

# Modular Supportive Housing Trenton/Cedarvale Avenues (20 Bracebridge Ave.)

## Community Engagement Summary Report



Prepared by LURA Consulting for the City of Toronto  
Housing Secretariat

May 5, 2021

## Table of Contents

1. Project Context .....	1
2. Community Engagement Process .....	1
3. Key Feedback Themes.....	7
4. Response to Feedback .....	10
5. Next Steps .....	13

## 1. Project Context

The City of Toronto is moving forward on its plan to increase the supply of affordable and supportive housing. As part of the HousingTO 2020-2030 Action Plan, the City's 10-year housing action plan, the City committed to create 1,000 new homes using modular construction.

The Modular Housing Initiative is an innovative and cost-effective way to build small-scale infill housing while providing a rapid, dignified response to connect people experiencing homelessness with homes and appropriate supports to help them achieve housing stability. Phase One of the Modular Housing Initiative resulted in the creation of 100 new modular homes at two sites (11 Macey Avenue and 321 Dovercourt Road). Phase Two will include approximately 150 modular homes to be built in 2021.

The capital cost for building 250 modular homes in 2020-21 is funded through the City's Development Charges Reserve Fund for Subsidized and the Government of Canada's Affordable Housing Innovation Fund, through Canada Mortgage and Housing Corporation. Province of Ontario has allocated \$15.4 million in operating funding to supportive homes opening in 2021.

In Beaches-East York, the City is planning to build a three-storey modular building with 64 studio apartments at Trenton Avenue and Cedarvale Avenue that will be ready for occupancy in 2021. A local non-profit housing provider (to be selected through a competitive Request for Proposal process) will lease and manage the building and provide support services to the tenants.



*Figure 1: Map showing the project site and surrounding streets for the proposed modular housing building at the corner of Trenton and Cedarvale Avenues*

## 2. Community Engagement Process

The City of Toronto initiated a multi-channel community engagement process on February 23, 2021, coinciding with the announcement of the first two proposed sites for Phase Two of the Modular Housing Initiative. The community engagement process took into consideration the expert advice of Toronto's

Medical Officer of Health to practice physical distancing to help reduce the spread of COVID-19 and protect the health and safety of Toronto residents and staff.

The City of Toronto Housing Secretariat retained LURA Consulting to assist the City with the community engagement process in an independent role, including developing and implementing a communications and community outreach plan for two sites as part of Phase Two of the Modular Housing Initiative. A final report will be prepared by LURA Consulting and posted on the City's website following the conclusion of the community engagement process for each location.

The engagement and communications process included a website, liaison office (including dedicated phone line and email inbox), mailed meeting notices, mailed discussion guides, on-site signage, an online feedback form and virtual engagement sessions to provide residents with a number of engagement channels and opportunities to learn more about the modular housing proposals and provide feedback on:

- Questions, concerns, comments and ideas for the City to address;
- Certain building and site design elements, such as lighting, pathways, and landscaping;
- Ongoing community engagement; and
- Ideas for how to support and integrate the new residents into the neighbourhood.

#### Engagement Participation Overview

The list below provides an overview of the engagement activities and participation.

- Public Community Engagement Meetings: 3
- Stakeholder Meetings: 3
  - Parkside Public School
  - Parking Alternatives
  - Sports and Recreational Groups
- Community Liaison Meeting: 1
- Safety Walkabout: 1
- E-mails Received by Community Liaison Office: 253
- Voicemails & Calls Received: 53
- Total Number of Participants at Public Community Engagement Meetings: 1,122
- Total Number of Participants at Stakeholder Meetings: 104
- Total Number of Feedback Forms Completed: 170

#### Project Webpage and Email Address

The City's webpage ([www.toronto.ca/modularhousing](http://www.toronto.ca/modularhousing)), launched during Phase One on June 2, 2020, and provided information on the Modular Housing Initiative. A project specific webpage (<http://toronto.ca/TrentonCedarvale>) was updated during Phase Two on April 22, 2021 and included information about the proposed plans and supporting materials for the Trenton/Cedarvale site as well as community engagement activities and ways to participate by phone or online. The project specific webpage also provided a list of regularly updated frequently asked questions and research studies about modular and supportive housing. The frequently asked questions were updated based on questions provided to the project team during the public community engagement meetings as well as calls and emails received.

A dedicated email address ([communityliaison@lura.ca](mailto:communityliaison@lura.ca)) and phone number (647-578-8580) were created for community members to provide input on the project and share questions, concerns and feedback. LURA's community liaison office received and responded to over two hundred and fifty emails and over fifty voicemails from residents (as of May 4<sup>th</sup>, 2021) for the Trenton/Cedarvale Aves site, some of which were forwarded to LURA after initially being received by City staff. Councillor Brad Bradford's office also received and responded to emails and calls.

### Mailed Notices and Brochures

Over 8,100 notices and discussion guide brochures were distributed by Canada Post and were delivered starting February 23, 2021.

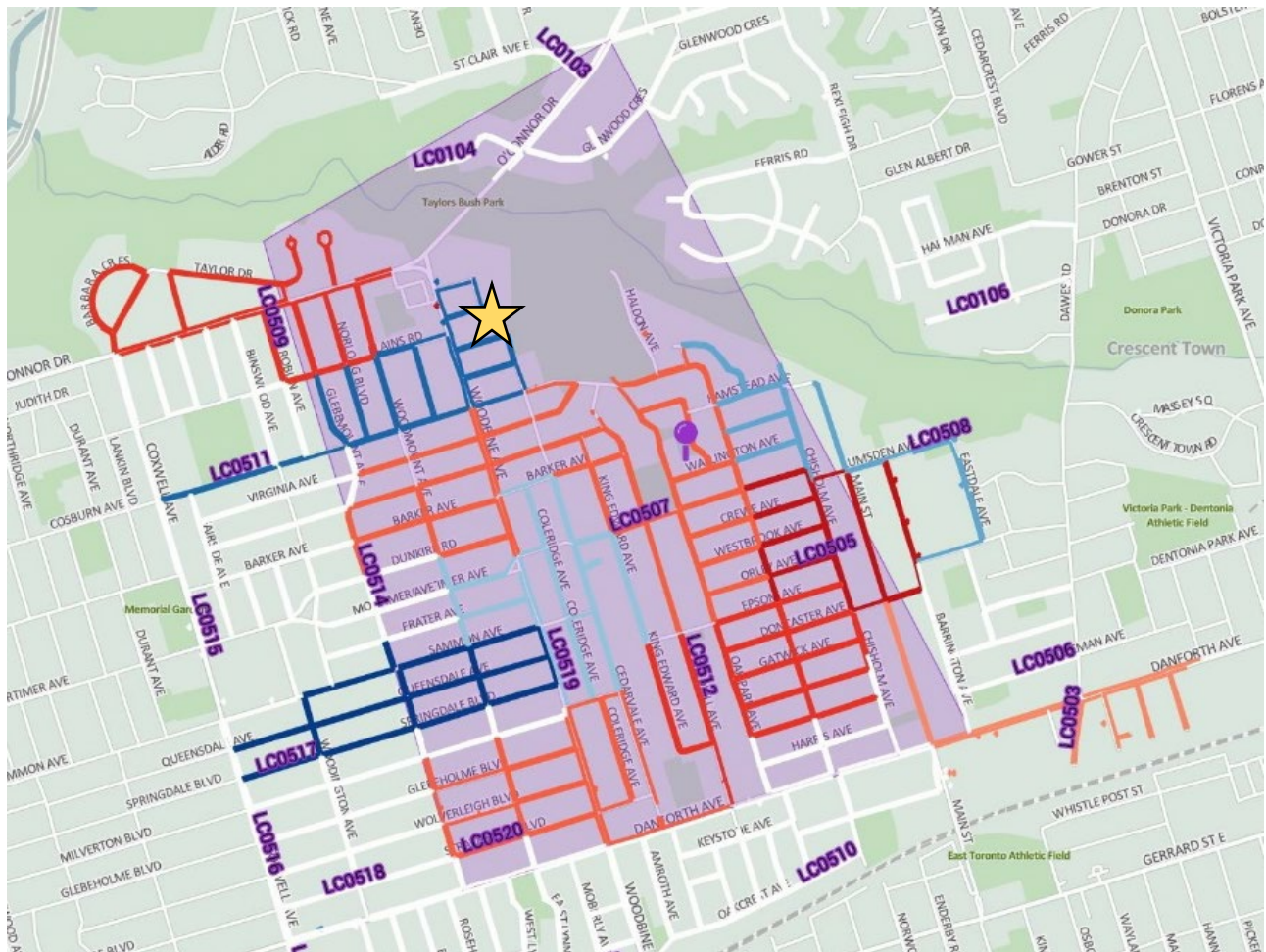


Figure 2: Map of notice and brochure distribution for modular supportive housing planned for Trenton/Cedarvale Aves. A yellow star marks the location of the project site at the corner of Trenton/Cedarvale Aves.

Acknowledging that the modular supportive housing proposals would require relief from current zoning regulations, the approximately 1-kilometre radius notification catchment area selected for the Trenton/Cedarvale Ave. modular housing site exceeded the Planning Act notification requirements for a zoning by-law amendment or minor variance application. As such, the Trenton/Cedarvale site notification area is roughly delineated by Coxwell Ave to the west, Main St to the east, Danforth Ave to the south and O'Connor Dr. to the north. The discussion guide brochures included a brief overview of

the proposed project, an invitation to a community engagement meeting, and a set of frequently asked questions. A copy of the discussion guide brochure distributed is included in [Appendix 1](#).

While in-person door-to-door canvassing was not possible due to COVID-19 restrictions, residents were invited to join the community engagement meetings (described below under “Virtual Community Engagement Meetings”) for the proposed modular housing site online or by telephone.

### On-site Signage

Custom information signs were installed on March 4<sup>th</sup>, 2021, to provide more information about the project, details of community engagement meetings, project webpage and contact information by email and phone.



Figure 3: On-site signage for modular supportive housing planned for Trenton/Cedarvale Aves.

### Outreach to Local Community Agencies, Schools, Religious Institutions and Residents Associations

LURA reached out to 46 local community agencies, including schools, religious institutions and sports/recreational groups at the onset of the project to provide them with information about the project and respond to questions. A list of organizations contacted is included in [Appendix 2](#).

### Online Feedback Form

An online feedback form was launched on March 8<sup>th</sup>, 2021 and remained open to collect feedback until March 31<sup>st</sup>. 2021. The feedback form was intended to collect feedback, questions, concerns and ideas for the proposed modular supportive housing at Trenton/Cedarvale. The feedback form was completed by 170 participants. A copy of the feedback form can be found in Appendix 3.

### Virtual Community Engagement Meetings

On March 8, 2021, from 7:00 p.m. to 9:00 p.m., Councillor Bradford held a virtual community engagement meeting for the wider Beaches-East York community. Five hundred and thirty participants joined this meeting by phone or online. Sixteen questions/comments were received verbally during the meeting, with four hundred and twenty-three received in writing.

On March 17, 2021 from 7:00 p.m. to 9:00 p.m., City staff held a virtual community engagement meeting for the wider Beaches-East York community. Three hundred and forty-two participants joined this meeting by phone or online. Twenty questions/comments were received verbally during the meeting, and three hundred and forty-two were received in writing.

On May 3, 2021 from 7:00 p.m. to 9:00 p.m., City staff held a community engagement meeting to follow-up with the wider Beaches-East York community about project updates regarding the affordable supportive modular housing proposal for Trenton/Cedarvale. Two hundred and fifty participants join by phone or online. Thirteen questions/comments were received verbally and three hundred were received in writing.

Each meeting was facilitated by Bruce Davis, from Public Progress and included a presentation from City staff including the Housing Secretariat, City Planning, and CreateTO. Additionally Shelter, Support and Housing Administration (SSHA), Parks Forestry and Recreation (PF&R), Michelle Aarts, Toronto District School Board Trustee and others were available as resources to respond to questions from participants.

Toronto Mayor John Tory and Beaches-East York Councillor Brad Bradford participated in all of these virtual community engagement meetings.

### Virtual Stakeholder Meetings

On March 23, 2021 from 5:30 p.m. to 7:00 p.m., City staff, Councillor Bradford and LURA co-hosted a virtual meeting with Parkside School families to present details of the modular housing proposal for Trenton/Cedarvale Aves and discuss their questions and concerns. Fifty-one participants joined this meeting by phone or online. Sixteen questions/comments were received verbally during the meeting, and fourteen were received in writing.

On April 19, 2021, from 7:00 p.m. to 8:30 p.m., City staff, Councillor Bradford and LURA co-hosted a virtual meeting with sports and recreational groups to present details of the modular housing proposal for Trenton/Cedarvale Aves and discuss their questions and concerns. Twelve participants joined this meeting by phone or online.

On April 27, 2021, from 6:30 p.m. to 8:00 p.m., City staff, Councillor Bradford and LURA co-hosted a virtual meeting with community members interested in the issue of parking to present details specific to the parking study and proposed alternatives for the modular housing proposal for Trenton/Cedarvale Aves and discuss their questions and concerns. Forty-one participants joined this meeting by phone or

online. Eleven questions/comments were received verbally during the meeting, and one hundred and nine were received in writing.

On April 29, 2021, from 12:30 p.m. to 1:30 p.m., a safety walkabout was conducted with Councillor Bradford and his staff, City staff from Parks Forestry and Recreation, the Parkside School principal, and two representatives from Toronto Public Service. Attendees reviewed areas of concern around the Trenton/Cedarvale project site. Due to COVID-19 restrictions in effect at time this event occurred, members of the public could not be included. All those in attendance split into groups of under 5 people to comply with COVID-19 current requirements for outdoor gatherings. This event was facilitated by Bruce David, Public Progress, and two Seneca College students with a background in crime analysis and investigations.

The walkabout resulted in some recommendations related to lighting and monitoring of the school grounds and the adjacent park and comments related to the site plan. A summary report of the walkabout will be prepared based on a physical inspection of the subject site, the adjacent Parkside School grounds and the City of Toronto's Stan Wadlow Park, and a review of the site plan and landscaping plan submitted by the modular supportive housing applicant. The group did not walk through adjacent residential streets or commercial areas in proximity to the subject site.

The walkabout was done before the building was constructed and occupied, so it is recommended that the walkabout be repeated following the opening of the new modular building to review conditions following opening.

#### [Community Liaison Committee \(CLC\)](#)

LURA established a Community Liaison Committee (CLC) as part of the consultation process for the proposed affordable supportive modular housing at Trenton/Cedarvale Aves. The mandate of the CLC is to provide a forum for feedback, guidance and advice to the Project Team (City of Toronto Housing Secretariat, and project consultants) prior to occupancy, including during building construction, as well as after occupancy. The CLC is an advisory committee and a conduit between local residents and the future operator.

On April 28<sup>th</sup>, 2021 from 7:00 p.m. to 8:00 p.m., the first CLC meeting was held. The purpose of the meeting was to provide an orientation for the CLC members, review the draft Terms of Reference for the committee, provide a project update and discuss topics to address at future CLC meetings.

#### [How We Reduced Barriers to Participation](#)

LURA took steps to enhance accessibility for participation in the consultation process for the Trenton/Cedarvale affordable supportive modular housing proposal. A telephone line was set up to enable participants to leave comments or ask questions via voicemail 24/7. All voicemails were responded to by LURA staff through follow-up phone call. This allowed community members to access information and provide feedback, particularly if they did not have access to or were not comfortable using email or participating in virtual sessions. Additionally, all virtual meetings had a call-in number for community members to participate in the meeting through their telephone only (including landlines). Call-in participants had the same option to raise their virtual hand and ask questions in real-time as participants joining by computer or smartphone.



### 3. Key Feedback Themes

The following is a summary of feedback received through the community engagement process. Overall, there was both opposition and support for the City to develop new supportive modular housing at Trenton/Cedarvale Aves. Some participants expressed strong support for these projects in addressing issues of homelessness and welcomed the development. Other participants expressed strong concerns for the project, the location selected, and the impact of the overall project on existing residents in the neighbourhood. There were also several questions raised, and concerns expressed about impacts on other land uses, such as parking and recreation, as well as who the operator for the project will be, who will live in the project, and what supports will be provided to future residents. An analysis of feedback received to-date shows several overarching themes as highlighted below.

#### Support for creating permanent housing for people experiencing homelessness

Some participants who provided input on this project recognized the need to help vulnerable residents, including those experiencing homelessness, to access safe and affordable housing. Some of these participants were long-time residents of Beaches-East York and recognized the need for more affordable and supportive housing stock within the neighbourhood. Residents who were in support of the development were looking for ways to welcome the projects future tenants to the neighbourhood. There was also a desire to combat misinformation about the project and the future residents, and an interest in hearing stories of positive impact from residents of other modular housing projects. It was mentioned that it was good to see City officials coming together to solve the issue of homelessness.

While some did not believe that aspects of the proposal for Trenton/ Cedarvale Aves. were suitable for the area and were frustrated with the consultation and communication process itself, they appreciated the project given the urgency of addressing the homelessness and housing affordability crisis in Toronto. Some supportive participants were long-term residents and members of community groups and spoke to a moral and civic obligation to welcome the future tenants of Trenton/Cedarvale Aves. A few participants expressed a desire to be a good neighbour and wanted to understand what resources were available to help the community and the city work together. It was suggested that welcome signs for windows be provided to local businesses and community members to show public support for the proposal.

Residents were interested in finding ways to ensure future residents of the modular supportive housing development at Trenton/Cedarvale Aves. feel welcome and safe. One resident added that they believe, as a self-described 'sufferer of mental health issues and a former addict themselves', this housing will be very positive for people dealing with mental health and addictions.

#### Concerns about the engagement process

Several concerns were raised about the expedited timeline for the project, including the engagement process. Participants expressed concerns about the limited opportunities available to them to ask questions, receive information, and provide input. Given the limitations of hosting in-person meetings due to COVID-19 restrictions, some residents expressed concern that not all perspectives and voices were captured or heard through the virtual community meetings because it lacked two-way dialogue between the City and the community. It was also said that it was an issue that public participants were not visible during virtual community meeting.

There were several specific aspects of the expedited engagement and communication process that participants raised questions about. Some residents felt that the City could be more transparent about project details and more responsive to requests for evidence and data that informed the City's decision-making (e.g. site selection, tenant selection criteria, costing, timelines, qualifications of the non-profit operator, etc.). One participant expressed a desire to access more details about the 'Wellesley Institute Study' regarding criminal backgrounds.

#### Concerns about expedited development review and approval processes

Participants commented on and asked questions about the expedited development review process. In some instances, there was a misconception that the modular housing proposals would not be subject to the City's typical development review processes, by-laws and guidelines, and that the site would be reviewed differently than other development proposals in the area.

There were concerns among some participants that Council's decision to endorse the pursuit of a ministerial zoning order (MZO) in principle, disregards the City's typical rezoning or Committee of Adjustment process. A few participants expressed disapproval at the (mistaken) perception that the City has already formally applied to the Minister of Municipal Affairs and Housing for an MZO.

Some questioned the availability of funding for adjacent needs as a result of the changes due to the project like moving the schools playground, improving the park, creating more parking, and adding new crosswalks to name a few.

Questions were raised by some regarding the location selection process and questioned whether areas such as Rosedale were considered. There is perceived lack of transparency for current Beaches-East York residents regarding the site selection process. Some participants from the Parkside School meeting expressed concern that the school was not engaged prior to the selection of the site.

#### Concerns about community safety

Participants expressed many concerns about the impact on the safety of their neighbourhood. This was specifically noted for school children and youth and mentioned by families during the Parkside School meeting. Concerns were expressed from the community about the potential increase of issues related to crime, drugs, and violence as a result of the modular supportive housing project. A few participants were concerned about how issues outside of the property would be managed. A few participants, particularly from the Parkside School meeting, also inquired about the potential level of police presence and the impact this might have on children in the area. Moving the playground at Parkside Public School was suggested as a solution to perceived safety concerns. On-site security was also a noted suggestion.

Questions were posed around whose responsibility safety will be, especially regarding school children and younger park users. Concern for the development's proximity to the park and the creek was based on the perception that the park provides a space for 'people to hide' that is difficult for law enforcement to access.

A few participants, particularly from the Parkside School meeting and sports and recreational meeting, asked for lighting enhancements in local parks, trails, and other recreation spaces. Safety concerns focused largely on youth including teens travelling alone at night to and from recreational activities. A few community members commented on the need for open sightlines. During the parking meeting as well as from community members, concern was raised about decreased visibility and traffic related

safety due to the loss of the clear sightline through the parking lot being obstructed by the development.

Many expressed feelings of fear and stigma associated with homelessness. There were concerns about theft, crime, and public urination tied to perceptions and stigma of homelessness and addictions. There is fear and stigma influenced by the false comparison of modular supportive housing to shelters in other locations throughout the city. The potential increase of drug paraphernalia such as needles or sharps in parks and trails were a concern for several participants. Responsibility for cleaning up needles was discussed, and suggestions were made such as educating children about sharps, creating outdoor receptacles for sharps, and creating incentives for modular supportive housing residents to clean up sharps in the park.

One participant mentioned 'crime prevention through environmental design' (CPTED) and questioned how safety would be measured.

There is a mistrust in the validity of the reports that have shown that safety has not been an issue for developments comparable to the proposed site and participants questioned why the City does not have safety concerns or planned responses to potential safety issues.

Some participants in support of the development expressed a concern for the safety of the future modular supportive housing residents and the current community's 'ill-will' towards them. It was expressed that making the new residents feel safe and welcome is a priority.

#### Concerns about parking loss

Many participants raised concerns regarding the loss of parking on the site where the modular housing building at Trenton and Cedarvale Ave would be developed. Appreciation was expressed for the existing site as a well-used parking lot. During the parking meeting as well as from community members, many perceived that the [parking study](#), which did factor in the COVID-19 pandemic, could not be accurate due to it being conducted during the pandemic when many services were closed. Several residents of Beaches-East York and their families shared concerns about the project impacting ease of access to Stan Wadlow Park and the recreation facilities. Discussions about parking loss often generated ideas for alternate parking locations such as adding street parking on Cedarvale and/or Trenton Ave., creating designated permit parking for arena staff, and proximity parking for parents assisting children at the recreational centre. It was also expressed that there is already a need for parking at Stan Wadlow Park.

There was mention of existing parking frustrations made worse by visitors. It was also noted that there has been an increase of traffic as a result of the bike lanes on Woodbine Ave.

#### Concerns about maintenance of Stan Wadlow Park and Taylor Creek Trail

Some residents expressed concern for the maintenance and cleanliness of Stan Wadlow Park and Taylor Creek. There was a false perception that future modular supportive residents would negatively impact the cleanliness of the park. It was expressed that there is presently an issue with garbage and after hours use.

#### Questions about operation of the modular buildings

Residents had questions about the future operators of the modular buildings, given they are responsible for providing support services to future tenants. There were questions about the selected non-profits'

experience, the type of support services they would be able to offer, and the level of staffing available to ensure the modular buildings are well-maintained and that tenants are well-supported.

During the consultation process, participants expressed a desire for operational procedures and skilled staff that can immediately respond competently and professionally to any safety or security incident that could affect the modular building's residents and surrounding community, should one arise.

There was also concern for the long-term funding of the project and some questions about residents' sources of income. Some participants questioned the eligibility of residents and whether residents with criminal records will be eligible.

Food security and access to affordable food was a concern and it was flagged that local grocery options are not near the site.

#### Requests for inclusion of family units

Many participants questioned the choice of single dwelling units and expressed support for building more family friendly housing. Some have indicated that Beaches-East York is a community of families designed to support families and provided statistics around family stays in shelters and homelessness in childhood and its predictors on homelessness as adults. Several participants have urged Councillor Bradford, the Mayor and city staff to consider family size units and base the success of the project on the number of people supported out of homelessness as opposed to the number of units provided.

## 4. Response to Feedback

### Engagement Process

A number of questions and comments received from participants prior to, and following, the first virtual community meeting were incorporated into the opening introduction and responses during the second and third community meeting. This helped to ensure that frequent questions, concerns, and comments were acknowledged and more information and/or clarity was provided by City staff.

There were a few concerns raised about the lack of two-way dialogue in virtual meetings which were held given COVID-19 restrictions. The facilitator and project team acknowledged these concerns through the public meetings, emails and phone calls and provided more time for engagement where possible. For example, some of the community meetings were extended beyond the allotted time and the facilitator asked residents to limit the speaking time to allow for more questions from different participants to be addressed. The Community Liaison Office also followed up with participants by email and phone, often several times, to ensure questions and feedback were documented and information from City staff could be provided.

LURA's community liaison office also reviewed the seven hundred and sixty-five questions/comments submitted in writing during the first and second public community meeting and provided all questions to City staff for review. City staff gathered the most frequently asked questions and provided an [updated list of responses](#) on the project webpage.

City staff and Councillor Bradford will continue working with community members to answer questions and address concerns related to the project proposal through emails, phone calls and where needed through meetings virtually or in-person (following Toronto Public Health guidance).

### Expedited Development Review and Planning Approval Processes

Concerns about the expedited development review and planning approval processes were responded to by City staff by expressing the urgency of addressing homelessness across the city. Staff noted that about 8,000 people are using Toronto's shelter system or "sleeping rough" outside. As a result of the COVID-19 pandemic, which has put significant pressure on the shelter system and created even more urgency behind the need to create affordable and supportive housing, City Council directed staff to prioritize the Modular Housing Initiative including expediting the necessary building and planning approvals.

A key consideration for the selection of the site and details of the proposal was conformity with the City's Official Plan. Participants were reassured that City Planning and Toronto Building divisions, along with all other City divisions, have appropriately allocated staff resources to process and review the required site plan and building permit applications for the modular affordable supportive housing site in a streamlined and efficient manner. City staff were actively engaged in the pre-application review process to proactively identify, prioritize and respond to possible issues or constraints in order to identify solutions efficiently.

### Community Safety

Concerns regarding community safety were responded to by City staff by providing reassurance. Based on experience, here in Toronto and other communities where there is supportive housing, the City does not anticipate any increased community safety issues in the neighbourhood as a result of the new housing. More than 10,000 supportive housing units are administered or funded by the City's Shelter, Support and Housing Administration division through a range of provincial, federal and municipal funding programs. These buildings are located in various neighbourhoods across the city, many of them in close proximity to daycares and schools. They are successfully managed safely and responsibly by non-profit housing operators. The City is committed to engaging with local communities to hear and address their concerns about this project including safety concerns. The onsite supportive housing provider (to be selected) will work with community to share information, address any concerns that may emerge and work collaboratively to develop solutions.

### Parking Availability

Concerns regarding parking were responded to by City staff in acknowledging that the site is currently well used as an active 75-space parking lot. BA Consulting Group was retained by CreateTO to complete a vehicle parking assessment to evaluate the existing parking demand generated by the Stan Wadlow Park and the recreation facilities located within it.

The Parking study was published on the website followed by community and stakeholder meetings to receive further input on the options identified by the BA Group.

Staff are currently working on reviewing the recommendations and feedback received from the community. Work is underway with TDSB to secure parking spaces at Parkside School starting this summer. Staff will bring forward a report regarding on-street and other parking options that could address the loss of parking spaces at this location.

### Availability of Support Funding

On April 7, the Province announced \$15.4 million in operating funding for 2021 dedicated to supportive housing in Toronto. With this funding, the City will be able to fully fund 1,098 supportive housing

opportunities which will be ready for occupancy this year including the project at Trenton/Cedarvale Aves.

The City is also working with Toronto Alliance to End Homelessness and its non-profit housing and health partners to identify other existing provincial funding sources that could potentially be re-allocated to create additional supportive housing opportunities or to provide a wider range of support services onsite.

### Zoning Approval and MZO Process

Concerns regarding proposed zoning changes and the MZO process were responded by City Planning staff by acknowledging that changes to the zoning regulations were required. Staff also advised that the proposal conformed to both the Provincial Policy Statement, the Provincial Growth Plan and the Official Plan. Final recommended zoning relief would be determined based on the final design of the project proposal. Among the relief sought to the zoning by-law would include building type and height, setbacks from the street and adjacent properties, and the amount of landscape open space on the site. The full list of changes required would be finalized as the site plan review process advances.

There are three potential processes for obtaining zoning compliance: Zoning By-law Amendment approved by Council; Minor Variance application approved by the Committee of Adjustment; or a Minister's Zoning Order (MZO) made by the Minister of Municipal Affairs and Housing.

Staff were directed by Council to look at ways to expedite the necessary planning approvals for the Phase One and Two modular supportive housing sites. Staff considered advancing the modular housing proposals through the typical Zoning By-law and Minor Variance application processes but determined that the occupancy targets established by City Council would not be achieved through these approval processes, particularly in the event of an appeal.

An MZO was recommended by City staff given the urgent need for creating affordable and supportive housing and timelines to deliver the modular homes. City staff brought forward a report to Planning and Housing Committee on March 2, 2021 which was publicly available on February 23, 2021 to introduce and advise of the two sites for Phase 2, outline the proposed planning approval process (MZO and Site Plan) and outline the community engagement process.

### Operation of the Modular Affordable Supportive Housing Building

Inquiries about the operation of the modular affordable supportive housing building were responded to by City staff to inform participants that the City will select a qualified and experienced non-profit housing provider through the City's RFP process to manage the property and provide support services for residents with 24/7 staffing. The City will continue to work with the selected housing providers after new residents move in.

The City, as part of its RFP process, will select non-profit organizations that can demonstrate they are financially sound and viable, have sufficient operating funding to provide support services and have the experience and capability to successfully operate the project, including the provision of supports. Additional funding from provincial and City resources will be available to ensure these modular homes are affordable to future residents and appropriate support services are provided on site to meet the needs of residents.

### The Need for Homes for Single Adults

A number of questions and suggestions for the inclusion of family sized units were responded by City staff by expressing the greater need throughout the city for homes appropriate for single adults. The proposed modular supportive housing units are intended for those who are exiting homelessness. The 2018 Street Needs Assessment found that single adults were the most likely to be chronically homeless (compared to families and youth) among the sheltered population.

The Shelter Flow Data shows for January 2021:

- Of the 7,829 people who were actively homeless, 6,590 (16%) were in families, while 6,590 (84%) were single adults and youth.
- Families also represent a smaller share of those experiencing chronic homelessness, so the share of that group is even lower (11% of those experiencing chronic homelessness were individuals in family households).

### 5. Next Steps

The community engagement process for the modular supportive housing planned for Trenton and Cedarvale Aves is ongoing. LURA Consulting will continue to respond to inquiries received through the email address and phone number as well as provide updates through the project webpage, community bulletins and email listserv. The Community Liaison Committee (CLC) established will provide another opportunity for community representatives to disseminate information to the wider community as the project process continues. The CLC will remain in place after the end of the community engagement process in order to develop and maintain a relationship between the housing operator (to be selected), the community, City staff and Councillor's office to ensure new residents are welcomed and the community is supported around any issues or concerns on an ongoing basis.

A final overall summary report will be prepared by LURA Consulting summarizing all feedback received and can be access at [www.toronto.ca/trentoncedarvale](http://www.toronto.ca/trentoncedarvale).

Appendices:

- Appendix 1 - A copy of the discussion guide brochure
- Appendix 2 - List of stakeholder organizations contacted
- Appendix 3 - A copy of the feedback form



## Appendix 2 – List of Stakeholder Organizations Contacted

1. Access Alliance
2. Bangladesh Centre & Community Services (BCCS)
3. BCS Bangladeshi-Canadian Community Services
4. Canadian Martyrs Catholic School
5. Canadian Martyrs Church
6. City of Toronto, SDFCA, Community Development Officer
7. Community Activist
8. Councillor Brad Bradford
9. D A Morrison Middle School
10. Danforth Collegiate and Technical Institute
11. Dentonia Park Cooperative Homes Inc.
12. Dixon Hall
13. East York Baseball Club
14. East York Basketball Club
15. East York Collegiate Institute
16. East York Curling Club
17. East York Hockey Association
18. East York Soccer Club
19. Former Councillor
20. Former RA President
21. Gospel Herald Foundation (Strathmore Blvd Church)
22. Holy Name Catholic School (French)
23. Hope United Church
24. Member of Parliament
25. Member of Provincial Parliament
26. Michael Garron Hospital
27. MPP Candidate, former Councillor
28. Muscup For World Peace Foundation
29. Neighbourhood Link Support Services
30. Notre Dame High School
31. Our Lady of Fatima Catholic School (Extended French)
32. Park Vista Tenants Association
33. Parkside Elementary School and Child Care Centre
34. Sports League Leader
35. St Aiden's Church
36. St Brigid's Church
37. St. Clair O'Connor Community
38. Stan Wadlow Clubhouse
39. Toronto Catholic District School Board (TCDSB) Trustee
40. Toronto District School Board (TDSB) Trustee
41. The Neighbourhood Group
42. Topham Park Community Association
43. Toronto George Webster YMCA Child Care Centre
44. Toronto Police Services - 55 Division

45. Toronto R.H. McGregor YMCA Child Care Centre
46. Woodbine Heights Baptist Church

### Appendix 3 – Feedback Form

The City of Toronto is planning to build a three-storey modular building, with approximately 64 studio apartments, at Trenton/Cedarvale Aves., that will be ready for occupancy in 2021. The building is designed to support people who are exiting homelessness. The City will select an experienced non-profit housing provider to manage the rental building and provide support services to the tenants. This project is part of the HousingTO 2020-2030 Action Plan, the City's 10-year housing action plan.

LURA Consulting, an independent third-party facilitator retained by the City, is collecting and documenting feedback received and will be providing a summary report for City staff.

1. Overall, what do you like about the project and what are your concerns?
2. What ideas do you have to make this project a success?
3. What suggestions do you have on the building and site design elements, such as lighting, pathways and landscaping?
4. How do you want to remain involved in the project process? Please check all that apply.
  - More community meetings with the whole community
  - Smaller community meetings that focus on specific issues
  - Website updates
  - Social media
  - I would be interested in becoming part of a community liaison committee
  - I'm not interested in staying involved
  - Other, please specify below:
5. How did you hear about this project? Please check all that apply.
  - Local Councillor
  - Meeting Notice
  - Discussion guide
  - Project Website ([toronto.ca/modularhousing](http://toronto.ca/modularhousing))
  - Site sign
  - Word of Mouth
  - Media/newspaper/news program
  - Other, please specify below: