

Modular Housing Progress Update

Date: December 21, 2020

To: Board of Directors, CreateTO

From: Senior Vice President, Development, CreateTO

Wards: All

SUMMARY

The Senior Vice President, Development, CreateTO and the Manager, Development, CreateTO will provide a verbal update on the progress that has been made on the Modular Housing initiative, specific to the first two sites located at 11 Macey Ave and 321 Dovercourt Rd (formerly known as 150 Harrison Street). An update will also be provided on Modular Housing Initiative Phase 2 and the Rapid Housing Initiative.

RECOMMENDATIONS

The Senior Vice President, Development recommends that the Board of Directors of CreateTO 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>

At its meeting on October 9, 2020, the CreateTO Board of Directors received for information RA17.3 “Modular Housing Progress – Update”. <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2020.RA17.3>

COMMENTS

The Senior Vice President, Development, CreateTO and the Manager, Development, CreateTO will provide a verbal update on progress that has been made on the Modular Housing initiative since the last update to the Board.

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SIGNATURE

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