



Ana Bailao
Chair, Planning and Housing
Committee
Councillor Ward, 9 Davenport

Councillor John Filion
Ward 18
Willowdale

February 15th, 2022

Members of the Planning and Housing Committee
City of Toronto
100 Queen Street West
Toronto, Ontario
M5H 2N2
Attn: Clerk

Modular Supportive Housing Development at 175 Cummer Avenue (Ward 18)

Dear Members of the Planning and Housing Committee:

On February 23, 2021, the City of Toronto announced Phase Two of the Modular Housing Initiative to create 150 new modular homes with supports for people experiencing or at risk of homelessness. This includes the proposed 59 unit modular building at 175 Cummer Avenue in Willowdale, North York. Over 8,000 people are currently experiencing homelessness in Toronto and the City is taking urgent action to create safe, affordable, and permanent housing options for these individuals

Following this announcement, Mayor John Tory, Councillor Filion and City staff held two open public consultation sessions on Tuesday March 9, 2021, and on Tuesday April 6, 2021. Planning and Housing Committee considered the proposed modular development on two occasions, March 10, 2021, and May 20, 2021.

On June 8, 2021 City Council adopted the final report for the site and requested the Minister of Municipal Affairs and Housing to make a Minister's Zoning Order to provide relief from the in-force zoning regulations and permit the proposed development.

On August 12, 2021 a third public community meeting was held to provide an update on the proposed development and answer further questions from the community. In addition to these public meetings, specific engagement has been carried out in partnership with TCHC for the residents of Willowdale Manor. The local councillor has also led workshops with neighbours and residents association members to gain their input on the proposed site plan. A Community Liaison office has been in place since the project launch, and has been available to take questions from residents and provided answers and resources 5 days a week.

City staff have repeatedly requested information from the Ministry of Municipal Affairs and Housing as to if and when the MZO would be made. At this time, 6 months have passed since Council's initial request. The modules which will be used at the proposed development site completed manufacturing in November 2021, and since that time have been stored at a TTC parking lot space under a short term lease arrangement.

Although the fastest course of action continues to be the issuance of an MZO, the lack of a Provincial response to the City's request forces us to put a potentially much lengthier City rezoning process in place. Adoption of this motion will direct staff to bring this report to the March 25, 2022 meeting of the Planning and Housing Committee. City Planning staff will issue the notice of the statutory public meeting as required under the Planning Act. Should Council adopt the proposed zoning by-law amendment, and no appeals are received by the Ontario Land Tribunal within the 20 day appeal period, the City will be able to proceed with construction of the project in Q3 of 2022 with occupancy anticipated in early 2023.

We ask that the Planning and Housing Committee approve the following:

The Planning and Housing Committee requests that:

1. City Council direct the Chief Planner and Executive Director, City Planning, in consultation with the Executive Director, Housing Secretariat to proceed with the municipal rezoning process for the modular supportive housing development at 175 Cummer Avenue and report to the April 27, 2022 meeting of the Planning and Housing Committee with a Final Zoning By-law Amendment Report.

Yours truly,

Ana Bailao
Chair, Planning and Housing Committee
Councillor, Ward 9, Davenport

John Filion
Councillor, Ward 18
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