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Communication
Intergovernmental Relations
Sub-Committee – September 16, 2024
Item No. 3

Mayor's Modular Housing Symposium

September 16, 2024

Office of Communications and Economic Development

VAUGHAN CITY HALL

Background

- On March 28, 2024; the City of Vaughan's Economic Development unit hosted the city's first-ever Mayor's Modular Housing Symposium.
- Over 50 stakeholders were in attendance representing home building companies, financial institutions, modular home manufacturers, labor unions, and regulatory authorities including Vaughan-based modular housing manufacturers such as Panelized Building Solutions Inc. and City Modular Housing Inc.
- The event was also attended by the then Associate Minister of Housing (Attainable Housing and Modular Homes), Rob Flack on behalf of the Government of Ontario, and MP Francesco Sorbara on behalf of the Government of Canada.
- Some of the other stakeholders that attended the symposium include Business Development Canada, Canada Mortgage and Housing Corporation, Carpenters' District Council of Ontario, Infrastructure Canada, LiUNA Local 183, Ontario Chamber of Commerce, and Ontario Home Builders' Association.

Lessons on Modular Housing from the Symposium

- Experts and stakeholders at the symposium underscored the need for growing Ontario's and Canada's modular housing industry.
- Since 1945, manufacturing productivity increased by 1,500 percent while productivity in the construction sector dropped by 20 percent. Industrialization of the home construction process can result in more homes being built faster while maintaining a high standard and advancing innovation.
 - Construction of modular homes can be completed as much as 50 percent faster than traditional on-site construction of homes.
 - They can create a 20-30 percent cost savings over traditionally constructed homes.
- Vaughan's Construction industry contributes over \$4 billion annually in real GDP to the city's economy. Vaughan has the potential to be a hub for modular housing construction and adoption.
- Rapid adoption of modular homes gets hampered by several major barriers: restrictive regulatory framework, lack of capital, and low consumer confidence stemming from preconceived notions about the aesthetics, quality, or livability of such homes.

Vaughan's Actions on Modular Housing since the Symposium

- City of Vaughan staff attended the annual Modular Construction and Prefabrication Symposium in March.
 - At that event, industry leaders highlighted that the market size of the modular home manufacturing industry in Canada has grown by 6.7 percent per year on average between 2017 and 2022 and generated \$2.4 billion in total revenue in 2022 alone.
- Staff met in June with the world-leading tech incubator DMZ (administered by the Toronto Metropolitan University) which is partnering with GroundBreak Ventures to support eight innovators to scale their creative housing solutions. GroundBreak Ventures was one of the attendees at the Vaughan Mayor's Modular Housing Symposium.
- Staff also attended the Innovator Mixer (hosted by the University of Toronto's School of Cities) in July. The event featured some of Canada's leading housing solutions innovators who are semi-finalists at the CMHC's Round 5: Level-Up Housing Supply Challenge.
- In July, the provincial government announced that it would invest \$3.46 million in Element5 to help the mass timber manufacturer to triple its production. Element5 was one of the participants in Vaughan Mayor's Modular Housing Symposium.