



# HousingNowTO.com

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Planning & Housing Committee  
City of Toronto  
100 Queen Street West  
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**RE : PH23.4 - Modular Housing - 20 Bracebridge Avenue (Trenton Avenue and Cedarvale Avenue)**

Members of the Planning and Housing Committee:

Volunteers from our **HousingNowTO.com** civic-tech and open-data project attended all of the three (3) on-line open houses that Councillor Bradford, CreateTO, City Planning and the Housing Secretariat held for the MODULAR HOUSING site in East York in March (8<sup>th</sup>, 17<sup>th</sup>) and May (3<sup>rd</sup>) of this year.

Our volunteers, many of whom are residents of the east-end, 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 at Trenton & Cedarvale 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 20 Bracebridge Avenue in East 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](http://HousingNowTO.com)