



Housing **TO**

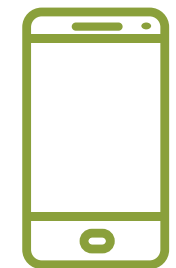
MODULAR



Modular Housing in Vancouver
Photo credit: Horizon North Inc.

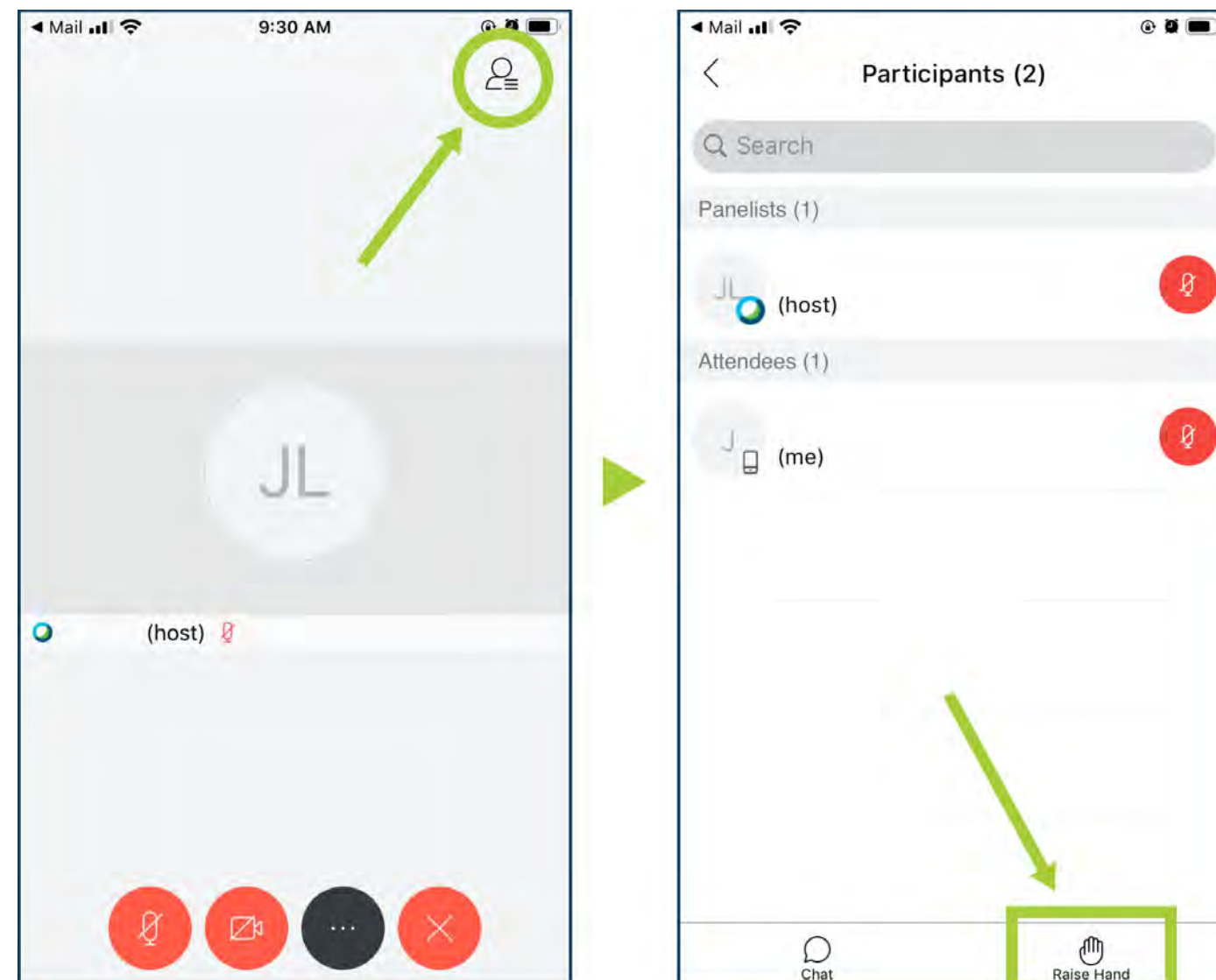
HOW TO PARTICIPATE

from your smartphone or tablet
(via the WebEx Meetings App)



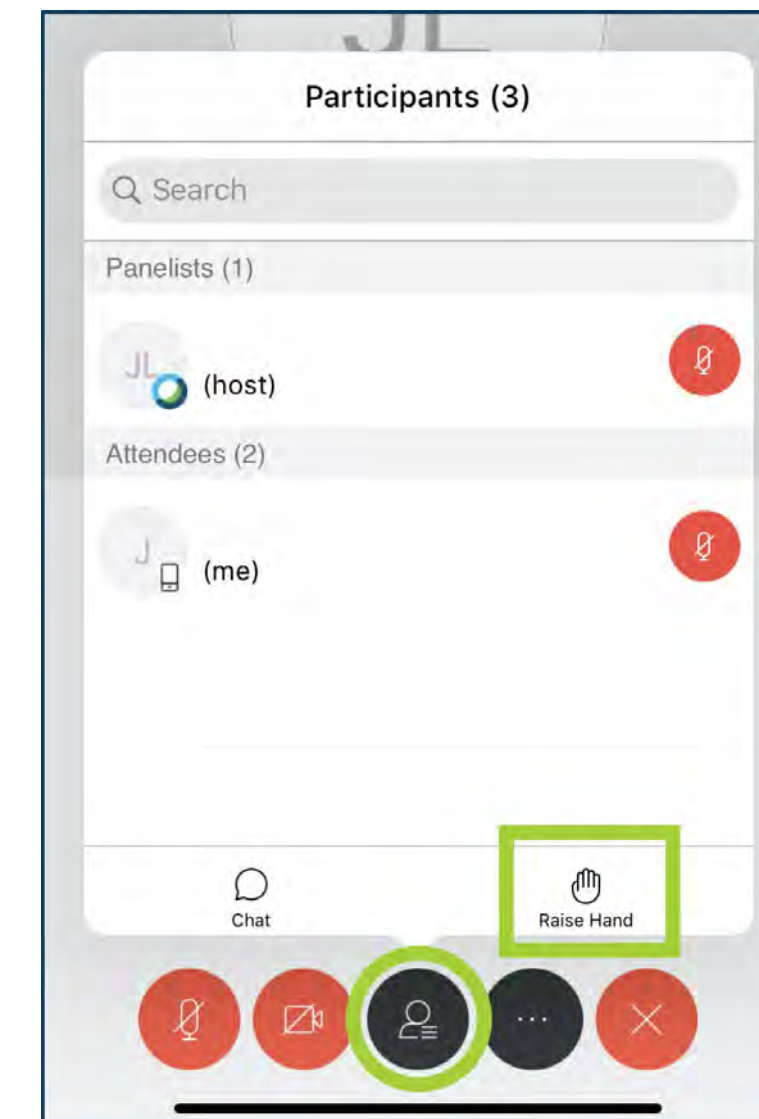
For smartphones,

Tap the Participants panel button at the top right of the screen. Then tap Raise Hand at the bottom right of the screen



For tablets,

Tap the Participants panel button at the bottom of the screen. Then tap the Raise Hand button at the bottom right



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
- Proposed timelines
- 11 Macey Avenue 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, 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.

EXAMPLES FROM VANCOUVER



Modular Housing in Vancouver
Photo credit: Horizon North Inc.

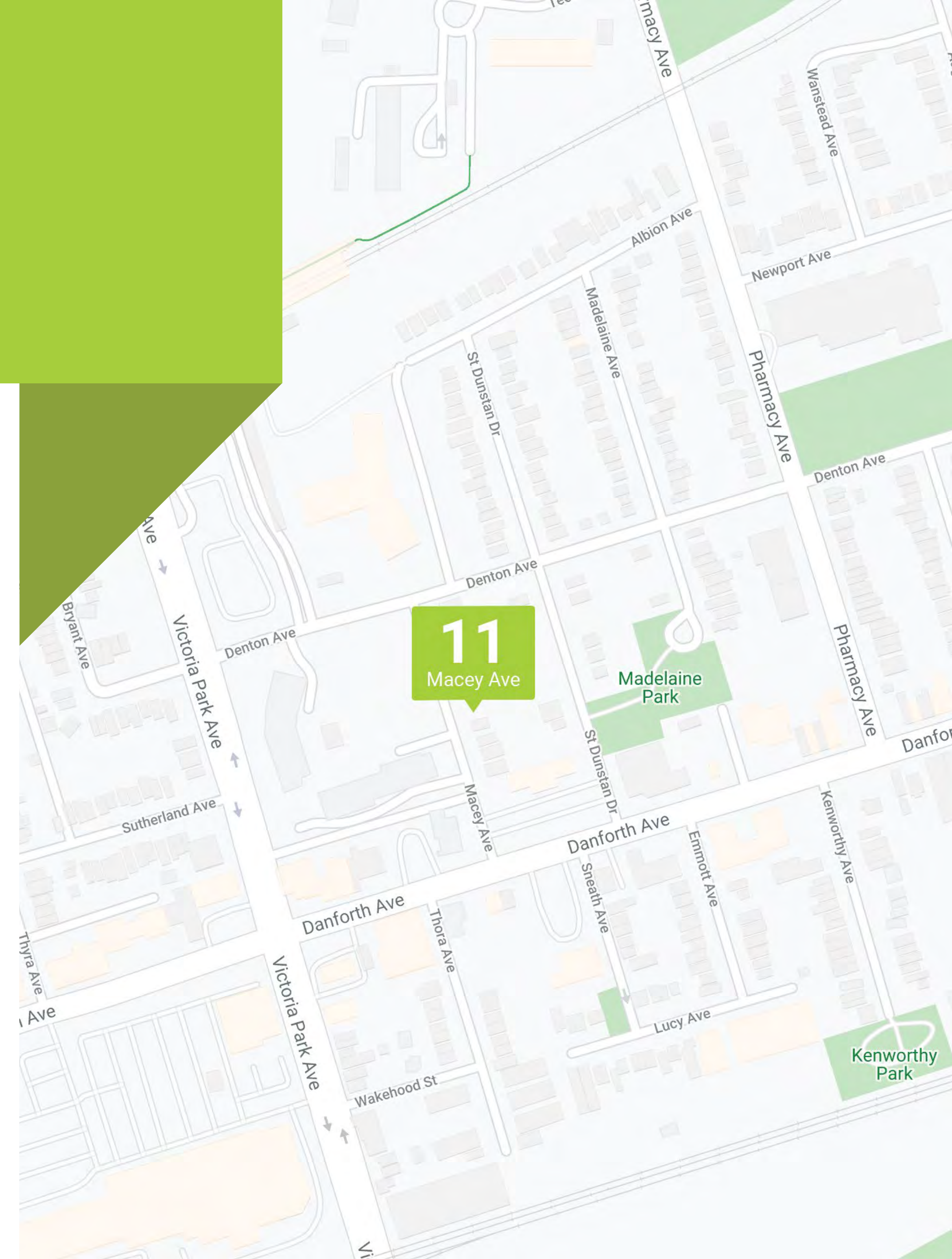


Modular Housing in Vancouver
Photo credit: Horizon North Inc.

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 11 Macey Avenue was submitted to City Planning on June 5 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.

PROPOSED TIMELINES

30 April	City Council approved the Modular Housing Initiative and the budget for the first 250 modular homes
2 June	Mayor Tory announces proposed sites for Phase 1
5 June	Site plan application for 11 Macey Avenue submitted to City Planning for review by commenting divisions
16, 23 June, 8 July	Public Information Sessions in Ward 20 - Scarborough Southwest
17, 24 June	Public Information Sessions in Ward 9 - Davenport
29-30 June	Update to City Council on the Modular Housing Initiative
August	Housing services providers selected
July-September	On-site construction / installation of modular buildings*
Fall 2020	Occupancy*

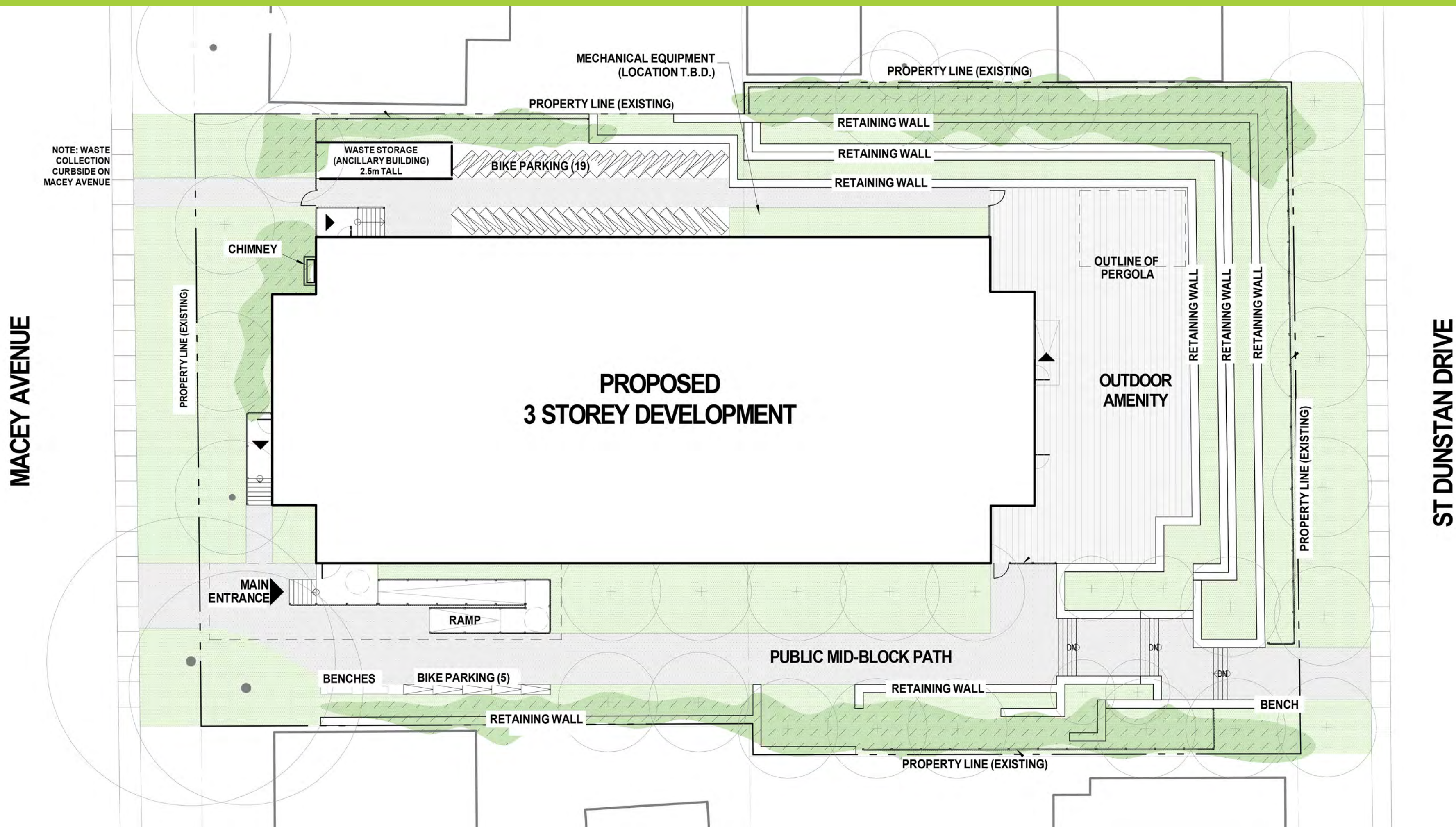
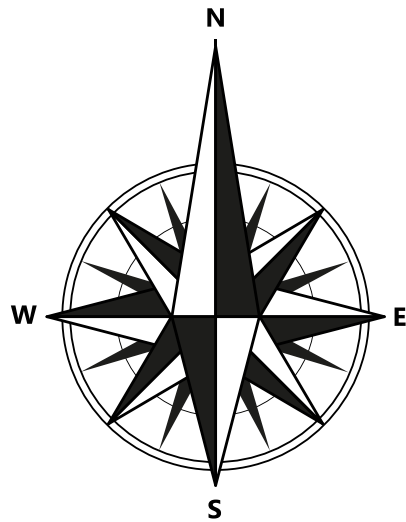
* Subject to necessary approvals

11 MACEY AVENUE

- Owned by the City.
- Parks, Forestry & Recreation division declared the site surplus to its operational needs for the purpose of affordable housing.
- This site will include 56 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.



11 MACEY AVENUE - PROPOSED SITE PLAN



11 MACEY AVENUE



Private outdoor amenity space at the east-end of the building
Preliminary artist's rendering, subject to final approval



An east-west path will connect Macey Avenue and St. Dunstan
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?



QUESTIONS AND COMMENTS?

Please be concise, constructive
and considerate of other views.



NEXT STEPS

Send comments or questions to

modularhousing@toronto.ca

Join the mailing list online at

toronto.ca/modularhousing

