

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

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UDZ-96-39 - 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 the application be REFUSED.  
The voting on the motion was as follows:

FOR:	ABSENT:
Filion	Feldman
Severino	Berger
Mingon-Wong	Frost