



RE: RA20.2



MODULAR HOUSING UPDATE

January 11th, 2021

CREATE TO

Transforming
Toronto's Real Estate

Modular Housing Update

- In March 2020, an interdivisional City team including CreateTO, Corporate Real Estate Management, Housing Secretariat, City Planning and Toronto Buildings, were directed to expedite the delivery of 250 new permanent homes for individuals currently experiencing homelessness using modular construction
- This unprecedented project took a total of nine months to achieve municipal approvals, manufacturing, construction and occupancy to allow for individuals to begin moving in
- The first building at 11 Macey Ave. in Scarborough was ready for occupancy on December 10th, 2020
- The second building located at 321 Dovercourt Rd (Formerly 150 Harrison St.) will also be completed in record time with tenant move in to begin in mid-January 2021
- These two projects are a testimony to the excellent interdivisional teamwork and collaboration under emergency timelines, with CreateTO having played an integral part in the overall project

Phase 1 – 11 Macey Ave

Key Milestone Dates

- Ministerial Zoning Order (MZO) approved – July 2020
- Notice of Conditional Approval (NOAC) received – August 2020
- Conditional Building Permits issued – August 2020
- Construction commenced – August 2020
 - Interior of the building is completed and minor deficiencies are being completed by construction team
 - Exterior of the building – the hardscape is being completed
- Official Opening of the building – December 19th, 2020
- As of Jan 8th, 2021 - 14 individuals have moved into their new home



Interior of a modular unit at 11 Macey



View of 11 Macey as of January 6th, 2021



Accessible Kitchen



Standard Washroom



Accessible Washroom

Phase 1 – 321 Dovercourt Rd (Formerly 150 Harrison St.)

Key Milestone Dates

- Ministerial Zoning Order (MZO) approved – July 2020
- Notice of Conditional Approval (NOAC) received – September 2020
- Conditional Building Permits issued – September 2020
- Construction commenced – October 2020
 - Work is ongoing on the interior and exterior of the building in order to be ready for occupancy
- Occupancy Permit anticipated for the week of January 11th, 2021
- Tenant Move In anticipated to begin mid-January 2021



Phase 2 - Modular Housing Initiative Update + Rapid Housing Initiative Update

Phase 2 - Modular Housing Initiative

- An RFSQ was completed in September to create a roster of modular housing manufacturers
- An RFP closed in December to select a modular housing manufacturer to deliver 150 additional modular homes for Fall 2021
- Due-diligence is underway to identify sites that will accommodate the 150 new units (approx. 50 units per site)
- Completion of the new units is scheduled in the Fall of 2021

Rapid Housing Initiative

- The Federal Government and CMHC have established a \$1 Billion fund for a Rapid Housing Initiative (RHI) across Canada which is to be completed within a 12 month timeframe (i. e. Dec. 31, 2021)
- The City of Toronto has received \$203 Million of funding for this program
- The Modular Housing RFP in December also addressed the requirement of the RHI program
- It is anticipated that approximately another 150 modular homes will be completed and occupied by the end of 2021