

Modular Housing Progress Update

Date: September 24, 2020

To: Board of Directors, CreateTO

From: Chief Executive Officer

Wards: All

SUMMARY

At its meeting 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 which was subsequently canceled due to suspension of Council and Committee meetings due to the COVID-19 emergency. In late March 2020, staff were directed 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 approved a report that allowed staff to enter into an agreement with Horizon North Inc. and its subsidiary NRB Inc. and to deliver 250 modular homes over 2 phases; Phase 1 to provide 110 homes by fall 2020 and Phase 2 to provide 140 homes by spring 2021. The purpose of this report is to provide a status update on the progress as it relates to the planning, manufacturing and construction made to date on the Modular Housing program.

RECOMMENDATIONS

The Chief Executive Officer recommends that the Board of Directors receive this report for information.

FINANCIAL IMPACT

There is no financial impact on CreateTO.

DECISION HISTORY

On July 28, 2020, City Council adopted PH15.11 – "Creating New Modular Supportive Housing at 11 Macey Avenue and 150 Harrison Street". Council adopted the

recommendations to declare 11 Macey Avenue and 150 Harrison Street as surplus lands and directed Staff to accept the Offer to Lease from the successful Non-Profit Proponent for each site. The full report can be found at:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2020.PH15.11>

On June 29, 2020, City Council adopted PH14.8 – “Modular Supportive Housing”. Council requested Minister of Municipal Affairs and Housing to approve the Minister’s Zoning Order for both 11 Macey Avenue and 150 Harrison Street. The full report can be found at: <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2020.PH14.8>

On April 30, 2020, City Council adopted CC20.6 – “Implementing the Toronto Modular Housing Initiative as an Urgent Response to the COVID-19 Pandemic”. Council directed staff to enter into an agreement with Horizon North Inc. and its subsidiary NRB Inc. and to deliver 250 modular homes over 2 Phases; Phase 1 to provide 110 homes by fall 2020 and Phase 2 to provide 140 homes by spring 2021. The full report can be found at: <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2020.CC20.6>

On February 26, 2020, City Council adopted PH13.5 – “Plan to Create Supportive Housing Opportunities”, outlining plans to develop 600 supportive housing opportunities in 2020 and requested the Federal and Provincial Governments, as part of their 2020 Budgets, to commit to capital and operating funding to support the creation of 1,800 new units of supportive housing annually, in order to reduce homelessness in Toronto. <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2020.PH13.5>

On December 18, 2019, City Council, adopted with amendments, “HousingTO 2020-2030 Action Plan” as the framework to address Toronto’s housing and homelessness challenges by 2030. This Plan includes a number of actions and targets to address critical needs across the housing spectrum including emergency shelters and transitional housing, social and supportive housing, market and affordable rental housing and homeownership. The City Council Decision can be found here: <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2019.PH11.5>

On June 19th, 2019, City Council adopted MM 8.49 – “Providing a Rapid Housing Response to Homelessness through a New Modular Supportive Housing Pilot Initiative.” Council directed staff to report back on the development of a new modular supportive housing initiative. It called for interdivisional coordination to identify potential sites and to expedite the development of supportive housing. It also called for consultation with the Toronto Alliance to End Homelessness. The full report can be found at: <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2019.MM8.49>

COMMENTS

Progress since the June 12, 2020 Board Meeting

Phase 1 - 2 Properties

11 Macey Avenue

11 Macey Avenue was selected as the first site to be developed as part of Phase 1 of the Modular Housing initiative. A site location map has been provided as Figure 1 in Attachment 1 to this report for your information. Once completed the site will have 56 modular homes and will include indoor and outdoor amenity space, administrative offices for the Non-Profit Operator and shared facilities such as laundry on the ground floor.

The first Site Plan submission was made on June 5th and Notice of Conditional Approval was received August 21st. Construction commenced on September 1st and at this time excavation has been completed and work has started on the building's foundations. Craning of the modules onto the site is scheduled to begin in early October. Photographs of the construction of the modules have been provided in Attachment 2 of this report for your information. The project remains on schedule and on budget, and occupancy for this building is anticipated mid-November 2020. Photographs of the progress of the construction on site are provided in Attachment 3 of this report for your information.

150 Harrison Street

150 Harrison Street was identified as the second site to be developed as part of Phase 1 of the Modular Housing Initiative. A site location map has been provided as Figure 2 in Attachment 1 to this report for your information. Once completed, the site will have 44 modular homes and it will also include indoor and outdoor amenity space, administrative offices for the Non-Profit Operator and shared facilities, such as laundry on the ground floor. The first Site Plan Submission was made on June 19th and Notice of Conditional Approval was received September 17, 2020. Conditional site servicing and conditional foundation permits have been issued and a conditional building permit has been applied for and anticipated to be received by the third week of September. This will allow for the contractor to mobilize and begin construction. Occupancy of this building is anticipated for early December 2020.

Phase 2 - 3 Properties to achieve 150 modular homes

Phase 2 will consist of 150 module homes over 3 different City owned properties. In Phase 1 specific site criteria were developed to help narrow down and identify the proposed modular housing sites, such as size, makeup of the site, proximity to social services and transit. Those same criteria are being utilized to determine new sites for Phase 2 that can accommodate a modular building. Due diligence work is currently being completed on City owned lands to determine which sites can be activated for Phase 2.

A Request for Supplier Qualifications (RFSQ) for design-build manufacturers was released on August 14th, 2020 and closes on September 25, 2020. This RFSQ will identify qualified design-build manufacturing proponents for a Request for Proposal (RFP) for Phase 2. CreateTO Staff will review the proposals and conduct interviews with the potential modular housing manufacturers and select a group of 4-5 manufacturers to participate in an RFP for Phase 2. The RFP will go into the market in October this year with the view to selecting the successful proponent(s) in November 2020, to undertake the next phase of work for the Modular Housing project.

CONTACT

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SIGNATURE

Brian Johnston
Chief Executive Officer

ATTACHMENTS

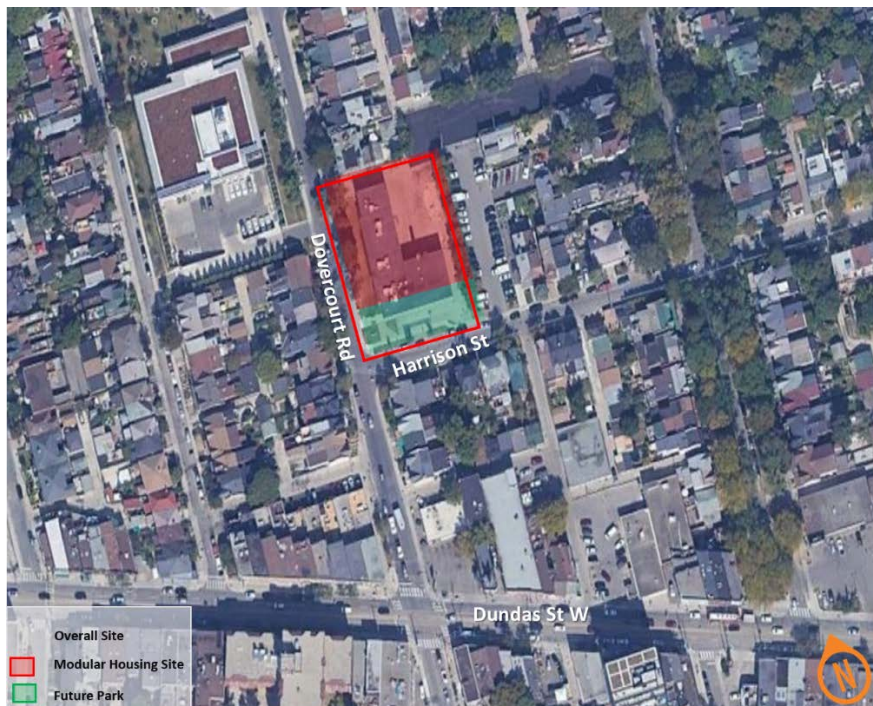
Attachment 1 – Site Location Maps.
Attachment 2 - Progress Photos of the Construction of the Modules.
Attachment 3 - Progress Photos of Onsite Construction at 11 Macey Avenue

Attachment 1 – Site Location Maps

Figure 1 – 11 Macey Avenue

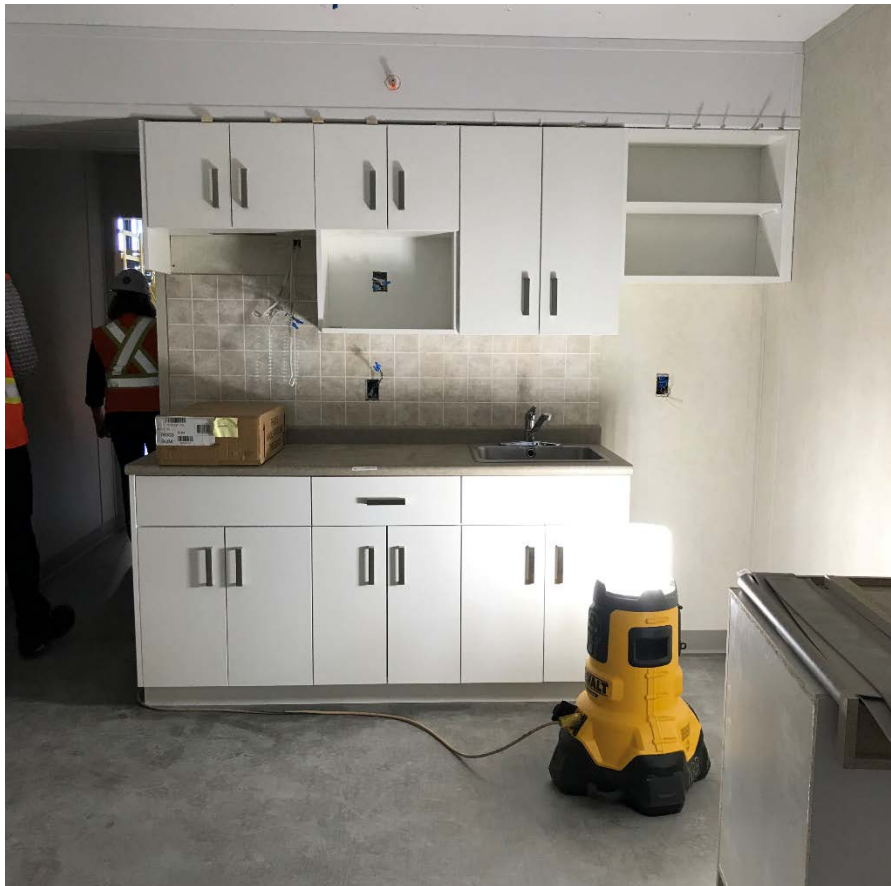


Figure 2 – 150 Harrison Street



ATTACHMENT 2 - Progress Photos of the Construction of the Modules





ATTACHMENT 3 - Progress Photos of Onsite Construction at 11 Macey Avenue

