

540 CEDARVALE AVENUE ("TRENTON/CEDARVALE")



COMMUNITY UPDATE – SEPTEMBER 14, 2022

WELCOMING THE HOUSING PROVIDER AT 540 CEDARVALE AVENUE: WOODGREEN COMMUNITY SERVICES

After completing a competitive Request for Proposals process earlier this year, the City of Toronto is pleased to announce that WoodGreen Community Services has been selected as the affordable and supportive housing provider for 540 Cedarvale Avenue ("Cedarvale"). Cedarvale will provide good quality affordable homes with a range of supports to vulnerable seniors in need of housing and support with daily activities.

The transition of operations of this facility from the City to WoodGreen is currently in progress. WoodGreen staff are looking forward to welcoming tenants who will call 540 Cedarvale home and building a stronger community around Cedarvale in the coming weeks and months.

Further information from WoodGreen is included below, or email contact community@woodgreen.org for more information.

A MESSAGE FROM WOODGREEN

Hi! We wanted to introduce ourselves.

WoodGreen Community Services (WoodGreen) is excited that the City of Toronto has selected our organization to operate the 59-unit supportive housing building at 540 Cedarvale Ave.

WoodGreen is a multi-service agency with over 85 years of experience in providing service and supports to residents of Toronto. Our vision is a Toronto where everyone can thrive. We specialize in senior care and offer a wide range of connected services for seniors such as housing, community health services such as Meals on Wheels, social programs, etc.

WoodGreen is one of the most experienced supportive housing providers in Toronto with deep ties to the East End. We care about this community. We own or operate 20 housing facilities in Toronto. We know the importance of connecting with our neighbours wherever we go.

WoodGreen offers a range of supports and onsite staff, including meal preparation, personal support workers, medical appointment escorts, financial counselling and planning, help with socializing, and assistance with personal hygiene and cleaning. WoodGreen will bring this holistic suite of services to residents at 540 Cedarvale to help them remain healthy and to get them housing stability.

A comprehensive plan is in place to support residents and their neighbours before, during, and after the building is operational.

When the building is complete, we will be inviting neighbouring communities to an event where you will have the opportunity to walk through the modular construction and learn about supportive housing and WoodGreen's other programs. Details will be provided shortly. We hope you'll join us!

Do you want to learn more or get involved? Visit the Cedarvale webpage:

<https://www.woodgreen.org/welcome-to-540-cedarvale-ave> or Contact us at community@woodgreen.org and we will make sure you will receive updates about upcoming events and opportunities to participate in volunteer programs. You can also email us if you have any questions about WoodGreen and/or the Cedarvale project. We look forward to hearing from you.

Frequently Asked Questions

Who is WoodGreen Community Services?

WoodGreen Community Services (WoodGreen) is one of the largest community-based non-profit housing providers in Toronto and has been providing transitional and permanent affordable housing for Toronto residents for more than 50 years. Operating over 1,000 units at 20 properties, WoodGreen has a track record of creating successful tenancies. Our tenants include frail seniors, newcomers, people with disabilities, single mothers, newcomer families, individuals with low incomes, and those struggling with homelessness or the lack of affordable housing in our city.

When will people move in?

The building will be filled gradually with the first tenants expected to arrive by end of 2022. The exact start of the moving in period is dependent on the completion of construction.

WoodGreen is committed to keeping the community updated. Send us an email at community@woodgreen.org and we will make sure you receive updates about upcoming events and opportunities to learn more about this project.

What supports will be offered to tenants?

WoodGreen employs a highly trained and qualified team of professionals to support the residents of their housing programs. Because 540 Cedarvale Ave. will specialize in single seniors (55+) exiting homelessness or with insecure housing, tenants will have on-site access to a full-time care team consisting of professionals who are trained to work with them. When someone has a need that is not currently covered by WoodGreen's existing services, WoodGreen has connections to other agencies (such as health care providers or mental health specialists). Each person is unique, and therefore the supports given to them will vary. We will offer a wide range of supports, including:

- Daily meals (prepared by the on-site chef and sous-chef)
- Wellness checks
- Regular, structured, and supervised recreational activities in the community
- Unit maintenance and cleanliness (such as hoarding prevention)
- Setting goals for abstinence or harm reduction
- Developing and/or leading groups (such as grief, trauma, seeking safety, or restorative justice)
- One-on-one counselling
- Budgeting and financial goals
- Education or livelihood opportunities
- Safety plans
- Religious or cultural needs
- Fall prevention
- Eviction prevention
- Support with personal paperwork (such as obtaining a health card)

What about neighbourhood safety?

We do not anticipate any increased public safety issues in the neighbourhood as a result of tenancy at this building. We are coordinating with Toronto Police Services 55 Division to make

sure we are sharing information regularly, planning together, and responding to any needs or concerns that may arise in the community. WoodGreen is committed to ensuring community concerns are addressed. An open line of communication is critical. Please reach out to community@woodgreen.org if you have any questions or wish to receive information about Cedarvale in the future.

How can I be involved?

There are multiple ways to be involved in this important community project:

1. Visit the dedicated WoodGreen webpage for information: <https://www.woodgreen.org/welcome-to-540-cedarvale-ave>
2. Attend our community walk-through event. This will be held before residents start moving in. This is a chance to learn more about supportive housing, modular construction, WoodGreen, and the needs of seniors facing homelessness in Toronto. An exact date is still dependent on the final construction completion schedule. Please contact WoodGreen at community@woodgreen.org for updates.
3. Volunteer for the WoodGreen Access and Inclusion Advisory Committee. Write to community@woodgreen.org to receive further information.
4. Contact WoodGreen at community@woodgreen.org

CONSTRUCTION UPDATES

If you need to report any construction-related issues, you can contact the City of Toronto Project Manager, Richy Seto, at richy.seto@toronto.ca or 416-392-7133, from Monday to Friday between 9 am to 5 pm.

The City is pleased to share that construction at 540 Cedarvale Ave. is progressing well, and the site will soon be ready for landscaping. Module craning completed at the end of June, and the majority of the remaining work will be contained within the fenced site area until the building is completed. As a reminder, please see table below outlining the remaining major milestones in the construction process.

Time Period*	Construction Activity
April to June 2022	Module delivery and craning
July and August	Site finishes (work is largely within site fencing), including exterior cladding, outdoor amenity space, bike storage, and municipal service tie-ins Elevator installation Interior mechanical, electrical, and fire and life safety installation
September	Green roof installation Connection of building to services (hydro, water, etc.)
Fall 2022	Building handover to housing provider and tenants begin to move in

**Dates are approximate and subject to change*

COMMUNITY IMPROVEMENTS UNDERWAY

As part of the consultation with the local community on the modular housing at 540 Cedarvale Ave., a number of potential improvements to Stan Wadlow Park and the surrounding neighbourhood were identified and recommended to the City. Working with the Councillor for Ward 19, the City has achieved a number of improvements, including:

Lighting improvements in Stan Wadlow Park: In 2021, new LED bulbs were installed around the wading pool, and two new lights were added around the dogs' off-leash area. On February 17, 2022, City Council approved the 2022 City Budget, including allocating \$93,000 to the Stan Wadlow Park Lighting in the Parks Project. Lighting improvements were completed at the skate board park, as well as the clubhouse and to the rear of the building near the children's playground. Five new lighting poles on the walkway to the dogs' off-leash area were installed in August 2022, which will also improve lighting at the Kiwanis outdoor pool.

Sight Line Improvements to the Stan Wadlow Skate Park: Visibility improvements have been completed in and around the skate park by trimming the tree canopy and managing horticulture at the top of the stairs.

New Pedestrian Crossing (PXO): Construction of a pedestrian crossing where vehicles will be required to yield to pedestrians has taken place at the intersection of Cosburn/Gledhill. This is marked by signs and pavement markings.

Other improvements to Stan Wadlow Park and the surrounding area are in progress. Improvements will be made to the children's playground with a new rubberized surface, to be completed in 2023. Working with Hydro One, the City is exploring the addition of eight on-street parking spaces on the east side of Haldon Avenue near Taylor Creek Parking lot, anticipated to be completed by the end of 2022.

MORE INFORMATION

As WoodGreen has been selected to operate and manage the building, the role of Lura Consulting as an independent third-party facilitator has been phased out. If you have feedback or questions, you are invited to reach out to WoodGreen directly at community@woodgreen.org.

As always, more information about the project remains available at www.Toronto.ca/540Cedarvale.