

**From:** [Dee Lewis](#)  
**To:** [councilmeeting](#)  
**Subject:** CC24.6. BTW  
**Date:** October 1, 2020 1:28:29 PM  
**Attachments:** [List of services and housing in WPRA final.pdf](#)  
[ATT00001.htm](#)

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Dee Lewis for the Board of the Winchester Park Residents' Association

In September 2019 I met at City Hall with Councillor Wong-Tam, Representatives of S.S.H.A. and representatives of various resident's groups and city staff to discuss their signing of a lease for 233 Carlton St. for the proposed use as a women's drop-in centre - or possibly a homeless shelter or whatever SSHA decides because there are apparently no restrictions on the uses to which this building can be assigned at any time.

Due in part to continued protests from the surrounding neighbourhoods about the proposed use of this property, how this use came to be decided upon and the problems of this use at this location, Councillor Wong-Tam has introduced motion MM23.28 233 Carlton Street - Request for Additional Accountability and Transparency for the Lease Agreement. While the questions being asked in this motion are very narrow and apply to the lease agreement only, there are other questions which also are directly brought up by this lease agreement and the proposed use of the 233 Carlton St. building that affect the neighbourhoods and the public purse further than just the lease.

SSHA admittedly did not do any due diligence about the building 233 Carlton or the surrounding community which always is required for a responsible decision for all affected parties. Now we are here looking at this decision again because due diligence would have clearly shown that this location and this building were not a reasonable fit for the purposes for which they are now intended by SSHA.

But first, the Lease Agreement and how it was signed.

- I was told the lease was signed at or very shortly after a "beautiful" meeting where the vision sold by Marc Kielburger was so exciting SSHA agreed to the location on the spot; the lease does not contain a cancellation clause which one would assume would be included with a lease signed without inspection of the property or its surroundings before signing.
- When asked about the under \$10 Million estimate I was informed that a beginning quote had to be under that amount to avoid going to Council for approval. It was also admitted quite cheerfully that the cost probably would be much higher.
- Were there any formal estimates or quotes that justified this estimate of under \$10 million.

- Why was the lease signed when the site did not meet the specification that it must meet zoning requirements as it stood;
- Why were the difficulties of the site and the configuration of the building not considered more wisely - e.g. having a dog spa when there was no place for the dogs to relieve themselves on-site. (The idea of store owners and neighbourhood residents having to clean up after hundreds of dogs was an obvious source of amusement to the people from SSHA at a meeting that I attended.)
- Why is the cost of the upper floors the same high rate as that for the main floor and is the price consistent for the entire building compared to others in the area. Or are the upper floors at a much lower rate and the first floor at a rate much higher than the norm for the area. Either way, the lease cost agreed to is not in line with the area and the taxpayers are on the hook to provide a very nice profit over a very long time to an organization whose real estate dealings are under serious question.
- Why is a harm reduction program being installed less than a block from the Winchester Park K-8 Public School. Gordon Tanner, head of the Homeless program at SSHA said needle and condom cleanup was not the responsibility of SSHA and they were unconcerned about anything that happened outside the doors of the building.

But the main question is: How was such an inappropriate building structure and location chosen in the first place and at such an inflated cost to the taxpayer and threat to the surrounding neighbourhood. When asked about the effect on the neighbourhood Gordon Tanner said they knew nothing about the neighbourhood and did not consider the effect on us because they didn't have to according to dedicated authority passed by Council.

Again, please see below a list of housing and services for the vulnerable located in the large city block bounded by E. Sherbourne/S. Wellesley/W.Parliament/N. Carlton. In addition, there are four large co-operative housing complexes and in the centre is the Winchester Public School which educates K-8 students. Grades 7 and 8 include all students in this age group from St. Jamestown and the same age group of French Immersion students from all over the city. Grades K-6 contain students who are bused in from all over the city, so some students from many Wards are included in this school. Their safety is not just a concern of Ward 13 parents, then.

Thank you for your time and consideration,

Regards,

Dee Lewis

President, Winchester Park Residents' Association

Service	Type	Street #	Street
TCHC	Rooming House	544	Parliament
TCHC	Rooming House	536 1/2	Parliament
TCHC	Rooming House	536	Parliament
TCHC	Rooming House	508	Parliament
TCHC	Rooming House	506	Parliament
TCHC	Rooming House	504	Parliament
TCHC	Rooming House	502	Parliament
Ontario AIDS	Medical	252	Carlton
Gay Men's Health	Medical	252	Carlton
CBRC	Medical	252	Carlton
St. Michael's Home	Housing	236	Carlton
St. Michael's Home	Housing	234	Carlton
TCHC	Rooming House	232	Carlton
TCHC	Rooming House	230	Carlton
TCHC	Rooming House	222	Carlton
TCHC	Rooming House	220	Carlton
TCHC	Rooming House	218	Carlton
Dixon Hall		192	Carlton
Second Mile Club		192	Carlton
Dixon Hall		190	Carlton
Dixon Hall	TCHC Services	188	Carlton
	Supportive Housing for people with		
COTA	mental health issues	425	Sherbourne
Fudger House	Seniors' Housing	439	Sherbourne
TCHC	Seniors' Housing	55	Bleecker
Elizabeth Fry		215	Wellesley Street East
TCHC	Housing	245	Wellesley Street East
TCHC	Housing	257	Wellesley Street East
TCHC	Housing	259	Wellesley Street East
TCHC	Rooming House	265	Wellesley Street East
TCHC	Rooming House	267	Wellesley Street East
TCHC	Rooming House	269	Wellesley Street East
TCHC	Rooming House	271	Wellesley Street East
TCHC	Rooming House	273	Wellesley Street East
TCHC	Rooming House	275	Wellesley Street East
TCHC	Rooming House	277	Wellesley Street East
TCHC	Housing	279	Wellesley Street East
TCHC	Housing	281	Wellesley Street East
TCHC	Housing	283	Wellesley Street East
TCHC	Housing	47	Rose Avenue
TCHC	Housing	45	Rose Avenue
TCHC	Housing	43	Rose Avenue
TCHC	Rooming House	41	Rose Avenue
TCHC	Housing	39	Rose Avenue
TCHC	Housing	37	Rose Avenue

TCHC	Housing	56 Rose Avenue
Cabbagetown Youth Centre	Children's After School Programs	2 Lancaster Avenue
Covenant House	Safe House	38 Prospect Street
TCHC	Housing	36 Prospect Street
TCHC	Housing	34 Prospect Street
TCHC	Housing	32 Prospect Street
TCHC	Housing	30 Prospect Street
TCHC	Housing	28 Prospect Street
TCHC	Housing	26 Prospect Street
Winchester Junior and Senior Public School		15 Prospect Street
United Church	Half-Way Home	8 Prospect Street
Club Age d'Or	Francophone Seniors' Services	474 Ontario Street
TCHC	Housing	41 Winchester Street
TCHC	Housing	39 Winchester Street
TCHC	Housing	37 Winchester Street
Margaret's House	Supportive Housing for women leaving domestic violence	19 Winchester Street
Margaret's House	Supportive Housing for women leaving domestic violence	17 Winchester Street
Margaret's House	Supportive Housing for women leaving domestic violence	15 Winchester Street
Margaret's House	Supportive Housing for women leaving domestic violence	13 Winchester Street
TCHC	Rooming House	9 Winchester Street
TCHC	Market rent	11 Aberdeen Ave
TCHC	renovated and empty for years	26 Aberdeen Ave
TCHC	Apartments	33 Aberdeen Ave
TCHC	Family housing	30 Aberdeen Ave
TCHC	rooming House	39 Aberdeen Ave

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