

From: [Aldo Di Felice](#)
To: [Planning and Housing](#); [Nancy Martins](#)
Cc: [Bayview Cummer Neighbourhood Assoc.](#); [Silverview Community Association](#); [info@voicesofwillowdale.ca](#); [Jeremy Kloet](#); [Gregg Lintern](#); [Ellen Leesti](#); [Doris T. Michel](#); [Dennis Braun](#); [Katherine Bailey](#); [Frank Molinari](#); [Paula White](#); [Matt Armstrong](#); [Abigail Bond](#); [Nancy Martins](#); [Kaitlin Salole \(kaitlin@stevendelduca.ca\)](#); [David Lu \(davidlu789@gmail.com\)](#); [Mayor Tory](#); [MHI Community Liaison](#); [Ralph Sasso](#); [danjude10@hotmail.com](#); [Gina Alexandris](#); [Jeremy Kloet](#); [Gregg Lintern](#); [Ellen Leesti](#); [Doris T. Michel](#); [Dennis Braun](#); [Katherine Bailey](#); [Frank Molinari](#); [Paula White](#); [Abigail Bond](#); [Arie van Wijngaarden](#); [Tatiana Andronache](#); [Vincent Mak](#); [David](#); [Agatha Pezzi](#); [Jeff Horodyski](#); [cristinamartins@rogers.com](#); [Councillor Minnan-Wong](#); [stephen fagyvas](#); [Mike Soragnese](#); [John Filion](#); [hello@votesaguil.com](#); [Katherine Bailey](#); [Mercedeh Madani](#); [Sharon Hill](#); [Gregg Lintern](#); [Ellen Leesti](#); [Frank Molinari](#); [Dennis Chow](#); [Giulio Cescato](#); [Kerri Voumvakis](#); [Raoul G](#); [Sugy Kodeeswaran](#); [Paul Yeung](#); [nathan.gomes](#); [Shalini Sethi](#); [Mi Si](#); [Anastassia Trifonova](#); [yh.helen.zhang@gmail.com](#); [apetersoo@hotmail.com](#); [Councillor Carroll](#); [Councillor Bradford](#); [Councillor Nunziata](#); [Councillor Wongtam](#); [Councillor Cressy](#); [Councillor Matlow](#); [Councillor Pasternak](#); [Councillor Perks](#); [Councillor Thompson](#); [Councillor Fletcher](#); [Councillor McKelvie](#); [Councillor Crawford](#); [Councillor Bailao](#); [Councillor Ainslie](#); [Councillor Layton](#); [Councillor Grimes](#); [Councillor Lai](#); [Councillor Mantas](#); [Councillor MFord](#); [Councillor Holyday](#); [Councillor Jaye Robinson](#); [rajni.vaidyaraj@torontoseniorshousing.ca](#); [info@torontoseniorshousing.ca](#); [Stan Cho - Ontario Legislature \(Stan.cho@pc.ola.org\)](#); [steve.clark@pc.ola.org](#); [doug.fordco@pc.ola.org](#); [Ali.Ehsassi.P9@parl.gc.ca](#); [raymond.cho@pc.ola.org](#); [jordan.wilson@hrsdc-rhdcc.gc.ca](#); [jessica.eritou@hrsdc-rhdcc.gc.ca](#); [maureen@maureenquigley.ca](#); [davidlu789@gmail.com](#); [Agatha Pezzi](#); [Rafael Gomez](#); [Kaitlin Salole \(kaitlin@stevendelduca.ca\)](#)
Subject: RE: Item PH33.3. Modular Housing 175 Cummer --In regards to City Council consideration on May 11, 2022
Date: May 8, 2022 8:23:14 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[MAY 11 CITY COUNCIL ITEM PH 33.3 175 CUMMER PLANNING OBJECTION.pdf](#)

In regards to City Council consideration on May 11, 2022

Item PH33.3 Modular Housing Initiative: Phase Two - 175 Cummer Avenue Ward 18, City Initiated Rezoning

This is in addition to the documents previously submitted on this matter and referred to here on the City's website:

(April 26, 2022) Submission from Aldo Di Felice, President, TNL Media Group Inc, on behalf of Bayview Cummer Neighbourhood Association (BCNA), Voices of Willowdale, and Silverview Community Association (PH.New)

(<http://www.toronto.ca/legdocs/mmis/2022/ph/comm/communicationfile-149241.pdf>)

We are filing an additional final document as attached, on behalf of the same persons, namely Bayview Cummer Neighbourhood Association (BCNA), Voices of Willowdale, and Silverview Community Association. Please confirm inclusion of this additional document on the public file on behalf of those organizations.

Kindly confirm receipt and posting, thank you.

Aldo Di Felice,

President, TLN Media Group Inc.

Direct: 416-744-8193

aldo@tlnmediagroup.com

From: Aldo Di Felice

Sent: April 26, 2022 9:48 AM

To: 'phc@toronto.ca'

Subject: Item PH33.3. Modular Housing 175 Cummer April 27 Planning and Housing Committee of

the City of Toronto

To : CITY CLERK'S OFFICE

The attached documents and the body of this email are filed with respect to the above captioned matter, **on behalf of the 3 local community organizations named therein (BCNA Bayview Cummer Neighbourhood Assoc., Voices of Willowdale, and Silverview Community Association.**

Please confirm receipt.

Toronto Violates Senior Citizens' Rights with Secret Homeless Housing Plans

https://www.linkedin.com/posts/voices-of-willowdale-a69a50209_activity-6787069681384665089-MwaQ

Implementing Tenants First: Creating a Seniors Housing Corporation

Toronto's so called "Tenants First" initiative with respect to 83 low income seniors care facilities **which include the Willowdale Manor Seniors care home at 175 Cummer Avenue** is being violated even before TSHC assumes responsibility for the property --- a violation of the City of Toronto's fiduciary duty to the seniors in its care .

Background Information

City Council adopted [EX23.4 Implementing Tenants First: Creating a Seniors Housing Corporation](#) (May 5, 2021)

(April 15, 2021) Report from the Deputy City Manager, Community and Social Services on **Implementing Tenants First: Creating a Seniors Housing Corporation**

(<http://www.toronto.ca/legdocs/mmis/2021/ex/bgrd/backgroundfile-165854.pdf>)

Attachment 1 - Shareholder Direction, Toronto Seniors Housing Corporation

(<http://www.toronto.ca/legdocs/mmis/2021/ex/bgrd/backgroundfile-165855.pdf>)

Revised Attachment 2 - List of Seniors Buildings

(<http://www.toronto.ca/legdocs/mmis/2021/ex/bgrd/backgroundfile-165856.pdf>)

Aldo Di Felice, President

Direct: 416-744-8193

aldo@tlnmediagroup.com

TLN Media Group Inc.

Columbus Centre, 901 Lawrence Ave West, Level 2, Toronto M6A 1C3 CANADA

tln.ca | univision.ca | mediasetitalia.ca



Confident. We believe what we do is valuable.

Dedicated. We are devoted to our cause, loyal to each other and committed to our communities.

Resourceful. We find new ways to overcome challenges and seize opportunities.

Driven. We are passionate knowledge seekers. We get things done. Our enthusiasm is contagious.

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**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 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.