



Housing
MODULAR **TO**

**175 CUMMER
AVENUE**

**COMMUNITY
ENGAGEMENT
MEETING #2**

April 6, 2021
7:00 p.m.

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

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.

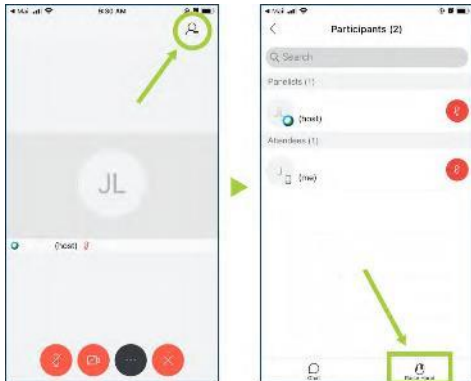
HOW TO PARTICIPATE

from your smartphone or tablet
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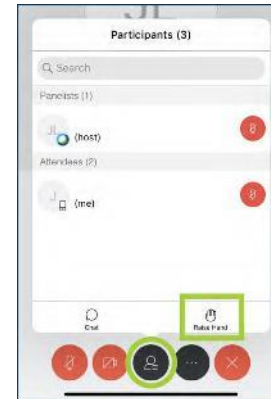
FOR SMARTPHONES

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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.

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. What We Have Heard
6. Planning Application Process
7. 175 Cummer Avenue – Updates to Proposal
8. Questions and Comments
9. Councillor Wrap-up



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

INTRODUCTIONS

- Mayor John Tory
- Councillor John Filion
- Housing Secretariat: Abi Bond
- City Planning: Kerri Voumvakis
- Montgomery Sisam Architects: Kevin Hutchinson

ENCOURAGING HEALTHY DISCUSSION

- Be respectful of all participants and panelists
- Do not victimize the people we are trying to assist
- Give as many people as possible an opportunity to speak
 - Ask your question at the start of your comments
 - 2 minutes per person
 - Brief answers from panel
- Please signal that you agree to these terms by raising your hand

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.

WHAT WE HAVE HEARD

Inquiries received via Community Liaison Office:

- 100 emails
- 30 voicemails
- 115 feedback forms submitted

Highlights of Feedback:

- A **range of views** were expressed about the project, including both support and opposition.
- Support was expressed for providing housing with support services for people experiencing homelessness and **welcoming future tenants**.
- Concerns regarding **community safety**, including impacts to seniors at Willowdale Manor and Cummer Lodge.
- Concerns about **loss of trees and greenspace**.
- Questions about **proximity to services** for future tenants (e.g., transit, groceries, support services).
- Concerns about how the project will impact **accessibility and parking** at Willowdale Manor.
- Concerns about **planning process** (including site selection) and timeline.

PLANNING PROCESS: REVIEW AND APPROVALS

- Toronto's Official Plan sets out the **need for affordable housing** in all neighbourhoods.
- 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.
- 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 for staff to advance discussions with respect to the use of a **Minister's Zoning Order** to address any necessary zoning changes.

PLANNING APPROVALS: SITE PLAN AND FINAL REPORT

- 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.
- The Site Plan Application for Cummer Avenue was **submitted to City Planning on March 5** for review by all commenting divisions.
- City Council will review and consider the planning process for this site on **June 8, 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 **60 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**.



Looking west on Cummer Avenue
Revised artist's rendering, subject to final approval



PROPOSED REVISIONS



Side yard looking north
Revised artist's rendering, subject to final approval






Looking east on Cummer Avenue
Revised artist's rendering, subject to final approval

TREES AND GREEN SPACE



← **Current Status**

Future Status →

-  Existing Tree - To Remain
-  Existing Tree - To Be Removed
-  New Tree



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 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.

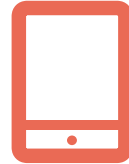
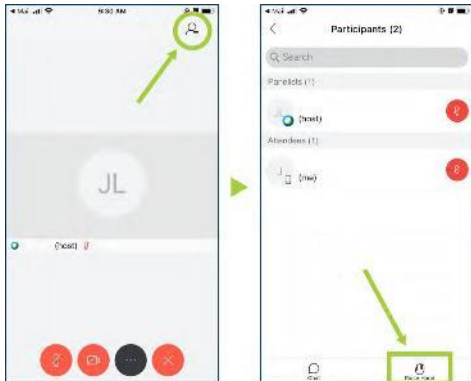
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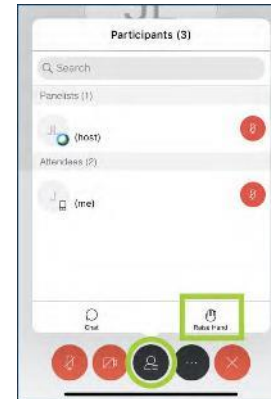
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QUESTIONS AND COMMENTS?

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:
Email: communityliaison@lura.ca
Phone: 647-578-8580
- Apply to volunteer on the Community Liaison Committee (CLC).
- Proposal consideration at Planning and Housing Committee Meeting on **May 20, 2021** and City Council Meeting on **June 8, 2021**

