

SUPPORTIVE HOUSING IN TORONTO



4626 Kingston Rd– Community Meeting

Thursday October 7, 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.

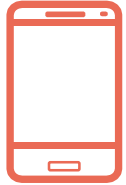
Guidelines for respectful dialogue

- 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

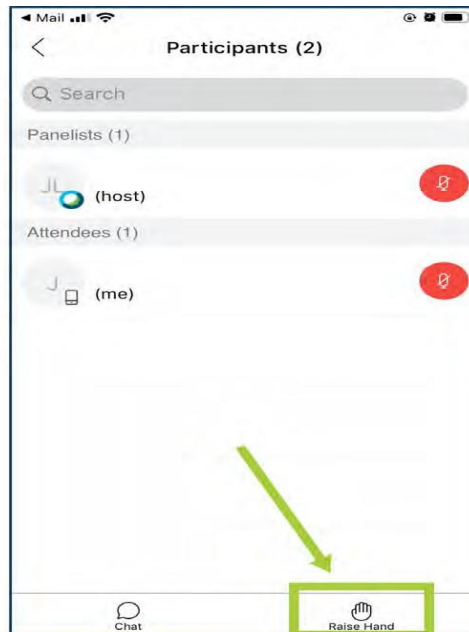
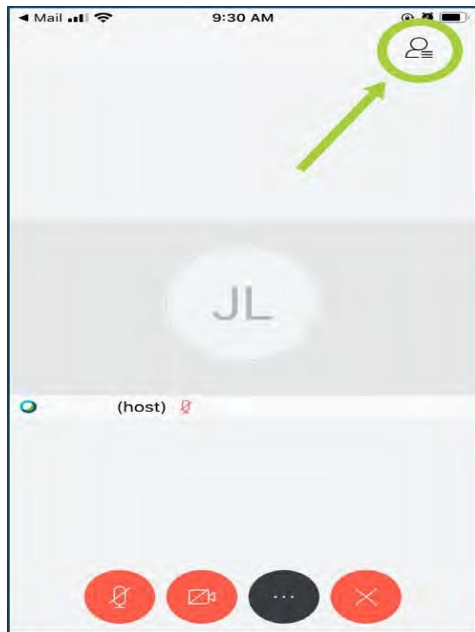
- Welcome and introductions
- Homelessness in Toronto
- Details on the supportive housing proposed at 4626 Kingston Road
- Proposed site plan and building modular housing
- Process and timeline
- Supporting the success of the building

How to participate



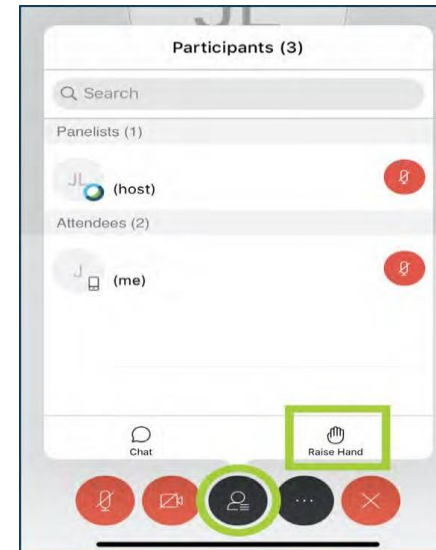
• FOR SMARTPHONES

- 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 8,000 people experiencing homelessness in Toronto
- New homes with supports are urgently needed to ensure everyone has a warm, safe place to call home



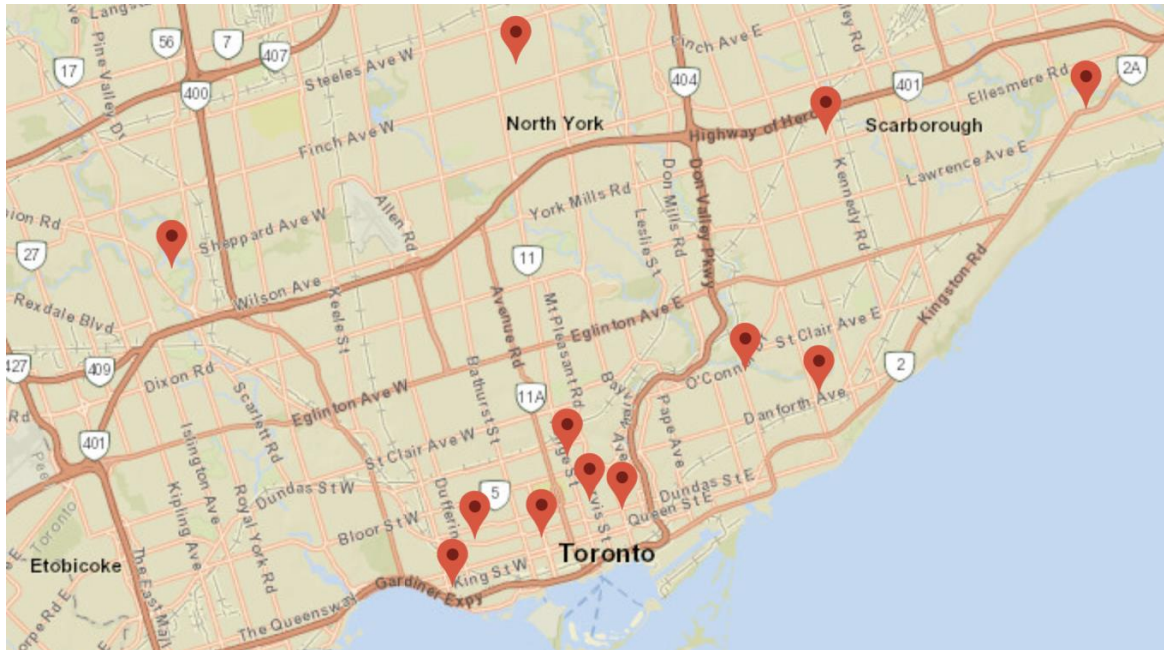
Pathways to homelessness



Providing
dignity and
supporting
well-being



Increasing the supply of supportive housing



Since December 2020, the City has led the development of 12 supportive housing projects in 11 different wards.

Three projects are complete, with another nine underway, representing a total of almost 1,000 new homes.

Creating new homes with supports at 4626 Kingston Rd

The City of Toronto has purchased the site at 4626 Kingston Road to create new homes with 24/7 on-site supports for residents through:

- 1) Renovation of the existing motel to create 22 new homes



Creating new homes with supports at 4626 Kingston Rd

2) A proposal to add a new five-storey building using modular construction (approx. 64 homes)



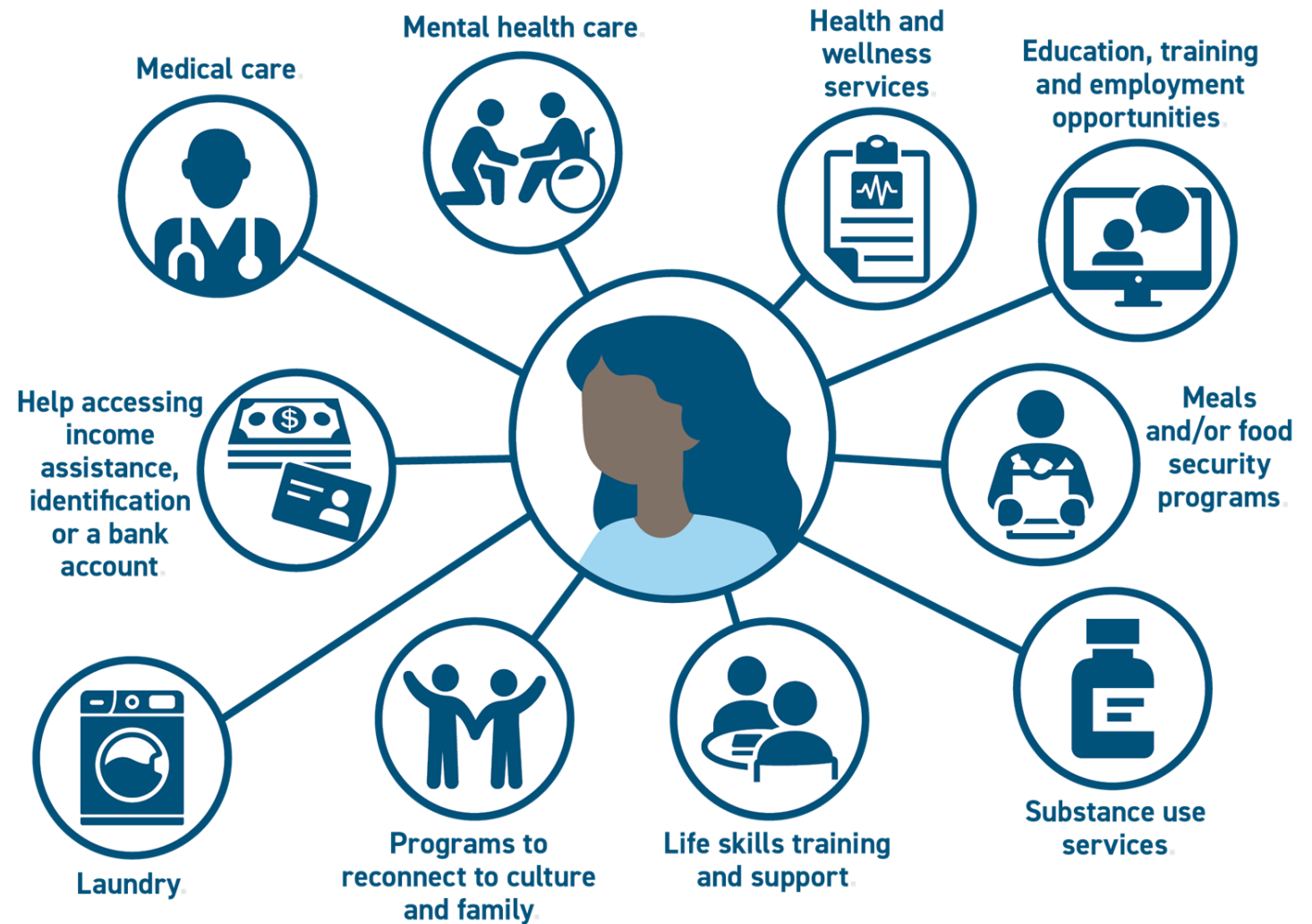
New warm, safe and permanent rental homes

- Future residents will include women, Indigenous residents, seniors, people with disabilities and other people who are experiencing or at risk of homelessness.
- The new homes will be **studio** apartments with a **bathroom** and a **kitchen**.

The shared amenities will be located in the modular building. These include 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

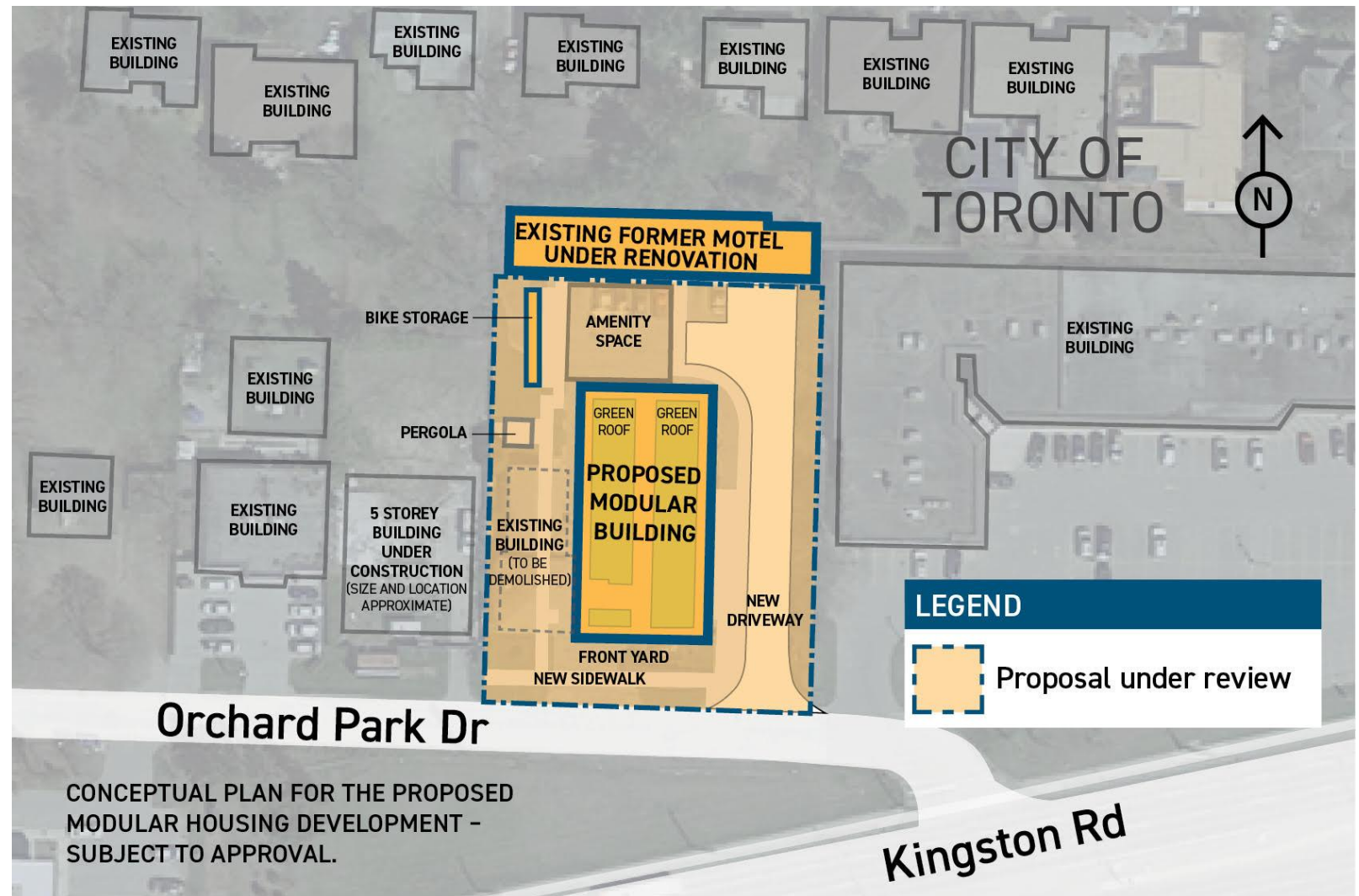
A professional and experienced non-profit Housing Operator

The City will select an experienced non-profit Housing Operator to manage the buildings at 4626 Kingston Rd. 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.

DISCUSSION

Proposed Site Plan







(1) ALUMINUM SIDING PLANK

(2) HARDIETRIM BOARD

(3) HARDIEPLANK LAP SIDING

(4) ROLLER BLINDS

(5) HARDIEPLANK LAP SIDING



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.

Planning Review and Approval Process for the modular building

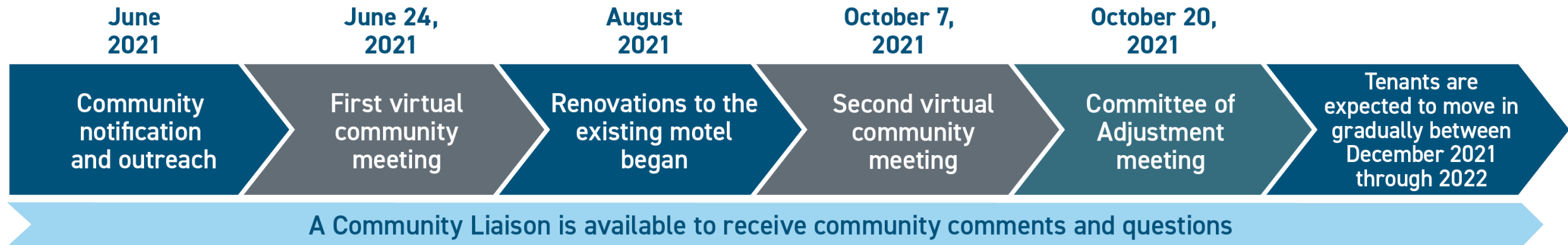
The proposal to construct the modular building requires:

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

City staff have identified that zoning relief required to permit the proposal is minor in nature, consisting only of parking provision.

As a result, staff believe that the timelines associated with the project can be met through a **Minor Variance application** and a hearing at the **Committee of Adjustment**.

Timeline



Dates in the timeline are approximate and subject to change.

DISCUSSION

Homes with supports help create safe, inclusive communities for everyone



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

Councillor McKelvie:

Phone: **416-338-3771**

Email:
councillor_mckelvie@toronto.ca

For more information on these new homes, please visit:

www.Toronto.ca/4626Kingston