

HomeBase™: Ontario's Housing Resource Centre

Cutting Through the Chaos—A Clear Path for Building More
Attainable/Affordable Housing

Pilot Project Proposal

July 15, 2025



**Presented to: The Hon. Graydon Smith, Associate Minister of Municipal Affairs and
Housing**

Presented by Attimo Homes: Thomas Vincent- President, and Don Brommet- Director of
Business Development

Executive Summary

Ontario faces an urgent and complex housing crisis, a challenge that impacts every community and every resident. Despite ambitious provincial targets and significant financial commitments—including nearly **\$2.3 billion** towards housing-enabling infrastructure—the province has consistently fallen short of its housing goals, with starts at their lowest since 2009 (iPolitics). Despite commitments from federal and provincial governments to increase housing starts, new construction in the GTA is in "freefall". The balance of the province has the same challenge.

The system is currently "hit from all angles," with municipalities, developers, and economic headwinds struggling against fragmented processes and systemic inefficiencies (Macdonald-Laurier Institute).

Also, this crisis is not just impacting housing supply; it is severely affecting jobs and government revenue (Missing Middle Initiative). The combined fiscal impact on all three levels of government through reduced tax revenue would be approximately \$6.5 billion to \$6.6 billion per year.

“HomeBase™”, an Attainable/Affordable Housing Resource Centre Pilot Project, offers a critical solution to bridge this gap between policy and tangible housing outcomes. Leveraging over 40 years of development experience, Thomas Vincent, President of Attimo Homes, and his team, propose to establish this centralized Digital & Physical Hub, providing essential education, streamlined processes, and direct support for the development of attainable/affordable housing.

This Centre will empower:

- municipalities
- private enterprises
- not-for-profit organizations, and
- the public

to effectively navigate existing tools, embrace innovative solutions, and provide pathways for funding.

By fostering Development relationships, facilitating scalable village projects, and providing a crucial feedback loop to the government, HomeBase™ will cut through the current chaos. Our pilot project, with a modest investment, aims to deliver immediate, measurable outcomes, accelerating the deployment of attainable/affordable housing units across the province. We are not just committed to building houses; we are committed to building a more efficient, collaborative, and responsive ecosystem to ensure every Ontarian has a safe, affordable place to call home.

The Challenges

1. [The Problematic Metrics – Units Built vs. Units Needed, Waitlists, Homelessness](#)
2. [“Hit From all Angles” – Illustrating the Multifaceted Pressures Faced by the Province](#)

The Solution

[A Provincial Attainable Housing Resource Centre](#)

[How the Resource Centre Components Will Help Ontario](#)

1. Streamline Resources for Municipalities, Public Awareness & Land Owner Engagement
2. Create a Government Relations & Legislative Feedback Loop for Policy Refinement and Red Tape Reduction
3. Provide Public/Private Housing Education for Accelerated Understanding and Adoption
4. Real Estate Partnerships & Landowner Education
5. Construction & Financing Enablement
6. Modular Housing Alliance: Quality, Speed, and Scale
7. Land Inventory: Activating Underutilized Surplus Lands
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1. Centralized Information Portal (Website)
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The Challenges

1) # Units Built vs. # Units Needed

The following key statistics highlight the disconnect between targets, investment, and actual housing outcomes:

I. Failure to Meet Housing Targets:

- A. **Statistic:** Ontario has *never* hit its monthly housing target since 2022, with Q1 2025 housing starts being the lowest since 2009, significantly jeopardizing the goal of 1.5 million new homes by 2031 (iPolitics).
- B. **Impact:** This directly challenges the province's stated housing supply targets and demonstrates a critical challenge in the pace of construction, impacting both overall and attainable housing availability.

II. Mounting Housing Needs:

- A. **Statistic:** Housing starts in the GTA have "evaporated". In the first five months of 2025, compared to 2024, housing starts were down 58% in the City of Toronto and 29% in the rest of the GTA. Overall, housing starts in all Ontario CMAs decreased by 29% during this period (Missing Middle Initiative).
- B. **Impact:** This quantifies the immense and growing demand for attainable housing, putting a human face on the crisis and emphasizing the urgency for more rapid and effective solutions.

III. Ineffectiveness of Current Spending Mechanisms:

- A. **Statistic:** Despite nearly **\$2.3 billion** in provincial investment towards housing-enabling infrastructure, overall housing starts remain critically low, indicating a significant bottleneck in providing funds into completed attainable homes. The combined fiscal impact on all three levels of government through reduced tax revenue would be approximately \$6.5 billion to \$6.6 billion per year (Missing Middle Initiative).
- B. **Impact:** This points to a fundamental issue in how provincial funds are currently stimulating new builds. It suggests that while money is being allocated to 'enable' construction, systemic issues are preventing these investments from resulting in the desired number of homes, particularly attainable ones.

2) The Provincial Housing Crisis: Hit from All Angles

Ontario's housing crisis is a multifaceted challenge, placing immense pressure on the provincial government from every direction. While the Province has set ambitious goals and committed significant resources, the reality on the ground reflects a complex interplay of forces that hinder progress and exacerbate the problem.

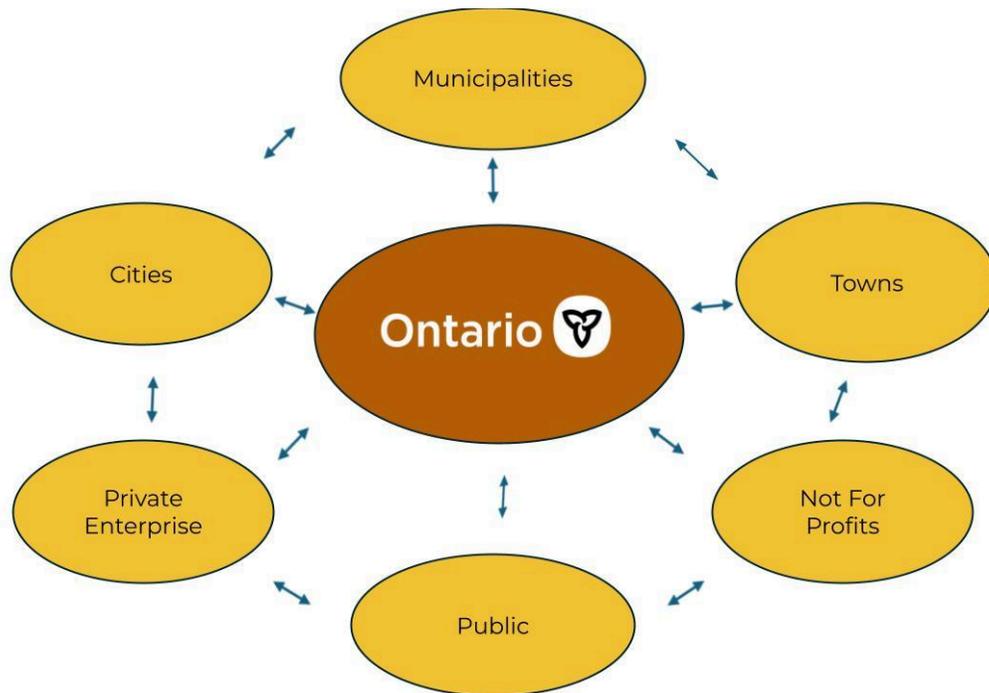


Figure 1: Current State

From the Frontlines (Municipalities and Local Communities): Municipalities, despite being on the forefront of development, grapple with immense pressure to deliver housing while navigating their own unique bureaucratic hurdles, limited resources, and public resistance to new development. Our research and municipal examples like Collingwood, ON highlight how local efforts are often fragmented and inefficient, with feasibility studies becoming quickly outdated and new units failing to meet demand. Municipalities are often duplicating efforts and caught in an "analysis by paralysis," desperate for streamlined processes and coordinated support.

From the Ground Up (Developers and Builders): High interest rates, escalating construction costs, and persistent labor shortages are squeezing builders, making new projects, especially attainable ones, financially challenging to undertake. The burden of extensive fees and cumbersome regulatory processes at various levels further erodes viability, turning potential housing starts into stalled projects.

From the Sky (Economic Headwinds and Unforeseen Growth): Unanticipated and rapid population growth continues to outpace new housing supply, intensifying competition for housing and driving up prices. Simultaneously, broader economic headwinds, including inflationary pressures, constrain both the affordability for buyers and the financial feasibility for developers. These macroeconomic forces are largely beyond direct provincial control but have a profound impact on the housing market.

From Within (Policy Gaps and Systemic Inefficiency): While provincial policies aim to accelerate housing, there remains a critical gap between policy intent and actionable implementation. Existing tools and programs are underutilized or misunderstood due to a lack of coordinated information and streamlined access. This systemic inefficiency leads to duplicated costs, extended timelines, and a failure to capitalize on readily available solutions such as modular construction and innovative financing. The province's own housing start data confirms this, showing a consistent failure to meet monthly targets, despite significant investments in enabling infrastructure.

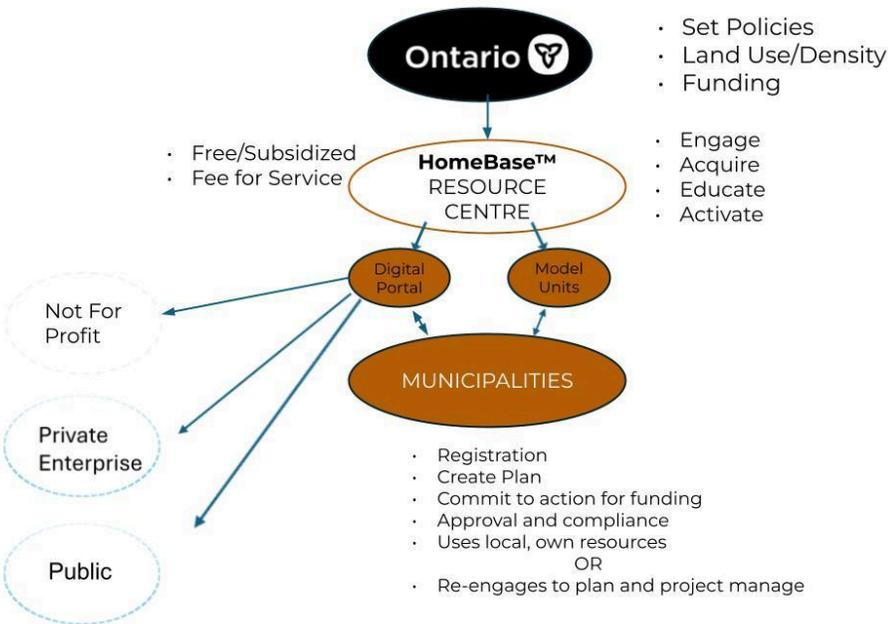


Figure 2: Future Engagement Flow

HomeBase™ directly addresses these pressures, offering a centralized, actionable solution to simplify systems, coordinate resources, and empower all stakeholders to accelerate the delivery of attainable housing. It aims to cut through the current chaos by providing the practical support needed to move from policy to homes actually built.

The Solution: “HomeBase™”, Ontario’s Attainable/Affordable Housing Resource Centre Website

HomeBase™ is envisioned as Ontario's central nervous system for attainable/affordable housing development. It is designed to bridge the critical gap between ambitious provincial housing policies and their on-the-ground implementation, transforming complex processes into clear, actionable pathways. This initiative moves beyond theoretical discussions by providing tangible tools, direct support, and expert guidance to every stakeholder in the housing ecosystem.

Functioning as both a physical demonstration hub and a comprehensive digital portal, the Centre will simplify the entire housing development lifecycle. It will be the single, go-to resource for municipalities, private enterprises, not-for-profit organizations, and the public, empowering them to navigate funding, regulations, and construction methods, ultimately accelerating the delivery of much-needed, attainable, and affordable homes across the province.

All Components of the Resource Centre:

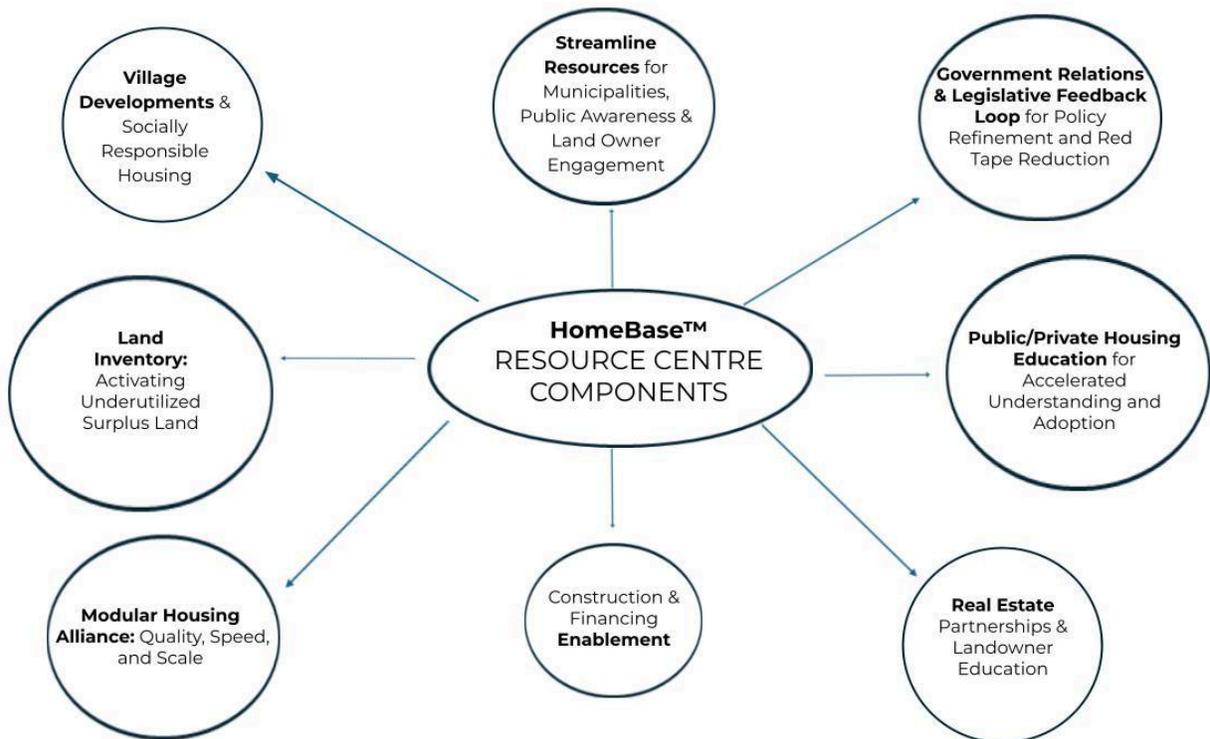


Figure 3: Resource Centre Components

How the Resource Centre Will Help Ontario

The Attainable Housing Resource Centre is not merely an information hub; it is a catalyst designed to directly empower and accelerate Ontario's housing agenda. By simplifying complex processes, fostering collaboration, and providing actionable intelligence, the Centre will serve as the strategic engine to transform policy into a tangible increase in the building of attainable/affordable housing units.

The HomeBase™ Components for Success:

Streamline Resources for Municipalities, Public Awareness & Land Owner Engagement

This pillar focuses on **empowering municipalities, property owners, and the public** with actionable knowledge and streamlined tools. The Centre will:

- **Empower Municipalities:** Directly address the "analysis by paralysis" often experienced by municipalities by providing clear, proven pathways, standardized processes, and readily available resources. This includes in-person education and online access to a comprehensive **Municipal Toolkit** and **Attainable Housing Roadmap**.
- **Demystify Development:** Educate homeowners and private landowners about opportunities for secondary suites, Additional Residential Units (ARUs), or contributing land to larger village-scale projects. It will guide them through zoning, permitting, and financing intricacies.
- **Foster Engagement:** Create direct and simplified communication channels to encourage and support local housing initiatives, transforming public awareness into active participation.

Government Relations & Legislative Feedback Loop for Policy Refinement and Red Tape Reduction

This critical function establishes a **dynamic feedback loop** between on-the-ground challenges and provincial policy, ensuring continuous improvement and responsiveness:

- **Support for Provincial Policy and Building Changes/Updates:** We need to help municipalities interpret provincial building and policy changes and assist them in implementing those changes.
- **Policy Insight & Advocacy:** Work directly with provincial departments and municipalities to provide real-time insights into the effectiveness of current policies and regulations in regard to attainable/affordable housing initiatives.
- **Red Tape Reduction:** Gather direct feedback from housing stakeholders to identify and recommend solutions for cutting red tape, streamlining approval processes, and reducing bureaucratic delays.
- **Inter-Governmental Cooperation:** Encourage internal governmental cooperation and foster stronger, more efficient relationships between the private sector and all levels of government involved in housing.

- **Standardization & Scalability:** Suggest legislative changes, develop standard RFP documents for modular housing projects, and work to streamline federal (CMHC) and provincial funding mechanisms. Create scalable templates for design, approvals, and development planning that can be adopted province-wide.

Public/Private Housing Education for Accelerated Understanding and Adoption

This initiative aims to **transform public and private sector understanding** of modular housing solutions, directly addressing barriers to adoption and accelerating project readiness:

- **Province-Wide Outreach:** Implement a comprehensive marketing, media, and education strategy to build broader public and professional sector understanding and acceptance of modular housing and innovative attainable housing models.
- **Municipal Capacity Building:** Support municipal staff and officials through targeted training on bylaw and zoning changes, efficient RFPs (Request for Proposals) and procurement templates specifically designed for attainable housing projects, and effective project management strategies.
- **Creating a Resource Library:** Including webinars, brochures, information guides, standard forms, processes, SOPs, etc.
- **Solution-Oriented Dialogue:** Facilitate workshops and forums that bring together public and private sector leaders to share best practices, identify common challenges, and co-create solutions for faster housing delivery.
- **P3 Partnerships:** Facilitating private-public partnerships with municipalities and the private sector.

Real Estate Partnerships & Landowner Education

By forging **strategic partnerships** with key real estate stakeholders, the Centre will unlock underutilized private land and educate professionals on new housing solutions:

- **Strategic Alliances:** Collaborate with organizations like the Ontario Real Estate Association (OREA) and Building Industry and Land Development Association (BILD), and other networks to amplify outreach and education.
- **Professional Development:** Develop and distribute tailored educational and marketing tools for real estate agents, highlighting the value proposition and benefits of modular housing (see Attimo realtor guide).
- **Targeted Outreach:** Launch co-branded webinars and information sessions for real estate professionals and landowners to identify and activate suitable sites for attainable housing development.
- **Connection Pathways:** Establish clear communication channels connecting landowners with vetted Ontario modular housing manufacturers and qualified development service providers.
- **Land Activation:** Strategically map and identify private land opportunities across the province with potential for modular housing pilots or larger-scale developments.

Construction & Financing Enablement

A dedicated financial resource hub will **demystify the complex landscape of housing finance**, making it accessible and actionable for any housing project:

- **Comprehensive Finance Resource Centre:** Provide clear information on housing funding options from various sources, including major banks, credit unions, CMHC, Home Equity Bank, and other federal and provincial programs.
- **Funding Stack Optimization:** Explain precisely how to effectively 'stack' grants, loans, and private investment options to maximize project viability and reduce financial barriers.
- **Practical Models:** Offer simplified explanations and side-by-side comparisons of different financing models. This includes outlining successful lender partnerships, practical joint-venture examples, sustainable land-lease models, and accessible rent-to-own programs for multi-unit sites.
- **Connection to Capital:** Facilitate connections between housing project proponents and appropriate financial institutions, ensuring projects can secure the necessary capital to move forward.

Land Inventory: Activating Underutilized Surplus Lands

This component focuses on strategically identifying, cataloging, and facilitating the activation of suitable public and private lands across Ontario for attainable housing development. Working in close collaboration with government agencies and private landowners, the Centre will:

- **Comprehensive Land Identification:** Proactively identify and catalog underutilized surplus lands or existing buildings, ideal for affordable/ attainable housing. This includes:
 - **Surplus Municipal Lands:** Collaborating with municipalities to unlock parcels designated for development.
 - **Public Parklands (Targeted):** Explore small percentages of existing provincial parklands that can be thoughtfully developed for housing without compromising green spaces.
 - **Community-Owned Lands:** Engage with religious groups, YMCAs, and other community organizations that possess lands ripe for social impact housing initiatives.
 - **Private Parcels:** Identify 1–5-acre private land parcels ideally suited for mid-density developments of 15–20 units per acre, accelerating the conversion of underused land into vibrant communities.
 - **Unlocking Vertical Potential: Modular Additions to Existing Low-Rise Buildings:** Modular construction offers a fast, cost-effective solution to add additional storeys to underutilized provincial and municipal low-rise buildings. This vertical expansion approach maximizes existing land assets, avoids lengthy site prep, and can quickly increase the stock of attainable housing, especially in urban and transit-connected areas.
- **Strategic Linkages:** Act as a critical nexus, linking willing landowners directly with vetted architects, builders from the Modular Housing Alliance, and established municipal

pathways. This streamlined approach will accelerate the activation of larger-scale, purpose-built attainable/affordable housing villages.

- **Optimized Land Utilization:** Promote innovative land-use strategies that maximize housing density while creating livable, sustainable communities, moving beyond single-family zoning limitations.

Village Developments & Socially Responsible Housing

SEE- Attimo Homes' Attainable Housing Toolkit and Sample Site Plans

HomeBase™ recognizes the urgent need for tailored housing solutions for Ontario. This component is a progressive housing solution for a complex marketplace.

What is an Attainable Housing Village? Attimo is the only development company in Ontario using modular housing designs to create complete attainable/ affordable housing villages. The village concepts Attimo has developed for Municipalities so far include a combination of workforce housing dormitories, duplex/4 plexes, 2-9 story mid-rise apartments, and detached tiny homes.

These village concepts incorporate thoughtful design, accessibility features, proximity to critical services, transportation, and shopping, directly addressing the unique challenges faced by populations seeking attainable/affordable housing.

To support municipalities and service providers in bringing these village concepts to life, we must provide practical resources, site plan samples, and step-by-step guidance to:

- **Prioritize the creation of housing solutions specifically designed for:**
 - Ontarians seeking housing at an attainable market rate.
 - Seniors requiring supportive environments.
 - Veterans seeking stable and community-integrated housing.
 - Emergency shelters for women fleeing violence, providing safe and secure transitional or permanent homes.
 - Much-needed housing, developed in partnership with Indigenous-led organizations to ensure culturally appropriate and self-determined housing.
 - Adults with special needs or specific disadvantages (e.g., individuals supported by organizations like CLASS [Community Living Association for South Simcoe]), ensuring accessible and supportive living ecosystems.
- **Incentivize Collaborative Deployment:** Coordinate closely with leading social service organizations to ensure housing solutions are connected with essential holistic supports. Key partners include:
 - Canadian Mental Health Association (CMHA)
 - The Ontario Association of Interval and Transitional Housing (OAITH) represents 95 emergency shelter organizations for women across Ontario.
 - Homes for Heroes
 - Ontario Aboriginal Housing Services (OAHS)

- National Indigenous Collaborative Housing Inc. (NICHI), ensuring that housing not only provides shelter but also contributes to the overall well-being and stability of vulnerable individuals and families.

Modular Housing Alliance: Quality, Speed, and Scale

HomeBase™, the Attainable Housing Resource Centre will establish and champion the **Ontario Modular Housing Alliance**, a critical initiative to standardize quality, accelerate supply, and build trust in modular construction as a primary solution for attainable housing. This Alliance will:

- **Curated Manufacturer Network:** Create and maintain a comprehensive, qualified, and vetted inventory of Ontario-based modular housing manufacturers. These partners will be rigorously screened to ensure full compliance with the Ontario Building Code (OBC) and Canadian Standards Association (CSA) standards, guaranteeing high-quality, durable builds.
- **Preferred Provider Status:** Manufacturers on this vetted list will be the recommended partners for attainable/affordable housing builds, ranging from individual Garden Suites to complete Village projects, ensuring reliability and adherence to best practices.
- **Pre-Approved Models & Floorplans:** Develop a library of pre-approved modular housing models and floorplans. These designs will be standardized to facilitate fast-tracking by municipalities, significantly reducing planning and approval times and bringing units to market quicker.
- **Diverse Construction Methodologies:** Embrace and promote scalable modular construction methodologies, including container, steel, stick-built, and panelized systems, offering flexible solutions to meet diverse architectural needs, site conditions, and community preferences.
- **Building Confidence Through Demonstration:** Utilize the real-life installations of Ontario-manufactured ARU model homes to directly showcase the quality, efficiency, and aesthetic appeal of modular construction, building essential confidence among municipal partners, developers, and the public.

Two Ways of Accessing HomeBase™

1) Centralized Information Portal (Website)

An interactive, user-centric portal serves as the primary digital gateway to HomeBase™. The homepage provides a clear overview of attainable housing opportunities, leading to a secure option page where users can create tailored accounts for specialized access.

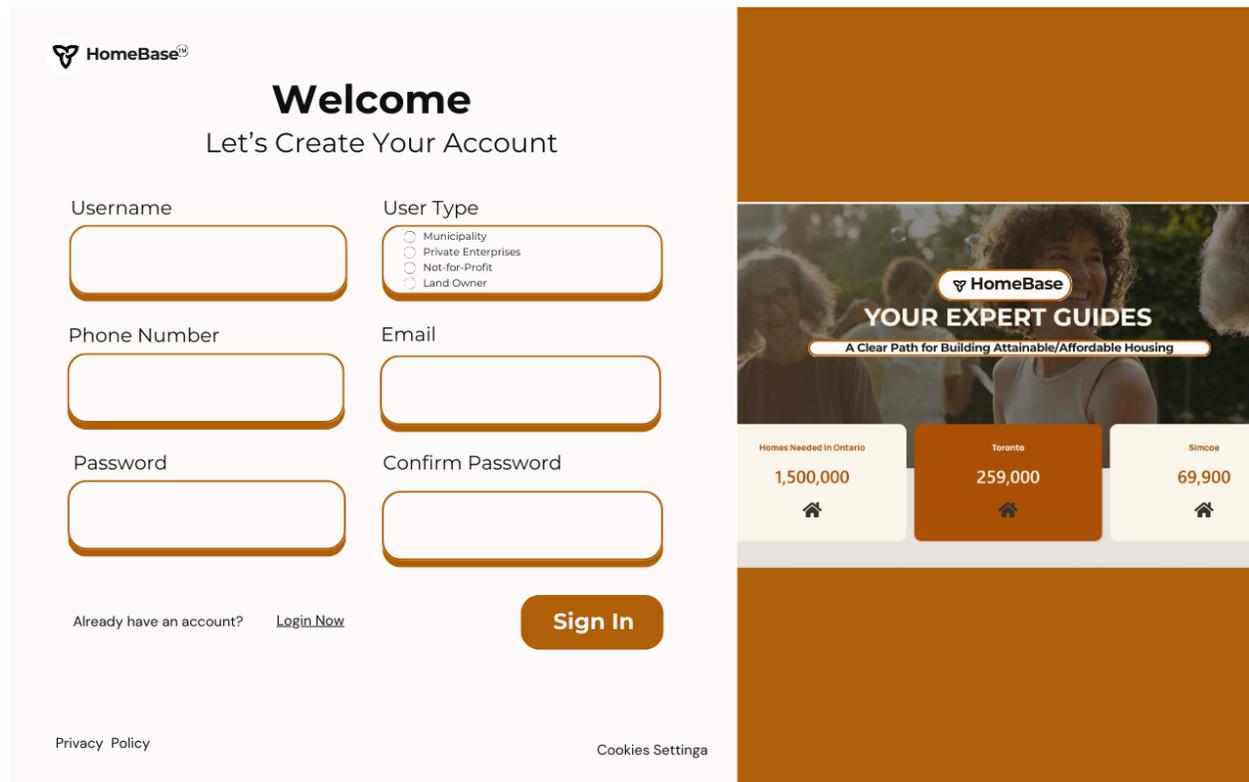


Figure 4: Digital Portal Journeys

For Municipalities, Private Enterprises, and Not-for-Profit Organizations:

These dedicated sections provide prioritized and actionable resources to accelerate attainable housing projects:

- **Understanding Modular Housing & Its Benefits:** Comprehensive insights into why Ontario-manufactured modular construction is a vital solution for speed, cost-efficiency, quality, and scalability in attainable housing.
- **Housing Initiatives & Available Funding:** Direct, up-to-date information on provincial and federal housing initiatives, grants, and funding programs.
- **Eligibility Criteria:** Clear, interactive tools to quickly determine eligibility for various programs and project types.

- **Step-by-Step Roadmap & Timelines:** Intuitive guides outlining the complete journey from concept to completion, including key milestones and realistic timelines.
- **Interactive Forms for Needs & Compliance:** Streamlined digital forms for Municipalities to assess project needs, ensure compliance with regulations, and facilitate efficient approvals.
- **Downloadable "Toolkits" & Templates:** Access to practical, customizable resources such as planning guides, procurement templates (e.g., for modular builds), and approval documentation.
- **Vetted Service Provider Matching:** Opt-in forms to connect directly with pre-qualified Ontario-based modular housing suppliers, consultants, and other essential service providers.
- **Ongoing Support & Learning:**
 - **Human Support:** Accessible via phone and through scheduled in-person tours of the model homes.
 - **Knowledge Hub:** A library of embedded videos, informative webinars, success stories, and comprehensive FAQs.
 - **Interactive Checklists & Timelines:** Tools to track progress and ensure all steps are completed efficiently.

For the General Public:

This section offers a centralized, easy-to-navigate digital portal designed to demystify housing policies and empower individuals to understand and participate in attainable housing solutions:

- **Plain Language Policy Translation:** Provincial housing policies and initiatives are broken down into easy-to-understand language.
- **Key Definitions:** Clear explanations of terms like "Modular Housing," "Attainable Housing," and "Affordable Housing."
- **Housing Initiatives & Funding Overview:** General information on available programs and financial support for homeowners and community groups.
- **Eligibility Tools for Property Owners:** Simple guides to help homeowners understand their options for creating secondary suites or contributing to community housing projects.
- **"How-to Guide" for Getting Started:** A comprehensive guide detailing the planning, permitting, design, construction method selection, services installation, and construction steps for attainable housing projects.
- **Ongoing Support & Learning:**
 - **Human Support:** Direct assistance via phone and through scheduled in-person pop-ups.
 - **Knowledge Hub:** A library of embedded videos, educational webinars, inspirational success stories, and comprehensive FAQs.
 - **Appropriate Contacts:** Easy access to relevant contacts based on location and specific housing needs.

2) Staffed Community Education Sites & the Role of Additional Residential Units (ARUs) in Ontario's Housing Solution

Additional Residential Units (ARUs), also referred to as laneway houses, tiny houses, and garden suites, play a critical role in addressing Ontario's attainable and affordable housing crisis by rapidly increasing density within existing communities. By empowering private homeowners and landowners, ARUs leverage existing infrastructure and underutilized land to provide diverse housing options without the need for large-scale development. These units offer a crucial pathway to attainable housing, providing flexible, often more affordable options for renters, multi-generational families, and individuals. **HomeBase's™ Staffed Education Sites** will serve as hubs to demystify the process, connecting homeowners with the necessary resources, regulatory guidance, and vetted manufacturers to unlock their property's potential and become active participants in solving the housing shortage.

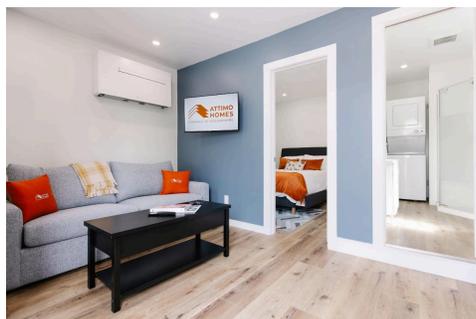
Complementing the digital portal, these sites will serve as tangible, accessible education hubs throughout the province and come with built-in flexibility for re-purposing or reselling.



Strategic Placement: Ontario-manufactured modular demo units (e.g., 320–1000+ sq. ft. builds) will be strategically stationed in high-visibility, high-traffic areas such as Home Hardware parking lots, municipal lands, and farmers' markets. This maximizes public exposure and accessibility, bringing the solution directly to communities.



Interactive Education: These models will be staffed on weekends and by appointment, offering public tours, answering questions, and demystifying the modular construction process. This hands-on experience builds trust, addresses misconceptions, and showcases the quality and potential of attainable housing.



Tailored & Scalable Demonstrations: Units can be configured to demonstrate different use cases (e.g., senior housing, accessible units, rental units, workforce housing), adapting to the highest needs of the local region. Crucially, each demo unit will also visually and conceptually demonstrate how it functions as a single component of a larger "Village" or multi-story attainable housing solution, illustrating the scalable potential of modular construction.

What Success Looks Like: Tangible Outcomes of the Pilot Project

The HomeBase™ pilot project is designed for significant and measurable impact, demonstrating how a centralized, action-oriented hub can fundamentally transform Ontario's attainable housing landscape. Within its initial operational period, success will be evidenced by:

- **Accelerated Municipal Project Delivery:** Municipalities will leverage streamlined resources, easily accessible needs assessments, and tailored toolkits, effectively cutting through red tape and accelerating their ability to plan, approve, and execute attainable housing projects. This addresses the "analysis by paralysis" and drives tangible unit delivery.
- **Operational Digital & Physical Hubs:** The fully launched, user-friendly HomeBase™ online portal will provide self-guided eligibility roadmaps and comprehensive resources. Concurrently, modular demo units could be strategically deployed across Ontario communities, serving as vital education and engagement sites.
- **Enhanced Stakeholder Engagement & Activation:** A realtor referral system and a series of landowner webinars will help drive new project inquiries and unlocking private land for development. HomeBase™'s targeted education will lead to increased project activation across all sectors.
- **Dynamic Policy Responsiveness:** Through an integrated stakeholder feedback loop, the Centre will provide actionable recommendations to the government on critical areas like zoning, financing mechanisms, and public engagement strategies, enabling agile policy adjustments.
- **Optimized Resource & Funding Activation:** The Centre will effectively act as a conduit for information, ensuring coordinated and efficient distribution of housing resources and funds, directly translating investment into built homes.
- **Proactive Municipal Housing Coordination:** HomeBase™ will become an invaluable, continuous resource, functionally serving as a proactive attainable housing coordinator and manager for participating municipalities, providing ongoing support and guidance.

This pilot will demonstrate not just the potential, but the proven capacity for Ontario to build attainable/affordable housing faster, more efficiently, and in alignment with community needs.

About Attimo Homes: A Catalyst for Change

Attimo Homes is at the forefront of transforming Ontario's housing landscape, specializing in providing high-quality, attainable housing solutions through innovative modular construction. We believe in turning bold ideas into tangible realities, empowering communities, and creating lasting positive impact by making attainable housing a reality for all Ontarians.

Our Mission & Vision: Our core mission is to bridge the gap between housing demand and supply by offering efficient, sustainable, and scalable modular housing options. We envision a future where everyone has access to a safe, affordable, and quality home, built with precision and speed.

Our Expertise & Approach: Attimo Homes offers a comprehensive, one-stop solution for housing needs, informed by **four years of "boots on the ground" experience** directly engaging with the complexities of Ontario's housing system. This unique perspective has given us an unparalleled understanding of the systemic chaos and critical gaps that hinder housing delivery. Our expertise spans the entire development lifecycle, from initial architectural design and meticulous planning to site servicing, preparation, and final installation. We pride ourselves on delivering superior modular housing solutions that strictly conform to the Ontario Building Code and Canadian Standards, ensuring quality and durability.

What Sets Us Apart:

- **Real-World Insight:** Our direct experience navigating municipal processes, engaging with diverse stakeholders, and implementing pilot projects has provided invaluable insights into where the system falters and how it can be genuinely streamlined.
- **Speed & Efficiency:** Modular construction allows us to build significantly faster and more efficiently than traditional methods, moving projects from concept to completion in record time.
- **Year-Round Construction:** Our off-site construction capabilities enable building regardless of weather conditions, ensuring project continuity and predictable timelines.
- **Customization & Flexibility:** We offer tailored solutions that can be customized to meet specific land, density, and community requirements, from individual units to comprehensive village developments.
- **Reduced Disruption:** By minimizing long and noisy on-site construction, we ensure less disruption for surrounding communities.
- **Investment Security:** For investors, we offer a unique rent guarantee program, providing added security for investment properties and fostering sustainable growth.

Our Dedicated Team: Behind every Attimo Home is a team of passionate visionaries, seasoned urban planners, architects, business consultants, engineers, and dedicated community advocates. Our collective expertise and unwavering commitment drive our success in sustainable development and social equity. Together, we are committed to simplifying the path to attainable housing and supporting Ontario's growth with innovative, high-quality, and community-focused solutions.

Additional Attimo Resources Available Now:

- [Roadmap for Municipalities](#)
- [Attainable/ Affordable Housing Toolkit](#)
- Garden Suite Information Package
- Garden Suite Financing Guide
- Model Suite Information Guide/ SOP
- Realtors Information Package
- Sample Site Plans
- Sample Postcards

Our Ask of the Ministry

HomeBase™ represents a strategic opportunity to activate and streamline Ontario's housing ecosystem, leveraging existing resources for maximum impact. We are not proposing a new system; rather, we offer to connect and optimize what already exists, translating policy into tangible housing delivery.

To realize the transformative potential of the HomeBase™ Resource Centre and accelerate attainable housing across Ontario, we respectfully request the Ministry's partnership and support for this pilot project:

- **Financial Commitment:** Financially support the launch of the HomeBase™ pilot project. Finalized budget to follow.
- **Strategic Communications Alignment:** Collaboration with the Ministry of Housing and the Ministry of Economic Development communications and policy teams to ensure consistent messaging and robust promotion of the Resource Centre through all provincial channels and initiatives. Create a highly visible promotional campaign to help private and public stakeholders engage with the resources available through HomeBase™.
- **Municipal Partnership Facilitation:** Assistance in identifying and actively engaging willing municipal partners to host pilot demo units and establish local education hubs.
- **Policy & Regulatory Collaboration:** A commitment to a collaborative feedback loop, enabling the Centre to provide real-time insights and recommendations for policy and regulatory enhancements that further streamline housing development.

Let's empower Ontarians to take action, unlock their land, and become part of the housing solution. Let's move from policies to housing project BUILT.

Thomas Vincent

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Recommendations for Policy Changes to Incentivize More Private and Public Participation in Affordable/ Attainable Housing Solutions

- a. **Define what 'Attainable Housing' is.** Attainable housing refers to housing that is affordable and more reasonably priced in the existing rental and ownership housing markets, to a wide range of middle-income singles and households, and is accessible without incurring significant financial strain. The housing market wants defined terms for Attainable Housing, Affordable Housing, Assisted Housing, Social Housing.
- b. **Red Tape:** Ontario's 444 municipalities are reinventing the wheel independently. We need to avoid the duplication of expenses, learning, and educational venues as Municipalities build their housing plans.
 - I. Cut the bureaucratic lunacy. RFP's, as an example, need to be specifically redefined for Attainable/Affordable Housing. For example, consider an extremely complicated 48-page RFP for a 30-unit, three-storey apartment building in Collingwood, created by the County of Simcoe. Costing up to \$100k by each respondent. Our recommendation is to create an 8-10 page standard RFP document for municipalities to use if they want to develop lands for Attainable/Affordable housing with the private sector. We do not need 40-50-page RFP's to build simple and standard Attainable and Affordable Housing. Sole-sourcing would be much more effective.
 - II. Create templates for design, approvals, development planning and financing for Municipalities.
 - III. Expedite approvals for housing projects, especially attainable/affordable housing initiatives.
 - IV. Streamline zoning changes and permit processes for underutilized, surplus, or vacant properties.
 - V. Zoning changes for ARUs, especially the requirement for mandatory parking. Eliminate parking minimums for multi-unit residential projects.
 - VI. Reduce red tape for innovative housing solutions like garden suites, modular homes, attainable/affordable housing villages, and intensification projects.
 - VII. Fast-track the re-purposing of commercial, government, or industrial properties for residential use.
 - VIII. Building Permits/Fees, Applications/Approvals: Set up an efficient and timely Attainable Housing permit approval process. Need to accelerate the approval process. Commit to approving any Attainable Housing building application within 30 days.
 - IX. Waive Permit, Building, and Application Fees: Or set up a minimum cost per application to cover some planning time.

- X. Lobby the Feds for Legislation Change: As another example regarding the new Federal Funding Program, the insured mortgage and low-interest loan for Secondary Suites includes a provision that the owner or a relative must occupy the secondary suite. This is a complete disincentive to build more housing.
 - XI. Subdivision and Site Plan Fees: Dramatically reduced or eliminated.
 - XII. Engineering Fees: No costly 'Peer Reviews'. Local town planners and engineers can review the over-all plans and make approvals without 'Peer Reviews'.
 - XIII. Environmental Conservation Authorities: Unless an Attainable Housing development is proposed on sensitive environmental lands, towns MUST control the application process in regard to environmental approvals or Conservation Authorities must be held accountable and approvals must be committed within 30 days. The town has to instruct how the Conservation Authority needs to approve Attainable Housing applications. No fees are payable to any Conservation Authority for Attainable Housing applications.
 - XIV. Parklands Cash in Lieu': Waived and not charged for Attainable Housing projects.
 - XV. Letters of Credit: Waived. If any Attainable Housing project is not built to the town's agreed specs, then an occupancy certificate will not be issued by the town and no services will be connected.
 - XVI. Setbacks: The setback issue is a challenge, as setbacks are different in each municipality. Municipalities should be flexible in regard to the setbacks for Garden/Laneway Suites used as Attainable/Affordable Housing, as they are in Toronto. How can the Province expedite this setback issue or lot coverage standardization in some manner.
 - XVII. Incinerator Toilets: To streamline approvals and reduce infrastructure barriers (including cost) in rural and underserved areas, municipalities should explicitly permit incinerating toilets as an alternative to conventional wastewater connections.
- c. **How do we empower Municipalities to Expedite Housing Solutions During our Crisis?** Municipalities need to use their executive and emergency powers more effectively. In light of the urgent need for housing, we believe that the Government could guide Municipalities to leverage existing by-laws and emergency power provisions to bypass standard procedural delays.
- d. **Private Sector Financing: Providing Tax Incentives and Grants:**
- I. Offer partial or full value **tax receipts** for any lands donated by the private sector for Attainable/Affordable housing. Values can be calculated based on 2-3 appraisals.
 - II. **Tax Freeze:** Offer a 5-10 year freeze on property taxes for any resident installing a rental garden/laneway suite to their property.

- III. **Capital Gains Tax exemptions** for private land donors. Consideration for any company or individual contributing lands for Attainable/Affordable Housing..... will not be taxed on the capital gain earned from any donated property.....or a significant reduction in capital gains tax. The land donor would be compensated, for their initial investment in any land, after the project was completed.
 - IV. **HST exemptions** for Garden/Laneway Suites as Attainable/Affordable Housing. At present, there is an extensive application process to access a limited HST credit on secondary home purchases. Eliminating the red tape on the HST process and the cost of the HST on this housing will influence purchases of Garden Suites.
 - V. **Attainable Housing Sales Tax:** Create a 1% sales tax, paid by the buyer **and** the seller, on the completion of any residential sales transaction in any municipality. These funds would be paid into an Attainable Housing Fund for the municipality and used to create housing throughout the community.
- e. **Hwy Traffic Act:** Changes have to made to allow the transport of modular homes during the 'Spring Thaw'. In addition, moving wide loads in the evening or during off peak hours should be allowed, with all the required safety precautions.
 - f. **Listing modular homes on MLS:** Have the Ontario Government interface with the real estate industry to allow modular homes (not on wheels) to be listed for sale on MLS. This could create a more mainstream market for Attainable/ Affordable homes.

Sources:

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