

**Modular Housing Initiative – Trenton/Cedarvale Ave  
Community Liaison Committee Meeting #5**

September 29, 2021

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

Zoom Meeting

**Meeting Summary**

**1. Welcome**

Liz McHardy, LURA Consulting, welcomed participants to the fifth Community Liaison Committee (CLC) meeting for the modular housing project at Trenton and Cedarvale Avenue. She began by providing a Land Acknowledgement.

**2. Opening Remarks Councillor Bradford**

Councillor Bradford thanked everyone, including CLC members, for their participation in the fifth CLC meeting. He acknowledged the work being done as part of the project to move things forward. He particularly noted the visit organized for the Macey modular housing site and appreciated the participation from some of the CLC membership.

**3. Introductions and Agenda Review**

Liz explained LURA's role as a facilitator for the meeting as well as noted that LURA would be drafting a summary for CLC review. Liz continued by facilitating a round of introductions of CLC members, Councillor's office and the project team. Liz reviewed the meeting agenda; and noted that the purpose of the meeting was to present and discuss the following Project Updates (1. Construction; 2. Alternative parking; 3. Community safety; and RFP to Select an Experienced and Qualified Housing Operator; as well as an update on the 11 Macey Site Visit.

This CLC meeting was also open to the public to attend as observers.

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

**4. Project Updates**

City staff provided an update on the key aspects of the project.

**Construction**

Ryan MacNeil, Corporate Real Estate, informed the participants that the construction activities would begin in October. City staff will continue to work with the manufacturer to expedite the construction process. He noted that the community will be kept informed on construction activities and timelines through the project's website and emails to the mailing list. He highlighted the following key construction activities in the order that they will take place:

- Fencing and tree protection;
- Excavation;
- Pile installation;
- Foundation formwork;

- Pouring foundation;
- Craning modules;
- Building material lining and terminate roofing laps;
- Exterior cladding and interior finishes;
- Ramps and pergola, bike storage;
- Site service tie-ins;
- Landscape plantings; and,
- Commissioning process.

With respect to minimizing disruptions and ensuring site safety during construction he noted the following:

- Builders and their trades have been advised to remain mindful of the adjacent neighborhood.
- The contractor has obtained the student drop-off and pick-up schedule from Parkside Elementary School and will continue to coordinate deliveries and pick-ups to minimize disruption.
- Flagmen and paid off-duty officers will be present during specific periods to assist with directing traffic.
- The contractor will generally schedule construction activity, according to the City of Toronto Construction Noise by-law, working from Monday to Friday, 7 a.m. to 7 p.m., Saturdays 9 a.m. to 7 p.m. with no construction on Sundays and statutory holidays.
- During heavier construction activity, such as craning of modules, the contractor may need to work outside of these hours to prioritize safety and minimize disruptions on the community and the school.

### Alternative Parking

Jasmyn Williams, Housing Secretariat, informed CLC members that City staff are working to create new parking spots nearby to replace the 75 that are currently located at the project site. To date, 62 parking spaces have been secured at the four locations outlined in the chart below.

| Location  | # of New Spots   | Availability  |
|---|--|---|
| Parkside Public School (Partnership)  | 33   | Use possible outside school hours<br>Monday to Friday: 6 p.m. to 12 a.m.<br>Saturday and Sunday: 7 a.m. to 12 a.m.<br>All day on any other non-school day |
| Taylor Creek Parking Lot (reconfigured) – located at the end of Haldon Avenue | 14<br>(brings the parking lot to a total of 54 regular parking spots and two accessible spots) | 7 days a week from 7 a.m. to 11 p.m.  |
| New on-street parking on Cedarvale and Ventnor Avenues                        | 15<br>(include 10 spots on Cedarvale and 5 spots on Ventnor Avenue)                            | Varies depending on parking spot, check signage on site.  |
| New on-street parking on Haldon Avenue  | To be confirmed  | Estimated to be completed in the second quarter of 2022   |
| <b>TOTAL</b>  | <b>62</b>  |   |

Using a map, Jasmyn highlighted the alternate parking available near the baseball field, the clubhouse arena and the pool to show CLC members where the new parking spaces will be

relative to the recreational spaces. Information on alternative parking options is also available on the project website at: [toronto.ca/trentoncedarvale](https://toronto.ca/trentoncedarvale).

Jasmyn reminded CLC members of the City construction notices mailout sent to over 8,000 households, which included information on alternative parking locations. In addition to the mailout, she noted that the City has installed three large signs at the development site and the Taylor Creek Parking Lot, notifying the community of the available alternative parking, and also informed CLC members of the outreach conducted by LURA to notify people of upcoming parking changes and alternatives available through door-to-door notifications and one-on-one information sharing.

**Community Safety**

Jasmyn also provided a recap of the first safety walk held on April 29, 2021. The first walk included ten people (two groups of five each) and covered the development site, Parkside Elementary School grounds, and Stan Wadlow Park. Public Progress facilitated the walk and had representation from Parks, Forestry and Recreation; Toronto Police Services; Parkside Public School and Councillor Bradford and his team. Public Progress reviewed the findings of the safety walk with the CLC membership in June, noting the safety measures that will be in place at the modular housing site including exterior cameras, the lighting on-site, access control features (e.g., fob access at staff reception), and the private outdoor amenities space. Of the five recommendations stemming from the walk, two of the recommendations were for the Toronto District School Board (TDSB). These included TDSB conducting a safety assessment looking at fencing, lighting, and adding signage to indicate what areas are not open to the public on the school grounds. The City has shared these recommendations with TDSB and it has initiated the work based on the recommendations.

The other three recommendations along with their status update are detailed below:

| Recommendation   | Status Update (as of September 2021)  |
|--|---|
| The operators of the modular housing should ensure that exterior lighting and CCTV cameras are operational and monitored.  | To be completed and monitored following opening of the building.  |
| Coordination of another safety walk three months following the opening of the building.  | A second Safety Walk is to be scheduled in early October in advance of the building opening. Another safety walk will be conducted following opening of building as recommended.  |
| Parks, Forest and Recreation should assess the functionality of the lighting and the closed-circuit television fixtures (CCTV) monitoring in Stan Wadlow Park and the Kiwanis Outdoor Pool and they should make their audit of the park available to the public. | All lights have been enhanced by PFR with two LEDs included to increase light exposure to the area. There are cameras that face out from the pool towards the back of the swimming pool. There are cameras on the community centre in the Hockey Arena. Location is still to be confirmed. PFR has also added two lights at the DOLA. Skateboard Park is currently going through an audit by PFR, and it is looking at the lighting and how to increase it. |

The next safety walk is scheduled to take place on October 6, 2021 from 7:30 p.m. to 9 p.m. It will involve two groups that will cover two areas in the neighbourhood:

1. Parkside Public School/Residential Area (including alleyways)
2. Stan Wadlow Park (including the diamond, the fields, and the pool)

The group will be meeting at the Stan Wadlow Clubhouse. Bruce Davis from Public Progress will lead the group covering Parkside Public School and the residential neighborhood. Troy Ford from Parks, Forestry and Recreation will lead the group covering Stan Wadlow Park. Bruce Davis from Public Progress will lead the group covering Parkside Public School and the residential neighborhood. Due to COVID-19 health and safety measures the safety walk is open to CLC members but it is not intended for the broader public. All will be required to follow COVID-19 health and safety measures during the walk, and these would include wearing a mask and maintaining physical distance.

### **RFP to Select an Experienced and Qualified Housing Operator**

Jasmyn also provided an update on the RFP to select an experienced and qualified housing operator. The RFP is under development and the City is closely looking through and incorporating feedback provided by the CLC. Once the RFP is released the CLC will be notified.

## **5. 11 Macey Site Visit**

Participants were asked to share the experience from the visit to the Macey modular housing site visit on September 25, 2021, summarized as follows.

### **Kristi**

- Appreciated how the exterior of the building looked (noting landscaping, windows, bike racks, sheltered garbage area).
- Expressed concerns that the interior of the building is not welcoming, and would like to see artwork on the walls at the Trenton/Cedarvale site.
- Noted that the eating space looked small and not comfortable for residents.
- Noted that the facility was occupied predominantly by males.
- Not many support staff visibly available.
- Acknowledged the presence and accessibility of 24/7 security.
- Emphasized importance of strong management, given harm reduction approach on site.

### **Julia**

- Noted that the eating space was small and appreciated that this is being improved at the Trenton/Cedarvale site.
- Appreciated Jodi's story and emphasized on the need for a representation of someone with a lived experience to become a part of the CLC platform.

### **Kim**

- Noted that the space looked tidy - both inside and outside.
- Expressed appreciation for the bedbug steamer, the free laundry, the lights outside, the security cameras, the garden and the cleaned-up construction debris.
- Expressed concerns with accessibility issues for residents due to a fence blocking off one area of the building, and the back steps locked off in the winter.
- Expressed concerns with the institutional look of the hallways and lack of artwork in the building.
- Wanted to see more senior staff available to address some of the more serious community questions.

## Shayan

- Noted that the outside looked well maintained and felt the inside had an institutional look.
- Expressed concerns about community safety.
- Felt that some of their questions on the selection criteria for residents were not adequately addressed.

City staff and Councillor Bradford responded with the following in response to the feedback provided by the participants to the 11 Macey visit:

- Will consider the recommendation for someone with lived experience to come and speak to the CLC membership and inform its work.
- Councillor Bradford clarified that the information provided by Jodi was not conflicting or misinformation but a result of the right person not available at that time to answer specific questions. He further informed the participants that his office has reached out to COTA to address the concerns.

## 6. Discussion Summary

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:** The City's statement on criminal background checks is inaccurate. For example, where a housing facility will be near a school criminal background checks would be permitted.

**Q:** Will people with a history of violent and sexual assault be allowed to become residents of the building?

**R:** People are connected to housing opportunities through the City's coordinated access system, a City program that uses a common assessment tool to match and prioritize people in need with the providers who can provide the most appropriate and best fitting services.

**Q:** Will any criminal background checks be conducted on potential residents?

**R:** As is the case with all supportive housing in Toronto, residents make a choice to live there, pay rent, and are protected by the *Residential Tenancies Act*. The *Residential Tenancies Act* advises that when a landlord chooses a tenant, they may consider only financial information (e.g. credit checks, credit references, income, etc.) and rental history. While additional considerations like criminal reference checks are not prohibited by the *Residential Tenancies Act*, requiring criminal record checks as a condition of tenancy can result in discrimination on code-protected grounds according to the Ontario Human Rights Commission, and would create additional barriers to accessing housing.

**C:** The City is not accurate in its claim that asking for a criminal background check is illegal. Please refer to the Ontario Human Rights Commission (OHRC) website. A criminal record should not be used as a ground to deny someone housing; however, it is not a written law. Criminal background checks can still be done in certain circumstances, like someone having a criminal history.

**Q:** Can the City share a timeline with the CLC membership via email expanding on what construction-related activities will be taking place and when?

**R:** The City will be providing the CLC membership with an update on construction timelines once confirmed.

**Q:** What criteria will be used for specific situations under which the contractor may choose to carry out construction activities outside the prescribed hours?

**R:** There would be specific situations under which certain construction activities will be carried out outside of prescribed hours. One example could be to minimize disruption or eliminate a second day of disruption to the neighborhood by working an extra hour before 7 a.m. or after 7 p.m. Another situation could be where there is a need or benefit in pouring concrete continuously. In such situations, advance notice will be shared with the community.

**Q:** Can you provide us with specifics on what the assistance from the flagmen and paid duty officers look like during high traffic times? Will it be the contractor who will be making such decisions?

**R:** It is going to be a collective effort. There is a minimum standard that the contractor would need to abide by, however the City would be looking to go over and above that considering the close proximity to the school and other public facilities.

**C:** Since Cedarvale Avenue is already a popular neighbourhood parking area and extremely tight, the new parking arrangement with new spots added do not seem an appropriate solution for alternative parking.

**C:** The safety walks should be a formal endeavour and must be led by people who are CPTED (Crime Prevention Through Environmental Design) certified.

**R:** The City staff leading the safety audit of the park has some training in CPTED. It would be helpful if CLC members can think about and share with us what they would want covered or talked about during the safety walk ahead of time.

**C:** Since this will be a harm reduction site there will be needles distributed at the facility. This will become an issue eventually and will require serious consideration, as we do not want to see needles in the neighbourhood and the parks.

**Q:** Can you provide us with more clarity on what the staffing model for the Trenton/Cedarvale site look like?

**R:** The staffing model will be determined by the selected non-profit operator. City staff can share more insight on what this might look like with the CLC membership at future meetings.

**Q:** What was the coverage for the construction notice mailout that covered 8,000 addresses? I live on Oak Park Avenue and I did not receive any mail. Was it a hand-drop (e.g., loose leaflet) or was it in an envelope? Would you reconsider expanding the mailout boundaries for there are populations that will be directly impacted by this construction?

**R:** The mailout included loose leaflets sent via Canada Post. For those that didn't receive a mailout, the City also communicates project update through other channels, including the project website, site signage, and community outreach.

**C:** Considering we have two schools in the neighbourhood and knowing that some of the potential tenants of this building may have complex health challenges with criminal history, we need to push for criminal background checks even if the results of such are not made public.

**Q:** Since 33 of the new alternative parking spots are going to be in the school and will be made available from 6 p.m. until midnight do we know how that correlates with the expected or current activity of the lot?

**R:** A parking assessment study was conducted that included a look at demand, finding that the parking lot at Trenton/Cedarvale is well used with higher volume of use during different periods and seasons depending on what's going on recreationally. The findings of the study informed the alternate parking options that were developed.

**Q:** Given the location being across the elementary school and daycare, and with the concerns that keep coming up as far as harm reduction approach, is it possible to employ the abstinence-based approach with this site?

**R:** The City is taking a harm reduction approach for this site. Staff can bring the literature shared in the chat box by a CLC member on abstinence-based approaches back for review and consideration.

**Q:** How can we make sure that we address all the comments in the chat box? It seems that the only comments that are being addressed are the ones that are being verbalized. How are we making sure that comments and questions noted by CLC members in the chat box during the previous CLC meetings are being addressed?

**R:** LURA does save the chat log. Looking at the questions in the chat, many are also being covered through verbal questions and responses. If there are any outstanding questions in the chat box by the end of the meeting, responses can be followed up through email.

**Q:** Can the City make sure that the RFP copy is shared with the CLC membership before it is issued? How is the City making sure that the following CLC questions pertaining to the RFP are being addressed:

- What are the points that are being included?
- What are the deliverables?
- How are they being measured?
- What are the consequences of not meeting those measurables?

**R:** Staff have closely reviewed the feedback provided by CLC and other community members, and are incorporating into the RFP. The Housing Secretariat does not share RFPs with the public before release in order to protect the integrity of the procurement process. Staff are looking into ways to demonstrate in what ways community feedback is being incorporated and will provide a more detailed update at the next meeting.

**Q:** Will a paid duty officer be available to assist during school hours?

**R:** Flagmen and paid off-duty officers will be present during impactful periods to assist with directing traffic.

**C:** There are two schools in the neighborhood, and we need to start referring to two instead of one.

**C:** Both schools need to be provided with CCTV cameras, especially since there will be cameras installed in the parks. This will help deter people from hanging out in the schools.

**R:** The recommendations on the cameras and the lighting have been shared with the TDSB.

**Q:** Has the City considered the ramifications of increased emergency vehicle traffic in and out of the neighbourhood?

**R:** The evaluation has been completed as part of the site plan approval process by the City. All relevant emergency services have been engaged to review the emergency access in and out of the area and if any modifications need to be made, based on code requirements or their feedback, they can be made in the site plan application process.

**Q:** Can you share the presentation?

**R:** The slides will be shared with CLC members with meeting minutes.

## 7. Next Steps

Liz 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. She encouraged CLC members to continue to share any additional feedback that they may have.

Councillor Bradford expressed appreciation for the productive meeting, the constructive feedback provided, and the continuous engagement to support positive outcomes for the project and the community. He concluded by reminding everyone of the community safety walk on October 6, 2021.



**Modular Housing Initiative  
Community Liaison Committee – Meeting #5  
Trenton/Cedarvale site  
September 29, 2021 6:30 p.m. – 8:00 p.m.**

**AGENDA**

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

6:30 p.m. **WELCOME, INTRODUCTIONS AND AGENDA REVIEW**

6:45 p.m. **PROJECT UPDATES – CITY STAFF**

7:00 p.m. **MACEY SITE VISIT**

7:05 p.m. **CLC DISCUSSION**

8:00 p.m. **ADJOURN**

*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:**

- Kristi Kennington – Local Resident
- Kim Lewis – East York Canada Day Festival
- Cindy Lew – Local Resident
- Derek MacPherson – Local Resident
- Flo Cook – Local Resident
- Frank Marra – Oak Park Residents Association
- Helen Chilas – 1501 Woodbine Tenants Group
- Gerald O'Grady - East York Curling Club
- Ivona Vukasinovic – Local Resident
- Julie Burn – Church of the Resurrection
- Linda Collins - Donleavy – Canadian Martyrs Parent Council
- Lisa Scarfo – Parkside School Parent Council
- Barry O'Neill – 55 Division

### **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
- Matt Hilder– Housing Secretariat
- Liz McHardy – LURA Consulting
- James Knott – LURA Consulting
- Sunil Issac– LURA Consulting