

FIND OUT MORE ABOUT THE
**MODULAR
HOUSING
INITIATIVE**
IN TORONTO AND THE
PROPOSAL IN EAST
YORK

One of Toronto's affordable supportive rental buildings is being planned for **Trenton and Cedarvale Avenue** with 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 Beaches-East York, the City is planning to build a three-storey modular building with 64 studio apartments at Trenton Avenue and Cedarvale Avenue 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 8th, 2021 and March 17th, 2021.

Meeting details and log-in information will be provided on the project webpage.

Additional meeting dates to be announced. Information will be posted on www.toronto.ca/modularhousing.



For more information contact the Community Liaison Office by phone or email.

www.toronto.ca/modularhousing

Phone: 647-578-8580

Email: communityliaison@lura.ca

MODULAR HOUSING AT TRENTON AND CEDARVALE AVENUE

We Need Your Input!

The City is committed to moving forward with modular housing at Trenton and Cedarvale 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 Trenton and Cedarvale Avenue
- Share ideas for how to support and integrate the new residents into the neighbourhood
- Provide feedback on building and site design elements (lighting, pathways and landscaping, etc.)
- 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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Preliminary artist's rendering - final design subject to approval.

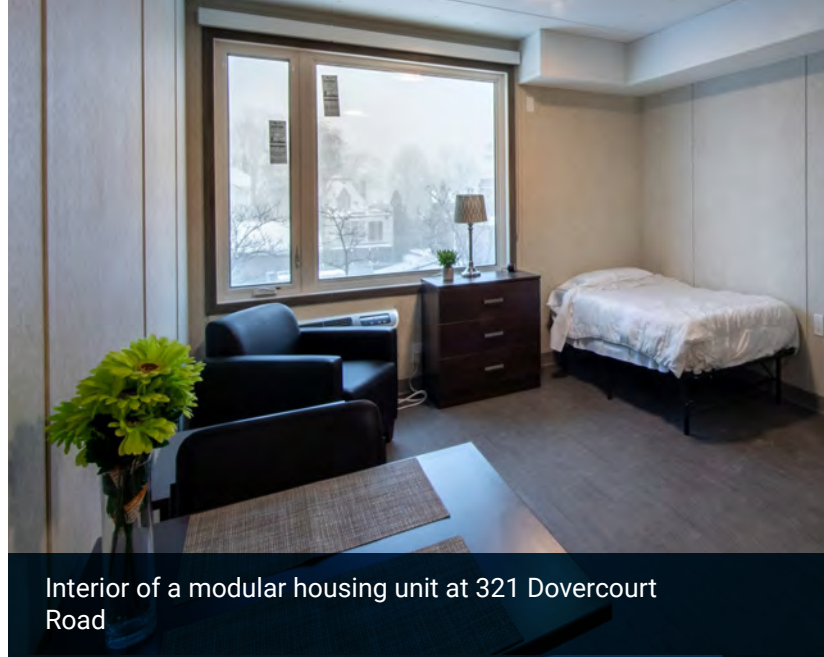
WHAT IS THE MODULAR HOUSING INITIATIVE?

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 across the city.



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 64 studio apartments is planned to be built at Trenton and Cedarvale Avenue. 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. Staff providing support services to residents will be on-site 24/7.



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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 Trenton and Cedarvale Avenue. The property will be managed by a non-profit housing provider who will be responsible to ensure that community concerns are addressed.

As with any new construction and new neighbours in the community, an open line of communication is critical to everything going smoothly. There will be a Community Liaison Committee (CLC) set up to make sure that neighbours and stakeholders like the school and community centre can work together.

The site is currently being used as a parking lot. How will you offset the loss of these parking spaces?

CreateTO retained BA Group to complete a vehicle parking assessment to evaluate the existing parking demand generated by the park and recreation facilities located within it. Overall, the study found that there are opportunities and options to address parking demand resulting from the loss of the parking lot. The results of the study and the identified opportunities and options will be discussed as part of the community engagement meetings in March and reported on in detail in a subsequent staff report to Council.

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.

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Project information and updates:
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