

Housing **TO** MODULAR



FIND OUT MORE ABOUT THE

MODULAR HOUSING INITIATIVE

IN WARD 9

An affordable rental housing project is being proposed for 150 Harrison Street including 44 bachelor units and support services.

YOU ARE INVITED TO JOIN
**ONLINE PUBLIC
INFORMATION
SESSIONS ABOUT
MODULAR HOUSING**



4:30 P.M. - 6 P.M.

Call: 647-484-1598

Access code: 133 318 6123



6:30 P.M. - 8 P.M.

Call: 647-484-1598

Access code: 133 963 2197

Join the online session at
toronto.ca/modularhousing

Habitação (económica) acessível na sua vizinhança

A Cidade de Toronto está a trabalhar por toda a cidade para construir mais habitações acessíveis e de maior apoio em locais disponíveis. No mês de abril a Câmara Municipal aprovou uma iniciativa de moradias modulares chamada Modular Housing Initiative para construir novas habitações de pequena escala em bairros residenciais selecionados.

Estes apartamentos são construídos em locais remotos, e depois transportados para o local permanente que lhes foi designado. A Fase 1 deste projeto deverá estar pronta e ocupada até o final do Outono deste ano.

Está planeado para a nossa comunidade receber um prédio de três pisos, com 46 unidades, para uma propriedade localizada no 150 da Harrison Street – por favor veja o mapa.

Sessões de informação à comunidade terão lugar virtualmente, planeadas para o dia 17 de junho, das 16h30 às 18h00 da tarde, e no dia 24 de junho das 18h30 às 20h00 da noite.

Para mais informações visite:
www.toronto.ca/modularhousing

A MESSAGE FROM COUNCILLOR ANA BAILÃO

Dear resident:

Housing affordability is an issue that affects every neighbourhood, every family, and every business. Whether you are just starting out looking for a first place of your own, or looking to buy a house in the city, or a newcomer family just landed in Toronto, if you don't have a place to call your own – that is safe and affordable – nothing else matters. The COVID-19 crisis has certainly reinforced that fact.

The most visible and distressing need for housing is for people who are living day-to-day in shelters, on our streets, in our parks and on the edges of our city.

That's why I am encouraging you to support the new affordable housing planned for the site of the former 14 Division police station at Dovercourt Road and Harrison Street and to welcome the new residents to our community.

Last month City Council approved a plan to build new affordable rental apartments using modular housing, basically prefabricated buildings that are manufactured off-site to high standards and then installed once the property is ready. This type of housing is less expensive than building more shelters or putting people up in hotels or motels, it is better quality and will help people to have a small place of their own.



What is being proposed on Harrison Street is 44 small rental apartments, managed by a non-profit housing provider, with support services and some shared facilities on site. I think it will make a real impact on the lives of the people who move in and will also be good for our community.

I encourage you to join our information sessions planned for later this month. I look forward to hearing from you.

Ana Bailão
Deputy Mayor, Councillor Ward 9

WE NEED YOUR INPUT!

The City is committed to moving forward with modular housing at 150 Harrison Street. We are seeking community feedback on the following aspects of the project:

- Some building and site design elements, such as lighting, pathways, landscaping and parking
- Ongoing community engagement
- Ideas for how to support and integrate the new residents into the neighbourhood

Your feedback on this housing proposal or any offers of assistance can be provided by emailing modularhousing@toronto.ca

WHAT IS THE MODULAR HOUSING INITIATIVE?

Toronto City Council has approved the Modular Housing Initiative to build 250 modular homes on City-owned lands. These modular homes will be permanent affordable rental homes with support services for individuals experiencing homelessness.

In the first phase of the initiative, 100 modular homes are proposed to be built on two sites: 11 Macey Avenue and 150 Harrison Street. Once required municipal approvals are secured, these homes will be ready for occupancy in fall 2020.

"As Toronto continues to grow, we are working to find unique and modern ways to address the ongoing challenges that we will face including the need for increased housing options," said Mayor John Tory, who has led City Council in supporting the Modular Housing Initiative.

"Modular housing is one way in which we can provide residents access to affordable housing as quickly as possible. Through modular housing we can create permanent housing options that will impact the lives of many people in our city by providing stable and supportive housing."

The modular homes will be pre-fabricated by an experienced manufacturer and installed on site when site servicing is completed. The modular buildings will include self-contained bachelor units with kitchens and washrooms. Each location will also have a shared communal kitchen and administrative and program space for the non-profit housing providers managing the building.

"Building modular supportive housing is a quick and effective way to provide permanent homes with supports, on a neighbourhood scale, for those who are experiencing homelessness in our city," said Abi Bond, Executive Director of the City's Housing Secretariat. "Providing supportive homes is a proven and dignified response to homelessness that also makes economic sense."

The City will select qualified non-profit housing providers to manage each of the modular housing sites across the city.



MODULAR HOUSING IS A QUICK, EFFICIENT, DIGNIFIED WAY TO PROVIDE PERMANENT AND GOOD-QUALITY SUPPORTIVE HOUSING



Modular Housing in Vancouver
Photo credit: Horizon North Inc.

PLANNING FOR AFFORDABLE HOUSING

The Modular Housing Initiative is part of the City's HousingTO 2020-2030 Action Plan. It has been considered a priority by City Council to relieve the pressures on Toronto's shelter system during the COVID-19 emergency by providing permanent supportive housing.

"Toronto residents care about each other. Toronto's Official Plan sets out the need for affordable housing in all neighbourhoods, for the city to be vibrant and successful and equitable," said Gregg Lintern, Toronto's Chief Planner. "Providing modular housing on City-owned sites is an effective way of supporting our diverse communities and ensuring we can all succeed."

CreateTO, the City's real estate agency, is acting as the project manager for the Modular Housing Initiative, coordinating the submission of necessary planning and building permit applications.

"This project is on an expedited timeline to meet the urgent need for housing," said Brian Johnston, CEO of CreateTO. "COVID-19 has forced us to rethink how we work. We have all pulled together to get this done on an expedited basis, and will continue to do so."

**VANCOUVER HAS OVER 600
MODULAR HOMES MANAGED BY
LOCAL HOUSING PROVIDERS**

FREQUENTLY ASKED QUESTIONS

WHAT IS BEING PROPOSED?

44 bachelor units are proposed to be built on City-owned land at 150 Harrison Street. The three-storey building will also include common rooms, a dining room, program space and administrative offices. This supportive housing project is designed to support people who are currently experiencing homelessness.

WHY IS THIS HOUSING NEEDED?

Providing permanent, affordable rental housing with support services on-site will help people to move out of the shelter system. Before COVID-19 the City's shelter system was at capacity. Given the need for physical distancing with COVID-19, a considerable strain has been put on the shelter system. Shelter users are currently being housed in community centres and hotels, which is not sustainable.

WHY WAS THIS SITE CHOSEN?

City officials have reviewed City-owned sites across Toronto. Two sites are being recommended for Phase 1 of the Modular Housing Initiative based on demand for affordable housing, environmental issues and development potential, access to public transit, access to health and other community services, Official Plan and Zoning By-law considerations and site servicing.

WHO WILL OPERATE THIS SITE?

The City will select a qualified and experienced non-profit housing provider to manage the property and provide support services for residents. The City will continue to work with the selected housing providers after new residents will move in.

WHAT ABOUT NEIGHBOURHOOD SAFETY?

We do not anticipate any increased public safety issues in the neighbourhood as a result of the modular housing building at 150 Harrison Street. The property will be managed by a non-profit housing provider who will be responsible to ensure that community concerns are addressed.

HOW DO I SHARE MY INPUT ON THIS PROJECT?

City officials want to hear from you. Scheduled information sessions are being held to share information, hear from local residents and businesses and to build support in the community for this much-needed housing and services. You can also email your questions and comments to modularhousing@toronto.ca.



The City of Toronto is moving forward on its plans to provide affordable housing across the City. As part of the HousingTO 2020-2030 Action Plan the City committed to create 1,000 new modular homes in Toronto. These will be small apartments managed by a local non-profit housing provider.

In our community, the City is proposing to build 44 modular apartments at 150 Harrison in the Dundas and Dovercourt area. This is a vacant City-owned property zoned for residential purposes. If approved, these apartments will be built and ready for occupancy in fall 2020.