



April 1, 2024

Toronto City Hall  
Planning and Housing Committee  
100 Queen Street West  
Toronto, ON M5H 2N2

RE: PH 11.21 - Taking Action to Accelerate Modular and Rapid Build Construction in Toronto

Dear Chair Perks and Members of the Planning and Housing Committee,

**I am writing today to ask for your support for item PH11.21 - Taking Action to Accelerate Modular and Rapid Build Construction in Toronto.** There is an urgent need for high quality housing that can be manufactured at scale in Toronto and across all of Canada. With a maturing modular housing industry in Ontario and innovation in other modern methods of construction, this is an opportune time for the City of Toronto to seize on this opportunity and to align its efforts with ongoing work taking place to advance a federal housing catalog and a provincial modular housing strategy.

BECC Modular is leading innovator in modular volumetric steel construction based in Ontario. BECC uses green steel sourced in Ontario and talented labour from the Hamilton area to build modular structures, primarily for residential purposes. Since 2019, we have built garden suites, hotels, townhouses, apartment buildings, and school facilities. We have also taken great pride in delivering four multi-residential affordable and supportive housing projects in partnership with local governments. All BECC manufacturing takes place in our CSA A277 certified plant.

CSA A277 standards provide for the highest level of product controls, guaranteeing that housing is delivered with the highest precision standards possible. The environmental controls provided by CSA A277 assembly plants also ensure that the thermal performance of modular units is optimal and a key reason why modular steel buildings can achieve the highest environmental ratings, including passive house. Furthermore, point-of-manufacturing inspections save municipal staff time and the assembly of buildings with minimal site work and months or years of time savings are major benefits for both housing providers and neighbours.

BECC Modular alone will have the production capacity to deliver 2,200 modular structures per year within the next few months. With industry peers developing other CSA-compliant products and supportive partners in the government and private sectors, there has never been a better time for policy innovation to unlock this potential and I hope that you will support the recommendations before you.

Sincerely,

**Ali Ozen**  
CEO