

Modular Housing Initiative – Trenton/Cedarvale Ave

Community Liaison Committee Meeting #2

May 26, 2021
7:00 p.m. to 8:30 p.m.
Zoom Meeting

Meeting Summary

1. Welcome, Introductions, Agenda Review

Bruce Davis, Public Progress, welcomed participants to the second Community Liaison Committee (CLC) meeting for the Modular Housing project at Trenton and Cedarvale Avenue. He began by providing a Land Acknowledgement and explained his role as a facilitator for the meeting. Bruce reviewed the meeting agenda and purpose, which was to provide updates from CLC Meeting #1, present the revisions that have been made to the site plan and get feedback on any potential changes that could be incorporated.

Bruce briefly reviewed the Draft CLC Meeting #1 Summary and asked CLC members if they had any issues with the content. Bruce also asked if members had any concerns with their names and organizations being included in the document, as it will be made publicly available. CLC members had no issues with the inclusion of names.

A couple of members suggested that time be allocated to discuss concerns that were raised from the Planning and Housing Committee meeting. One member suggested that more detail be included in the meeting summaries.

The meeting agenda is attached as Appendix A, while a list of attending CLC members can be found in Appendix B.

2. Project Updates – Councillor Bradford

Councillor Bradford provided project updates including an update from the [Planning and Housing Committee meeting](#) held on May 20th, 2021. He acknowledged the letter provided by East York Cares, which focused on an analysis of the RFP process. He confirmed that the decision at Committee was for the Housing Secretariat to start the RFP process, but it is only the beginning of the process. City staff and Council were able to achieve a lot of thoughtful improvements to the site plan based on the feedback that was received.

Councillor Bradford provided an overview of the recommendations made at Planning and Housing Committee. This included:

- **Motion 1:** We directed Parks staff to work with the Toronto District School Board (TDSB) and evaluate safety issues in and around Stan Wadlow Park, including assessing lighting, fencing, and other recommendations made in the Community Safety Walkabout Summary Report /feedback from residents. We have sent the motion over to Michelle Aarts for her to help make that happen at the TDSB.
- **Motion 2:** Making sure that there is a Council requirement for ongoing dialogue between the community, CLC, and staff from Parks Forestry and Recreation division (PF&R) once the project is built and occupied, so that community members can continue to have opportunities to provide feedback regarding safety needs in and around Stan Wadlow Park.

- **Motions 3 & 4:** Asking PF&R and Transportation Services staff to work on reconfiguring Taylor Creek parking lot. The expectation is that at least 20 additional parking spaces plus new on-street parking options be created, without compromising current on-street parking or moving bus stops.
- **Motion 5:** New pedestrian crossing be installed near the sites to help residents safely access the park from the south side of Halden Ave.
- **Motion 6:** In response to feedback received during deputations at the Planning and Housing Committee meeting, as well as the letter received from East York Cares on the RFP process, this motion asks staff to look at lessons learned from Phase 1 and amend the RFP documents. The goal of the amendments is to ensure that tenants are well supported, and that housing providers are set up for success. The Housing Secretariat confirmed that they have reviewed the feedback and will be looking to make improvements based on lessons learned from Phase 1.
- **Motions 7 & 8:** Solidifying all of the feedback regarding the site plan including more space made available for amenities on the site so that people can come together as a community, have potlucks and other community events. Also, we have been able to incorporate parking on-site for staff and integrate garbage into the building.

Councillor Bradford concluded by reminding participants that their feedback has been extremely valuable and has played a big role in shaping the outcome of this project. He further reminded the participants of another opportunity to share feedback next week when the CLC meets to discuss supports and safety.

One member questioned if tabling the discussion about the RFP until a later date will allow for enough time for changes to be included. City staff confirmed that there is still time to inform the RFP process. Councillor Bradford acknowledged that the next meeting will be a chance to discuss lessons learned regarding operation from the housing providers at the Phase 1 sites and CLC members can provide feedback which will inform the RFP process for Trenton/Cedarvale site.

3. Site Plan Update Review and Discussion

Kevin Hutchinson, Montgomery Sisam, provided a presentation of the site plan and recent changes that have been made. The three revisions based on the feedback include:

- **Provide on-site parking for staff:** Suggested to create one accessible parking space and one regular parking space, in the side yard space. This will require pushing back the former fence line, some additional paving and a new curb cut.
- **Internalize waste storage:** Removed one unit and replaced it as a waste storage room. We have also added a new deck and ramp to facilitate moving the waste from the waste room to the curb for pickup. The plan will be to push the fence back to accommodate this change. This all means that now we will have a relatively smaller sized ancillary building which will be used for long-term bike storage and temporarily storing large bulky waste items.
- **Increase indoor amenity area:** Removed four units in favour of expanding the amenities space and admin support space. This has allowed us to also increase the outdoor amenity deck area.

A copy of the site plan presented can be found in Appendix C.

A summary of the discussion on the site plan is provided below. Questions are noted by **Q**, responses are noted by **A**, and comments are noted by **C**. Please note this is not a verbatim summary.

Q: Are there any guidelines with respect to placing units next to waste storage? Is it fine to have a unit next to the waste storage and if not, can it be relocated?

A: This set-up is seen in other building forms as well, including condominiums and long-term care facilities. We are working on updates to the mechanical system to mitigate noise and smell. This includes things like ensuring a negative pressurized waste storage room so smells do not spill out of the room.

The waste room and that part of the corridor may also have an increase in traffic however in general that would be the case for units on the ground floor. There may also be tenants who may need more supports and being closer to those amenities could be an asset despite being across from the waste storage room.

Q: How is the issue of parking in relation to emergency services vehicles going to be addressed? How might this impact the residents?

A: Generally, on-street lay-bys are not preferred from a traffic management perspective. City staff agreed that accounting for emergency service vehicles and pick-up/drop-offs needs to be considered and will be looking to gather feedback from the Phase 1 providers about their experiences.

Q: What would happen if the recommendation to bring the waste storage inside was not established? What would waste collection look like if it was on the exterior of the building?

A: If the waste collection was outside of the building, residents would take their own waste to the bin or drop the waste off in large bins in a communal area which would be removed to the outside waste bin by staff. The latter would support tenants with mobility issues.

Q: Can the bulk waste storage proposed for the ancillary building not be used for garbage, as it is next to a neighbour's property?

A: The decision to use the ancillary building for bulk waste has not been finalized. The proposed intent of the bulk waste storage is not meant for food or garbage waste but rather bulky items such as furniture or long-term bike storage. It would be the property manager on site who will be responsible for the final disposal of the items such that they do not affect other neighbours in any way.

Q: How many accessible units are being proposed? Is there a possibility to add more keeping in mind the seniors experiencing chronic homelessness who may end up moving into this facility?

A: There are thirteen accessible units proposed. This number has been maintained despite removing five units to accommodate other changes. This number exceeds the Ontario Building Code standards and adheres to the requirements for Canada Mortgage and Housing Corporation funding.

Q: Since we can potentially have a lot of people with accessibility issues would it make sense to have a superintendent stay on site, and where would be the most appropriate spot to have the superintendent suite?

A: We will not be providing live-in accommodation for the operators and their staff but there will be staff onsite 24/7 to help residents.

Q: How many office spaces are on-site?

A: There are shared office spaces proposed which would include: manager's office; attendant support room; shared office spaces; meeting room; and reception area.

C: The office space seems excessive for a 54-unit facility and there are concerns that it won't be utilized.

A: Office spaces are intended to be used by the housing operator and support staff on site. These spaces will enable them to meet with tenants and provide supports as needed.

Q: Why is the building being restricted to only three floors if money is being spent on installing an elevator?

A: We are giving consideration to a contextual fit to ensure that the character of the neighbourhood is not compromised. There are other sites where we are looking at buildings with more than three floors.

Q: Will children be allowed to live on the premises if one of the residents has a guardianship and has nowhere else to go?

A: This site will be an adult-only building but the housing operator will support any tenants in this situation to find alternative housing.

C: There is a need for a capital emergency fund as a contingency for sustaining the work of the facility long term.

Q: Considering that we are heading into summer, will there be air conditioning on site?

A: Yes, there will be air conditioning on site and in each unit.

Q: Was it the old version of the site plan that was shared today or a new one?

A: Constant changes are being made to the site plan based on the recommendations and we will share the site plan with markings that was presented today. (A copy of the site plan presented can be found in Appendix C.)

Q: Does the lounge take up four units or two units?

A: The lounge occupies the area where two units were previously located.

Q: Can some of the office space (Room 116, Room 122b) be allocated to tenant support space since the space for tenant support is only 170sqft?

A: The office space is used for staff. The tenant support space is used for one tenant and one staff at a time, to have one-on-one discussions. Tenant supports will also be provided in tenants' apartments and communal spaces. There is also flexibility for the selected housing operator to decide how to use spaces for tenant supports.

C: We need to think about where we will be organizing activities for residents since there seems to be a lot more space being committed to office use. We either will have to free up another unit or otherwise use some of the office space to organize these activities.

Q: How will the residents be utilizing the dining room and lounge area? How many residents are expected to participate in what has been referred to as 'meal plan'?

A: The lounge and dining area will be used flexibly. We have increased the common areas as a result of the feedback we have received. People can use the space in a variety of ways based on their liking. We can't confirm how many residents will take advantage of the food program as it tends to be cyclical.

C: The space being proposed for lounge, dining room and kitchen is not sufficient and will result in overcrowding. We need to reduce the number of units by five and add an additional space to the lounge and especially the dining room as well as expand the kitchen space to allow for more social distancing to accommodate COVID-19 health and safety protocols.

A: The application has been reviewed and adheres to all indoor amenity space requirements. The proposed space currently meets the requirement of two meters square per unit. We also

need to keep in mind that not all residents will be using these spaces at the same time as they each their own self-contained unit with cooking and bathroom facilities.

Q: Is the building smoke-free or are the residents allowed to smoke in their units? Is there a designated smoking area or will we see people smoking in front of the building?

A: Usually there is a designated smoking area in the private rear yard of the building. Using Housing First principles, the aim is to remove barriers to housing, and making a building smoke-free, could be a barrier. Further discussions will happen with the housing operator about this.

Q: Have we looked at the accessibility issue from an emergency services perspective? This is a concern related to the safety of those living on the street. With the space already so tight there is a potential for these vehicles to cause an unintended event of someone losing their life because of being hit by an emergency service vehicle.

A: All relevant emergency service departments are required to review the site plan and provide their input. That would include the Fire Department, Toronto Police Services and other such services. Based on their feedback, all necessary changes will be made to ensure any gaps are fully covered.

C: Based on the various research studies what has really helped 80% of the homeless population is repairing family relationships. Poor familial connections is probably the reason why so many people are experiencing homelessness and other related problems. While many of those who will be living in this facility may not have their immediate families around them, we can look to provide that sense of community to them. We need to remain intentional in how we utilize the space to ensure future tenants can experience the kind of connections they need to experience personal wholeness and be able to get out of homelessness.

C: East York Cares clarified that they are not a social club looking to plan and throw potlucks for new residents, but a group made up of residents that cares about the community and wants to see it thrive. We will be working with the new residents and stakeholders not only on making this a welcoming experience for new residents but at the same time staying involved in providing feedback on any areas that would need improvement.

4. Next Steps

Bruce Davis confirmed that the next CLC meeting will take place on Thursday June 3, 2021, from 4:30 p.m. to 6 p.m. The meeting will focus on community safety.

Bruce thanked CLC members for contributing their feedback. He asked CLC members if they are comfortable with opening the next CLC meeting to the general public particularly due to the fact that safety would be one of the topics that will be discussed in addition to the work of the housing providers operating the facility. CLC members did not have any issues with this.

Councillor Bradford provided closing remarks. He reiterated that he wants to create a comfortable space where people can express a wide range of views. He thanked participants for attending and acknowledged everyone's commitment to making the project a success.

**Modular Housing Initiative
Community Liaison Committee – Meeting #2
Trenton/Cedarvale site
26 May 2021 7:00 p.m. - 8:30 p.m.**

AGENDA

Meeting Purpose: to provide updates from CLC Meeting #1 and present the revisions that have been made to the site plan and get feedback on any potential changes that could be incorporated.

- 7:00 pm **WELCOME AND INTRODUCTIONS**
- 7:05 pm **AGENDA AND MEETING #1 SUMMARY CONFIRMATION**
- 7:10 pm **OPENING REMARKS & PROJECT UPDATES - COUNCILLOR
BRADFORD**
- 7:15 pm **SITE PLAN UPDATE REVIEW AND DISCUSSION**
- 8:30 pm **NEXT STEPS/WRAP UP**

Notes: Due to COVID-19 restrictions this meeting will be held online using the Zoom meeting system. CLC members and City staff will be sent an access link in advance.

A summary of this meeting will be prepared by the facilitator and will be posted on the City's website www.toronto.ca/trentoncedarvale.

Appendix B – List of Attendees

CLC Members Representations:

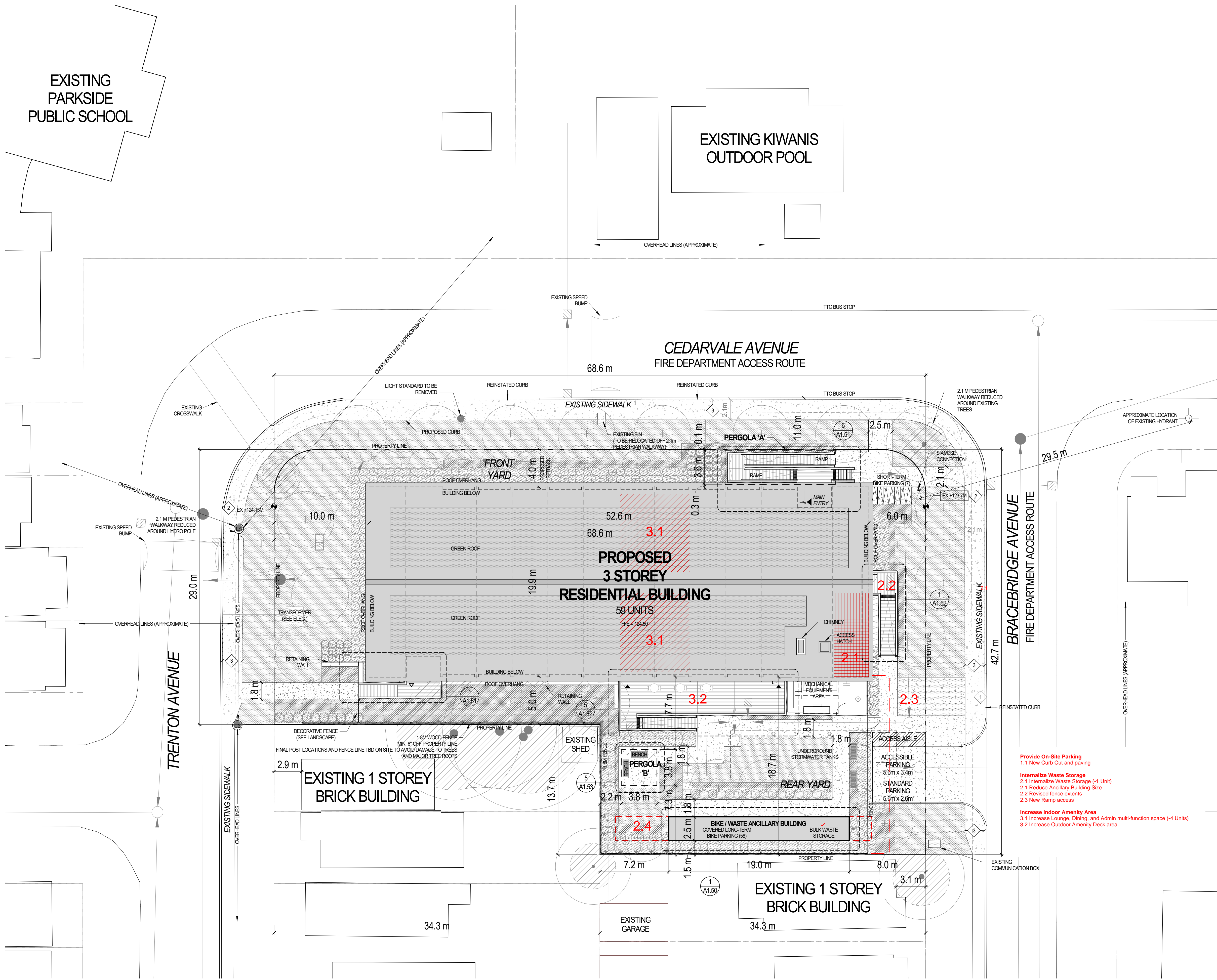
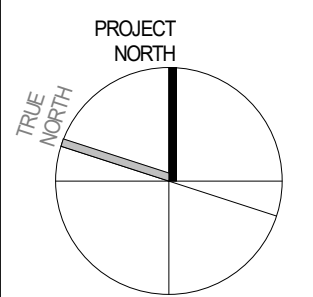
- Laura Russell – Parkside School Council
- Lisa Scarfo – Parkside School Council
- Linda Collins-Donleavy – Canadian Martyrs Parent Council
- James Andrews – Canadian Martyrs Parent Council
- Julie Burn – Church of the Resurrection
- Belle Kaplan – Local Resident
- Ivona Vukasinovic – Local Resident
- Derek MacPherson – Local Resident
- Kim Lewis – East York Canada Day Festival
- Frank Marra – Oak Park Residents Association
- Helen Chilas – 1501 Woodbine Tenants Group
- Gord Fernandes – East York Cares
- Gerald O’Grady – East York Curling Club
- Flo Cook – Anglican Diocese of Toronto Social Justice & Advocacy Committee
- Staff Sergeant Barry O’Neill – 55 Division Community Response Unit
- Police Constable Norm Leung – 55 Division Community Relations Officer

Councillor’s Office:

- Councillor Brad Bradford
- Rishab Mehan
- Madison Leisk

Project Team Staff and Consultants:

- Abi Bond – Housing Secretariat
- Jasmyn Williams – Housing Secretariat
- Katherine Bailey – City Planning
- Matt Armstrong – Corporate Real Estate
- Ryan MacNeil – Corporate Real Estate Management
- Jeremy Kloet – City Manager's Office, Concept 2 Keys
- Paula White – City Manager's Office, Concept 2 Keys
- Mithila Karunanidhy – City Manager's Office, Concept 2 Keys
- Joseph Luke – Urban Design
- Donna Dolan – Montgomery Sisam Architects
- Kevin Hutchinson – Montgomery Sisam Architects
- Bruce Davis – Public Progress
- Liz McHardy – LURA Consulting
- Zoie Browne – LURA Consulting



PROJECT STATISTICS	
ZONE	RESIDENTIAL DETACHED RD (R5.0 at 65: 40.75)
SITE STATISTICS	
TOTAL SITE AREA	= 2,446.99 SM
GROSS FLOOR AREA (GFA)	= 3,054.78 SM
FLOOR SPACE INDEX (FSI)	= 1.25
RESIDENTIAL BUILDING AREA	= 1,115.3 SM
WASTE / BIKE BUILDING AREA	= 47.5 SM
PERGOLA 'B' AREA	= 14.1 SM
TOTAL ANCILLARY BUILDING AREA	= 61.6 SM
TOTAL LOT COVERAGE AREA	= 1,176.9 SM
LOT COVERAGE	= 48.1%
LOT FRONTAGE	= 68.58 M
LOT DEPTH (NORTH)	= 29.20 M
LOT DEPTH (SOUTH)	= 42.67 M
SETBACK AND HEIGHTS	
FRONT (CEDARVALE AVE) SETBACK	= 4.0 M
NORTH SIDE SETBACK	= 10.0 M
SOUTH SIDE SETBACK	= 6.0 M
REAR (17 TRENTON AVE) SETBACK	= 5.0 M
REAR (14 BRACEBRIDGE AVE) SETBACK	= 18.7 M
PROPOSED BUILDING HEIGHT	= 10.3 M
NUMBER OF STOREYS	= 3
DWELLING UNITS	
TYPICAL BACHELOR UNIT COUNT	= 44
BARRIER-FREE BACHELOR UNIT COUNT	= 15
TOTAL DWELLING UNIT COUNT	= 59
DWELLING UNIT AREA	= 27.9 SM (300 SF)
TOTAL DWELLING UNIT AREA	= 1,646.1 SM
AMENITY AREA	
LOUNGE AREA	= 60.4 SM
DINING AREA	= 60.4 SM
INDOOR AMENITY AREA PROVIDED	= 120.8 SM
OUTDOOR AMENITY AREA	= 115.2 SM*
TOTAL AMENITY AREA PROVIDED	= 236.0 SM*
LANDSCAPING	
UNBUILT / LANDSCAPED AREA	= 1,284.19 SM
SOFT LANDSCAPE AREA	= 829.99 SM (75.6%) TBD
HARD LANDSCAPE AREA	= 344.77 SM (26.6%) TBD
GREEN ROOF AREA	= 576.2 SM
TOTAL ROOF AREA	= 1,115.3 SM
GREEN ROOF / TOTAL ROOF AREA (%)	= 51.7%
VEHICLE PARKING	
ACCESSIBLE PARKING PROVIDED	= 1 SPACE
STANDARD PARKING PROVIDED	= 1 SPACE
BIKE PARKING	
LONG-TERM BIKE PARKING REQUIRED	= 58 SPACES
LONG-TERM BIKE PARKING PROVIDED	= 58 SPACES*
SHORT-TERM BIKE PARKING REQUIRED	= 7 SPACES
SHORT-TERM BIKE PARKING PROVIDED	= 7 SPACES
* LONG-TERM BIKE PARKING IS LOCATED IN WASTE/BIKE ANCILLARY BUILDING	
* ~ SYMBOL INDICATES 'OVER'	
SITE PLAN KEYNOTES & LEGEND	
◇ WASTE COLLECTION WILL OCCUR OFF BRACEBRIDGE AVE	
A TRAINED ON-SITE STAFF MEMBER IS RESPONSIBLE FOR MOVING THE BINS TO THE CURB ON COLLECTION DAY AND FOR RETURNING THEM TO PRIVATE PROPERTY ONCE THEY ARE EMPTIED.	
◇ ELEVATION POINT USED TO CALCULATE ESTABLISHED GRADE* * = (+124.15 - +123.70) / 2 + 123.70 = +123.92M	
◇ *REQUIRED FRONT YARD SETBACK = 6.0M	
◇ 2.1m PEDESTRIAN WALKWAY CONCRETE WIDENING	
SOFTSCAPE	▲ MAIN ENTRY
PROPOSED BUILDING	▲ ENTRY
PROPOSED STRUCTURE	△ EXIT
EXISTING HYDRO POLE	
EXISTING LIGHT STANDARD	
1800mm x 600mm STANDARD BIKE PARKING	
2039mm x 457mm DOUBLE-STACKER BIKE PARKING (SEE 1/A1.53)	
TREE PROTECTION ZONE (SEE LANDSCAPE)	
LIGHTING (SEE ELECTRICAL)	
PROPERTY LINE	
* SEE LANDSCAPE FOR ALL SOFT & HARDSCAPE DETAILS & CONSTRUCTION TYP.	

5	05/25/21	ISSUED FOR 100% BPA	MSA
4	05/07/21	ISSUED FOR SPA 2	MSA
3	04/26/21	ISSUED FOR 75% BPA	MSA
2	03/19/21	ISSUED FOR SPA 1	MSA
1	02/23/21	ISSUED FOR PPR	MSA
#	date:	revision:	by:
revisions			

All drawing and specifications are the property of the architect. The contractor shall verify all dimensions and information on site and report any discrepancy to architect before proceeding.

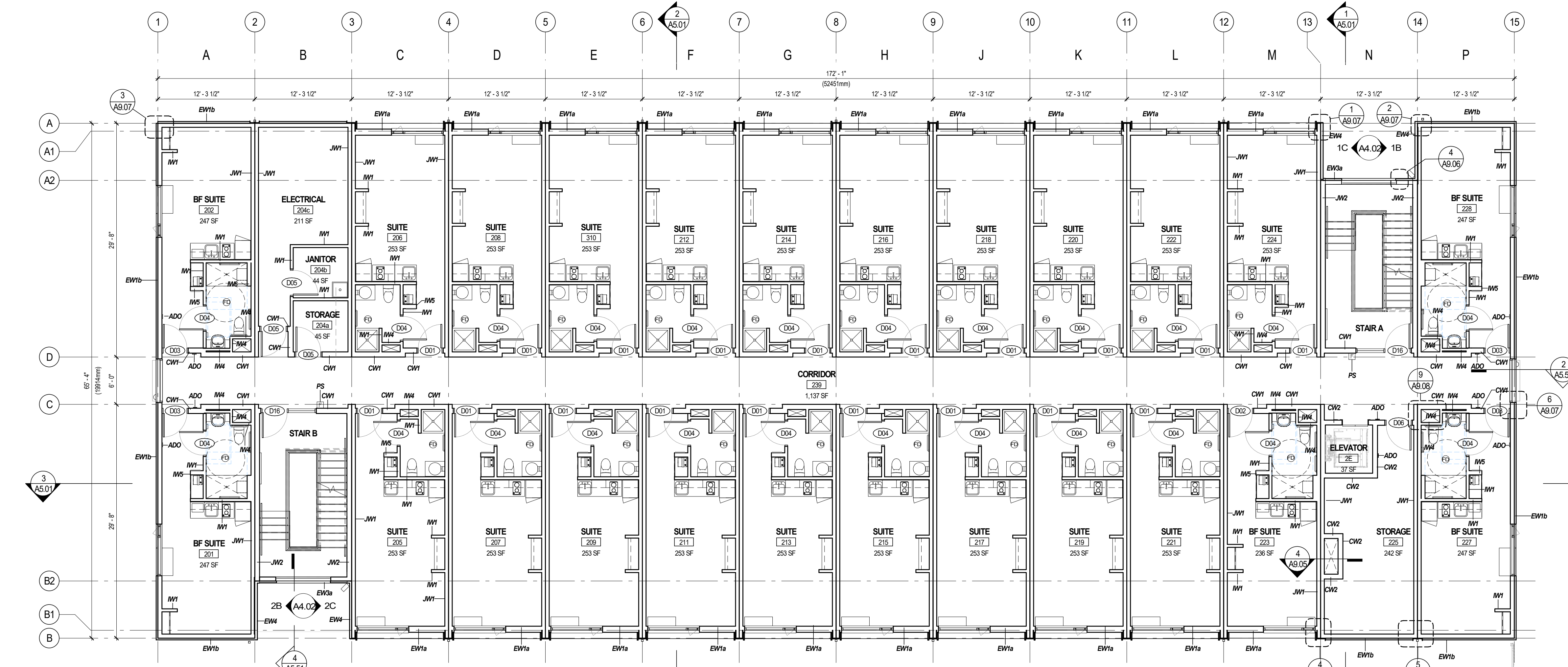
TORONTO MODULAR HOUSING 2
20 BRACEBRIDGE AVE.
TORONTO, ON

SITE PLAN

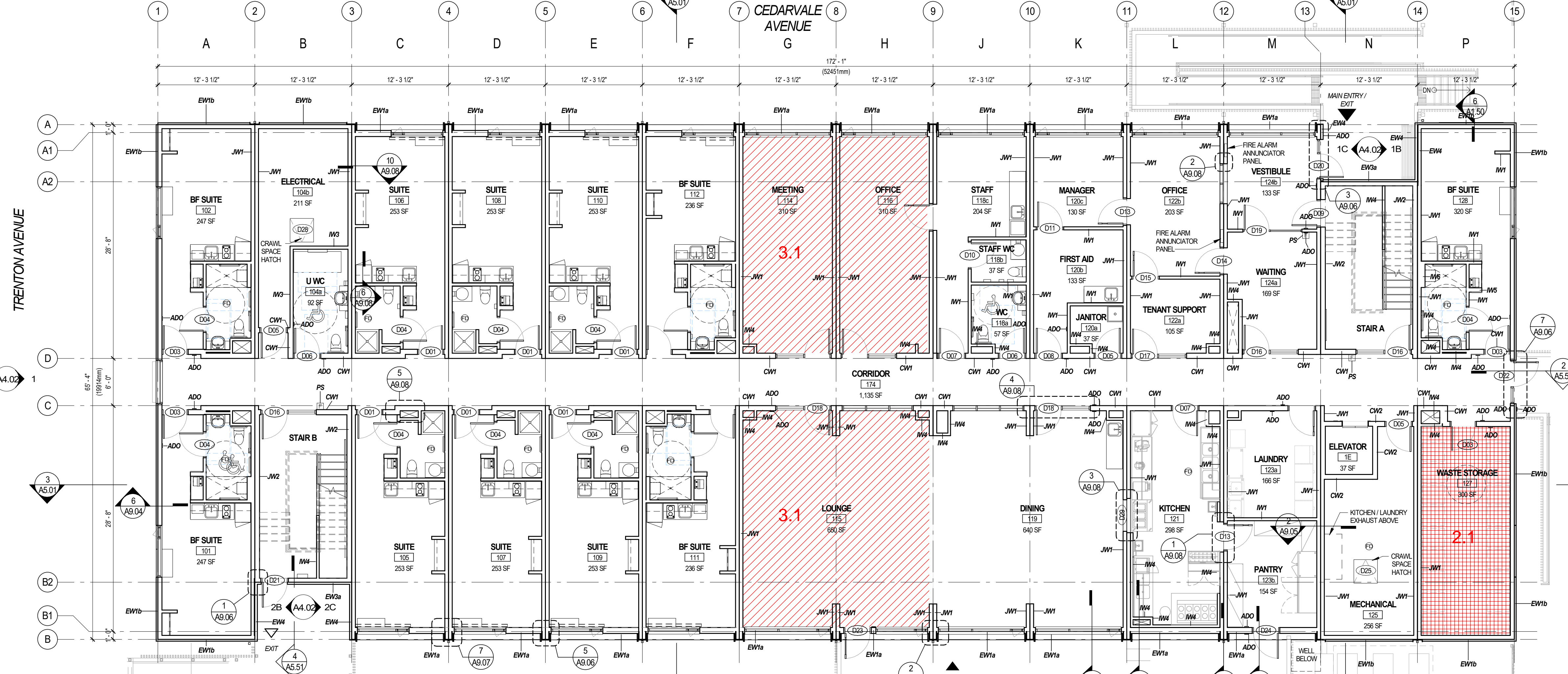
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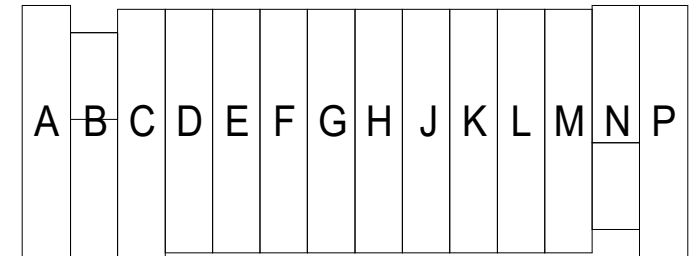
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2 LEVEL 2
 1/8" = 1'-0"



1 LEVEL 1
 1/8" = 1'-0"



KEY PLAN

- 5 05/25/21 ISSUED FOR 100% BPA MSA
 - 4 05/07/21 ISSUED FOR SPA 2 MSA
 - 3 04/26/21 ISSUED FOR 75% BPA MSA
 - 2 03/19/21 ISSUED FOR SPA MSA
 - 1 02/23/21 ISSUED FOR PPR MSA
- # date: revision: by:

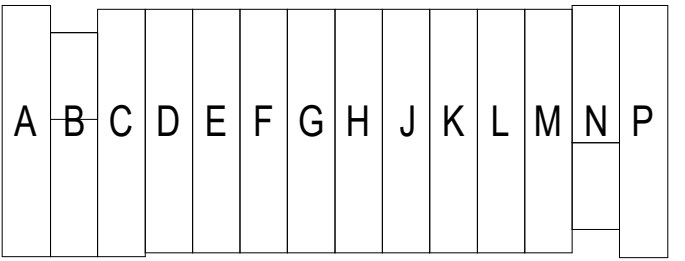
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TORONTO MODULAR HOUSING 2
 20 BRACEBRIDGE AVE.
 TORONTO, ON

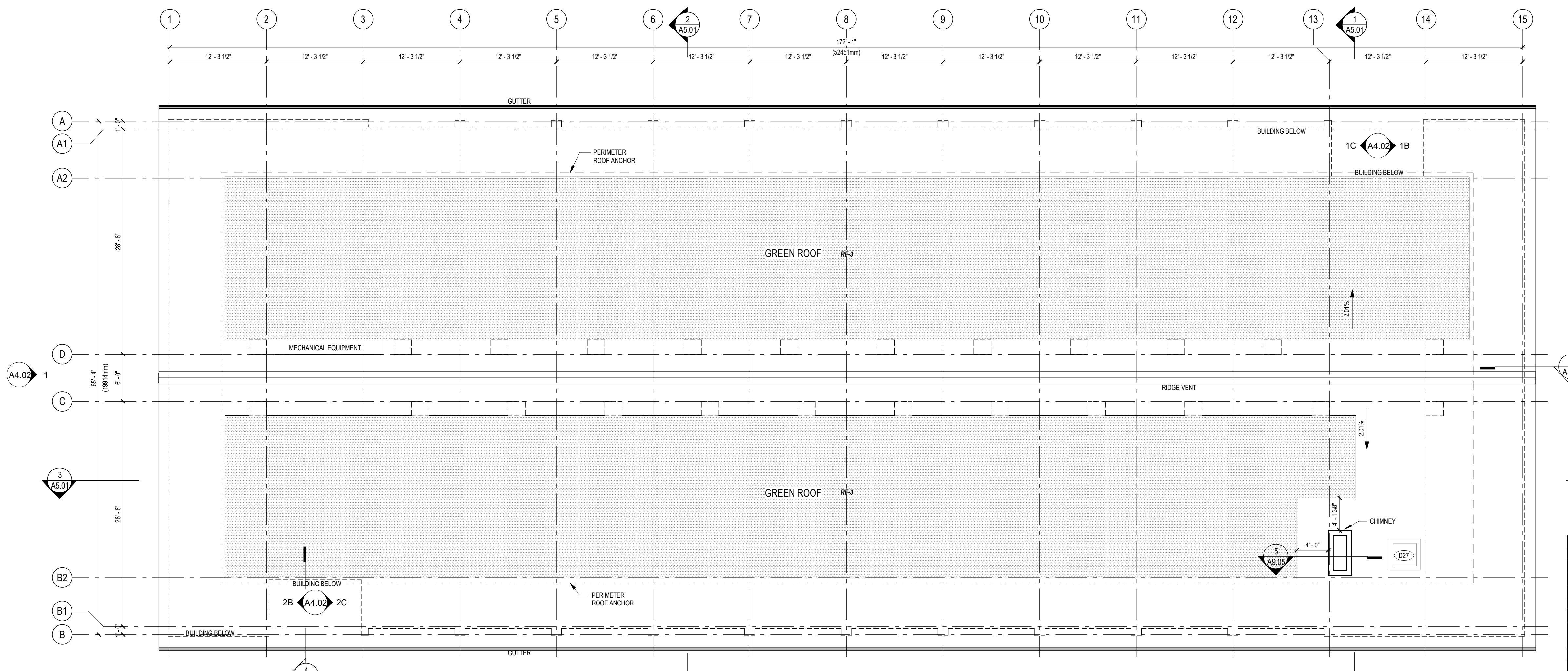
LEVEL 1 & 2 PLANS

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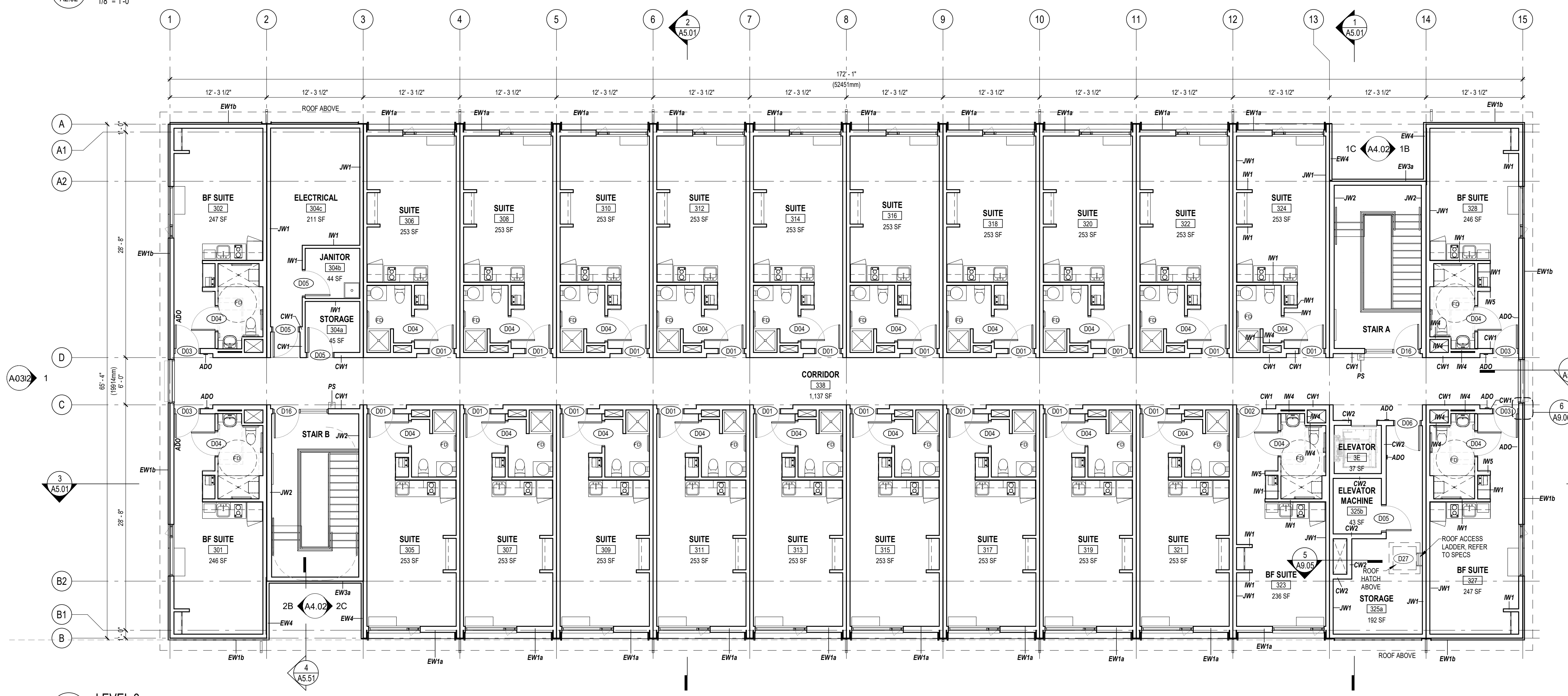


KEY PLAN



Available Roof Space Calculation		Proposed
Gross Floor Area, as defined in Green Roof Bylaw (m ²)		3,054.78 m ²
Total Roof Area (m ²)		1,115.3 m ²
Area of Residential Private Terraces (m ²)		-
Rooftop Outdoor Amenity Space, if in a Residential Building (m ²)		-
Area of Renewable Energy Devices (m ²)		-
Tower(s) Roof Area with floor plate less than 750 m ²		-
Total Available Roof Space (m ²)		1,115.3 m ²
Green Roof Coverage	Required	Proposed
Coverage of Available Roof Space (m ²)	557.65	576.2 m ²
Coverage of Available Roof Space (%)	50%	51.7%

4 ROOF
1/8" = 1'-0"



3 LEVEL 3
1/8" = 1'-0"

- 5 05/25/21 ISSUED FOR 100% BPA MSA
- 4 05/07/21 ISSUED FOR SPA 2 MSA
- 3 04/26/21 ISSUED FOR 75% BPA MSA
- 2 03/19/21 ISSUED FOR SPA MSA
- 1 02/23/21 ISSUED FOR PPR MSA

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TORONTO MODULAR HOUSING 2
20 BRACEBRIDGE AVE.
TORONTO, ON

LEVEL 3 & ROOF PLANS

scale: As indicated
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