

540 CEDARVALE AVENUE ("TRENTON/CEDARVALE")



COMMUNITY UPDATE – FEBRUARY 24, 2022

CONSTRUCTION UPDATES

If you need to report any construction-related issues, you can contact the City of Toronto Project Manager, Dennis Chow, at Dennis.Chow@toronto.ca or 416-392-6066, from Monday to Friday between 9 am to 5 pm.

There has been a temporary slow-down in construction activity at the Trenton/Cedarvale modular housing site, while the modular builder, NRB Modular Solutions, and the City resolved some technical site matters before beginning foundation work. This work has now been completed and on-site construction is now resuming.

Site work will resume with the foundation, with installation of piles from the end of February, followed by foundation formwork and then pouring of foundation in mid-March. During foundation pouring there will be some increased truck traffic to the site, and traffic officers will be on-site to manage traffic and ensure safety. After foundation is poured, starting in mid-April, the housing modules will be transported to the site and put into place by construction cranes. Traffic officers will also be present at this time to help manage traffic flows and ensure safety.

After the module craning is complete at end of April, the majority of the work will be contained within the fenced site area until the building is completed. Please see table below outlining the major milestones in the construction process.

Time Period*	Construction Activity
Late February to early-March	Installation of foundation piles
Mid-March to mid-April	Concrete foundation installation (Traffic officers will be present during foundation pouring)
Mid to end of April	Module delivery and craning (Traffic officers will be present)
May to late June	Site finishes (work is largely within site fencing), including exterior cladding, outdoor amenity space, bike storage, and municipal service tie-ins

July	Landscaping
Early to mid-July	Operator training, handover and first occupancy

**Dates are approximate and subject to change*

As shared in the previous Community Update letter in October, builders and their trades are expected to be mindful of the adjacent neighbourhood during the construction period. Efforts to reduce neighbourhood impacts include:

- The contractor will coordinate deliveries and pick-ups to reduce any disruption to traffic or pedestrian traffic in the area, and has obtained the student drop-off and pick-up schedule from Parkside Elementary School.
- The contractor will follow the City of Toronto Construction Noise By-law and work from Monday to Friday, from 7 a.m. to 7 p.m., Saturdays from 9 a.m. to 7 p.m., with no construction on Sundays or statutory holidays. However, during periods of heavier construction activity, such as craning of modules, the contractor may need to work outside of these hours. This will be done to prioritize safety and minimize disruptions to the community and the school.

ADDITIONAL PROJECT UPDATES

New Municipal Address: The City is pleased to share that a municipal address has been assigned for the new building. This building will be known as **540 Cedarvale Avenue** (rather than Trenton & Cedarvale), reflecting the building's position on Cedarvale Ave.

Non-profit Housing Operator Selection: In the next few weeks, the City will release a Request for Proposals (RFP) to select an experienced non-profit organization to operate the site and provide support services to tenants. The RFP will be open for approximately six weeks, and the City intends to have completed its evaluation and have selected an operator in May, 2022.

The City has made many changes to its request for proposals based on feedback received from the local community, from Councillor Bradford, and from the experience selecting supportive housing providers for four other sites through an RFP process in 2020 and 2021. The City will share information regarding the successful operator with the community once they have been selected.

Lighting Improvements to Stan Wadlow Park: On February 17, City Council approved the 2022 City Budget, including allocating \$93,000 to the Stan Wadlow Park Lighting in the Parks Project to install new pathway lighting from the splash pad to the off-leash area. This will build on further lighting improvements complete in late 2021 at the Clubhouse and wading pool, and planned at the skate board park.

Other improvements to Stan Wadlow Park are under review, including to the lighting around the Clubhouse pool, and to visibility in and around the skate park by cutting back horticulture.

Additional Parking in the area: To replace the parking spaces at the Trenton/Cedarvale lot, the City has secured 62 replacement parking spots, including:

- 33 at Parkside Elementary School, available evenings, weekends, and non-school days for users of Stan Wadlow park;
- 15 on Ventnor and Cedarvale Avenues, through changes to on-street parking; and
- 14 at the Taylor Creek parking lot through additional paving and repainting.

The City will also undertake minor road works to the east side of Haldon Ave. to extend the current on-street parking further down towards Taylor Creek lot. This will add 9 more spaces. City staff and the Councillors office are also assessing options to add more parking to the west side of Haldon Ave., but paying particular mind to the use of the hill for tobogganing activity.

Parking on the west side would not be added, if feasible, until 2024 as part of other road improvements planned for Haldon Ave.

ABOUT THE PROJECT

The City is building a three-storey modular building with 59 studio apartments at 540 Cedarvale Avenue. Each apartment will be self-contained with a private kitchen and bathroom. The building will include a laundry facility, a kitchen and dining room, program space and administrative offices. The building is designed to support seniors, Indigenous residents, women, people with disabilities and other people who are exiting homelessness or at risk of becoming homeless.

MORE INFORMATION

The City's Community Liaison Office, managed by LURA Consulting, an independent third party facilitator, is also available to hear your feedback and respond to other questions regarding the project and can be reached at communityliaison@lura.ca or 647-578-8580.

Information such as construction updates, site application details, community engagement, and supportive housing, can be found at www.Toronto.ca/540Cedarvale.