

## **August 4, 2020**

On June 29, 2020, Toronto City Council requested the Minister of Municipal Affairs and Housing to make a Minister's Zoning Order (MZO) so that Phase 1 of the Modular Supportive Housing Initiative can proceed this fall.

On July 8, 2020, the Honourable Steve Clark, Minister of Municipal Affairs and Housing made [Ontario Regulation 354-20 Zoning Order - City of Toronto](#) to make the necessary zoning changes to facilitate the proposed modular housing development. An MZO cannot be appealed.

The Zoning By-law permits residential uses and an apartment building at 150 Harrison Street, however, a review of the modular housing proposal by City staff identified areas where zoning standards needed to be varied. City Council directed staff to identify ways to expedite 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 that the fall 2020 occupancy is achieved.

As the site plan application review process continues, City staff are considering the 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 on building design and site plan**

The site plan and landscape drawings were informed by suggestions received through a site visit with Deputy Mayor Bailão's office and a member of the 14 Division Crime Prevention and Community Relations Team. Through the walk, staff received feedback and suggestions on the proposed lighting for the site, types of fences around the property and the proposed plants, trees and landscape buffers to help ensure a welcoming and safe environment is created for existing and future residents.

Based on feedback received through the first and second community meetings, the colours of the building were also changed from a very dark grey to a more medium grey to fit better with the existing neighbours.

## **A New Public Park**

The Parks, Forestry & Recreation (PF&R) division is working towards an accelerated construction of a public park adjacent to the modular housing building at 150 Harrison Street. Staff will begin the design in fall 2020 and the construction is to begin in 2021. The City will

launch a community consultation process to inform the design of the park. More information will be available in the coming months.

In interim, inquiries can be sent to Kaly Manson, PF&R's Senior Project Coordinator at [Kaly.Manson@toronto.ca](mailto:Kaly.Manson@toronto.ca).



Figure 1- Revised Rendering

## Selecting a Housing Provider

The City of Toronto is inviting non-profit housing organizations to submit proposals to manage the modular housing at 150 Harrison Street 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 Harrison 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 150 Harrison site, please [visit the City's website](#).

## Councillor Bailão calls for ongoing community input

Deputy Mayor and Ward 9 Councillor Ana Bailão has directed a community liaison committee (CLC) be convened to provide neighbours and local organizations with a vehicle for ongoing dialogue around the modular housing site at 150 Harrison Street.

"As we prepare for the opening of the modular housing we need to address many of the issues raised by the community," said Deputy Mayor Bailão. "The CLC should meet before the housing is operational and also during the startup period. We need the input of neighbours and local organizations to make sure that this is successful."

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 updates and additional details regarding meeting timelines will be provided 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-Harrison**, indicating your interest, experience and organization (if applicable).