

RA13.4



Modular Housing Phase 1

CreateTO Board of Directors Meeting

June 12, 2020

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Transforming
Toronto's Real Estate



Agenda

1. Council Motion
2. Vancouver Examples
3. Site Selection Criteria
4. Sites:
 1. 11 Macey Ave
 2. 150 Harrison St
5. Sole Source
6. Key Milestones Dates

Council Motion

- On June 18 and 19, 2019, City Council requested staff to report to the Planning and Housing Committee with a plan to implement a new modular supportive housing initiative.
- In response to Council's request, a staff report was prepared for the March 23, 2020 meeting of the Planning and Housing Committee.
- On March 23, 2020, an emergency was declared due to the health risk of the residents of Toronto arising from the spread of COVID-19.
- Mayor Tory directed staff to find ways to expedite the delivery of modular supportive housing, with the aim of getting 110 new homes ("Phase One") open by the end of September 2020 as a direct response to the COVID-19 pandemic.
- On April 30th 2020, Council Report CC20.6 – *“Implementing the Toronto Modular Housing Initiative as an Urgent Response to the COVID-19 Pandemic”*, was adopted.

Vancouver Examples – Exterior



Vancouver Examples – Interior



Typical Self Contained Unit



Typical Kitchenette in a Self Contained Unit



Lunchroom Shared Amenity Space

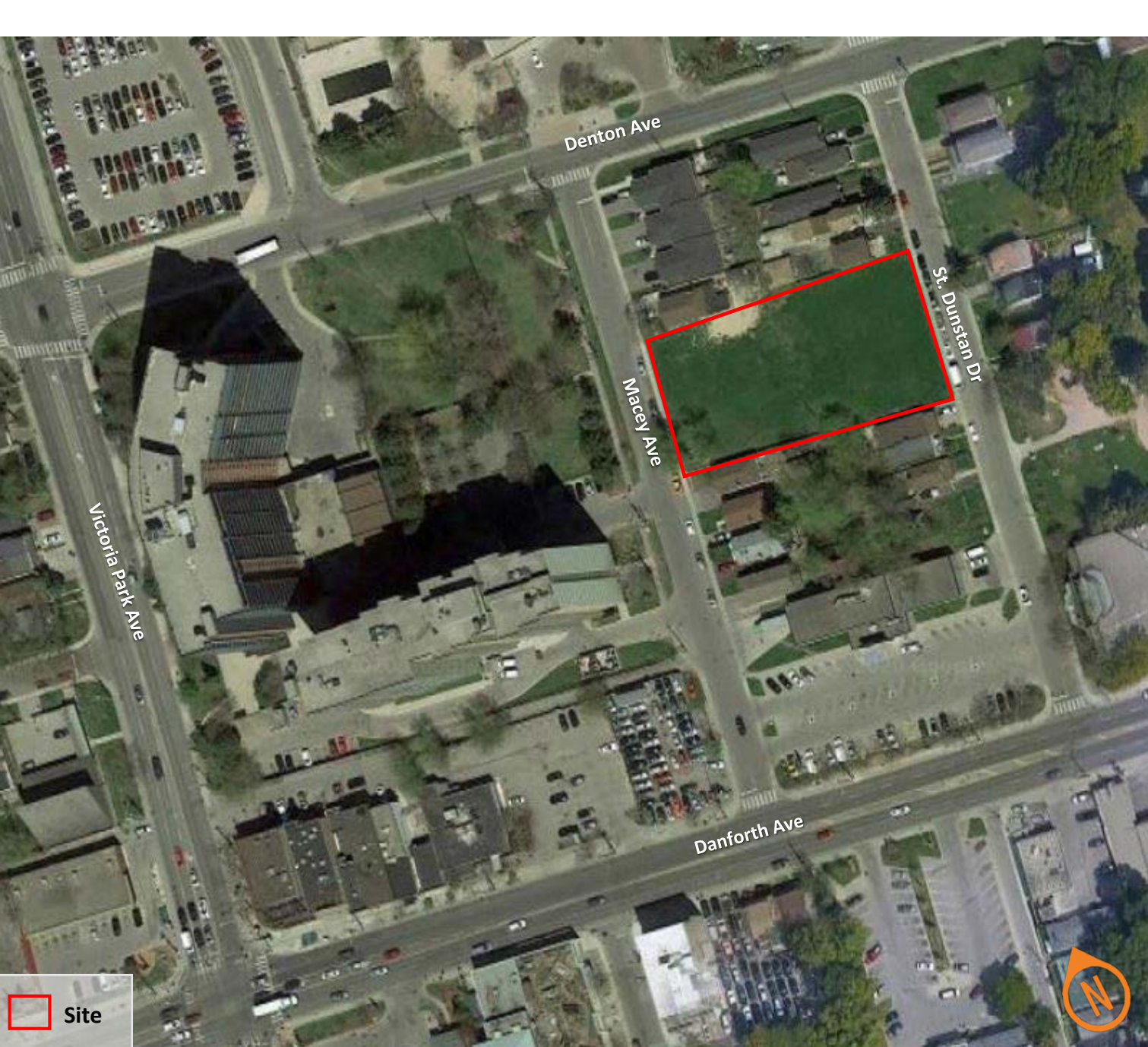


Commercial Kitchen

Site Criteria

Prospective sites were evaluated based on the following criteria:

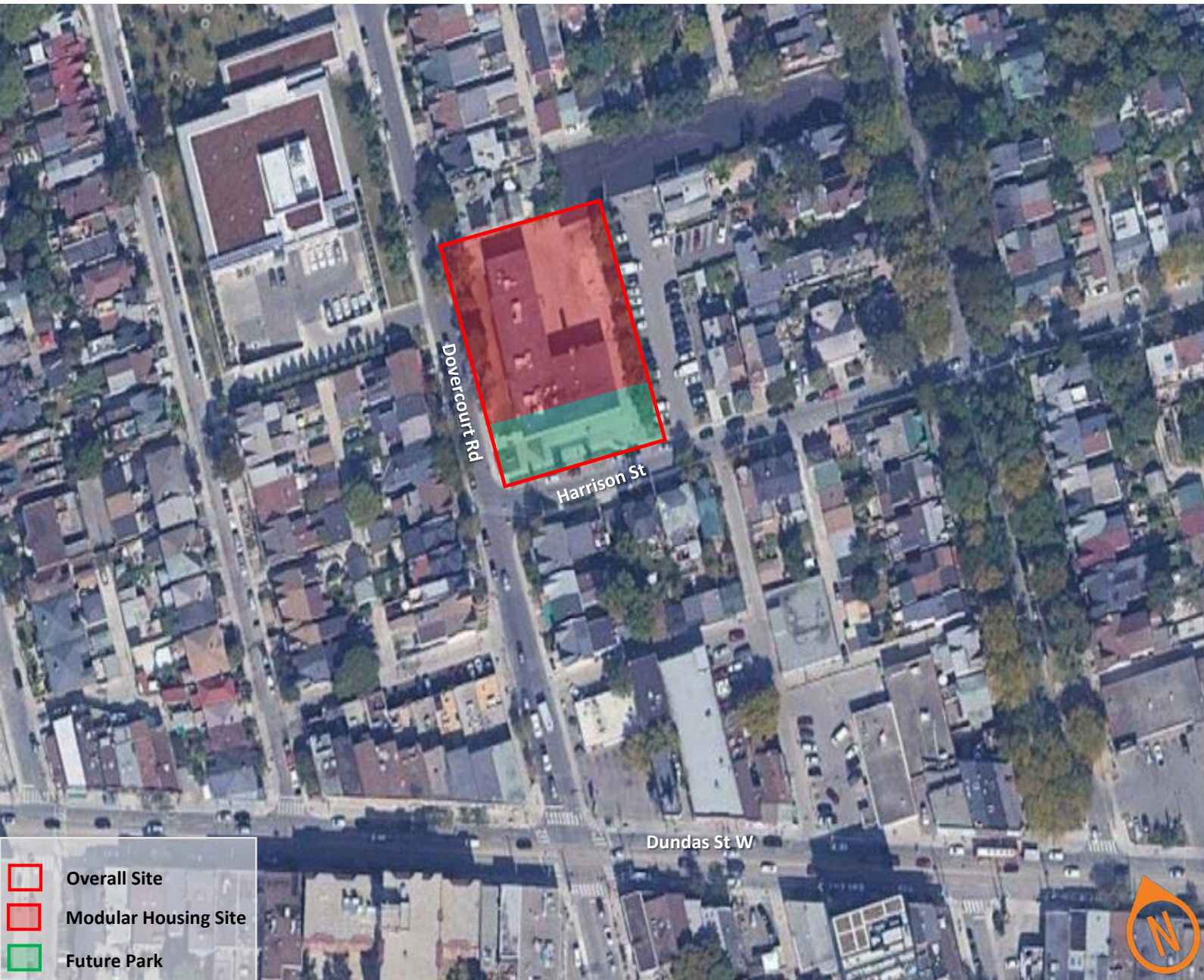
1. Readily accessible land
2. Size and configuration of sites (25,000sf or larger)
3. Viable Zoning and Official Plan Designation
4. Current use of site
5. Access to public transit
6. Environmental Conditions
7. Serviced site
8. Proximity to Existing Community Services
9. Connection to People Experiencing Homelessness
10. Ward and Local Councillor support
11. Ownership



11 Macey Ave

Intersection	Victoria Park Ave and Danforth Ave
Parcel Size	28,400sf
Existing Use	Vacant
Ownership	City of Toronto
Ward	20 – Scarborough Southwest (Councillor Gary Crawford)
Land Use Designation	Neighbourhoods
Zoning	Residential Semi-Detached Zone (RS(F12.0; A371)(x99))
Ministerial Zoning Order	Required
Estimated Date of Substantial Completion	September 28,2020
Number of Units:	Residential: 56 Social Services: 8 (including commercial kitchen, lunch room, lounge area, shared laundry, offices, janitor and storage spaces).

150 Harrison St



Intersection	Dovercourt Rd and Dundas St W.
Parcel Size	21,900sf
Existing Use	Vacant – Former 14 Division Police Station
Ownership	City of Toronto
Ward	9 – Davenport (Councillor Ana Bailao)
Land Use Designation	Neighbourhoods
Zoning	Residential (R(d0.6)(x729))
Ministerial Zoning Order	Required
Estimated Date of Substantial Completion	October 16, 2020
Number of Units:	Residential: 44 Social Services: 8 (including commercial kitchen, lunch room, lounge area, shared laundry, offices, janitor and storage spaces).
General	Lands immediately to the south to be a future park. Estimated size of the park 7,000sf (650m2)

Sole Source

- To meet the requested timelines and to quickly respond to the urgency of the project, a sole source procurement process was approved at City Council as only one manufacturer was able to manufacture the units and meet the timing of the schedule.
- After completing our due diligence on modular housing manufacturers across Canada to determine who could deliver on Phase One (~110 units), Horizon North and its subsidiary NRB (located in Grimsby, Ontario) were selected.
 - Horizon North have completed 35 projects for the Province of British Columbia including 15 in the City of Vancouver; and
 - They have the experience, supply chains, manufacturing facilities, capacity and existing designs which would allow them to meet the required timelines.
- A Letter of Intent between CreateTO, Horizon North and NRB has been executed and the CCDC-14 Design Build Contract is being finalized as the project continues.
- All units will be manufactured by NRB in its Grimsby manufacturing facility.

An aerial photograph of Toronto, Canada, featuring the CN Tower and a dense urban skyline. The foreground shows a mix of green spaces, residential buildings, and railway tracks. The sky is overcast with soft clouds.

Thank you

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Appendix

Key Milestones Dates

Description	Building 1 (11 Macey Ave)	Building 2 (150 Harrison Street)
	Date	Date
Site Plan Submitted	Early June, 2020	Mid June, 2020
Site Plan Approved	End of June, 2020	Mid July, 2020
Community Engagement Complete	Early July, 2020	End of June, 2020
100% Building Permit Submitted	Beginning of July, 2020	Late July, 2020
Building Permit Issued - Full Building Permit	End of July 2020	Late August, 2020
Substantial Performance and Occupancy Certificate Issued	Q4, 2020	Q4, 2020