



Housing **TO**
MODULAR

TRENTON & CEDARVALE AVENUE

COMMUNITY ENGAGEMENT MEETING #1

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

March 8, 2021

HOW TO PARTICIPATE



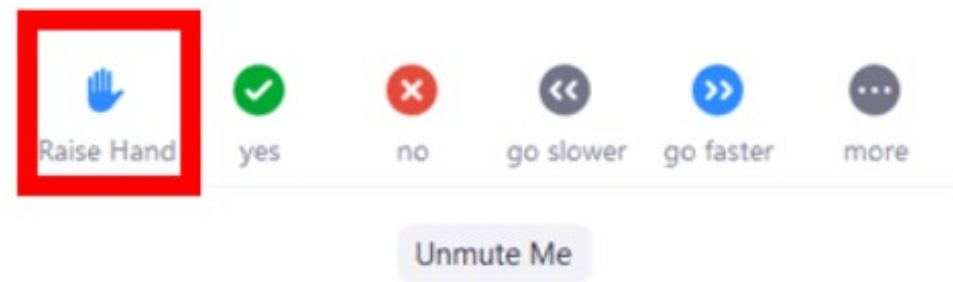
FOR SMARTPHONES/COMPUTERS

Tap the **Participants** button at the bottom of the screen. Then tap the **Raise Hand** button beside your name.



FOR TELEPHONE

Press *9 to raise your hand.
Press *6 to unmute your microphone.



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. Parking Assessment Study
10. Frequently Asked Questions
11. Questions and Comments
12. 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

Kevin Hutchison, Montgomery Sisam Architects

Mark Jamieson, BA Group

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.**

MODULAR HOUSING INITIATIVE – OVERVIEW

3

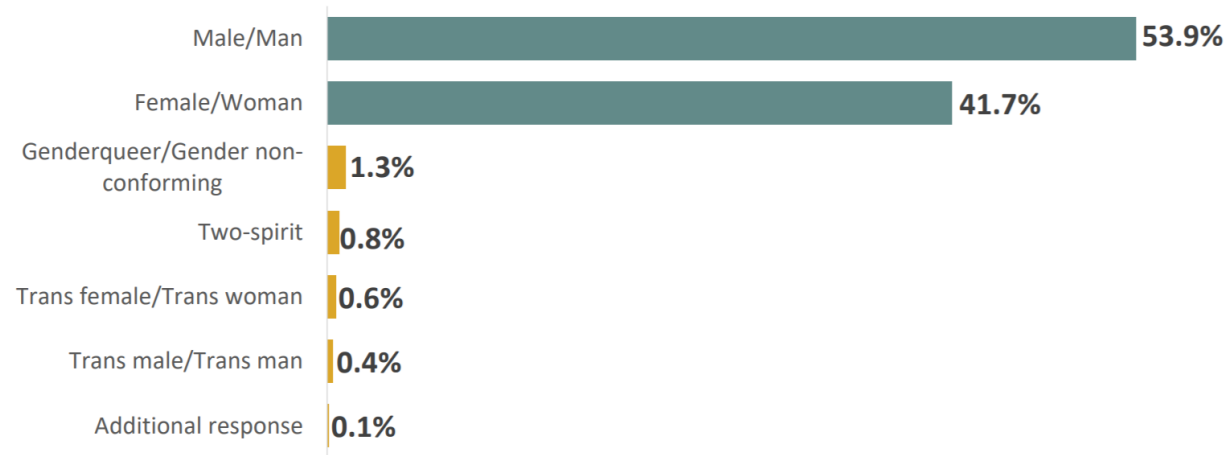
- The City will issue a Request for Proposals (“RFP”) to select a **non-profit operator** for the modular supportive housing site.
- The successful proponent will be selected based on a number of criteria including but not limited to:
 - Experience working in the local community
 - Experience managing affordable and supportive housing
 - Management/team qualifications
 - Financial viability of organization
 - Strong track record in tenant engagement/communications
 - Experience working with a range of tenants, including marginalized and vulnerable populations

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

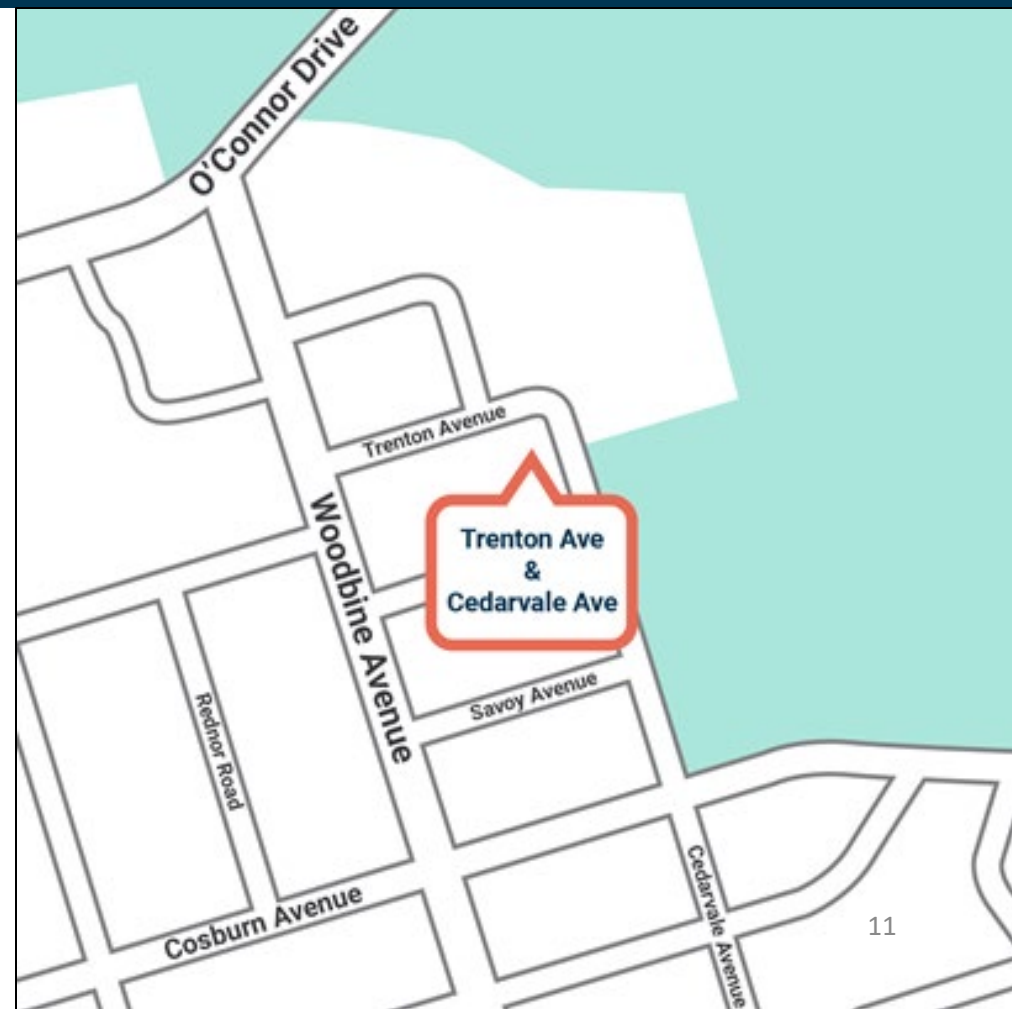
SUPPORT SERVICES IN MODULAR HOUSING

- 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.
- **Supportive housing can help people stabilize their lives** and positively contribute to communities.

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



SITE SELECTION CRITERIA ASSESSMENT

Ownership: Owned by the City or its agencies/corporations/boards	Yes: owned by the City	Local Demand (street homelessness in the area)	O'Connor + Woodbine Ashbridges Bay Charles Sauriol Conservation Area Dentonia Park Martin Goodman Trail Warden Woods Ravine Woodbine Park Ivan Forest	
Size: 25,000 square feet to 30,000 square feet (or 0.57ac – 0.68ac)	Yes: 26,100 square feet		Proximity to existing social services: Sites that are in close proximity to existing social services	Grocery: Several small and medium options under 5KM distance including: Fresh Choice Store; Wayne's Supermarket; Sobeys Danforth Banks: TD Canada Trust, closest at 801 O'Connor Dr.:1.2KM; several other branches on Danforth Ave., less than 5KM: incl: CIBC, RBC and BMO Library: Toronto Public Library - S. Walter Stewart Branch: 1.6KM Hospital: Michael Garron Hospital: 2KM Park: Across the road
Characteristics: Flat, unencumbered sites that are paved or grassed and rectangular in shape	Yes: to all			
Official Plan Designation: The site should be located in a Neighbourhoods, Apartment Neighbourhoods or Mixed-Use area.	Yes: Neighbourhoods			
Proximity to transit: Sites that are close to existing or planned transit	Yes: TTC bus routes 70, 87, 91, 93 and 404. Cycling lanes on Cosburn Avenue and Woodbine Avenue. Woodbine subway Station: 1.7KM			

Social Services in the Area



Legend

- Recreation Centre
- Community Centre
- Hospital
- Service Agency
- Library
- Grocery Store
- Bank



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

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 2**, Planning and Housing Committee 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

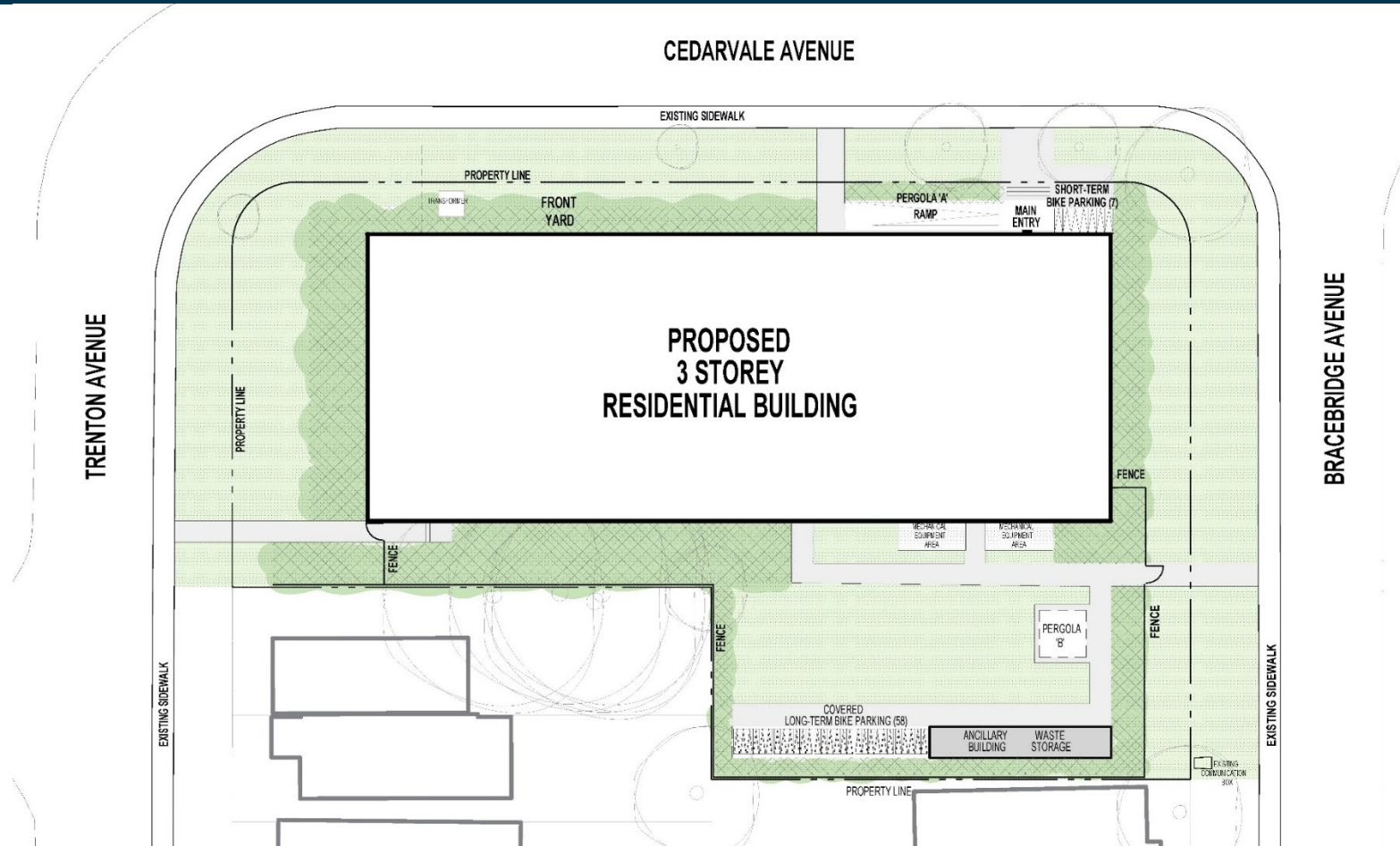
4. The **Site Plan Application** review process for modular housing **will follow the City's standard practices**, guidelines and procedures. Site Plan Review includes items such as: Design and Materials, Landscaping, Site Servicing, Fire and Life Safety, Waste Management, Traffic and Transportation, 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**.



TRENTON AVENUE – PROPOSED SITE PLAN



TRENTON AVENUE



Front Entrance at Cedarvale Avenue
Preliminary artist's rendering, subject to final approval

Looking north at Front Entrance
Preliminary artist's rendering, subject to final approval

TRENTON AVENUE – PARKING ASSESSMENT STUDY

- BA Consulting Group was retained by CreateTO to complete a vehicle parking assessment to **evaluate the existing parking demand** generated by the Stan Wadlow Park and the recreation facilities located within it.
- The parking lot at 21 Trenton Avenue currently has 70 parking spaces and is the primary parking lot for the **baseball fields** as well as the **clubhouse and outdoor pool**.
- Based on BA Group's assessment of the area, the following are the opportunities for creating additional parking spaces in the area:
 - Additional On-Street Parking on Trenton Ave / Cedarvale Ave (85 spaces existing)
 - After school use of Parkside Public School Parking Lot (33 spaces existing)
 - Other parking options such as after school use of D. A. Morrison Middle School Parking Lot, improved utilization of the Curling Club Parking and increased bike parking spaces

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

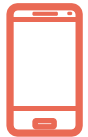
On site work will start in Summer 2021.

FREQUENTLY ASKED QUESTIONS

- How will tenants be selected?
- How will this affect community safety? How can we make sure that our children at the school will be safe?
- What can be done to create more parking in the area?
- How can I help to support the new tenants?



HOW TO PARTICIPATE



FOR SMARTPHONES/COMPUTERS

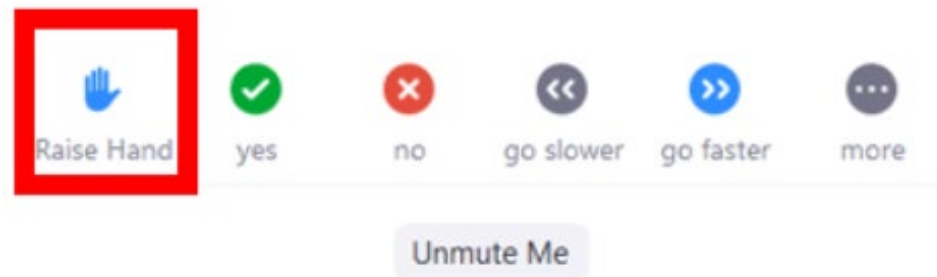
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QUESTIONS AND COMMENTS?

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 to:

communityliaison@LURA.ca

647-578-8580

Complete the Online Feedback
Form at:

toronto.ca/modularhousing

Next Community Engagement
Meeting:

March 17, 2021 from 7 – 9 p.m.

