

City Council**Motion without Notice**

MM7.43	ACTION			Ward: 18
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Improvements to the Modular Housing at 175 Cummer Avenue - by Councillor Lily Cheng, seconded by Councillor Jamaal Myers

** This Motion has been deemed urgent by the Chair.
* This Motion is not subject to a vote to waive referral. This Motion has been added to the agenda and is before Council for debate.*

Recommendations

Councillor Lily Cheng, seconded by Councillor Jamaal Myers, recommends that:

1. City Council request that in the Request for Proposal to select a non-profit operator to operate the future modular housing building at 175 Cummer Avenue, that the Request for Proposal:
 - a. include language clearly stating that the modular supportive housing will not include safe or supervised injection services open to the public; and
 - b. include language stating that the modular housing be for seniors 59 years and older who are homeless or at risk of becoming homeless with exceptions for other persons in need of supports suitable for seniors.
2. City Council direct the Executive Director, Housing Secretariat, to form a multilingual Community Liaison Committee in the third quarter of 2023 composed of seniors from Willowdale Manor, staff from Cummer Lodge, representatives from the neighbourhood, including Mandarin, Farsi and Russian speakers, and the local councillor, to work collaboratively with the City to address community concerns, including consideration of requests for additional lighting and evening staffing support (where none currently exists) during transition.
3. City Council request the Chief Planner and Executive Director, City Planning and the Executive Director, Housing Secretariat, in consultation with Toronto Community Housing Corporation, to:
 - a. examine the feasibility of maximizing green space and community space with closest proximity to front door of Willowdale Manor for use by all residents, through the Site Plan Approval process; and
 - b. examine the feasibility of adding lawn furniture around the trees that are retained in close proximity to the front door of Willowdale Manor using Section 37 funds.

Summary

City Council approved modular supportive housing for 175 Cummer Avenue is awaiting an Ontario Land Tribunal hearing and the units sit in storage in Owen Sound. The seniors and surrounding community are anxious to bring finality to this matter sooner than later. This Motion addresses some of their main concerns and provides a way forward. Below are the primary concerns of the seniors which are being addressed by this motion.

The greenspace is cherished by the seniors. In conversation with the seniors at Willowdale Manor they all describe the importance of the green space in the front of the building. Currently the site plan places the 59-unit building right in the middle of this green space. The seniors live in relatively small units, many of whom have mobility challenges. They cannot easily access other options for outdoor space.

Given COVID restrictions, no in-person consultation was held. As a result the seniors felt their voices were not heard. Toronto Community Housing Corporation has also proposed AODA renovations to take away their stage (used regularly for programming) and front seating area which are also important amenities to them. The creation of a Community Liaison Committee that continually checks in on their needs and allows them to speak into the process of implementation is critical for the success of this project.

This Motion is urgent as the 175 Cummer zoning By-law is currently under appeal at the Ontario Land Tribunal with a case management meeting scheduled for June 29, 2023.

Background Information (City Council)

Member Motion MM7.43