

Modular Housing Initiative – Trenton/Cedarvale Ave Community Liaison Committee Meeting #6

December 2, 2021

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

Zoom Meeting

Meeting Summary

1. Welcome

Liz McHardy (independent facilitator), LURA Consulting, welcomed participants to the sixth 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 sixth CLC meeting. He acknowledged the work being done to move things forward as part of the project. He thanked those who participated in the community safety walk.

3. Introductions and Agenda Review

Liz explained LURA's role as the independent facilitator for the meeting and noted that LURA would be drafting a summary for CLC review. Liz continued by facilitating a round of introductions of the Councillors 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:

- Construction;
- Community safety walk;
- Alternative parking; and,
- RFP to select an experienced and qualified housing operator.

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

The meeting agenda is attached as Appendix A. A list of CLC members who attended the meeting can be found in Appendix B, and the presentation slides 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, City of Toronto, informed the participants the construction activities were initiated on October 25, 2021. City staff will continue to work with the manufacturer to expedite the construction process. He noted that the community would be kept informed of construction activities and timelines through the project's website and emails to the project mailing list. He shared the status of the following key construction activities in the order that they are taking place:

Activities	Status
Fencing and tree protection	Complete
Site sewers + Stormwater Management installed – (inactive)	Complete
Excavation	Ongoing (Paid off-duty officers in place when trucks enter or exit the site. Trucks are scheduled around school hours)
Pile installation	Upcoming activity
Foundation formwork	Upcoming activity
Pouring foundation	Paid off-duty officers will be in place. Trucks are scheduled around school hours.
Craning modules	Paid off-duty officers will be in place. One lane closure will be required (during craning only). Lane closure will be scheduled around school hours.
Building material lining and terminate roofing laps	Upcoming activity
Exterior cladding and interior finishes	Upcoming activity
Ramps and pergola, bike storage	Upcoming activity
Site service tie-ins	Upcoming activity
Landscape plantings; and	Upcoming activity
Commissioning, deficiencies, training	Upcoming activity

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.
- 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 or statutory holidays.
- During periods of 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. Once the craning of modules is done, almost all the work will happen within the fenced area, and the community impacts will be reduced.
- To resolve some initial traffic issues reported, an off-duty traffic officer is provided.

Ryan noted that, to date, the City has only received one noise complaint. It was received at 5 a.m. and it was from a resident approximately ten blocks away complaining about traffic noise created by a construction-related motor vehicle. The City confirmed that this was unrelated to the Trenton/Cedarvale site. He advised the participants to direct complaints to 311.

Participants were reminded to report any construction-related issues to the following:

Dennis Chow
 Project Manager
 Corporate Real Estate Management Division

Dennis.Chow@toronto.ca

416-392-6066

(Monday to Friday 9 a.m. to 5 p.m.)

For any after-hours inquiries, please contact 311.

Community Safety Walk

Troy Ford, Parks, Forestry and Recreation, City of Toronto and Sunil Issac, LURA Consulting provided an overview and highlights of the second safety walk and a summary of what was heard. The walk was held on October 6, 2021, from 7:30 p.m. to 9 p.m., and covered Stan Wadlow Park, Parkside Public School, and the surrounding residential area. It was attended by community members, members of the CLC, Councillor Bradford, representatives from the Parks, Forestry & Recreation, Toronto Police Service, and Parkside Elementary School.

The safety walk provided an opportunity to build off of the findings of the first safety walk held on April 29, 2021. A status update on the five recommendations resulting from the first safety walk were shared with the CLC at the meeting held on September 29, 2021.

A number of recommendations and action items emerged from the second safety walk, largely related to Stan Wadlow Park and Parkside Public School. City staff provided a summary of recommendations as well as actions already underway following the first walk. A summary of items emerging from both safety walks and their status will be prepared by staff for sharing with the CLC.

The presentation slides with key highlights of the second safety report can be found in Appendix C.

Alternative Parking

Jasmyn Williams, Housing Secretariat, City of Toronto, provided an update on work to create new parking spots nearby to replace the 75 that were located at the project site. To date, over 69 parking spaces have been created or planned at the four locations outlined in the chart below.

Location	# of New Spots	Availability
Parkside Public School (Partnership)	33	Use possible outside school hours Monday to Friday: 6 p.m. to 12 a.m. Saturday and Sunday: 7 a.m. to 12 a.m. All day on any other non-school day.
Taylor Creek Parking Lot (reconfigured) – located at the end of Haldon Avenue	14	7 days a week from 7 a.m. to 11 p.m.
New on-street parking on Cedarvale and Ventnor Avenues	15	Varies depending on parking spot, check signage on site.
New on-street parking on Haldon Avenue (Estimated to be completed in Q2 2022)	7	Estimated to be completed in the second quarter of 2022.
TOTAL	69+	

The City continues to explore creating additional parking on Haldon Ave., including on the west side of the road. The number of spaces to be added is pending further review including considering impacts to the use of the toboggan hill.

RFP to Select an Experienced and Qualified Housing Operator

Jasmyn provided an update on the RFP to select an experienced and qualified housing operator. The RFP for the Trenton/Cedarvale site operator is scheduled to be released in early 2022

How has the RFP been improved?

The City has heard from service providers and residents and is enhancing its RFP by applying lessons learned from the first two RFPs released under the Modular Housing Initiative - Phase One. This is to ensure the best outcomes for tenants, the community, and the housing provider. Changes include:

- The City will be providing start-up funding and ongoing support services funding to the housing provider selected at Trenton/Cedarvale Ave., and this funding will help ensure tenants are well-supported and have their needs met by the services on-site.
- Requiring additional details on proponent's support services qualifications and support services plan, including the frequency and specific type of supports and how these will be tailored to ensure positive resident outcomes.
- Introducing outcomes-based measurements into the reporting cycle to ensure positive outcomes.
- Continuing to require support staff ratios that follow Canadian good practice in supportive housing, with an additional requirement for training and development plans to ensure staff are well equipped to meet resident needs as they change.
- Changes to RFP evaluation and scoring so that support services qualifications and plans now account for the highest proportion of the score. Additionally, proponents must now score 70% in each individual category, as well as across all categories of the evaluation, in order to pass; and
- Requiring proponents to demonstrate their experience and ability in ensuring the new building and residents are integrated into the community, including local community consultation and outreach plans and maintaining supportive community relationships.

Jasmyn noted that the RFP is one document intended to solicit proposals from qualified housing and support services providers to be evaluated by City staff. The City also signs a Contribution Agreement and a lease for the property with the successful proponent and uses these agreements to specify oversight, expectations, and processes to resolve issues should they arise.

Staffing

Jasmyn noted, at the previous meeting, the CLC members requested further information on what staffing might look like for this site. She pointed out that the intensity of support services will vary depending on the specific needs of tenants. The selected operators will ensure a sufficient staff-to-client ratio that aligns with Canadian best practices and meets case

management needs at the site (as recommended by the Canadian Observatory on Homelessness).

For reference, staff to tenant ratios for Phase 1 sites are provided below:

7am - 12pm	12pm - 3pm	3pm - 8pm	8pm- 11pm	11pm - 7am
1 to 11	1 to 9	1 to 9	1 to 11	1 to 14

Jasmyn reminded the participants of the COTA/TNG presentation at the 3rd CLC meeting on June 3, 2021, where they shared information about their operating model and programming.

New Videos

Jasmyn informed the CLC members of the three new videos posted on the City of Toronto YouTube page (links included below) to create public awareness of supportive housing, specifically modular supporting housing. CLC members, particularly those keen to learn more about the initiative and who could not attend the Macey modular housing site tour, were encouraged to watch the videos and share them with others.

- [What is supportive housing? - YouTube](#)
- [What does modular supportive housing look like? - YouTube](#)

5. 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, and comments and questions that are prejudicial towards people experiencing homelessness have been shortened or removed.

C: We want the City staff to spend more time addressing the community's safety concerns and less on other project-related updates.

C: We noted the need for enhanced lighting around the pool area, mainly where the benches are accumulated. There is a daycare area adjacent to it with some fencing, which makes it important to ensure enhanced lighting in the mentioned area. Since there was no mention of the lighting being improved in that area, we want to know if it is still being considered or not.

R: We will be looking into improving lighting in the mentioned area. We will be looking into adding a light stand by the dog off-leash run and having directional lighting enhanced by the exterior buildings of both the pool and the clubhouses. This would help address the lighting issues. Also, everything we have brought forward today can be reviewed and enhanced in the future.

Q: Since lighting will be a vital part of ensuring the safety of people using the park, is there a way that the baseball lights are left on until 11 p.m. during winter?

R: The City is looking into it. There are things to consider when installing specialty lights. For example, we will have to consider how the different neighbourhood residents view this. Another thing to keep in mind is the light intensity when we have snow on the ground during the winter

months. Snow can have a high reflective surface and reflect more light when we have snow on the ground.

Q: Is there any intention to remove the graffiti in the skatepark?

R: It was brought forward as a concern by some community members. If it is confirmed that it is gang tagging, the City will address it.

C: If it is confirmed that it is gang tagging, then it does become a concern, but if the community members from the escape community express themselves informally with art, it should not be removed. We need to change the wording – instead of using the word 'graffiti,' we should call it 'tagging.'

C: There was a mention of paid duty officers during the presentation, but the rollout schedule includes only flagmen with no mention of paid duty officers during excavation.

R: To clarify, the intent is to use off-duty officers.

C: We are concerned about traffic and safety issues associated with construction and workers smoking near the school.

Q: Why can't the City approve the rubberized material and remove the sand and the woodchips in the playground, considering that these can be a serious safety concern for kids playing there?

R: The City is considering this request. .

C: For families removing the sand and woodchips and putting down the rubberized surface is a matter of priority. It will come down to what expenses we are going to prioritize.

Q: We do need enhanced lighting but are there any spots where you will install CCTV cameras as well?

R: We are working with corporate security on this. They handle our CCTV cameras wherever we have them. We do not have cameras in parks, but we do have them on certain buildings like the clubhouse and pool building.

C: We have included the construction of a new playground in the budget for 2023. There can be an opportunity to look into some of the capital expense issues at that time. We also need to keep in mind that, as per Parks, Forestry & Recreation policies, there are normally no CCTV cameras installed in parks, but they can be in and around buildings. Once the site is operational, there will be CCTV cameras installed in and around the building to support the safety and security of the residents and community members.

C: The community should not be made to wait until 2023 for the sand and woodchips to be removed. This is a safety concern for our kids, and if any incident involving needles occurred, it would be blamed on the supportive housing site and the City.

C: The City needs to ensure the Taylor Creek Park lot area is safe for the community since more and more people are parking their vehicles there, and the area currently does not have a lot of nighttime foot traffic.

C: We do not think expanding the Haldon Avenue parking lot to create more parking spaces is a good idea due to accessibility issues.

Q: Will offenders be housed at this site?

R: It is inappropriate to suggest that people experiencing homelessness are more likely to be offenders. People become homeless for a variety of reasons and the City of Toronto is committed to ensuring everyone has a safe place to call home. As is the case with all supportive housing in Toronto, residents pay rent and are protected by the Residential Tenancies Act. This Act advises that when a landlord chooses a tenant, they may consider only financial information and rental history. While additional considerations like criminal reference checks are not prohibited under this 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 could create additional barriers to accessing housing.

Future residents will be identified and referred in partnership with the selected non-profit housing operator and support provider/s through the City's Priority Access to Housing and Supports (PATHS) direct matching process. This process uses a Coordinated Access approach to prioritizing, assessing, identifying and connection people experiencing homelessness to housing and supports. The City will work with the non-profit operator to ensure tenants are connected with supports that best meet their needs to maintain housing stability. Tenants will not be identified until after an RFP has been completed and an operator has been identified.

Q: What specific measures are being put in place at the modular housing sites to address the potential problem of the caching of drugs and guns - this is becoming a huge problem in Vancouver and Victoria, British Columbia?

R: Based on experiences in Toronto and research from other cities, the City does not expect there to be additional risks to community safety arising from this new building. The selected housing provider will have multiple staff on site 24/7. The operator will work alongside the community (including CLC membership), and the local police authorities if needed to address any issues or concerns should they arise.

C: We feel our concerns about the safety and wellbeing of the community are not being addressed. People need to be allowed to speak and express themselves fully.

C: We need to stop pretending that this building is any other apartment building and thus can be treated the same way. All we want is the reassurance from the City that you would have the same concerns for our safety and wellbeing as you would for your family members.

R: Based on experiences in Toronto and research from other cities, the City does not expect there to be additional risks to community safety arising from this new building. This is a rental apartment building with supports, and is subject to the Residential Tenancies Act. People have to adhere to the rights and responsibilities of tenants and landlords in this building. In that sense, supportive housing is not different. It is just that it has an element of social services/supports added on top of what we usually see with rental buildings, including greater involvement and support from the City in matching tenants to support services. The City does care about the community members who are already living in this community and those new residents moving into your community. .

C: We do not see the need for inviting modular housing providers to discuss their experience with us. We want to see a clearly articulated and broken down process related to the rigorous screening process. While we understand that the new residents will be provided support and what they may look like, we are asking for a complete picture of the tenant selection process.

R: Influencing the tenant selection process for this building is not within the role or mandate of the CLC.

Q: Is it legally permissible that we can ask someone about their criminal history?

R: Criminal reference checks are not prohibited under the Act, however 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 Ontario Human Rights Commission (OHRC) website says specifically that record of offenses is not currently a prohibited ground of discrimination in housing. Second, a clause (clause 4.29) also says there may be limited circumstances where it may be reasonable for the housing provider to conduct a criminal record check on a prospective tenant. In our context, this means that if you have a vulnerable population that can be potentially affected by tenants of a building, you are allowed to conduct a criminal record check. The only thing to keep in mind is to get permission from the tenants before the background check can be processed.

R: The OHRC also states that requiring a criminal or other police record check as a condition of tenancy may lead to discrimination on Code protected grounds.

Q: Since there is a good possibility that the emergency vehicle traffic would increase, is there anything being done to address the parking of such vehicles (e.g., a driveaway)?

C: We accommodated two parking spots on the site. These are not for emergency vehicles, but there is driveway access to that, and the emergency vehicles can park there. There is also an understanding of non-parking in front of the building immediately where emergency vehicles could pull up.

R: There is a fire department access route on Cedarvale Avenue where emergency vehicles can access the site. Also, there is a driveway and two parking spots where emergency vehicles can access the site.

Q: There are significant problems with garbage in between the parking lot of the school and 1501 Woodbine Avenue. There are constant calls made to 311, but nothing gets done. Some of that garbage may be spilling onto the school property, which should not happen. We need to resolve this issue, so we do not have to keep calling the City because the property management is failing to meet our waste management needs.

R: There is a need to keep engaging the property management on this issue, for different orders are out on other files. It is a Municipal Licensing & Standards and Buildings Toronto issue. The Councillor's office can provide support in this regard.

C: As the construction work continues, there have been times when it does not appear there is anyone on the site, but some of the fencing doors are left open. If the workers are not there, we need to ensure the fencing doors are kept closed.

R: This is valuable feedback that the contractor will address. This is a secure construction site. In all instances where community members notice anything unsafe happening at the site, we would encourage them to contact: Dennis Chow, Project Manager for this site, who has direct access to the construction team.

Q: Is the funding coming from the City or the province? How long are these contracts for?

R: The support services are funded by the province. We have not confirmed the agreement terms yet, but we foresee the average term being around 35 years.

C: Since the funding will come from the province, we need to consider that with the provincial election happening next year, even with the confirmed terms and conditions, there is no guarantee that funding will be available to sustain these housing projects.

Q: What will happen if, all of a sudden, for whatever reason, there is no funding available? What will happen to the residents and to the site itself?

R:. Should such a situation arise and an alternate source of funding not be available, the City will work closely with the housing provider to ensure tenants are supported.

Q: Can we commit 2 hours for the future CLC meetings? Can we switch to holding the meetings to Thursdays only? Can we ensure that these meetings consistently happen once every month?

R: The purpose of the CLC is to support the integration of the new building into the community. A significant amount of time has been spent discussing the plans for the building and making improvements to the construction process and local amenities, like Stan Wadlow Park. The tenant selection process is not within the mandate of the CLC to influence. CLC meetings will resume after a housing provider has been selected for this site.

C: We have six CLC meetings, but we have not had any representation from the constituency we are looking to support. It will be important to engage people with lived experience on the CLC platform. I have recently connected with a student from the University of Toronto who is also working as a youth worker at Covenant House. This student was formerly homeless after aging out of foster care. The student is very articulate and can share how the supportive housing has helped them gain the needed life skills and move on in life. The student can also answer any questions. I want to request the CLC to stand by me to extend this invitation to the student.

C: Lived experience perspective would be helpful, but, at this point, we are not ready for this. This might be a distraction when other significant concerns related to the community's safety and well-being need to be prioritized.

Q: Once the tenants move in, can't we have tenant representatives join the CLC?

R: With other housing sites, we have tenant committees or associations that focus more on tenant issues. Once the operator is on board and we have had tenants in the building for a few months, we can engage the operator on this possibility.

6. 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.

Appendix A – Agenda

**Modular Housing Initiative
Community Liaison Committee – Meeting #6
Trenton/Cedarvale Site
December 2, 2021 6:30 p.m. - 8:00 p.m.**

AGENDA

Meeting Purpose: To share and discuss updates related to the modular supportive housing development near Trenton and Cedarvale.

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

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

To include an overview of the Community Safety Walk findings

7:10 p.m. **CLC DISCUSSION**

7:50 p.m. **OTHER BUSINESS**

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.

Appendix B – List of Attendees

CLC Members Representations:

- Angela Kennedy – Toronto Catholic District School Board
- Kristi Kennington – Local Resident
- Kim Lewis – East York Canada Day Festival
- Cindy Lew – Local Resident
- Derek MacPherson – Local Resident
- Frank Marra – Oak Park Residents Association
- Helen Chilas – 1501 Woodbine Tenants Group
- Gerald O'Grady - East York Curling Club
- Laura Russell – Parkside School Council
- 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
- Matt Hilder– Housing Secretariat
- Peter White - Parks, Forestry & Recreation
- Troy Ford - Parks, Forestry & Recreation
- Liz McHardy – LURA Consulting
- James Knott – LURA Consulting
- Sunil Issac– LURA Consulting

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