



Toronto  
Community  
Housing



**fred victor**  
Helping people rebuild their lives

## **The Daniels Corporation and Toronto Community Housing Corporation Select Fred Victor as Affordable Housing Partner in Regent Park**

***A unique public-private-non-profit partnership integrates affordable rental units into a market condominium, creating a more inclusive community***

**TORONTO, ON — June 3, 2025**

The Daniels Corporation (Daniels) and Toronto Community Housing Corporation (TCHC) are proud to announce that Fred Victor has been selected as the affordable housing partner for a new mixed-use, mixed-income development at 500 Dundas Street East in Regent Park.

This announcement represents a forward-thinking, developer-led approach to delivering affordable housing — one that integrates new affordable rental units within a new market condominium to help meet the urgent need for housing in Toronto. It also demonstrates what's possible when the public, private, and non-profit sectors come together to deliver innovative housing solutions.

Fred Victor was selected through a competitive Request for Proposals (RFP) process launched in summer 2024, jointly managed by Daniels and TCHC. The RFP invited non-profit housing providers to apply for the opportunity to own and operate the affordable housing component of this new development. Fred Victor will purchase the affordable units at cost and provide approximately 65 affordable rental homes within the podium of the new condominium.

Through this collaborative effort, Fred Victor can now expand its housing portfolio and support even more Regent Park residents through its comprehensive wraparound programs and services. “We are honoured to be selected by The Daniels Corporation and Toronto Community Housing as the community housing partner for 500 Dundas Street East,” said Keith Hambly, CEO of Fred Victor. “Fred Victor has a deep history of serving Regent Park through 40 Oak Street, and we’re thrilled to expand our role in this dynamic and diverse

neighbourhood. Together, we're creating not just housing—but opportunity, belonging, and hope.”

Fred Victor, a trusted independent non-profit with deep roots in the Regent Park community, will provide the affordable housing people need and through its nearby community hub at 40 Oak Street, will also ensure that residents have access to the vital services necessary for people to thrive.

For more than 20 years, Regent Park's revitalization has stood as a powerful example of what's possible when affordable and market housing come together to create vibrant, inclusive communities,” said Jake Cohen, Chief Operating Officer at The Daniels Corporation. “There was no requirement to include affordable housing in this new development, but the urgency of the housing crisis made it clear that we must act now and do what's right. We brought this idea forward to Toronto Community Housing, and now, together with Fred Victor, we're making it a reality. This partnership embodies the kind of innovative, community-focused approach our city needs today.”

“This unique city-building milestone is a direct result of our ongoing revitalization in Regent Park as well as our long-standing partnership with The Daniels Corporation,” said Peter Zimmerman, Senior Director, Development at Toronto Community Housing. “The addition of new affordable housing to be owned by Fred Victor Centre strengthens the role of this important agency in Regent Park and supports our goal of building an inclusive, mixed-income community. This will also bring greater housing choice and supportive services to meet the needs of residents in this community.”

### **500 Dundas Street East Development Quick Facts:**

- Mixed-use development includes market condominiums, affordable rental units, and retail.
- Targeting approximately 350 residential units, with approximately 65+ affordable units operated by Fred Victor.
- Targeting Toronto Green Standards (TGS) Tier 2, Version 5 - a high environmental performance benchmark for sustainable buildings.
- Municipal development approvals process underway.
- Construction targeted for 2027, with occupancy projected by 2032.

The development at 500 Dundas Street East is an exciting new addition to Regent Park's revitalization — a bold transformation of 69 acres in Toronto's Downtown East led by TCHC

and delivered in partnership with Daniels (Phases 1-3). The revitalization aims to create a vibrant, inclusive, and sustainable mixed-income, mixed-use community that supports social and economic opportunity for all.

Together, TCHC and Daniels will have delivered approximately 5,800 new homes through Phases 1-3 of the revitalization, including Rent-Geared-to-Income (RGI), affordable rental, and market ownership options. This includes more than 1,800 TCHC-operated homes – 1,450 RGI units and 427 affordable rental homes, as part of TCHC's broader commitment to replacing all 2,083 original RGI units in the community. These homes are supported by new parks, community facilities, and retail and cultural spaces designed to serve the diverse needs of this neighbourhood.

In addition to its physical redevelopment, Regent Park's revitalization has connected over 1,600 residents to employment through the Regent Park Employment Centre and cultivated deep partnerships with local organizations, artists, and entrepreneurs.

### **About The Daniels Corporation**

[The Daniels Corporation](#), named the 2025 BILD Home Builder of the Year, is one of Canada's pre-eminent builders and developers, with nearly 40,000 new homes built across the Greater Toronto Area for over 40 years. Daniels is the developer of TIFF Bell Lightbox in Toronto's Entertainment District and the City of the Arts community on Toronto's East Bayfront. Among its many initiatives, Daniels partnered with Toronto Community Housing to revitalize 53 of the 69-acre Regent Park community in Toronto — now home to the World Urban Pavilion, a collaboration between the Urban Economy Forum, UN-Habitat, Canada Mortgage and Housing Corporation, and Daniels. Recognized for its leadership, professionalism, and commitment to design excellence, construction quality, and customer care, Daniels goes beyond building Homes. With a deep understanding that quality of life is created by more than physical structures, it integrates building excellence with opportunities for social, cultural, and economic well-being

### **About Toronto Community Housing Corporation**

Toronto Community Housing (TCHC) is Canada's largest social housing provider, with more than 20 years of service to the community. Annually named a Greater Toronto Top Employer, TCHC provides supportive housing to more than 40,000 low- and moderate-income households and nearly 100,000 tenants living in neighbourhoods across the city.

### **About Fred Victor**

Fred Victor's Mission is to improve the health, income and housing stability of people experiencing poverty and homelessness.

Fred Victor is a charitable organization fostering long-lasting and positive change in the lives of homeless and low-income people in Toronto. For 130 years Fred Victor has helped people rebuild their lives. Our constellation of programs and services, at 25+ locations, offer affordable housing, transitional housing, shelters and drop-ins, food, job training and counselling and vital connections to health and community services. We believe everyone deserves a second chance.

**For media inquiries, please contact:**

**The Daniels Corporation**

Megan Aird

Director, Communications

[media@danielscorp.com](mailto:media@danielscorp.com)

**Toronto Community Housing Corporation**

Maria Ganogiannis

Senior Communications Advisor

[media@torontohousing.ca](mailto:media@torontohousing.ca)

**Fred Victor**

Lorraine Pennington

Director, Marketing & Communications

[lpennington@fredvictor.org](mailto:lpennington@fredvictor.org)