

Modular Supportive Housing – *a Rapid and Dignified Response to Homelessness*

Presentation to the Planning and Housing Committee
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May 20, 2021



Overview of the Presentation



- Modular Supportive Housing- *A rapid and dignified response to homelessness*
- Insight into Toronto's Homeless Population
- Modular housing reports at the Planning and Housing Committee:
 - PH23.3 Modular Housing Initiative: Phase Two - 175 Cummer Ave. - Final Report
 - PH23.4 Modular Housing Initiative: Phase Two - 20 Bracebridge Avenue (Trenton and Cedarvale Ave) - Final Report
 - PH23.5 Modular Housing Initiative - Phase Two - 7 Glamorgan Ave.
 - PH23.6 Rapid Housing Initiative - Phase Two - 75 Tandridge Cres.

Increasing the Supply of Affordable and Supportive Housing

- The HousingTO 2020-2030 Action Plan (the “Plan”) aims to create a range housing opportunities across the full housing spectrum – from shelters and transitional housing to rental and ownership housing.
- The Plan sets a target of approving 40,000 new affordable rental homes, including 18,000 supportive housing units (i.e. deeply affordable homes with support services) by 2030.
- City programs that deliver affordable rental and supportive housing opportunities include: the **Housing Now Initiative**; the **Open Door Program**, the **Modular Supportive Housing Initiative**, and **Acquisitions** and conversion of existing buildings.



Modular Supportive Housing Initiative

- Modular housing is prefabricated housing, which is built off-site in a controlled factory environment and transported to the site for assembly.
- Modular housing is an innovative and cost-effective way to build small-scale infill housing. Taking a human rights based approach to support those most in need, the City is utilizing modular housing as a rapid, dignified response to address chronic homelessness.
- Delivery of the City's Modular Housing Initiative is supported by investments from all orders of government.





Insights into people actively homeless in Toronto's shelter & overnight services system

Shelter System Flow Monthly Dashboard

April, 2021

People actively experiencing homelessness at the end of the month: **7,516**

Entered the shelter system in
April 2021:

858

Newly identified: 480

Returned from permanent
housing: **69**

Returned to shelter: **309**

Change this month
(inflow minus outflow):

-188

3,627 (48%)
experiencing chronic homelessness*
(end of month)

Exited the shelter system in
April 2021:

1,046

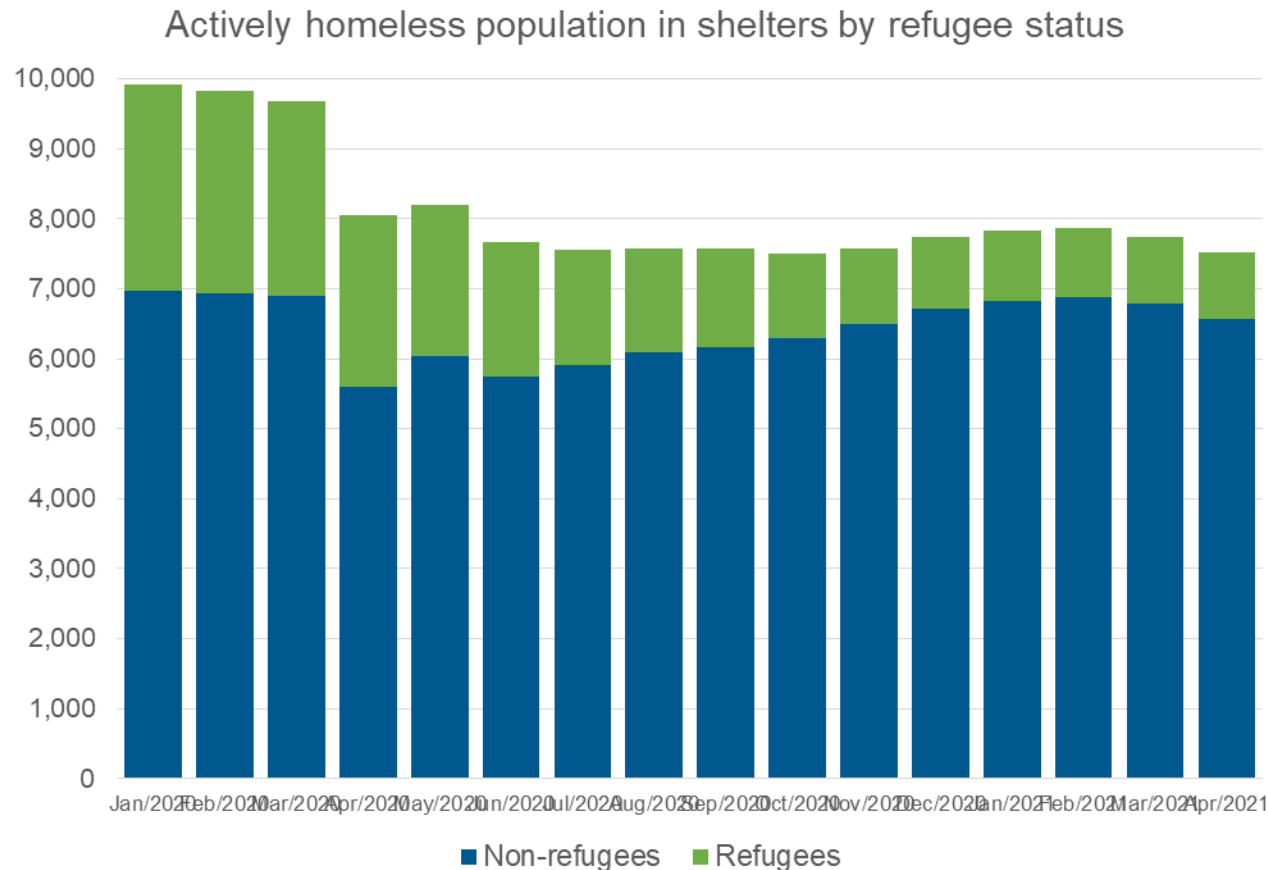
**Moved to permanent housing:
268**

No recent shelter use: **778**

*Chronic homelessness refers to people who meet one of the following criteria as per the federal definition of chronic homelessness. The person has recorded a minimum of 180 overnight stay in the past year (365 days); or the person has recurrent overnight stays over the past three years with a cumulative duration of at least 546 nights.

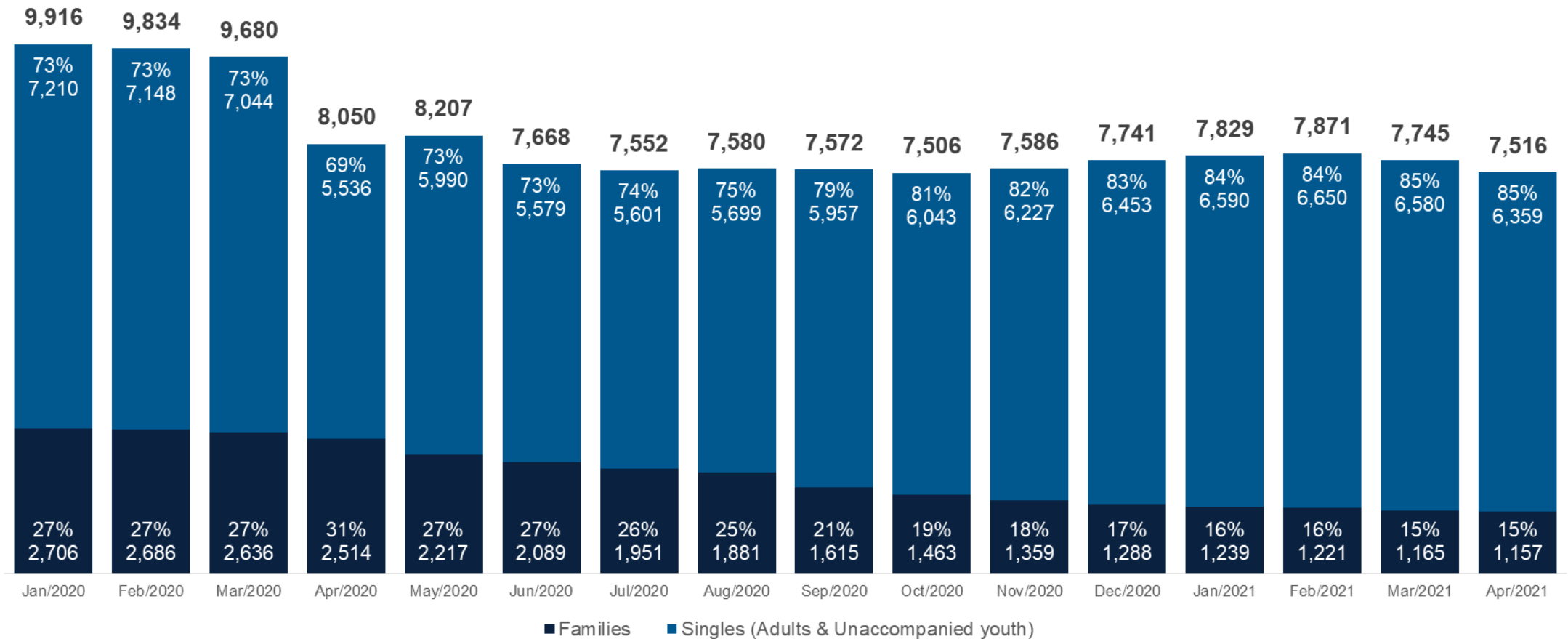
[More details available on the City's website](#)

The profile of those using shelters has shifted during the pandemic

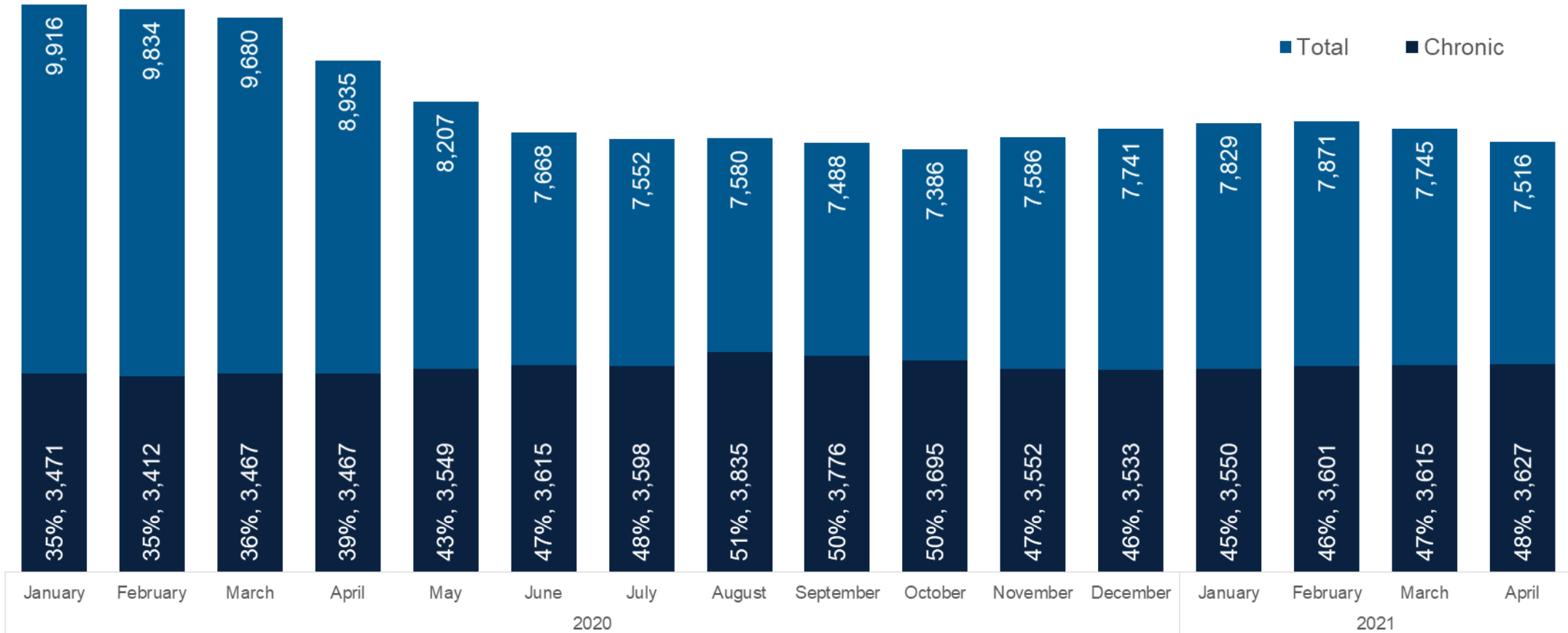


- Border closure under the pandemic has resulted in decreasing refugee & asylum claimant demand
- Number of non-refugees is consistent with pre-pandemic levels

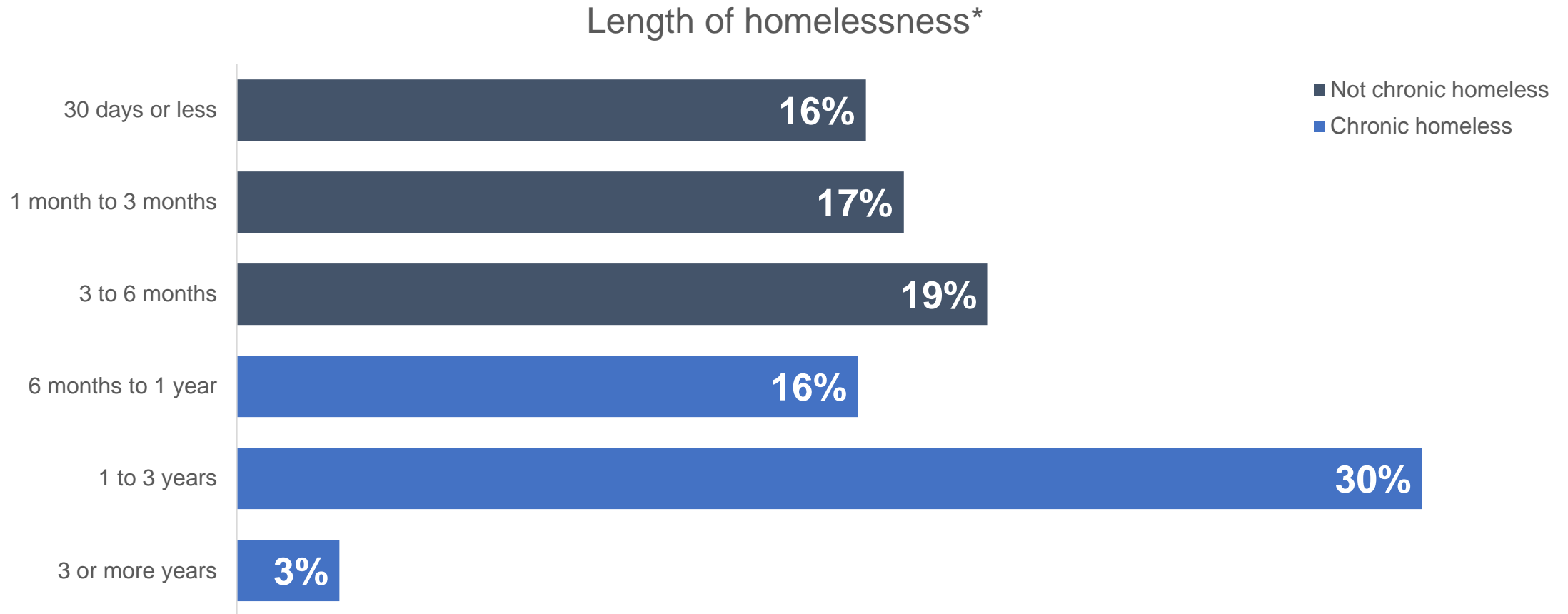
Single adults and youth make up 85% of people actively experiencing homelessness in the shelter system



48% of people in the shelter system are experiencing chronic homelessness

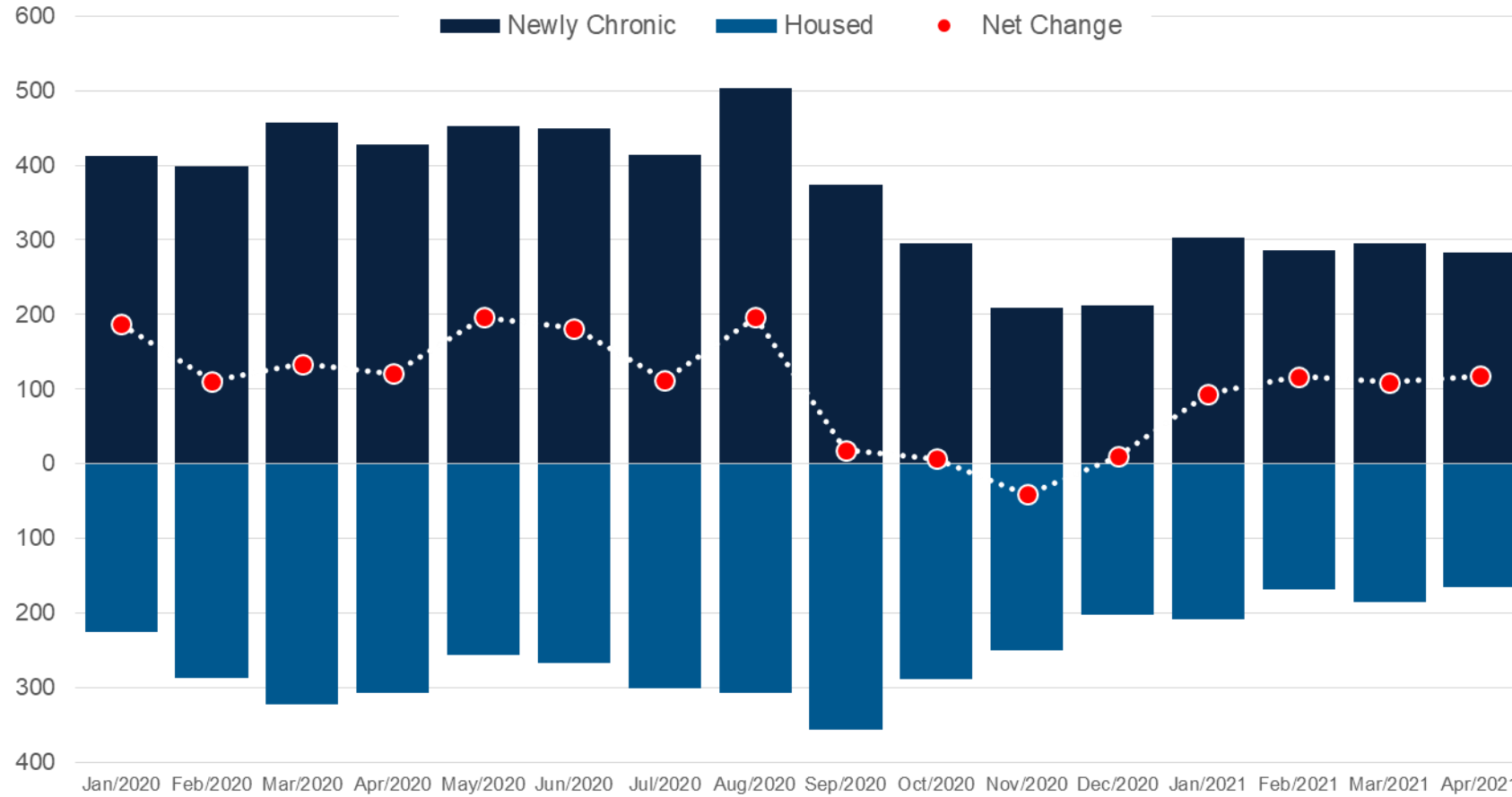


How long are people homeless?



*Based on bed nights in the last year for not chronically homeless, and total bed nights for chronically homeless
Retrieved from By-Name List analysis
Data current as of May, 2021

More supportive housing is needed to increase the outflow each month

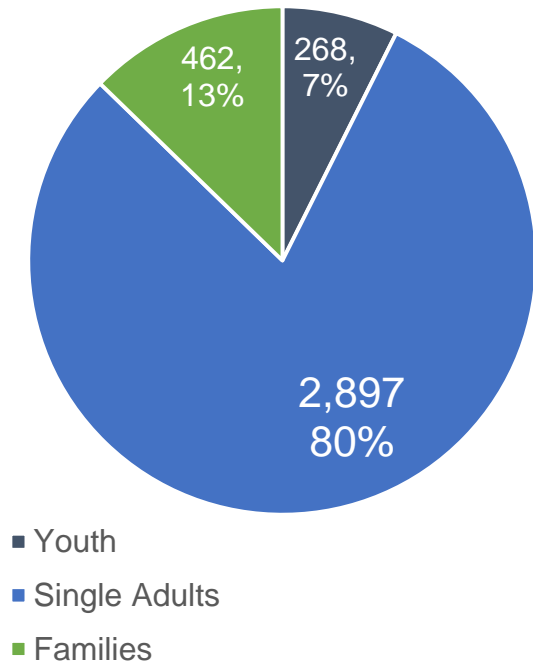


People newly identified as chronically homeless – 320 per month average

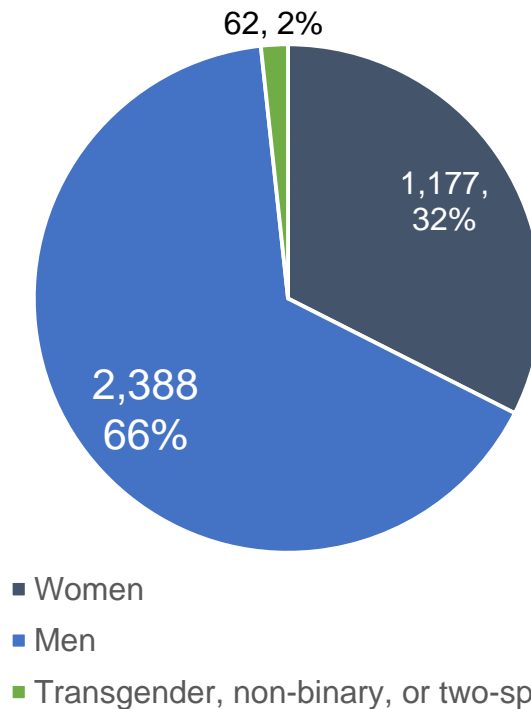
People exiting chronic homelessness for housing – 240 per month average

Profile of those experiencing chronic homelessness

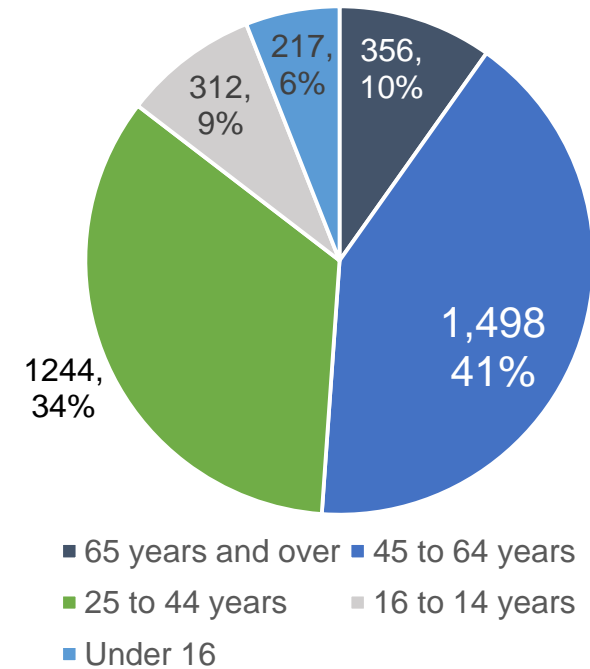
87% single adults and youth



66% men



10% seniors
9% youth



Populations with distinct needs

Of people experiencing homelessness in Toronto:

16% identify as Indigenous

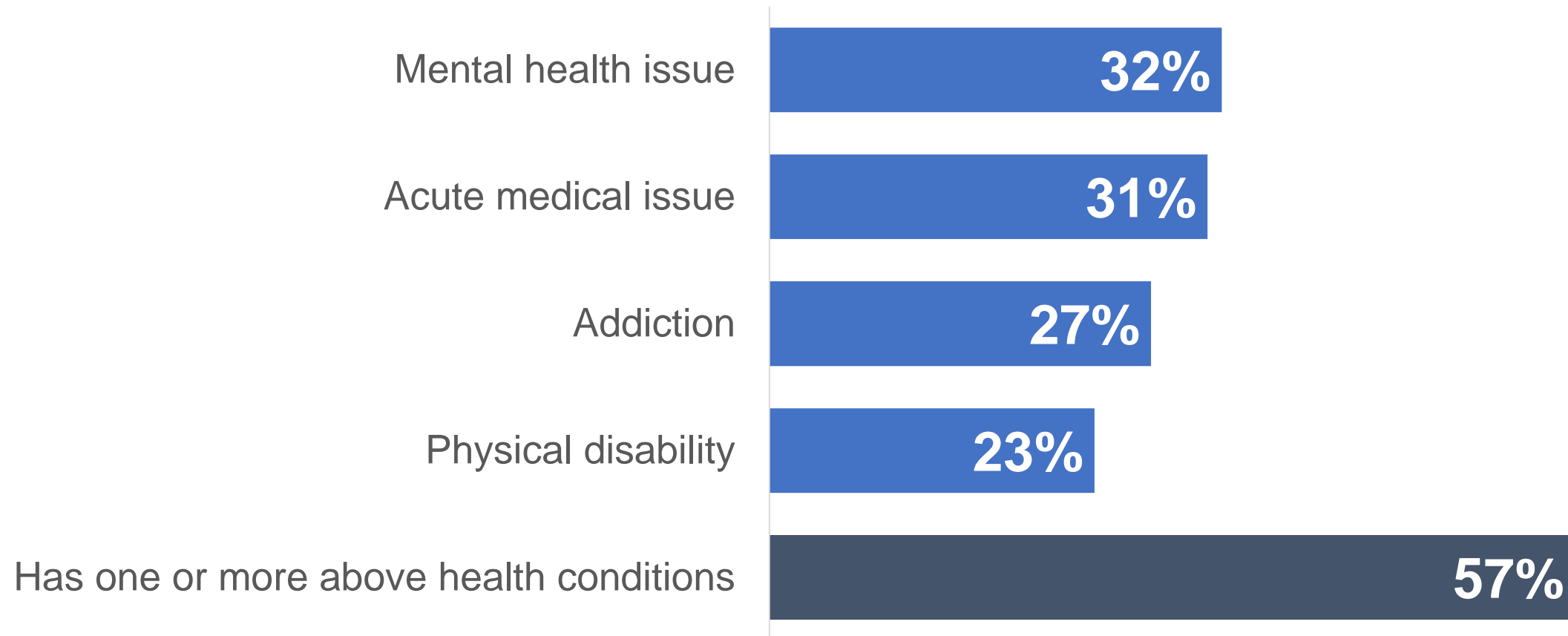
5% are Veterans

15% have experience in foster care

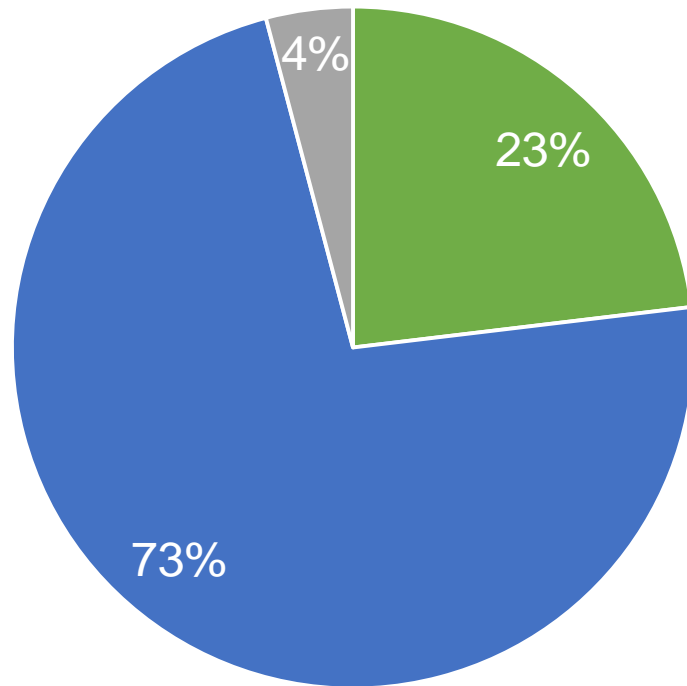
24% of youth identify as LGBTQ2S

51% of non-refugees identify as members of racialized groups

More than half of those experiencing homelessness report a health condition



Nearly three quarters of shelter users referred to housing with supports required moderate supports



■ High support ■ Moderate support ■ Low support

- Based on a sample of recent referrals, the majority (73%) of people accessing housing required a moderate level of support
- 23% required high supports



Modular Housing Staff Reports at the Planning and Housing Committee

175 Cummer Ave.

- Three storey modular building proposed with approx. 60 studio apartments dedicated to women, Indigenous residents, seniors, people with disabilities and other people who are experiencing or at risk of homelessness
- The target completion and occupancy for the site is end of 2021
- Part of the Phase 2 of the Modular Housing Initiative approved in April 2020 and funded through the federal government's Affordable Housing Innovation Fund and the City's Development Charges Reserve Fund for Subsidized Housing with operating funding from the Province.



175 Cummer Ave.- Overview of Engagement activities

- A multi-channel community engagement process initiated on Feb. 23, 2021
- Public Community Engagement Meetings: 2
- Stakeholder Meetings: 3
- E-mails Received: 142
- Voicemails & Calls Received: 37
- Feedback forms received: 115
- Total Number of Participants at Public Community Engagement Meetings: 332
- Total Number of Participants at Stakeholder Meetings: 104



175 Cummer Ave.- Updated Proposal

- Reduce the number of units from 64 to 60;
- Increase the size of the communal dining and lounge area, and the tenant support area;
- Improve the design of the building by adjusting the cladding design and adding coloured window coverings;
- Provide additional landscaping along the pedestrian walkway on the east and west sides of the building adjacent to the retained open space;
- Improve the configuration of the wood fence along the south side of the site;
- Refine the design of the outdoor amenity area and improve circulation and accessibility throughout the site;
- Relocate the bicycle parking area to closer to Cummer Ave.;
- Increase the capacity of the waste storage building and relocate waste storage inside the building;
- Retain one additional mature tree by adjusting the location of underground utilities.

175 Cummer Ave.- Next Steps

- The Community Liaison Committee (CLC) to be established in June
- Site work and preparation to begin in June
- Work with Toronto Community Housing on revisions to the provision of parking that may include the construction of new parking (including barrier-free parking spots), an agreement with TCHC to share parking, or other solutions.
- Further discuss the opportunity for public art on site
- Issue a Request for Proposal to select a qualified and experienced non-profit housing provider to operate the modular building and provide support services for future residents when completed by the end of 2021.



20 Bracebridge Ave. (Trenton & Cedarvale Ave.)

- Three storey modular building proposed with approx. 64 studio apartments dedicated to women, Indigenous residents, seniors, people with disabilities and other people who are experiencing or at risk of homelessness
- The target completion and occupancy for the site is end of 2021
- Part of the Phase 2 of the Modular Housing Initiative approved in April 2020 and funded through the federal government's Affordable Housing Innovation Fund and the City's Development Charges Reserve Fund for Subsidized Housing with operating funding from the Province.



20 Bracebridge Ave. – Overview of Engagement Activities:

- Public Community Engagement Meetings: 3
- Stakeholder Meetings: 3
 - Parkside Public School
 - Parking Alternatives
 - Sports and Recreational Groups
- Community Liaison Meeting: 1
- Safety Walkabout: 1
- E-mails Received by Community Liaison Office: 253
- Voicemails & Calls Received: 53
- Total Number of Participants at Public Community Engagement Meetings: 1,122
- Total Number of Participants at Stakeholder Meetings: 104
- Total Number of Feedback Forms Completed: 170



20 Bracebridge Ave. – Updated Proposal

- Increase the setback from the house at 17 Trenton Avenue;
- Improve the north and south facing elevations of the building by upgrading the treatment of these facades through variations in cladding to break up the building face;
- Relocate the waste storage area from being in an ancillary building, to being integrated into the main building;
- Relocate the bicycle storage from the Bracebridge Ave. frontage to a location interior to the site;
- Minimize the extent of exterior ramps, stairs and retaining walls along street frontages;
- Add 2 on-site parking spaces for staff
- Ensure the material colours are appropriate for the context;
- Minimize conflicts with existing mature trees in order to reduce tree removals.

20 Bracebridge Ave. – Next Steps

- Further modifications anticipated include an increase to the size of the amenity area, and improvements to landscaping, main entrance enhancements, and pedestrian circulation. Further modifications through the site plan application may result in a reduction in the total number of units on site
- A report to Council in the near future anticipated to include recommendations regarding the adequate provision of parking spaces in the community through options such as additional on-street parking, redesign and/or expansion of nearby public parking lots and shared use of nearby school parking lots off-hours
- Ongoing CLC meetings
- Site work and preparation to begin in June
- Issue a Request for Proposal to select a qualified and experienced non-profit housing provider to operate the modular building and provide support services for future residents when completed by the end of 2021.



7 Glamorgan Ave.

- Six storey modular building proposed with 57 studio apartments dedicated to women, Indigenous residents, seniors, people with disabilities and other people who are experiencing or at risk of homelessness
- The target completion and occupancy for the site is spring 2022
- Part of the Phase 2 of the Modular Housing Initiative approved in April 2020 and funded through the federal government's Affordable Housing Innovation Fund and the City's Development Charges Reserve Fund for Subsidized Housing with operating funding from the Province.



7 Glamorgan Ave. – Overview of the Proposal

- The lands are owned by Toronto Community Housing Corporation and are designated and zoned to permit apartment residential uses
- Based on the conceptual site plans prepared for the site, relief to the existing zoning provisions would be required
- The requested zoning amendments will primarily address performance standards such as property line setbacks, building heights, lot coverage
- The required relief will be finalized following community feedback and completion of detailed building and site design.



7 Glamorgan Ave. – Engagement Process

- A postcard and a project information sheet hand delivered to immediate neighbours to inform them about the project and invite them to a Community Meeting on May 25 & June 17
- Information signs posted on-site
- The City will be working with Toronto Community Housing and reaching out to local community agencies, BIAs and residents' associations to ensure they are informed and provided the opportunity to comment on the proposals
- Residents can call the Community Liaison Office at 437-684-5857 or email: communityliaison@bigideaspace.ca to ask questions and share their input.



75 Tandridge Cres.

- Five-storey modular building proposed with 113 studio apartments dedicated to women, Indigenous residents, Black and racialized people, seniors, people with disabilities and other people who are experiencing or at risk of homelessness
- The target completion and occupancy for the site is end of 2021
- Part of the Rapid Housing Initiative approved in October 2020 and funded by the federal government with operating funding from the Province.



75 Tandridge Cres. – Overview of the Proposal

- The lands are owned by Toronto Community Housing and designated and zoned to permit apartment residential uses.
- Based on the conceptual site plan prepared for the site, relief to the existing zoning provisions will be required
- The driveway, basketball court and outdoor play area proposed to be relocated and replaced on site as part of the development and the location determined in consultation with the neighbours and TCHC
- The requested zoning amendments will primarily address performance standards such as property line setbacks, building heights, lot coverage
- The required relief will be finalized following community feedback and completion of detailed building and site design.



75 Tandridge Cres.– Engagement Process

- A postcard and a project information sheet hand delivered to immediate neighbours to inform them about the project and invite them to a Community Meeting on May 18 & June 29
- Information signs posted on-site
- The City will be working with Toronto Community Housing and reaching out to local community agencies, BIAs and residents' associations to ensure they are informed and provided the opportunity to comment on the proposals
- Residents can call the Community Liaison Office at 437-684-5857 or email: communityliaison@bigideaspace.ca to ask questions and share their input.

