



BAYVIEW WOODS  
NEIGHBOURHOOD  
ASSOCIATION



**Item PH33.3. Modular Housing 175 Cummer Ward 18, City Initiated Rezoning  
April 27 Planning and Housing Committee of the City of Toronto  
City Council consideration on May 11, 2022**

We are leaders of seven (7) neighbourhood associations concerned with this City zoning by-law amendment in terms of design, servicing, compatibility of land use and density. Examples of our concern are as follows:

1. A front yard setback of 6 metres is less than the established standard in the area and much less than the City requires of many smaller buildings and single family dwellings in the area.
2. The structure proposed by the City in the front yard space is also an unprecedented permission in a front yard, especially one so small.
3. No parking spaces are required in the zoning by-law. Just because it is not currently contemplated that the residents will have vehicles, this does not mean that they won't, and, what about visitors, service vehicles, etc where will they park.
4. No loading spaces are required in the zoning by-law. We question how loading and unloading or moving or delivery etc. for the building will be handled and will this occur on Cummer Avenue potentially blocking the street. We do not know of other buildings which are exempted from loading spaces with so many residential units.
5. With **126 units per hectare** we question conformity with the NEIGHBOURHOODS land use designation in terms of compatibility, density, built form and nature of development.

We believe the proposed development is too dense and is not in keeping with the building type and built form character of the neighbourhood, nor with the policies of the Official Plan. The proposal does not respect nor reinforce the existing physical character of the neighbourhood and should not be approved as proposed. The proposal would create a negative and unprecedented condition and context which would undermine the stable geographic neighbourhood character.

In conclusion, we continue to oppose this proposal in its current proposed design and form, regardless of the tenure or nature of contemplated tenant we believe that the zoning should be more reflective of the area's characteristics and that the site and any additional building permitted on the property besides the current building should provide the basics which every other building in the city is required to provide – such as adequate yards, parking, loading, etc.

We wish to be notified of the decision of the City of Toronto on or the refusal of the proposed application

End.

# VOICES OF WILLOWDALE

[www.voicesofwillowdale.com](http://www.voicesofwillowdale.com)



Bayview Valley Ratepayers Assoc.  
**Secretary, Harriett Altman**  
Bayview Valley Ratepayers Assoc.



**BAYVIEW WOODS  
NEIGHBOURHOOD  
ASSOCIATION**

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**EAST WILLOWDALE COMMUNITY ASSOCIATION**

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