

# MODULAR SUPPORTIVE HOUSING AT 175 CUMMER AVENUE (Next to Willowdale Manor)



*Revised artist's rendering, subject to final approval.*

## COMMUNITY UPDATE – AUGUST 31, 2022

### ABOUT THE PROJECT

Over 8,000 people are currently experiencing homelessness in Toronto. In response to this urgent need, new supportive and affordable housing is needed to ensure everyone has a safe place to call home. The City of Toronto is proposing a three-storey modular building with up to 60 studio apartments at 175 Cummer Avenue (next to Willowdale Manor). Each apartment will be self-contained with a private kitchen and bathroom. The building will include a laundry facility, a kitchen and dining room, program space and administrative offices. The building is designed to support individuals who are exiting homelessness or at risk of becoming homeless. This project is part of Phase Two of the City's Modular Housing Initiative.

An experienced non-profit housing provider will manage the building and provide 24/7 onsite support services to the tenants under an agreement with the City.

### PROJECT UPDATES

On March 9, 2022, City Council directed staff to initiate a municipal rezoning process to permit the proposed development at 175 Cummer Avenue to create up to 60 new affordable and supportive homes for people experiencing or at risk of homelessness.

A statutory public meeting was held on April 27, 2022, and the Planning and Housing Committee and Toronto City Council considered 10 oral and 82 written submissions about the development. The [final report](#) recommending approval of a zoning by-law amendment was adopted by City Council in May 2022, and City Council passed the associated Zoning By-law 818-2022 on July 22, 2022.

In August 2022, City Council's adoption of the zoning by-law was appealed to the Ontario Land Tribunal (OLT). City staff have requested an expedited hearing of the matter at the OLT.

Additional information will be provided in the next update. Community members can learn more about the appeal process by visiting the [OLT webpage](#).

## CONSTRUCTION UPDATES

Production of the modular units was conducted off-site and completed in November 2021. Next steps for on-site construction of the project are on hold until the appeal process of the zoning by-law is complete. The City will share more information about construction at that time.

The completed modules that had previously been stored outside at the TTC Finch East Commuter Lot have been relocated to a longer term indoor storage facility to protect the quality of the modular housing units.

## MORE INFORMATION

Lura Consulting is no longer providing community liaison services for 175 Cummer. Neighbours looking for more information or with questions about the project can reach members of the City team at [modularhousing@toronto.ca](mailto:modularhousing@toronto.ca). As always, more information about the project remains available at [www.Toronto.ca/175cummer](http://www.Toronto.ca/175cummer).