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March 1<sup>st</sup>, 2021

Planning & Housing Committee  
City of Toronto

**Re: Modular Housing Initiative at Trenton & Cedarvale Avenues**

We understand that the City of Toronto has approved a Modular Housing Initiative which includes a site located near the East York Curling Club (“EYCC”) at Trenton & Cedarvale Ave. The EYCC holds no position on this housing initiative or its location.

The EYCC and its membership has an interest in the implications of this initiative for parking in the area. A representative for the EYCC Board will be attending the Planning & Housing Committee meeting on Tuesday March 2nd, 2021 to address the potential impact that the loss of parking capacity could have on EYCC and its members.

The club understands that the Trenton & Cedarvale site currently provides 70 parking spaces that serve many recreation facilities in the immediate vicinity. The [public posting](#) indicates that The City’s Community Liaison team has reached out to many local stakeholders to have follow-up meetings specifically on this issue. This came as a surprise to the EYCC Board, as the EYCC has not been contacted about this issue – as the primary user of the largest nearby parking lot, we would have expected to have been advised as a stakeholder of interest.

The City [staff report](#) indicates that a vehicle parking study was performed by the BA Group to assess existing parking demand and an assessment of potential alternative locations and methods for how that parking demand could be accommodated, and that the study found that *“there are opportunities and options to address parking demand that could result from the loss of the parking lot.”*

As a stakeholder, the Club would appreciate the ability to read the study, so that we can have a clear understanding of the study methodology and results. Was it performed pre-pandemic, when typical usage could be observed? What time of year, and times of day were considered? Parking in the area varies throughout the year, week and day, due to seasonal variations in activities (e.g., East York baseball and pool during the summer; East York Hockey during the winter). Did the study consider all these variations in times of use?

The EYCC is very concerned that the study may have identified the EYCC parking lot as a neighbourhood lot that could have capacity to absorb a portion of the lost parking. The EYCC parking lot is currently a dedicated lot for the EYCC and has been for decades. During the curling season, which runs from October to April, the EYCC is very busy 7 days a week, day and night. When the club is open, there

are usually about 50-100 members at the club at any given time – the vast majority of whom arrive by driving. At most times during the season, particularly in the evenings and on weekends, the EYCC lot is completely full. It is not uncommon for some members arriving to the club already needing to seek parking on Cosburn or other nearby local streets. During the curling season, the lot does not have the capacity to receive any additional parking from other neighbourhood users. Additionally, our members have observed that when events are taking place at the East York Memorial Arena or Stan Wadlow Park during the curling season, Cedarvale Avenue is full with parked vehicles.

Our club membership is, on average, an older demographic – more than one third of our members are seniors - and it would be of significant concern if they were forced to seek alternate parking in another location on a regular basis. The other parking alternatives appear to be a fairly significant walk from the EYCC. The EYCC is also concerned about the negative impact on local residents, if EYCC members were required to seek street parking in the neighbourhood.

It is the EYCC Board's position that we would like to fully understand the City's plan for managing this lost parking, and whether the EYCC lot is currently being considered as part of this plan – particularly if it is based on an erroneous assumption that it has excess capacity during the curling season.

We look forward to hearing from you.

Respectfully,

Board of Directors  
East York Curling Club