



Housing **TO**

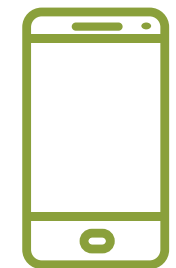
MODULAR



Modular Housing in Vancouver
Photo credit: Horizon North Inc.

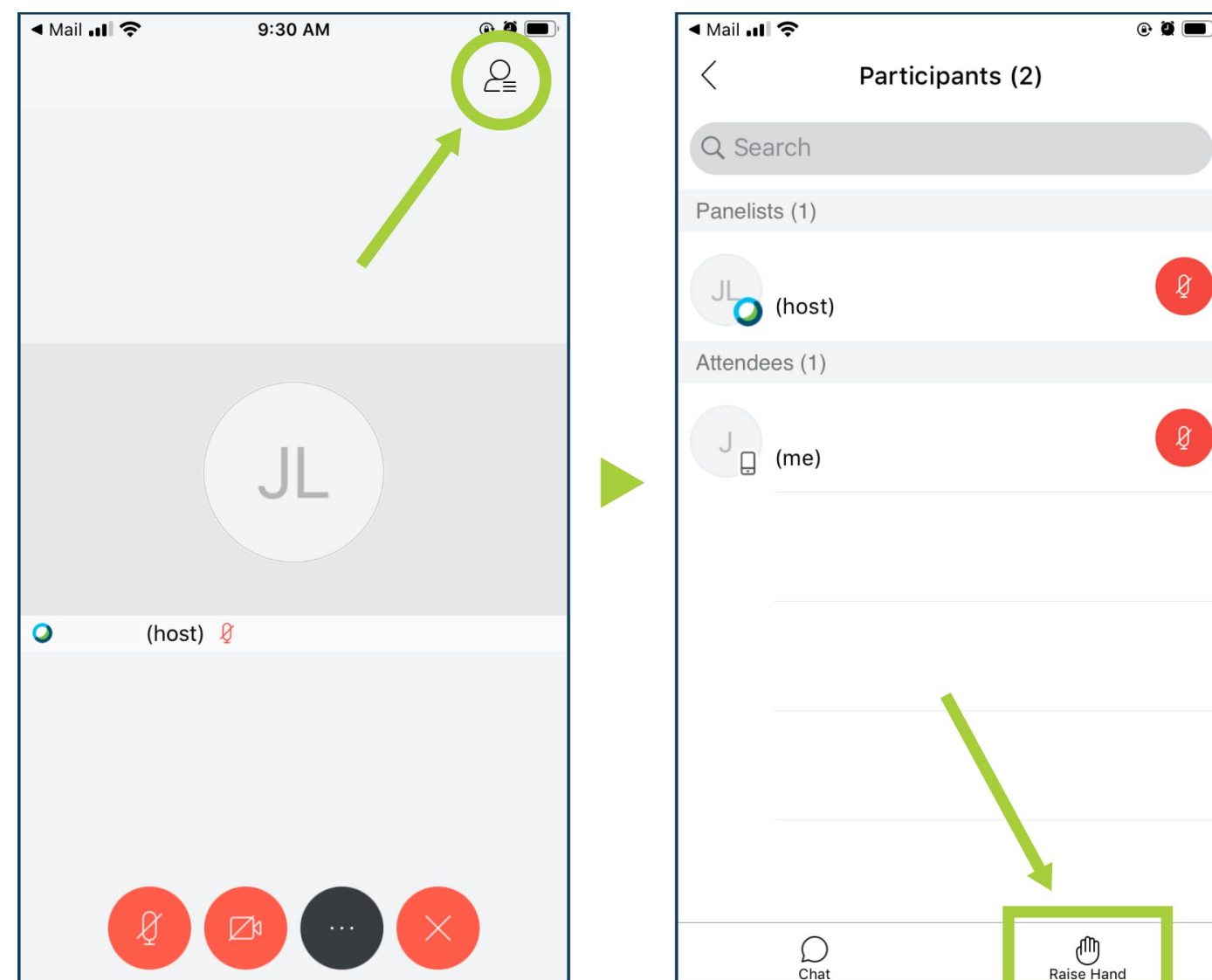
HOW TO PARTICIPATE

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



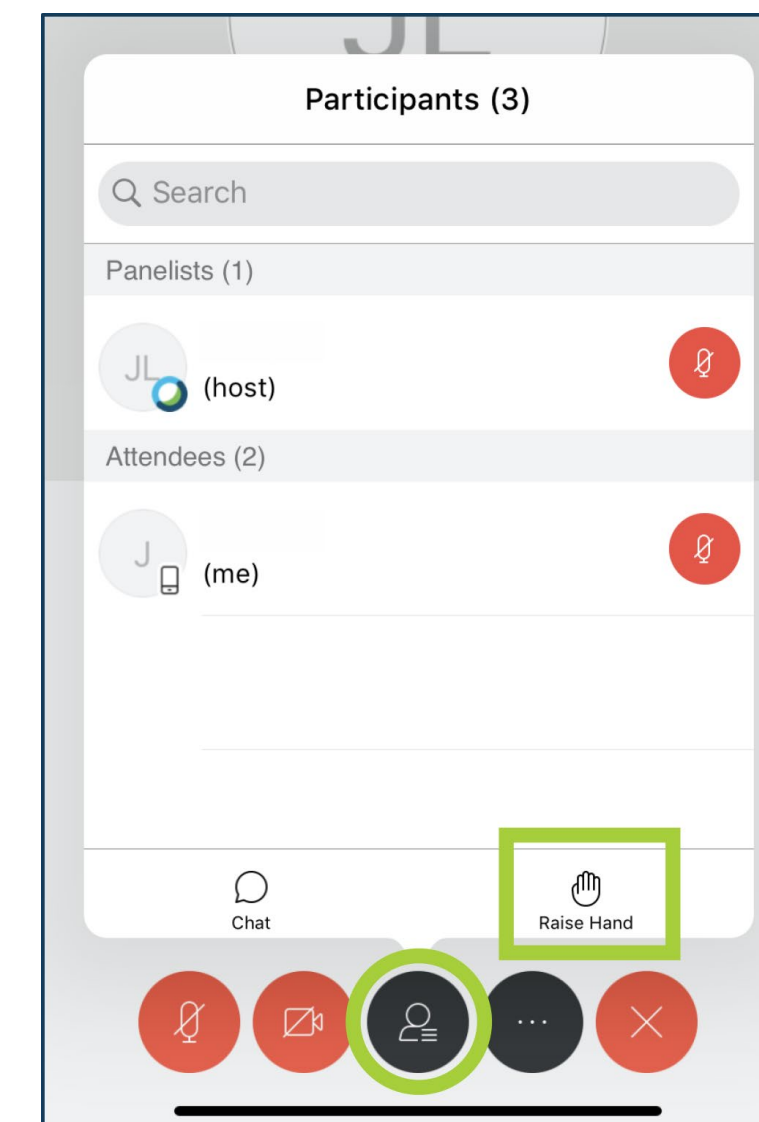
For smartphones,

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



AGENDA

- Overview of the Modular Housing Initiative
- Update on the 11 Macey Proposal
- Addressing Community Concerns
- Establishing a Community Liaison Committee
- Next Steps



Preliminary artist's rendering
subject to final approval

OVERVIEW OF THE MODULAR HOUSING INITIATIVE

- 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.
- Following City Council approval on April 30, 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 affordable rental housing for people experiencing homelessness.
- High quality, building code compliant, environmentally sustainable, compatible with the surrounding neighbourhood.
- Each site will be managed as supportive housing with 24-7 staffing by an experienced non-profit housing provider with on-site services and shared amenities.

PROCESS UPDATE

- Staff review of the modular housing proposals determined changes to zoning regulations would be required to develop each modular housing proposal.
- On June 29 and 30, City Council:
 - Considered a report on the results of community engagement process
 - Requested the Minister of Municipal Affairs and Housing make a Minister's Zoning Order to amend the zoning regulations at both 11 Macey Ave and 150 Harrison St.
- The site plan applications are still being reviewed by the City.





MINISTER'S ZONING ORDER (MZO)

- Under the Planning Act, the Minister of Municipal Affairs and Housing has the authority to make zoning orders to rezone lands in Ontario.
- To meet the Fall 2020 occupancy targets, City Council requested that the Minister make a Minister's Zoning Order for this site.
- Residential uses were already permitted on the 11 Macey Avenue site.
- The changes made through the MZO deal with performance standards, such as height, setbacks, parking and loading.
- The regulation made by the Minister outlines the necessary permissions to develop the modular housing proposal on this site.
- The Minister made Ontario Regulation 343-20: Zoning Order City of Toronto for 11 Macey Ave on July 2.

ADDRESSING COMMUNITY CONCERNS

NEED FOR GREEN SPACE

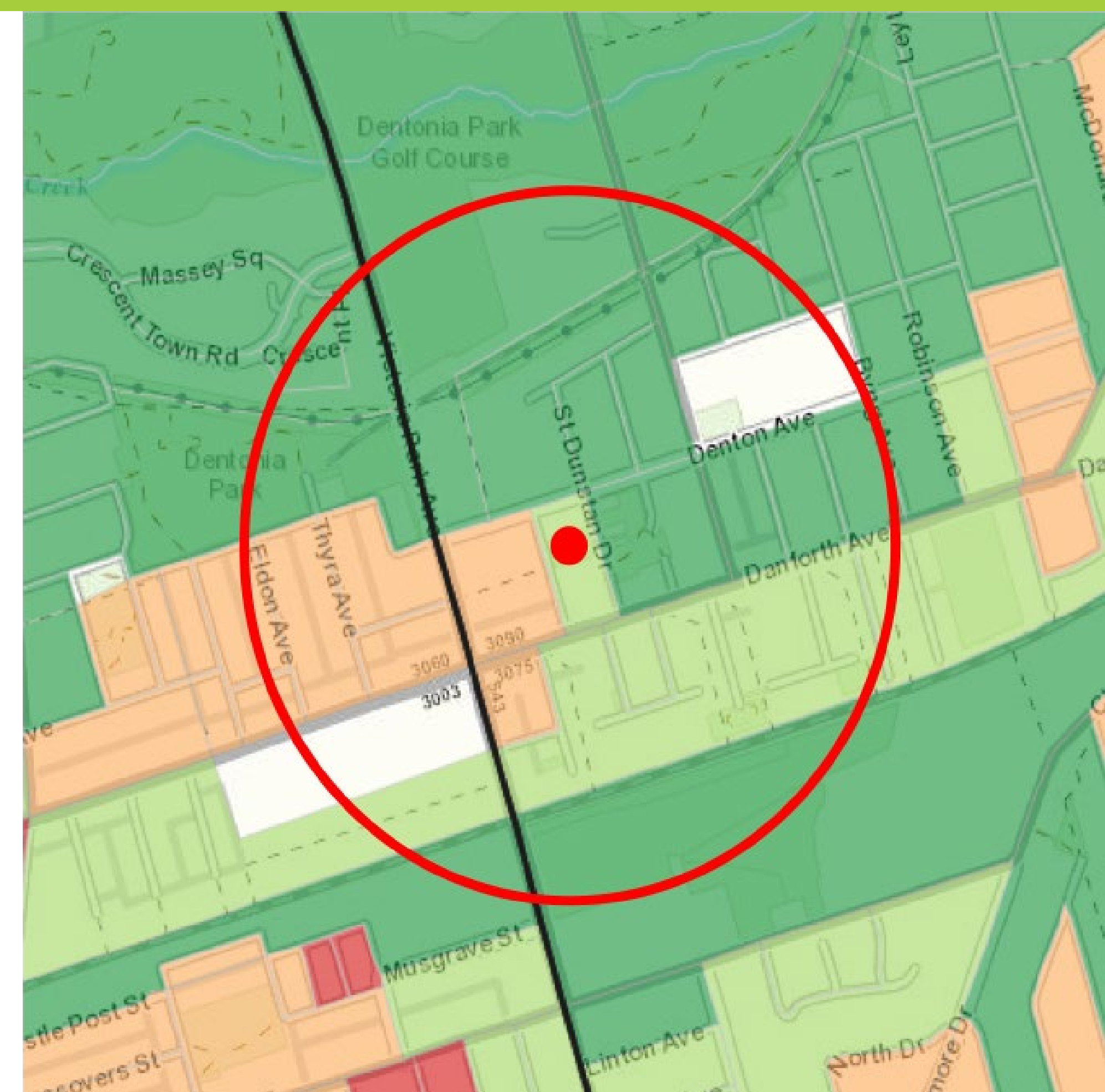
Amount of Parkland within 500 m:

-  Less than 10m² per person
-  Greater than 20m² per person

Parkland Strategy Principles (2018):

Improve the function of existing parks to promote community cohesion, ecological sustainability, and health and wellbeing

Include everyone by removing barriers so that parks and other open spaces are inclusive places and equitably accessible for everyone.



ADDRESSING COMMUNITY CONCERNS

MADELAINE PARK



Park improvements at Madelaine Park



Open space off St Dunstan Dr

ADDITIONAL COMMUNITY CONCERNS

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

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



COMMUNITY LIAISON COMMITTEE

- The purpose
- Membership



NEXT STEPS

Send comments or questions to

modularhousing@toronto.ca

Join the mailing list online at

toronto.ca/modularhousing



Modular Housing in Vancouver
Photo credit: Horizon North Inc.