

**Modular Housing Initiative – Trenton/Cedarvale Ave  
Community Liaison Committee Meeting #4**

July 28, 2021

6:30 p.m. to 8:00 p.m.

Zoom Meeting

**Meeting Summary**

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

Jim Faught, LURA Consulting, welcomed participants to the fourth 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. Jim continued by introducing the CLC membership and project team; reviewing the meeting agenda; and noting that the purpose of the meeting was to present and discuss project updates.

This CLC meeting was also open to the public to attend as observers. Observers were reminded that the meeting is intended for CLC members to provide their advice and counsel to the project team, as per the Terms of Reference.

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 Councillor Bradford**

Councillor Bradford thanked everyone, including CLC members, for their participation at the meeting. Councillor welcomed Jim Faught, who has replaced Bruce Davis as a facilitator for these meetings. Councillor noted the updates that will be presented by the project team, including updates relating to the recommendations made at the Planning and Housing Committee in May 2021. Councillor confirmed that a Minister's Zoning Order (MZO) for the site had not been issued yet, and therefore, the timelines regarding construction will remain tentative. While referring to the ongoing tension between law enforcement and the encampment dwellers and linking it to the tremendous need for affordable housing, Councillor praised the efforts of the CLC in supporting the advancement of the modular housing project at Trenton and Cedarvale Avenue.

### 3. Project Updates

Jasmyn Williams, Housing Secretariat, provided an update on the Request for Proposal (RFP) for selecting the non-profit operator. She noted that the City would be issuing an RFP to secure a qualified and experienced non-profit operator this summer, and have the non-profit operator selected this fall. She further noted that the City is incorporating the feedback received from the CLC into the draft RFP. This includes ensuring the RFP: supports the selection of an operator with experience and expertise providing support services; outlines minimum staffing requirements, and considers use of outcomes-based metrics.

The City will enter into a lease agreement and a contribution agreement with the selected non-profit operator. These documents will further outline the roles and responsibilities of the operator as it relates to operating and maintaining the building, providing homes at an affordable rate, and providing support services to future residents. There will also be ongoing reporting requirements for non-profit operators, which will be reviewed and monitored by City Staff.

Ryan MacNeil, Corporate Real Estate, provided updates on the construction schedule. While noting that the MZO has not yet been issued, he noted that the construction process is expected to begin in August 2021, starting with temporary fencing around the site. During this time, he noted that public access to the parking lot would not be permitted. More information on alternate parking will be included in communications to the community about the project. Subject to the issuance of the MZO, it is expected that the equipment mobilization will take place in late August, followed by the start of the excavation work in September 2021. The completion date is dependent upon the issuance of the MZO.

A summary of the discussion on the project updates is provided below.

Questions are noted with **Q**; responses are noted by **R**, and comments are indicated by **C**.

Please note this is not a verbatim summary.

**C:** A safety walk was organized during the COVID-19 pandemic, and not many community members were able to participate. We should have another safety walk before the construction begins.

**C:** A safety subcommittee needs to be established, as was indicated by Mayor Tory during his meeting with community members. This subcommittee can be tasked to inform the project team about the impacts of the construction on the community.

**R:** City Staff noted that dog park lights have been enhanced, field house lighting improved, and light pathway is in progress. City Staff further stated that there will be a safety assessment for Stan Wadlow Park.

**C:** Suggestion to include safety as a standing agenda item for the CLC instead of forming a subcommittee to further address CLC interest in keeping safety as a top priority in discussions.

**Q:** What would the construction-related activities look like before the issuance of the MZO?

**R:** City Staff confirmed that site fencing, equipment mobilization will go ahead while waiting for the approval of the MZO. Signs will be installed at the site to inform people of construction details and parking alternatives.

**Q:** Will there be a phased approach to construction?

**R:** City staff noted the following construction activities and timeframes:

Week 1: Fencing installation

Week 2: Equipment mobilization

Week 3: Temporary walkways installed / sidewalks re-routed/ parking spaces barricaded

Week 4-7: Excavation, footing, and foundation work

Week 8: Modular units delivered, installed, and stacked by cranes

Week 9: Final placements and material shipping

Week 10: De-mobilization of the temporary walkways, reinstatement of some parking, occupants to be moved in (expected by end of the year)

**Q:** Will this be a 10-to-11-week (approx. 3 months) project?

**R:** Yes, unless any significant construction issues arise.

**Q:** What impacts can we expect from construction activities?

**R:** The City will abide by the existing noise by-laws mandated by the Province. The community can expect 10 to 15 contractors, possibly 25 at peak period, working on the site. Contractors will be parking outside of the immediate neighborhood. For construction-related concerns, community members will be provided with the contact information of the City's Project Manager. Other project-related queries will be documented and responded by the Community Liaison Office, managed by LURA Consulting, an independent third party facilitator.

**Q:** What is the difference in hours of operations between the City and the province?

**R:** Province currently allows the construction to occur from Monday to Sunday from 6 am to 10 pm. The City's by-laws allow construction activities from 7 am to 9 pm on weekdays, 9 am to 5 pm on Saturdays, with no construction work on Sundays.

**C:** Councillor Bradford noted that the community would prefer that construction occurs according to the City's policies, rather than Provincial standards.

**Q:** What is the likelihood that houses near the construction site could experience vibration-related issues?

**R:** The City is currently working with engineering consultants on a vibration study. If there are any concerns identified by the consultants, the City will work with the relevant community members on carrying out any pre-construction inspections.

**C:** Signage needs to go up soon otherwise the City may receive a number of complaints.

**Q:** Once the construction starts, will the fence that is being installed be safe for children and families? Will there be any security presence on-site or safety instructions?

**R:** City staff will work with the contractor to ensure there are safety instructions around the site. Also, on-site security will be provided by the contractor and a flagman to deal with any traffic-related concerns. The fencing will be secure and safe. Safety is of the utmost importance to the City. Community members are encouraged to reach out to the provided contacts if any concerns or issues arise, so they can be addressed promptly. Furthermore, the contractor will be on-site daily and will carry out daily inspections.

**Q:** If a tent city starts to develop in the park, are there any measures being planned now to ensure that we do not get to a point where law-enforcement has to use force to address specific situations involving the homeless population? This can be traumatizing for many people in the community.

**R:** Councillor Bradford noted the challenges in addressing such situations because of their complex nature. City Staff, such as the Streets to Homes program staff, and other community agencies are always looking for ways to work with people who are homeless amicably and support pathways to housing and services.

**Q:** Is there any update on the design change that was to be considered to allow safe access for emergency vehicles?

**R:** The City is looking into it and will advise the community.

**Q:** Will the City be willing to pay for outdoor cameras for the two public schools to avoid any illicit activity?

**R:** The City will have to look into this request.

**C:** With the proposed construction timeline, the excavation work will coincide with the start of the school year. As well, noise issues, traffic disruptions can cause a lot of nuisance for the public.

**Q:** What will the City/contractor do to ensure that the studies of children at the nearby school are not disrupted because of construction activities?

**R:** The City will be working with the contractor and the community to minimize noise resulting from construction. Furthermore, it is important to note that because modular housing is primarily constructed off-site at a manufacturing facility, many of the community concerns, such as noise and vibration, are minimal compared to a typical construction project.

**Q:** What safety measures will be taken to safeguard the community, particularly our children? Can there be a paid security guard at the site to monitor and help with any undue event?

**R:** The City and contractor take safety of the construction site very seriously, and are committed to community safety. The contractor will be working closely with the City to prevent and/or remedy any safety concerns, including having flagmen and paid duty officers on site as needed.

**Q:** Will you lower the water table around the site to ensure that foundation is set correctly? If so, what mitigation measures are being looked into, especially for people whose properties are downhill from the site?

**R:** A hydrology study is a requirement for a site plan application process and it has been reviewed thoroughly by Toronto Water and Engineering and Construction Services Division. If there is a need for any mitigation strategies, they mandate that we implement them during the construction period.

**C:** Alternative parking arrangements have to be arranged in parallel and not sequentially as we note the existing seventy five spots are being taken out of commission. We need the specifics on the parking alternatives.

**Q:** If the City is looking to take away the seventy five parking spots, what is the update on the alternative arrangements (creating parking spots on Haldon Avenue, sharing parking space with TDSB) that were discussed in the previous meetings?

**R:** On the alternative parking options at Haldon Avenue, we will be moving the c-can in order for us to repaint and re-allot the lines as a first measure. Once that is done, we will be able to confirm how many parking spots we will be able to account for. On the TDSB shared parking space, the agreement is almost complete and we will be able to provide an update soon. The City will consolidate all the alternate parking updates and share with the CLC.

**Q:** Will the Kiwanis Outdoor Pool be closed during construction due to the dust and other construction-related concerns? Has anyone looked into the possible impact on children using the pool?

**R:** The City has no plans to close down the Kiwanis Outdoor Pool. We will continue to work to mitigate and address construction-related concerns, including dust, noise, vibration, and safety. If any concerns do arise, they can be communicated to the City through the City's Project Manager.

**C:** Community would like to provide their input to the draft RFP. This will help build trust and improve the RFP as well.

**Q:** Will we get a chance to give our feedback on the draft RFP?

**R:** The City cannot provide the draft RFP for community input before it goes public as the legal team has advised staff that doing so could interfere with the integrity of the procurement process. We are in the process of incorporating all the feedback provided to date. Once it goes public, we will be able to provide the link to the RFP.

**Q:** When will we have the next CLC meeting? How soon will we be informed of the immediate actions that need to be taken before the construction?

**R:** As per the TOR, CLC meetings are to take place once every month. We will get the summary of today's meeting ready and will share them accordingly. With school starting in September, we will be looking at holding the next CLC meeting mid- to late-September.

**Q:** Since it's essential, at this point, to keep the community informed, will it be possible to update the website with information on the construction timeline, notes from previous meetings, parking information, RFPs, any other reports?

**R:** The City will be updating the website with construction and parking information. Summary reports of the second and third CLC meetings have been circulated to the CLC members for any comments/concerns. Once the feedback is received, we will be able to finalize the reports ensuring they are AODA compliant before they are posted on the website.

**Q:** Can we get access to RFPs for builders, developers to see how they were chosen?

**R:** Yes, the City will share relevant past RFPs with CLC members for their information.

**Q:** How long would the lease for this modular housing be?

**R:** The lease term is still being finalized as part of the RFP process. Typically, a long-term lease agreement term can range from 50 to 99 years.

**Q:** Where will the RFP for the non-profit provider be posted?

**R:** The final RFP will be published on the City's website, at the following link: [Open Requests for Proposals – City of Toronto](#).

**C:** The RFP should also be posted on the project webpage for ease of access to community members

#### 4. Next Steps

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

Councillor Bradford reiterated the importance of receiving timely feedback as we get closer to the construction phase. He thanked the community for their patience and contribution to this process.

**Modular Housing Initiative  
Community Liaison Committee – Meeting #4  
Trenton/Cedarvale site  
July 28, 2021 6:30 p.m. - 8:00 p.m.  
AGENDA**

**Meeting Purpose:** to present and discuss updates related to overall project.

6:30 pm **WELCOME, INTRODUCTIONS AND AGENDA REVIEW**

6:35 pm **OPENING REMARKS - COUNCILLOR BRADFORD**

6:40 pm **PROJECT UPDATES – CITY STAFF**

6:55 pm **CLC DISCUSSION**

8:00 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:**

- Cindy Lew – Resident
- Julie Burn – Church of the Resurrection
- Helen Chilas – 1501 Woodbine Tenants Group
- Derek MacPherson – Local Resident
- Linda Collins - Donleavy – Canadian Martyrs Parent Council
- Frank Marra – Oak Park Residents Association
- Ivona Vukasinovic – Resident
- Lisa Scarfo – Parkside School Parent Council
- Kim Lewis – East York Canada Day Festival
- Joe Cerullo – Resident
- Gerald O’Grady - East York Curling Club

### **Councillor’s Office:**

- Councillor Brad Bradford
- Rishab Mehan
- Madison Leisk

### **Project Team Staff and Consultants:**

- Abi Bond – Housing Secretariat
- Jasmyn Williams – Housing Secretariat
- Ryan MacNeil – Corporate Real Estate
- Edward Lewis - Parks, Forestry & Recreation
- Liz McHardy – LURA Consulting
- Jim Faught – LURA Consulting
- Zoie Browne – LURA Consulting
- Sunil Issac– LURA Consulting