



# Housing **TO**

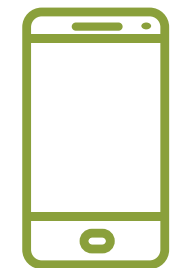
MODULAR



Modular Housing in Vancouver  
Photo credit: Horizon North Inc.

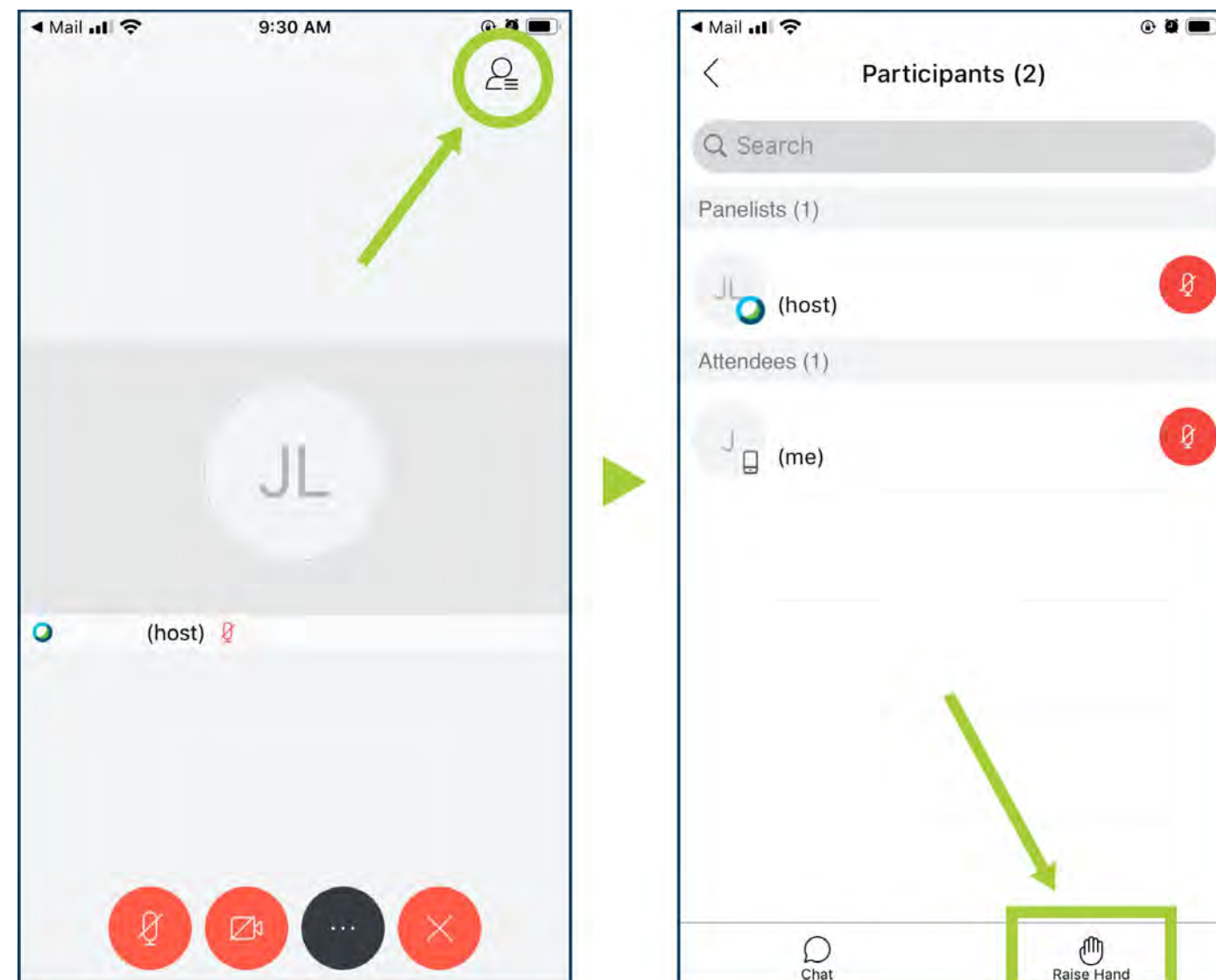
# HOW TO PARTICIPATE

from your smartphone or tablet  
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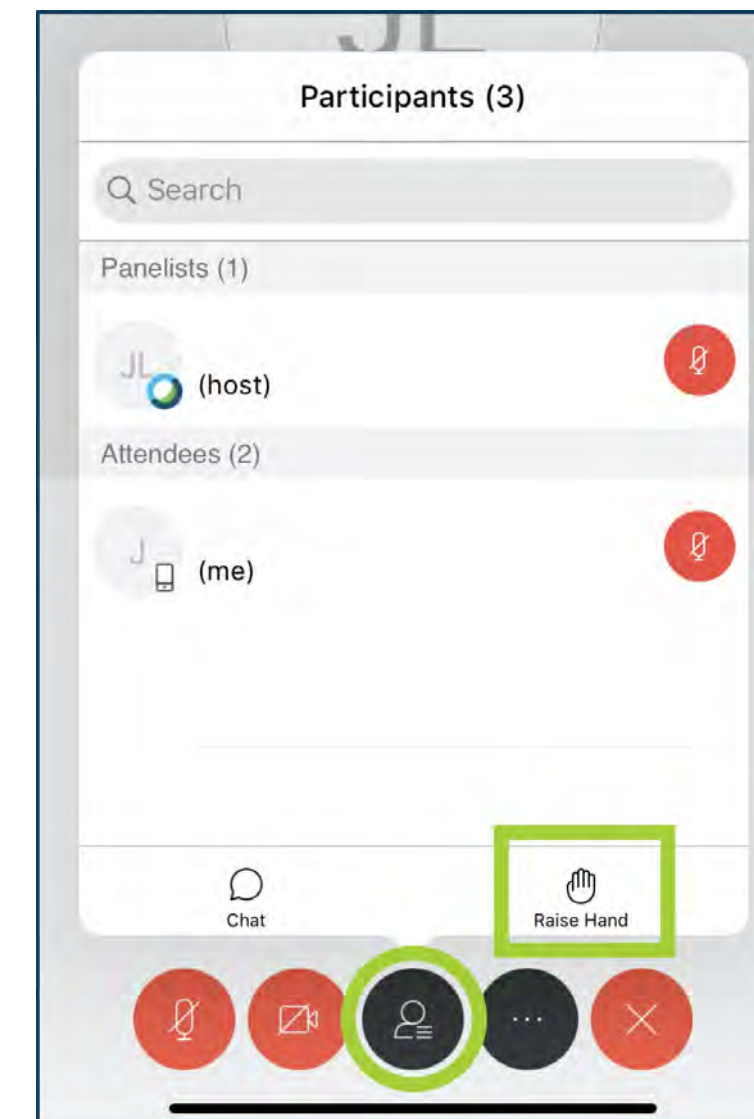
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# TONIGHT'S AGENDA

- Welcome and introduce panellists and the agenda
- Concise, constructive and considerate of other views
- Modular Housing Initiative overview
- Phase 1 Site selection criteria
- Planning application process: review and approvals
- 150 Harrison Street proposal
- Frequently asked questions
- Questions and comments
- Councillor wrap-up



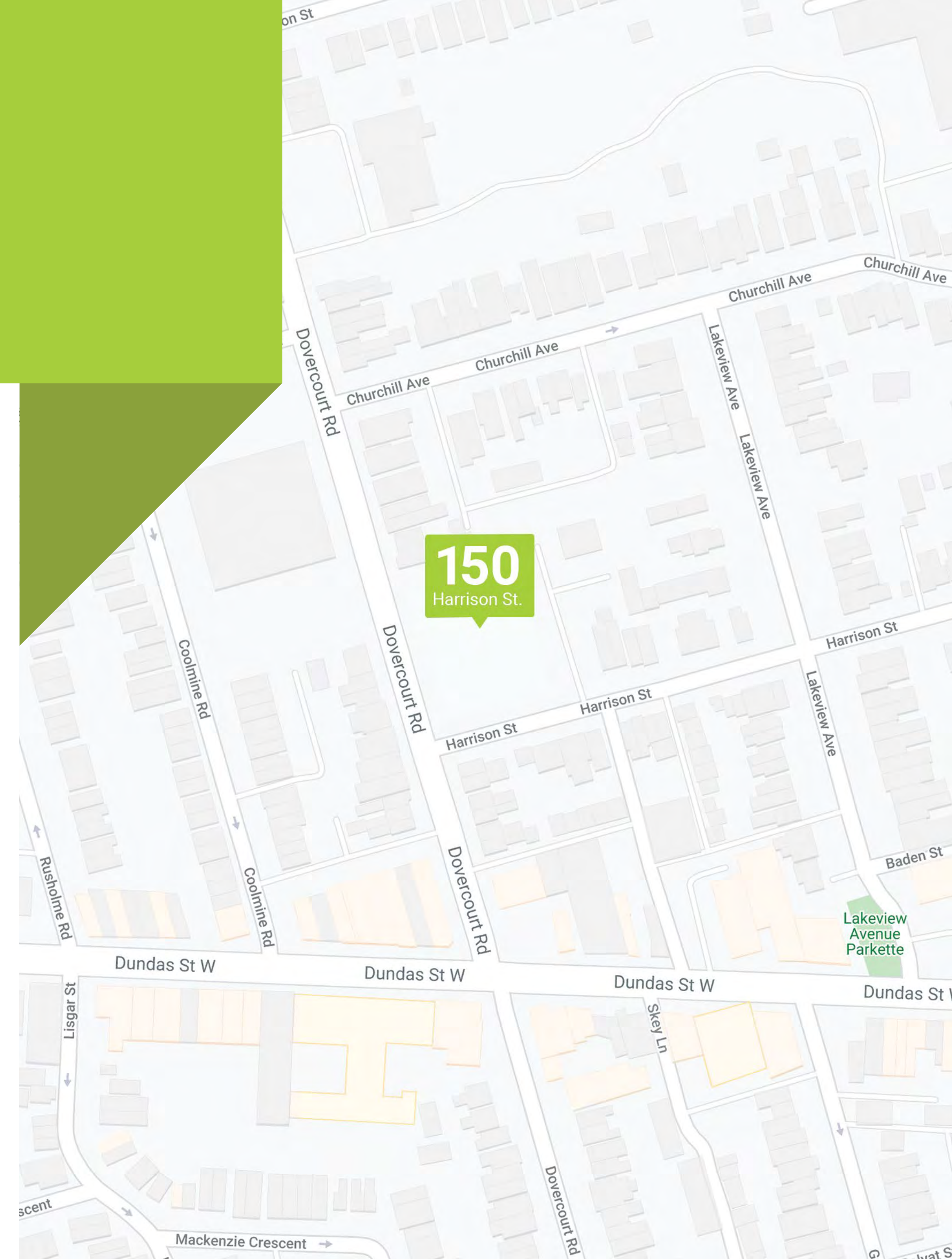
# MODULAR HOUSING INITIATIVE - OVERVIEW

- The Modular Housing Initiative is part of the HousingTO 2020-2030 Action Plan. It is a priority due to the pressures on the City's shelter system due to COVID-19.
- Phase 1 of the Modular Housing Initiative was approved by City Council on April 30.
- In the first phase of the Initiative, two sites are identified to build the first 100 modular homes:
  - 56 rental homes at 11 Macey Avenue (Ward 20)
  - 44 rental homes at 150 Harrison Street (Ward 9)
- These modular homes will provide permanent rental housing for people experiencing homelessness.
- Future residents will be tenants, subject to the Residential Tenancies Act, and will pay rent equivalent to about 60% of average market rent.
- Each site will be managed by an experienced non-profit housing provider with on-site services and shared amenities. Supportive housing with 24-7 staffing.
- High quality and affordable, building code compliant, permanent housing, environmentally sustainable, compatible with the surrounding neighbourhood.

# PHASE 1 SITE SELECTION

The sites for Phase 1 were selected following the evaluation of City-owned land across Toronto based on the following criteria:

- Local demand for affordable housing
- Size and configuration of site
- Development potential
- Local infrastructure
- Access to public transit
- Access to health and other community services
- Zoning and other by-law considerations



# PLANNING PROCESS: REVIEW AND APPROVALS

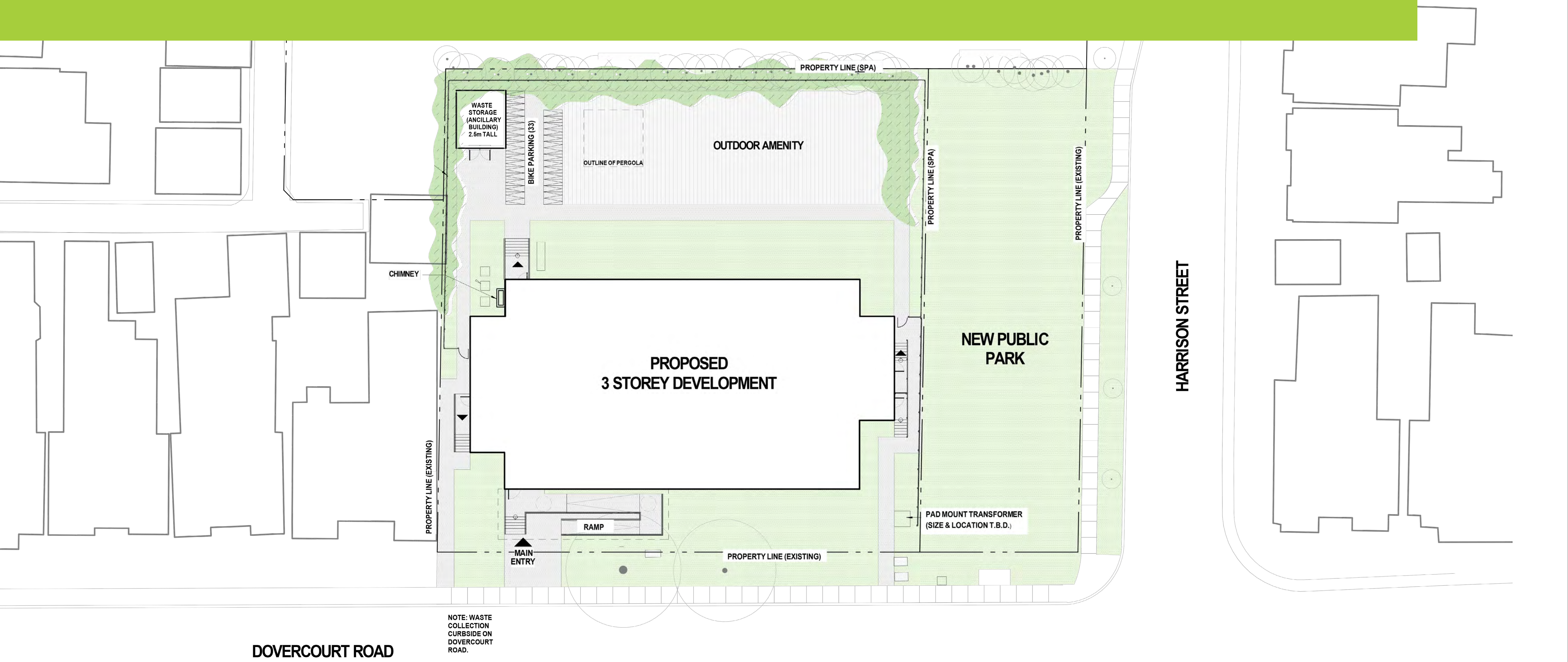
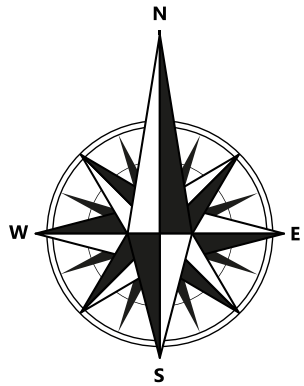
- Toronto's Official Plan sets out the need for affordable housing in all neighbourhoods.
- Given the urgency to create permanent housing for those experiencing homelessness, the City Planning Division, along with all other relevant City divisions, have appropriately allocated staff resources to process and review the required planning and building permit applications in a streamlined and efficient manner.
- CreateTO is the agent for the City, responsible for applying for all relevant approvals and permits for Modular Housing.
- The site plan application for 150 Harrison Street to be submitted to City Planning on June 19 for review by all commenting divisions.
- The Site Plan Application review process for modular housing will follow the City's standard practices, guidelines and procedures.
- Site Plan Review includes items such as: Site Servicing, Fire and Life Safety, Waste Management, Traffic and Transportation, Amenity Space.
- City Council will receive an update on the modular housing initiative on June 29-30.

# 150 HARRISON STREET

- Owned by the City.
- This site will include a public park and 44 homes (approx. 350 sq. ft. each) that are appropriate for singles.
- Each home will have a kitchen and washroom.
- The building will also have indoor and outdoor amenity space, communal kitchen and dining facilities and staff offices on the ground floor.



# 150 HARRISON STREET - PROPOSED SITE PLAN



# 150 HARRISON STREET



Looking north in the Dovercourt Road setback  
Preliminary artist's rendering, subject to final approval



South elevation from the new public park  
Preliminary artist's rendering, subject to final approval

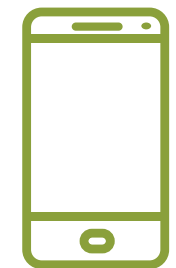
# FREQUENTLY ASKED QUESTIONS

- Why was this site selected?
- Why is this process moving so quickly?
- Will anyone listen to our input?
- How can I help to support the new tenants?
- How will this affect community safety?
- How will tenants be selected?
- Are these permanent buildings? Will they last?
- Why are the proposed designs for this site different from examples in Vancouver?
- Does the City have the money to operate these properly?
- What happened to the previous proposal for 13 affordable townhouses?



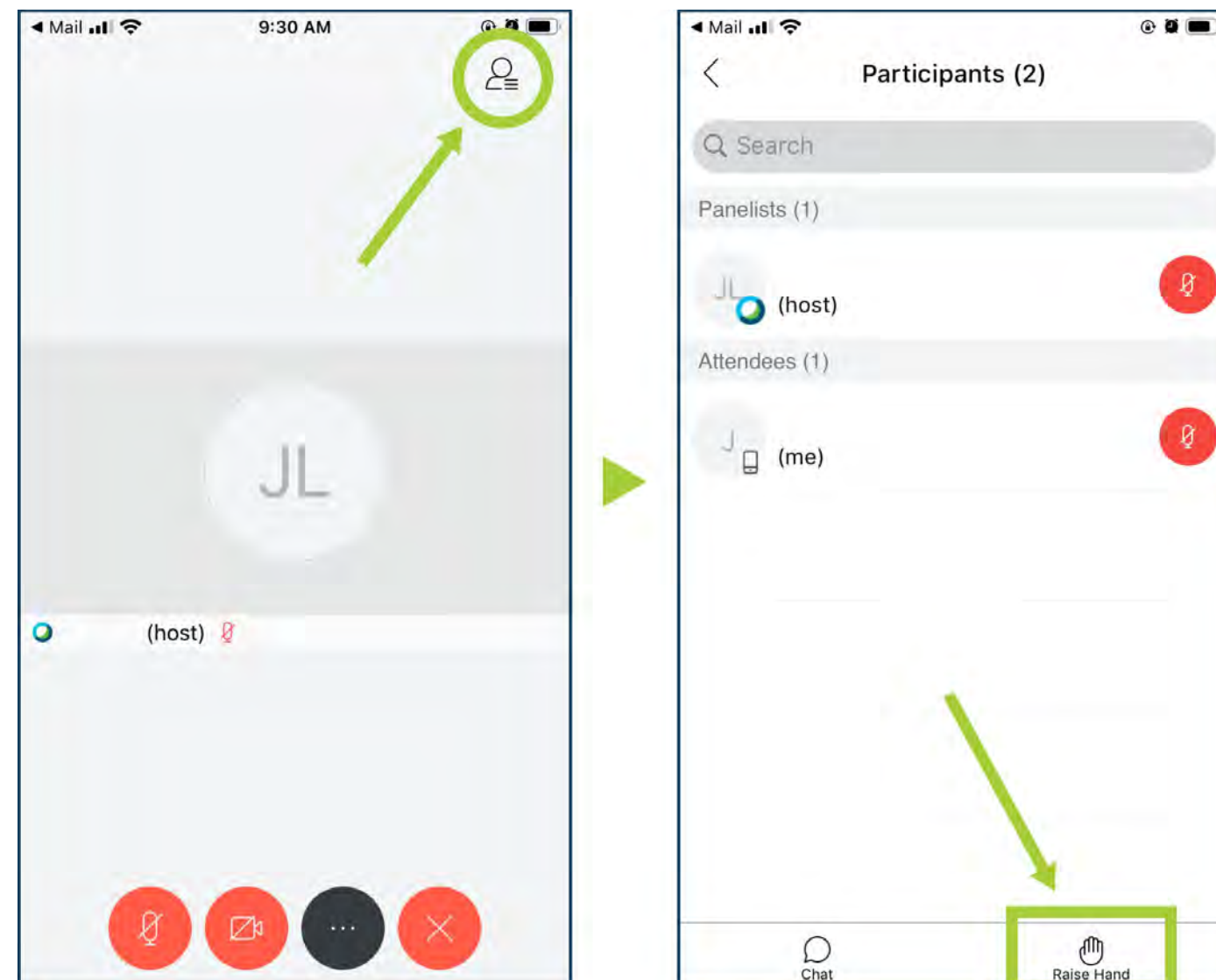
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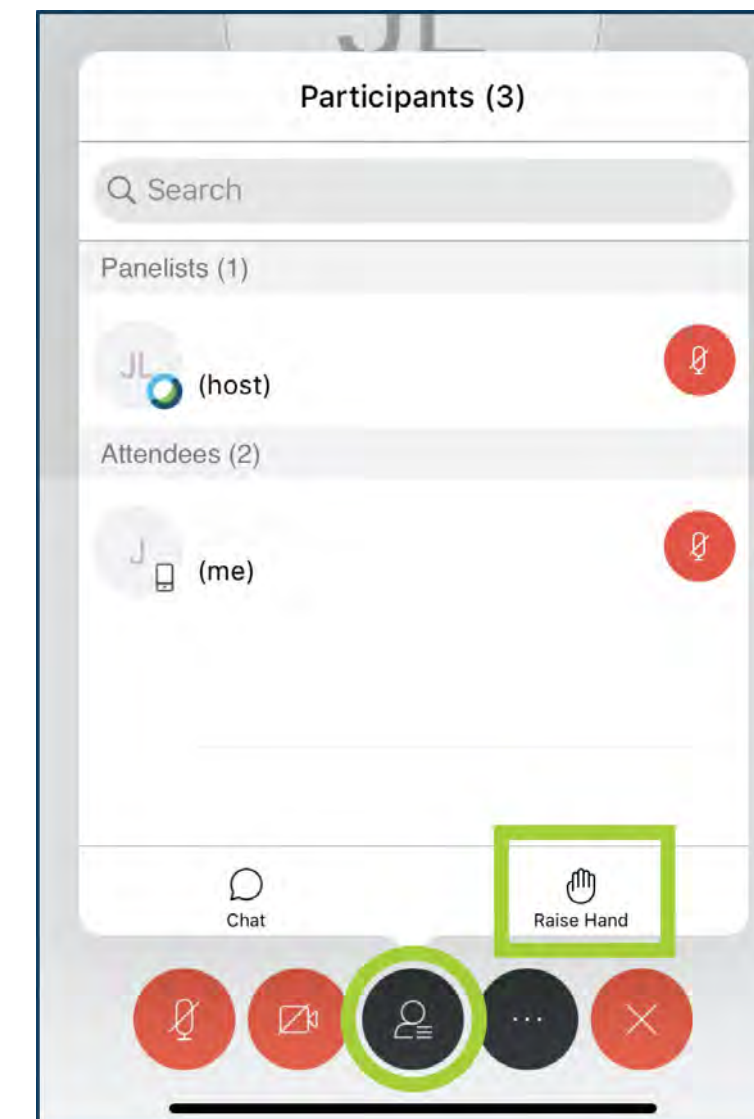
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# QUESTIONS AND COMMENTS?

**Please be concise, constructive  
and considerate of other views.**

**To allow more questions, please limit your  
comment/question to two minutes per person.**



# NEXT STEPS

Send comments or questions to

[modularhousing@toronto.ca](mailto:modularhousing@toronto.ca)

Join the mailing list online at

[toronto.ca/modularhousing](https://toronto.ca/modularhousing)

