

## **Summary of 175 Cummer Avenue Supporting Information Received By the Office Councillor Cheng from the Office of the Housing Secretariat**

(Compiled June 8, 2023 from emails dated February 1, 2023 and May 10, 2023)

### **What is the estimated cost associated with reconfiguration on this land?**

Staff have estimated costs to relocate the building on the existing site at \$1.58m to \$2.27m

### **What is the estimated cost associated with relocating the modular units to another land?**

Staff have not yet estimated costs of moving the building to another site. It should be assumed, as a baseline, that costs of moving to another site would exceed those associated with reconfiguring the building on the current site. Relocation to a new site would require new professional studies related to site diligence, planning and building approvals, and environmental due diligence, among others. Relocation would create significant delay associated with these processes, require CMHC agreement, and may also put the City in default of our funding agreements.

### **What is CMHC's involvement in the process of relocation?**

The federal capital funding for this project is secured under a Contribution Agreement between the City of Toronto and CMHC. Any relocation of the project to another address in Toronto would require CMHC's consent, and may result in a default under that agreement.

Due to the likely significant further delays caused by changing sites at this point, any relocation of the building to another site in Ontario outside Toronto is highly likely to lead to a default under the agreement with CMHC. Should the City default on this agreement, this would have substantial reputational damage to the City, particularly at a time when City Council continues to request additional funding for housing from both the federal and provincial governments.

### **What is the process of site selection?**

Site selection is a complex process involving multiple City Divisions and considerations such as: ownership of land, site conditions, infrastructure servicing capacity, environmental requirements, Official Plan policies and zoning by-law requirements, proximity to transit, community, and social services, among others.

**What is the breakdown of the project costs incurred thus far?**

This includes the NRB cost, as well as the cost of professional studies, such as environmental studies. Please see below summary of costs incurred to date at 175 Cummer:

<b>Cost Type as of May 10, 2023</b>	<b>Amount</b>
Professional Services – Engineering (environmental historical review; site due diligence including intrusive investigation) (GEOTECH/HydroG/SUE/Infiltration/Percolation)	<b>\$88,544</b>
Contracted Services – Design and Construction (includes all design work, module manufacturing, transport and storage of modules. Note that each passing month adds an additional <b>storage cost</b> of \$77K).	<b>\$11,921,063.21</b>
<b>Total incurred to date</b>	<b>\$12,009,607.21</b>

**Has any work been done on the 175 Cummer site in preparation for this project?**

There has only been environmental reviews on-site, but no invasive site preparation work. All costs are included above in the professional services breakdown. The design-builder also utilized site-servicing cash allowances in the amount of \$61K to investigate the sanitary tie-ins. Tree protection/site hoarding was also done as part of the contract.

**What is the total cost to transfer the modular units and the storage cost?**

Due to unanticipated delays in securing planning approvals, the completed modular housing units required storage outside of the builder's manufacturing facility. From November 2021 to August 2022, the modules were stored temporarily at the TTC Finch Ave East commuter parking lot at Willowdale Ave and Bishop Ave under a short term lease agreement (as per former Councillor Fillion's letter on Feb 15th, 2022). In August

2022, modules were relocated to an indoor, climate-controlled storage facility in Owen Sound, Ontario, in order to protect the integrity of the units and prevent weather-related damage. As of February 1, 2023, the City has incurred approximately \$875,000 in costs to transport and safely store the modules. The total cost of storing the modules will depend on the duration that storage is needed. The transportation costs incurred to relocate the modules from the laydown area at the TTC parking lot to the indoor storage facility were approximately \$325,500. The cost to lease the storage facility in Owen Sound is approximately \$71,000 per month. This cost recently increased to \$77,000 per month.

**Is there site selection criteria for modular supportive housing?**

On April 30, 2020, City Council approved the launch of the Modular Housing Initiative, including a delivery framework and [site selection criteria](#). Housing Secretariat staff work with other Divisions to identify City-owned sites that meet the criteria, and undertake engagement with local Councillors and affected City agencies to finalize sites to be developed under the Initiative.