

Modular Housing Development

175 Cummer Ave

Bayview Cummer Neighbourhood Association
Silverview Community Association
East Willowdale Community Association

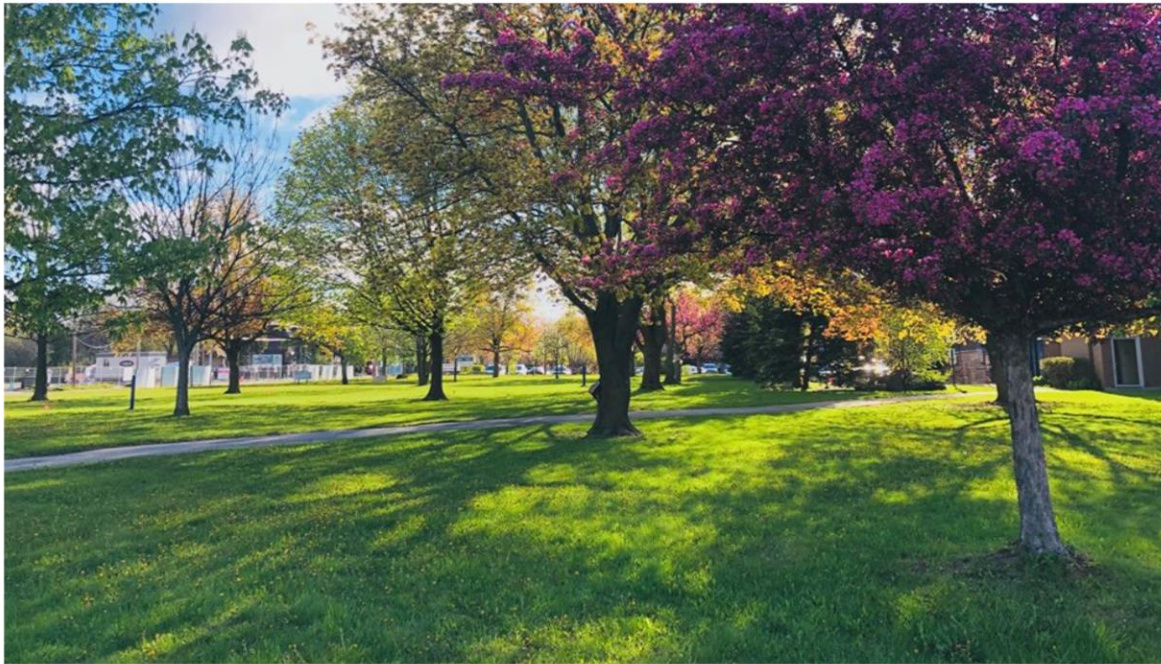
Joint Submission to Planning and Housing Committee

May 20, 2021

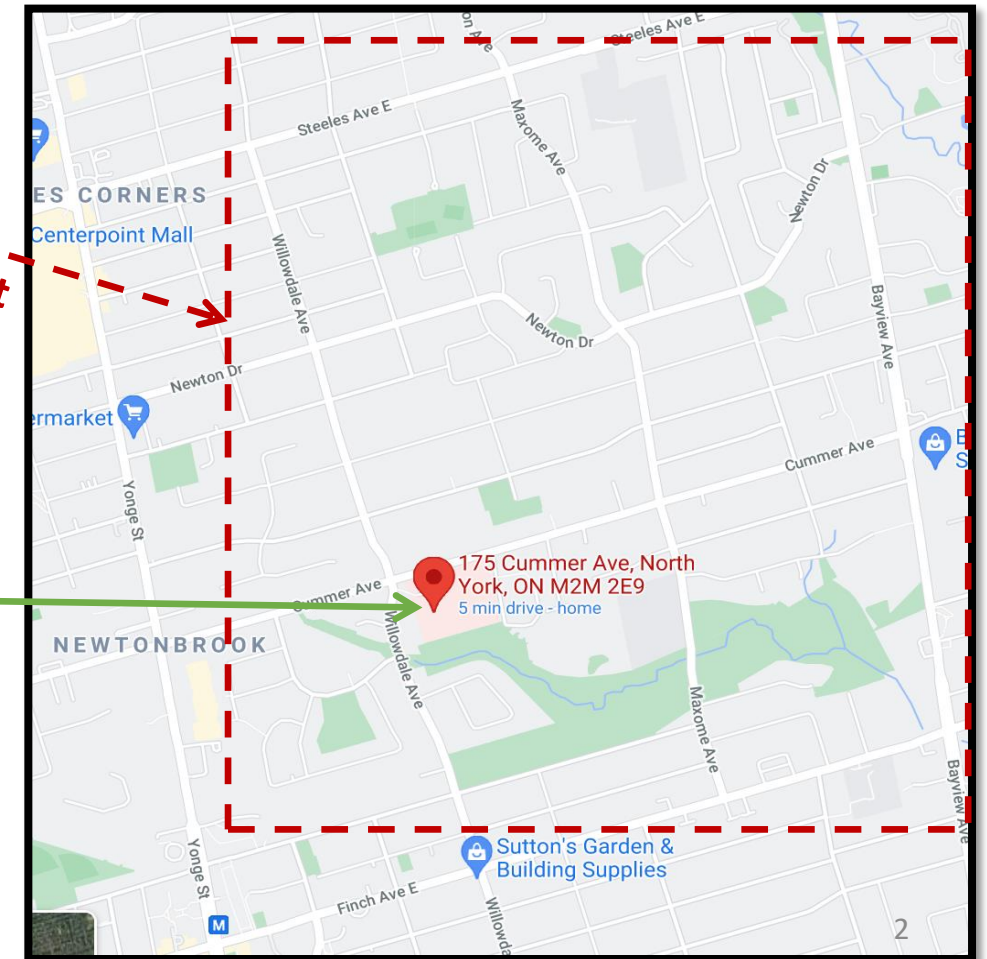


About Us

- The **Bayview Cumber Neighbourhood Association (BCNA)** and **Silverview Community Association (SCA)** have jointly represented the interests of our members within Newtonbrook East for over 45-years.
- The proposed **Modular Housing** facility falls within the undesignated “**High Park**” of our Newtonbrook East **catchment** used by families, children and seniors on a daily basis for more than 70 years.



catchment



City of Toronto's Seniors Strategy and Age-Friendly Community Planning

The Toronto Seniors Strategy
Towards an Age-Friendly City



Toronto

Outdoor Spaces & Buildings Recommendations

Issue

Recommendation

The City of Toronto will...

Some conditions can present barriers that prevent older adults from accessing outdoor spaces and buildings.

21 ...make it easier for older Torontonians to find their way around and access its public spaces and buildings.

Toronto's diverse older adults do not always feel safe and secure in their communities.

22 ...help its diverse older adult residents feel safe and secure by improving the safety of its facilities and public spaces.

- In the last census seniors accounted for 33% of the population of Newtonbrook East, higher than the City average.
- The Long-Term Care Act, 2007 has a “Seniors Bill of Rights”, which guarantees the residents of Cummer Lodge, the right to protected greenspace so that they are able to feel safe and secure. Unfortunately, their able bodied senior neighbours at Willowdale Manor, do not have similar legislative protection.
- While Toronto's Seniors Strategy and age-friendly planning, also recognized that seniors need protected outdoor spaces so that low-income residents feel safe and able to age with dignity and respect. The “**loophole**” between the LTC Act, and RTA Act, is being used to devalue the equal rights that these seniors ought to have.



Parkland Strategy and Yonge North Planning Study

The Modular Housing proposal is contrary to the City's **Parkland Strategy** aims to:

- ✓ **Expand** new parkland to support growth and address gaps to create a flexible, adaptive parkland system.
- ✓ **Improve** the access to function of the existing parkland system to promote active living, access to nature and appropriate space for leisure.
- ✓ **Include** everyone in the parkland system by removing barriers so that parks are inclusive equitable accessible places for all people.



■ The Modular Housing Plan at 175 Cummer plan is contrary to the Parks Strategy, in that:



Shrink undesignated greenspace available at 175 Cummer Ave available to residents resulting in fewer people able to access the existing park within 500 metre walking distance.



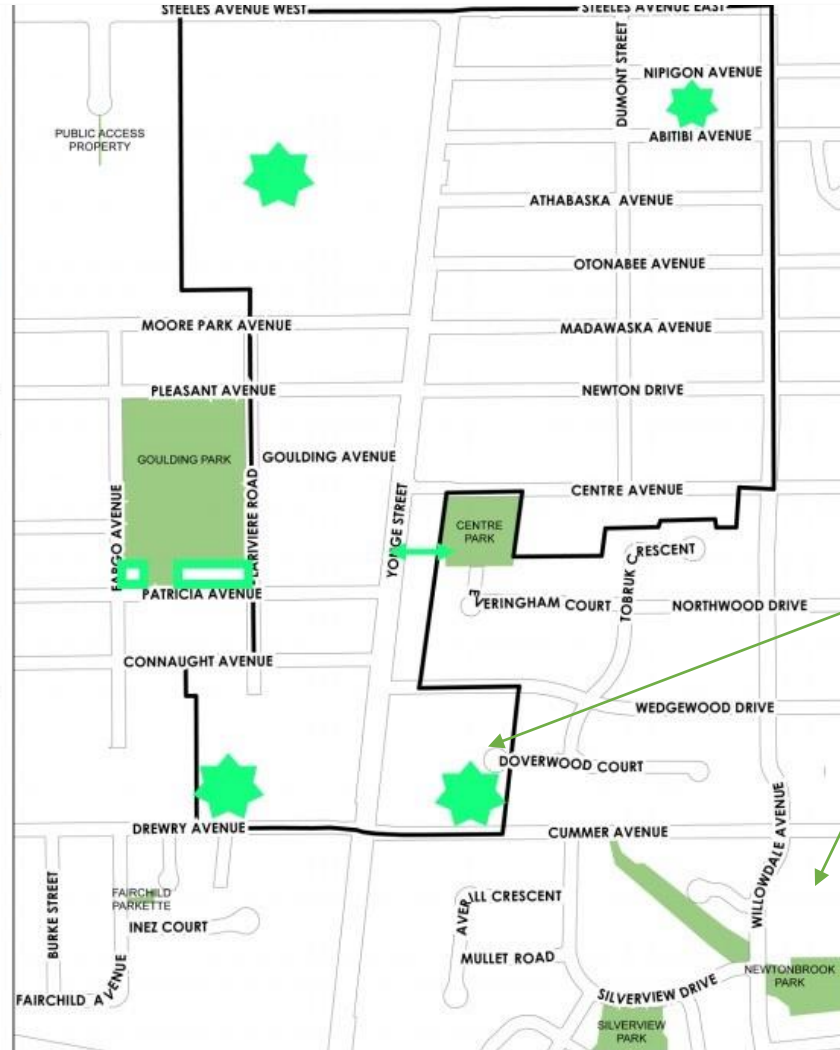
Reduce access to protected parkland for independent seniors with modest accessibility issues living at Willowdale Manor.



Create new systemic barriers for seniors who have voiced that they would no longer feel safe or secure or comfortable in the proposed outdoor space.

Proposed Long-Term Parks Plan

-  Proposed park expansion
-  Proposed future park location
(approximate location and not to scale)
-  Proposed new pedestrian connection to park



- Yonge North Planning Study will create “additional” parkland through on-site dedications contributed by developers, and land purchases “**where feasible**”.
- The same objective could be met with a net “increase in parkland” and less harm to our seniors, by formerly designating the property as an official park once it has been parsed from TCHC.
- The City has disclosed that they have 50 other viable sites, but would not shared with us the criteria of how this sites was chosen.

Lack of Due Process, Transparency and Consultation

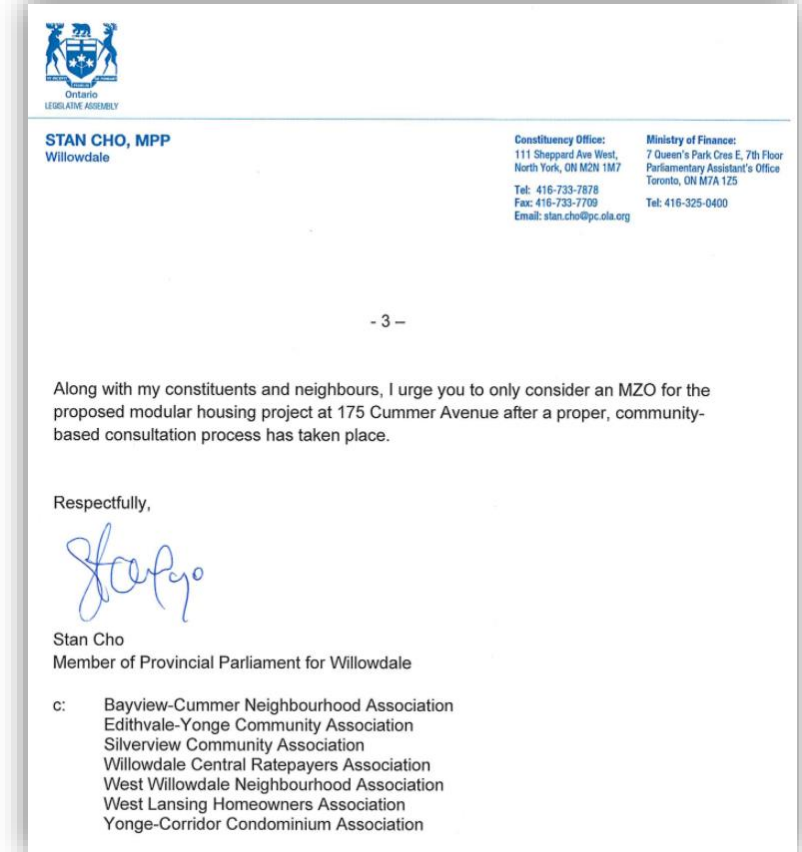
- The MPP has committed to not granting a **Ministerial Zoning Order (MZO)** until “**proper**” consultation has taken place. Following City consultations a survey was issued by the BCNA noting that:

86.3% felt that the Wellness and safety of Willowdale Manor seniors were of great concern, along with general safety and security.

82.2% felt that the site selection **did not** undergo a fair and transparent process by the City of Toronto.

75.3% were concerned about greenspace parkland used by their families.

83.6% were against building the facility at 175 Cummer Ave.



- BCNA elected representatives also requested to attend site plan meetings and **Working Group** meetings to provide feedback on the plan, but were denied by the Councilor, along with a request for bi-lateral consultation.
- Lura consulting report presented only contains feedback from City-run consultations with a registered housing lobbyist as the “neutral” facilitators. None of the consultations held with the BCNA and Abi Bond were captured in the consultation report, which also lists groups allegedly “contacted”, but did not “consult”.

Recommendations

- The BCNA is asking the Planning and Housing Committee to:
 - ✓ Promote a livable City and equality of seniors, by ensure that the residents of Willowdale Manor have the same equal rights to dedicated protected greenspace, as their counterparts and Cummer Lodge only 20 metres apart.
 - ✓ Give serious consideration to one of the other 50-alternate sites identified by the Housing Secretariat to safeguard our parkland and mature trees for families and children under pressure from development.
 - Ensure that “proper” consultations take place where genuine feedback is considered, up to and including preserving our parkland and mature trees.

