

Housing
MODULAR **TO**

TRENTON &
CEDARVALE
AVENUE

COMMUNITY
ENGAGEMENT
MEETING #2

Looking northwest at Cedarvale Avenue
Preliminary artist's rendering, subject to final approval

March 17, 2021

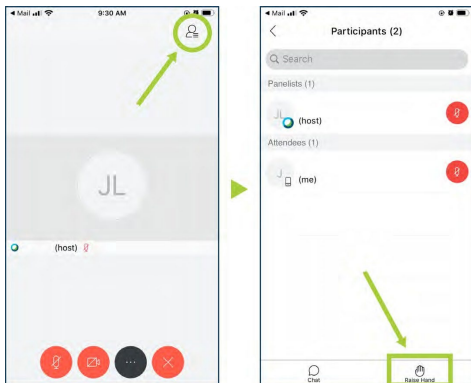
HOW TO PARTICIPATE

from your smartphone or tablet
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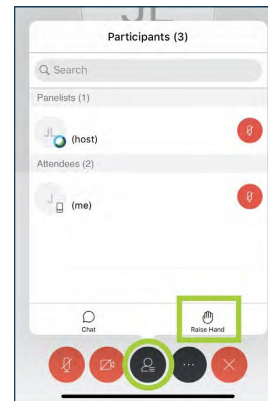
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FOR TABLETS

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FOR TELEPHONE

Press *3 to raise your hand.

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Note: This meeting is being recorded.

LAND ACKNOWLEDGEMENT

We acknowledge the land we are meeting on is the traditional territory of many nations including the Mississaugas of the Credit, the Anishnabeg, the Chippewa, the Haudenosaunee and the Wendat peoples and is now home to many diverse First Nations, Inuit and Métis peoples. We also acknowledge that Toronto is covered by Treaty 13 with the Mississaugas of the Credit.

TONIGHT'S AGENDA

1. Welcome, Introduce Panelists and Review Agenda
2. Concise, Constructive and Considerate of other Views
3. Modular Housing Initiative Overview
4. The Need for Supportive Housing
5. Phase 2 Site Selection Criteria
6. Modular Design and Construction
7. Planning Application Process
8. Trenton Avenue Proposal
9. Questions and Comments
10. Councillor Wrap-up



INTRODUCTIONS

Councillor Brad Bradford, Ward 19 Beaches - East York

Mayor John Tory, City of Toronto

Abi Bond, City of Toronto, Housing Secretariat

Michael Whelan, CreateTO

Sharon Hill, City of Toronto, City Planning

MODULAR HOUSING INITIATIVE – OVERVIEW

1

- 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 included **100 new modular homes** at two sites (11 Macey Avenue and 321 Dovercourt Road).
- Phase 2 will include approximately **150 modular homes to be built in 2021**.
- These modular homes will provide **permanent rental housing** for people experiencing homelessness.

MODULAR HOUSING INITIATIVE – OVERVIEW

2

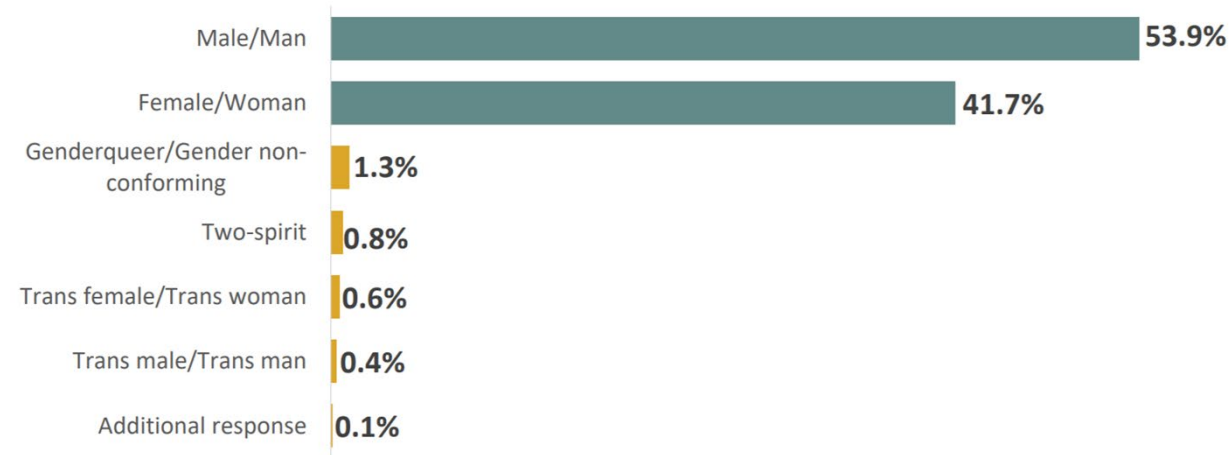
- Future residents will be tenants subject to the Residential Tenancies Act, with rights and responsibilities similar to tenants in other rental buildings.
- Tenants will pay **30% of their income** or the shelter allowance of the benefits (OW/ODSP). The City will work with federal, provincial governments to dedicate rental subsidies to these projects to **ensure they remain affordable to residents.**
- 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.**

THE NEED FOR SUPPORTIVE HOUSING

- **Close to 8,000 people** are experiencing homelessness in Toronto as of January 2021.
- Given the need for physical distancing with COVID-19, a considerable **strain has been put on the shelter system.**
- Providing **permanent, affordable rental housing** with support services on-site will help people to move out of the shelter system.
- The 2018 Street Needs Assessment found that **single adults were the most likely to be chronically homeless** (compared to families and youth) among the sheltered population.

3% of respondents identify as transgender, genderqueer/non-conforming or two-spirit

54% of respondents identify as men (73% of those outdoors)
42% of respondents identify as women (75% of those in family shelters)



2018 STREET NEEDS ASSESSMENT

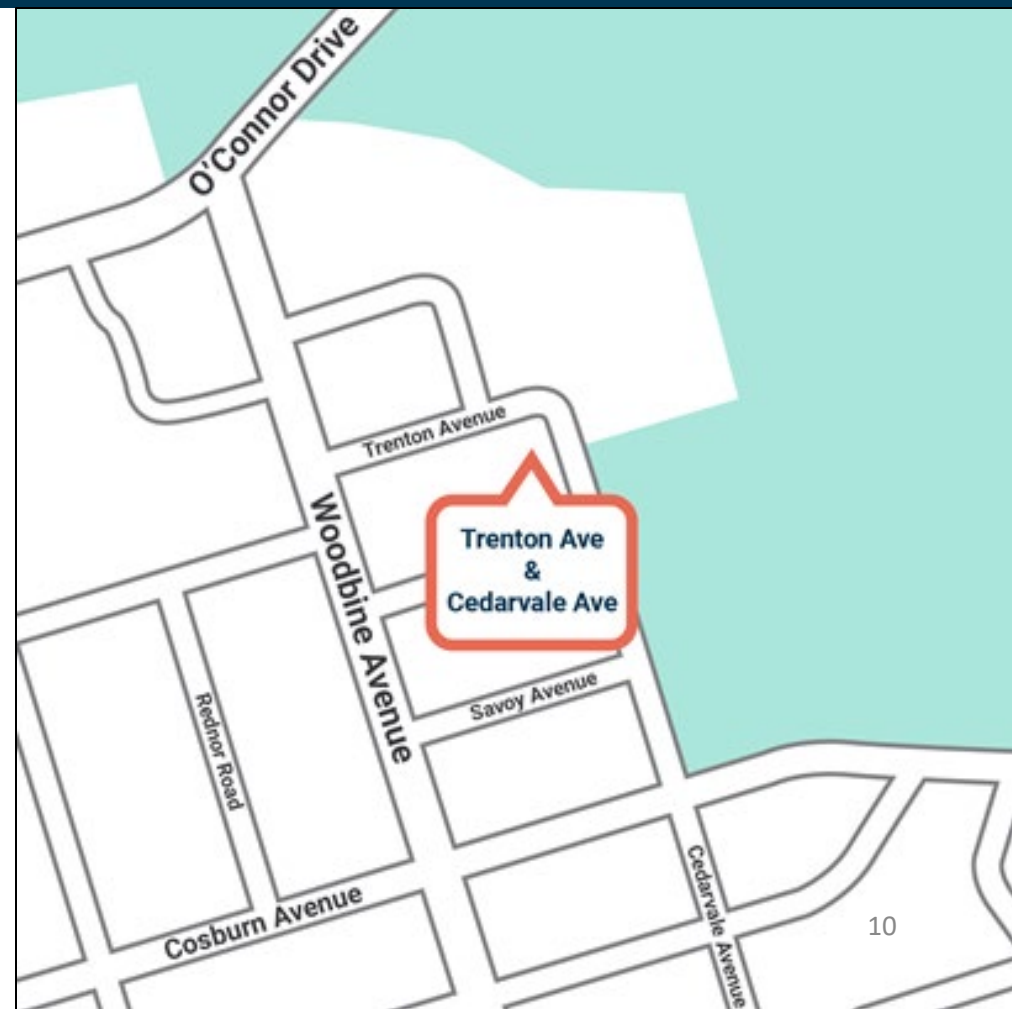
SUPPORT SERVICES IN MODULAR HOUSING

- The City will issue a Request for Proposals (“RFP”) to select a **non-profit operator** for the modular supportive housing site based on criteria, such as:
 - Experience working in the local community
 - Experience managing affordable and supportive housing
 - Strong track record in tenant engagement/communications
 - Experience working with a range of tenants, including marginalized and vulnerable populations
- A range of **support services** are anticipated to be provided to tenants including but not limited to:
 - housing stability and eviction prevention
 - mental health and wellness support
 - connection to primary care
 - harm reduction and substance use support
 - support with daily living activities
 - connections with community supports such as: volunteer and employment opportunities, food security programs, income assistance programs, etc.

SITE SELECTION

The sites for Phase 2 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
- Environmental condition
- Local infrastructure
- Access to public transit
- Access to health and other community services
- Official Plan and Zoning considerations



MODULAR DESIGN AND CONSTRUCTION

- Modular housing is **prefabricated housing** that is built off-site in a factory and transported to the site for assembly.
- **High quality and affordable**, building code compliant, permanent housing, environmentally sustainable, compatible with the surrounding neighbourhood.
- **NRB Modular Solutions** has been selected as the building manufacturer.



PLANNING PROCESS: REVIEW AND APPROVALS

1. Toronto's Official Plan sets out the **need for affordable housing** in all neighbourhoods.
2. Given the urgency to create permanent housing for those experiencing homelessness, the City Planning Division, along with all other City divisions, have appropriately **allocated staff resources** to process and review the required planning and building permit applications in a **streamlined and efficient** manner.
3. This proposal requires relief from the **zoning by-law** as well as **Site Plan approval**. On **March 10**, City Council endorsed in principle a request that the Province put in place a **Minister's Zoning Order** to address any necessary zoning changes.

PLANNING PROCESS: REVIEW AND APPROVALS

4. 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: Design and Materials, Landscaping, Site Servicing, Fire and Life Safety, Waste Management, Traffic and Transportation, Amenity Space.
5. The Site Plan Application for Trenton Avenue is expected to be **submitted to City Planning on March 26** for review by all commenting divisions.
6. City Council will review and consider the recommendation for a Minister's Zoning Order for this site on **March 10 and June 8, 2021**.

TRENTON AVENUE

- This site is proposed to include **64 studio apartments** (approx. 350 sq. ft. each) within a **three-storey building** that are appropriate for singles.
- Each home would have a **kitchen and washroom**.
- The building will also have indoor and outdoor amenity space, a laundry facility, a communal kitchen and dining room and staff offices on the ground floor.
- The site is to be ready for occupancy by the **end of 2021**.



MARCH 10 CITY COUNCIL MEETING - MOTIONS

1. City Council request the Executive Director, Housing Secretariat, in collaboration with the General Manager, Transportation Services and any other relevant divisions, to include in the next report back:
 - a. a detailed analysis of on-street parking options within the immediate Trenton and Cedarvale site area and on adjacent streets; and
 - b. a public posting of the parking study conducted for the site including any relevant background information and data on how the parking analysis was completed.
2. City Council request the Executive Director, Housing Secretariat to include in the Community Liaison Committee terms of reference a role for members of the committee to provide advice on non-profit housing providers, with connections to the local community and community support services to help make this project a success.

WHERE WE ARE IN THE PROCESS

We Are Here



CITY COUNCIL CONSIDERATION

City Council will review and consider the planning process for this site on March 10 and June 8, 2021.

PREFABRICATION

Modular homes constructed off-site in Spring 2021.

OCCUPANCY

2021

COMMUNITY ENGAGEMENT

Online community engagement meetings are planned for March 8, 17 and May 3.

SITE PLAN REVIEW AND BUILDING PERMIT APPLICATIONS

The City will review this proposal through the site plan review and building permit application processes.

ON-SITE CONSTRUCTION

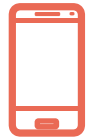
On site work will start in Summer 2021.

ADDITIONAL COMMUNITY ENGAGEMENT

- In addition to the Community Liaison Committee, work is underway to establish other meetings focused on:
 - Parking
 - Community safety
 - Parkside Elementary School
 - Recreation users and park facilities

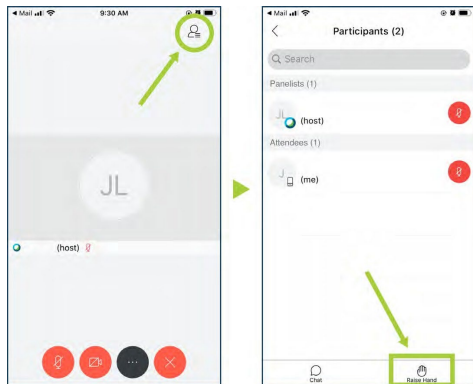
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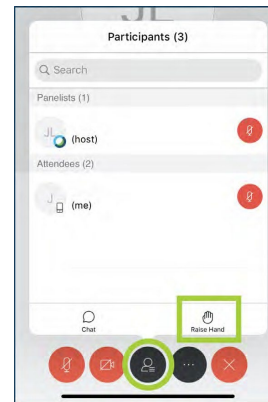
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QUESTIONS AND COMMENTS?

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

communityliaison@LURA.ca

647-578-8580

Complete the Online Feedback
Form at:

toronto.ca/modularhousing

Next Community Engagement
Meeting:

May 3, 2021 from 7 – 9 p.m.

