



Dear Sir/Madam,

I am writing on behalf of the Cabbagetown Residents Association in connection with and support of [motion MM23.28](#) from Councillor Wong-Tam, requesting answers to three specific questions regarding the proposed women's drop-in and respite centre at 233 Carlton Street. **We ask that Council demand clear, detailed, and unequivocal responses to each of them.**

The Cabbagetown Residents Association's objection to the siting of a drop-in and respite centre at 233 Carlton Street (in the heart of the commercial strip in Cabbagetown) has been driven, from the outset, by an **overriding concern for the safety and security of residents and local businesses**. Council is surely aware of the challenges brought about by pimps and drug dealers operating in the Sherbourne and Dundas neighbourhood around the Margaret's Respite Centre. Our concern is that these same predators will migrate north to prey on the female clientele of this new respite centre. **This is a real community concern, born out of the troubles that arose so rapidly, so extremely and so publicly in midtown communities adjacent to the Roehampton Hotel.**

We object to this service being established in Cabbagetown on the grounds of legitimate safety and security concerns. However, we also object to the way this whole project has been handled from the outset by our elected officials and related city services/departments. We believe that inappropriate decisions have been made in connection with this project, as evidenced by the level of secrecy and mistrust that has surrounded it since its inception. We strongly feel that Council owes it to Cabbagetown taxpayers to get to the bottom of things and, if mistakes have been made, to identify and deal with them - honestly, fairly, and transparently.

This being said, we would also respectfully request that Council seek responses to several other related questions, which are pertinent to gaining a full understanding of how this project has been mis-managed from the outset. **Members of our community have asked these questions repeatedly since October 2019, without getting any satisfactory responses:**

- Why did the city choose to rent this particular property vs. simply buying it, or indeed using existing city land/properties for this service facility?
- Why did the city select this particular property vs. the ten others that were under consideration? Especially as it did not meet zoning requirements which are a stipulation for delegated authority to apply.



- Why did SSHA select a building that needed so much renovation to make it fit for purpose, leading to renovation costs that will exceed the building's actual value? Especially as these renovations will be forfeited to the landlord at the end of the lease without any compensation.
- Why was 233 Carlton Street re-zoned to residential usage just days before the Committee of Adjustment Hearing on February 26, 2020? This gave the distinct impression that the zoning was being manipulated in an underhand way, simply to gain approval at the Committee of Adjustment.
- Why, after a public consultation meeting was held at Central Neighbourhood House by the City of Toronto, SSHA and the architect just days before the Committee of Adjustment Hearing, were new plans submitted to the Committee of Adjustment that were different than those presented and discussed with the community?
- Were there any formal quotations received for the \$3.7 million in renovations that is included on the Delegated Authority form? Or does this figure simply represent a fictive amount that simply served to keep the total project costs under the \$10 million maximum for delegated authority to apply?
- How can Delegated Authority still apply when the overall costs of the project, including rent, leasehold improvements, running costs and ancillary services (such as increased community policing, increased garbage and street and sharps clean up, etc.) will be significantly more than \$10 million?

With thanks on behalf of our community for your due consideration of all the points we have raised.

Yours Sincerely,

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Sean O'Donovan  
Acting Chair, Cabbagetown Residents Association