

Modular Housing Initiative: Phase Two Sites - 175 Cummer Avenue and Trenton/Cedarvale Avenue

Date: February 16, 2021

To: Planning and Housing Committee

From: Chief Planner and Executive Director, City Planning
Executive Director, Housing Secretariat

Wards: Wards 18 (Willowdale) and 19 (Beaches-East York)

SUMMARY

The purpose of this report is to present two sites identified for Phase Two of the City's Modular Housing Initiative, outline the recommended planning approval process and summarize the community engagement process. The two sites are 175 Cummer Avenue (Ward 18 - Willowdale) and a lot at the corner of Trenton and Cedarvale Avenue (Ward 19 - Beaches-East York).

Community meetings are proposed for each site in March to provide information on the City's Modular Housing Initiative and present site and building designs for community input and feedback. Corporate Real Estate Management (CREM) is currently preparing Site Plan Approval application submissions for each site in conjunction with the retained architectural firm.

At its meeting of April 30, 2020, City Council adopted Item No. CC20.6 - Implementing the Toronto Modular Housing Initiative as an Urgent Response to the COVID-19 Pandemic. Among other things, this report provided authority to the Housing Secretariat, Corporate Real Estate Management and CreateTO, in consultation with City Planning, Toronto Buildings and other Divisions, to identify sites appropriate for the modular housing initiative and ways to expedite the necessary building and planning approvals to deliver up to 250 modular housing units: an initial 110 homes in 2020 and the remaining 140 homes in 2021.

The creation of modular affordable rental housing with support services is a key element of the HousingTO 2020-2030 Action Plan, which has an approval target of 18,000 supportive homes, including the creation of at least 1,000 modular homes, over the next ten years. Phase One of the Modular Housing Initiative was advanced in 2020 with approval and construction of 100 modular homes on two city owned sites: 11 Macey Avenue (Ward 20 - Scarborough Southwest) and 321 Dovercourt Road (formerly 150 Harrison Street (Ward 9 - Davenport)).

The City owned Trenton Avenue site and Toronto Community Housing owned Cummer Avenue site have been identified as suitable for construction of modular housing to create new affordable rental housing. The target completion and occupancy date for these sites is Q4 2021. The completion of additional modular housing in 2021 is key to the City's ongoing efforts to create affordable housing solutions, particularly for some of our most marginalized residents. Additional sites may be identified as suitable for advancement under Phase Two of the Modular Housing Initiative and would be the subject of future reports.

Based on the conceptual site plans prepared for the Cummer Avenue and Trenton Avenue sites, relief to the existing zoning provisions are likely required. The required relief for each site will be finalized following community feedback and completion of detailed building and site design. Based on the experience with the Phase One sites, the changes to the existing zoning could include building height, setbacks, and parking among others.

Staff have assessed the review and approval process timelines for the required *Planning Act* applications relative to the Q4 2021 target completion and occupancy date. In consideration of Council's continued request to prioritize and expedite building and planning approvals for affordable housing this report recommends that City Council request the Minister of Municipal Affairs and Housing to make a Minister's Zoning Order to provide the necessary relief to permit the construction of modular housing at these two sites. The *Planning Act* gives the Minister of Municipal Affairs and Housing the power, by order, in respect of any lands in Ontario, to exercise any of the powers conferred on Council to zone lands and modify the zoning regulations for a given site. A Minister's Zoning Order would enable the City to more quickly implement the modular housing proposals.

RECOMMENDATIONS

The Chief Planner and Executive Director, City Planning and the Executive Director, Housing Secretariat recommends that:

1. The Planning and Housing Committee request the Chief Planner and Executive Director, City Planning, the Executive Director, Housing Secretariat, the Executive Director, Corporate Real Estate Management in consultation with CreateTO to conduct community consultation meetings in March to obtain feedback on the modular housing proposals for 175 Cummer Avenue and the corner of Trenton and Cedarvale Avenue.
2. The Planning and Housing Committee request the Chief Planner and Executive Director, City Planning and the Executive Director, Housing Secretariat to report to the April meeting of Planning and Housing Committee on the outcomes of the March community consultation meetings, the final recommended proposals, the relief to the Zoning By-law(s) that would be required to permit the final recommended proposals, and, in the case of the Trenton Avenue site, any actions or measures required to provide alternative parking in the area as a result of the proposed redevelopment of the existing parking lot for modular housing .

3. City Council endorse in principle amending the zoning regulations for both 175 Cummer Avenue and the lot at the corner of Trenton and Cedarvale Avenue to permit the construction of the modular housing proposals by way of a request to the Minister of Municipal Affairs and Housing to make a Minister's Zoning Order, pursuant to Section 47 of the Planning Act, and direct the Chief Planner and Executive Director, City Planning to include such a proposal in the report to the Planning and Housing Committee.

FINANCIAL IMPACT

There are no financial impacts to the City resulting from the recommendations included this report in the 2021 budget year. Funding for Phase Two of the Modular Housing Initiative which will deliver the remaining 150 Modular Homes is included in the Council Approved 2021-2030 Capital Budget and Plan for the Housing Secretariat.

The Chief Financial Officer and Treasurer has reviewed this report and agrees with the financial impact information.

EQUITY IMPACT

The Modular Housing Initiative advances a number of the City of Toronto's equity strategies and commitments, including: HousingTO 2020-2030 Action Plan, Poverty Reduction Strategy, Strong Neighbourhood Strategy, Toronto Newcomer Strategy and the Toronto Seniors Strategy.

By implementing the Modular Housing Initiative, the City is creating permanent supportive housing solutions to help marginalized residents. All homes within the two modular housing proposals would be rented at or below City-wide average market rents, providing lower income individuals with the opportunity to access safe, quality housing. A combination of housing supports and rental allowances will also be deployed to deepen the affordability of these homes.

DECISION HISTORY

At its meeting of December 16, 2020 City Council adopted report PH19.11 - Emergency Housing Action which was a response to a request from Planning and Housing Committee for staff to report on a plan for the City to accelerate affordable housing opportunities. The report contained a number of recommendations requesting and authorizing matters related to achieving new affordable housing. The City Council Decision can be found here:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2020.PH19.11>

At its meeting of June 29, 2020 City Council adopted report PH14.8 - Modular Supportive Housing. The report adopted a request by City Council to request the Minister of Municipal Affairs and Housing to make a Minister's Zoning Order pursuant to

Section 47 of the Planning Act for 11 Macey Avenue and 150 Harrison Street to amend zoning regulations to permit the construction of modular housing. A Supplementary Report was also considered by Council (PH14.8b) that provided a summary of feedback received through community consultation on each site. The City Council Decision can be found here:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2020.PH14.8>

At its meeting of April 30, 2020, City Council adopted CC20.6 - Implementing the Toronto Modular Housing Initiative as an Urgent Response to the COVID-19 Pandemic, which identified Horizon North as the selected builder, established a process for selecting the builder for an additional 140 homes, and authorized CreateTO to act as the City's agent to submit all required planning approval applications, requested that city staff prioritize modular housing proposals by identifying ways to expedite the necessary building and planning approvals, and to develop design guidelines for subsequent phases of the modular housing initiative. The City Council Decision can be found here:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2020.CC20.6>

At its meeting of February 26, 2020, City Council adopted PH13.5 - Plan to Create Supportive Housing Opportunities, outlining plans to develop 600 supportive housing opportunities in 2020 and requested the Federal and Provincial Governments, as part of their 2020 Budgets, to commit capital and operating funding to support the creation of 1,800 new units of supportive housing annually, in order to reduce homelessness in Toronto. The City Council Decision can be found here:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2020.PH13.5>

At its meeting of December 17 and 18, 2019, City Council adopted report PH11.5 - HousingTO 2020-2030 Action Plan as the framework to address Toronto's housing and homelessness challenges by 2030. This Plan includes a number of actions and targets to address critical needs across the housing spectrum including emergency shelters and transitional housing, social and supportive housing, market and affordable rental housing and home ownership. The City Council Decision can be found here:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2019.PH11.5>

At its meeting of June 18 and 19, 2019, City Council adopted MM8.49 - Providing a Rapid Housing Response to Homelessness through a New Modular Supportive Housing Pilot Initiative. Council directed staff to report back on the development of a new modular supportive housing initiative. It call for interdivisional coordination to identify potential sites and to expedite the development of supporting housing. The City Council Decision can be found here:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2019.MM8.49>

At its meeting of January 30 and 31, 2019 City Council adopted MM2.9 - Expanding Supportive Housing in Toronto. This report called for an aggressive plan for building supportive and transitional housing. The City Council Decision can be found here:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2019.MM2.9>

At its meeting of March 26 and 27, 2018, City Council adopted CD26.5 - Emergency Shelter Services Update. Council set a target of creating 18,000 new units of

supportive housing over the next 10 years, approximately 1,800 units per year. The City Council Decision can be found here:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2018.CD26.5>

PROPOSAL

Approval Process

This report recommends that City Council request the Minister of Municipal Affairs and Housing make two Minister's Zoning Orders for 175 Cummer Avenue and the lot at the corner of Trenton and Cedarvale Avenue as the most expedient process for advancing these modular housing proposals and to provide new affordable housing by the 2021 year-end target date.

Section 47(1) of the *Planning Act* gives the Minister of Municipal Affairs and Housing the authority to zone property in the Province through a Minister's Zoning Order. While City Council has the authority to zone and re-zone lands through its powers under Section 34 of the *Planning Act*, the Minister has the authority to make an order exercising City Council's power to enact zoning regulations. A Minister's Zoning Order would make required amendments to the zoning regulations needed to implement the modular housing proposals, a process which would have otherwise been advanced through either a Zoning By-law Amendment considered by Council or Minor Variance application considered by the Committee of Adjustment.

Currently, all residential uses are permitted on the Trenton Avenue site, whereas the residential zone category for the Cummer Avenue site has a site specific exception limiting the use permission to the existing senior's residence. The requested zoning amendments would deal primarily with performance standards such as setbacks, building heights, parking ratios, and building types in the case of the Trenton Avenue site.

Staff considered advancing these modular housing proposals through the Zoning By-law and Minor Variance application processes, but determined that with a 2021 occupancy date the fastest way of achieving the 2021 target would be via a Minister's Zoning Order. This determination is also informed by the Phase One modular housing experience with timelines for construction through to occupancy.

Each proposal is subject to Site Plan Approval, which will examine the design and technical aspects of each proposal to ensure that it is attractive and compatible with the surrounding area and contributes to the economic, social and environmental health of the City. Features such as building design, site access and servicing, waste storage, parking, loading and landscaping are typically reviewed. CREM working with the retained architectural firm to finalize the designs and prepare Site Plan Approval applications for submission. These applications will follow the normal procedures and guidelines required by the City. The City's Concept to Keys office (C2K) will lead the Site Plan Approval review process. Site Plan approval is delegated, as is the City's standard practice, to the Chief Planner and Executive Director, City Planning.

Site Locations and Proposal Descriptions

As with the Phase One sites, the Phase Two sites are publicly owned. All units within each of the buildings would be self-contained dwelling units with ensuite kitchen and bathroom facilities; and a percentage of the units will be accessible units. The ground floor of each building would contain a common kitchen, dining lounge, staff areas and administrative offices. Each site would have a common outdoor amenity area and landscaping.

The projects would be operated by a qualified and experienced non-profit housing provider with 24/7 on-site staff providing residents with a full range of supports including meal preparation, primary health services and community services such as education, employment and life skills.

The homes would be provided to people currently experiencing homelessness. City staff would work with the selected non-profit housing operators to prioritize people who have a connection to the local area. Future residents would be referred to the non-profit operator through the City's Coordinated Access Model from the street, shelters and respite centres. The depth of affordability for each rental unit would depend on financial support from other levels of government.

175 Cummer Avenue (Ward 18 - Willowdale)

175 Cummer Avenue is located east of Yonge Street at the southeast corner of Cummer Avenue and Willowdale Avenue. The site is currently developed with a four-storey Toronto Community Housing senior's residence (Willowdale Manor).

The site and surrounding lands are designated *Neighbourhoods* in the Official Plan. The area to the west and north of the site supports detached dwellings. A four-storey long term care facility (Cummer Lodge) is located to the immediate east. There is a shared driveway off of Cummer Avenue providing access and address to both Willowdale Manor and Cummer Lodge. Lands along the south boundary of the site are designated *Natural Areas* in the Official Plan reflecting the adjacent Newtonbrook trail and ravine. There is a bus stop right in front of the site which services the #42 Cummer bus which provides connection to Finch subway station; the #98 Willowdale-Senlac bus provides bus service one block west down Willowdale Avenue to Sheppard subway station and the Sheppard subway line.

The modular housing building is proposed to be located at the north end of the site and oriented east-west along the property facing Cummer Avenue. The conceptual site plan identifies the following key development statistics, which may change as the site plan is reviewed and finalized:

- Building height: 3 storeys
- Total number of units: 64 (estimated)
- Setback from Willowdale Avenue: estimated at 35 metres
- Setback from Cummer Avenue: estimated at 6 metres
- No vehicle parking; bicycle parking to be located on the east side of the building
- Outdoor amenity proposed to be located on the south side of the building

See Attachments 1, 2 and 3 to this report for the Site Location, Official Plan Land Use Designation and Zoning.

Trenton and Cedarvale Avenue (Ward 19 - Beaches-East York)

The lot at the corner of Trenton Avenue and Cedarvale Avenue has frontage on three public streets: Trenton Avenue to the north; Bracebridge Avenue to the south; and Cedarvale Avenue to the east. The site is currently developed with a 70 space surface parking lot that serves Stan Wadlow Park and various City recreation facilities on the east side of Cedarvale Avenue.

The site and surrounding areas to the north, south and west are designated *Neighbourhoods* in the Official Plan and developed primarily with single and semi-detached residences one and two storeys in height. Parkside Public School is located opposite the site at the corner of Trenton and Cedarvale Avenues. The lands across Cedarvale Avenue to the east are designated *Parks* reflecting the existing Stan Wadlow Park which includes the Kiwanis outdoor pool, East York Memorial Arena, Stan Wadlow Clubhouse, baseball diamonds and other outdoor recreation facilities. There is also a 40 space parking lot in front of the Arena. Transit access for the site is provided by bus service along Woodbine Avenue one block to the west; both the #92 Woodbine and #93 Parkview Hills routes provide service directly to Woodbine subway station.

The modular housing building is proposed to be oriented north-south on the site facing Cedarvale Avenue. The conceptual site plan identifies the following key development statistics, which may change as the site plan is reviewed and finalized:

- Building Height: 3 storeys
- Total number of units: 64 (estimated)
- Setback from Trenton Avenue: estimated at 11 metres
- Setback from Cedarvale Avenue: estimated at 6 metres
- Setback from Bracebridge Avenue: estimated at 11 metres
- Setback from properties to the west: estimated at 3.7 metres and 16.4 metres
- Parking: no vehicle parking; bicycle parking located at south end of site
- Outdoor amenity area proposed on west side of site

See Attachments 4, 5 and 6 to this report for the Site Location, Official Plan Land Use Designation and Zoning.

As the site is an existing parking lot, CreateTO retained BA Group to complete a vehicle parking assessment. This study assessed the existing parking demand generated by the Park and recreation facilities located within it. The study provided an assessment of potential alternative locations and methods for how that parking demand could be accommodated. Overall, the study found that there are opportunities and options to address parking demand that could result from the loss of the parking lot. The results of study and the identified opportunities and options will be discussed as part of the community consultation meeting and reported on in detail in the subsequent staff report on community meeting outcomes and a final recommended development proposal.

COMMUNITY ENGAGEMENT

The City will undertake a multi-faceted community engagement process for each site to provide residents with an opportunity review and provide feedback on the modular housing proposals. LURA Consulting has been retained by the City to assist with the community engagement.

The City is committed to working with local communities and to collecting their feedback and input on: building and site design elements, including lighting, pathways, and landscaping to inform the Site Plan review; and ongoing community engagement, including ideas for how to support and integrate the new residents into the neighbourhood.

Based on the expert advice of Toronto's Medical Officer of Health to practice physical distancing to help reduce the spread of COVID-19 and to protect the health and safety of Toronto residents and staff, the engagement sessions will be held virtually. The modular housing webpage at www.toronto.ca/modularhousing will include detailed information on the meetings including date and time, and how to participate virtually by telephone or on-line. The modular housing webpage also includes a list of Frequently Asked Questions, modular housing case-studies from Toronto and other jurisdictions, and a number of relevant research studies on supportive housing.

Community meetings for each site are currently planned to commence the week of March 8th. Notice for the community meetings will be given through a variety of methods:

- A Canada Post notice distribution In order to reach residents and households who might not have access to online information;
- Information signs will be posted at each location;
- The City will be reaching out to local community agencies, BIAs and residents associations to ensure they are informed and provided the opportunity to comment on the proposals; and
- Residents can call or email the Community Liaison Office at 647-578-8580 or communityliaison@lura.ca to ask questions and share their input.

COMMENTS

Policy Considerations

The prioritization of, and expedited approval process for these modular housing proposals support provincial and municipal objectives by providing affordable housing and improving social equity and overall quality of life in our communities.

Section 2 of the Planning Act sets out matters of provincial interest, which City Council shall have regard to in carrying out its responsibilities. By creating permanent affordable supportive housing within transit accessible neighbourhoods the modular housing proposals have regard to the following matters of provincial interest:

- (h) the orderly development of safe and healthy communities;
- (j) the adequate provision of a full range of housing, including affordable housing; and
- (q) the promotion of development that is designed to be sustainable, to support public transit and to be oriented to pedestrians

The **Provincial Policy Statement (PPS 2020)** provides province-wide policy direction on land use planning and development to promote strong communities, a strong economy and a clean and healthy environment. It includes policies on key issues that affect communities. With respect to housing, the PPS 2020, Section 1.4 Housing, encourages the achievement of healthy, liveable and safe communities by accommodating an appropriate range and mix of housing options to meet housing needs, including affordable housing. The PPS also seeks to align the provision of housing with housing and homelessness plans in order to meet the social, health, economic and well-being requirements of current and future residents.

A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020) came into effect on August 28, 2020. This was an amendment to the Growth Plan for the Greater Golden Horseshoe, 2019. The Growth Plan (2020) continues to provide a strategic framework for managing growth and environmental protection in the Greater Golden Horseshoe. The Growth Plan establishes policies that require implementation through a Municipal Comprehensive Review (MCR), which is a requirement pursuant to Section 26 of the *Planning Act*. Policies not expressly linked to a MCR can be applied as part of the review process for applications in advance of the next MCR. These policies include:

- Directing municipalities to make more efficient use of land, resources and infrastructure to reduce sprawl, contribute to environmental sustainability and provide for a more compact built form and a vibrant public realm; and
- Achieving complete communities with access to a diverse range of housing options, protected employment zones, public service facilities, recreation and green space, and better connected transit to where people live and work;

The Growth Plan builds upon the policy foundation provided by the PPS and provides more specific land use planning policies to address issues facing the Greater Golden Horseshoe region. The policies of the Growth Plan take precedence over the policies of the PPS to the extent of any conflict, except where the relevant legislation provides otherwise. In accordance with Section 3 of the *Planning Act* all decisions of Council in respect of the exercise of any authority that affects a planning matter shall conform or shall not conflict with the Growth Plan. Comments, submissions or advice affecting a planning that that are provided by Council shall also conform, or shall not conflict, with the Growth Plan.

The **Official Plan** is a comprehensive policy document that guides development in the City, providing direction for managing the size, location, and built form compatibility of different land uses and the provision of municipal services and facilities. The vision of the City's Official Plan centres on the creation of an attractive and safe city that evokes pride, passion and a sense of belonging. A city where people of all ages and abilities can enjoy a good quality of life in vibrant neighbourhoods that are part of complete communities. The vision also outlines the importance of providing affordable housing

choices across the City that meet the needs of everyone in their communities throughout their life.

Official Plan Section 3.2.1 Housing outlines that adequate and affordable housing is a basic requirement for everyone. Where we live and our housing security contribute to our well-being and connect us to our community. The City's quality of life, economic competitiveness, social cohesion, as well as its balance and diversity depend on it. Policy 3.2.1.1 directs that a full range of housing, in terms of form, tenure and affordability will be provided and maintained, across the City and within neighbourhoods, to meet the current and future needs of residents. A full range of housing includes affordable and supportive housing. The proposed modular housing development for all three sites support the City's vision as a place where all people have housing choice and can have access to a good quality of life.

Official Plan Section 4.1 Neighbourhoods considers lands designated *Neighbourhoods* as physically stable areas made up of residential uses with lower scale buildings, including interspersed walk-up apartments no higher than four storeys. Policy 4.1.1 recognizes the range of residential uses permitted as well as other uses such as low scale institutional. The Plan states that physical changes to *Neighbourhoods* must be sensitive and fit the existing physical character, but also recognizes that there are properties within *Neighbourhoods* that differ from prevailing lot patterns, size, configuration and orientation. In such instances, it is often not possible, or desirable, to replicate these same site characteristics and lot pattern within infill developments. Policy 4.1.9 contains development criteria for dealing with the integration of new development for these types of sites.

Policy 4.1.9 is applicable to development on sites in *Neighbourhoods* that vary from their context in terms of lot size, configuration and/or orientation. This policy provides development criteria for infill development on such sites, focussed on ensuring design that produces a good living environment that is compatible with its neighbourhood context. The development criteria require that infill development:

- have heights, massing and scale that are respectful of those permitted by zoning for nearby residential properties, while taking into account the existing form of development on the infill property;
- have setbacks from adjacent residential properties and public streets are proportionate to those permitted by zoning on adjacent residential properties, again while taking into account the existing form of development on the infill property;
- provide adequate privacy, sunlight and sky views by ensuring adequate distance and separation between buildings and using landscaping, planting and fencing to enhance privacy;
- front onto existing or new public streets and provide safe, accessible walkways from public streets; and
- locate, screen and wherever possible enclose service areas and garbage storage and parking

Zoning

The 175 Cummer Avenue site is zoned RM (f24.0; a1100; d0.75)(x38) under Zoning By-law 569-2013 which is a Residential Multiple Zone; there is a site specific exception limiting use permissions to a senior's home. The maximum permitted height is two storeys or 10 metres.

The Trenton Avenue site is zoned RD (f6.0, a185, d0.75) under Zoning By-law 569-2013 which is a residential zone category, with building type limited to detached residential. The maximum permitted height is 8.5 metres.

The City's Zoning By-law 569-2013 can be found here:

<https://www.toronto.ca/city-government/planning-development/zoning-by-law-preliminary-zoning-reviews/>

Design Guidelines

Based on the experience with the two modular housing sites advanced in Phase One of the Modular Housing Initiative, staff developed Modular Housing Urban Design Guidelines to provide clarity on urban design expectations. Key considerations of the Guidelines include:

- Site Organization - building placement and address, parking, loading and garbage collection, outdoor amenity space, tree protection and grade alteration;
- Building Design - exterior design, user-centred design, and lifecycle considerations to improve longevity;
- Public Realm - outdoor amenity space, streetscape and landscape design, sightlines and lighting, and bicycle parking and related storage; and
- Sustainability - to achieve more sustainable buildings and green site and building design.

The Modular Housing Urban Design Guidelines will be utilized in the review and evaluation of the Site Plan Approval applications for each of the sites.

NEXT STEPS

CREM is currently finalizing plans and preparing Site Plan Approval applications for submission. The City's C2K office will manage the Site Plan Approval review process. Once received, the Site Plan Approval application materials will be posted on the City's Application Information Centre Web Page at:

<https://www.toronto.ca/city-government/planning-development/application-information-centre/>

Community meetings are planned for each site commencing the week of March 8th. Feedback received from these meetings, and through other community engagement being undertaken, will inform the Site Plan review and the final determination of relief required to the zoning by-law(s).

CONCLUSIONS

In response to City Council's request to prioritize the review and expedite the approval process for affordable housing, this report recommends that the Minister of Municipal Affairs and Housing be requested to make a Minister's Zoning Order pursuant to Section 47 of the *Planning Act* for the modular housing proposals for 175 Cummer Avenue and the lot at the corner of Trenton and Cedarvale Avenue.

A staff report is targeted to be submitted to the April meeting of Planning and Housing Committee to report on the outcomes of the March consultation meetings, present the final recommended proposals and the relief to the Zoning By-law(s) that would be required to permit the proposed developments. As well, the staff report will provide any recommendations required to provide alternative parking in the area as a result of the proposed redevelopment of the existing parking lot for modular housing. Staff will include the recommended relief specifically sought through the Minister's Zoning Order at this time following input from the public and review of the site plans.

CONTACT

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Lisa Barroso, Director, Project Management Office, Corporate Real Estate Management Division, 416-338-0237, lisa.barroso@toronto.ca

SIGNATURE

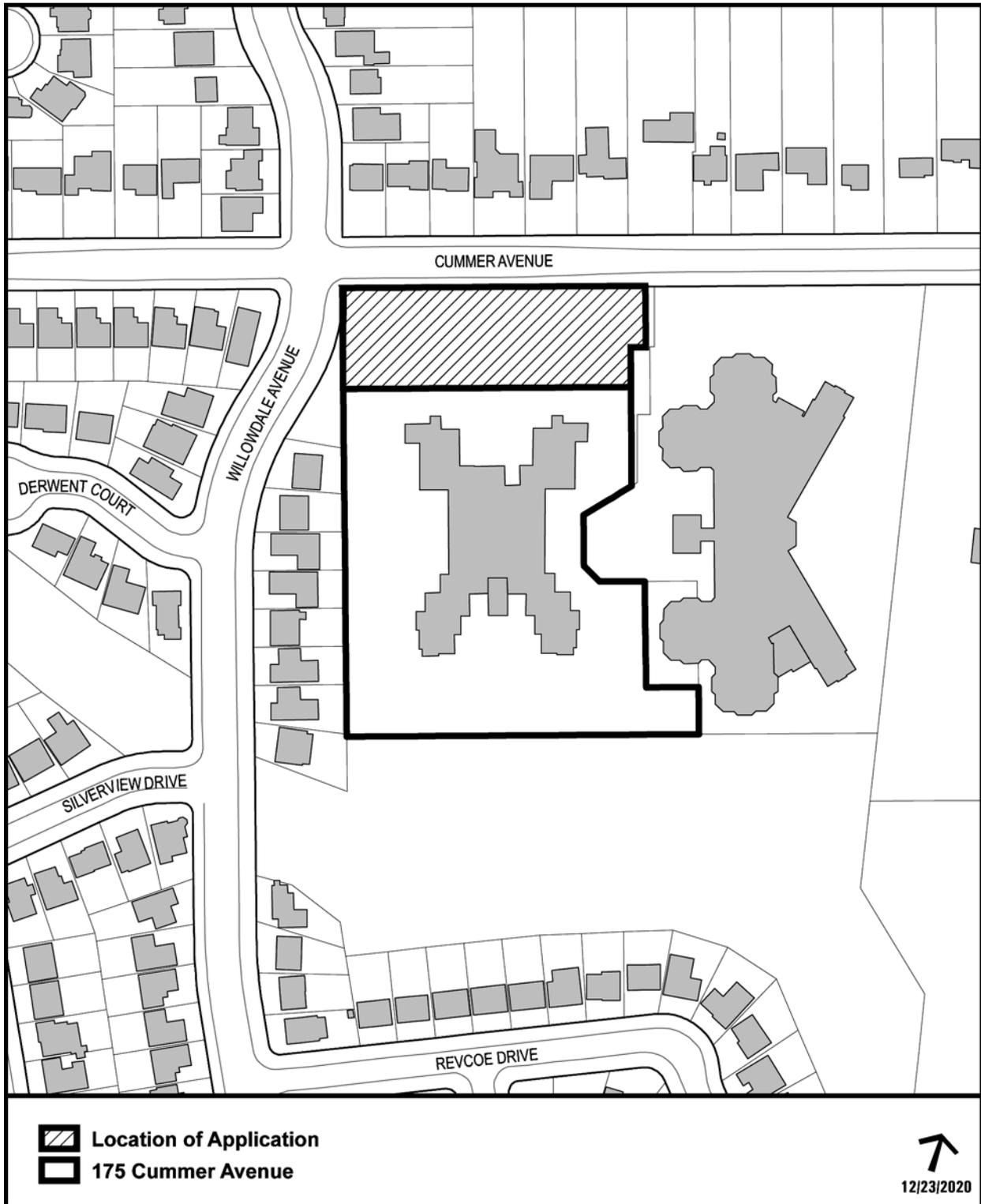
Gregg Lintern, MCIP, RPP
Chief Planner and Executive Director, City Planning

Abigail Bond
Executive Director, Housing Secretariat

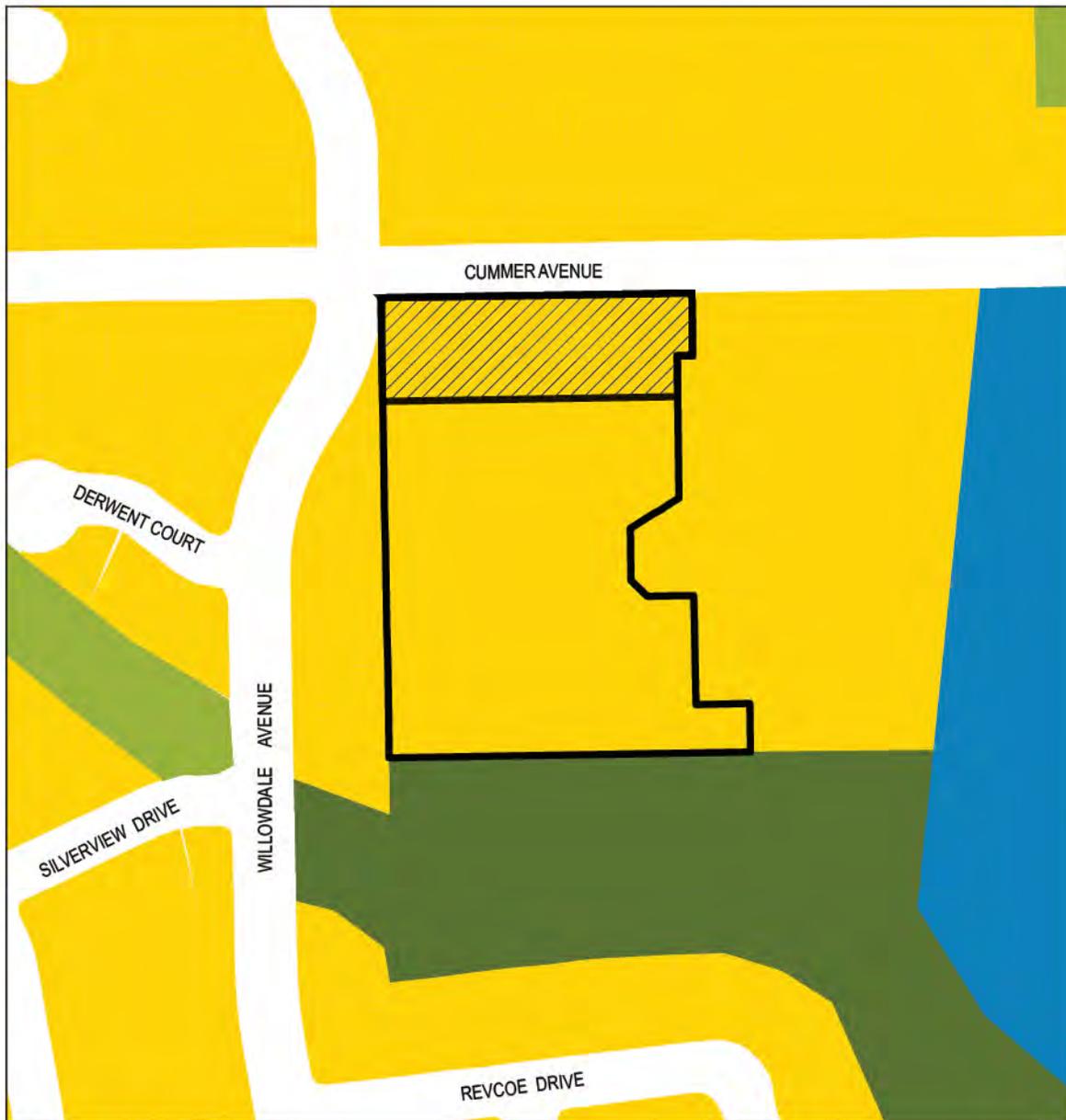
ATTACHMENTS

- Attachment 1: 175 Cummer Avenue - Location Map
- Attachment 2: 175 Cummer Avenue - Official Plan Land Use Map
- Attachment 3: 175 Cummer Avenue - Zoning Map
- Attachment 4: Trenton Avenue - Location Map
- Attachment 5: Trenton Avenue - Official Plan Land Use Map
- Attachment 6: Trenton Avenue - Zoning Map

Attachment 1: 175 Cummer Avenue - Location Map



Attachment 2: 175 Cummer Avenue - Official Plan Land Use Designation



175 Cummer Avenue

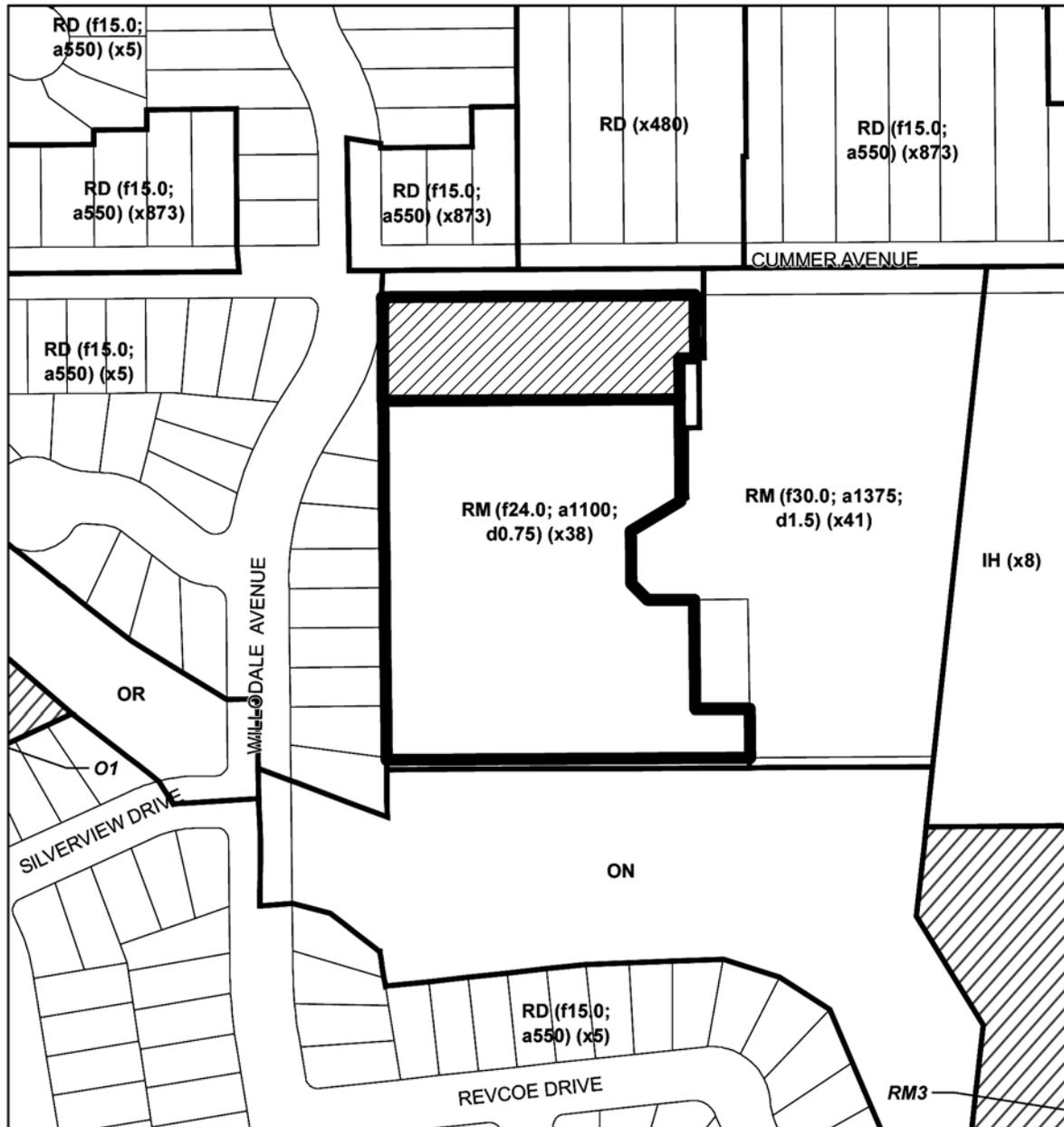
Official Plan Land Use Map #16

File # 20 XXXXXX STE XX OZ

- | | |
|---|--|
|  Location of Application |  Parks & Open Space Areas |
|  Neighbourhoods |  Natural Areas |
| |  Parks |
| |  Institutional Areas |

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Not to Scale
12/23/2020

Attachment 3: 175 Cummer Avenue - Zoning



Zoning By-law 569-2013

175 Cummer Avenue

File # 20 XXXXXX NNY XX XX



Location of Application

RD Residential Detached
RM Residential Multiple

IH Institutional Hospital
ON Open Space Natural
OR Open Space Recreation



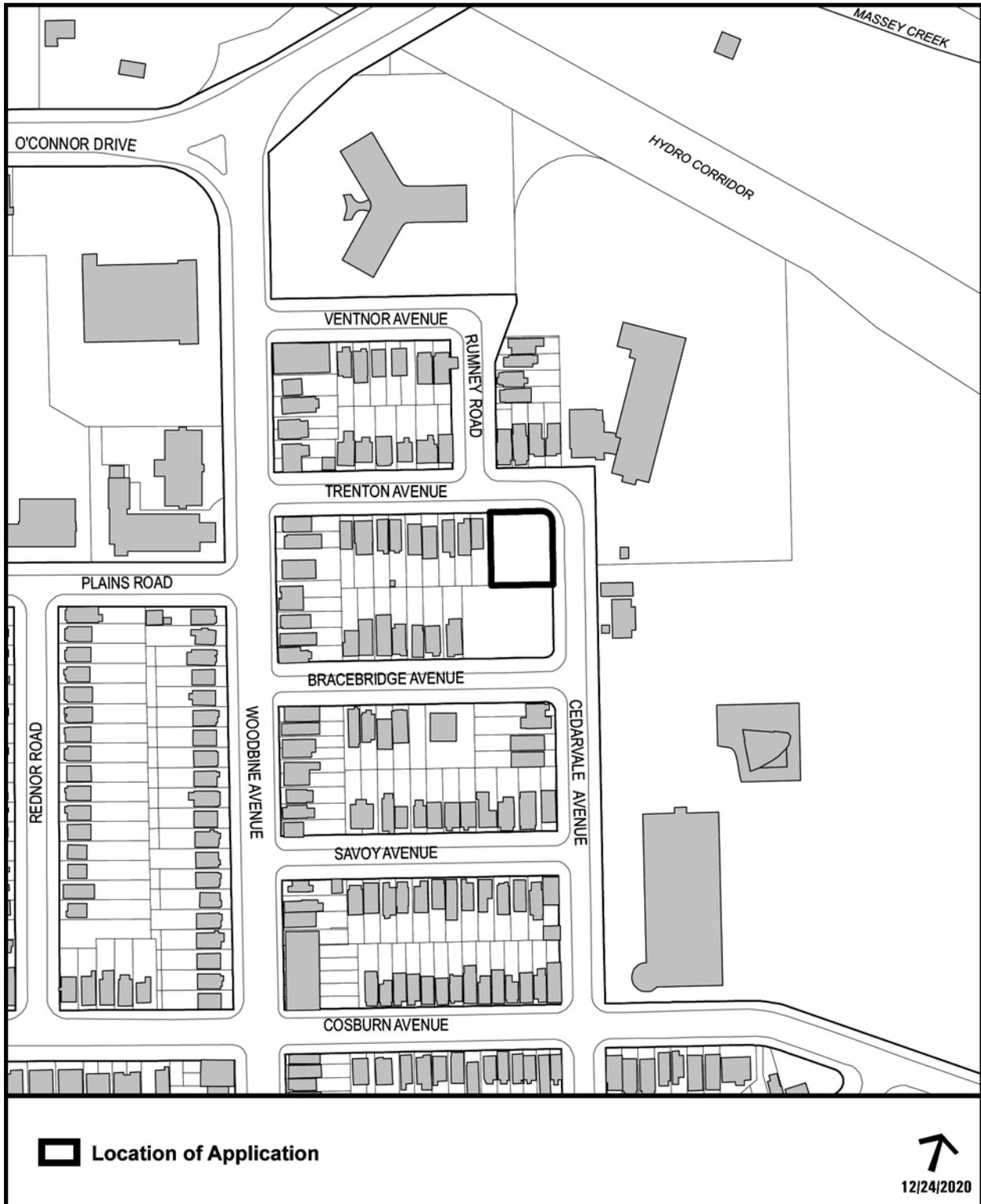
See Former City of North York By-law No. 7625

RM3 Multiple-Family Dwellings Third Density Zone
O1 Open Space Zone



Not to Scale
Extracted: 12/23/2020

Attachment 4: Trenton Avenue - Location Map



Attachment 5: Trenton Avenue - Official Plan Land Use Designation



Trenton Avenue

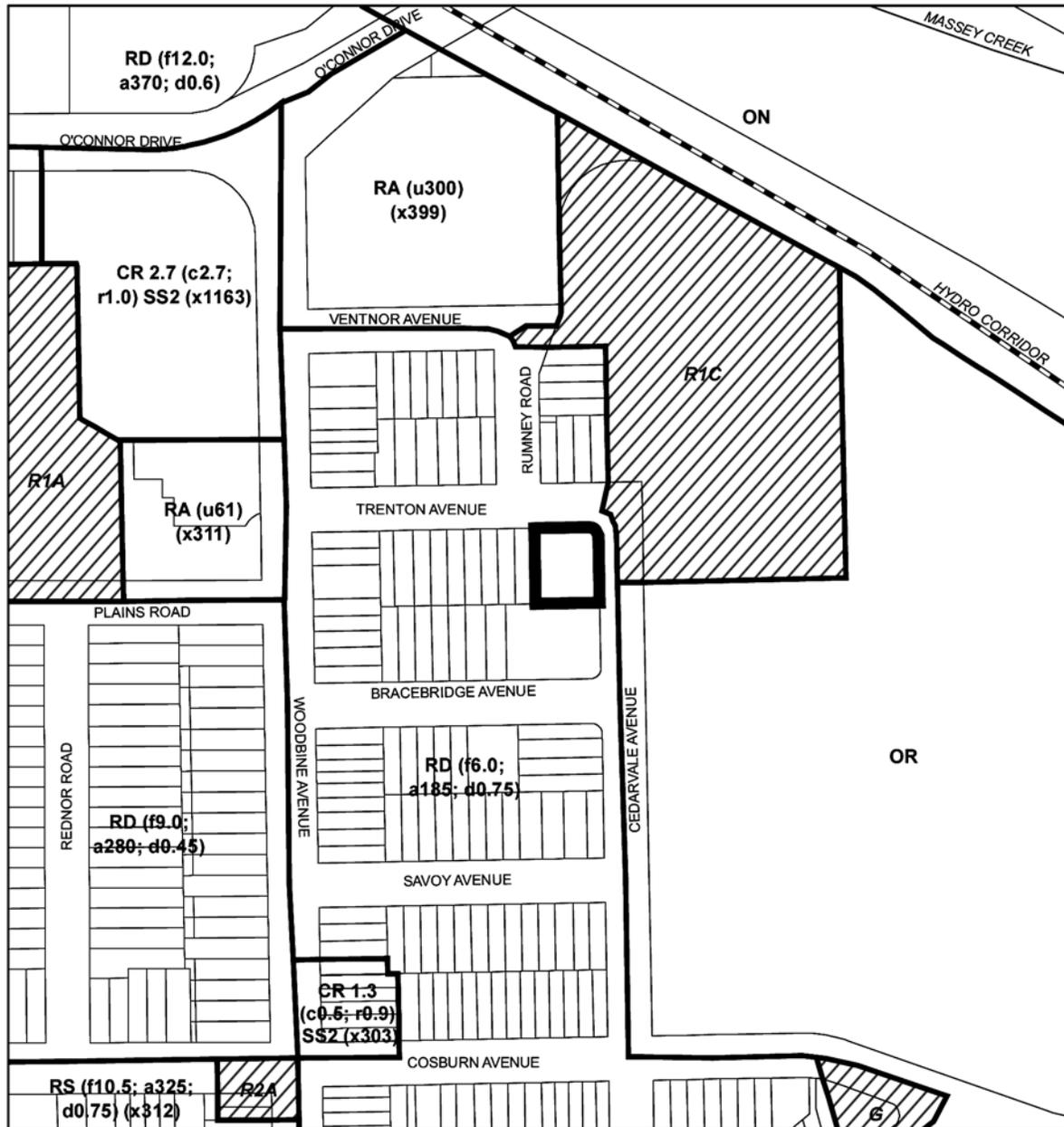
Official Plan Land Use Map #20

File # 20 XXXXXX STE XX OZ

 Location of Application	 Parks & Open Space Areas
 Neighbourhoods	 Natural Areas
 Mixed Use Areas	 Parks

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Not to Scale
12/24/2020

Attachment 6: Trenton Avenue - Zoning



Zoning By-law 569-2013

Trenton Avenue

File # 20 XXXXXX STE XX XX

 Location of Application

- | | | | |
|----|---------------------------|----|------------------------|
| RD | Residential Detached | CR | Commercial Residential |
| RS | Residential Semi-Detached | ON | Open Space Natural |
| RA | Residential Apartment | OR | Open Space Recreation |

 See Former Borough of East York By-law No. 6752

- | | |
|-----|-------------|
| R1A | Residential |
| R1C | Residential |
| R2A | Residential |
| G | Open Space |


Not to Scale
Extracted: 12/24/2020