

**Modular Housing Initiative – Trenton/Cedarvale Ave  
Community Liaison Committee Meeting #3**

June 3, 2021

4:30 p.m. to 6:00 p.m.

Zoom Meeting

**Meeting Summary**

**1. Welcome, Introductions, Agenda Review**

Bruce Davis, Public Progress, welcomed participants to the third 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 continued by reviewing the meeting agenda, noting that the purpose of the meeting was to present and discuss updates related to community safety. This CLC meeting was also open to the public to attend as observers. Local resident, Jon Burns was invited to participate as a guest. CLC members indicated that there were no issues with Jon Burns attending as a guest.

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

**2. Opening Remarks Mayor Tory and Councillor Bradford**

Mayor Tory thanked everyone involved, including CLC members, in helping get the project to where it is today. He also outlined the commitment he made to have discussions and create a plan to address community safety concerns as they pertain to the project site and expressed his gratitude to those in attendance for their help in ensuring a focused discussion on community safety could take place this evening. He discussed a recent walk that he and Councillor Bradford did around the site, the park, and surrounding area during which they also knocked on doors of properties in close proximity to the proposed site to speak to neighbours. He concluded with a reminder that this is the beginning of the process and the presentations this evening are intended to highlight that.

Councillor Bradford thanked everyone, including CLC members, and acknowledged the hard work and many meetings and time put into the project so far. He acknowledged his appreciation for the recent walk with the Mayor and discussions with community members. He noted that some conversations were positive with support for the project and others were constructive and highlighted challenges to address. He thanked COTA Health (Cota) and The Neighbourhood Group (TNG) for their work on the Phase 1 Modular Supportive Housing buildings at 11 Macey and 321 Dovercourt Road and spoke about his visit to the site to see the facilities and talk to tenants. He appreciated the Cota and TNG teams for being available to present more about their experience in the Phase 1 sites to members of the community in Beaches-East York. He also thanked Michelle Aarts for her help and support on the project and concerns related to Parkside School.

### 3. Presentation – The Neighbourhood Group (TNG) and COTA Health (Cota)

The Neighbourhood Group (TNG) and Cota provided an overview presentation about what work is being done on the Phase 1 Modular Supportive Housing Initiative sites and the large-scale community impact. TNG is a non-profit multi-service agency operating more than 400 housing units across the city. Cota is a non-profit community-based organization that provides person-centred supports to adults with mental health and cognitive challenges. Cota operates more than 500 supportive housing units across the city.

TNG provides the property management and operations functions and Cota provides on-site supports for tenants at 11 Macey Ave. and 321 Dovercourt Road. Staff from TNG and Cota provided an overview of each site, including occupancy timelines, number of tenants and support staff on site. The presentation also included an overview of the tenant application process, tenant on-site supports, level of supports and how they are tailored to tenants, tenant responsibilities, staff and security model, as well as community safety and crime statistics since the opening of modular building. Presentation slides can be found in Appendix C.

A summary of the discussion on the presentation is provided below.

Questions are noted with **Q**; responses are noted by **A**, with responses provided by TNG and Cota being in the context of 11 Macey Ave. and 321 Dovercourt Rd; and comments are noted by **C**.

Please note this is not a verbatim summary.

**Q:** What is the staffing budget for the year?

**A:** TNG and Cota will follow up following the meeting, as specific numbers are not available right now.

Cota subsequently confirmed that the budget for on-site staff supports across the two Phase 1 Modular Housing sites is approximately \$2.9M per annum. These on-site supports are provincially funded and were aligned with the initiative by Cota. They were not awarded to Cota by the City, as a result of the City's RFP process.

**Q:** Are staff qualified to provide harm reduction and medication support? Are they certified in drug and alcohol counselling?

**A:** Yes, staff receive medication training and certification. The training program is provided by a certified nurse and overseen by Cota's Medication Committee. There are also existing standards for drug and medication storage that are adhered to.

**Q:** Who is the owner of the property? Who is the landlord? If there is an issue, who is the authority to handle issues?

**A:** The City of Toronto is the owner of the property. The Neighbourhood Group is the landlord. TNG leases the property from the City of Toronto. TNG is responsible for property and tenancy management and operation functions.

**Q:** There are exemptions to the *Residential Tenancies Act* when it relates to social housing. For example, Toronto Community Housing doesn't have the same maintenance standards to adhere to as private landlords. Do exemptions exist for TNG because it is leasing a City-owned building?

**A:** TNG adheres to the *Residential Tenancies Act* and provides standard lease agreements to tenants.

**Q:** What is the definition of harm reduction? Does this include providing drugs and clean needles for safe injection?

**A:** Harm reduction can refer to numerous things including, providing materials for the provisions of safer sex, education for drug and alcohol awareness, and referring clients to services. We are not a safe injection site and we do not dispense illicit drugs. We do dispense harm reduction supplies, including clean needles.

**Q:** Why was 30 minutes allocated to a presentation for TNG and Cota? Has it been pre-determined that TNG and Cota will be the housing providers for the Trenton/Cedarvale site?

**A:** Tonight's agenda was put together by City staff, in consultation with the Councillor's office to discuss community safety. This includes concerns raised pertaining to the operation, security and supports offered on-site in the first two modular buildings operated by TNG and COTA. They are attending this meeting to provide related context and additional information regarding the operation of the first two modular buildings at 321 Dovercourt Rd. and 11 Macey St. They have not been pre-determined to be the housing providers for the Trenton/Cedarvale site. The City will issue a Request for Proposal to select the operator for this building at Trenton/Cedarvale Ave.

**Q:** If I am a person who is trying to exit homelessness and I have addiction issues with alcohol or drugs, what services are provided on site to support me?

**A:** If a tenant at 321 Dovercourt Rd and 11 Macey St. identifies as wanting abstinence from alcohol or drugs, we would try to link them with another peer in the building who is also in abstinence and recovery. Staff would support this connection. There are no current support groups (such as Alcohol Anonymous Meetings) on-site, however we could look into available meetings in the community and surrounding area.

**Q:** Have partnerships with Centre for Addiction and Mental Health (CAMH) been investigated? Are they available to provide on-site supports? What does that look like?

**A:** Cota has a partnership with CAMH. They often visit tenants either in-person or virtually. Cota can also consult with their supports as clients are often linked to supports at CAMH or community health centers in the area. Cota also has a partnership with South Riverdale Community Health Centre (SRCHC), which can be accessed to provide primary care, as well as an Assertive Community Treatment (ACT) Team that visits sites to provide supports for staff as well as tenants.

**Q:** Is the peer-to-peer work paid by honorarium? What does that type of work look like on tenant's resumes? Would it be taken off of their cheque if they were receiving assistance of disability support?

**A:** The peer-to-peer work is a paid job, by hourly wage. It would include a job title on a tenant's resume such as Kitchen Assistant. It would be calculated and accounted for if they are receiving social assistance.

**C:** The harm reduction strategy is a great idea because we don't want people using and sharing dirty needles. However, there are aspects to harm reduction that have to be considered with community safety. If tenants are being provided with clean needles, they still have to go into the neighbourhood to purchase drugs. This runs the risk of attracting drug dealers to the neighbourhood.

**Q:** What has been done to proactively discourage or mitigate illegal drug dealing from happening near the building as well as in surrounding areas? What is the role of the housing provider?

**A:** The CLC is a very effective opportunity for people to bring issues directly to the housing

providers, even when issues are not directly related to modular housing. When TNG receives concerns, they are investigated to determine if it is directly related to the modular supportive housing building. Even if it is not directly related, TNG often supports follow up with City departments to mobilize and respond to issues so they can be addressed.

**C:** The Trenton/Cedarvale site should see proactive approaches to address community concerns of anti-social activities taken place in the neighbourhood and the impacts it could pose on residents.

**Q:** What is crisis intervention exactly? What are some examples or actions and specifically what is not included?

**A:** Crisis intervention in this context is generally related to chronic health issues, mental health issues, family crisis, job loss etc. One of the models used to handle a crisis is Crisis Prevention Intervention (CPI). All staff are trained to de-escalate crisis using this model. We can also reach out to community partners such as the mobile crisis team, if needed. Cota also has an Assertive Housing First Team (AHFT) available to provide higher level supports to some tenants through a multi-disciplinary team (this could include a case manager, addiction specialist, psychiatrist, and nurse). We can also connect with the Gerstein Mobile Crisis Centre.

**Q:** There is a distinction between the property manager and the service provider for the Phase 1 sites. Does the property manager select the tenants and service provider provides supports and services, how is this coordinated?

**A:** As part of the process for selecting tenants at 11 Macey St. and 321 Dovercourt Rd, Cota is the lead for the intake process and identifying residents. Cota shares referral suggestions in collaboration with City staff in the Shelter, Support and Housing Administration division, and brings forward tenant candidates to TNG. Once tenants are offered housing at the sites, Cota provides on-site support services to those who may need them to assist with housing stability and personal wellness. The level of supports varies, depending on the unique needs of each tenant.

**C:** The crime related statistics reference materials highlighted in the presentation were misunderstood however, it is understood that it may not be directly related to the modular supportive housing properties.

**A:** Some of the information: The crime data highlighted in the presentation is from the Toronto Police Services' Open Data sources. Crime rates and statistics are complex, sharing this data was intended to underline that the overall crime rate in the area has not increased since the introduction of the modular site.

**Q:** What is the type of 24-hour support staff available at night?

**A:** Both sites have 24-hour on-site support. For example, at 11 Macey there are:

- 5 support staff on shift between 7am and 12pm
- 7 staff on shift between 12pm and 8pm
- 5 staff on shift between 8pm and 12am
- 3 staff on shift plus a security guard between 12am and 7am

Each site also has a dedicated on-site support services manager.

**Q:** Is the meal plan offered to tenants at a cost?

**A:** Yes. It is approximately \$2 a meal which is significantly less than purchasing a meal or buying groceries.

**Q:** What happens if a tenant becomes pregnant? Once the child is born, will she have to leave?

**A:** If a tenant becomes pregnant, we would encourage them to look for alternative housing options that better suits their needs. We would also support them with the search, application process and connect them to support workers.

**Q:** There has been references noted that police are frequently at the Macey Ave site. What are those visits related to?

**A:** Police visits are not always related to a crisis. We have a great relationship with Community Liaison Officers and welcome them in the building to talk to tenants and make connections. We are trying to foster a healthy relationship with first responders and tenants. Some police visits are related to mental health issues. At the shelters in this division, there might be more of a police presence, but it is not a danger to the community. Sometimes it is an officer driving a tenant to the hospital. It was also stated that the City is looking to address mental health concerns with less police presence through the use of more mental health professionals.

**C:** Toronto Police Service is a great part of our community and has done great work across the city as it relates to crisis intervention, particularly recently in Midtown. Their service is appreciated.

#### 4. Safety Walk Summary Report Review

Bruce Davis provided an overview of the Safety Walk Summary Report. The walk was held on April 29, 2021, from 12:30 p.m. to 1:30 p.m., with Councillor Bradford and his staff; City staff from Parks, Forestry and Recreation; the Parkside School principal; and two representatives from Toronto Police Services. This event was facilitated by Bruce and two Seneca College students with a background in crime analysis and investigations. Bruce acknowledged that he is not certified through Crime Prevention Through Environmental Design (CPTED) however a couple of participants are certified.

This exercise identified risk issues that exist today, prior to the modular supportive housing building. There is some work for TDSB to address, as well as City staff from Parks, Forestry and Recreation. He noted that this is a healthy first look at potential risk issues. The recommendation is that another safety walk be conducted 3 months after the site is occupied and include community members. This process is to ensure community safety for modular supportive housing tenants, local residents and community members. A copy of the Safety Walk Summary Report can be found in Appendix D.

#### 5. Discussion

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

**Q:** The safety walk has exposed a number of risk issues and it's unclear how the different teams communicate. How can the CLC members encourage all the different actors to get the work done?

**A:** The CLC is a valuable meeting place to raise concerns to relevant staff at the table (e.g., Housing Secretariat, TDSB, and Toronto Police Services), and monitor and evaluate how things are going.

**C:** Although harm reduction as a resource is generally supported, there is a major community concern for tenants who are provided clean needles and will be looking to fill the needles with

illegal substances and fund the purchase of such substances. There is a major concern for the impact this will have on community members, particularly those who use the three parks and skate park.

**Q:** What will be done to proactively discourage or mitigate illegal drug dealing from happening near the building as well as in surrounding areas like the parks?

**A:** One way to manage risk is to be there, using the park, maintaining eyes on the park. The parks are very healthy and well-used, this could lower the potential of issues. There are after hours concerns that should be considered.

**C:** The parking study was inadequate. A lot of work needs to be done with this issue.

**Q:** Will the future safety walk be done at nighttime to address issues that we don't see during the day?

**A:** The recommendation is for the Councillors office to arrange the next safety walk after dusk.

**C:** Although a CPTED report is not a requirement under the Site Plan review process, it was suggested that a CPTED report be conducted and provided to CLC members

**Q:** Is there budget to make improvements to identified risks in the safety walk report?

**A:** There is City budget available depending on the changes.

**Q:** The walk was limited in scope, being very close to the site. What is the plan to do the rest of the park and identify other areas that can have risks?

**A:** Parks Forestry and Recreation is working on a safety audit for the entire park. The safety walk did cover the entire school property.

**C:** An update on timing of the Parks, Forestry and Recreation safety audit and report needs to be provided to CLC members.

**Q:** Is there a commitment to have changes for the identified risk to be completed before occupancy?

**A:** The applicants have submitted a lighting and landscaping plan which is required to get an occupancy permit. These are requirements for the site plan. City staff are also looking at minor capital work to address park upgrades and the intention is for this to roll out with the building.

**C:** Someone from Parks, Forestry and Recreation should attend the next meeting to provide a preliminary report to CLC members about the plans for the park.

**C:** It is not appreciated how some community members are coming under fire for feedback and facts that have been presented.

**C:** People who use the park the most should be included in the future safety walk in order to provide more comprehensive feedback.

**C:** There have been, and continue to be, crime and violence issues in the area and some residents are concerned about how this will be addressed. It was noted that security may be required in certain apartment buildings which may incur additional cost to residents.

**C:** Safety starts in the program aspect and design of the site itself. The dynamics change when there is a congregation of more than 45 people and it is suggested that the number of tenants be reduced to 60 or 55. This will also allow for more positive communal activities in the amenity spaces. The CLC is valuable if we can discuss concerns and arrive at a consensus.



**Q:** When can we address some of the safety issues that relate to the design of the building since it will be voted on by Council on June 8<sup>th</sup> 2021?

**A:** There have been significant changes to the site design to reflect feedback from the community, as well as lessons learned from City staff and housing providers involved in the Phase 1 sites. We can continue to discuss this through the CLC but no further changes to the site plan will be done ahead of the June 8<sup>th</sup>, 2021, Council meeting.

**C:** Toronto Police Services needs to provide an update about emergency vehicle access.

## 6. Next Steps

Bruce thanked CLC members for contributing their feedback and time to this vital discussion and expressed appreciation for all of the views that contribute to the feedback shared.

Councillor Bradford reiterated that supports and safety are two sides of the same coin. He thanked Cota and TNG for their presentation and operational discussions. We have more still to do related to community safety and this is the start of the discussion, not the end. He thanked Bruce for his facilitation role on this project and to the Mayor for taking a local councillor level focus on this project.

Mayor Tory thanked Councillor Bradford for his dedication to the project and time spent with him walking around the site. He also thanked the CLC members and community members who joined as observers. He will continue to be involved in the project and stick to his commitments to ensure a plan for community safety for the site.

**Appendix A – Agenda**

**Modular Housing Initiative  
Community Liaison Committee – Meeting #3  
Trenton/Cedarvale site  
3 June 2021 4:30 p.m. - 6:00 p.m.**

**AGENDA**

**Meeting Purpose:** to present and discuss updates related to community safety.

- 4:30 pm*      **WELCOME, INTRODUCTIONS AND AGENDA REVIEW**
- 4:35 pm*      **OPENING REMARKS - MAYOR TORY & COUNCILLOR BRADFORD**
- 4:45 pm*      **PRESENTATION – THE NEIGHBOURHOOD GROUP/COTA HEALTH**
- 5:00 pm*      **SAFETY WALK SUMMARY REPORT REVIEW**
- 5:15 pm*      **CLC DISCUSSION**
- 6:00 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](http://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
- Julie Burn – Church of the Resurrection
- Belle Kaplan – Local Resident
- Ivona Vukasinovic – Local Resident
- Michael Robinson – Local Resident
- Cindy Lew – 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
- Police Constable Norm Leung – 55 Division Community Relations Officer

### Guest Representation:

- Jon Burns – Local Resident

### City Council Representation:

- Mayor John Tory

### Councillor’s Office:

- Councillor Brad Bradford
- Rishab Mehan
- Madison Leisk

### Project Team Staff and Consultants:

- Abi Bond – Housing Secretariat
- Jasmyn Williams – Housing Secretariat
- Bruce Davis – Public Progress
- Kegan Harris – The Neighbourhood Group
- Lidia Monaco – The Neighbourhood Group
- Jenny Lewis – The Neighbourhood Group
- Lin Sallay – COTA Health (Cota)
- Robert Abbatangelo – COTA Health (Cota)
- Ryan White – COTA Health (Cota)
- Zoie Browne – LURA Consulting
- Alex Furneaux – LURA Consulting



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



June 7th, 2021



St. Stephen's  
Community House



**Cota**  
Inspiring Change

# About The Neighbourhood Group (TNG)

- ▶ TNG is a non-profit, multi-service agency currently operates 438 housing units across multiple housing sites in the City of Toronto.
- ▶ All property management services are provided The Neighbourhood Group. We are competent across all areas of property management, including Tenant and Occupancy, Facility Management, Administration & Risk Management, Marketing and Financial. In addition, we have a strong history of providing high quality support services for seniors, new Canadians, and persons with disabilities.
- ▶ TNG has experience in working with the City to calculate and administering Rent-Geared-to- Income. TNG follows provincial and City guidelines in administering RGI for this housing project.

# About COTA Health (Cota)

- ▶ Cota is a not-for-profit, community-based organization that has been supporting adults with mental health and cognitive challenges to live well within their communities for over 45 years. We provide person-centred supports that assist individuals to find inspiration and hope in their inherent strengths and support them to pursue meaningful change in their lives, as they define it.
- ▶ Cota provides a variety of services across Toronto to people living with mental health challenges, substance use issues, geriatric mental health conditions, acquired brain injuries, developmental disabilities/dual diagnosis and the experience of homelessness
- ▶ We presently operate over 500 units of supportive housing across the city

# About COTA Health (Cota)

- ▶ Cota holds an *Accredited with Exemplary Standing* designation awarded by Accreditation Canada
- ▶ We are also a Steering Committee Member of the Toronto Alliance to End Homelessness (TAEH) and are deeply committed to this cause

# 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 the end on June
- ▶ Support staff on site 24 hours



# An Overview of Each Site

321 Dovercourt Rd. (44 Units)



- ▶ Opened Feb. 2021
- ▶ As of today 34 residents have moved in
- ▶ Full occupancy expected by the end on June
- ▶ 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

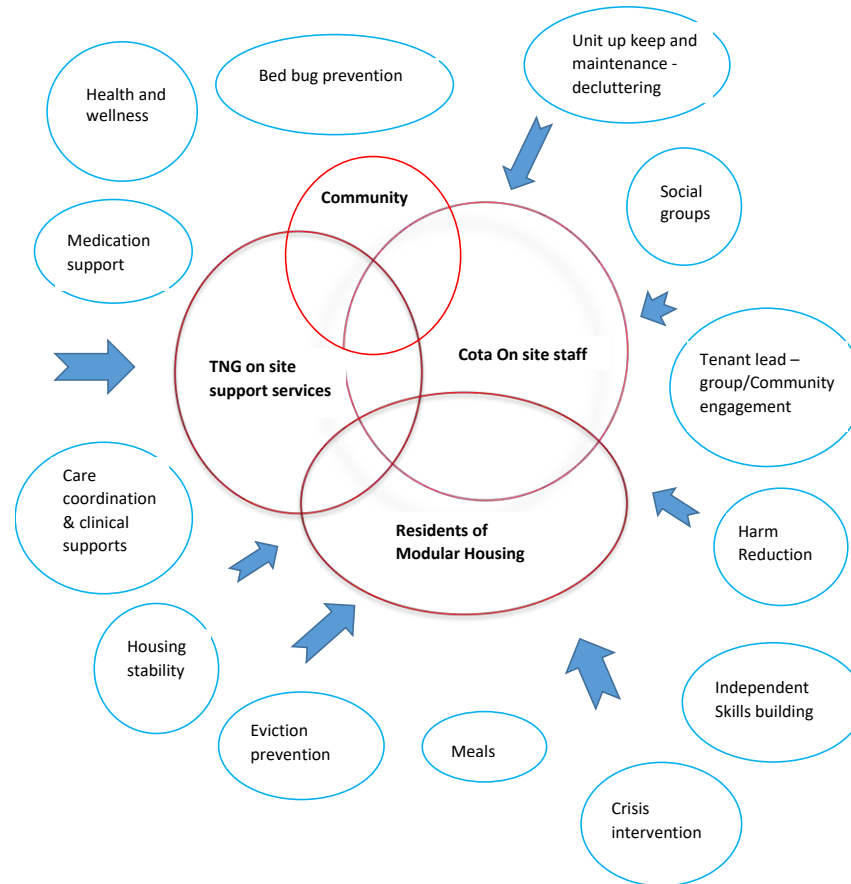
- ▶ Maintenance Staff onsite during regular weekday hours
- ▶ Property manager between each site
- ▶ Housing administration staff between each site
- ▶ Emergency answering service for residents during off hours
- ▶ On call staff ready to respond to maintenance emergencies during off hours
- ▶ 3 cooks 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

# Coming Soon

- ▶ Resident-Led Advisory Committee (June)
- ▶ Peer Employment Program (June)
- ▶ Free WiFi for Residents (TBD)
- ▶ Computer tablets for all residents



# Support Delivery Model



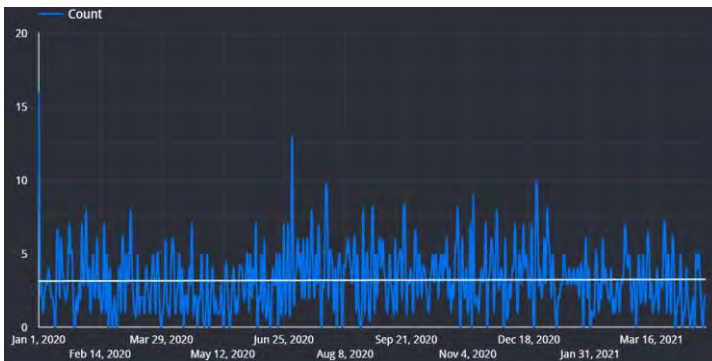
# Community Safety

- ▶ In the Neighbourhood of Division 41 neighbourhood crime has decreased in January, February, March, April, and May 2021 by 3% compared to this time period in 2020.

## Division 41 Crime Statistics February, March April, May

2020	881
2021	854

- ▶ In the 1 KM radius of 11 Macey Ave.; between January, February, March, and April 2021 crime decreased 5% compared to this same time period in 2020.



**326** in Jan 1 2021 - 24 Apr 2021  
↓ -5.0% from Jan 1, 2020 - Apr 24, 2020

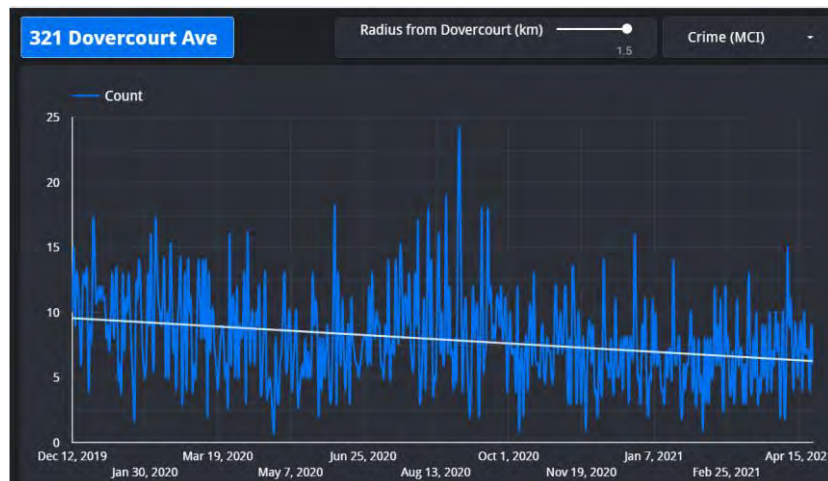
# Community Safety

- ▶ According to TPS Public Safety Data Portal – major crime in Division 14 Neighbourhood is down 3% in February, March, April, and May 2021 compared to this time period in 2020

## Division 14 Crime Statistics February, March April, May

2020	911
2021	881

- ▶ Looking further into this, in the 1 KM radius around 321 Dovercourt Rd. crime has decreased at a steady pace since 2019. The opening of the Modular Housing site has not impacted this decrease. In Jan 1<sup>st</sup> – April 24<sup>th</sup> 2021 (the last recorded update) crime has decreased 27.5% compared to the same time frame in 2020.



**742** in Jan 1 2021 - 24 Apr 2021  
↓ -27.5% from Jan 1, 2020 - Apr 24, 2020

# 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



Clothes donations for 321 Dovercourt



Household items donated to 321 Dovercourt



# 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.”*

▶ -Macey Avenue Community Member





## **Trenton/Cedarvale safety walk - Summary report**

The following report has been prepared by Bruce Davis, President of Public Progress, in anticipation of the modular housing building at the corner of Trenton and Cedarvale Avenues in East York, the subject site. The proposed building will include approximately 60 single rental apartments and associated support services suitable for individuals who are exiting homelessness and the shelter system. The safety walk was organized to address community concerns about potential safety issues and at the request of the City of Toronto's Housing Secretariat and the local City Councillor.

Due to COVID-19 restrictions in effect the walk was organized with two groups of five individuals from Public Progress (3 individuals), Parks Forestry and Recreation (3), Toronto Police Service (2), Parkside Elementary School (1), Councillor Brad Bradford and one employee from Councillor Bradford's office. Members of the public were not included in the walk at this time due to COVID-19 restrictions, but there are plans to do another safety walk post-lockdown.

Our process was designed to identify potential risk factors associated with public and quasi-public spaces in and around the subject site and to offer suggestions to mitigate risks. We don't know who the future tenants will be at the new housing site but our process was designed to encourage a healthy and safe neighbourhood for future tenants, neighbours, school children and their families, and park users. This type of safety walk can and should be done for any new development.

We hope that our findings and suggestions will be taken in the positive context that they are being offered.

### Limitations of this report

- This report is based on a physical inspection of the subject site, the adjacent Parkside Elementary School grounds and the Stan Wadlow park undertaken on the afternoon of April 29, 2021, and a review of the site plan and landscaping plan submitted by the modular housing applicant that was current at that time. We did not walk through adjacent residential streets or commercial areas in proximity to the subject site.
- This walk was done before the modular building was constructed and occupied, so we recommend that the walk be repeated following the opening of the new modular building to review conditions following opening.
- This report is not a formal CPTED audit but is designed to inform the community, the applicant, the school board and school community, City Planning and other City officials on potential issues and suggestions to mitigate risks associated with the new development.

### **Subject property:**

The modular housing is proposed for a city-owned parking lot at the corner of Trenton and Cedarvale Avenues with the front door facing Cedarvale Avenue and service entrance from Bracebridge Avenue. The group reviewed the site plan, landscaping plan and renderings submitted by the applicant that were current as of April 29. These plans and drawings are available on the City of Toronto [website here](#).

We understand that the applicant has already provided for exterior CCTV and lighting in their plan. We also understand that the building will include access control features including fob access and a staffed reception which will help to monitor the entrance to the building.

We understand that there will be a private outdoor amenity space for tenants at the rear of the subject property. There was some discussion of the waste storage buildings at the rear of the building and whether that could be integrated into the modular building. *Note: since our safety walk the building has been redesigned to incorporate most waste storage functions inside the building.*

On the basis of this review, the groups had no major concerns about the safety and security measures proposed within the actual subject site and building.

### **Parkside Elementary School:**

According to the school principal, students are well supervised when they are on the playground or in-school. Therefore, safety risks identified by those on the safety walk relate to activities on school property and surrounding areas that might occur during *non-school* hours.

There are currently some issues on the school grounds:

- There have been some incidents of individuals climbing on the roof of the school via the front portico; this can likely be addressed through better lighting, garden maintenance and hardening of the building elements;
- Anti-social activity (drinking, sex trade activity) in the parking lot at the rear of the school adjacent to 1501 Woodbine Avenue. This parking lot also has informal access to the ravine through a fence that is not adequately maintained;
- The rear playground of the school is currently used as a thoroughfare for individuals accessing the ravine system as there are steps leading from the playground down to the ravine. This encourages access to the school grounds by people not affiliated with the school.

In response to the planned modular housing building, parents and teachers have raised concerns about the proximity of the playground and the student drop-off area at the front of the school to the proposed building site. The bus drop-off zone is situated directly across from the front entrance of the proposed building. Parents and school representatives are concerned about what the children will see (i.e., people loitering out front of the building, emergency vehicles attending at the building etc.).

Any individuals loitering outside of a school (i.e. on the sidewalk immediately adjacent to the school) without a reason would be cause for concern and could be reported immediately by parents or school staff.

As far as modular building tenants are concerned, there is an amenity space at the rear of the proposed modular building, which should reduce the potential for loitering immediately in front of the new building; in any event, loitering in front of one's building is not a crime. Any harassing or threatening behaviour by individuals (by tenants or on tenants) would be considered serious and would be addressed by both the non-profit housing operator and the police.

Of greater concern to our group was minimizing the potential for antisocial behaviour after dusk, use of the school property as a means of accessing the ravine system and discouraging break-ins to school buildings.



*Photo 1 shows the entrance to the school property from the subject site at Trenton and Cedarvale Avenues. This is where parents and buses drop-off students.*

#### Lighting:

There were several areas on the school grounds which could benefit from improved lighting. Particular attention should be paid to access points, alcoves and any area that could lend itself to someone going undetected. It may be necessary to conduct an additional walkthrough of the site after dusk to accurately determine how effective the lighting is in each of the areas outlined below.

For example, the playground on the Cedarvale side of the school is well treed but the tree canopy is below the lamps, which may impair the illumination of the playground at night.

**Main Entrance (Front of School).** There was no visible lighting in this alcove/entrance way (See Photo 2). CCTV is utilized in this location in the main lobby area according to the school representative, but not outside.

**Photo 2.**



**Photo 3.**

*You will note in photo 3, the path which is located in between the school and the public pool has lighting; however, the area to the left of the fence does not appear to be lit and that area is situated on the school property.*

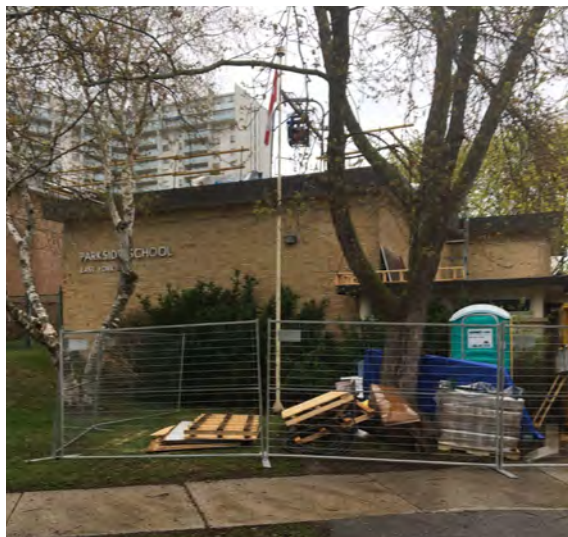


**Photo 4.**

*In the adjacent photo you see the shed structures within the fenced area of the school. This area is not well lit and provides an area of potential risk for antisocial activity.*

*The playground surface in the school forecourt has wood chips, which are effective for averting surface injuries but they may need to be monitored for discarded drug paraphernalia. Although we do not anticipate an increase in discarded needles in this area this is something that would need to be monitored.*

*The play structure in this kindergarten lot is made of wood, which can be set on fire if it becomes an area for afterhours loitering and anti-social activity. The school ground has already seen some unwanted activity by teenagers so this should be monitored.*



**Photo 5**

*As already mentioned, at the front of the school the roof is currently being accessed by individuals who are climbing the fence and accessing the roof. We did not access this area, so we were unable to determine if lighting was sufficient. But given the coverage provided by both buildings, increased lighting, more effective fencing, and garden maintenance might be beneficial.*

**Photo 6**

*This alcove at the southwest corner of the school building also provides an opportunity for antisocial activity due to the lack of lighting and the fact that it cannot be observed from the street.*



**Photo 7**

**Stairs which lead to ravine – open to the public.**

*Concerns raised by the school representative about who is accessing the stairs, and the concern that there is no way to control who comes up from the ravine and who could then access the school property. We did not access the stairs during this walk, and it's unclear whether there is sufficient lighting in this area. Given there is no way to control access to the stairs, ensuring the school is property lit at night will provide some deterrence and reduce the risk of crime occurring on school property. These stairs are located at the rear of the school.*



**Photo 8**

*Ravine stairs adjacent to the playground at the rear of the school.*



School children have access to the playground at the rear of the school up to the off-leash dog park. The off-leash dog park in the area contributes positively to community safety as it is a high pedestrian traffic area and it has some lighting.

**Photo 9.**



**Photo 10**

*Entrance 3 - Rear access point to school. According to the school representative, this access point utilizes CCTV (located under the overhang and is not visible in this photo). Lighting can be seen to the right of the entrance, and lighting was noted under the overhang*



**Photo 11.**



The teachers' parking lot at the north side of the school building adjacent to 1501 Woodbine Ave is currently an area of some concern. The entrance to the parking lot is off Ventnor Avenue. Lighting is noted in the main area of the parking lot, although it is unclear how sufficient it is. There are gates at the entrance of the lot, but according to school representatives, they are always open. Closing these at night would reduce unwanted loitering, parking etc., in the lot. The lot is secluded, and there is a high-rise apartment situated at the front of the lot which does provide some passive observation of the parking lot. Closing the lot at night would need to be balanced with an increased demand for parking in the area.

There is signage which indicates it is private property and parking is prohibited, however, the signage is not immediately obvious and may not be placed in the most effective location (See Photo 11).



**Photo 12**

*Photo 12 shows an additional viewpoint of the lot as well as lighting.*

There is access to the ravine from the rear of the teachers' parking lot. According to the school representative, there tends to be loitering behind this fenced off area. (See Photo 13). Evidence of alcohol use and general loitering was noted. This area is also not well lit.

**Photo 13.**



### **Stan Wadlow Park / Kiwanis Outdoor Pool / Stan Wadlow Clubhouse**

Our safety walk teams inspected the park and pool from different physical vantage points and this summary is a culmination of both groups' observations. Parks Forestry and Recreation staff conducted their own safety audit of the park and they will be reporting on their audit separately.

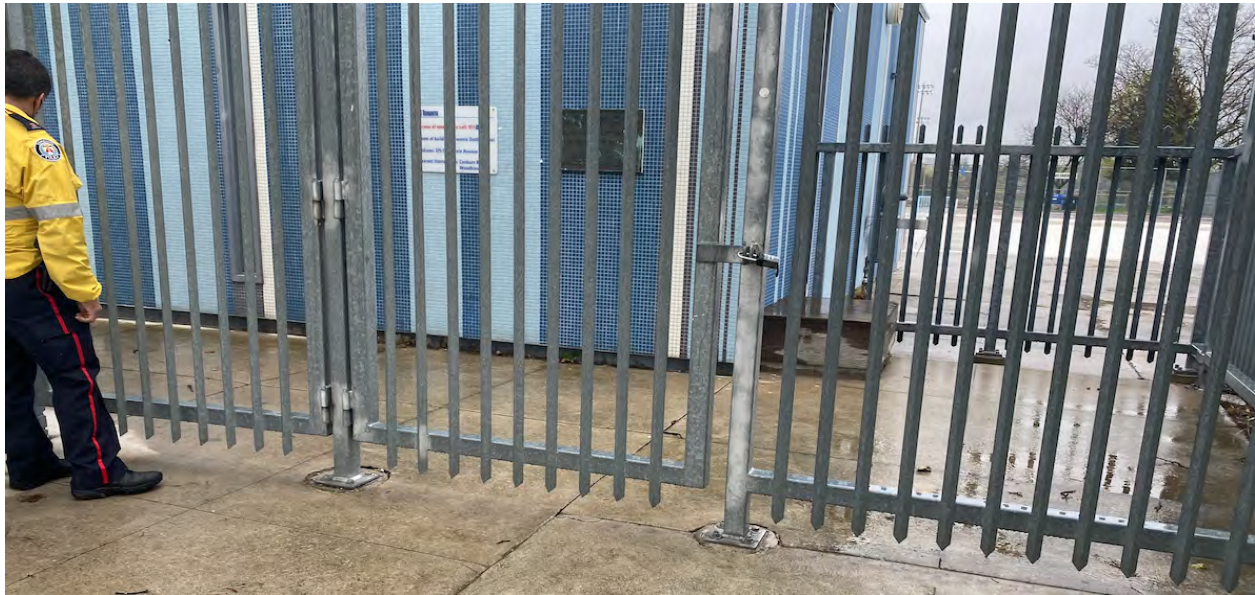
#### **Pool facilities:**

According to Toronto Police service representatives, during the summer months Toronto Police receive many calls regarding youth swimming in the pool after hours. The fence is quite high surrounding both the pool and outbuildings. There are CCTV cameras at the front of the property; according to reps from Parks Forestry and Recreation, these cameras are operational. Lighting in and around the pool buildings was observed to be older, sodium halide (orange) lighting. Brighter LED lighting may be beneficial to improve visibility in this area.



The gated area at the front of the pool building has two operable gates which are locked after hours (See Photo 14).

**Photo 14.**



**Photo 15.**

*Washrooms at the pool are located within the locked area so should not be a concern at night.*

**Photo 16**

*There is visible signage which indicates CCTV is in use and that signage is posted on the front of the building. Three cameras were noted on the main building. All appeared to be directed straight ahead (facing Cedarvale Avenue). PFR staff have confirmed that cameras are operational.*



**Photo 17.**

*CCTV cameras are already installed at the exterior of the Kiwanis Pool.*



**Stan Wadlow Clubhouse**

The Clubhouse is located inside the park property at the end of an interior roadway, north of the arena and southeast of the Kiwanis Pool. The clubhouse features a covered outdoor amenity area with several picnic tables.



**Photo 18**



**Photo 19.**

*A set of windows is depicted in Photo 19 where evidence of prying was noted by Toronto Police representatives. Several light fixtures were also noted at the front entrance and along the overhang portion of the building. Lights were also encased in protected cages.*



## Photo 20

### Seating area at rear of clubhouse.

We anticipate that the covered amenity space at the back of the clubhouse will be well used by the public when the park is busy. It is a high traffic area and it is surrounded by ball diamonds that are well lit until 11 pm in the summer. That reduces the potential for safety risks. However, this area has the potential for loitering and anti-social activity overnight or when the park is lightly used.



### Recommendations:

1. The operators of the modular housing should ensure that exterior lighting and CCTV cameras are operational and monitored.
2. Councillor Bradford's office, working with the Community Liaison Committee, the modular housing operator, Toronto Police Service, Parkside school and Parks Forestry and Recreation, should help to coordinate a community safety walk three months following the opening of the modular housing to identify any issues that might affect the safety of tenants, local residents, students or park users. This should be a shared community responsibility, understanding that there are already risk issues in the vicinity before the supportive housing project even arrives.
3. This report should be shared with the Toronto District School Board with a recommendation that they conduct their own assessment of the school property to identify the need for additional or upgraded lighting, CCTV, and property maintenance. At this time we do not recommend moving the playground at the front of the building to another location but subject to the emergence of unwanted activity, we suggest that the play area ground cover be checked daily or replaced with another suitable surface treatment.
4. Additional signage at the teachers' parking lot and the ravine access is recommended. It should be clear that these areas are off-limits to the public. The fence at the rear of the teachers' parking lot should be repaired.
  - a. *Note: if this parking lot is to be used by the City of Toronto for parking overflow for Stan Wadlow park then signage will need to prohibit entry during school hours.*

5. Parks Forestry and Recreation should assess the functionality of the lighting and the CCTV monitoring in Stan Wadlow Park and the Kiwanis Outdoor Pool and they should make their safety audit of the park available to the public.

#### Report preparation and acknowledgement

This report was prepared by Bruce Davis, President of Public Progress (A Division of 2526976 Ontario Ltd), with the assistance of Kelly Tobin and Jody-Ann Baugh. Kelly Tobin and Jody Baugh are students at Seneca College studying crime intelligence analysis and advanced investigations; we acknowledge the support of Seneca College and Gary Galbraith, Academic Chair, School of Public Safety & Behavioural Studies; School of Recreation & Environmental Studies.

Thank you also to the participants on the safety walk from the Toronto District School Board, Toronto Police Service, Parks Forestry and Recreation, Councillor Bradford's office and Councillor Bradford!

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