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Planning & Housing Committee
City of Toronto
100 Queen Street West
Toronto, ON
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RE : PH23.3 - Modular Housing - 175 Cummer Avenue - Final Report

Members of the Planning and Housing Committee:

Volunteers from our **HousingNowTO.com** civic-tech and open-data project attended both of the on-line open houses that Councillor Filion, CreateTO, City Planning and the Housing Secretariat held for the MODULAR HOUSING site in North York in March (9th) and April (6th) of this year.

Our volunteers agree with the current sixty (60) unit proposal, and would like to lend our strong support for this Modular Supportive Housing site – and the use of a **Minister's Zoning Order (MZO)** to ensure this site on Cummer Ave is both completed and occupied before another winter arrives in Toronto.

Without this accelerated-timetable and the use of a Minister's Zoning Order (MZO) – it would often take 18-24 months to approve any single-site of new build Supportive-Housing via the usual City of Toronto processes, and then any incorporated Local Residents' Associations could also appeal to the Toronto Local Appeal Body (TLAB – nee OMB) which would add further years of delay to the delivery of new supportive-housing units.

The City's historical default multi-year approval and appeal process is simply untenable if the Council is in any way serious about meeting the target of **"18,000 new units of Supportive-Housing by 2030"** – which was committed to as part of the City's HOUSING 2030 plan in 2019. Your Council need to create 2,000 new units of supportive-housing every single year for the rest of the decade.

Therefore, we are asking you to please support this new Modular Supportive-Housing site at 175 Cummer Avenue in North York – and the use of a Minister's Zoning Order (MZO) to accelerate their delivery for fall 2021 move-in.

Our volunteers are always willing to share open and accurate data on affordable-housing with any City Councillor or community group that requires it to help ensure your on-going success in meeting the City of Toronto's HOUSING 2030 approved targets.

Yours,

Mark J. Richardson
Technical Lead – [HousingNowTO.com](https://housingnowto.com)