

Subject: PH 21.1 Modular Housing Initiative Phase Two Site – 175 Cummer Avenue

Good morning Council Members,

My name is Matti Prima and I serve as Vice President of the Bayview Cummer Neighbourhood Association.

For over 40 years, the Bayview Cummer Neighbourhood Association (BCNA) has served the interests of its 1800 households to ensure the tranquility and quality of our neighbourhood. For over 40 years, many of our neighbours have voluntarily served on the BCNA to promote, foster, and protect the public, social, cultural, and recreational interests of the residents of our community.

I want to preface that the concerns and questions I will be raising do not reflect the opinions and thoughts of everyone we represent and may not reflect the opinions of our board members.

What I am presenting are the concerns and questions of the many members and neighbours that participated in our oversubscribed Zoom meeting held on March 5th and the concerns and questions that we have received via email and telephone calls in the last few days.

There is an overwhelming concern and objection from many members and residents that we serve, regarding the lack of community consultations for the Modular Supportive Housing that is being proposed at 175 Cummer Ave. by the City of Toronto.

Many specific issues have been raised but overall, residents are very concerned about the rapid acceleration of this proposed project which has not included any meaningful neighbourhood consultations and will have to resort to the use of a Ministerial Zoning Order to expedite the development. The residents and community have many unanswered questions and the lack of transparency in the process has eroded their public confidence and trust.

The first Community Engagement Meeting was held last night where many questions were answered. But the community still has many more questions to ask and there are still many more answers to be provided. Many community members were left unheard in exchange to hear from those that live in other wards or those who's community may not be affected.

So, the community is requesting that a proper public forum be held where they can have their questions properly answered, addressed, and have their trust reinstated before any next steps are taken with this project.

Our neighbourhood is well established, with many residents having resided here for decades. These taxpaying residents expect to be informed and consulted well in advance regarding any new projects and significant changes to their community, including those being proposed by the City of Toronto.

Our catchment includes Cummer Lodge and Willowdale Manor. A petition has been signed by over 200 vulnerable senior residents living at Willowdale Manor who have become terrified and alarmed because of the many unknown issues arising from this proposed modular housing development. This project will deprive these seniors of their greenspace in the twilight years of their lives. What is the City of Toronto prepared to provide the community, in exchange for this loss of greenspace?

We are committed to representing all our residents and protecting their safety and security; this includes our seniors, our children and our grandchildren, as well as students at nearby Cummer Valley Middle School, Avondale Alternative Secondary School, St. Joseph's Morrow Park Catholic Secondary School, Brebeuf College School and St. Agnes Catholic School. Moreover, we represent the concerns raised by visually impaired and blind individuals who also live in our catchment area.

As mentioned at last night's meeting, "YES, IN MY BACKYARD" WITHOUT SACRIFICING NEIGHBOURHOOD SECURITY: We are alarmed that many voices of our neighbourhood will be disregarded as being "NIMBY" when that is not the case --- we have welcomed families in affordable housing projects on Cummer and Yonge, the Welcome Center on Yonge, St. Clare's Residence on Bayview and the townhomes south on Willowdale. During this time of crisis and a shortage of affordable housing, we understand that providing more housing is important to the City of Toronto. However, we strongly believe that the tenants approved for 175 Cummer Avenue should be seniors who would benefit from the surrounding supportive infrastructure already in place. It is very unfortunate that the housing being provided is only meant for single occupancy, as in a family neighbourhood this would have been a good opportunity to have housing available for other vulnerable categories such as pregnant mothers with children.

Our members and residents have also questioned the location chosen by the City and if the City is truly setting up the future tenants of 175 Cummer Ave. for success or is the City setting them up for failure? As we all know, success needs to be measured not only by putting a roof over someone's head and food on their table. We know that in order

to build a new life, these tenants will need a new meaning in their life which requires proximity to day-to-day amenities and supports. It is important to note that there is no walkable grocery store or proximity to reasonably priced necessities and groceries at 175 Cummer Ave. There is no community center with amenities, or libraries in the area that would support the tenants in helping them to succeed as they exit homelessness.

The BCNA's membership includes many volunteers and professionals who are involved with assisting those who are exiting homelessness, and the homeless. These individuals could have provided constructive advice that would have been of great assistance to the City of Toronto regarding the issues related to location, transportation and the avoidance of high cost of living areas. As mentioned earlier, consultation with the professional level of many of our members and residents would serve those exiting homelessness in so many better ways.

As an association, we question how the City of Toronto plans to track and measure the success of these modular homes? We would like to see the City of Toronto put in place, not perceptions of success, but actual data collected and statistical information that shows that these homes work without having a negative impact on the community.

As an association, we would also like to take an active role on the Community Liaison Committee that will be created for this project along with members from our catchment.

We recognize that we must look after those that cannot look after themselves. However, without the City of Toronto prepared to organize a constructive and inclusive consultation process whereby the views of our community are heard, and our questions answered, our members and residents are strongly against this housing project.

Thank you.