

# 2026 SOCIAL PURPOSE REAL ESTATE (SPRE) NATIONAL ACCELERATOR

## PROGRAM SUMMARY



# ABOUT THE 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 SPRE Accelerator sits within this broader ecosystem of capacity-building and advisory support for mission-driven organizations working to advance social-purpose real estate projects.

## ABOUT THE ACCELERATOR

The SPRE National Accelerator is an expansion of our Ontario-based program Groundwork: SPRE Accelerator, which has supported more than 40 mission-driven organizations with their SPRE projects!

The national program supports non-profit and charitable organizations across Canada by connecting them, building their capacity, and providing professional support to develop thoughtful, realistic SPRE proposals that supply the housing, services, and other social infrastructure communities need.

In advance of the national launch, the Infrastructure Institute hosted a Design Jam to co-develop the SPRE National Accelerator curriculum with sector partners from across Canada. The Design Jam included organizations such as Flourish, Lu'ma Development Management, the Government of Prince Edward Island, the Manitoba Non-Profit Housing Association, the Aboriginal Housing Management Association, the Canadian Housing and Renewal Association, and more. Geographically, the group reflected needs and perspectives from Atlantic Canada, Ontario, the Prairies, British Columbia, and national sector networks, helping shape a curriculum that could speak to both urban and rural nonprofit realities.



# SPRE ACCELERATOR PROGRAMMING

**30** hours of curriculum delivery

## **12** bi-weekly core sessions

Covering key social-purpose real estate topics, including planning and zoning, project refinement, concept planning and visualization, business planning and financial modelling, and approaches for navigating unforeseen challenges in development.

## **25** guest speakers leading bi-weekly sessions

Terra Housing, Pivot Housing Solutions, Catalyst Community Development, Parcel Economics, Affordable 360, SHS, Two Row Architect, Collecdev Markee, Robbins Appleby LLP, Sonderbloom, City of Toronto, Kensington Market Community Land Trust, Vancity Community Investment Bank, Canada Mortgage and Housing Corporation (CMHC), Build Canada Homes, Fi3 Investment, Camponi Housing Corporation, Thriving Non-Profits, CitySpaces Consulting, Upper Hammonds Plains Community Land Trust, The Learning Enrichment Foundation, and Gladki Planning Associates.

## **3** workshops

Design and Massing Study – Affordable 360

Pro Forma Development – Parcel Economics

Business Plan Development – Catalyst Community Development

## 2025-2026 SPRE ACCELERATOR COHORT:

- 360Kids Support Services (Markham, ON)
- A Roof Over Your Head (Antigonish, NS)
- Antigonish Affordable Housing Society (Antigonish, NS)
- Canadian Mountain Arts Foundation (Canmore, AB)
- Guysborough County Housing Association (Antigonish, NS)
- Connections for Seniors (St. John's, NL)
- DEEN Support Services (Mississauga, ON)
- Downtown Eastside Community Land Trust (Vancouver, BC)
- Eden Residential Care Services (Winkler, MN)
- Festival Antigonish Summer Theatre (Antigonish, NS)
- Fusion Rise Inc. (Victoria, BC)
- Kamloops Film Society (Kamloops, BC)
- Leamington Mennonite Home (Leamington, ON)
- Lethbridge Family Services (Lethbridge, AB)
- Little Jamaica Community Land Trust (Toronto, ON)
- Mi'kmaw Cultural Foundation Incorporated (Stephenville, NL)
- Owen Sound Housing Company (Owen Sound, ON)
- Reception House Waterloo Region (Kitchener, ON)
- Saskatoon Open Door Society (Saskatoon, SK)
- Sherbourne Health (Toronto, ON)
- The Working Centre (Kitchener, ON)
- Threshold Housing Society (Victoria, BC)
- Total Communication Environment (Nepean, ON)
- U Multicultural Inc. (Winnipeg, MN)
- United for Literacy (Toronto, ON)
- Vancouver Island Visual Arts Society (Victoria, BC)
- YMCA of Cumberland (Amherst, NS)
- Yonge Street Mission (Toronto, ON)
- York Region Safe House & Service Hub for Survivors of Sex Trafficking (Markham, ON)
- YWCA St. John's (St. Johns, NL)



# 30 ORGANIZATIONS FROM ACROSS CANADA



# ATLANTIC REGION



---

# WEST COAST



# PRARIE PROVINCES



---

# CENTRAL CANADA



**OWEN SOUND  
HOUSING  
COMPANY**

**YORK REGION SAFE  
HOUSE & SERVICE HUB  
FOR SURVIVORS OF  
SEX TRAFFICKING**

# PROGRAM RESOURCES

- 12 Workbooks paired with each session to support reflection, learning, and business model development.
- 3 Workshops with 16 groups attending the Design and Massing Study workshop, 15 groups attending the Pro Forma Development workshop, and 18 groups attending the Business Plan Development workshop.
- On-demand 30-minute coffee chats with subject-matter experts to address project-specific questions. Organizations accessed coffee chats on governance, fundraising, RFPs, legal questions, business planning, and housing finance.
- On-demand planning and design office hours totalling 16 twenty-minute sessions, with 7 organizations requesting support. Organizations accessed office hours on right-sizing, procurement, parking, design priorities, subleasing, and affordability modelling.
- On-demand planning and policy reports for organizations with owned sites and no paid consultant team already in place. Reports summarized site-specific regulatory conditions and next steps.
- A program wiki with curriculum materials, slide decks, recordings, and resources updated throughout the program.
- Post-session follow-up emails sharing recordings, speaker contacts, workbooks, and timely resources.



# PROGRAM OUTCOMES

The national cohort created meaningful opportunities for peer learning and cross-country exchange. Participants consistently highlighted the value of learning alongside others facing similar challenges, even where projects varied in scale, geography, and readiness.

Mid-program evaluation informed real-time refinements, including changes to breakout room design, a greater emphasis on templates and case studies, and the addition of advisory supports such as coffee chats and Ask Me Anything sessions.

Final program evaluation with 72% response rate showed 100% satisfaction with session structure, quality of content and guest speakers. 90% agreed that the program was helping advance participants' projects. Participants also reported meaningful progress in confidence and momentum.

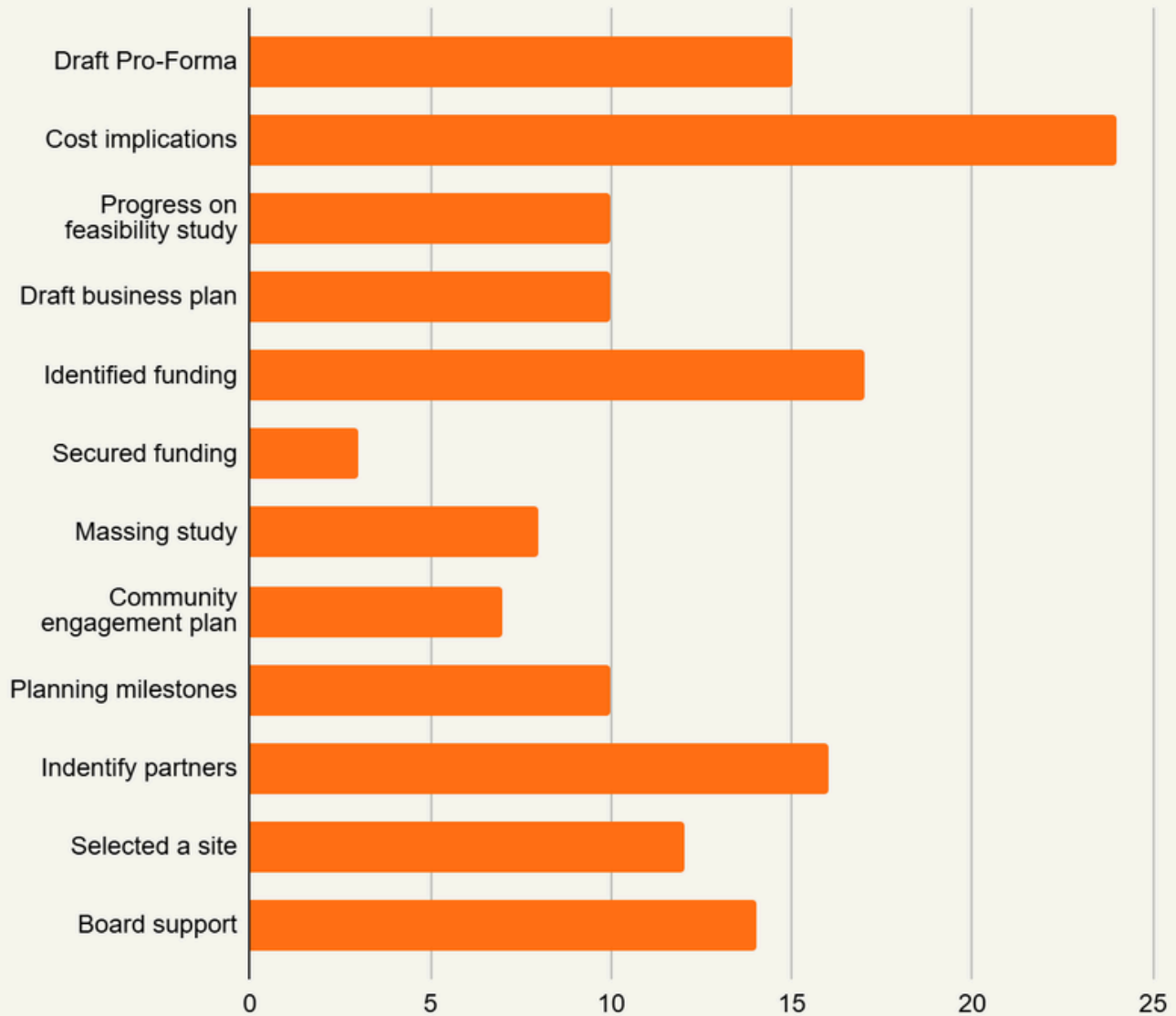
This sense of progress was matched by stronger funding readiness and relationship-building across the cohort: 85.2% of respondents said their organization had already applied for governmental or non-governmental funding, while 96.3% intended to do so going forward.

## **By the end of the 2026 national cohort, respondents reported the following project outputs and milestones:**

- **17** organizations identified funding sources.
- **16** organizations identified potential project partners.
- **15** organizations had a draft pro forma.
- **14** organizations reported support from their Board of Directors.
- **12** organizations had selected a site.
- **10** organizations had a feasibility study completed or in progress.
- **10** organizations had a draft business plan.
- **8** organizations had a massing study or preliminary design.
- **7** organizations had undertaken community engagement processes around their project.
- **3** organizations reported secured funding sources by program end.

# PROGRAM OUTCOMES CONTINUED

Number of organizations that completed project elements after the Accelerator program



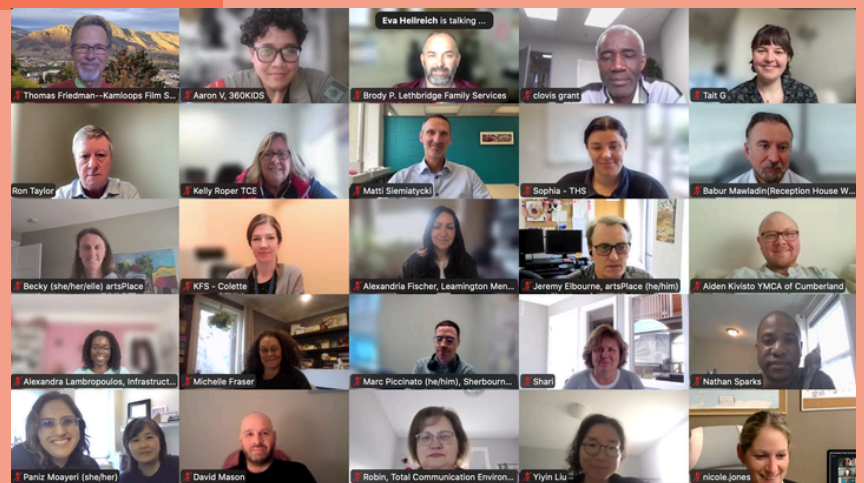
# TESTIMONIALS

*"Having the opportunity to be involved in the program allowed me to navigate the industry with leaders and experts in various components of a large-scale new development program, learning through workshop sessions, bouncing ideas off of other participating groups, as well as having access to staff at the Accelerator has helped set our \$32.3 million project up for success. Thank you for all of the resources shared and for having industry leaders and experts available to walk this journey with all of us across Canada."*

**- Leamington Mennonite Home**

*"Hearing like-minded people from across the country, from small towns to big cities, share very similar challenges has been amazing. Hearing from people who've been where we are and are now talking about their organizations, half a dozen buildings they're operating, or hundreds of units that are in development has been truly inspiring. It feels good to hear stories of so many good people doing the work day in and day out."*

**- A Roof Over Your Head**



# NEXT STEPS

## So what's next?

### For the organizations...

Organizations shared several next steps. For some, it is identifying key collaborators, such as developers and architects. For others, it is growing their internal capacity. Almost all organizations plan to apply for government funding in the near future and conduct a fundraising campaign.

### For the program...

The Infrastructure Institute will continue to offer programs that support SPRE projects. In the Fall of 2026, we will run the National SPRE Organization Readiness program. In Winter 2027, we will run the second cohort of the National SPRE Accelerator program.

### For the sector...

It's evident from the success of this program that more support is needed for the nonprofit organizations leading Social Purpose Real Estate projects, by way of network-building, funding, the support of local government, and new partnerships.



# ACCELERATOR PROGRAM TEAM



**Matti Siemiatycki**

Director, Infrastructure Institute

[matti.siemiatycki@utoronto.ca](mailto:matti.siemiatycki@utoronto.ca)



**Raisa Masud**

Project Lead, SPRE Programs

[raisam.asud@mail.utoronto.ca](mailto:raisam.asud@mail.utoronto.ca)



**Alexandra Lambropoulos**

Urban Planner

[a.lambropoulos@utoronto.ca](mailto:a.lambropoulos@utoronto.ca)



**Luisa Duarte Milani**

Project Assistant, SPRE Programs

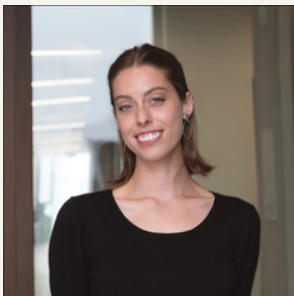
[l.duartemilani@mail.utoronto.ca](mailto:l.duartemilani@mail.utoronto.ca)



**Tait Gamble**

Project Coordinator, SPRE Programs

[tait.gamble@mail.utoronto.ca](mailto:tait.gamble@mail.utoronto.ca)



**Eva Hellreich**

Communications Officer

[eva.hellreich@utoronto.ca](mailto:eva.hellreich@utoronto.ca)

**THANK YOU**



UNIVERSITY OF  
**TORONTO**



**Infrastructure  
Institute**