included:</b> Yes	
<b>Rent:</b> Set at 30% of household's gross income from all sources	
<b>Total Units:</b> 251	
<b># Bedroom Units:</b>	1-Bedroom: 251
<b>Unit Features:</b> Fridge and stove	
<b>Parking:</b> 42 spaces	
<b>Building Features:</b> Laundry facilities, controlled entry, 24-hour security cameras, lounge	
<b>Amenities:</b> Shopping, banks, churches, schools, parks, restaurants	
<b>Transportation:</b> Access to City buses	

**580 Dundas Street, London,  
ON Phone: 519-661-0861**



<b>Population Target:</b> Adults only		
<b>Year of Existence:</b> 1968		
<b>Zone:</b> North downtown		
<b>Direction:</b> West of Adelaide Street, east of William Street		
<b>Management:</b> London & Middlesex Housing Corporation		
<b>Rent:</b> 30% of your gross household income from all sources. To apply for RGI unit and for rental inquiries you must go directly through the Housing Access Centre		
<b>Building Type:</b> 9-Storey wheelchair accessible apartment building		
<b>Restrictions:</b> Pet policy as per City by-law		
<b>Utilities Included:</b> Yes		
<b>Total Units:</b> 150		
<b># Bedrooms:</b>	Bachelor: 125	1-Bedroom: 25
<b>Unit Features:</b> Fridge and stove		
<b>Parking:</b> 34 spaces		
<b>Building Features:</b> Laundry facilities, controlled entry, 24-hour security cameras, lounge		
<b>Amenities:</b> Two blocks to downtown London shopping, parks, medical offices, restaurants		
<b>Transportation:</b> Access to City buses		

**170 Kent Street, London,  
ON Phone: 519-434-2765**



<b>Population Target:</b> Seniors 60+	
<b>Year of Existence:</b> 1968	
<b>Zone:</b> North downtown	
<b>Management:</b> London & Middlesex Housing Corporation (LMHC)	
<b>Direction:</b> North of Dundas Street, west of Richmond	
<b>Building Type:</b> 12-Storey wheelchair accessible apartment building with elevators	
<b>Restrictions:</b> Pet policy as per City by-law	
<b>Utilities Included:</b> Yes	
<b>Rent:</b> is set at 30% of household's gross income from all sources	
<b>Total Units:</b> 212	
<b># Bedroom Units:</b>	1-Bedroom: 212
<b>Unit Features:</b> Fridge and stove	
<b>Parking:</b> 37 spaces	
<b>Building Features:</b> laundry facilities, controlled entry, 24-hour security cameras, lounge	
<b>Amenities:</b> Shopping, churches, parks, banks, grocery stores, drug stores, restaurants	
<b>Transportation:</b> Access to city buses	

**202 McNay Street, London, ON**  
**Phone: 519-434-2765**



<b>Population Target:</b> Seniors 60+	
<b>Year of Existence:</b> 1968	
<b>Zone:</b> Northeast	
<b>Management:</b> London & Middlesex Housing Corporation (LMHC)	
<b>Direction:</b> North of Cheapside Street, west of Highbury Avenue	
<b>Building Type:</b> 11-Storey wheelchair accessible apartment building with elevators	
<b>Restrictions:</b> Pet policy as per City by-law	
<b>Utilities Included:</b> Yes	
<b>Rent:</b> is set at 30% of household's gross income from all sources	
<b>Total Units:</b> 252	
<b># Bedroom Units:</b>	1-Bedroom: 252
<b>Unit Features:</b> Fridge and stove	
<b>Parking:</b> 90 spaces, 16 handicap	
<b>Building Features:</b> laundry facilities, controlled entry, 24-hour security cameras, lounge	
<b>Amenities:</b> Shopping, churches, parks, banks, variety stores, drug stores, parks, restaurants	
<b>Transportation:</b> Access to city buses	



**241 Simcoe Street, London, ON**  
**Phone: 519-661-0861**



<b>Population Target:</b> Adults only		
<b>Year of Existence:</b> 1968		
<b>Zone:</b> North downtown		
<b>Direction:</b> South of Horton Street, west of Wellington Street		
<b>Management:</b> London & Middlesex Housing Corporation		
<b>Rent:</b> 30% of your gross household income from all sources. To apply for RGI unit and for rental inquiries you must go directly through the Housing Access Centre		
<b>Building Type:</b> 12-Storey wheelchair accessible apartment building		
<b>Restrictions:</b> Pet policy as per City by-law		
<b>Utilities Included:</b> Yes		
<b>Total Units:</b> 217		
<b># Bedrooms:</b>	1-Bedroom: 216	2-Bedroom: 1
<b>Unit Features:</b> Fridge and stove		
<b>Parking:</b> 13 spaces (2 lots)		
<b>Building Features:</b> Laundry facilities, controlled entry, 24-hr security cameras, lounge area		
<b>Amenities:</b> Shopping, churches, parks, restaurants, grocery stores, variety stores		
<b>Transportation:</b> Access to city buses		

**85 Walnut Street, London,  
ON Phone: 519-434-2765**



<b>Population Target:</b> Seniors 60+	
<b>Year of Existence:</b> 1968	
<b>Zone:</b> West	
<b>Management:</b> London & Middlesex Housing Corporation (LMHC)	
<b>Direction:</b> South of Riverside Drive, west of Wharncliffe Road	
<b>Building Type:</b> 14-Storey wheelchair accessible apartment building with elevators	
<b>Restrictions:</b> Pet policy as per City by-law	
<b>Utilities Included:</b> Yes	
<b>Rent:</b> Set at 30% of household's gross income from all sources	
<b>Total Units:</b> 232	
<b># Bedroom Units:</b>	1-Bedroom: 232
<b>Unit Features:</b> Fridge and stove	
<b>Parking:</b> 76 spaces, 7 handicap	
<b>Building Features:</b> laundry facilities, controlled entry, 24-hour security cameras, lounge	
<b>Amenities:</b> Shopping, churches, parks, banks, variety stores, drug stores, parks, restaurants	
<b>Transportation:</b> Access to city buses	

632 Hale Street, London,  
ON Phone: 519-434-2765



<b>Population Target:</b> Seniors 60+	
<b>Year of Existence:</b> 1968	
<b>Zone:</b> East	
<b>Management:</b> London & Middlesex Housing Corporation (LMHC)	
<b>Direction:</b> South of Dundas Street, east of Highbury Avenue	
<b>Building Type:</b> 8-storey wheelchair accessible apartment building with elevators	
<b>Restrictions:</b> Pet policy as per City by-law	
<b>Utilities Included:</b> Yes	
<b>Rent:</b> is set at 30% of household's gross income from all sources	
<b>Total Units:</b> 146	
<b># Bedroom Units:</b>	1-Bedroom: 146
<b>Unit Features:</b> Fridge and stove	
<b>Parking:</b> 37 spaces	
<b>Building Features:</b> laundry facilities, controlled entry, 24-hour security cameras, lounge	
<b>Amenities:</b> Shopping, churches, parks, banks, grocery store, drug store, restaurants	
<b>Transportation:</b> Access to City buses	

**345 Wharncliffe Road North, London, ON**  
**Phone: 519-661-0861**



<b>Population Target:</b> Adults only		
<b>Year of Existence:</b> 1968		
<b>Zone:</b> Northwest		
<b>Direction:</b> North of Oxford Street, east of Western Road		
<b>Management:</b> London & Middlesex Housing Corporation		
<b>Rent:</b> 30% of your gross household income from all sources. To apply for RGI unit and for rental inquiries you must go directly through the Housing Access Centre		
<b>Building Type:</b> 8-Storey wheelchair accessible apartment building		
<b>Restrictions:</b> Pet policy as per City by-law		
<b>Utilities Included:</b> Yes		
<b>Total Units:</b> 145		
<b># Bedrooms:</b>	1-Bedroom: 144	2-Bedrooms: 1
<b>Unit Features:</b> Fridge and stove		
<b>Parking:</b> 56 spaces with 9 handicap designated spots		
<b>Building Features:</b> Laundry facilities, controlled entry, 24-hour security cameras, lounge area		
<b>Amenities:</b> Parks, churches, restaurants, grocery store, drug stores, medical offices		
<b>Transportation:</b> Access to city buses		

349 Wharncliffe Road North, London, ON  
Phone: 519-661-0861



<b>Population Target:</b> Adults only		
<b>Year of Existence:</b> 1968		
<b>Zone:</b> Northwest		
<b>Direction:</b> North of Oxford Street, east of Western Road		
<b>Management:</b> London & Middlesex Housing Corporation		
<b>Rent:</b> 30% of your gross household income from all sources. To apply for RGI unit and for rental inquiries you must go directly through the Housing Access Centre		
<b>Building Type:</b> 8-Storey wheelchair accessible apartment building		
<b>Restrictions:</b> Pet policy as per City by-law		
<b>Utilities Included:</b> Yes		
<b>Total Units:</b> 145		
<b># Bedrooms:</b>	1-Bedroom: 144	2-Bedrooms: 1
<b>Unit Features:</b> Fridge and stove		
<b>Parking:</b> 56 spaces with 9 handicap designated spots		
<b>Building Features:</b> Laundry facilities, controlled entry, 24-hour security cameras, lounge area		
<b>Amenities:</b> Churches, parks, restaurants, drug store, grocery store, medical offices		
<b>Transportation:</b> Access to city buses		