

From: Aldo Di Felice
To: Planning and Housing
Cc: Bayview Cummer Neighbourhood Assoc.; Silverview Community Association; info@voicesofwillowdale.ca; 2021; 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 (kaitlyn@stevendelduca.ca); David Lu (davidlu789@gmail.com); Mayor Tory; MHI Community Liaison; Ralph Sasso; danjude10@hotmail.com; Gina Alexandris; Arie van Wijngaarden; Tatiana Andronache; Vincent Mak; David; Agatha Pezzi; Jeff Horodyski; cristinamartins@rogers.com; Councillor Minnan-Wong; stephen fagyas; 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 (kaitlyn@stevendelduca.ca)
Subject: Item PH33.3. Modular Housing 175 Cummer April 27 Planning and Housing Committee of the City of Toronto
Date: April 26, 2022 9:48:31 AM
Attachments: image001.png
image002.png
image003.png
image004.png
Joint Declaration RE Willowdale Manor Seniors Home Feb 2022.pdf
Seniors Health and Green Space March 2022F.pdf
Capture 1997 FILION.PNG
OMB 1998 DECISION PIC.png
Willowdale Modular Housing Project Analysis (002).pdf
Species at Risk Branch of the Ministry of the Environment.pdf

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>)

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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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RE: Willowdale Manor Seniors Care Home Parklands

175 Cummer Ave. Willowdale, Toronto



**Every
resident**

*Bill of Rights for people who live
in Ontario long-term care homes*

**Every
resident**

*"has the right to be given access to
protected areas outside the long-term care facility in order to enjoy
outdoor activity, unless the physical setting makes this impossible."*



This joint declaration is made in response to continuing statements by City of Toronto officials and their political allies and recent media reporting, all of which omit material facts and include material misrepresentations.

In March 2021, with zero community notice or consultation, the City announced it would destroy and redevelop Willowdale Manor Seniors Care Home Parklands at 175 Cummer Ave in Willowdale, Toronto. The secret selection of this site was championed by local Willowdale Councillor John Filion.

In January 2022, following thousands of petitioners' protests, Willowdale MPP Stan Cho officially informed the City that it's poorly planned project at must be relocated. In a letter to Toronto Housing Chair/Deputy Mayor Ana Bailão, MPP Cho states *"... this site is just not suitable.... I am committed to working with the City to ensure we can find a more suitable location in Willowdale."*

Unfortunately, Ms. Bailão and Mr. Filion and Mayor John Tory have refused to address the serious problems with this site selection and have refused to work with MPP Stan Cho on an alternate site. Instead, they have chosen to play politics and blame the Ontario Government for the city's own mistakes.

Specifically, for almost a year, City officials led by Mr. Filion, have:

- Refused to address or even to admit these parklands are protected for the seniors home residents' use and enjoyment under decisions in 1997 by the City of North York Planning Committee and 1998 by the Ontario Municipal Board. Decisions in which Mr. Filion himself was involved in 1997-1998.
- Refused to explain why seniors' rights and green canopy preservation are not issues permitted to be raised or discussed despite explicit City and Provincial policies protecting both.
- Refused to disclose the 50 alternative sites Mr. Filion claims were assessed and judged to be inferior to the protected parklands of a seniors home.
- Refused to justify how this interior neighbourhood parkland site within a City of 156,000 acres is the best location despite having limited proximity to daily living services much less to professional mental health and addiction supports for the chronically homeless persons intended to be housed on such seniors parkland.
- Refused to admit that the local Newtonbrook East neighbourhood associations have opposed this site on the basis that it would violate the seniors' rights and parklands preservation policies, as well as being an inappropriately remote location.
- Defamed and incited hatred towards neighbourhood residents and organizations, as "anti-homeless NIMBYs", while knowingly suppressing the fact, this very neighbourhood has since 2019 accommodated a major social services site at Cummer Ave. and Yonge St. initially housing over 175 refugees and now maintaining over 100 homeless shelter beds, not all of which are filled.
- Refused to address the serious site limitations and zoning by-law non-compliance issues raised by the City's own Planning Department and Provincial agencies.



In light of the foregoing facts and misleading City led media blitz, we again call for public officials at the City to do the right thing.

*Do right by Seniors.
Do right by the Environment.
And do right by the Homeless.
City officials don't have to choose one.
Honest and intelligent public servants can do all 3.*

February 15, 2022



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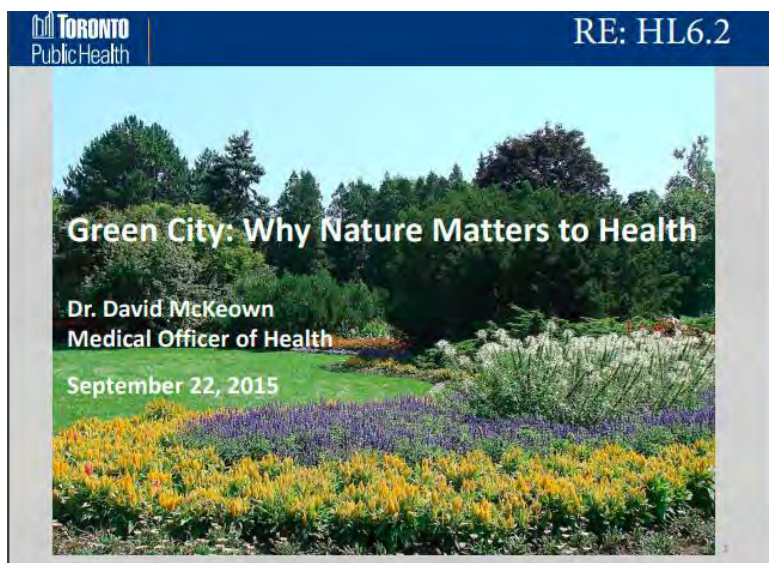


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The author holds a Master of Science in Management at Ted Rogers School of Management and a Bachelor of Science from McMaster University. She is a second-year law student at the University of Western Ontario's Faculty of Law.



There is a consensus in the literature that access to green outdoor spaces have both mental and physical health benefits for seniors. The leading study on the association between green spaces near residences and the longevity of senior citizens in large cities found that living in areas with walkable green spaces positively influences the longevity of urban senior citizens independent of their age, sex, marital status, or baseline functional status. The study defined “walkable green spaces” as any open green space near the senior’s residence.¹ A 2020 study found that the positive effects of green spaces are felt particularly in neighbourhoods that are characterized by lower income elderly populations.² These findings were confirmed in a recent 2021 study published in the International Journal of Environment Health Research.³ The 2021 study analyzes the benefits of outdoor parks in the light of Covid-19. The paper notes that the size of the green space influences the activity level of individuals. Well-designed large outdoor environments have a positive effect on the physical activity levels and psychological well-being of elderly individuals. Importantly, the study notes that the health of elderly individuals is most influenced by their immediate outdoor environment compared to other age groups because of their decreased mobility. The study concludes that there is a need to improve immediate outdoor greenspace near senior’s residences.

¹ Takano, T., Nakamura, K., & Watanabe, M. (2002). Urban residential environments and senior citizens’ longevity in megacity areas: the importance of walkable green spaces. *Journal of Epidemiology & Community Health*, 56(12), 913-918.

² Dennis, M., Cook, P. A., James, P., Wheeler, C. P., & Lindley, S. J. (2020). Relationships between health outcomes in older populations and urban green infrastructure size, quality and proximity. *BMC public health*, 20(1), 1-15.

³ Levinger, P., Cerin, E., Milner, C., & Hill, K. D. (2021). Older people and nature: the benefits of outdoors, parks and nature in light of COVID-19 and beyond—where to from here?. *International Journal of Environmental Health Research*, 1-8.

Willowdale Manor seniors care home at 175 Cummer Avenue run by Toronto Housing



**Every
resident**

*Bill of Rights for people who live
in Ontario long-term care homes*

**Every
resident**

*“has the right to be given access to
protected areas outside the long-term care facility in order to enjoy
outdoor activity, unless the physical setting makes this impossible.”*



In addition to the multiple studies demonstrating the need for green spaces near senior’s residences, a 2014 City staff report directed to the Board of Health highlighted that “abundant, diverse and well-maintained green spaces are important features of a healthy city.” The staff report details the myriad of both physical and mental benefits of green space and notes that the term “green space” refers to a “wide variety of natural and landscaped areas both publicly and privately owned.” It includes private yards and open spaces. The city emphasizes that “the health benefits of green space are more strongly associated with green space that is in close proximity (less than 1 km) to residential areas.” The staff report specifically notes the importance of green space “in areas near vulnerable populations including people living on low-income, racialized groups, and older adults,” noting that improving green space in areas where senior citizens are living is necessary to promote health.⁴

By Victoria Di Felice

REFERENCE: Green City: Why Nature Matters to Health September 4, 2015 City Staff Report from Medical Officer of Health <https://www.toronto.ca/legdocs/mmis/2015/hl/bgrd/backgroundfile-83420.pdf>

⁴ <https://www.toronto.ca/legdocs/mmis/2015/hl/bgrd/backgroundfile-83420.pdf>

EXTRACT FROM THE MINUTES OF THE PLANNING COMMITTEE MEETING
HELD ON MAY 7, 1997

P.H.

UDZ 96-29 - METROPOLITAN TORONTO HOUSING COMPANY LTD.

Zoning Amendment Application to permit a 22 unit, 2-3 storey,

townhouse development at an overall density of 0.90 F.S.I.

Location: 175 Cummer Avenue

WARD 11

A discussion followed during which time Councillor Filion, the Ward Councillor, indicated that there is no question that everyone supports the renovations to Willowdale Manor and he would be prepared to put as much time as he can to find the money to renovate those units. However, he was not prepared to sell off the greenspace in front of 175 Cummer Avenue. He further indicated that he was able to obtain a copy of the Planning report prepared for this site approximately 30 years ago and it is quite clear in that report that this entire site was being considered for parkland. The compromise that was reached after considerable negotiations was the existing building known as Willowdale Manor. He believed that it was Council's intent at that time that the existing greenspace remain as such. However, Council, at that time, neglected to designate some of the vacant land in various areas of the Municipality as greenspace. In terms of Block "J", Metro purchased the land for a nominal sum of \$2.00 however there was no condition in the agreement of purchase and sale that the lands in question should remain as greenspace. As sympathetic as he is for the renovations to Willowdale Manor, he believed that it was inappropriate to sell the greenspace. The only other possible exception would be if the lands were to be developed with additional seniors' housing. There is an aging population in Willowdale and there is a shortage of sites that have access to public transit. In his opinion, the proposed development is only a short term solution in trying to get funds to renovate the units at Willowdale Manor. He therefore suggested that the application be refused and prior to this matter being considered by Council he would do his utmost to investigate other possibilities in obtaining funding to undertake the renovations at Willowdale Manor.

Motion: It was moved by Councillor Filion that this application be REFUSED.
The voting on the motion was as follows:

FOR:

Filion
Seaton
Morgan-Wong

ABSENT:

Feldman
Berger
Flatt



Ontario Municipal Board

Commissariat des affaires municipales de l'Ontario

Metropolitan Toronto Housing Company Ltd. has appealed to the Ontario Municipal Board under subsection 34(11) of the Planning Act, R.S.O. 1990, c. P.13, as amended, from Council's refusal or neglect to enact a proposed amendment to Zoning By-law UOZ 96-39, as amended, to rezone the lands known municipally as 175 Cummer Avenue from R4 and RM3(5) to RM1 (Site Specific) and RM5 (Site Specific) to permit multiple-attached dwellings on the north portion of the lands and to retain the existing apartment house structure on the balance of the lands.

O.M.B. File No. Z970090

Metropolitan Toronto Housing Company Ltd. has referred to the Ontario Municipal Board under subsection 41(12) of the Planning Act, R.S.O. 1990, c. P.13, as amended, determination and settlement of details of a site plan for lands known municipally as 175 Cummer Avenue in the City of North York.

O.M.B. File No. M970050

Metropolitan Toronto Housing Company Ltd. has appealed to the Ontario Municipal Board under subsection 53(14) of the Planning Act, R.S.O. 1990, c. P.13, as amended, from the Committee of Adjustment's refusal or neglect to make a decision on an application numbered B59/97 for consent to convey part of the land known municipally as 175 Cummer Avenue.

O.M.B. File No. C970005

Metropolitan Toronto Housing Company Ltd. has appealed to the Ontario Municipal Board under subsection 51(34) of the Planning Act, R.S.O. 1990, c. P.13, as amended, from the Municipality of Metropolitan Toronto's refusal or neglect to approve a draft plan of subdivision for lands known municipally as 175 Cummer Avenue.

Metro's File No. 557-97015

O.M.B. File No. 5970105

In conclusion the Board finds that the proposal is not good planning and dismisses the appeal of Metropolitan Toronto Housing Company Limited from Council's refusal or neglect to enact a proposed amendment to By-law No. 7625, as amended.

The Board dismisses the appeal for determination and settlement of details of the site plan.

The Board refuses the severance.

The Board refuses the subdivision.

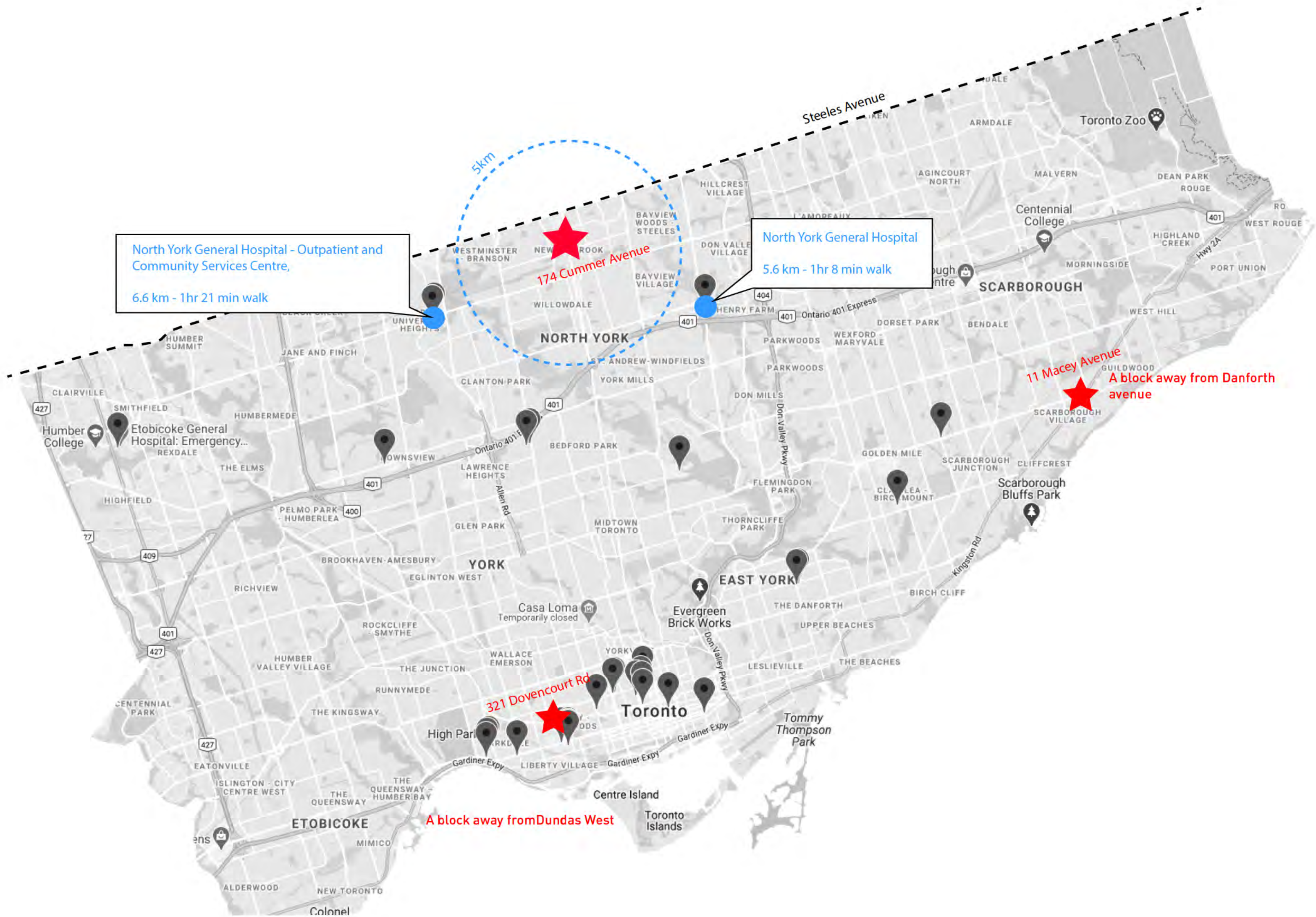
Mental Health Hospital Programs - Toronto

Downtown:

- Sinai Health System - Mount Sinai Hospital - Psychiatry
- Sinai Health System - Mount Sinai Hospital - Psychiatry - Day Treatment
- Sinai Health System - Mount Sinai Hospital - Psychiatry - General Psychiatry
- Sinai Health System - Mount Sinai Hospital - Psychiatry - General Psychiatry - Interpersonal Psychotherapy (IPT) Clinic
- Unity Health Toronto - St Joseph's Health Centre - Child, Adolescent and Family Mental Health
- Unity Health Toronto - St Joseph's Health Centre - Injection Clinic
- Unity Health Toronto - St Joseph's Health Centre - Mental Health and Addictions Open
- Unity Health Toronto - St Joseph's Health Centre - Psychiatric Day Hospital
- Unity Health Toronto - St Michael's Hospital - Mental Health and Addictions Services
- University Health Network - Toronto General Hospital - Outpatient Clinics - Geriatric Psychiatry Clinic (Progression)
- University Health Network - Toronto Western Hospital - Outpatient Clinics - Asian Initiative In Mental Health (AIM)
- University Health Network - Toronto Western Hospital - Outpatient Clinics - Asian Mental Health Program
- University Health Network - Toronto Western Hospital - Outpatient Clinics - Portuguese Mental Health And Addictions
- University Health Network - Toronto Western Hospital - Outpatient Clinics - Poul Hansen Family Centre for Depression
- University Health Network - Toronto Western Hospital - Outpatient Clinics - Poul Hansen Family Centre for Depression - Mood Disorders Psychopharmacology Unit
- University Health Network - Toronto Western Hospital - Outpatient Clinics - Urgent Care Clinic
- Women's College Hospital - Women's Mental Health Program
- Women's College Hospital - Women's Mental Health Program - General Psychiatry Program
- Women's College Hospital - Women's Mental Health Program - Mental Health in Medicine
- Women's College Hospital - Women's Mental Health Program - Trauma Therapy Program
- Women's College Hospital - Women's Mental Health Program - Trauma Therapy Program - Women Recovering from Abuse Program (WRAP)
- Centre For Addiction And Mental Health (CAMH)
- Centre For Addiction And Mental Health (CAMH) - Adult Neurodevelopmental Service
- Centre For Addiction And Mental Health (CAMH) - Downtown Central Assertive Community Treatment Team
- Centre For Addiction And Mental Health (CAMH) - Downtown East Assertive Case Management Team - Toronto - King Street
- Centre For Addiction And Mental Health (CAMH) - Downtown East Intensive Case Management Team - Toronto - King Street
- Centre For Addiction And Mental Health (CAMH) - Downtown West Assertive Case Management Team
- Centre For Addiction And Mental Health (CAMH) - Downtown West Intensive Case Management Team
- Centre For Addiction And Mental Health (CAMH) - Emergency Services - Toronto - 1051 Queen Street West
- Centre For Addiction And Mental Health (CAMH) - Emergency Services - Toronto - 250 College Street Open
- Centre For Addiction And Mental Health (CAMH) - Focus On Youth Psychosis Prevention (FYPP)
- Centre For Addiction And Mental Health (CAMH) - Medication Assessment Psychology Psychosis Service (MAPPS) - Toronto - 1051 Queen Street West
- Centre For Addiction And Mental Health (CAMH) - Medication Assessment Psychology Psychosis Service (MAPPS) - Toronto - 250 College Street
- Centre For Addiction And Mental Health (CAMH) - Partial Hospitalization Program - Toronto - 1001 Queen Street West
- Centre For Addiction And Mental Health (CAMH) - Psychosis Coordinated Care Service (PCCS) - Toronto - 1051 Queen Street West
- Centre For Addiction And Mental Health (CAMH) - Temerty Centre For Therapeutic Brain Intervention
- Centre For Addiction And Mental Health (CAMH) - Youth Urgent Care Clinic
- Hospital for Sick Children - Mental Health Access Program (MHAP)
- Madison Community Services - Spanish Speaking Mental Health Case Management and Peer Support Groups
- Michael Garron Hospital - Paediatrics - Child & Adolescent Mental Health


Other:

- Scarborough Health Network - General Site - Assertive Community Treatment Team Program
- Baycrest - Baycrest Hospital - Clinical Services - Mental Health Services
- Baycrest - Baycrest Hospital - Clinical Services - Mental Health Services - Inpatient Unit
- Baycrest - Baycrest Hospital - Clinical Services - Mental Health Services - Outpatient Mental Health Program
- Sunnybrook Health Sciences Centre - Adult Inpatient Unit
- Toronto East Health Network
- Unity Health Toronto - Providence Healthcare - Providence Hospital - Outpatient Rehabilitation - Assess and Restore Services - Geriatric Psychiatry Clinic (Progression and Maintenance)
- Humber River Hospital - Mental Health and Addictions Program
- William Osler Health System - Etobicoke General Hospital - Mental Health Services for Adults - Emergency/Crisis Services Open



Within 10 km of 174 Cummer Avenue:

- North York General Hospital - Adult Mental Health - Outpatient Program
- North York General Hospital - General Site - Adult Mental Health Outpatient Services
- North York General Hospital - Outpatient and Community Services Centre - Mental Health and Justice Treatment and Support Service
- North York General Hospital - Outpatient and Community Services Centre - Mental Health Clinic



Supposed “Cummer Station”
- no estimate on when the construction will start/end
- no updates since the plan released in 2019

only grocery store within walking distance;
18 minute walk, over 1km

25 minute walk, nearly 2km
Average 30 minutes by bus
due to poor 42 route service

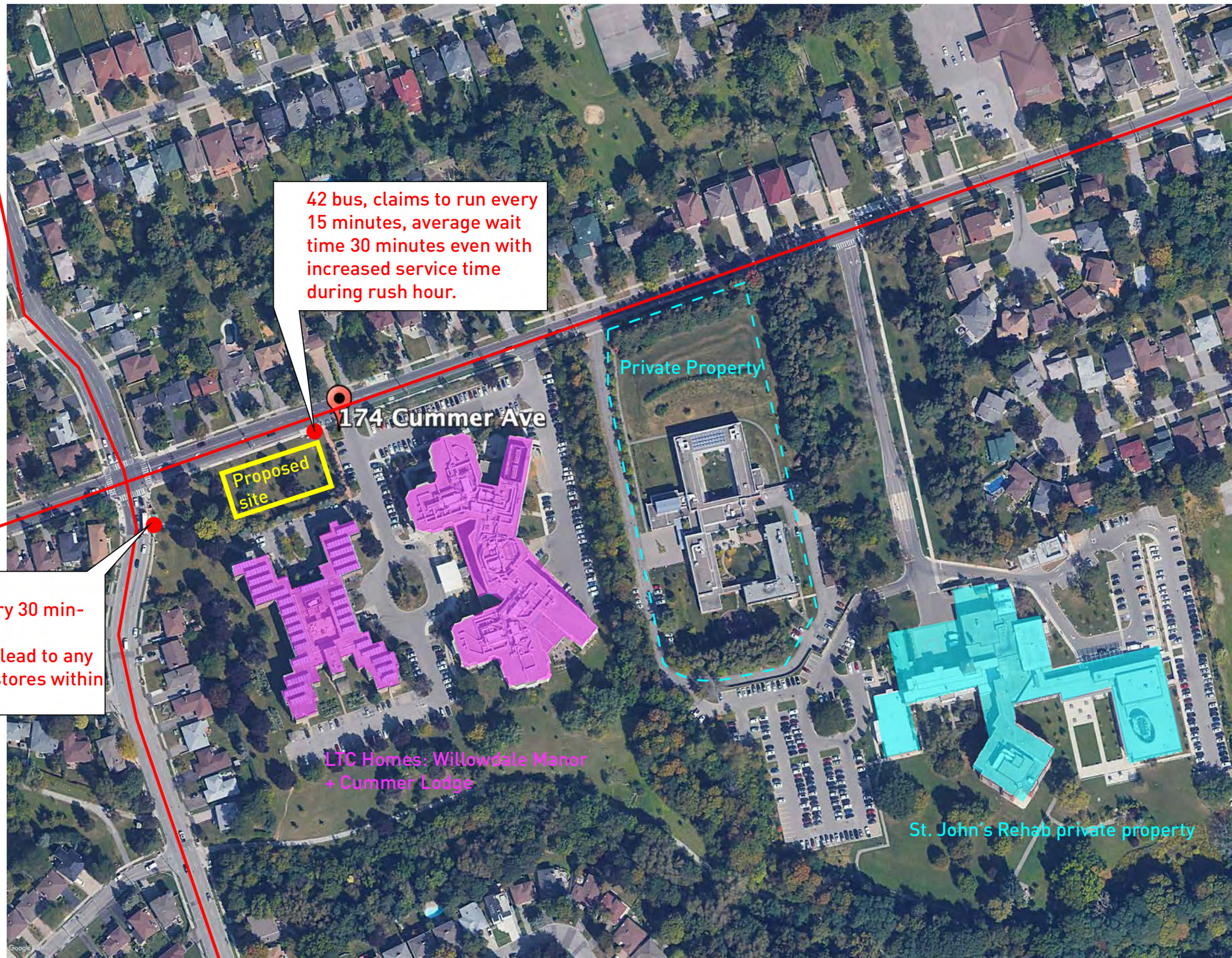
174 Cummer Ave

New condo tower development. Expected to complete Summer 2022
“I supposed there’s going to be retail on ground floor” when panelists were questioned about access to food + groceries, no evidence to back-up the claim

Access to this trail is a 13 minute walk uphill near a big road, not ideal for seniors

FINCH STATION

Access to Necessities



42 bus, claims to run every 15 minutes, average wait time 30 minutes even with increased service time during rush hour.

174 Cummer Ave

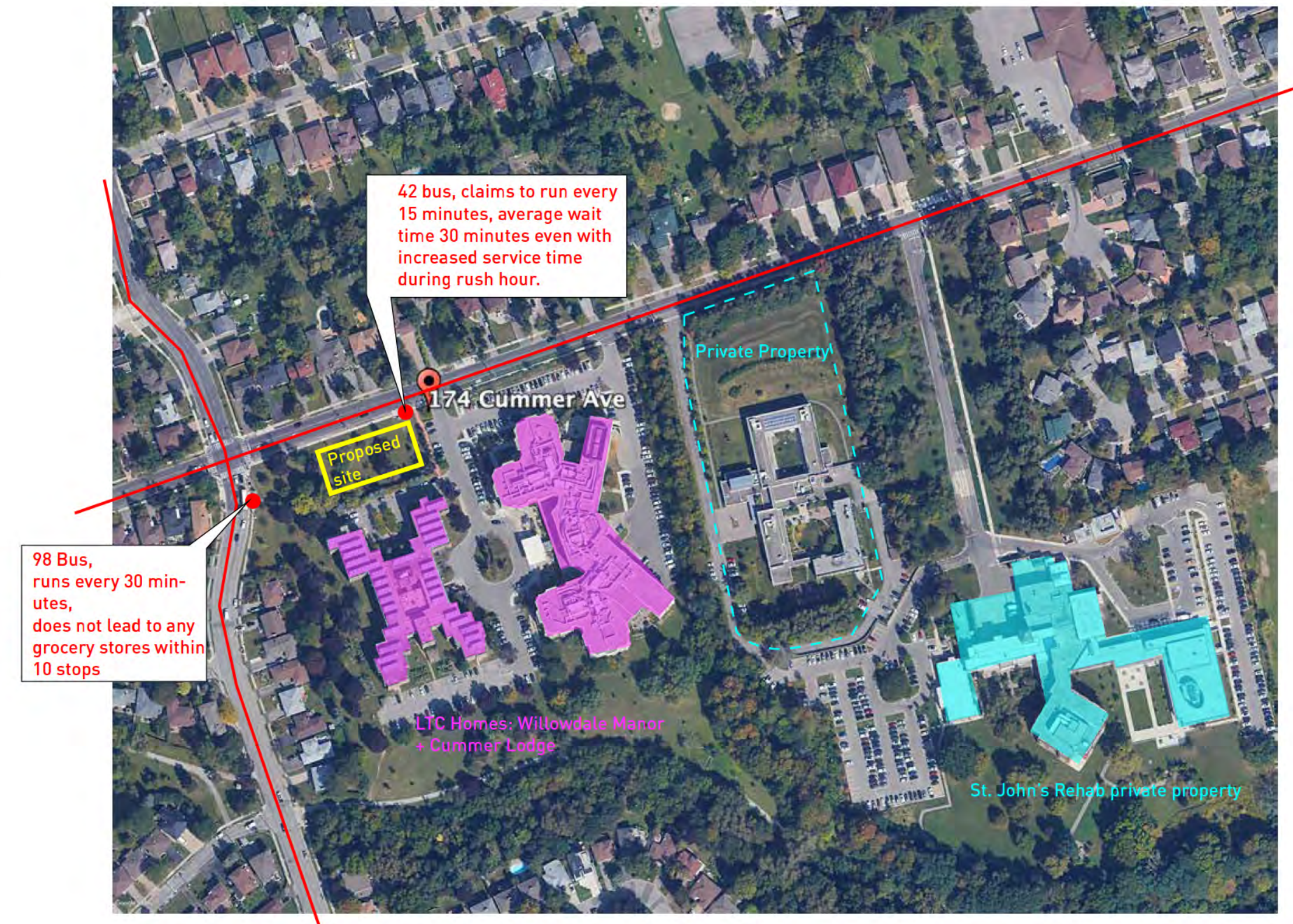
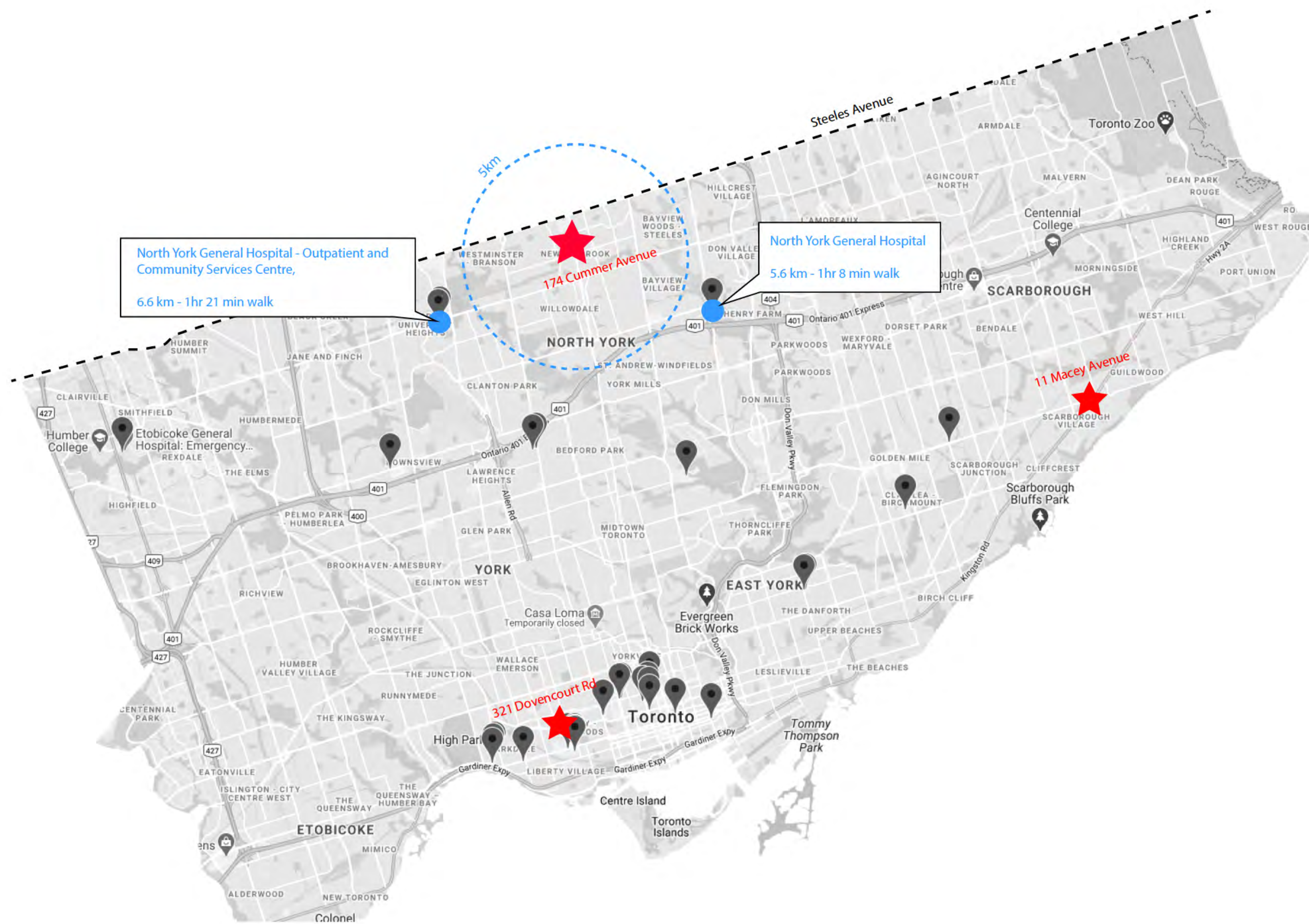
Proposed site

Private Property

LTC Homes: Willowdale Manor + Cummer Lodge

St. John's Rehab private property

98 Bus, runs every 30 minutes, does not lead to any grocery stores within 10 stops



Is the City of Toronto trying to create an island out of the vulnerable by grouping care facilities at the peripheries of the city without access to necessities?

From: Heeney, Paul (MECP)

Sent: November 25, 2021 12:13 PM

To: Kerri.Voumvakis@toronto.ca

Cc: Tuyten, Nicole (MECP) (Nicole.Tuyten2@ontario.ca) <Nicole.Tuyten2@ontario.ca>

Subject: Development of modular housing at 175 Cummer Ave, Toronto

Good afternoon, Kerri.

I am reaching out from the Species at Risk Branch of the Ministry of the Environment, Conservation and Parks. Our responsibilities include implementation of the Endangered Species Act (ESA).

We understand that planning may be underway for activities at the site noted above under tight timelines.

Where projects and activities will have unavoidable impacts on species at risk or their habitat, a permit under the ESA may be required to avoid contravening the act.

We are offering to provide the proponent with information about the ESA and assist the proponent in understanding the ESA permitting process, if it is relevant to the project. Specifically, we are offering to discuss the requirements and timelines related to ESA permits to assist the proponent in building them into project plans and schedules, and obtaining timely approvals, should they be required.

I can be contacted at this email address to set up some time for discussion or by phone at the number below.

Paul

Paul Heeney
Manager, Permissions and Compliance
Species at Risk Branch
Ministry of the Environment, Conservation and Parks
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