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Planning & Housing Committee
City of Toronto
100 Queen Street West
Toronto, ON
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RE : PH33.3 - Modular Housing - 175 Cummer Avenue - City Initiated Rezoning - Final Report

Members of the Planning and Housing Committee:

Volunteers from our **HousingNowTO.com** civic-tech and open-data project attended all of the public on-line open houses that Councillor Filion, CreateTO, City Planning and the Housing Secretariat have held for this Modular Housing site in Willowdale over the last 14-months.

Our volunteers 100% agree with the current sixty (60) unit proposal, and lend our strong support for this Modular Supportive Housing site as proposed. Our preferred outcome would have been for the Province to agree to our City Council's 2021 request for a **Minister's Zoning Order (MZO)** to ensure this site on Cummer Ave had been both completed and occupied many months ago. Unfortunately, active NIMBYism by local homeowner groups in Willowdale has undermined the standard MZO process which has been approved by Queen's Park on all of the other Modular Housing sites in the City of Toronto to date.

The [documented threat](#) by the Bayview Cummer Neighbourhood Association (BCNA) to appeal this current City initiated rezoning process to the Ontario Land Tribunal (OLT aka TLAB / OMB) would likely add at least one more year of delay to the delivery of these much-needed supportive-housing units in North York. As much as we wish that this were not the case – we would advise the City to be prepared to deal with the anticipated specious and vexatious litigation of this modular housing site to the OLT by local homeowner's groups in Willowdale.

Please approve this City Initiated Rezoning as drafted by staff – and prepare to deal with the potential OLT appeal.

Our volunteers are always willing to share open and accurate data on affordable-housing with any City Councillor or community group that requires it to help ensure your on-going success in meeting the City of Toronto's HOUSING 2030 approved targets.

Yours,

Mark J. Richardson
Technical Lead – HousingNowTO.com