

Updates on Reena Developments





Tansley Residence – Opened April 28, 2026

Built to provide deeply affordable, specialized housing for people with complex needs

- A young woman who has spent three years in hospital can finally begin her life in community
- A young women who could not be supported in traditional housing can now live successfully without displacing others.
- Young adults can move out of children's systems, freeing up critical space for those who need it most.
- Individuals who have been waiting in hospitals, in long term care, in limbo, can finally find a home.

Tansley Residence



Tansley Residence



- Homes such as Tansley are built to meet the increased complexities of supported individuals and the challenges they present, including sensory issues, elopement concerns, and property destructive behaviours
- Customized environment fully compliant with B3 Fire Code supports complex care with integrated safety features, setting an important benchmark for supportive housing.
- Incorporates energy-efficient features, including solar panels, reflecting our commitment to sustainability alongside safety and dignity.
- Provides a home to individuals currently living in hospital or treatment beds who otherwise cannot return safely to community.
- Studies have shown that these safe environments have resulted in significant decreases in incidents and positive impacts on the individuals, staff and families.
- PRN medications for behavioural interventions usage declines to near zero/hardly any over time.



Frankfort Family Reena
Residence – Opening September 2026



Frankfort Family Reena Residence





Frankfort Family Reena Residence

- Mixture of 1,2,3 and 4 bedrooms - 168 tenants; specialized units for complex health care as well as floors specific to serve people with mental illness
- All units in a sliding scale of affordability (ODSP – 80% AMR)
- In heart of residential neighbourhood with a range of existing amenities, shopping, and near transit
- Universally accessible

Frankfort Family Residence – Timeline

DATE	MILESTONE
July 2019	Purchased 155 Elm Ridge Drive
February 2020	Purchased 165 Elm Ridge Drive
November 2020	Submitted City of Toronto Open Door Program Application
March 2021	Received Open Door Program Approval
December 29, 2022	Submitted CMHC RHI 3 – Project Stream Application
September 2023	Approved: CMHC & City of Toronto – \$43.9M Contribution
November 2024	Approved: Province of Ontario – \$7.7M Contribution
May 2025	Reena Foundation raised over \$19M
October 2026	Targeted Building Completion & Occupancy



Frankfort Family Residence – Budget

BUDGET VS ACTUALS AS OF December 31st, 2025

Division	Proforma Budget	Actuals
Land - 165 Elm Ridge Land and Building - Reena	405,937	327,851
Soft Costs	11,826,303	3,166,906
Hard costs (Construction costs)	67,728,848	41,343,059
FF&E and Others	4,220,000	394,072
Contingency	1,518,912	
TOTAL	85,700,000	45,231,888

Funding Sources	Preliminary Budget	Actuals
Reena Foundation & Batay	30,037,727	16,980,000
Development Charge Waiver	3,503,257	
RHI Contribution	43,931,165	20,024,037
Provincial Contribution	7,700,000	7,700,000
Land Value In Kind*	327,851	327,851
CMHC Seed funding	150,000	150,000
City of Toronto	50,000	50,000



Frankfort Family Residence – Service Partners

Reena's partnership model growth

- @ the Sandy Keshen Reena Residence: Reena established foundational partnerships with MODC and Ontario Health atHome
- @ the Lou Fruitman Reena Residence: Reena expanded its partnership model to include Safehaven, YSSN through its CRISIS Program, CHIRS, JFCS, broadening the range of populations supported under one roof
- @ Frankfort: we are exploring new and existing partnerships
- Each partnership is governed by a formal Collaboration Agreement developed in consultation with legal counsel, clearly outlining roles, responsibilities, and the long-term expectations of both parties.

Redevelopment Options

MURA - 3 triplexes

- 64 Garthdale Court – adjacent to existing triplex
- 433- 435 Wilson Ave – adjacent to 2 other triplexes

Vacant, Post Frankfort

- Overbrook, Fraserwood , 409 Wilson, Manadon

DANI Joint Venture



Reena's Housing Corporation, Batay, partnered with DANI

- DANI, a nonprofit DS service provider developing a fee for service group home was seeking a knowledge partner in design; a lead donor offered 1/3 funding through Reena to secure our engagement and long term continuity of service
- Batay Reena owns 30% with first rights should program cease, semi-annual reporting on property related items
- Reena has no operating involvement and DANI has full programmatic independence

Net Results

- A quality home was completed (8 individuals have a home)
- Batay Reena has an investment (increased assets)
- Reena is recognized by DANI and donor as a trusted partner (positive reputation)
- Additional Investment of staff and lay hours: 120

DANI Joint Venture



The Untold Stories – Builds that Never Happened

Ongoing Exploration and Evaluation – not implemented

- 8 Developers who presented projects under development seeking partners, not B3 compliant
- Sites explored: 1 Marquette , 467 Spadina, Yoemans Rd, 949 Clarke, Dufferin-Centre development
- Unapproved Projects: ARBO - Canada Lands development

ARBO Proposal Rejected

Reena's partnership with Serotiny and Rosecorp application to Canada Lands.

\$25,000 and over 150 hours invested, and not approved.





What's Next?

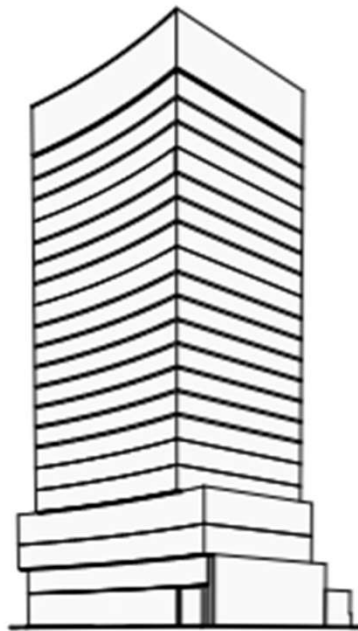
Wilson Ave

- Consolidating 4 triplexes
- Zoning high rise
- Projected 20 – 29 storey
- 120- 150 units



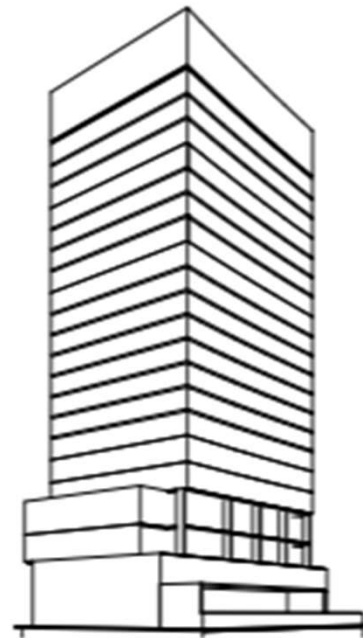
Assuming 7m front and rear setbacks, and 5m side setbacks, the floor plate is approximately 8,000 sf.
A 20 storey building is approximately 160,000 sf

Wilson Ave Concept



3 VIEW LOOKING SOUTH EAST

ARCHITECTURAL ELEVATION - WILSON AVE CONCEPT
2018



2 VIEW LOOKING NORTH EAST