

Green Phoenix project update

November 2007

Introduction

Phoenix Place apartments are an outreach project of the Parkdale United Church Foundation and the Parkdale United Church. The building's reputation as clean, quiet, and secure housing is well-known in the community. Careful management and sound financial practices have kept monthly rents at least \$100 to \$150 below market. However, aging building systems, the need for more amenity spaces and larger units, and rising utility costs have pointed to a redevelopment and retrofit of the site, and given birth to the Green Phoenix project.

The Green Phoenix project combines a retrofit of the existing 11-storey hi-rise building with the construction of 21 new affordable housing units. The project addresses tenants' comfort issues, provides more and larger units, more amenity spaces, and lowers utility costs by a conservative 65% for long-term sustainability. The main green features of the design are high performance insulation and windows, new ventilation, green roofs, and the use of renewable energy.

The renewable energy sources for this project are geothermal (ground source) heating and cooling wells, and solar hot water collectors. The geothermal technology has been in use for many decades, but has recently become more economical to install. Geothermal systems concentrate heat and cooling energy taken from the ground, using the same operating principles as an ordinary refrigerator or air conditioner. The energy takes the place of natural gas and electricity currently used for heating water and heating and cooling apartments and common areas. For more information please visit the project's website at www.greenphoenix.ca.

In May 2007 Green Phoenix came 2nd place in a competition for the Green Toronto Design award hosted by the City of Toronto.

Current work

Phase 1: Shalom House conversion, geothermal plant & solar wall -- to be completed in November 2007.

Shalom House conversion: 10 new units of transitional housing in an adjacent 3-storey brick building owned by the Foundation and rented out until recently to local businesses.

Geo-thermal heating and cooling plant & solar wall: this renewable energy will supply the existing hi-rise and Shalom House with hot water and heating and cooling energy.

Costs

All project costs, incl. geo-thermal & solar wall = **\$ 2,420,000**

Units cost @ \$225 / s.f. , 6,600 s.f. = \$1,500,000

Cost per unit (10 units) = \$150,000

Funding: This phase of the project is fully funded from federal and municipal grants and the Foundation's resources.

-Federal govt. and City funding for new units	\$ 1,363,000
-Federal govt. funding to improve existing housing	\$ 485,000
-Federal govt. funding for geothermal, solar, lighting	\$ 238,000
-Toronto Atmospheric Fund (for geothermal plant)	\$ 50,000
-CMHC Proposal Development Funding	\$ 35,000
-Tax rebates	\$ 151,000
- Parkdale United Church Foundation	\$ 98,000
Total:	\$ 2,420,000:

The Next Phases, Phase 2, 11 new units and amenity spaces and Phase 3, retrofit

To take advantage of construction economies, Phase 2 and 3 of the project would ideally be done together. However, the Foundation may have to approach these pieces of work separately in order to take advantage of funding opportunities.

Phase 2, 11 new units and amenity spaces: This work is new construction, added to the north and west sides of the hi-rise. Features include:

- Ten new, larger units
- Much-needed amenity spaces, including a new laundry. The old laundry, on the 11th floor, will become the 11th unit.
- New Church entrance and access to the basement community room, situated directly on King Street and Dunn Avenue.
- The addition harmonizes with the existing streetscape through careful landscape design and will have many green features including three roof gardens.

Costs

All costs + 9% contingency & inflation allowance \$ 2,700,000
(Residential component @ \$225 / s.f., 8,650 s.f. = \$1,945,000)
(Cost per unit, 11 units = \$178,000)

Funding

-Government grants for the new units (approval expected Dec. 2007), tax rebates, design incentives	\$ 1,680,000
-Parkdale United Church Foundation contribution	\$ 230,000
-Pledges and donations received (Fairlawn Ave United, Trillium Foundation, CAW, local community)	\$ 440,000
-Fundraising	\$ 350,000
Total:	\$ 2,700,000

Phase 3, Retrofit: A new building envelope, energy-efficient ventilation for the apartments, and a new heating and cooling system for the building will lower utility costs, keep rents affordable, and increase everyone's comfort.

Costs

All costs + 7% contingency & inflation \$ 2,400,000

Funding

–Government grants and tax rebates \$ 100,000

–Parkdale United Church Foundation contribution \$1,400,000
(Replacement reserves & loan to be repaid from the operating cost savings realized by \$65,000 reduction in utility costs)

–Fundraising \$ 900,000

Total: \$ 2,400,000

Fundraising Campaign

The Foundation has developed a fundraising plan and has already had some significant pledges and donations, noted above in the Phase 2 summary. These include \$100,000 from Trillium, \$100,000 from the Canadian Auto Workers, \$150,000 from Fairlawn Avenue United Church, and pledges from individuals in the local community \$90,000.

The Foundation is assembling a campaign advisory team to help establish connections with persons who can support the project.

For more information please contact us through:
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