# Pilot Program to Demonstrate and Deliver Mass Timber Affordable Rental Housing at 1113-1117 Dundas Street West

Presented to the Planning and Housing Committee on April 27, 2022





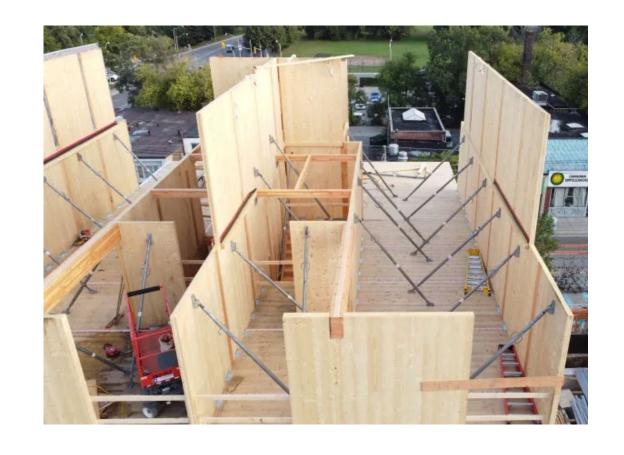
# Mass Timber Affordable Housing Pilot Program

- Responds to the City's need to expedite the delivery of new purpose-built affordable and market rental housing while also supporting climate change action.
- Demonstrates an innovative housing solution that aligns with the HousingTO 2020-2030 Action Plan and TransformTO Net Zero Strategy.
- This Pilot Program allows staff to:
  - Assess the viability of mass timber as an approach to deliver housing quicker, in a high-quality form that achieves near zero GHG emissions, and consistent with planning policies and objectives; and
  - Explore additional sites to expand the program beyond 1113-1117 Dundas Street West.
- This program has the potential to become a permanent program, adding another tool to the City's affordable housing and climate action toolkits.

### What is Mass Timber?

#### Mass timber buildings:

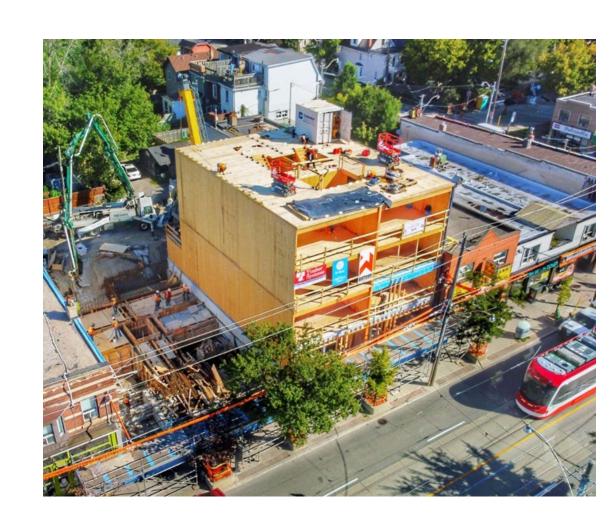
- Use engineered wood products for the primary load-bearing structure rather than steel or concrete.
- Often incorporate a variety of prefabricated timber components for both structure and envelope.
- Are permitted by Ontario Building Code (currently up to 6 storeys, and soon up to 12 storeys).





## What are the benefits of Mass Timber?

- Faster construction timelines
- Reduced cost due to efficiencies
- Cleaner and quieter site work
- Reduced material emissions (embodied carbon)
- Less impactful construction process (construction from the laneway)
- Improved quality of life for future residents (exposed timber)





# Increasing the Supply of Affordable Rental Homes

- The new homes to be developed at 1113-1117 Dundas St. W. will support the HousingTO 2020-2030 Action Plan targets including:
  - the approval of 40,000 affordable rental homes by 2030; and
  - o creating more energy-efficient homes.
- The new affordable rental homes created will remain affordable for at least 99 years and will be operated by an experienced non-profit organization selected through a competitive request for proposals process.





## Work Plan for 1113-1117 Dundas St. W.

- The estimated delivery timelines of the pilot program include:
  - Phase 1: Due Diligence and Feasibility Assessment second quarter,
    2022
  - Phase 2: City-initiated Planning Processes second quarter, 2023
  - Phase 3: Request for Proposal and Non-Profit Operator Selection Process - third quarter, 2023
- The Work Plan will be delivered by an interdivisional team involving CreateTO, Housing Secretariat, City Planning, and Environment and Energy staff.



