

# 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



# Dundas Street West

# Ossington Avenue



# 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 pre-fabricated 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
  - 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.





Diversity of unit types

Prefabricated mass timber construction with high quality design

Affordable housing units

Connections to local transit and cycling infrastructure

1113 - 1117 Dundas St W

Near-zero greenhouse gas emissions

Low carbon and carbon-sequestering building materials