

Community Bulletin #1 – 233 Carlton St

April 28, 2022

First of all, a hearty greeting from the team working on the new service at 233 Carlton Street. Welcome to new people who have signed up for the Community Bulletins for the project. We encourage you to share the Bulletin as broadly as possible. The more people that are fully informed, the better it is for everyone.

This is the first Community Bulletin on the developments at the new 24 hour Drop-In Program at 233 Carlton Street and includes information on:

- The Toronto Local Appeal Board (TLAB) decision
- Comments and questions gathered at the Let's Talk: Community Forum on 233 Carlton Street and responses to them (held in January 2020)
- Anticipated timeline for construction and opening
- Introduction of Fred Victor, the Centre for Addiction and Mental Health, the University Health Network, Regent Park Community Health Centre and Street Haven and the services they will be providing
- Update on the window mural
- Community Engagement plans

Yes, you have not heard from us for a while. This is very simply because there was not much to report. The project made its way through the Committee of Adjustment on February 26, 2020, and then there was an appeal to the Toronto Local Appeal Board (TLAB). The appeal was heard in January and March of 2021, and a decision was made public by the Adjudicator on March 25, 2022. This is now a good time to report out on the project and on what the community can expect going forward.

This Community Bulletin as well as other information will be available on the [City's community engagement web page for 233 Carlton Street](#) for those that want quick and easy access to all the relevant materials for this project.

The Toronto Local Appeal Board (TLAB) Decision

To facilitate this project, a minor variance to the zoning by-law was required to complete the intended renovations in order to optimize the layout. An application to approve these minor variances was made by the City's Shelter, Support and Housing Administration Division to the Committee of Adjustment (COA). The minor variances were approved by the Committee of Adjustment on February 26, 2020. The approval by the COA was appealed by a group of local residents to the TLAB. The case was heard in January and March of 2021 and the Adjudicator on the case issued a written decision on March 25, 2022.

The Adjudicator approved the Committee of Adjustment decision thus allowing for the project to go forward. Please see the Toronto Local Appeal Board decision for more details: <http://app.toronto.ca/AIC/index.do?folderRsn=W6heqWhelpmMqikS%2Bg29eQ%3D%3D>.

New Timeline for Construction and Opening

The lengthy process to obtain TLAB approval has required an adjustment to the construction process and a delay in the opening of the service.

Task Description	Approximate Timeframe
Anticipated Construction Mobilization	1 month (2022: August)
Substantial Completion	12 months (2023: October)
Opening Date	1 month (2023: November)

Services at the Adelaide Resource Centre for Women

The Adelaide Resource Centre for Women was established in 1998 and offers many programs and services for vulnerable women who are at risk of gender-based violence and who may be experiencing homelessness. The Women's 24 hour drop-in program run by Fred Victor is one of many services provided at 67 Adelaide. The Women's 24 hour drop-in program was created in 2014 as a result of Council direction to provide additional safe overnight space for women in the Downtown East neighbourhood. Approximately 30% of the women who use the Centre's services are not experiencing homelessness.

Due to COVID-19, the daytime capacity was reduced to 44 clients and the following programs were either reduced or temporarily suspended:

- Sewing & Arts Program suspended
- Streethaven stopped delivering the following services:
 - Computer Lab
 - Employment Programs
 - Literacy Programs
- Centre for Addiction and Mental Health (CAMH) services of Psychiatrist, Doctor and Nurse Social Worker were significantly reduced because medical staff have been redeployed.

Other partners of the Adelaide Resource Centre for Women include the Centre for Addiction and Mental Health, Regent Park Community Health Centre, University Health Network and Street Haven. Agencies provide services including one-on-one informal and crisis counselling, enhanced case management, housing and follow-up support, a monthly legal clinic, literacy and pre-employment programs, a computer lab, mental health services, social programs, an art group, a foot clinic, a seniors' group, journaling group, workshops, cultural celebrations, referrals to ID clinics, settlement services, employment workshops and dental care.

The Adelaide Resource Centre for Women also provides three meals per day, including a hot breakfast, access to showers and laundry facilities. Due to COVID-19 there was a reduction in day drop-in services, and additional overnight space was opened up to increase the number of overnight clients to 44 women over two floors.

While women can stay as long as they want or need to, the resource and drop-in centre is not a shelter. Some women will visit the resource centre for daytime hours only, some will sleep over only occasionally, and others will stay overnight more often. For many, whether they stay overnight or not, the Adelaide Resource Centre for Women is their "safe place."

Planned services for Women at 233 Carlton

The site at 233 Carlton Street is expected to replace the existing Adelaide Resource Centre for Women at 67 Adelaide Street East.

At its new location, there will be up to 35 overnight spaces and the Adelaide Resource Centre for Women will adjust these programs to take advantage of new facilities, such as a teaching kitchen, and new partnerships with local agencies such as Dixon Hall and the Yonge Street Mission. The plan is for the meals to be provided indoors to both clients who stay overnight and those that drop-in during the day. The number of people receiving meals varies depending on the number of people onsite. However, no one will be lining up outdoors to receive food.

Through supports at the Adelaide Resource Centre for Women and connections with other service providers in the area, Fred Victor will continue to help clients find permanent housing, leading to improved well-being for the clients. The service will likely serve a combination of existing clients and women in Cabbagetown.

Fred Victor - Operator of the Women's 24-hour Drop-in program

Fred Victor is a multi-service organization with extensive experience providing and managing affordable housing, transitional housing, and emergency shelters – as well as offering other support services and referrals for people experiencing homelessness. Their mission is to improve the health, income and housing stability of people experiencing poverty and/or homelessness. Fred Victor's 24 hour drop-in Program has a positive impact in the lives of the women who use it. Over the past year, the program helped 18 women secure permanent housing, and provided direct support to 80 individuals to maintain their housing. For clients that are currently housed, the program is vital in preventing eviction, reducing social isolation, and providing access to healthy food.

Fred Victor has a long history of building positive relationships in the communities they serve. They plan to work collaboratively with the community to ensure the success of the program at its new location and to promote a healthy and positive environment for all residents. Learn more about the full breadth of programs and services provided by Fred Victor at www.fredvictor.org

Cabbagetown BIA and the Mural Project

The City and Fred Victor were pleased to work with the Cabbagetown BIA to support and sponsor the new mural on the inside window to 233 Carlton Ave. The mural is titled Phoenix suggesting the kind of transformational site that the 24/7 Drop-In program wants to be for the women seeking support there, and also pointing to the desire of the City and Fred Victor to be a positive transformational presence in the community.

Multidisciplinary artists and designer Julia Prajza painted the mural of Spring flower. It is one of the BIA's new art exhibition in business windows along Parliament and Carlton titled "A New Beginning: Expressions of Hope, Rejuvenation and Community." Julia's work can be seen here: [Julia and the Mural](#)

The mural (now painted in water-soluble paints) will remain until the construction commences. The hope is that after the construction project is completed that the window and the door become occasions for more permanent displays of art using the talents of local artists. The City and Fred Victor are open to community suggestions on how this might happen and look forward to working collaboratively with folks who are interested.



Community Engagement Strategy Going Forward

The City has contracted with Joe Mihevc to work with the local community as a Community Engagement Facilitator. He can be reached at clc.233carlton@gmail.com. Depending on the volume of emails, you may not receive an immediate response and the response might need to be addressed in a future Community Bulletin.

Here is how you can keep up-to-date and be a part of the community-building efforts going forward:

- 1) Sign-up for the Community Bulletins: If you would like to receive these periodic Bulletins over the couple of years or so, you can sign up by sending an email to clc.233carlton@gmail.com.
- 2) Share the Bulletin to your friends, neighbours, resident's association.
- 3) Check out the [City's community engagement web page for 233 Carlton Street](#) specific to this project. The [Fred Victor Website](#) is also a helpful resource.

Over the next phase of engagement, two pieces of work will be undertaken:

- 1) Terms of Reference for a Community Liaison Committee (CLC) will be established. This CLC will be an important conduit between the 24-hour Drop-In, the City and the local community. The CLC will be a formal committee connected to the Adelaide Resource Centre for Women and will be made up of representatives of the community (condo boards, resident associations, business groups and local community organizations). Membership of the CLC will be representative of the Cabbagetown community and include a diversity component created in consultation with Councillor Wong-Tam. The CLC will meet semi-regularly to address questions, share information, discuss and collectively problem solve community concerns, and connect the needs of the Adelaide Resource Centre for Women with community offers of support. The CLC will also provide stakeholders opportunities to meet with staff and to actively engage in troubleshooting issues and emergent concerns, as well as ensuring the success of the Adelaide Resource Centre for Women in the community. More information on the CLC to follow.
- 2) Future community engagement will also seek opportunities re-connect and update Cabbagetown residents and to engage with rooming house residents, other tenants, co-op members, service users, agencies and others who may have been under-represented at the Community Forum.

Prepared by:
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