



# Brownie Awards 2021

Recognizing Excellence in the Remediation and Redevelopment of Brownfield Sites Across Canada

## REFOCUS

### Refocus: Alternative Benefits to Brownfield Remediation

#### 150 Harrison Street Modular Housing Initiative – Toronto, Ontario



“Affordable housing is a growing issue across Canada, and homelessness in particular is an issue affecting every neighbourhood within the City of Toronto.”

The project property is the location of a former police station that had included a private fueling station, and had previously been used as an electrical substation, as a vehicular repair garage, and as a manufacturer of pumps and heat exchangers. Given the presence of known contaminants, the project and design team assembled specifically included environmental consultants to ensure the modular housing development plan including identifying an approach that would fully address the contamination issues but also allow the project to be completed as quickly as possible.

This brownfield development involved employing innovative modular construction techniques, resulting in the construction of a three-storey building containing multiple studio units (25 per cent of which were built to accessibility standards). These units offer support services to provide permanent, affordable housing to people experiencing or at risk of homelessness.

The team: City of Toronto and CreateTO (owner/developer); MontgomerySisam (architects); Baker Turner Inc. (landscape architect); Terrapex (environmental); Design Works Engineering & Inspections (design/engineering); Nexttrans Consulting Engineers (traffic); NRB/Horizon North (design-builder); Terrapex (geotechnical and hydrogeology); and, Husky General Contractors (general contractor).