

FIND OUT MORE ABOUT THE
**MODULAR
HOUSING
INITIATIVE**
IN WILLOWDALE

An affordable supportive rental building is being planned for **175 Cummer Avenue** with approximately 64 studio apartments and on-site support services for tenants.

toronto.ca/modularhousing

YOU ARE INVITED TO JOIN ONLINE COMMUNITY ENGAGEMENT MEETINGS ABOUT MODULAR SUPPORTIVE HOUSING IN YOUR NEIGHBOURHOOD



The City of Toronto is moving forward on its plan to increase the supply of affordable and supportive housing. As part of the HousingTO 2020-2030 Action Plan, the City committed to create 1,000 new homes using modular construction.

In Willowdale, the City is planning to build a three-storey modular building with approximately 64 studio apartments at 175 Cummer Avenue (next to Willowdale Manor) that will be ready for occupancy in 2021. A local non-profit housing provider will manage the building and provide support services to the tenants.

Community engagement meetings will take place virtually on **March 9, 2021 and April 6, 2021**. Meeting details and log-in information will be provided on the project webpage. For more information contact the Community Liaison Office by phone or email.

www.toronto.ca/modularhousing

Phone: 647-578-8580

Email: communityliaison@lura.ca

有关位于175 Cummer Avenue的经济型租赁住宅项目的更多信息，请参见第4-5页。

更多有關 Cummer 大道 175 號 (175 Cummer Avenue) 廉租房專案的資訊，請見第 4-5 頁。

برای کسب اطلاعات بیشتر در مورد پروژه مسکن اجاره‌ای ارزان قیمت در خیابان 175 Cummer، به صفحات 4-5 مراجعه نمایید.

175 큐머 애비뉴의 저렴한 임대 주택 프로젝트에 대한 더 자세한 정보는 4~5페이지를 참조해 주십시오.

MODULAR HOUSING AT 175 CUMMER AVENUE

We Need Your Input!

The City is committed to moving forward with modular housing at 175 Cummer Avenue. Providing permanent supportive housing is a high Council priority. Join us at the Virtual Community Engagement Meeting to:

- Learn about the Modular Housing Initiative planned for 175 Cummer Avenue
- Provide feedback on building and site design elements (lighting, pathways and landscaping, etc.)
- Share ideas for how to support and integrate the new residents into the neighbourhood
- Ask questions and share your interests with the project team

To share your feedback and questions on this housing proposal contact the Community Liaison Office by phone or email.

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175 Cummer Avenue模块化帮扶型住宅计划

多伦多市正在推进一项提高经济型住宅供给的计划。作为HousingTO 2020-2030行动计划的一部分，多伦多正致力于采用模块化建筑方式建成1,000套新住宅。

多伦多正计划在175 Cummer Avenue建造一幢包含大约64套单间公寓的三层模块化建筑，并于2021年投入使用。这些建筑将在异地制造，并在场地准备完成后，永久性地安装在当地。

每间公寓均设施齐全，含私人厨房和浴室。该建筑还将包括洗衣设施、厨房与餐厅、活动空间和管理办公室。该住宅楼旨在帮助流离失所的人尽快实现安居乐业。多伦多将选择经验丰富的非营利住宅提供商来管理该住宅，并为租户提供配套服务。

虚拟社区参与会议将分别在2021年3月和4月举行。更多信息，请访问：www.toronto.ca/modularhousing.



為 Cummer 大道 175 號 (175 Cummer Avenue) 計畫的支援性模組化住宅

多倫多市正在實施一項增加經濟適用房供應的計畫。作為《HousingTO 2020-2030 行動計畫》的一部分，該市承諾用模組化建築方法建造 1,000 套新住房。

該市提議在 Cummer 大道 175 號 (175 Cummer Avenue) 修建一座有約 64 套一室公寓的三層模組化建築，準備於 2021 年受理入住。這些建築在場外製造，並將在場地準備完畢後永久性地安裝到位。

每所公寓均獨門獨戶，配備私人廚房和浴室。該建築還包括洗衣設施、廚房和餐廳、活動空間和行政辦公室。該建築旨在為那些正在脫離無家可歸處境的人們提供支援。多倫多市將選擇一間經驗豐富的非盈利住宅服務機構來管理該建築並為房客提供支援服務。

社區參與會將以網路方式於 2021 年 3 月和 4 月舉行。如需更多資訊，請造訪：www.toronto.ca/modularhousing.

Dining area in a modular housing unit

مسکن حمایتی مدولار، برنامه ریزی شده برای خیابان 175 Cummer

شهرداری تورنتو در حال پیشبرد برنامه خود برای افزایش تأمین و عرضه مسکن ارزان قیمت است. شهرداری در قالب برنامه عملیاتی HousingTO 2020-2030 متعهد به ساخت 1000 خانه جدید با استفاده از ساخت و ساز مدولار است.

شهرداری یک ساختمان مدولار سه طبقه را در خیابان 175 Cummer احداث می‌کند که حدوداً دارای 64 استودیو آپارتمان است و در سال 2021 آماده سکونت خواهد بود. این سازه‌ها در محل دیگری ساخته می‌شوند و هنگامی که محل اصلی آماده شد، به صورت یکباره و به طور دائمی در محل مورد نظر نصب می‌شوند.

هر آپارتمان دارای یک آشپزخانه و حمام اختصاصی است. این ساختمان همچنین دارای یک خشکشویی، یک آشپزخانه و اتاق غذاخوری، فضای اجرای برنامه و دفاتر اداری خواهد بود. این ساختمان برای حمایت از افرادی است که در حال خروج از وضعیت بی‌خانمانی هستند. شهرداری یک شرکت خدمات مسکونی غیرانتفاعی و باتجربه را برای مدیریت ساختمان و ارائه خدمات پشتیبانی به مستأجران انتخاب خواهد کرد.

جلسات تعامل اجتماعی به صورت مجازی در ماه‌های مارس و آوریل 2021 برگزار خواهد شد. برای کسب اطلاعات بیشتر، از وبسایت www.toronto.ca/modularhousing بازدید نمایید.

175 큐머 애비뉴(Cummer Avenue)의 모듈러 지원 주택 계획

토론토시는 보다 저렴한 주택의 공급을 늘리기 위한 계획을 추진하고 있습니다.

하우징TO 2020-2030 액션 플랜(HousingTO 2020-2030 Action Plan)의 일환으로, 모듈러 건축방식을 이용해 1,000채의 주택을 새롭게 공급하고자 노력해왔습니다.

토론토시의 계획은 175 큐머 애비뉴에 약 64채의 원룸형 아파트가 들어가는 3층짜리 모듈러 건물의 입주 준비를 2021까지 완료하는 것입니다. 건물은 외부에서 제조되어 부지 준비가 완료되는 대로 건설 현장에 영구 설치될 것입니다.

각 원룸형 아파트에는 가구별 개인 부엌과 욕실이 갖춰져 있으며, 건물 전체에 세탁실, 부엌, 주방, 계획공간 및 관리 사무소가 입주하게 될 것입니다. 건물의 설계는 내 집 마련을 꿈꾸는 서민들을 지원하는 데 맞춰져 있습니다. 토론토시는 경험이 풍부한 비영리 주택 공급 업체를 선정해 건물 관리와 세입자 지원 서비스를 맡길 것입니다.

지역 공동체가 참여하는 온라인 회의가 2021년 3월과 4월에 예정되어 있습니다. 더 자세한 정보는 www.toronto.ca/modularhousing에서 확인이 가능합니다.

Exterior of modular housing at 321 Dovercourt Road

WHAT IS THE MODULAR HOUSING INITIATIVE?

As part of the HousingTO 2020-2030 Action Plan the City committed to create 1,000 new homes using modular construction.

Modular housing is high-quality, pre-fabricated housing that is built in a factory-controlled setting and then transported to the site for final assembly. These modular homes will be permanent affordable rental homes with support services for individuals exiting homelessness.

As part of the first phase of the initiative, the City has already built 100 modular homes on two sites: 11 Macey Avenue and 321 Dovercourt Road.

The City selects qualified non-profit housing providers who are on site 24/7 to manage each of the modular housing sites.



Interior of a modular housing unit at 321 Dovercourt Road



Laundry area at 321 Dovercourt Road



Kitchen area of a modular housing unit at 321 Dovercourt Road



Kitchen area of a modular housing unit at 11 Macey Avenue

FREQUENTLY ASKED QUESTIONS

What is being proposed?

A building with approximately 64 studio apartments is planned to be built at 175 Cummer Avenue (next to Willowdale Manor). The three-storey building will also include a kitchen and dining room, a laundry facility, common rooms, program space and administrative offices. This supportive housing project is designed to support people who are exiting homelessness.

Why is this housing needed?

Providing supportive homes is a proven and dignified response to homelessness that also makes economic sense. Providing permanent, affordable rental housing with support services on-site will help people to move out of the shelter system. Before COVID-19 the City's shelter system was at capacity. Given the need for physical distancing with COVID-19, a considerable strain has been put on the shelter system. Shelter users are currently being housed in community centres and hotels, which is not sustainable.

Why was this site chosen?

City officials have reviewed City-owned/controlled sites across Toronto. The sites identified for Phase 2 of the Modular Housing Initiative are selected based on demand for affordable housing, environmental condition and development potential, access to public transit, access to health and other community services, Official Plan and Zoning By-law considerations and site servicing.

What approvals are required for this proposal?

This proposal requires relief from the zoning by-law as well as Site Plan approval. On March 2, 2021, 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. The Site Plan approval process will examine the design and technical aspects of the proposal related to features such as building design, site access and servicing, waste storage, parking, loading and landscaping. The application review process will follow the normal procedures and guidelines required by the City.

Who will operate this site?

The City will select a qualified and experienced non-profit housing provider to manage the property and provide support services for residents. The City will continue to work with the selected housing providers after new residents will move in. The operator will have staff on site at all times.



Preliminary artist's rendering - final design subject to approval.



Preliminary artist's rendering - final design subject to approval.

What supports will be offered to tenants?

Supports at each site are customized to the tenants' needs, and will include a range of services such as:

- Housing stability and eviction prevention
- Connections with community supports and other services such as primary healthcare, volunteer and employment opportunities, and help accessing income support programs
- Personal recovery relating to mental health and substance use challenges
- Establishing Personal Crisis Response Plans
- Help with medication reminders and safe storage
- Harm reduction and relapse prevention counselling and support
- Help with daily living activities
- Rent collection and arrears payment plans
- Support to help residents reconnect with friends and family

What about neighbourhood safety?

We do not anticipate any increased public safety issues in the neighbourhood as a result of the modular housing building at 175 Cummer Avenue. The property will be managed by a non-profit housing provider who will be responsible to ensure that community concerns are addressed.

How do I share my input on this project?

City officials want to hear from you. Scheduled community engagement sessions are being held to share information, hear from local residents and businesses and to build support in the community for this much-needed housing and services. You can contact the Community Liaison Office by phone or email with your questions and comments.

Phone: 647-578-8580

Email: communityliaison@lura.ca

Project information and updates:
www.toronto.ca/modularhousing