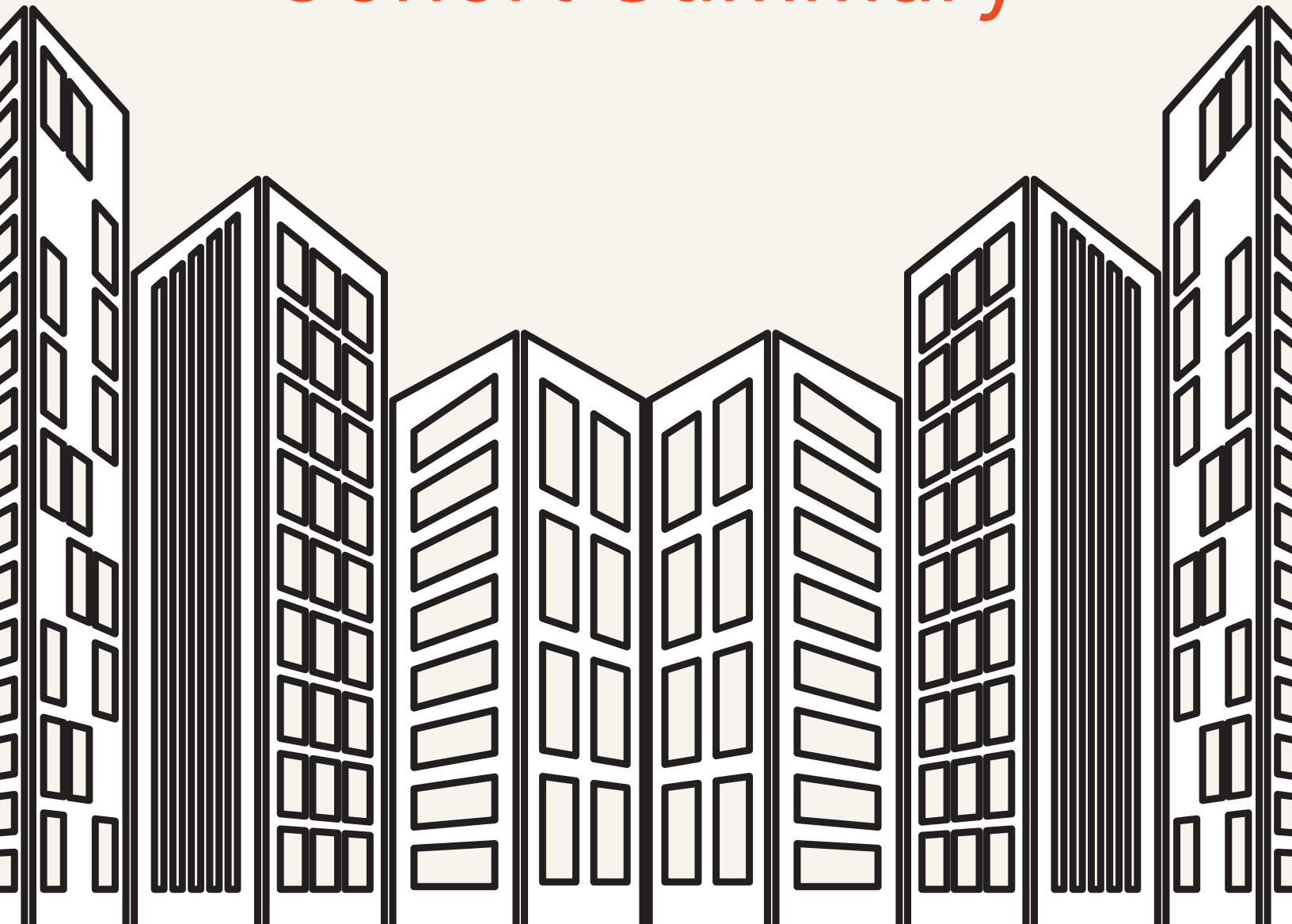


# SPRE ACCELERATOR 2022-2023 Cohort Summary



# ABOUT INFRASTRUCTURE INSTITUTE

We are a training, advisory and interdisciplinary research hub at the University of Toronto's School of Cities. Our vision is to build local and global expertise in infrastructure planning, decision-making, and delivery.

The Infrastructure Institute will transform the status quo of infrastructure delivery, refine public-private partnerships and propose innovations in project financing and funding tools.



# ABOUT THE ACCELERATOR

The Accelerator Program is a free, public program to support and speed up pre-development processes for mission-driven organizations who wish to invest in their own spaces. This intensive 6-month program seeks to go beyond building capacity within an organization, focusing on working with groups to start drafting the project details that they need to pitch projects to partners, funders, investors, and government agencies.

## The 2022-2023 Accelerator program Included:

### 24 hours of curriculum delivery

### 7 Guest speakers

- Jamie Shipley, CMHC
- Bo Pelech, Rotman
- Zahra Ebrahim, Monumental
- Kofi Hope, Monumental
- Alex Dow, United Way
- Nicole Pal, SHS Consulting
- John Fox, Robbins Appleby LLP

### 4 Expert consultants

- Planning, Nigel Carvalho
- Design, Sarah Chan
- Architecture, Phat Le
- Bo Pelech, Rotman



## 9 Mentors

- Alex Mather, Markee Developments
- Andi van Koeverden, The Mount Community Centre
- Arshmanie Ramkissoon, YWCA
- Chris White, Parcel Economics
- Mukhtar Latif, Pomegranate Housing
- Mwarigha, Woodgreen
- Rev. Jim Keenan, St. Luke's United Church
- Stephen Job, TenBlock
- Sunna Zubair, New Commons Development

## 9 organizations from across Southern Ontario

- Hesperus Village (Vaughan)
- Somali Cultural & Community Centre (Toronto)
- Christie Refugee Welcome Centre (Toronto)
- Blue Door (York Region)
- Andrew Fleck Children's Services (Ottawa)
- SE Health (Kingston)
- Home Suite Hope (Halton Hills)
- Rhema Foundation Canada (Toronto)
- Women's Habitat of Etobicoke (Toronto)

## 1 Final Pitch Night



# PROGRAM BREAKDOWN

A unique component of the program, identified by participants as a major benefit, is the mixing of a variety of projects at different stages of development in one cohort. All 9 organizations participating in this program developed unique projects which incorporate a diversity of uses into each site:

- **1** x Childcare
- **2** x Aging-in-Place Focus
- **7** x Affordable Housing
- **2** x Community Centre
- **3** x Transitional Housing & Shelters
- **1** x Supportive Housing

A range of services were offered to all organizations, and each was able to work with our Urban Planner, Architect & Designer on the development of their projects, depending on the unique needs of each group.

## By the end of the 2022-2023 pilot cohort:

- **5** organizations developed a pro forma
- **6** organizations developed a massing study
- **5** achieved a Planning milestone through the program
- **All organizations** identifies new project partners
- **All organizations** reported that *“The accelerator program helped address the challenges our organization faced in starting our SPRE development.”*
- **All organizations** reported that they are “confident in their next steps” in the development of their projects.



# PITCH NIGHT

Each organization participating in the Accelerator Program prepared a 5-minute final pitch on their projects to a room full of enthusiastic and supportive leaders from the SPRE sector. The main objectives of the evening were to showcase the incredible work of the 9 organizations and provide them with the opportunity to describe what's needed for them to move forward with their projects, appealing to a room full of potential partners. Guests in attendance included professionals from:

- 5** Financial institutions
- 9** Development & consulting firms
- 6** Nonprofit partners
- 3** Government agencies



# ONE YEAR LATER

After following up with all program participants one year after the program's completion (April 2024) 100% of respondents (7/7) reported that, reflecting on the program's impact one-year following its completion, the SPRE Accelerator supported their organization in the development of their project.

**According to organizations from the pilot cohort, participating in the Accelerator program has:**

- **Strengthened both the individual and collective confidence** of the organization to when working with consultants and partners on the development of their projects;
- **Increased access to SPRE project resources**, platforms and support systems that have supported each organization with their next steps upon completion of the program;
- **Accelerated the internal decision-making processes** of their teams by clearly outlining next steps, rough numbers to “keep the conversation going”, access to resources & opportunities;
- **Validated their organization's work** and project concepts through their association with the Infrastructure Institute and the University of Toronto more broadly.
- **Grown their SPRE networks**, with all organizations participating in the one-year post-program evaluation noting that they have kept
- in touch with at least one organization from the pilot cohort.



# PROJECT STATUS

*“We may be delayed...but still on our way. The SPRE presentation was a much-needed catalyst.”*

Of the nine projects that participated in the pilot run of the Accelerator program, **five are in progress**, working towards their next round of approvals and proposal submissions.

**100% of respondents (7/7) reported making progress** on at least one component of their predevelopment work since March 2023, including:

- Concept plan: **57%** (4/7)
- Detailed design: **29%** (2/7)
- Feasibility study: **57%** (4/7)
- Pro forma: **57%** (4/7)

**Organizations have reached the following milestones:**

- **57%** (4/7) : Pre-consultation meeting with the city planning department.
- **14%** (1/7) submitted a development application to the municipality.
- **57%** (4/7) connected to new contacts or partners through the accelerator.
- **29%** (2/7) secured pre-development funding.





# TESTIMONIALS

*“We found a lot of value in the accelerator program in terms of knowledge acquired to better understand the different development phases and scope of the work ahead for our team. Hearing from the other projects at their different levels of development has been inspiring for us knowing that we share a common journey and are navigating similar challenges and opportunities.”*

**Blue Door Support Services**

*“Yes, prior to attending I had no development experience. Now I have a deeper understanding of the stages of development, planning and approvals process, pro formas and how to successfully pitch a project! While we have had to change sites, the knowledge from your program will help us in this next stage of feasibility for the project.”*

**SE Health**

*“We're much further ahead than I would have imagined possible both pre and post accelerator program.”* **Christie Refugee Welcome Centre**

*“SPRE provided our team with instant credibility in the community real estate space.”* **Somali Centre for Culture & Recreation**





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