

SUPPORTIVE HOUSING IN TORONTO



7 Glamorgan Avenue Community Meeting

Tuesday, May 25, 2021

Land Acknowledgement

We acknowledge this site 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 signed with the Mississaugas of the Credit, and the Williams Treaties signed with multiple Mississaugas and Chippewa bands.

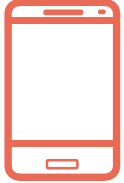
Guidelines for respectful dialogue

- We are here tonight to hear from everyone who wants to share their perspective in a safe and respectful way
- The Community Meetings are meant to be safe spaces where people can listen and share
- Discrimination or abusive language of any kind will not be tolerated and will result in a warning, followed by removal from the event

Today's agenda

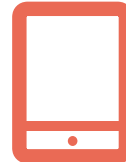
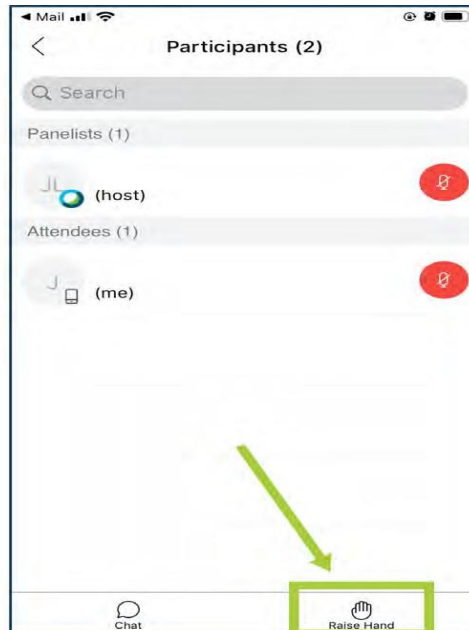
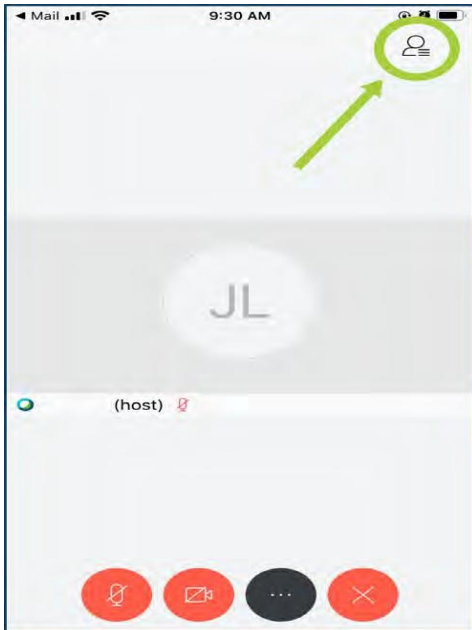
- Welcome and introductions
- Taking collective action on homelessness
- Details on the supportive housing proposed at 7 Glamorgan Ave
- Process and timeline
- Building modular housing
- Supporting the success of the building

How to participate



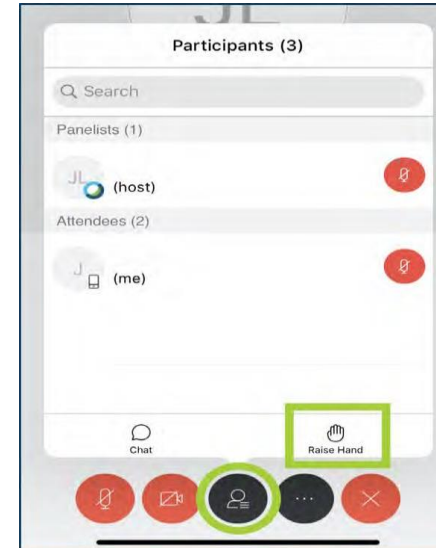
• FOR SMARTPHONES

- Tap the **Participants** panel button at the top right of the screen. Then tap **Raise Hand** at the bottom right of the screen.



• FOR TABLETS

- Tap the **Participants** panel button at the bottom of the screen. Then tap the **Raise Hand** button at the bottom right.



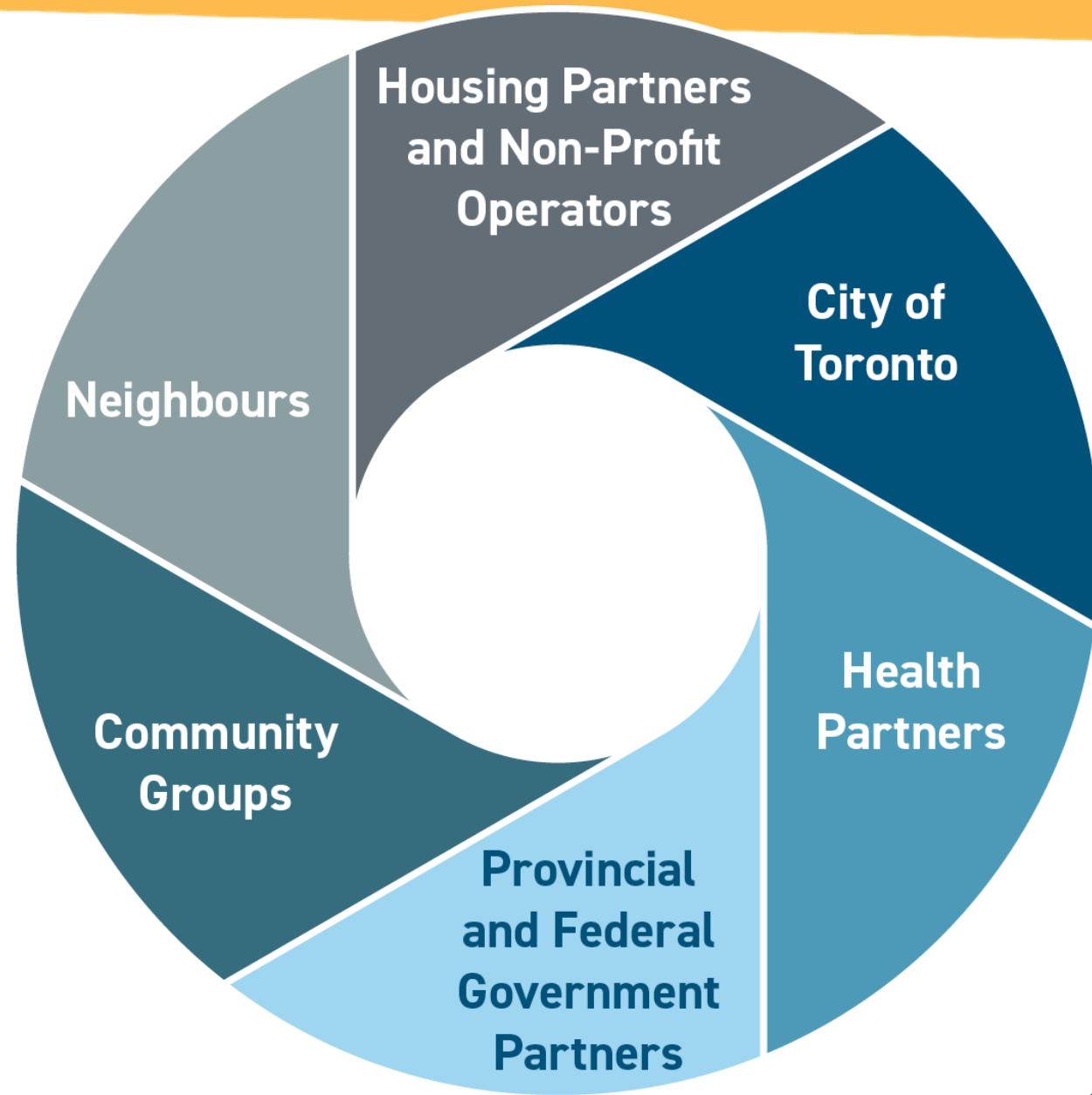
FOR TELEPHONE

Press *3 to raise your hand.

Press *6 to unmute your microphone.

Note: This meeting is being recorded.

It takes a
community to
address
homelessness



Homelessness in Toronto

- There are more than 7,800 people experiencing homelessness in Toronto
- New homes with supports are urgently needed to ensure everyone has a warm, safe place to call home



Pathways to homelessness



Providing
dignity and
supporting
well-being



Creating new homes with supports at 7 Glamorgan Avenue



The City of Toronto is proposing to build modular housing at 7 Glamorgan Ave to provide new homes for approximately 57 people and support their health and well-being.

New warm, safe and permanent rental homes

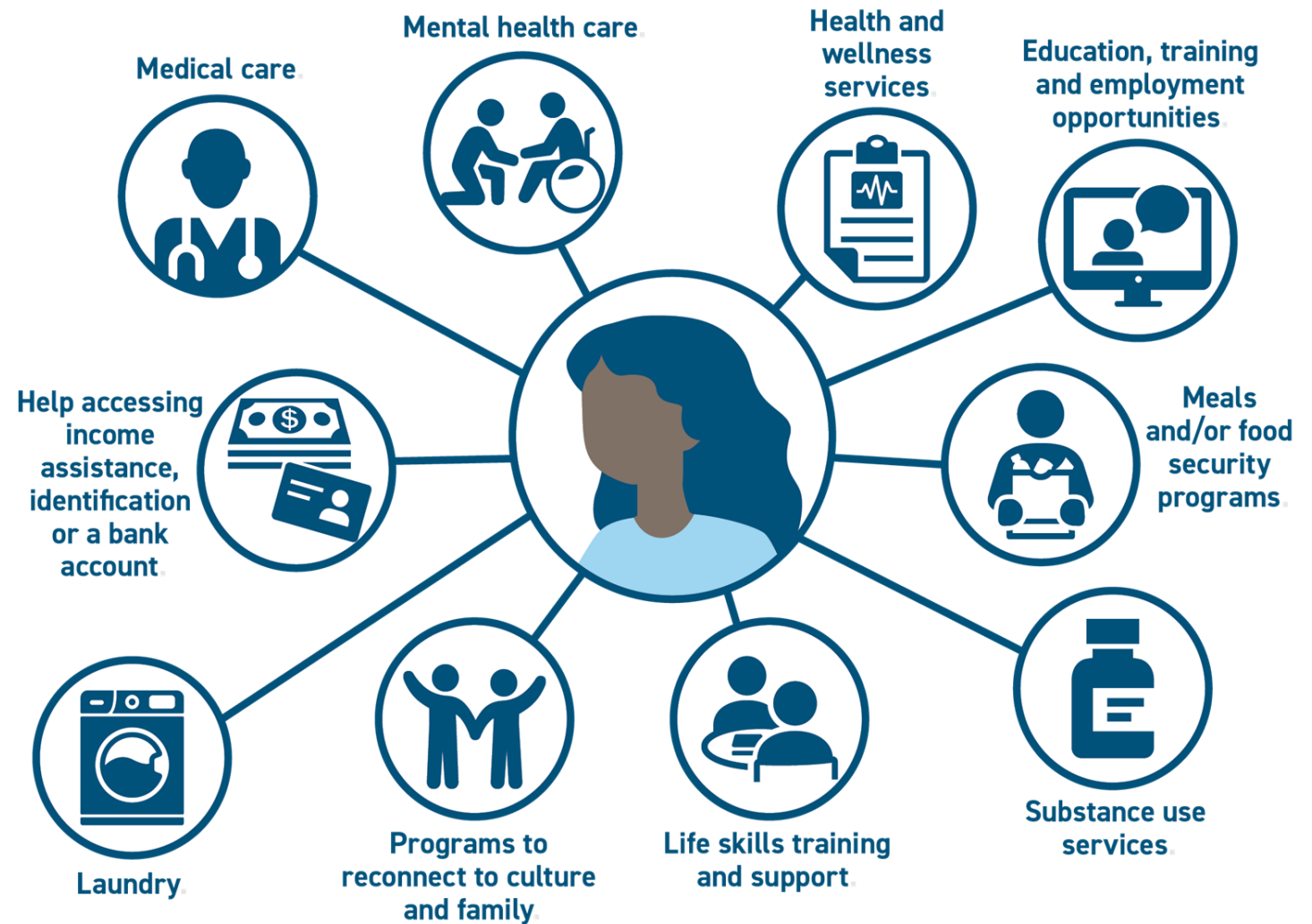
The new homes will be:

- Dedicated to women, Indigenous residents, seniors, people with disabilities and other people who are experiencing or at risk of homelessness.
- **Studio** apartments with a **bathroom** and a **kitchen**.

The building includes amenities such as shared **laundry**, a commercial **kitchen**, a **dining area**, a **communal area** and **programming space**.

What is supportive housing?

Supportive housing provides **permanent rental homes** with support services



How supportive housing works

- Managed by non-profit housing operators that bring professional building management experience and expertise providing customized supports
- All residents in supportive housing have made a choice to live there, pay rent, and are able to access the supports
- The operator takes care of the residents, the building and the property

A professional and experienced non-profit Housing Operator

The City will select an experienced non-profit Housing Operator to manage the building at 7 Glamorgan Ave 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.

Community safety is our shared priority

Based on our experience in Toronto and other communities with supportive housing, we do not anticipate any increased community safety issues in the neighbourhood as a result of the new housing.

The non-profit housing operator will be responsible for addressing community concerns and will continue to work with the City after the residents move in.

Planning Review and Approval Process

This proposal requires:

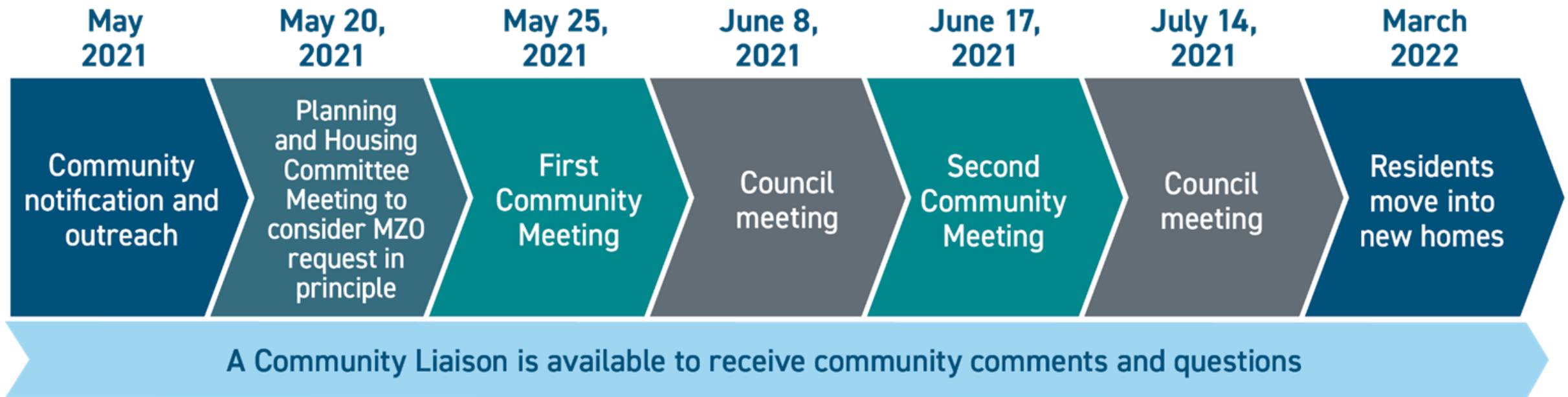
- Relief from the zoning by-law
- Site Plan approval

On May 20th Planning and Housing Committee considered a staff report recommending Council endorse in principle a request to the Province to make a Minister's Zoning Order to address any necessary zoning changes. Council will consider this report on June 8th.

What is an MZO?

A Minister's Zoning Order (MZO) enables the Minister to regulate land use on specific lands and has been used to expedite time-sensitive projects.

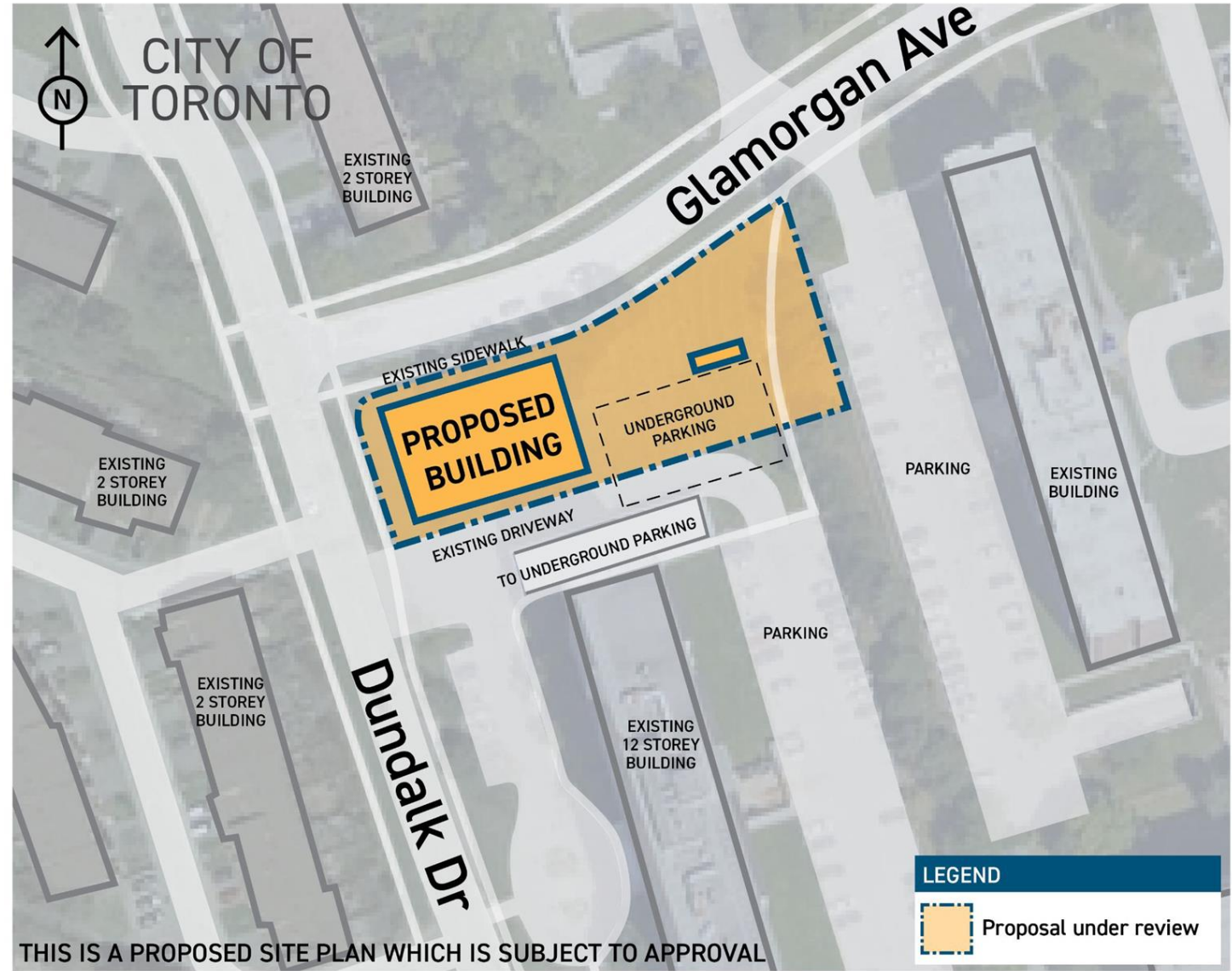
Timeline



Dates in the timeline are approximate and subject to change.

DISCUSSION

Proposed Site Plan



7 Glamorgan Avenue



Building Modular Housing

- Modular homes are an innovative and cost-effective way to build small-scale housing
- The homes are built off-site in a factory and transported to the site for assembly
- Construction and installation take approximately eight to ten months, most of which occurs off-site



Construction of modular home at 11 Macey Ave.

Examples of studio homes in modular buildings across Toronto



Studio home at 11 Macey Ave.



Studio home at 321 Dovercourt Rd.

DISCUSSION

Homes with supports help create
safe, inclusive communities for
everyone



Working with neighbours toward a successful project

The City is committed to working with the local community throughout every stage of development and after the building opens.

We encourage neighbours to share their interests and priorities for the site, provide feedback on building and site design elements such as lighting, pathways and landscaping, and offer suggestions for how these new homes could benefit both the new residents and the neighbourhood.

Community Liaison Committee

Opportunity for neighbours and project partners to meet on a regular basis to:

- Share information
- Build and maintain positive relationships
- Address any potential issues
- Explore opportunities to support the success of the building

Coming together to support the success of the building

- Building homes with supports can offer an opportunity for people to come together and create welcoming, safe and inclusive communities for all.
- By working together, we can reduce the number of people experiencing homelessness and help save lives.



Local artists created a “healing and playful atmosphere” by installing custom designed artwork to welcome residents to their new homes.

DISCUSSION

Thank you

Community Liaison:

Phone: **437-684-5857.**
(Monday to Friday 9 a.m. to 4 p.m.).

Email:
[**communityliaison@bigideaspace.ca**](mailto:communityliaison@bigideaspace.ca)

**Deputy Mayor Thompson's
office:**

Phone: **416-397-9274**

Email:
[**councillor_thompson@toronto.ca**](mailto:councillor_thompson@toronto.ca)

For more information on these new homes, please visit:

[**www.Toronto.ca/7Glamorgan**](http://www.Toronto.ca/7Glamorgan)