

## July 30, 2020

Earlier this month Toronto City Council requested the Minister of Municipal Affairs and Housing make a Minister's Zoning Order (MZO) so that Phase 1 of the Modular Supportive Housing Initiative can proceed this fall.

On July 2, 2020, the Honourable Steve Clark, Minister of Municipal Affairs and Housing made the [Ontario Regulation 343-20: Zoning Order City of Toronto](#) to put in place the necessary zoning changes to facilitate the proposed modular housing development at 11 Macey Avenue.

Although the existing Zoning By-law permits residential uses at 11 Macey Avenue, a review of the modular housing proposal by City staff identified areas where zoning performance standards needed to be varied. City Council directed staff to identify ways of expediting the planning approval process. Staff recommended that a Minister's Zoning Order be requested rather than seek approvals through a rezoning or Committee of Adjustment process. Council adopted this recommendation as this was the only process that would ensure the fall 2020 occupancy is achieved.

As the site plan application review process continues, City staff are considering this application in the context of all applicable procedures, processes and guidelines. A building permit application for the proposed development has also been submitted and is being reviewed by City Staff.

## Addressing your input about the building design

During the first and second community meetings, members of the community shared their concerns that the original design of the building façade on Macey Avenue did not address the street appropriately. In addition to the community meetings, City staff and CreateTO staff met with the owners and residents who live next to the site to speak to them about the site plan and to get their feedback. Residents expressed that there should be sufficient lighting along the proposed mid-block connection to the south of the site as well as security camera installed. Neighbours also provided detailed feedback on the fencing to be installed around the site. The consultants made the following changes as the result:

- They increased the size of the windows on the 2<sup>nd</sup> and 3<sup>rd</sup> floors and added more of the wood detail around the windows to bring some dimension to the façade.
- A large window was added to the ground floor at the entrance vestibule to bring more eyes on the street.
- The original proposal had a large grey wall facing the street. In the revised renderings the wood detail was carried along the façade to break-up the grey and the upper levels

are treated with board and batten pattern of siding to bring some articulation to the building.

- The same details have been added to the St. Dunstan side of the building as well.
- The colours of the building went from a very dark grey to a more medium grey to fit better with the existing neighbours.
- Increase in the amount of lighting around the site including around the outdoor amenity space, the waste storage building and the proposed mid-block connection to help create a more inviting and safe environment.
- Taller wooden and metal fences are proposed along neighbouring properties to respond directly adjacent landowners' requests.



Figure 1- Revised Rendering

## Parks staff working with local residents

During the consultation process for the modular housing a number of residents identified concerns with antisocial activity taking place in Madelaine Park. On July 7<sup>th</sup>, Councillor Crawford's office and staff from the City's Parks, Forestry and Recreation Division, and officials from 41 Division convened an initial walk-through of the park with interested neighbours to start a discussion on making the park more accessible for families and residents.

Councillor Crawford's office will be working with staff from the City's Parks Forestry and Recreation Division to hold more community sessions. If you are interested in participating please contact Councillor Crawford's office at [councillor\\_crawford@toronto.ca](mailto:councillor_crawford@toronto.ca).

## Selecting a Housing Provider

The City of Toronto is inviting non-profit housing organizations to submit proposals to manage the modular housing at 11 Macey Avenue and to provide support services to help the new tenants achieve housing stability and improve their well-ness and connectedness to the community. A Request for Proposals was issued by the City on June 15, 2020. The City is expected to select the successful non-profit housing operators in early-September.

Support services will be provided on-site or through community-based partners. Each non-profit housing provider that indicates an interest in the Macey Avenue site must identify their proposed target tenant groups and support service plan. They must also indicate their experience, qualifications and financial stability.

If your organization is interested in applying to operate the 11 Macey Avenue site please visit the City's website: [toronto.ca/modularhousing](http://toronto.ca/modularhousing)

## Councillor Crawford calls for ongoing community input

Ward 20 Councillor Gary Crawford has called for the City to convene a community liaison committee (CLC) to provide neighbours and local organizations with a vehicle for ongoing dialogue around the modular housing site at 11 Macey Avenue.

"The community feedback has been complete and welcome, ranging from concerns around existing challenges and necessary community investments to sustain more development in this area, to vocal support for permanent housing for marginalized individuals," says Councillor Gary Crawford. "I am committed to continue working closely with the neighbourhood and greater community to ensure that we can shape the best possible solutions, investments and outcome to build a strong and vibrant community."

The CLC would include local residents, and representatives from local businesses, non-profit groups, the City and the housing provider once they are selected. Future updated and additional details regarding meeting timelines will be available on the website at [www.toronto.ca/modularhousing](http://www.toronto.ca/modularhousing).

If you are interested in participating on the Community Liaison Committee please send an email to [modularhousing@toronto.ca](mailto:modularhousing@toronto.ca) with the subject line **CLC-Macey**, indicating your interest, experience and organization (if applicable).