

HFS 2023-2024 Capital Projects Update (December 2024)

HFS 2023-2024 Capital Projects

The original capital budget was approved at the December 21, 2022, Board of Directors' Meeting.

As per the HFS Financial Policies, major capital expenditures require three quotes and approval of the Finance Committee.

Action List	Deferred Budgets	2023	2024	Notes/Project Status:
Shuter:				
Roofing Membrane System	\$201,630			Deferred from 2022; currently on hold awaiting Tower Renewal submission's response
Emergency power - Life Safety System Generator - \$120,000.00. New feasibility study	\$120,000			
Emergency power - Life Safety System Generator Fuel Tank Replacement \$15,000 Environmental Study	\$15,000			
Meegwetch Townhouses:				
Pavers/Patio's (backyards)			\$37,143	Completed
Wooden Porches with Stairs			\$21,225	Completed
Wooden Fencing			\$22,285	Completed
Bellevue:				
Exterior Window & Sealants	Approved Budget \$125,000		\$292,035	Completed.
Accessible Elevator Modernization		\$42,449		Completed
Vaughan:				
Unit Windows	Approved Budget \$79,591		\$328,000.00	Completed
Overall Subtotals:	\$628,665.00	\$42,449	\$700,688	
Capital Contingency Fund (5% of total Capital Budget)	\$31,433	\$2,123	\$35,034	
Total Capital Expenditures:	\$660,098	\$44,572	\$735,722	

HFS 2023-2024 Capital Grants

Capital grants are sometimes offered for items lower on our priority list; however, when funding is made available for capital work, we make every effort to obtain the funding so that our available capital dollars can be utilized elsewhere.

HFS 2023-2024 Capital Work

Shuter:

As previously reported, the emergency generator work was deferred. In addition, the Development Department is in the process of applying for a Green Municipal Fund Grant and The Taking Action on Tower Renewal Grant as part of our ongoing work towards the development at 90 Shuter. If successful, the emergency generator would be covered under the renewal project and be updated to meet the current applicable codes. Regular preventive maintenance continues and there are no concerns at this time the generator would not perform as intended. Work by the development team is ongoing.

Canadian Ontario Community Housing Initiative (COCHI) Capital Funded Work:

75 Northcote:

Fire Safety – Emergency Third-Floor Exit:

COCHI funding has been awarded for alterations to Northcote to make the third-floor units available. CMS Engineers have been retained to provide plans for an emergency exit for the third-floor units which are currently unoccupied as per the Toronto Fire Department's orders to the former owners, Toronto Community Housing.

The project had been delayed due to Toronto Fire Department's delay in reviewing the submitted fire safety plans. As a result of this delay, we requested that COCHI's funding deadline be extended from March 31st to December 31st, 2025 in order to ensure we have adequate time for this project's completion.

In December, we received the long-awaited approval from Toronto Fire Services for our fire safety plans. In addition, we were granted the extension by COCHI. CMS has begun the design work and will be tendering the RFPs. The project is scheduled to begin in April and to be completed in July.

57 Brandon:

Window/Sliding Door Replacement:

The windows have been installed, and the interior drywall and all finishing work has been completed. The final inspection was completed in December and the project is now completed.

287 Jarvis:

We have received COCHI funding for capital projects at Jarvis including the replacement of the common-area floors; electrical sub-panel replacement, lighting retrofit, and the fire communications panel replacement. These projects are in progress and will be completed prior to the handover of Jarvis from TCHC to Homes First.