



Housing  
MODULAR **TO**

## 175 CUMMER AVENUE

## COMMUNITY MEETING #4

April 4, 2022  
7:00 p.m.

Cummer Avenue Modular Housing  
Revised artist's rendering, subject to final approval

# HOW TO PARTICIPATE – THANK YOU FOR JOINING



**Raise your hand if you wish to speak during the Q&A.**

- Click the “Raise Hand” icon in the meeting control bar OR
- Press \*3 if joining over the phone, and \*6 to unmute/mute your microphone



**Type your question or comment in the Q&A window.**



When called upon, you will have the option to unmute your microphone and ask a question / share a comment.



**This meeting is being recorded.**

# LAND ACKNOWLEDGEMENT

We acknowledge the land we are meeting on is the traditional territory of many nations including the Mississaugas of the Credit, the Anishnabeg, the Chippewa, the Haudenosaunee and the Wendat peoples and is now home to many diverse First Nations, Inuit and Métis peoples. We also acknowledge that Toronto is covered by Treaty 13 with the Mississaugas of the Credit.

# COUNCILLOR REMARKS



# TONIGHT'S AGENDA

1. Welcome, Introduce Panelists and Review Agenda
2. 175 Cummer Avenue – Project Updates
3. Planning Presentation
4. Questions and Comments
5. Wrap-up



Revised artist's rendering of pathway beside proposed housing at Cummer Avenue, subject to final approval

# INTRODUCTIONS

## Facilitation:

- Franca Di Giovanni, LURA

## Panelists:

- Housing Secretariat: Abi Bond, Executive Director
- City Planning: Matt Armstrong, Senior Planner, Strategic Initiatives

Other City Staff are available to answer questions.

# ENCOURAGING HEALTHY DISCUSSION

- Be respectful of all participants and panelists
- Do not stigmatize the people we are trying to assist
- Please be concise, constructive and considerate of other views
  - Ask your question at the start of your comments
  - 2 minutes per person
  - Brief answers from panel
- Discriminatory or abusive language of any kind will not be tolerated. Commenters who are using discriminatory language will be interrupted and asked to refocus comments
- Civil conversation that allows for a safe virtual situation for all points of view

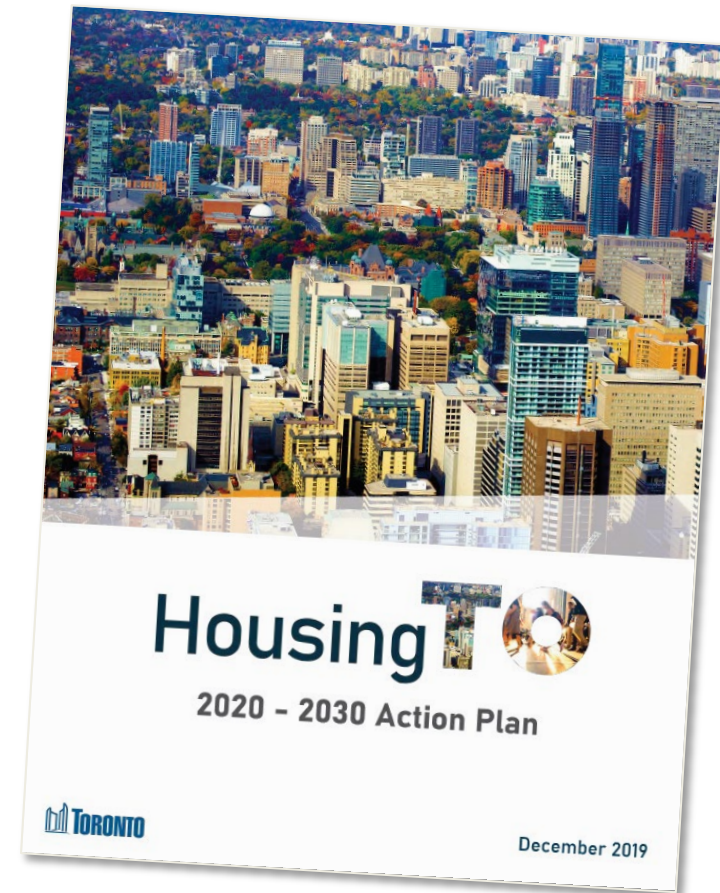
# PURPOSE OF TODAY'S MEETING

- Share updates on the project as of April 2022 including:
  - Status of proposed rezoning
  - Status of MZO
  - Planning process and components
  - Status of selection of housing provider
- Answer community questions.
- What will not be covered:
  - Tenant selection process

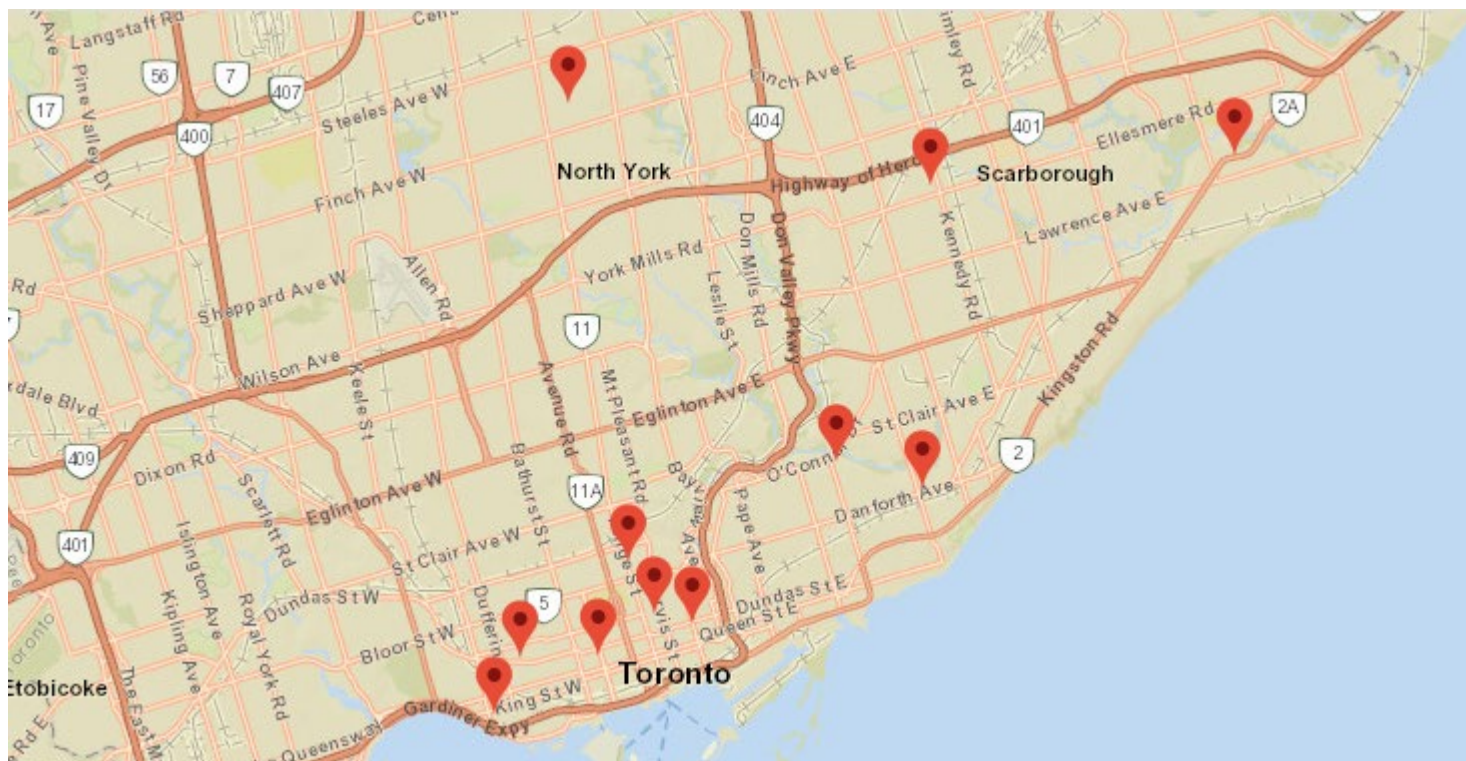


# HOUSINGTO 2020-2030 ACTION PLAN

Providing  
dignity and  
supporting  
well-being



# INCREASING THE SUPPLY OF SUPPORTIVE HOUSING



Since December 2020, the City has led the development of 11 supportive housing projects in 10 different wards.

Three projects are complete, with another eight underway.

# TIMELINE

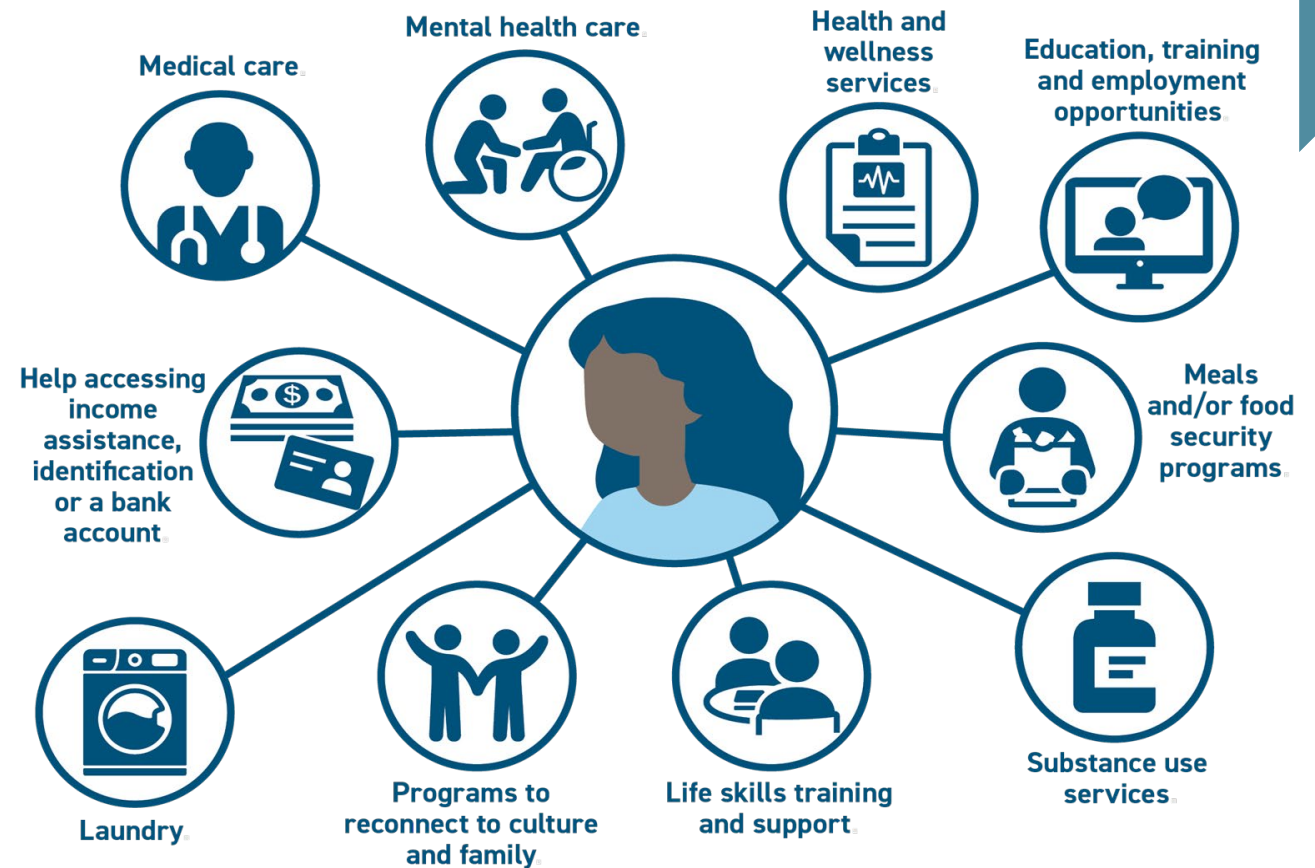


*\*Timeline subject to change*

# WHAT IS SUPPORTIVE HOUSING?

The City will select a qualified housing provider to provide a range of support services on site.

Support services will be tailored to meet the specific needs of tenants who move in to the building, to contribute to positive housing and health outcomes.



# REQUEST FOR PROPOSAL PROCESS



The City continues to improve its RFP document and process based on lessons learned and feedback.

The RFP for this building is proposed to be released in April, in order to ensure an operator is in place in summer 2022 to begin preparing to take over the completed building later in 2022.

The City has recently completed the selection of experienced housing and support service providers for three other supportive housing sites.



# CITY PLANNING PRESENTATION

# Site Context



# Site Context

Located along Cummer Avenue

Park (Newtonbrook) & Trail to the south of the site

Retail & services along Yonge Street about a 10 minute walk away





# Site Context

Low-rise housing in detached form to the north and west of the site

Low-rise apartment (four storey) senior's apartment homes to the south and east of the site

TTC bus routes 42 & 98 with stops at the intersection of Cummer & Willowdale (connection to subway)



Site:  
Location of  
proposed apartment:

# Site Details

The site is approximately 180 metres deep by 110 metres wide

The site slopes to the south toward the ravine

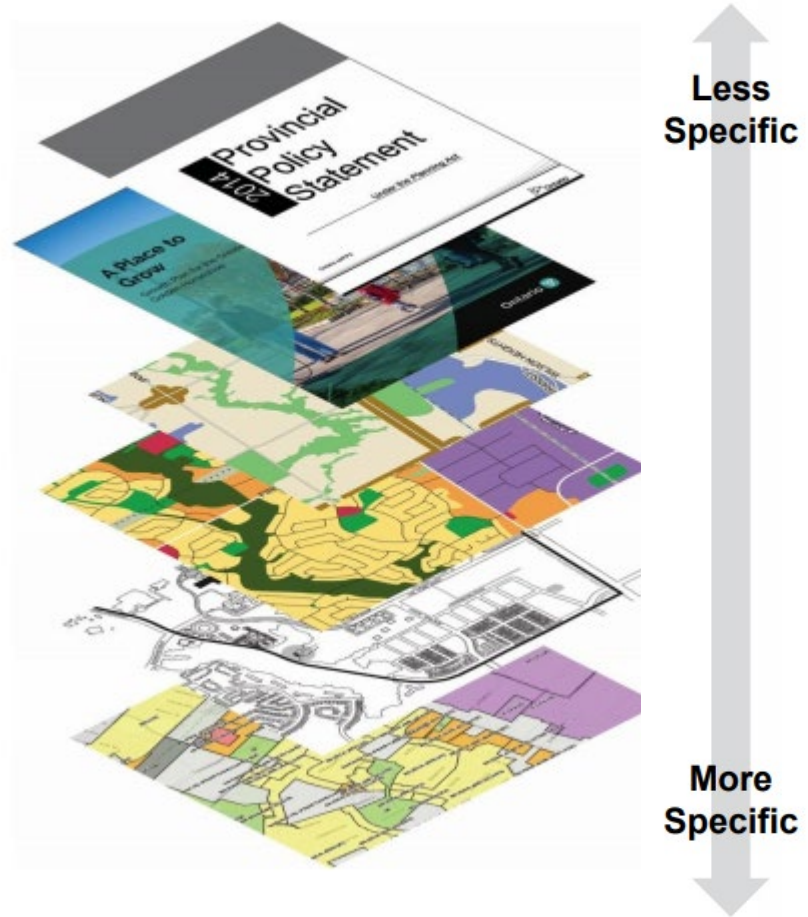




# Planning Framework



# Planning Framework



# Planning Framework



Less  
Specific

More  
Specific

## PROVINCIAL STATUTES

Legislation that Sets Out the Ground Rules for Planning in Ontario

## PROVINCIAL POLICY AND PLANS

Province-wide or Geographic Specific Direction for Managing Growth

# Planning Framework



Less  
Specific

More  
Specific

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## PROVINCIAL POLICY AND PLANS

Province-wide or Geographic Specific Direction for Managing Growth

## TORONTO OFFICIAL PLAN

Long-Term Vision and Policy Direction for the City

## SECONDARY PLANS

More Detailed Local Area Plans

# Planning Framework



Less  
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### STRATEGIES / ASSESSMENTS

Context specific strategies  
to guide development or  
public works

### GUIDELINES

Ensures desirable design  
of buildings, streetscapes  
and more

### PRECINCT OR CONTEXT/ BLOCK PLANNING

Finer-grained, detailed  
planning for sub areas



# Planning Framework



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## ZONING BY-LAWS

The Precision - Controls Use and Type of Development

### PLANS OF SUBDIVISION/ SEVERANCES

Orderly servicing and  
development of large  
parcels

### SITE PLANS

The detailed design and  
technical aspects of a  
proposed development,  
including sustainability  
elements.

### BUILDING PERMITS

Formal permission to  
begin the demolition,  
construction, addition or  
renovation of a building

# Provincial Policy Statement (PPS)

- Provides policy direction for the Province regarding matters of Provincial interest
- Direction on key land use planning issues that affect communities, such as the efficient use and management of land and infrastructure, opportunities for economic development and job creation, and protection of the environment.
- All decisions of the municipality shall be consistent with the PPS

# The Growth Plan

- Builds on the PPS and adds more specificity for the Greater Golden Horseshoe region (which includes Toronto)
- Sets direction on how to support economic prosperity, protect the environment, and help communities achieve a high quality of life. The Growth Plan sets out where and how to grow over the long term.
- All decisions of the municipality must conform with the Growth Plan

# Official Plan

- City direction and a legal document
- Sets out how to grow over a long period
- Covers where and how to use land in the city

# Official Plan

- **Section 3.1.2 Built Form** directs buildings to be built parallel to streets, preserve trees where possible. It also directs amenity spaces be included in multi-unit housing.
- **Section 3.1.3 regarding low rise apartments** indicates they are generally no taller than 4 storeys, provide entrances with direct access to streets, and ensure daylight & privacy for ground floor units through measures such as appropriate facing distances

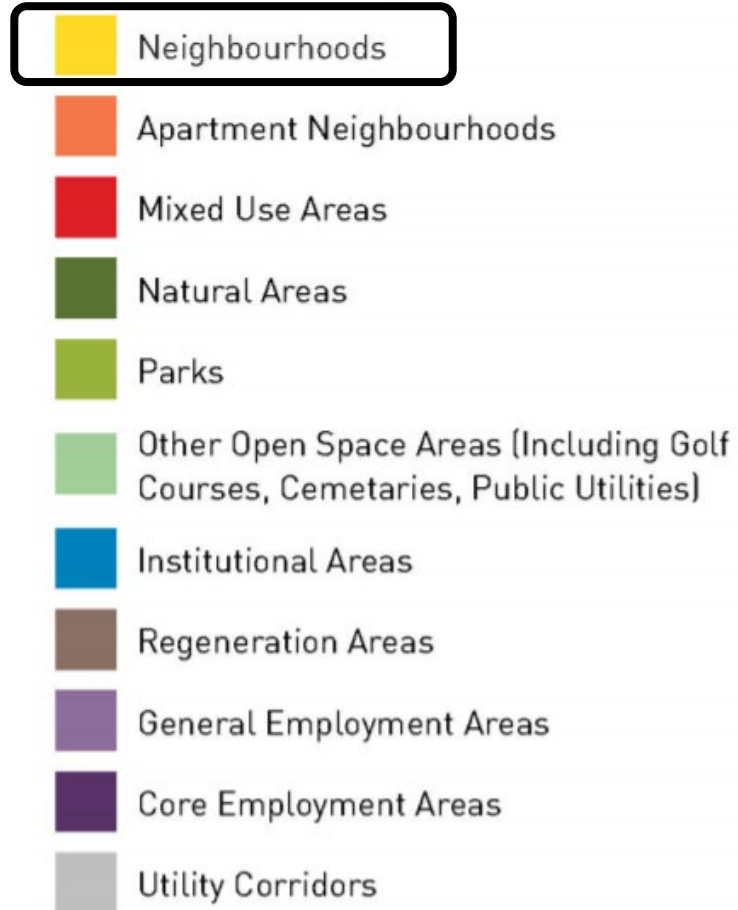


# Official Plan

- **Section 3.2.1 Housing** outlines that adequate and affordable housing is a basic requirement for everyone
- 3.2.1.1 directs a full range of housing including in terms of form, tenure, and affordability

# Official Plan – Land Use Map

## Land Use Designations



# Official Plan - *Neighbourhoods*

- Physically stable areas made up of residential uses including **low-rise apartments up to 4 storeys**
- 4.1.9 sets out criteria for sites in *Neighbourhoods* on sites that vary from their surrounding context in terms of lot size, configuration or orientation
- Development criteria in 4.1.9 includes:
  - Height, massing, scale respectful of that permitted in zoning on nearby sites, while considering form of development on the site

# Official Plan - Neighbourhoods

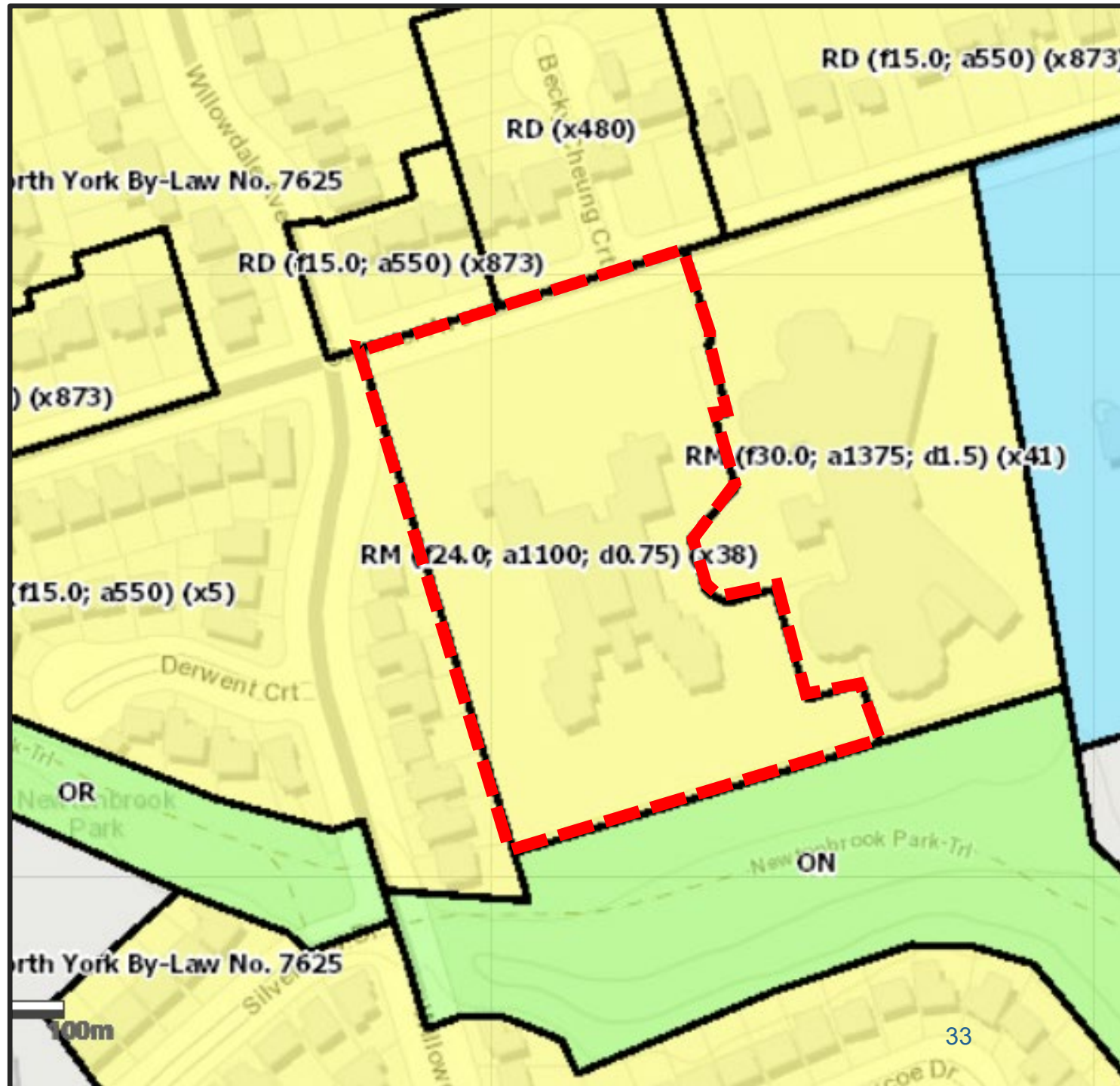
- Setbacks from residential properties and streets proportionate to those permitted in zoning on nearby sites, while considering context on site
- Providing adequate privacy, sunlight, and sky view by ensuring adequate distance between buildings and employing landscaping, fencing
- Front onto public streets and provide safe, accessible walkways to streets
- Locate, screen, enclose servicing including garbage storage



# Zoning

Harmonized City of Toronto  
Zoning By-Law 569-2013  
Residential Multiple (RM) zone  
applies to the site.

The RM zone permits  
residential dwellings in  
detached, semi-detached,  
duplex, triplex, fourplex, and  
apartment building forms.



# Previous Consultation & Revisions to the Proposal



# Previous Consultation

- On March 10, 2021, City Council directed Staff to pursue a request to the Minister of Municipal Affairs & Housing to make a Minister's Zoning Order (MZO) to permit the proposed development
- MZOs offer a potentially expedited way to obtain zoning relief in urgent situations
- While there is no required consultation to pursue an MZO, staff undertook a robust consultation program, including signage, flyer distribution, a dedicated website, a community liaison, and 2 public meetings, held on March 9, 2021 and April 6, 2021

# Revisions to the Proposal

- Based on input received, the following changes were made to the proposal (many of these do not impact zoning):
  - reducing the unit count from 64 to 60;
  - increasing the size of the dining and lounge area;
  - increasing the size of the tenant support area;
  - integrating waste storage into the building and increasing its size to support tidy operations;
  - the retention of one additional mature tree by adjusting the siting of underground utilities;



# Revisions to the Proposal

- increased lighting along site walkways and within the outdoor amenity space;
- application of Toronto Green Standard requirements (e.g. bird-friendly glazing);
- increasing the width of the adjacent sidewalk to 2.1 metres;
- extending concrete bus platforms on Cummer Avenue and Willowdale Avenue to the standard 16 metres and state of good repair to these platforms;
- improvements to building cladding design for the east and west modules;
- the addition of cedar cladding on the east and west elevations;
- the addition of coloured window coverings;

# Revisions to the Proposal

- relocating bicycle parking to the north-east portion of the site;
- improvements to circulation throughout site with upgrades for on-site accessibility;
- additional landscape areas along the west side of the building adjacent to the open space;
- landscape improvements along the north-south pedestrian walkway;
- reconfiguration of the wood fence along the south side of the site so that two clusters of spruce trees will be located on the outside of the fence; and
- the addition of seating areas at the building entrance along Cummer Avenue and reinstatement of benches along the north-south pedestrian walkway.

# Previous Consultation

- After the request for an MZO was made by Council, an additional community meeting was held on August 12, 2021
- The MZO has not been made to date, but it may still be made

# Direction to Pursue Municipal Rezoning

- On February 15, 2022, Planning and Housing Committee directed staff to pursue a municipal rezoning process to permit the necessary relief to the zoning by-law to permit the proposal. This direction was endorsed by City Council on March 9, 2022
- This meeting is in response to that direction
- The proposal presented and relief required includes all changes made as a result of previous consultation

# Proposed Development



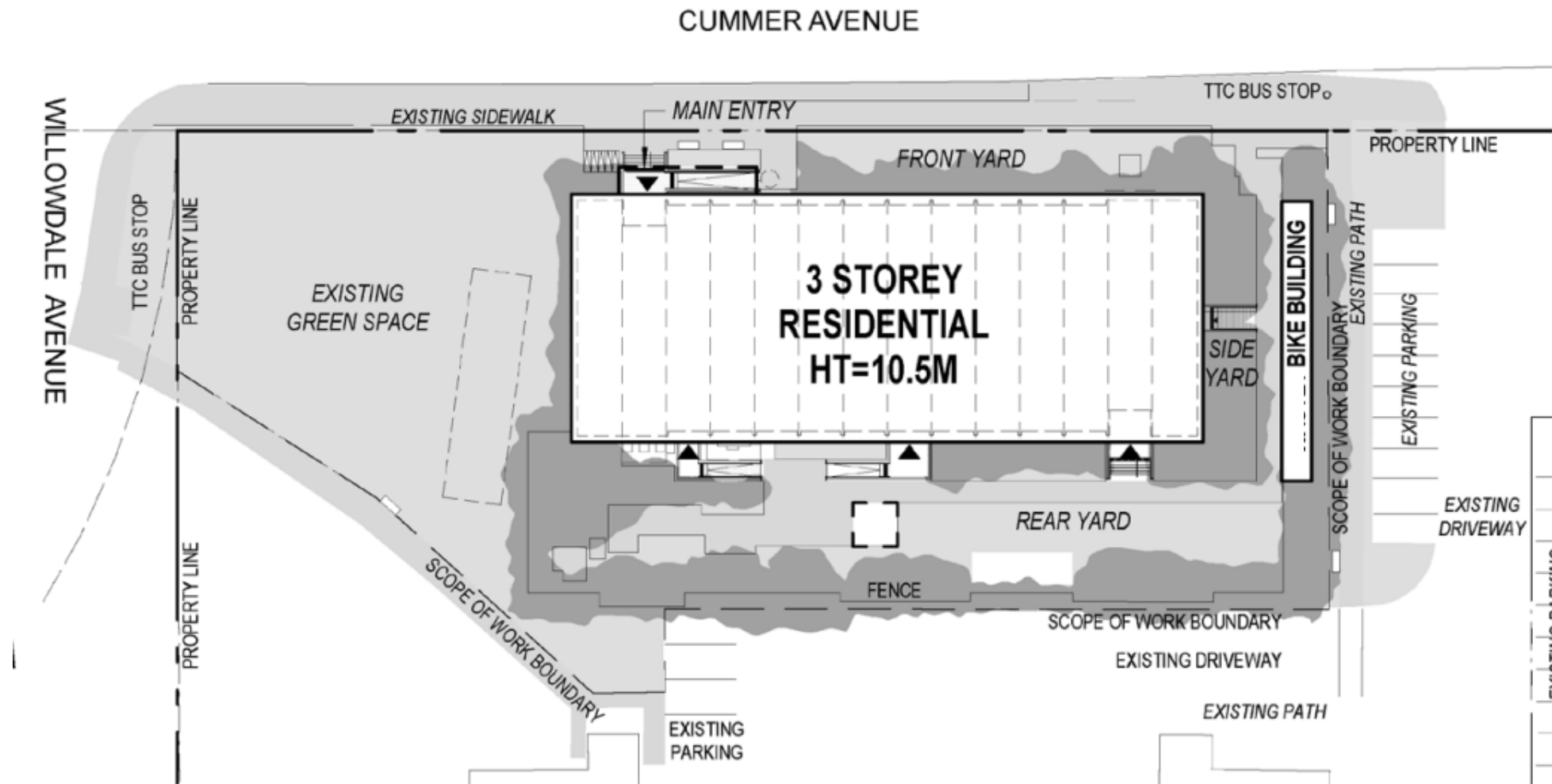


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# Overview

- 3 storey (10.5 metre) apartment building
- Up to 60 new Residential Studio Units
- Shared kitchen, dining, lounge, and laundry room
- Staff offices
- 42 bicycle parking spaces
- No net new parking spaces (parking to be shared with that already on site)
- Total size: ~3040 square metres

# Site Plan



# Renderings





# Renderings





# Renderings





# Reasons for Proposed Rezoning



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## Today/Permitted

Site specific zoning was put in place to permit the location (42 metres from street) and use of an apartment building for senior citizens

6 parking spaces & 1 accessible parking space would be required for this proposal

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## Proposed

An apartment building for the general population located closer to the street (i.e. proposed change to use and minimum setback to 6 metres)

No additional parking is proposed, and existing parking will be maintained

# Reasons For Proposed Rezoning

## Today/Permitted

Regulations pertain to the size & dimensions of bicycle parking

A loading space is required

Pergolas are not permitted in a front yard

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Regulations pertain to the size & dimensions of bicycle parking

A loading space is required

Pergolas are not permitted in a front yard

## Proposed

The proposed building includes a stacked bicycle parking system which has different dimensions

No loading space is proposed

The entryway structure is interpreted as a pergola & a change is necessary to permit this

# Determining the Public Interest





# Determining the Public Interest



## Facts & Figures

Details of development  
proposal, physical context

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Details of development  
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## Law

Zoning Bylaw, Other Bylaws,  
Council decisions, Ontario  
Land Tribunal, Committee of  
Adjustment

# Determining the Public Interest



## Facts & Figures

Details of development proposal, physical context



## Planning Policies

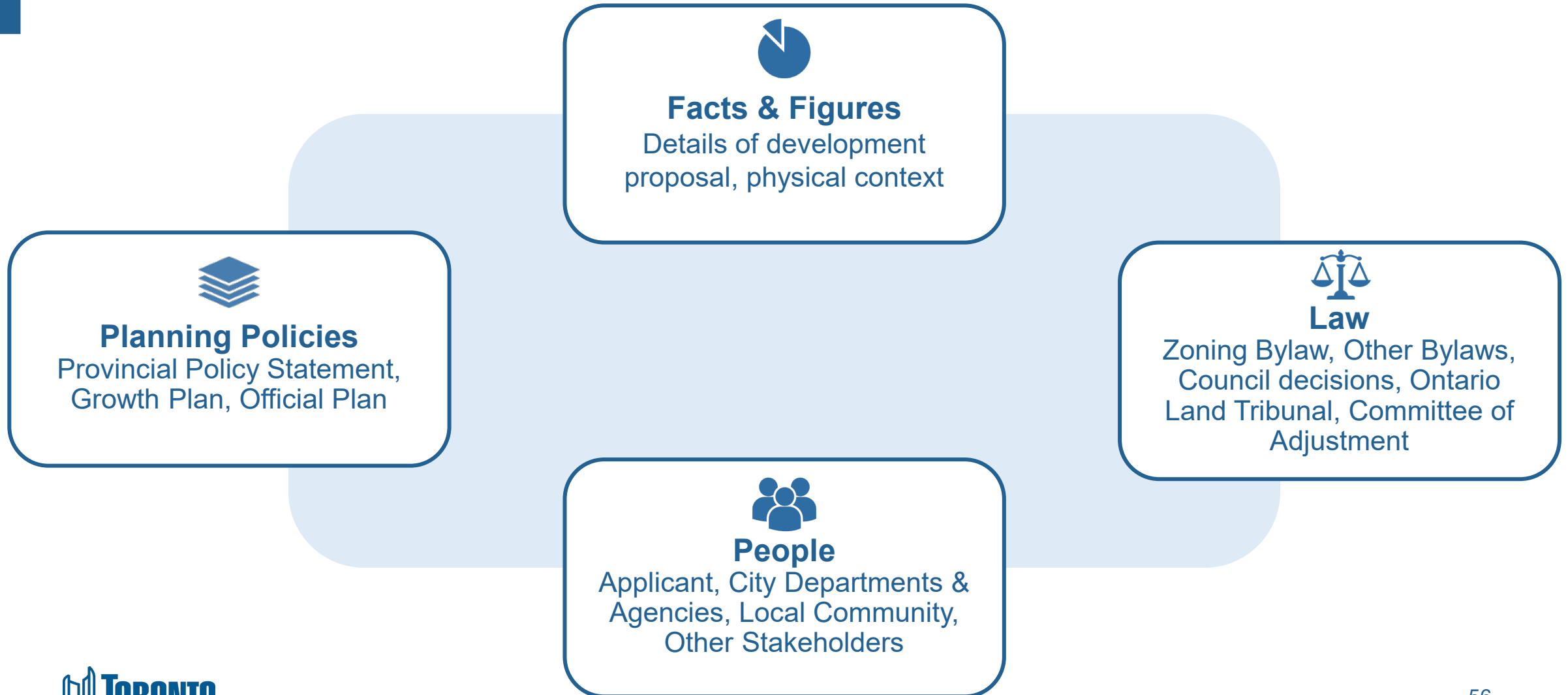
Provincial Policy Statement, Growth Plan, Official Plan



## Law

Zoning Bylaw, Other Bylaws, Council decisions, Ontario Land Tribunal, Committee of Adjustment

# Determining the Public Interest



# Determining the Public Interest



# Next Steps





# Next Steps

- A Staff Report with recommendations will be presented to Planning and Housing Committee on April 27, 2022
- You may depute verbally or in writing to that Committee
- If the Report advances to City Council, you can also depute in writing to City Council on May 11-12, 2022
- If endorsed by City Council, City Council's Decision is appealable to the Ontario Land Tribunal

# HOW TO PARTICIPATE



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**Type your question or comment in the Q&A window.**



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**A meeting summary will be prepared**

# QUESTIONS AND COMMENTS?

Please be concise, constructive  
and considerate of other views.  
To allow more questions, please limit your  
comment/question to two minutes per person.





# NEXT STEPS

- Send comments or questions to:  
**Email: [communityliaison@lura.ca](mailto:communityliaison@lura.ca)**  
**Phone: 647-578-8580**
- Instructions on how to share your submit comments or speak to the Planning and Housing Committee will be posted on the project webpage,  
[www.Toronto.ca/175cummer](http://www.Toronto.ca/175cummer) on  
Wednesday, April 20.
- More information visit:  
[Toronto.ca/175Cummer](http://Toronto.ca/175Cummer)

