

# Trenton and Cedravale Ave. Modular Proposal- Frequently Asked Questions

Last Updated May 2, 2021

---

On March 8 and 17, City staff and Councillor Bradford convened two community conversations for residents to find more about the modular supportive housing proposal at Trenton & Cedarvale Ave., hear any questions, concerns and suggestions from the community, discuss how to foster a positive reception for new residents and how community members can stay connected and informed.

Below are 38 of the most frequently asked questions from these two meetings:

**Q1.If the community so strongly opposes this location, can another site be selected?**

**Q2.Will there be discussion about selecting another location or has the decision been finalized?**

**Q3.Is there an opportunity for the City to work with the community to choose a location?**

**Q4.Kindly explain why an initiative expected to have a large impact on its surroundings be decided and implemented at such a frantic pace.**

It is important to be clear what the engagement process focuses on and what it doesn't. The engagement process is related to the zoning of this land; therefore, the City is seeking feedback about the building that will be built here (in this case a rental apartment building). Zoning is about the property, not people who will live there. So while the engagement is not about who will be your neighbour we are very interested to hear ideas about how we can make this project successful for everyone.

In response to the health emergency impacting the well-being of residents in the city, and the urgent need to find safe and secure accommodation for the City's homeless population, City Council has asked staff to find ways to expedite the delivery of 250 modular supportive homes in 2020–21. The site at Trenton and Cedarvale is one of the four sites announced to-date that will help create a rapid, dignified response to homelessness in our city. The City will be announcing more supportive housing projects in the coming months.

**Q5.Why is this development located so close to so many children?**

**Q6.Please advise how it was decided to build these homeless shelters right in front of an elementary school?**

These modular homes are rental apartment buildings (not shelters). The proximity to schools or daycares would not eliminate a site that is appropriate for building affordable rental homes with support services.

In selecting sites appropriate for modular supportive housing projects, City officials review City-owned sites across Toronto. Modular housing sites are selected based on demand for affordable housing, environmental condition and development potential, access to public transit, access to health and other community services, Official Plan and Zoning By-law considerations and site servicing.

# Trenton and Cedravale Ave. Modular Proposal- Frequently Asked Questions

Last Updated May 2, 2021

---

We do not anticipate any increased public safety issues in the neighbourhood as a result of the new modular housing projects. The properties will be managed by a non-profit housing provider who will be responsible to ensure that community concerns are addressed.

**Q7. Are there any developments like this project located across from a school, recreation center, or space where children congregate that would be considered a success?**

**Q8. How many supportive housing locations are this close to facilities that serve children?**

**Q9. The pamphlet that was circulated locally suggests that an increase in safety issues in the neighbourhood are not anticipated - what previous history or analysis is this based on?**

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 including Support to Daily Living, Alternative Social Housing Providers, Habitat Services that support individuals with serious mental health issues, and the Homes of Good Program.

Approximately 7,000 additional supportive housing units are administered through Ontario Ministry of Health and Long-Term Care, including supportive housing for mental health and/or addictions issues. Additional supportive housing programs, such as those for people with developmental disabilities and youth, are funded through other ministries.

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. Some of the supportive housing buildings include:

- 200 Madison Ave. – 61 units
  - Waldof Academy Toronto (Pre-K to Grade 8) – 3 minutes walking/240 m
  - The Mabin School (co-educational JK to Grade 6)– 8 min walking/650 m
  - Huron Street Junior Public School – 11 min 900 m
- 25 Leonard St. – 76 units operated by St Clare's Multifaith Society
  - Fashion District Ryerson Child Care – 5 min walking/450 m
  - Ryerson Community School (TDSB)– 5 min/400 m
  - Kingston community School (Kindergarten through Grade 6) - 4 min walking 290 m
- Homewood Ave. – 16 units in partnership with Native Men's Residence
- 9 Huntley – 20 units in partnership with Fife House
  - Wellesley Early Learning Centre- 5 min walking/400 m
  - Our Lady of Lourdes Catholic School (TCDSB – JK to Grade 8) – 7 min walking/600 m
- 389 Church – 120 units for women in partnership with YWCA
  - Church Street Junior Public School – 4 min walking/270 m
  - Church St School Day care - 3 min walking/210 m
  - Gerrard Early Learning Centre – 7 min walking/550 m
- 138 Pears Ave. – 96 studio apartments operated by St. Clare's Multifaith Society

# Trenton and Cedravale Ave. Modular Proposal- Frequently Asked Questions

Last Updated May 2, 2021

---

- Huron Street Junior Public School – 11 min walking/900 m
- Jesse Ketchum Junior and Senior Public School -10 min walking/800 m
- Gatehouse Family Daycare - 4 min walking/800 m
- Friends Daycare - 8 min walking/650 m
- 321 Dovercourt Rd. – 44 units operated by the Neighbourhood Group and Cota
- 11 Macey Ave. – 56 units operated by the Neighbourhood Group and Cota

**Q10. Has BA Consulting Group observed parking habits for this site during peak usage in summer months? I suspect not.**

**Q11. When was the study completed? You cannot complete a parking use study during COVID because utilization has plummeted over the past year.**

**Q12. When was the parking study completed? How was demand modelled during COVID-19?**

BA Consulting Group was retained by CreateTO to complete a vehicle parking assessment to evaluate the existing parking demand within Trenton Avenue; and identify opportunities for replacement parking to mitigate impacts.

Typically for a parking study several parking surveys will be done to confirm demand in a parking lot. Due to COVID-19, parking studies were not possible. As such, alternative methodology was used based on projected park occupancy for various uses that use the park.

The parking lot at Trenton Avenue is the primary parking lot for the baseball fields as well as the clubhouse and outdoor pool and currently has 75 parking spaces.

To generate occupancy estimates, BA Group relied upon:

- Pre-COVID schedules of East York Baseball and East York Hockey
- Anecdotal discussions with those who play at the arena and use the baseball fields
- Information provided by the City's Parks, Forestry and Recreation division.

**Q13. What consideration was given to the Parkside Elementary school located just across the road and its 150 young students? How will you ensure the safety of those children and school grounds?**

**Q14. In terms of securities - we have several schools nearby, we already have a halfway house, kids are playing in the park and family are using the swimming pool during the summer - is there a plan to prevent crime and vandalism in the area?**

We do not anticipate any increased public safety issues in the neighbourhood as a result of the new modular housing projects. The property will be managed by a non-profit housing provider who will ensure that the building is successfully managed safely and responsibly. The non-profit housing operator will have 24/7 on-site staff.

# Trenton and Cedravale Ave. Modular Proposal- Frequently Asked Questions

Last Updated May 2, 2021

---

The selected non-profit operator will engage with the community to ensure this is a successful project for all. This includes listening to the interests and concerns of community members and key stakeholders and working closely with them to address those concerns...

There will be regular Community Liaison Committee meetings with representatives from the operator, City of Toronto, Councillor's office, police officials and key stakeholders in the community, who will discuss any issues or concerns raised by community members. This will ensure good communication and dialogue between all stakeholders, the non-profit operator and the surrounding community.

**Q15. Can the city comment on what has happened has gone wrong at RoeHampton Hotel?  
I understand its been a real issue.**

This site is permanent supportive housing, not an emergency shelter and therefor is a very different program model which includes supports that will be available to the tenants.

Even as a shelter, the situation at the Roehampton was unique, because the program was opened very quickly as part of the City's pandemic response.

The City has opened more than 25 shelters in the past year to support the pandemic response, and the vast majority have opened with no issues and support from the local community. Many of these shelters are also located near schools, day cares and community centres without issues.

In particular, where shelters, such as the new Fatima House, open as part of our regular community engagement process, the shelters are very successfully integrated into their community, and welcomed by neighbours.

**Q16. Concerns have been raised about the provincial government's frequent use of MZOs. Does the City have a policy on when to proceed by way of MZO application rather than the usual process?**

**Q17. Has the MZO already been considered/approved on March 10th?**

A Minister's Zoning Order (MZO) is being recommended by City staff given the urgent need to create affordable and supportive housing. This follows the direction provided by Council to look at ways to expedite the necessary planning approvals for modular supportive housing.

City staff brought forward a report to Planning and Housing Committee on March 2 (which was publicly available on February 23) to introduce and advise of the two new modular supportive housing sites, outline the proposed planning approval process (MZO and Site Plan) and outline the community engagement process. City staff initiated a community consultation and engagement process on February 23 to provide the public with an opportunity to learn more about the modular housing proposals and to provide feedback.

# Trenton and Cedravale Ave. Modular Proposal- Frequently Asked Questions

Last Updated May 2, 2021

---

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.

**Q18. What does the MZO change the zoning status to? It currently is residential.**

The sites at Trenton & Cedarvale Ave. is designated Neighbourhoods in the Official Plan. This designation provides for residential uses, and also low scale institutional uses such as schools, community centres and long-term care facilities. The housing proposal conforms to the Official Plan.

Changes to the zoning regulations are required and would relate specifically to the final design of the project. These changes would include building type and height, setbacks from the street and adjacent properties, and the amount of open space on the site. The full list of changes required would be finalized as the site plan review process advances.

**Q19. At the last meeting, I thought I heard that the nonprofit organization was already chosen. Is this not the case?**

**Q20. Who will be managing these shelters?**

**Q21. Who is the service provider that will be managing this housing project?**

Supportive housing is a combination of deeply affordable housing and on-site supports that enable people to live as independently as possible. This is not a shelter.

The City will issue a Request for Proposals ("RFP") to select a qualified and experienced non-profit provider to operate, property manage and provide support services. The successful proponent will be selected based on a number of criteria including but not limited to:

- Experience managing affordable and supportive housing
- Management/team qualifications
- Financial viability of organization
- Strong track record in tenant engagement/communications Experience working with a range of tenants, including marginalized and vulnerable populations
- Experience working in the local community.

# Trenton and Cedravale Ave. Modular Proposal- Frequently Asked Questions

Last Updated May 2, 2021

---

## **Q22. What type of services are offered at this building?**

The services are to help tenants achieve housing stability and prevent a return to homelessness. Tenants identified for supportive housing will have an assessment of their individual needs completed to understand the types and level of supports they will need to maintain housing stability. The City's Coordinated Access team will be working closely with the selected operator to ensure that the supports available on-site are the right match for the tenants being referred.

A range of support and health services may be provided including:

- meal services
- providing or connecting residents to primary health (including mental health) services
- dental health services
- addiction support
- community supports and services such as education; employment and life skills.

## **Q23. How long is the contract for housing providers?**

## **Q24. What is the plan for Maintenance and Caretaking for the building? Will there be a contractor for this or onsite personnel.**

## **Q25. How can you guarantee the NGOs will have enough to cover costs & services when the 'rent' will be based on a percentage of their income?**

The City will issue a Request for Proposals ("RFP") to select a qualified and experienced non-profit provider to operate, property manage and provide support services. The City will evaluate the proposals based on the financial viability of the organizations and their ability and financial resources to provide support services that match the needs of the future residents.

Additionally, the Province announced on April 7, 2021, allocation of \$15.4 million in operating funding to supportive housing in Toronto. With this funding, the City will be able to fully fund the supportive housing opportunities which will be ready for occupancy this year.

The City will sign a lease and a contribution agreement with the selected non-profit housing provider for a minimum of 35 years. This operator will also be responsible for all ongoing operational, maintenance and capital repairs.

A capital asset reserve fund study must be completed within the first year of the Lease and will be used to determine the contributions to a capital reserve fund. The reserve fund will be established by the Successful Proponent. The capital asset reserve fund study will also provide guidance on the timing and extent of the capital repairs and replacements required during the term of the Lease.

## Trenton and Cedravale Ave. Modular Proposal- Frequently Asked Questions

Last Updated May 2, 2021

---

**Q26. I understand that the tenancies will be under the Residential Tenancies Act. Support is great, and hope it won't happen, but will the City ensure the operator will enact enforcement measures, including evictions, to those who pose a danger to others?**

Tenants will sign a lease agreement, a common practice between any tenant and landlord. The lease agreement includes information about the rights and obligations of both tenants and landlords including the rent to be paid by the tenant; building maintenance information; contact information; and other details tenant and landlords need to share. Any eviction will follow the provincial regulations as set under residential Tenancies Act.

The housing operator and support staff will work with each individual tenant to understand the types and level of supports they will need to maintain housing stability. This is to ensure tenants are familiar with their rights and responsibilities and to avoid eviction and return to homelessness. The rents are also set at 30% of the tenant's income or the shelter allowance of their social assistance benefits. This will ensure tenants are not evicted to their inability to pay the rent.

**Q27. Will a safe injection site be part of the substance use support?**

**Q28. On the pamphlet, it did say harm reduction services. What does that mean? Does that mean that you will be providing needles? Methodone? I am concerned about drug use/smoking/loitering since the location is not engaging for single people.**

No, there won't be community supervised injection sites. All services provided on the Modular Sites will be for residents only.

The City is committed to making sure the new modular supportive homes at Trenton & Cedarvale Ave. are managed safely and responsibly. City staff will continue to work with the operator, Councillor's office, police officials and key stakeholders in the community, who will discuss any issues or concerns raised by community members. Police officials are also part of the Community Liaison Committee already established and have attended a preliminary community safety walkabout with staff, Councillor's office and the Principal of the Parkside School.

**Q29. This location has very expensive grocery store selections nearby. Are the tenants required to purchase their own food or will they be made food? Also what employment support will they receive?**

Tenants will have their own kitchens in their apartments. Support staff will be able to help residents, as needed, to arrange for grocery shopping and meal preparation. The building will also include a commercial kitchen where meals will be prepared for residents who would like meal plans.

## Trenton and Cedravale Ave. Modular Proposal- Frequently Asked Questions

Last Updated May 2, 2021

---

On-site support staff will work with residents to find out what their goals and objectives are and will help connect residents who are looking for volunteer, training, and employment or education opportunities to these services in the local neighbourhood.

**Q30. Will this building be occupied by both males and females?**

**Q31. Are the expectations that the residents will become productive members of the community through skills/employment training and assistance and eventually move on to a more permanent situation?**

The new homes with supports will be for people who were experiencing homelessness or at risk of homelessness including, but not limited to, men, women, Indigenous residents, seniors, and people with disabilities.

Tenants will be making a choice to move into this building because they want to make it their home, and to be part of the community in the long term. In the best interests of both the individual and the community, the City will work with the selected non-profit housing operators to ensure tenants are connected with supports that best meet their needs.

**Q32. Are there modular homes like this planned for families? It seems with all the family-friendly amenities that housing families here would be ideal?**

**Q33. Why will families not be able to live at this site?**

**Q34. Why are we not looking to have supportive housing for families since this is a family neighbourhood?**

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 approved in 2020, which Trenton and Cedarvale Ave proposal is part of its second phase, is intended to create permanent affordable rental homes with support services for people experiencing homelessness, or those who are at risk of homelessness such as 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:

- 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:



# Trenton and Cedravale Ave. Modular Proposal- Frequently Asked Questions

Last Updated May 2, 2021

---

- Of the 7,829 people who were actively homeless, 1,239 (16%) were in families, while 6590 (84%) were single adults and youth. The individuals in families equates to approximately 457 households.
- 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).

**Q35. How are tenants selected?**

**Q36. While generally supportive, could you tell us more about how applicants are selected, particularly in terms of safety and criminal background checks? It may ease people's minds to know what measures are taken to ensure safety for the school and pool areas.**

**Q37. How will the occupants get selected to live at these modular housing units? What is the system being used at Macey Ave currently?**

Future residents of supportive homes will be identified and referred through the City's Coordinated Access processes and people experiencing chronic homelessness will be prioritized. Coordinated Access is a consistent community-wide approach to assessing, prioritizing, and connecting people experiencing homelessness to housing and supports.

Tenants for these units will be identified using a prioritization-based approach to connect people to this permanent housing opportunity. There will be no direct referrals. The City will coordinate the tenant identification process in partnership with street outreach, shelter, 24-hour respite, and hotel/motel program providers. A common assessment is used to understand the types and level of supports clients will need to maintain housing stability. The City will work with the selected non-profit housing operators to ensure tenants are connected with supports that best meet their needs. Consideration is given to the type and intensity of support and client choice in regard to their housing preferences.

This is the approach used most recently for tenanting of the homes at 11 Macey Ave., 321 Dovercourt Rd., and 389 church Street.

**Q38. I'm in favour of the project. How can we contribute as neighboring residents? How do we connect with the new residents? Will the non-profit organization offer programs to connect the residents with the neighbours?**

We encourage local residents and businesses to work with the non-profit housing provider once they are selected to help welcome the new residents to the community. A Community Liaison Committee is established to foster and maintain positive relationships amongst the community, the building operator, and service partners. Many non-profit housing providers host social neighbourhood events, hold peer support programs and are able to connect residents to employment, volunteer, training opportunities in partnership with local services providers or businesses.