



Housing  
MODULAR **TO**

**175 CUMMER  
AVENUE**

**COMMUNITY  
MEETING #3**

August 12, 2021  
6:30 p.m.

Cummer Avenue Modular Housing  
Revised artist's rendering, subject to final approval

# 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.

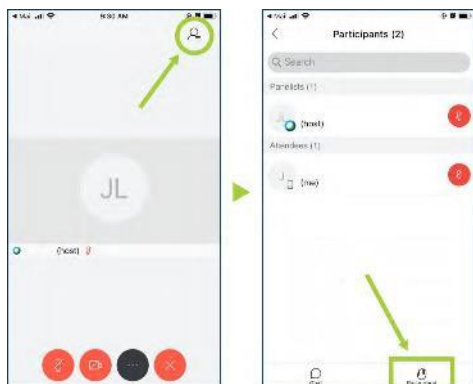
# HOW TO PARTICIPATE

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



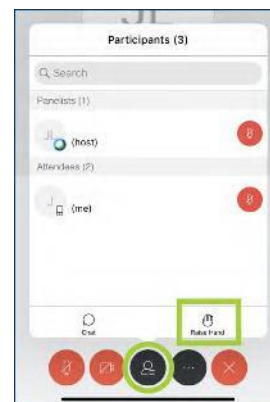
## FOR SMARTPHONES

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

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## 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, Introduce Panelists and Review Agenda
2. Concise, Constructive and Considerate of other Views
3. 175 Cummer Avenue – Project Updates
4. Presentation - The Neighbourhood Group (TNG)/Cota Health (Phase 1 Housing Providers)
5. Questions and Comments
6. Wrap-up



# INTRODUCTIONS

- Housing Secretariat: Abi Bond, Executive Director
- The Neighbourhood Group: Kegan Harris, Director, Housing Development
- Cota Health: Lin Sallay, Director, Community Health Services

Other City Staff are available to answer questions

# ENCOURAGING HEALTHY DISCUSSION

- Be respectful of all participants and panelists
- Do not stigmatize the people we are trying to assist
- Please be concise, constructive and considerate of other views
  - Ask your question at the start of your comments
  - 2 minutes per person
  - Brief answers from panel
- Discrimination or abusive language of any kind will not be tolerated and will result in a warning, followed by removal from the event
- Civil conversation that allows for a safe virtual situation for all points of view

# PURPOSE OF TODAY'S MEETING

- Share updates on the project as of August 2021.
- Share information about the support services provided and how these housing programs are operated – Presentation by supportive housing providers of recently opened modular buildings at 11 Macey Ave. and 321 Dovercourt Rd.
- Answer community questions.





# 175 CUMMER AVE. – PROJECT UPDATES



On June 8, 2021, City Council approved a staff report requesting the Minister of Municipal Affairs and Housing to make a Minister's Zoning Order, to permit the development of the modular housing at 175 Cummer Ave., and directed staff to begin the process of selecting an operator for the new site

Starting on July 14, 2021, some construction activities have begun on-site at 175 Cummer Ave. beginning with work that did not require the issuance of a Ministerial Zoning Order.

Subject to issuance of the Ministerial Zoning Order, fencing will be erected around the site. In addition, some construction equipment will be mobilized and a waterline will also be relocated. This will be followed by the start of the excavation work.



# 175 CUMMER AVE. – PROJECT UPDATES



Based on community feedback, a number of changes have been made to the proposed site, including to indoor amenity space, building design, landscaping, and the retention of additional mature trees.

# 175 CUMMER AVE. – COMMUNITY LIAISON COMMITTEE



## Purpose

- Facilitate information sharing and dialogue.
- Build and maintain positive relationships amongst the City, the housing provider, and neighbours at 175 Cummer Ave.
- The committee will have seats for representatives of neighbouring businesses, residents associations, and neighbours.
- Applications have been received and a CLC will be established in the Fall when the operator is selected.

# WHERE WE ARE IN THE PROCESS

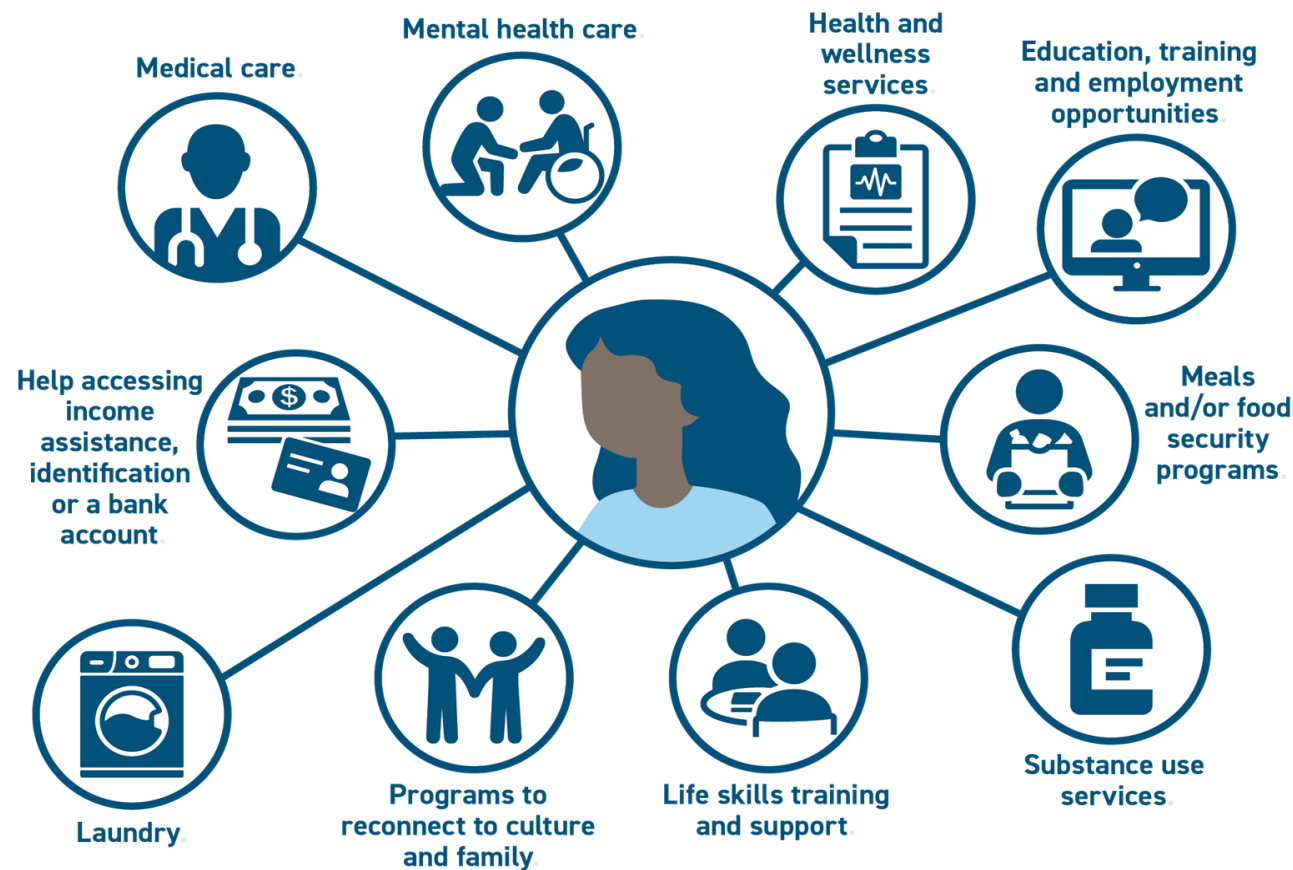


*\*Timeline subject to change*



# 175 CUMMER AVE. – SUPPORT SERVICES OVERVIEW

The City will select a qualified housing provider to provide a range of support services are provided on site



# An Introduction to the City's New Modular Housing Sites



August 12th, 2021



St. Stephen's  
Community House



# An Overview of Each Site

## 11 Macey Ave (56 Units)

- ▶ Opened Dec. 2020
- ▶ As of today 47 residents have moved in
- ▶ Full occupancy expected by September
- ▶ Support staff on site 24 hours



# An Overview of Each Site

## 321 Dovercourt Rd. (44 Units)

- ▶ Opened Feb. 2021
- ▶ As of today 39 residents have moved in
- ▶ Full occupancy expected by September
- ▶ Support staff on site 24 hours





# Application Process & Considerations

Cota obtains a holistic picture of each applicant's needs, successes and challenges:

- ▶ Applicants complete a housing interview and may involve family, service providers, etc.
- ▶ A thorough review of all supporting information/documents is completed to assess applicant's needs
- ▶ Applicants must have *goals, insight, be able to live/function independently* in their own unit and must want to work with us/receive supportive housing
- ▶ Safety of residents and staff is a key consideration in accepting all applicants
- ▶ Applicants not accepted for Modular Housing may be matched to another Cota housing programs or externally through the referral source
- ▶ Clients sign a lease with TNG and must adhere to the responsibilities outlined in the lease

# Supports Onsite

- **11 Macey**

- Day/Evening Support: 5-6 staff
- Overnight Support: 3 staff + security

- **321 Dovercourt**

- Day/Evening Support : 4-5 staff
- Overnight Support : 2 staff + security

Staff to Client Ratios					
	7/8-12pm	12pm-3pm	3/4pm-8pm	8pm-11pm	11/12am-7am
Staff/Client ratio	1 to 11	1 to 9	1 to 9	1 to 11	1 to 14

# Level of Support

An array of supports and services are provided to tenants as required including:

- ▶ Medical Support, Personal Support and Housing Support
- ▶ Medication Reminding & Safe Medication Storage
- ▶ Skill Development / Skill Teaching
- ▶ Subsidized Housing
- ▶ Optional Meal Plan
- ▶ Social Recreation

# Supports Onsite

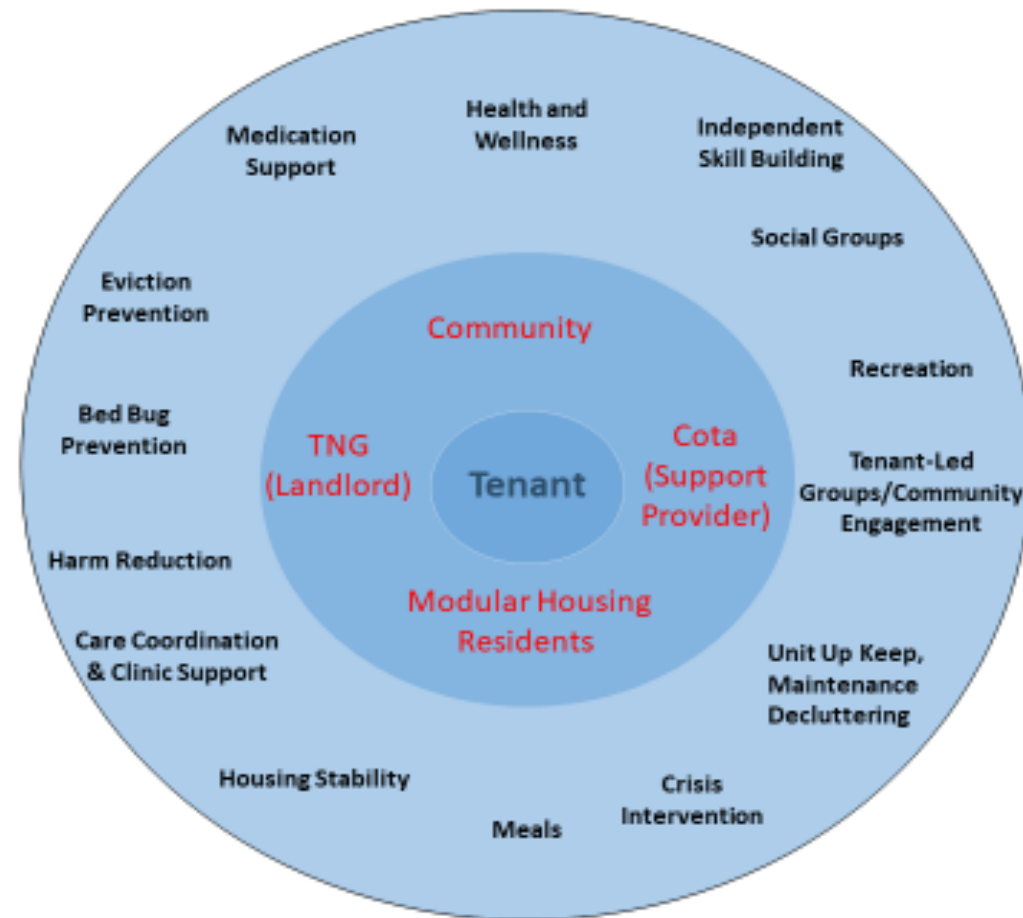
- ▶ Housing stability and eviction prevention
- ▶ Personal recovery relating to mental health and substance use challenges
- ▶ Establishing personal support plans with each tenant and offering situational crisis support as required
- ▶ Assistance with medication reminders and safe storage
- ▶ Harm reduction and relapse prevention counselling and supports
- ▶ Support with daily living activities
- ▶ Rent collection and arrears payment plans
- ▶ Connections with community supports and other services such as:
- ▶ Primary care health care – develop and maintain medical support
- ▶ Volunteer and employment opportunities
- ▶ Income assistance programs including
  - ▶ Ontario Works,
  - ▶ Ontario Disability Support Program,
  - ▶ Public Guardian and Trustee as well as banking services



# More Services on Site

- ▶ Maintenance Staff onsite during regular weekday hours
- ▶ Property manager between each site
- ▶ Housing administration staff between each site
- ▶ Emergency answering service for residents during off hours
- ▶ On call staff ready to respond to maintenance emergencies during off hours
- ▶ 3 cooks for each site (two during the week and one during the weekend) providing breakfast, lunch, and dinner for residents in the meal program
- ▶ Free laundry services

# Support Delivery Model



# Community Safety

- ▶ Police stats show that compared to the same time period last year, there has been no impact on criminal activity since the opening of both modular housing sites in their communities.
- ▶ In many categories crime has gone down.

# Community Support

- ▶ \$1,300 raised by the community members from the Dovercourt Neighbourhood to provide welcome gift cards to all residents
- ▶ Continuous stream of donations from various community members in the Macey Neighbourhood
- ▶ Welcome packages created by community members for all new residents
- ▶ Little Portugal on Dundas BIA coordinated the donation of PPE for residents moving into their new homes
- ▶ Residents of the Dovercourt Neighbourhood have organized a donation drive to take place May 22<sup>nd</sup>
- ▶ Communities have planned several post-COVID activities; including:
  - ▶ Neighbourhood clean Ups
  - ▶ Walking tours
  - ▶ Bike donation drive
  - ▶ Community Gardens



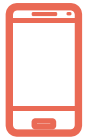
# Community Support

- ▶ *“Last summer, I vehemently opposed the introduction of modular housing to my already dense community. The building design does fit into the neighborhood and when the landscaping is completed, it should look quite nice. I joined the community liaison and outreach committees as I wanted to maintain communication with the city, in case there were problems with 11 Macey. We meet via Zoom once a month and so far, I have been glad of the interaction. As it helps to build understanding. So far, there have been no adverse interactions between 11 Macey and the community that I know of.”*

▶ -Community Member

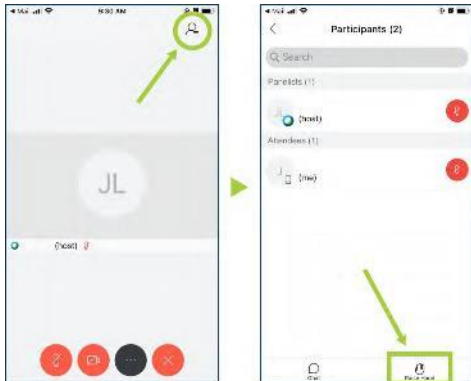
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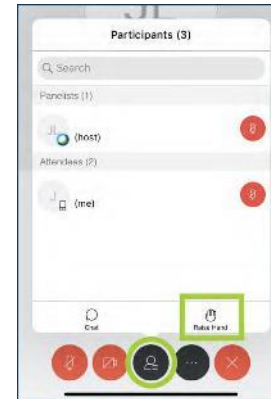
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# QUESTIONS AND COMMENTS?

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](mailto:communityliaison@lura.ca)**  
**Phone: 647-578-8580**
- More information visit: [Toronto.ca/175Cummer](https://toronto.ca/175Cummer)

