



Housing
MODULAR **TO**

175 CUMMER AVENUE

COMMUNITY ENGAGEMENT MEETING #1

March 9, 2021
7:00 p.m.

Cummer Avenue Modular Housing
Preliminary artist's rendering, subject to final approval

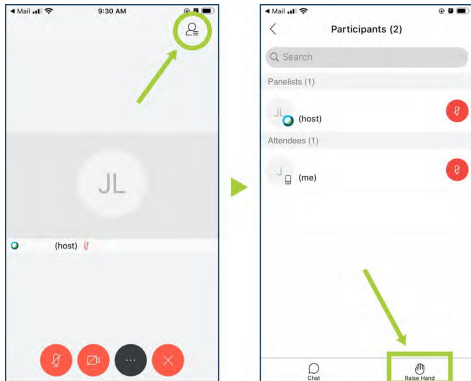
HOW TO PARTICIPATE

from your smartphone or tablet
(via the WebEx Meetings App).



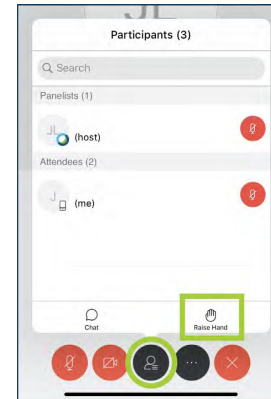
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FOR TABLETS

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FOR TELEPHONE

Press *3 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. 175 Cummer Avenue Proposal
9. Frequently Asked Questions
10. Questions and Comments
11. Councillor Wrap-up



Preliminary artist's rendering of entrance to proposed housing at Cummer Avenue, subject to final approval

INTRODUCTIONS

- Councillor John Fillion
- Mayor John Tory
- Housing Secretariat: Abi Bond
- CreateTO: Michael Whelan
- City Planning: Sharon Hill
- Montgomery Sisam Architects: Kevin Hutchison

MODULAR HOUSING INITIATIVE – OVERVIEW **1**

- The Modular Housing Initiative is part of the **HousingTO 2020-2030 Action Plan**.
- 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:
 - Effective in working with the Councillor and 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

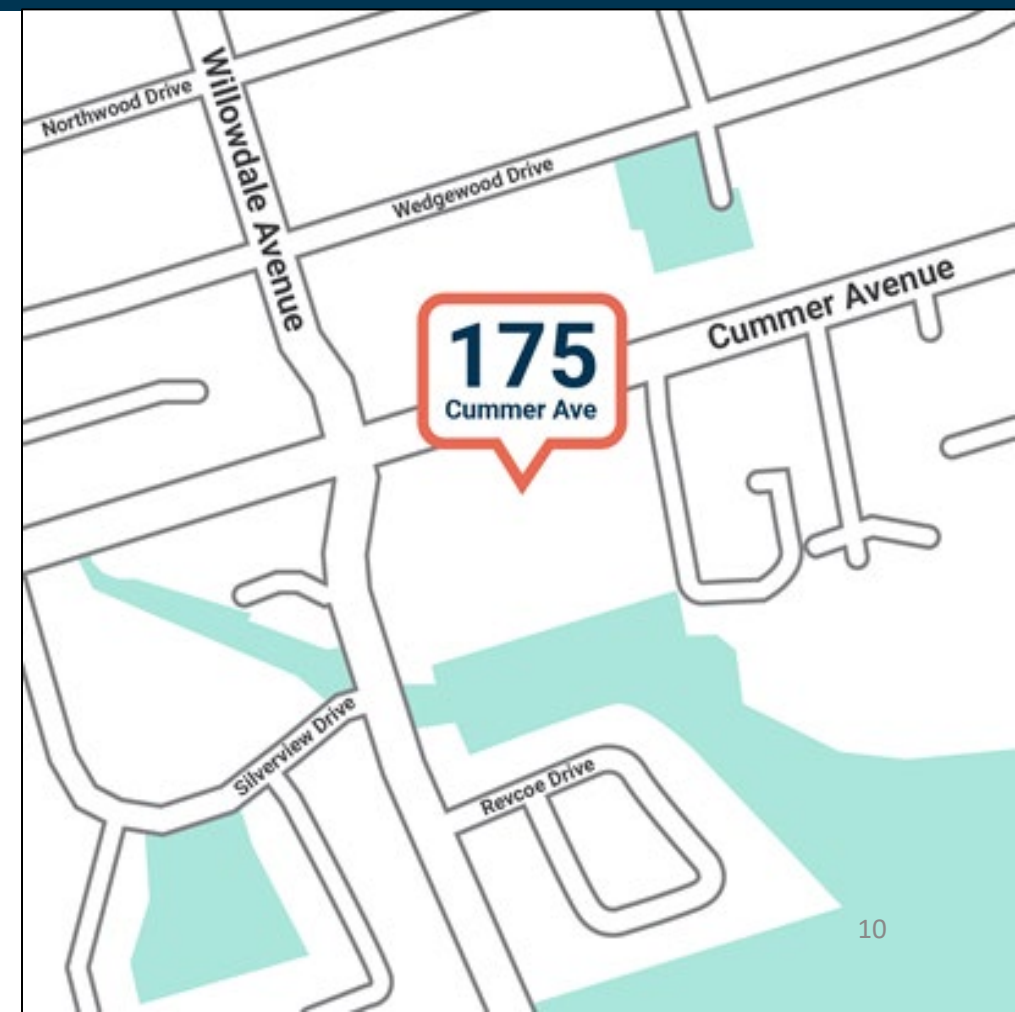
THE NEED FOR SUPPORTIVE HOUSING

- **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.
- **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
- Local infrastructure
- Access to public transit
- Access to health and other community services
- Planning considerations



MODULAR DESIGN AND CONSTRUCTION

- Modular housing is **high quality prefabricated housing** that is built off-site in a factory and transported to the site for assembly.
- **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

2

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 Cummer Avenue was **submitted to City Planning on March 5** for review by all commenting divisions.
6. City Council will review and consider the planning process for this site on **March 10 and May 5, 2021**.

175 CUMMER AVENUE

- The site is located **next to Willowdale Manor** which is owned by Toronto Community Housing Corporation (TCHC).
- This site is proposed to include **approximately 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 is proposed to 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**.





175 CUMMER AVENUE



Front Entrance on Cumer Avenue
Preliminary artist's rendering, subject to final approval



Outdoor Amenity Space
Preliminary artist's rendering, subject to final approval

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 May 5, 2021

PREFABRICATION

Modular homes constructed off-site in Spring 2021

OCCUPANCY

2021

COMMUNITY ENGAGEMENT

Online community engagement meetings are planned in March and April

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

- Who will be the future residents? How will they be selected?
- How will this affect community safety?
- How will this affect the seniors at Willowdale Manor?
- How can I help to support the new tenants?



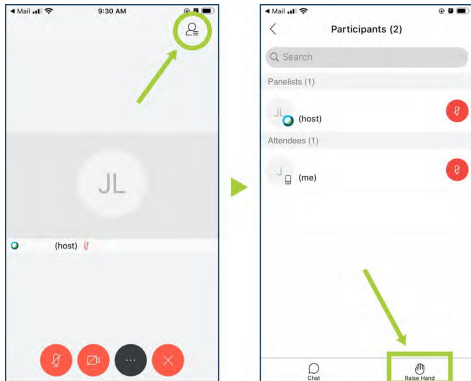
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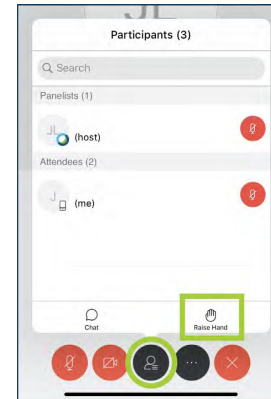
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QUESTIONS AND COMMENTS?

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 to:

communityliaison@LURA.ca

647-578-8580

Complete the Online Feedback
Form at:

toronto.ca/modularhousing

Next Community Engagement
Meeting:

April 6, 2021 from 7 – 9 p.m.

