



976 College Street

SUPPORTIVE HOUSING PROJECT

MAY 2026





Who We Are

Springboard has spent over 50 years opening doors to opportunity. Our core services help individuals break through barriers, gain the skills needed to move forward, and achieve their goals – unleashing their full potential.

Mission

Springboard provides quality services that support individuals facing barriers to lead meaningful and fulfilling lives.

Vision

A future where every person is valued and achieves their full potential

Core Services

COMMUNITY LEARNING HUB

A life skills learning platform used by non-profits across Canada to improve participant outcomes, particularly for marginalized populations.

DEVELOPMENTAL SERVICES

Residential and community-based programs for adults with developmental disabilities fostering independence and promoting overall well-being.

EMPLOYMENT SERVICES

Skill-building and placement programs to help individuals overcome barriers and access to employment, education, and training.

JUSTICE SERVICES

Supports youth and adults involved in the justice system through a range of community-based initiatives and programs, including housing.

Our Housing Experience



Over the past 52 years Springboard has acquired extensive housing and property management experience and expertise managing homes and supporting vulnerable youth and adult residents.

Currently, Springboard owns 5 properties and leases an additional 4 properties in Toronto. Owned properties include three Developmental Services supportive group homes and one Open Custody/Detention home for youth. Once redeveloped, 976 College Street will be Springboard's fifth active residential property.

Springboard has an experienced programming and administrative team that cares for residents. Key staff include the Director, Programs & Strategic Initiatives, the Developmental Services Manager, three Supervisors, Assistant Supervisors, and an extended team of 40+ full, part-time and relief unionized and non-unionized employees as well as student and volunteer placements.

976 College Street

Project Overview

The new 6-storey building at the corner of Rusholme Road and College Street in Toronto will contain 19 rent-geared-to-income affordable homes across 1,263 square metres of Gross Floor Area.

The building will provide private homes for adults with developmental disabilities who can live independently with minimal support.

Springboard will provide individualized supports based on each resident's needs. This may include help with daily tasks (e.g., shopping, meal prep), referrals to outside agencies, and support with mental health, education, employment, or finances.



Priority Groups

The building will provide affordable, private homes for **adults with developmental disabilities** who can live independently with minimal support. People with disabilities are a priority group in the National Housing Strategy.

The developmental services sector is in dire need of affordable housing across Ontario. Over 52,000 people are currently waiting for critical supports and services due to serious funding shortfalls within the sector.

This includes **more than 28,000 people waiting for housing-related support** and more than 42,000 people waiting for community support services, including staff support, caregiver respite, employment services, and mental health services.



Affordability

The proposed project will provide deeply affordable supportive housing:

- 19 affordable units
- 100% of units are affordable
- Rent-geared-to-income

- Unit Mix (19 Units)
 - 11 Studios,
 - 3 studios fully accessible
 - 1 - 1 bedroom,
 - 4 - 1 bedroom fully accessible
 - 0 vehicle parking and 12 bike parking spaces





Building Performance

SUSTAINABILITY

The project is targeting, at minimum, Tier 2 of the 2020 National Energy Code for Buildings (NECB) or Tier 3 of the 2020 National Building Code (NBC), in line CMHC Affordable Housing Fund's energy efficiency requirements.

ACCESSIBILITY

The project exceeds CMHC Affordable Housing Fund's latest accessibility requirements, with 36% of units (7 of 19 units) designed to meet the rigorous CSA B651:23/VSA B652:23 standards.



Core Project Team

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01 PROJECT OWNER & OPERATOR



Springboard is the project owner, guiding the vision and making key project decisions.

Springboard will be responsible for the full operation of the project, including property management, programming, and support services.

02 DEVELOPMENT CONSULTANT



SHS leads day-to-day project management, financial modeling and feasibility, funding and financing applications and agreements, liaising with municipal staff and other authorities, and engaging, overseeing, and project managing members of the consultant team.

03 DESIGN- BUILDER



The Assembly and Loftin team are responsible for overseeing the comprehensive design, development, and construction of the project. This includes overseeing the project team, leading entitlements and permitting, demolition, construction and close-out.

Project Funding

This project is proposed to be funded through Owner's cash equity and land, as well as a variety of government sources, including:

- BCH Housing Fund (to be confirmed)
- City of Toronto Rental Housing Supply Program \$3,800,000 (with an additional \$1.1 Million recommended to City Council for approval)
- CMHC Seed Funding (\$33,000 awarded)
- Planning & Building Fee Waivers (confirmed)
- 100% HST Rebate (confirmed through legislation)
- Development Charge, Parkland Dedication, and Community Benefits Charge Exemptions (confirmed through legislation)
- Federation of Canadian Municipalities (\$250,000)

Springboard's Equity Contribution - \$3.2M

Innovation



Assembly Prefabricated Building Approach

This project is being delivered with Assembly's standardized, factory-built, mass-timber housing products. Assembly uses a digital design process to manufacture timber building parts offsite, reducing cost uncertainty, time, and the carbon impact of buildings.

Springboard's site at 976 College Street is a tight urban site, at only 251.9 square metres in size. Assembly's approach allows Springboard to intensify an underutilized urban site efficiently on an accelerated construction timeline.

Assembly is committed to integrating 100% Canadian sourced softwood lumber

Elevators will be Canadian, utilizing local suppliers and installers

Interior finishes - tiles and flooring sourced from Canadian suppliers

Appliances - procured through a Canadian supplier

Innovation

Supportive Housing Model

Springboard's current housing portfolio consists of group homes that are all in aging, converted low-rise homes. The redevelopment of 976 College Street represents a new housing typology for Springboard. By offering completely self-contained units, Springboard will be able to provide appropriate housing for people with developmental disabilities that is better suited to more independent residents and uses limited resources more efficiently. Springboard will still provide support services to all residents, tailored to their individual needs.

Partnerships – We will be partnering with other service providers to bring in programming – such as, income tax clinics and arts for our residents



Opportunities to Scale



Springboard plans to scale it across other properties in our portfolio. In the near-term, Springboard has identified two other existing group home properties that could be redeveloped.

Key benefits of scaling this approach across our portfolio include:

- Efficient redevelopment of tight urban sites
- Gentle missing middle intensification, maximizing the use of existing properties while fitting within the local context
- Accelerated construction timeline, minimizing disruption to neighbours
- A supportive housing model that prioritizes independence
- Efficient use of limited supportive housing resources
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