

Manufacturing Homes, Jobs & Prosperous Communities



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UBCM Convention 2025

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Today's Housing Project

Objectives

- Foster understanding and interest in offsite manufactured housing
- Provide and solicit input on practical guidance to accelerate offsite manufactured housing
 - policy and permitting
 - standardized designs and processes
 - economic development

Today's Housing Project

10:30 Pre-Construction: Mayor David Wilks

10:35 1. The Foundation: Offsite Housing Manufacturing: What & Why

10:45 2. Pillar A: Local Government Policy and Permitting

11:00 3. Pillar B: Standardized Design & Process

11:20 4. Pillar C: Economic Development

11:40 5. The Roof: Nail It – Your Top Priority!

11:50 Handover: Mayor David Wilks



Manufacturing Homes, Jobs & Prosperous Communities

UBCM Convention 2025

1. The Foundation

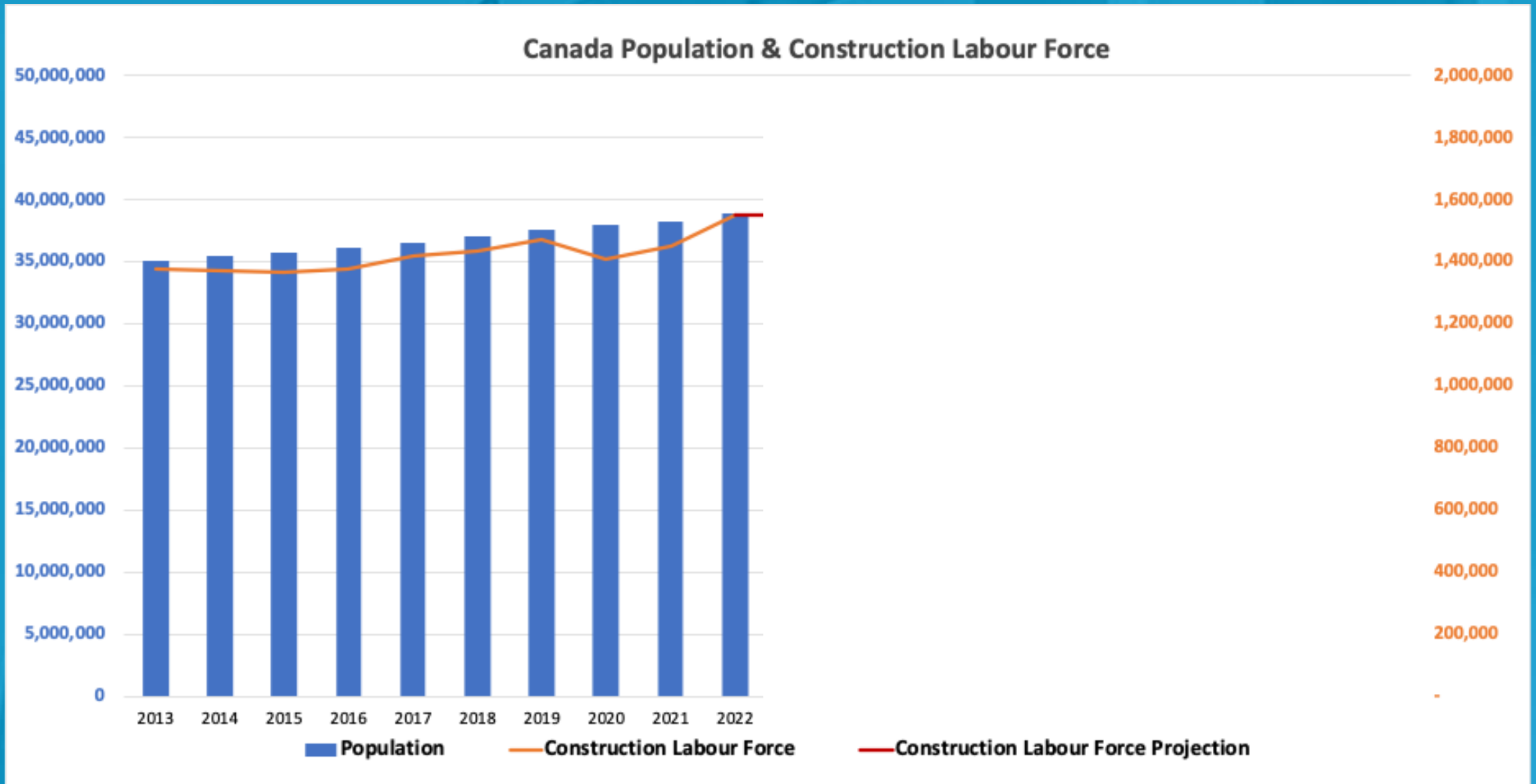
Offsite Manufacturing What & Why



How can offsite housing construction deliver on local and provincial priorities?



Canada Construction Labour Force & Population Trends



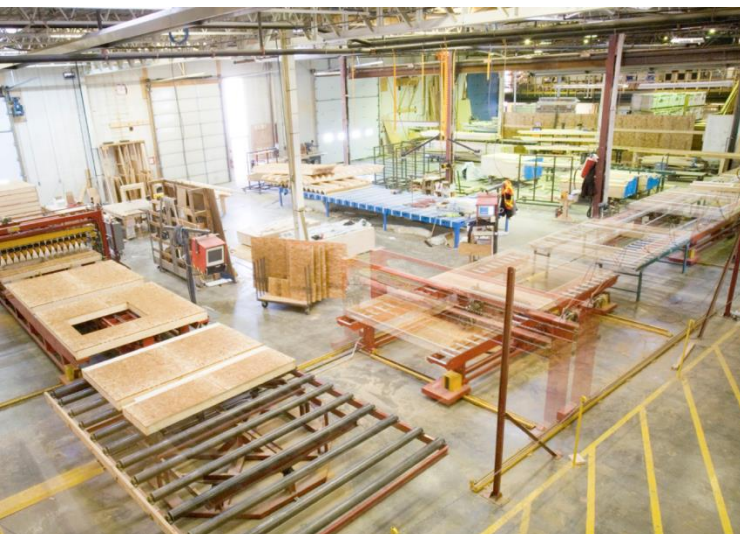
Solution: Offsite Construction!



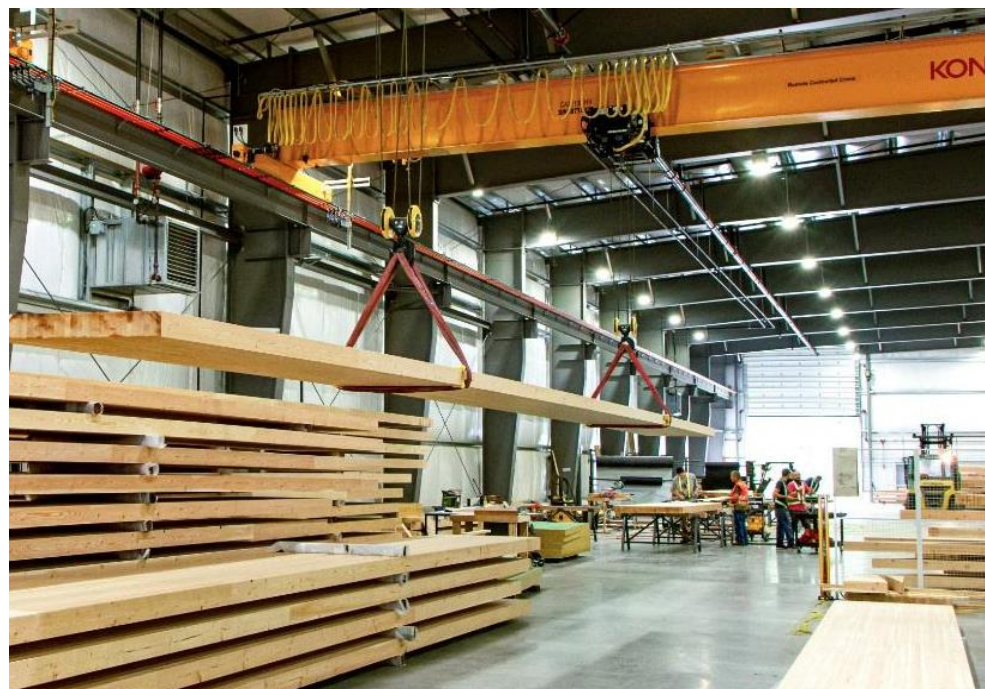
Paradigm Building Solutions, Lewis Creek



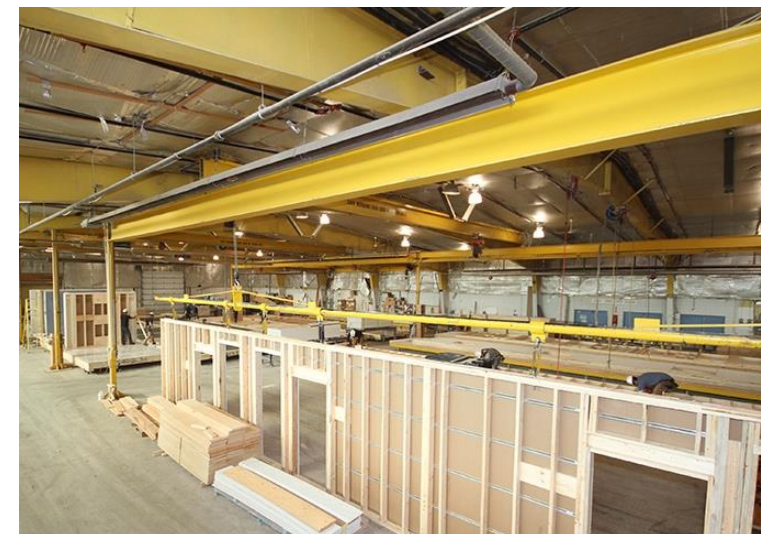
Mitsui Homes, Langley



Sinclar – Winton Homes, Prince George



Kalesinikoff Mass Timber, Thrums



ATCO Structures, Kamloops

Solution: Offsite Construction!



Non-Market Housing, Grand Forks



Student Housing, Courtenay



Health Services Housing, Bella Bella



Indigenous Housing, Vancouver



Duplex Community, Gibsons

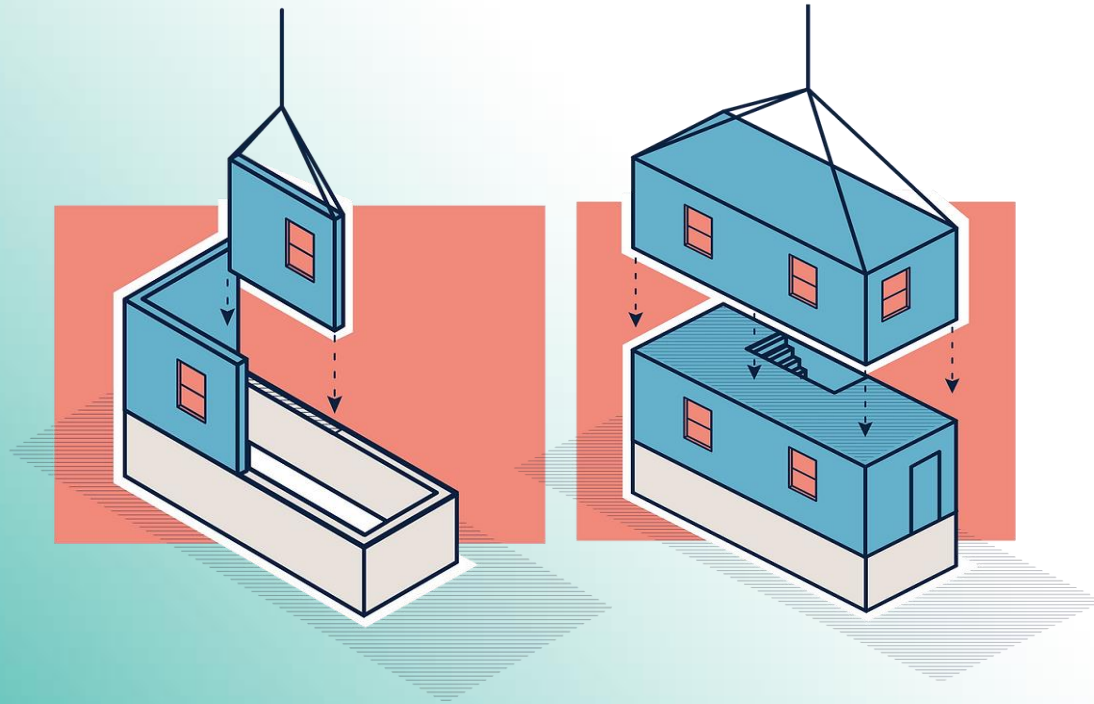


Student Housing, Vernon & Salmon Arm

Offsite Construction Method

Panelized

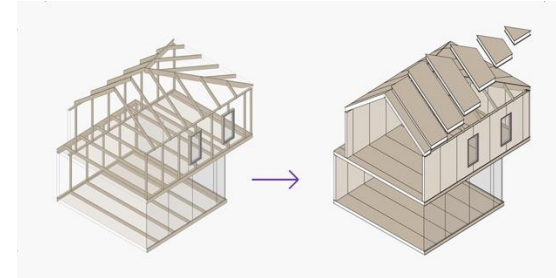
Modular



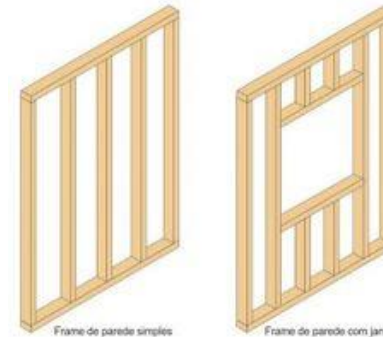
Credit: Module.com

Construction System

Wood Frame



standard dimension lumber



typically ≤ 6 storey

Mass Timber



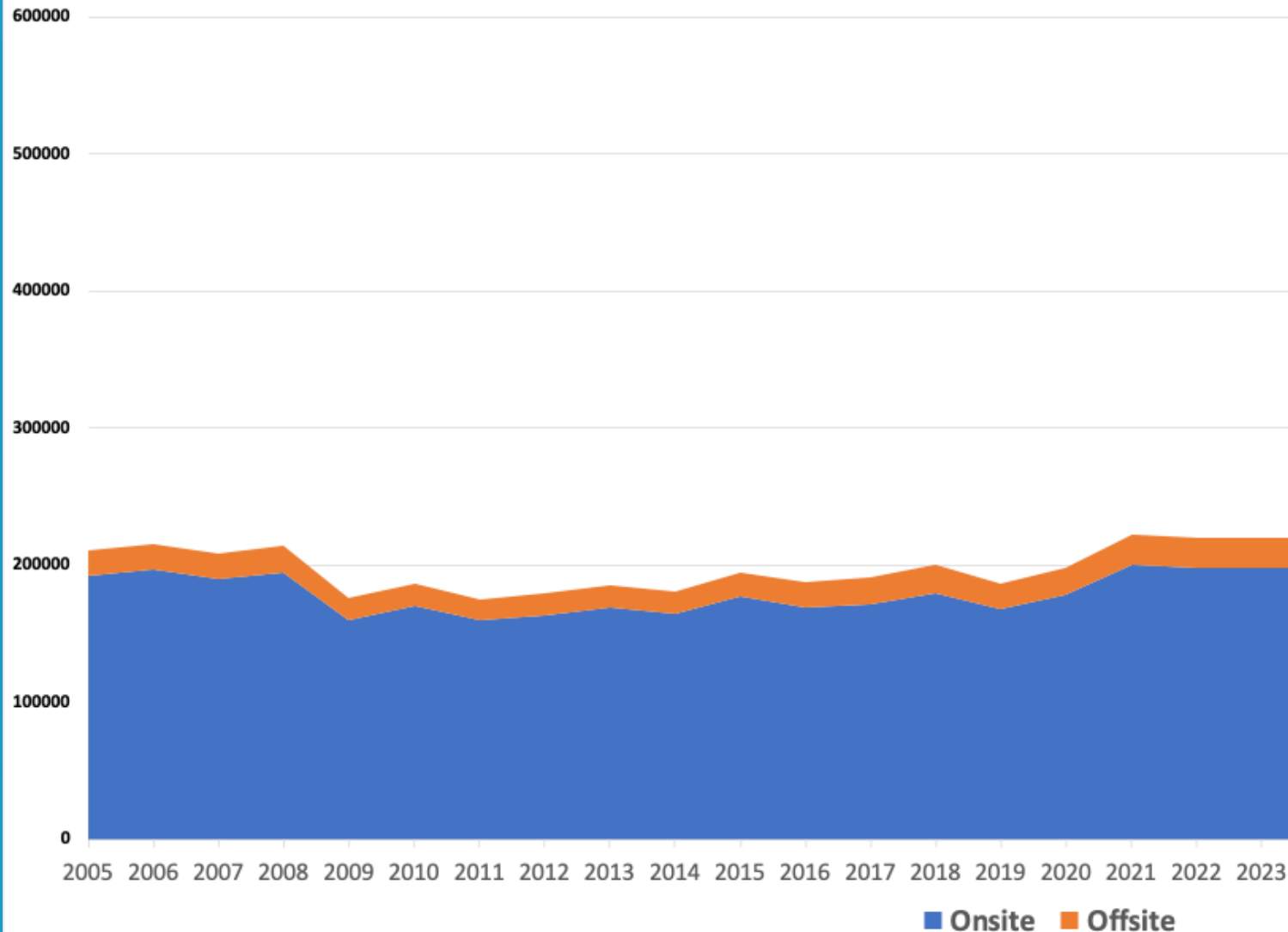
engineered wood



typically $\geq 7-18$ storey

Housing Construction Trends: Flat & A Steep Climb?

Canada Annual Housing Completions: Historic and Projected to Federal 500,000 Target



**Offsite building manufacturing is
not simply a cog that can be
added to an existing machine**



**Offsite building manufacturing is
a strategic approach that requires
a new ecosystem**



1. The Foundation

Offsite Manufacturing What & Why



How can offsite housing
construction deliver on local and
provincial priorities?



Collaborating with leaders to solve the biggest local barriers, grow demand for offsite construction and enable local governments to deliver on their priorities



Affordability
& Housing Supply



Climate
Solutions



Economic
Development

Local Government
Offsite Housing
ACCELERATOR



ZEIC is a hub for urban decarbonization in Metro Vancouver and beyond. We accelerate and scale climate action innovation within BC in building, transportation, and renewable energy sectors.



2. Pillar A

Local Government Policy and Permitting

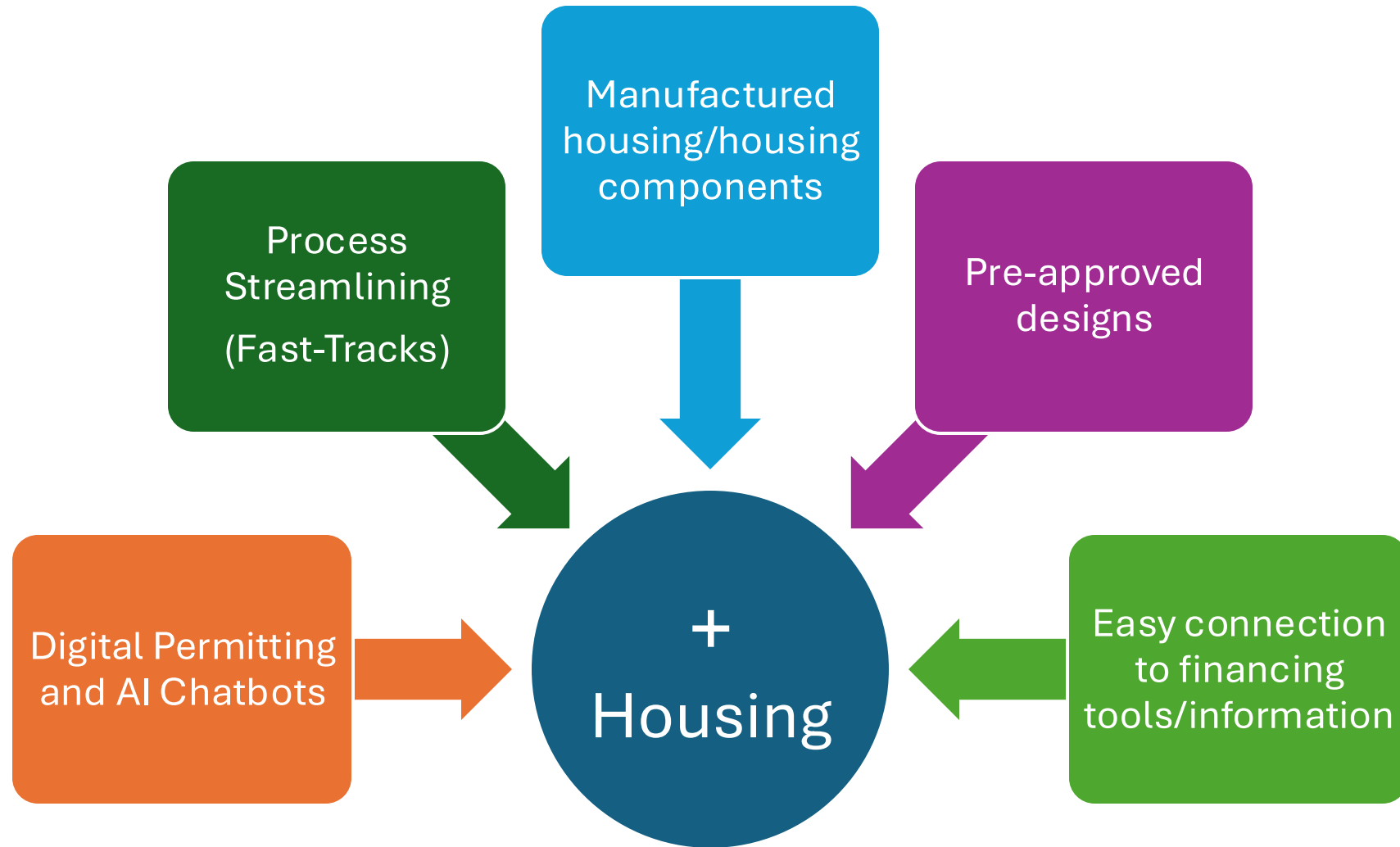


What policy and permitting opportunities, challenges and needs confront local government and offsite construction?



Kelowna Fast-Track





2. Pillar A

Local Government Policy and Permitting



What policy and permitting opportunities, challenges and needs confront local government and offsite construction?



An aerial photograph of a city, likely Vancouver, showing a dense urban area with numerous high-rise buildings. In the background, a large body of water (the harbor) is visible, with several ships and a bridge. Beyond the water, there are rolling hills and mountains under a clear sky. A yellow rectangular logo with the text 'SvN' is positioned in the top left corner of the image.

DASH Regulations

with:
b collective



MVH DASH Reference Design

2. Pillar A

Local Government Policy and Permitting



What policy and permitting opportunities, challenges and needs confront local government and offsite construction?





Making a move

Finding ways to make the most of opportunities that come from offsite construction and standardization



3. Pillar B

Standardized Design & Process



What standardized housing opportunities, challenges and needs confront local government and offsite construction?



What is a kit of parts?

Prefabricated wall assemblies

Floor cassettes

Mass timber systems

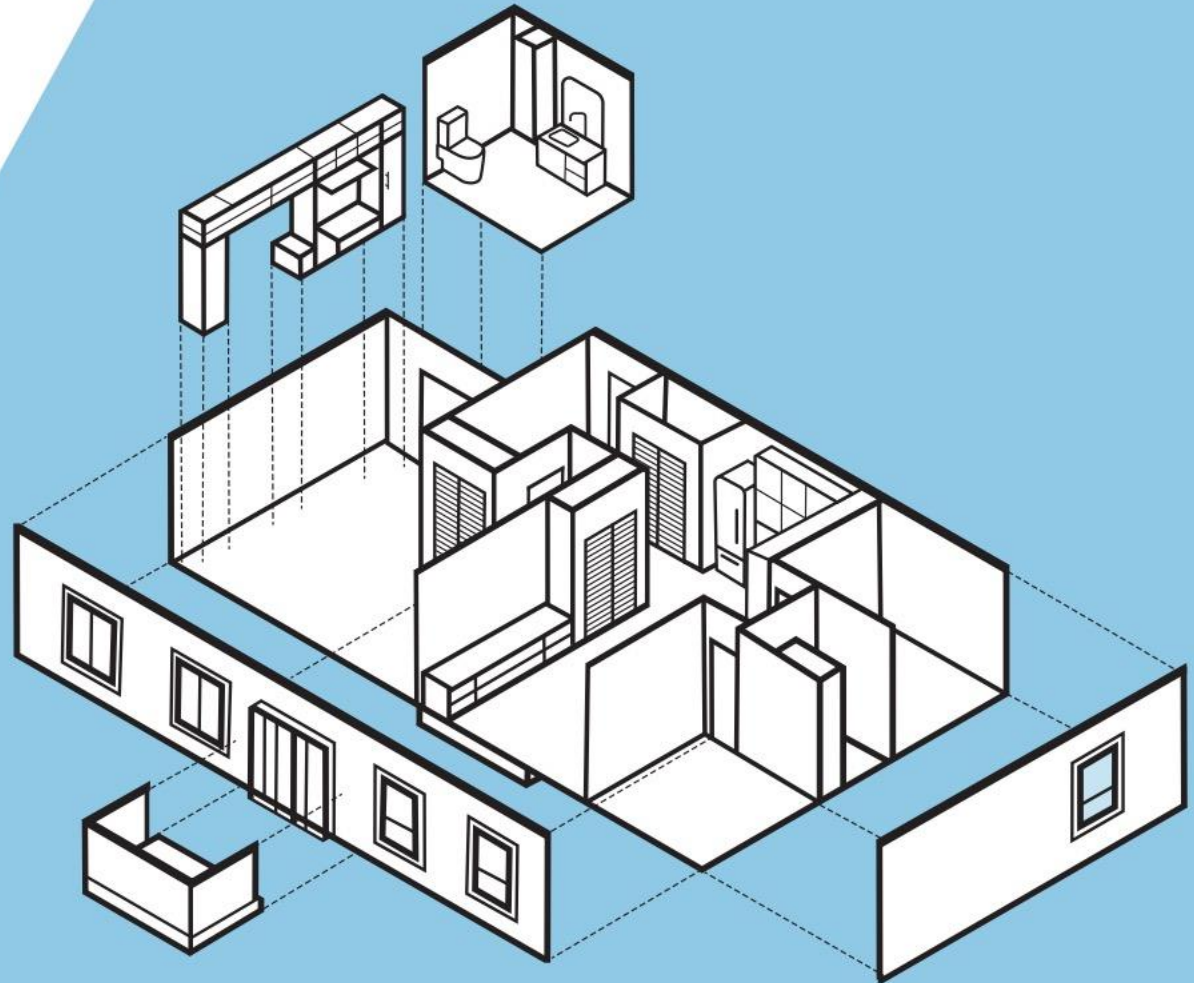
Roof panels

Drop-in mechanical systems

Balcony, sunshade and walkway options

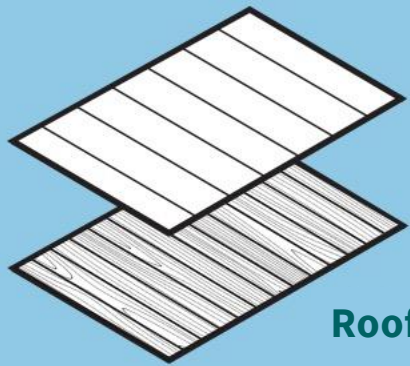
Millwork kits

And more to come!

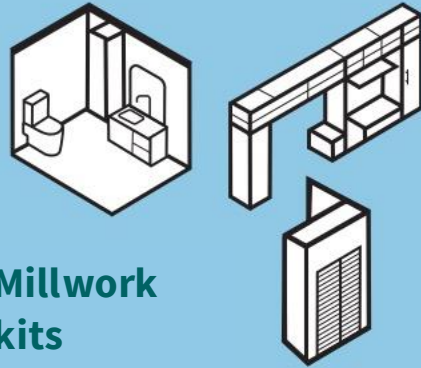


Building block units assembled from a kit of parts

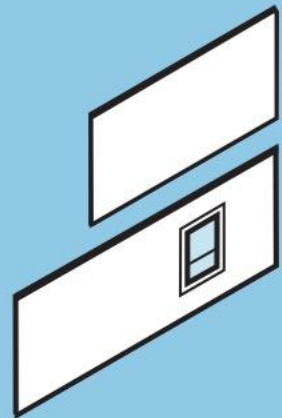
KIT OF PARTS



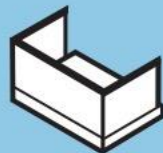
Roof & floor panels



Millwork kits

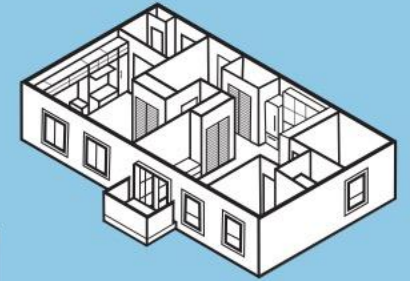
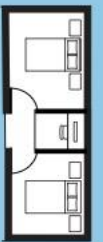
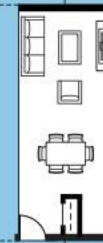
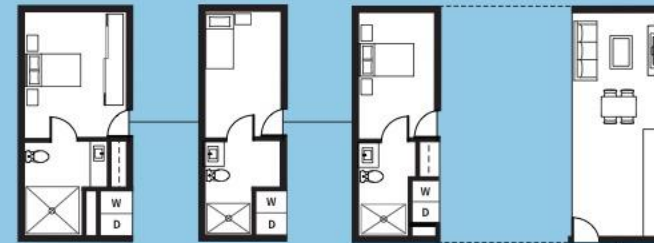


Interior & exterior wall panels



Balconies, sunshades, canopies, etc.

BUILDING BLOCK UNITS



Studio, 1, 2, 3 or 4 bedroom homes



MVH DASH Pilot Project – District of North Vancouver

3. Pillar B

Standardized Design & Process



What standardized housing opportunities, challenges and needs confront local government and offsite construction?





CURRENT INVENTORY

Already Built & Ready to Ship:

WILD PHLOX - 761 SQ/FT - 2 BEDROOM - 1 BATH

MODULAR HOMES FOR SALE

AVAILABLE FOR VIEWING

WILD PHLOX - 761 SQ/FT - 2 BED, 1 BATH

\$279,000 *Delivery and set-up not included.

3. Pillar B

Standardized Design & Process



What standardized housing opportunities, challenges and needs confront local government and offsite construction?



Building out

Supporting efforts to grow the offsite industry and build on standardized designs



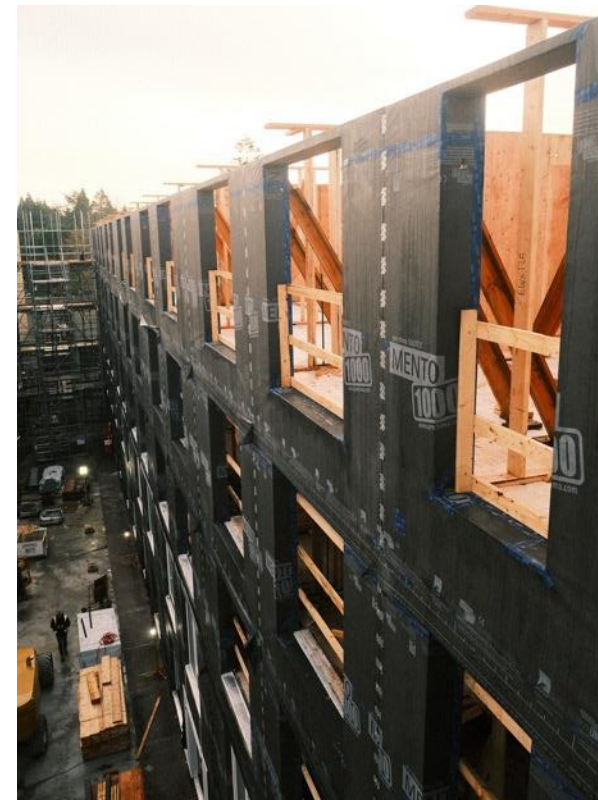
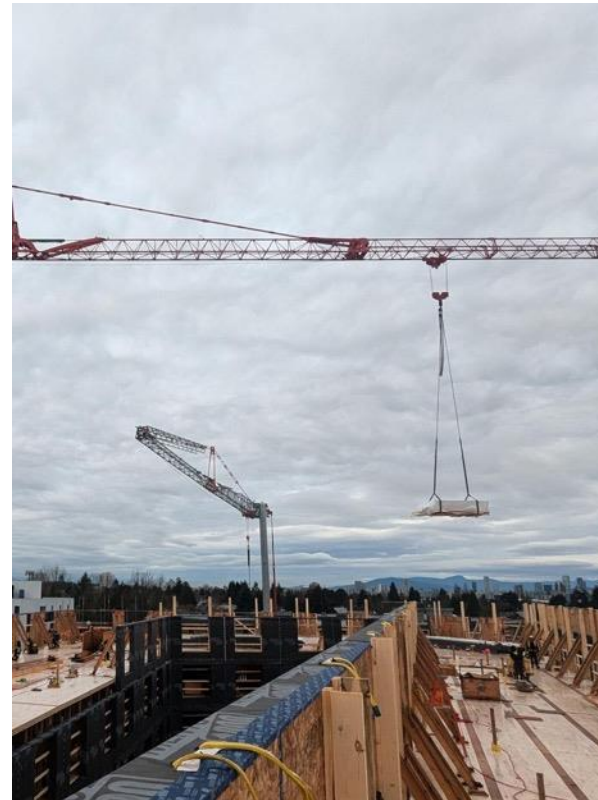
3. Pillar B

Standardized Design & Process

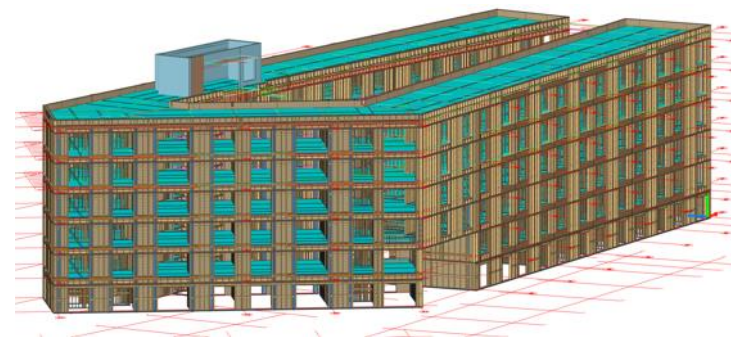
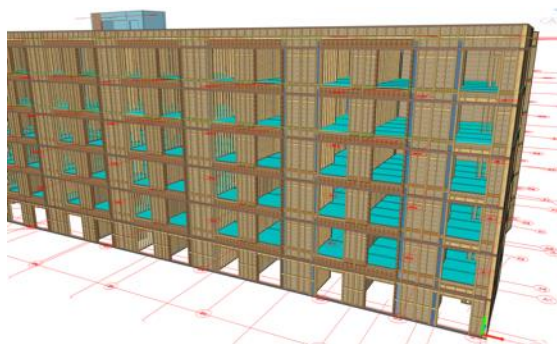


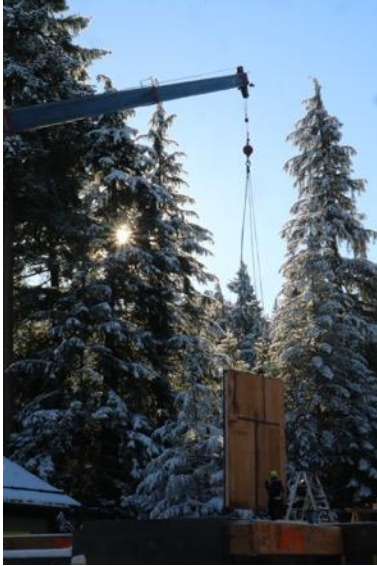
What standardized housing opportunities, challenges and needs confront local government and offsite construction?

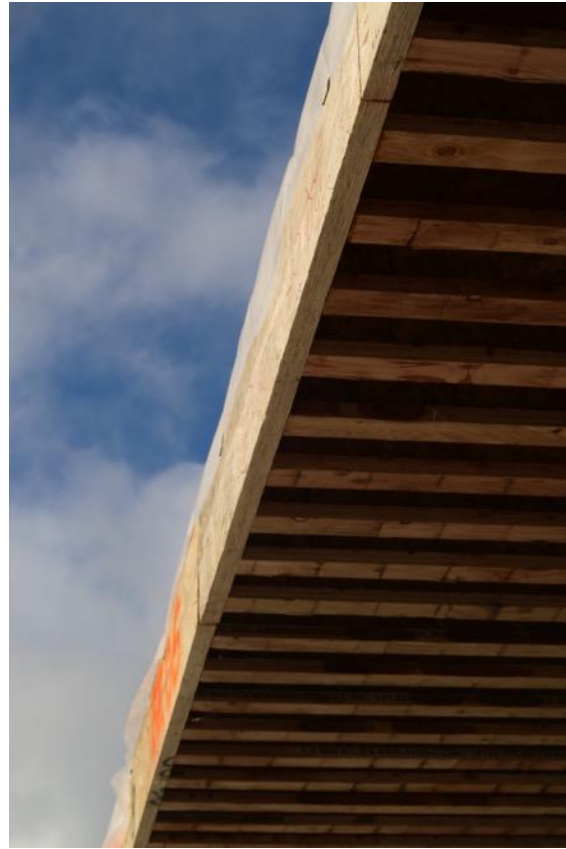


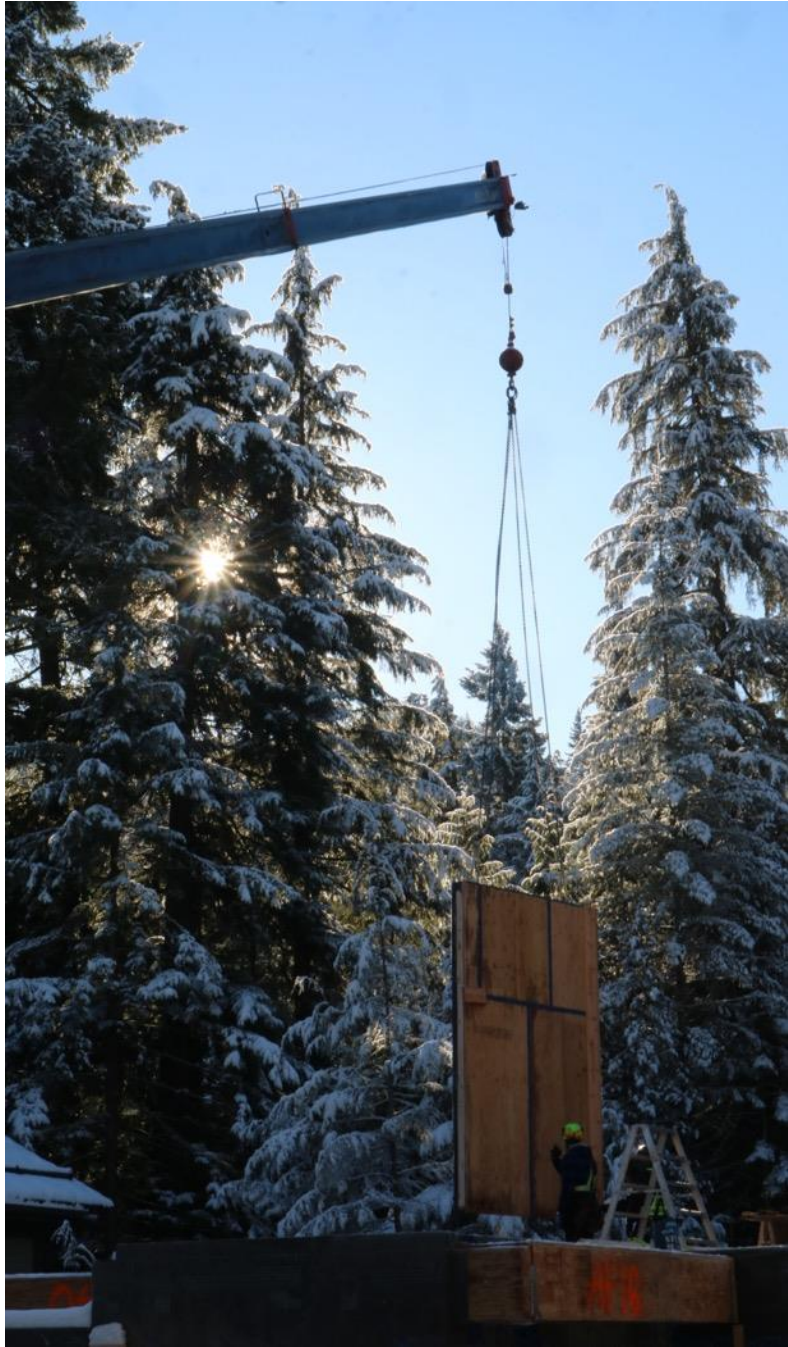


TAC
PANELS











TAC
PANELS



3. Pillar B

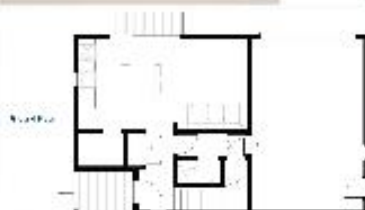
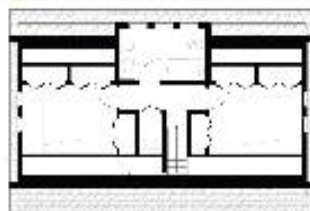
Standardized Design & Process



What standardized housing opportunities, challenges and needs confront local government and offsite construction?



01 Harrier Homestead



Width: 11.3 metres
Length: 6.9 metres
Height: 7.2 metres, 2-storey
Building Footprint: 78 m²
Floor area: 90 m² + 31.6 m² garage

2 bed, 1.5 bath & 1 car garage

02 Chickadee Cottage



Width: 10.3 metres
Length: 7.3 metres
Height: 7.4 metres, 2-storey
Building Footprint: 75.2 m²
Floor area: 106 m²

2 bed, 1 bath, no garage

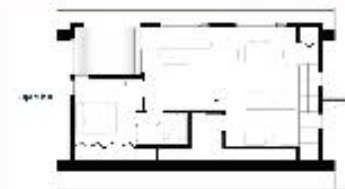


03 Quail Quarters



Width: 12.2 metres
Length: 7.5 metres
Height: 8.35 metres, 2-storey
Building Footprint: 91.5 m²
Floor area: 87 m² + 67 m² garage

2 bed, 1 bath, 2-car garage
Optional: 1 bed & 3-car garage



04 Grouse Garden Flat



Width: 10.7 metres
Length: 8.5 metres
Height: 7.2 metres, 1-storey
Building Footprint: 91 m²
Floor area: 70 m²

1 bed, 1 bath, no garage
Optional: 2 bedroom
Fully Accessible



05 Kingfisher Cabin

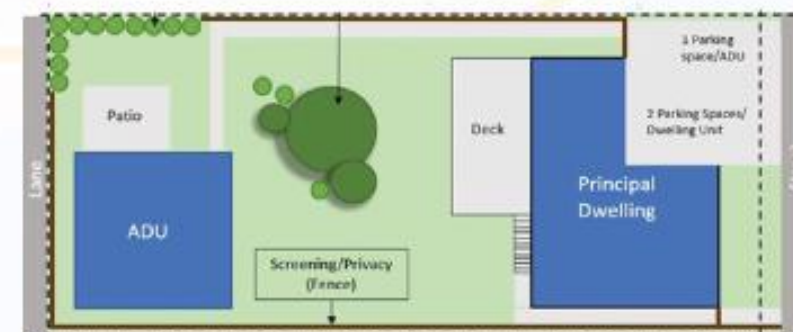


Width: 10.2 metres
Length: 10.2 metres
Height: 5.3 metres, 1-storey
Building Footprint: 104 m²
Floor Area: 96 m²

2 bed, 1 bath, no garage
Fully Accessible



GROUND FLOOR



3. Pillar B

Standardized Design & Process

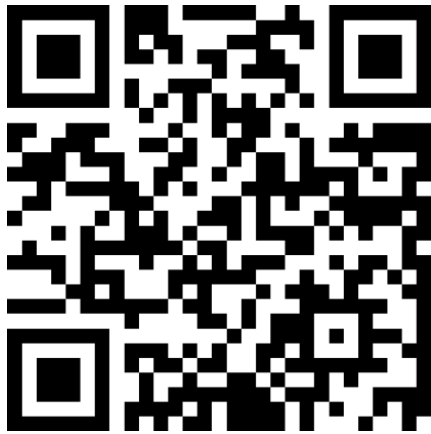


What standardized housing opportunities, challenges and needs confront local government and offsite construction?



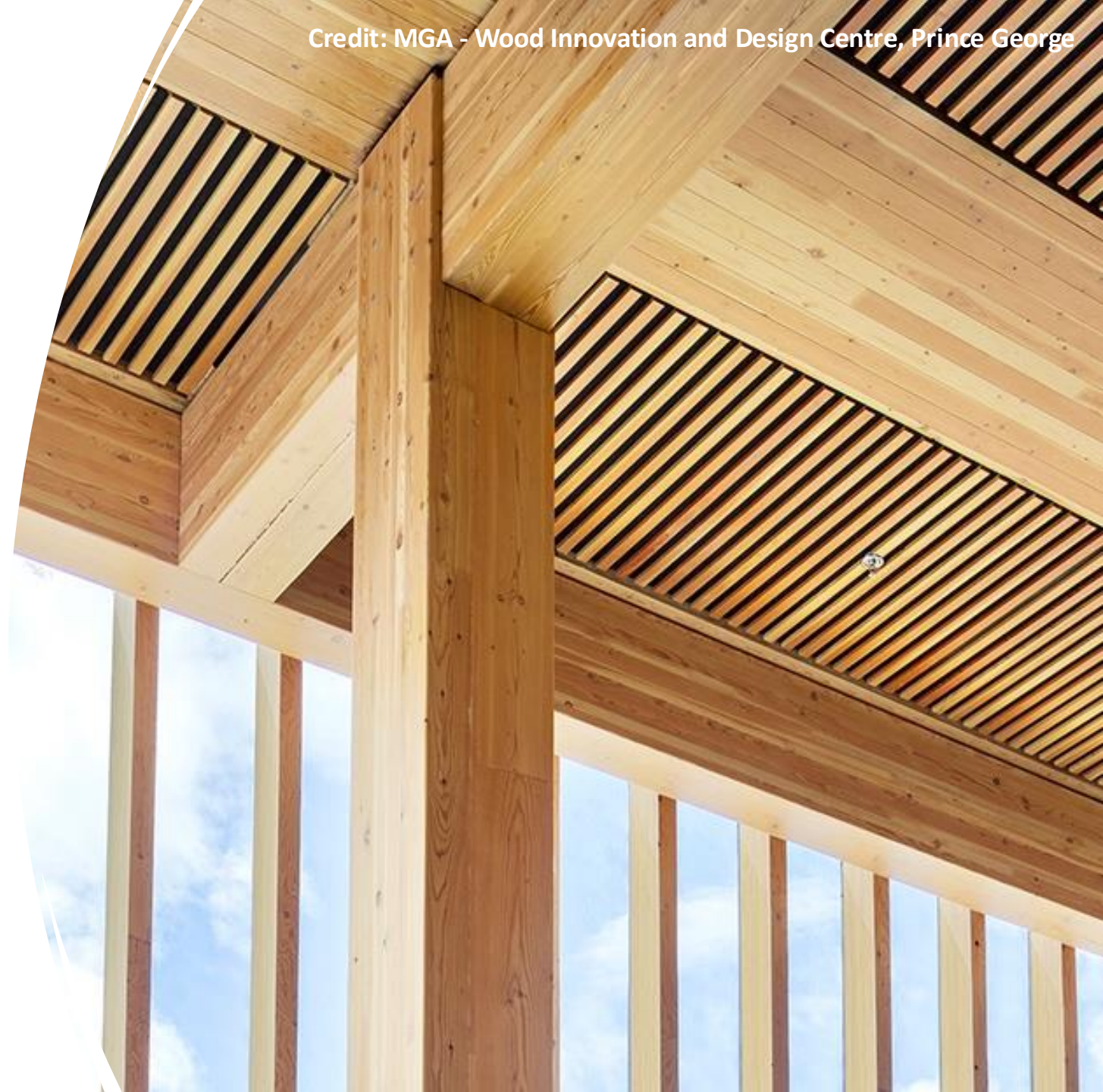
4 - Pillar C

Economic Development



What economic development opportunities, challenges and needs confront local government and local offsite manufacturing growth?

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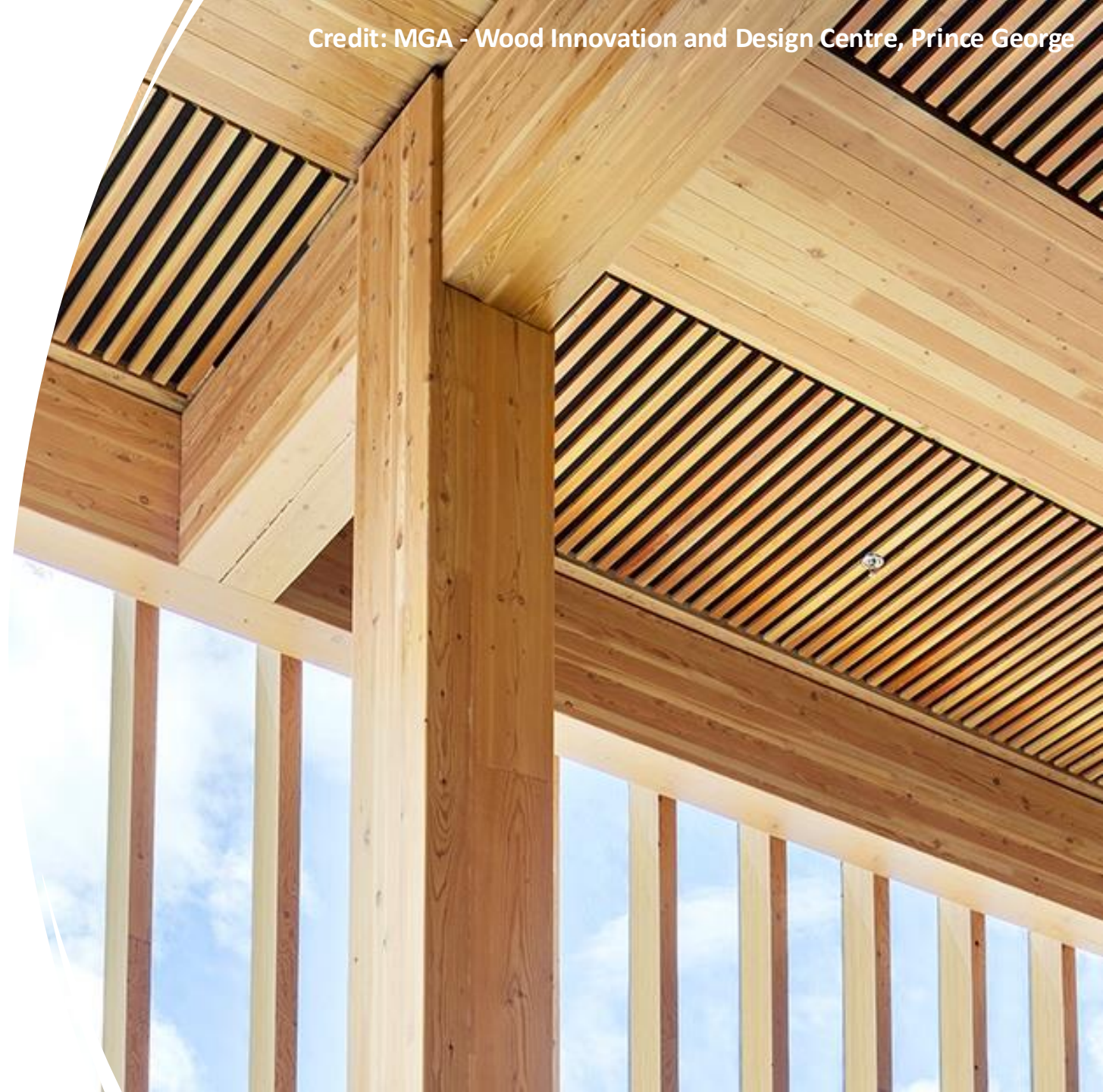
4 - Pillar C

Economic Development



What economic development opportunities, challenges and needs confront local government and local offsite manufacturing growth?

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5 – The Roof

**Your Top Priority
Nail It!**



**What is BC's top priority for
manufacturing homes, jobs &
prosperous communities?
(1-2 words)**

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Credit: Innovation Building Group - OSO, Pemberton

Modular vs Panelized Construction Prefab Face Off Webinar



Jason Friesen

Freeport Industries VP

Home Arena: West Kelowna

VS

Jan Pratschke

Collective Carpentry CEO

Home Arena: Invermere

Game Time: Wednesday, October 29, 10:00 - 11:00 am PST



Get Your Seats Soon: zeic.ca/offsiteaccelerator

Local Government
Offsite Housing
ACCELERATOR



zeic
ZERO EMISSIONS INNOVATION CENTRE



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BRITISH COLUMBIA

Ministry of
Housing and
Municipal Affairs



City of
Kelowna



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