



Housing **TO**
MODULAR

TRENTON & CEDARVALE AVENUE

COMMUNITY ENGAGEMENT MEETING #3

Looking northwest at Cedarvale Avenue
Revised artist's rendering, subject to final approval

May 3, 2021

LAND ACKNOWLEDGEMENT

We acknowledge the land we are meeting on is the traditional territory of many nations including the Mississaugas of the Credit, the Anishnabeg, the Chippewa, the Haudenosaunee and the Wendat peoples and is now home to many diverse First Nations, Inuit and Métis peoples. We also acknowledge that Toronto is covered by Treaty 13 with the Mississaugas of the Credit.

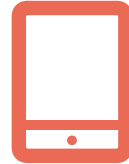
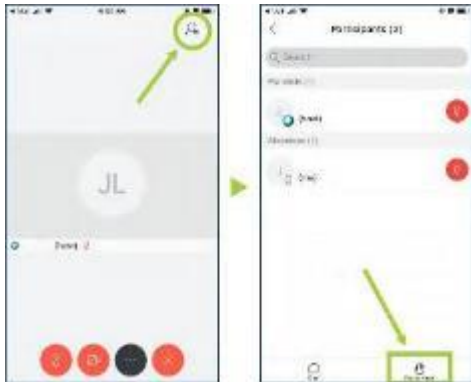
HOW TO PARTICIPATE

from your smartphone or tablet (via the WebEx Meetings App).



FOR SMARTPHONES

Tap the **Participants** panel button at the top right of the screen. Then tap **Raise Hand** at the bottom right of the screen.



FOR TABLETS

Tap the **Participants** panel button at the bottom of the screen. Then tap the **Raise Hand** button at the bottom right.



FOR TELEPHONE

Press *3 to raise your hand. **Press *6** to unmute your microphone.

Note: This meeting is being recorded.

TONIGHT'S AGENDA

1. Welcome, Introductions and Review Agenda
2. What We Have Heard
3. Parking Assessment Study & Updates
4. City Planning Review Process
5. Questions and Comments
6. Next Steps



INTRODUCTIONS

Councillor Brad Bradford, Ward 19 Beaches - East York

Mayor John Tory, City of Toronto

Abi Bond, Housing Secretariat

Satbinder Pabla, Transportation Services

Kevin Hutchinson, Montgomery Sisam Architects

Kerri Voumvakis, City Planning

ENCOURAGING HEALTHY DISCUSSION

- Be respectful of all participants and panelists
- Do not victimize the people we are trying to assist
- Give as many people as possible an opportunity to speak
 - Ask your question at the start of your comments
 - 2 minutes per person
 - Brief answers from panel
- Please signal that you agree to these terms by raising your hand

THE NEED FOR SUPPORTIVE HOUSING

St Clare's Resident story:

A.S. struggled with managing addiction, but he was able to make progress after moving into a St. Clare's apartment. In his words: "Unlike a lot of places where I have lived, this building has a real community that gets together for meals and other events. There's no pressure to go, but it's nice that you have the option to take part and can offer your thoughts and decisions to make a difference in the community. Everybody wants their own place where they can reflect. This place offers privacy and a built-in community network. I love the whole concept. It's the best of both worlds."

OVERVIEW OF COMMUNITY ENGAGEMENT

Engagement Meetings To Date:

- 2 Community Engagement Meetings (March 8 & March 17)
- Meeting with Parkside Elementary School families and guardians (March 23)
- Meeting with sports and recreation groups (April 19)
- Meeting focused on parking alternatives (April 27)
- Community Liaison Committee Meeting #1 (April 28)
- Safety walkabout – Part 1 (April 29)

Inquiries received via Community Liaison Office:

- 200+ emails
- 50 voicemails
- 170 feedback forms submitted

WHAT WE HAVE HEARD

Highlights of Feedback

- A **range of views** both supportive and in opposition were expressed
- Support was expressed for providing housing with support services for people experiencing homelessness and **welcoming future tenants**.
- Concerns about **site selection** process
- Concerns about **planning approval process** and timeline.
- Suggestion that units be provided to **families**, given large number of family amenities/services in the area.
- Concerns about **community safety**, including impacts to students and park users.
 - Concerns about insufficient lighting and anti-social behaviors in Stan Wadlow Park.

WHAT WE HAVE HEARD

Highlights of Feedback

- Concerns about the **loss of parking** for residents and park/recreation users.
 - Occupancy **estimates used in parking study are low**
 - **Proximity of parking** is important – especially for skating / hockey and seniors programming
 - **Safety and lighting** are key considerations for any replacement parking
 - Concerns about potential for **increased vehicular traffic, pollution, and safety issues** caused by cars circling the area for street parking
 - Concern around **process for permitting**
 - Consideration of **reserved parking spaces** for permit holders

ADDRESSING REQUESTS FOR FAMILY UNITS

- The City recognizes the need for a diverse range of housing opportunities across the full housing spectrum – from shelters to affordable rental, supportive and affordable ownership housing for singles, couples and families to long-term care for seniors.
- The Modular Housing Initiative intends to create permanent affordable rental homes with support services for people experiencing homelessness including seniors, women, Indigenous peoples, and those with physical disabilities.
- This is in recognition of the pressures in our shelter system and the increasing number of residents who need support services to be stably housed. The majority of people experiencing homeless and specifically those experiencing chronic homelessness are single adults.

January 2021

7,829 people actively experiencing homelessness

6,590 were single adults and youth (84%)

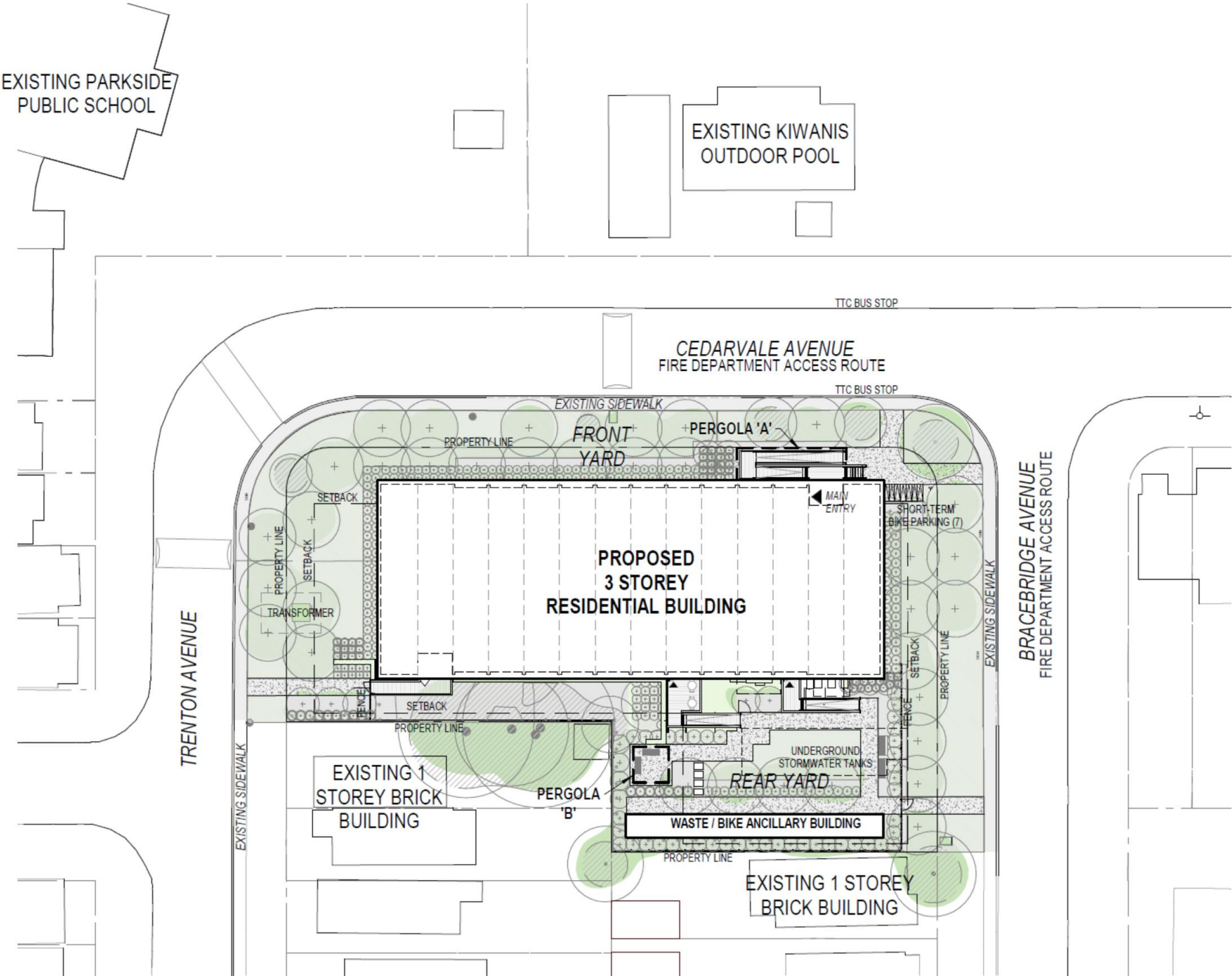
1,239 were families (16%)

Families represent a smaller share of those experiencing chronic homelessness (11% of those experiencing chronic homelessness).

ADDRESSING CONCERNS RE LOSS OF PARKING

- The BA Group will update the Parking Assessment Study to incorporate comments received and to update occupancy estimates
- City staff are currently reviewing the options recommended in the parking study including:
 - working with TDSB to arrange for parking spots at Parkside School starting this summer
 - Adding on-street parking where feasible
- Other parking opportunities identified by the community include creation of new parking within the park.

PROPOSED REVISIONS



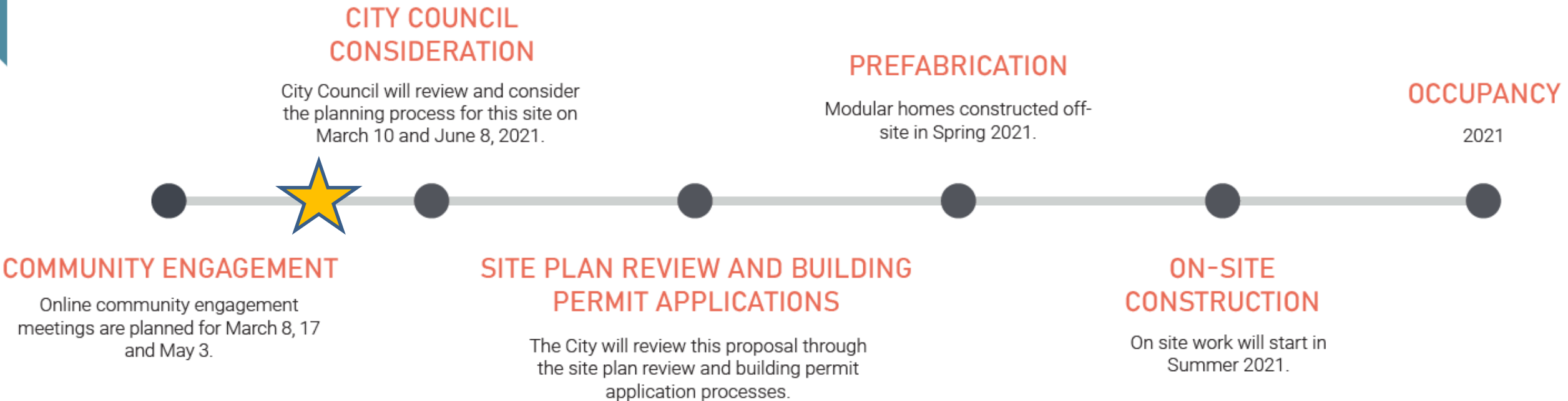
PROPOSED REVISIONS



PLANNING PROCESS: REVIEW AND APPROVALS

- Proposal requires relief from the zoning by-law and Site Plan Approval.
- On **March 10**, City Council endorsed in principle a request for staff to advance discussions with respect to the use of a **Minister's Zoning Order** to address any necessary zoning changes.
- The **Site Plan Application** review process for modular housing **follows the City's standard practices**, guidelines and procedures. Site Plan Review includes items such as: Design and Materials, Landscaping, Site Servicing, Fire and Life Safety, Waste Management, Traffic and Transportation, Amenity Space.
- The planning process for this site will be considered by the Planning and Housing Committee on May 20 and by City Council on **June 8, 2021**.

WHERE WE ARE IN THE PROCESS



QUESTIONS AND COMMENTS?

Please be concise, constructive and considerate of other views.

To allow more questions, please limit your comment/question to two minutes per person.



NEXT STEPS

- Send comments or questions to:
Email: communityliaison@lura.ca
Phone: 647-578-8580
- Proposal consideration at Planning and Housing Committee Meeting on **May 20, 2021** and City Council Meeting on **June 8, 2021**



Outdoor Amenity Space
Revised artist's rendering, subject to final approval