

**From:** [Jane Dinally](#)  
**To:** [Scarborough Community Council](#)  
**Cc:** [Councillor Ainslie CO](#); [robert fletcher](#)  
**Subject:** [External Sender] Rezoning application hearing October 19th 930am 3379-3385Lawrence Ave East  
**Date:** October 18, 2023 12:49:01 PM  
**Attachments:** [Outlook-1499374884.png](#)  
[Scarborough Community Council.docx](#)

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To Whom it may concern:

Attached- Please find our letter with concerns for the re-zoning meeting.

Regards,



Jane Dinally, Supervising Property Manager

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Working With You To Create A Great Place To Call Home!

Regarding Rezoning Application 3379/ 3385 Lawrence  
Avenue East  
Scarborough

Church Of The Master Homes Corporation (CMHC) located at 3379 Lawrence Avenue East is a 6 storey 48 unit non profit apartment building. The building was built in 1992. We presently have 26 Rent Geared to Income apartments and 22 affordable rental units.

This Corporation is affiliated with the United Church of Canada. Homes Corporation is a separate entity run by a volunteer Board of Directors

CMHC is not objecting the Rezoning of the property of an “affordable housing” apartment but would like to address and be recorded by Scarborough Community Council the following :

- 1) Church of the Master Homes Corporation and the United Church have approximately 5 years remaining on the land lease of the site. Not sure if Scarborough Community Council is aware there is a land lease in place.
- 2) 3379/3385 is a unique building that is attached in several places. There is a common wall in the community room, there is a shared wall in the lobby, there is access from the Church to the apartment underground garage, the list goes on.
- 3) We have had meetings with Kindredworks regarding the redevelopment of the property not getting upfront straight forward answers. As of last Thursday, we have learned about the demolition of various parts of our building which we consider

historic as the building is named about a former minister and a community room after the first president of the Corporation.

- 4) We were informed that our front lobby would be relocated – the lobby houses the fire panel, enterphone system, the Canada Post boxes. – We are not clear on where these systems will be relocated to and to what disruption to the tenants
- 5) We were informed that the tenants laundry room would be relocated – We were told that they were working something out and maybe then tenants would get free laundry (this is our income so we will be losing revenue)
- 6) We are very concerned about the safety of our tenants and the disruption of services provided such as wheel trans, parking and accessibility effected in the main floor. We do have seniors, tenants with disabilities and children within the building.
- 7) We are concerned how fire services and ems will be able to access the site if the front lobby demolished – the back entrance is not wheelchair accessible.
- 8) We have requested a meetings with Kindredworks and of Church of the Master Homes Corporation Membership, Board of Director - This is in the planning stage and also the tenants of the building .
- 9) **MANDATE:**CMHC goal as a housing provider is to provide a safe, good quality affordable housing through its portfolio of 48 residential units at 3379 Lawrence Avenue East , Scarborough, Ontario

10) PAUL AINSLIE COUNCILOR -Councillor\_ainslie\_co@toronto.ca