

Accelerating Affordability through Modern Methods of Construction

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Modern Methods of Construction Hat Trick: Housing, Economy & Climate

Alex Boston – Consulting Lead, Offsite Accelerator

September 14, 2026

UBCM Convention 2026

Today's Scrimmage

1st Period

What is the MMC Game, It's Advantages & Approaches

2nd Period

The League & Strategic Local Government Team

3rd Period

Local Government Power Plays

Credit: Interior News

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 & Clean
Energy Solutions



Economic
Development

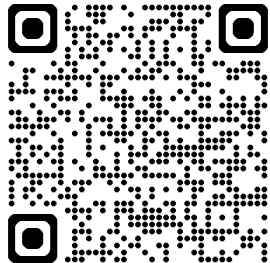
Local Government
Offsite Housing
ACCELERATOR



Working with government, industry, Indigenous and other partners, we catalyze, accelerate, and scale climate action and the clean energy transition.

zeic

ZERO EMISSIONS INNOVATION CENTRE



1st Period

What is the MMC
Game, It's Advantages
& Approaches

Credit: Interior News

What is *this* game?

Modern Methods of Construction

mä-d(ə-)rən mə-thods of kən-'stræk-shən

Innovative approaches to advance the efficiency, cost-effectiveness, sustainability and quality of construction



What is *this* game?

Modern Methods of Construction

Notable “Modern Methods”

- **Design** (& permitting), e.g. digital
- **Procurement**, e.g. alternative (more integrated and collaborative)
- **Management Systems**, e.g. quality & cost control, 3rd party compliance
- **Technologies**, e.g. robotics
- **Activity Locus**, manufacturing plant

“Interchangeable” Terms

- **Offsite Construction**
- **Prefabrication**
- **Manufactured Housing/Buildings**
- **Design for Manufacturing and Assembly**

Economy: Goals & Advantages

Modern Priorities

- Productivity
- Secure manufacturing jobs
- Forestry sector transition

MMC Solutions

- 100% labour productivity increase
- Value-added jobs in small and big towns and Indigenous communities
- Offset export losses



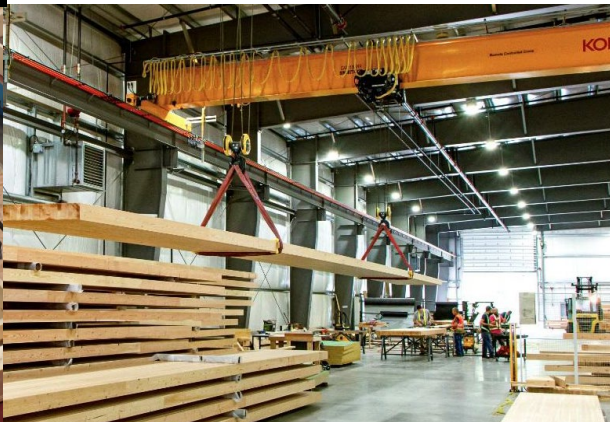
StructureCraft - Abbotsford



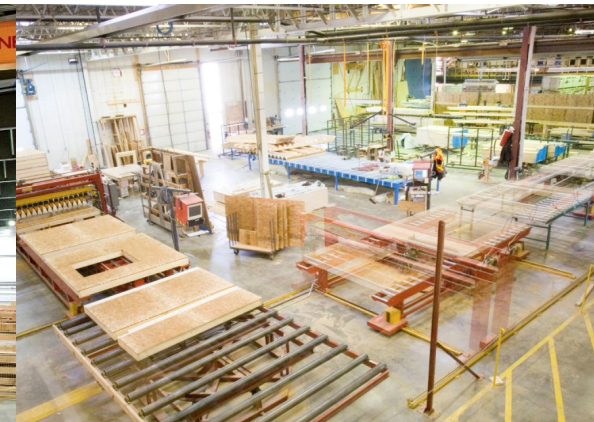
Muchalat Group - Courtenay



Paradigm Building Solutions - Louis Creek
(Thompson Nicola)



Kalesinikoff Mass Timber – Castlegar,
Slocan, Thrums (Cetnral Kootenays)

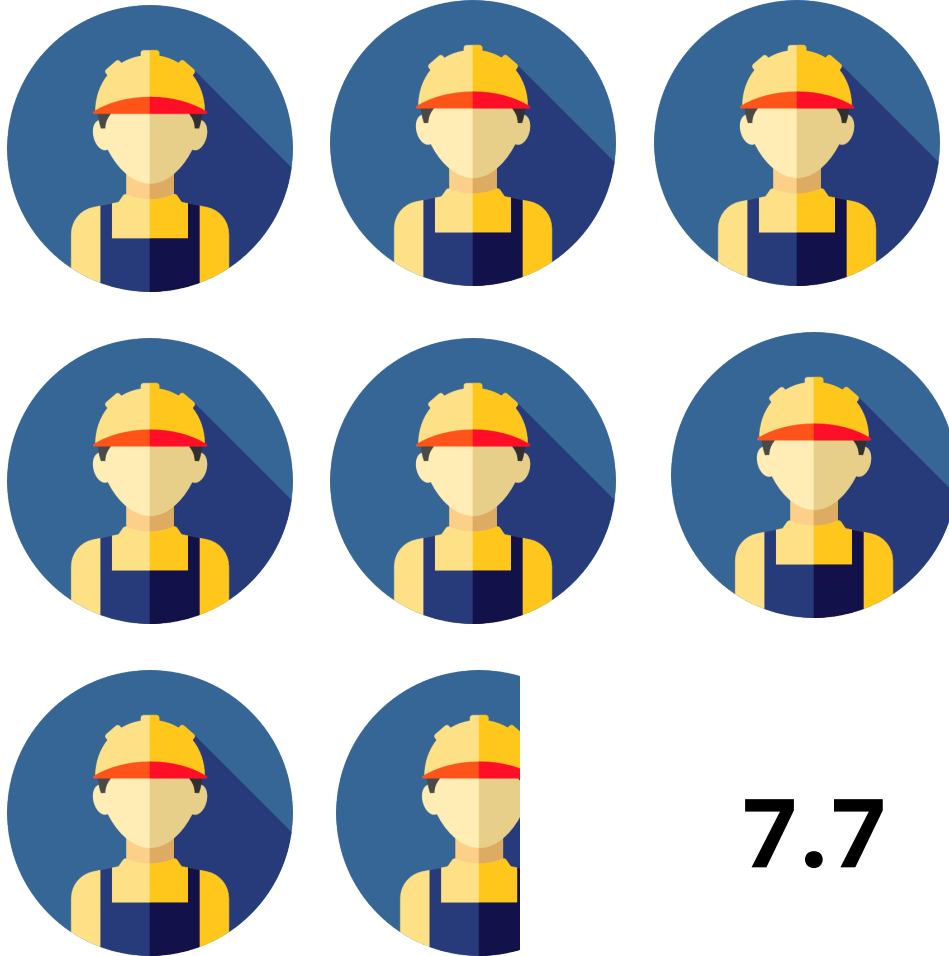


Winton Homes, Sinclar Forest Products -
Prince George



Mitsui Homes –
Langley Township

Working Age People to People >65



1966



2022

Trends & Projections: Flat & Steep!

Goals & Advantages: Housing & Climate

Modern Priorities

Housing

- Supply
- Construction and housing cost
- Operation and maintenance cost

Climate

- Adapt: Resilient to Extreme Heat, Smoke, Fire
- Mitigate: Deep Carbon Reductions



Valemount Passivhaus, 2016
(Roof & Wall Panels – Collective Carpentry, Invermere)

MMC Solutions

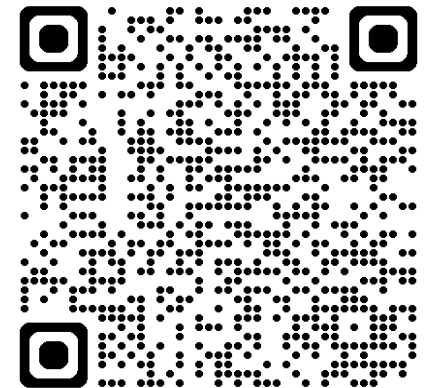
- Cost, Supply, Speed
- Up to 50% faster construction time
- Up to >30% construction cost savings
- Double the output per worker

High-Performance, High-Quality Construction!!

...



Orion, Pemberton, 2020

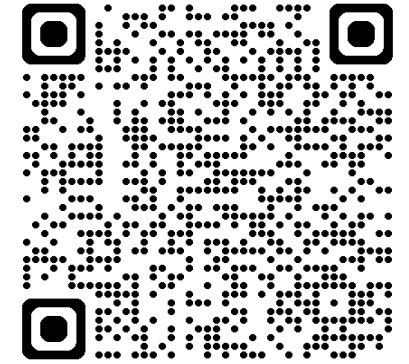


ZEBx

MMC Advantages: High-Performance, High-Quality Construction

“Modern” Technologies

- High-Performance Envelope
- Energy/Heat Recovery Ventilators
- Heat Pumps: heating, cooling, air purification
- Smart Electrical Panels, managing loads
- ...



B2E

Buildings 2 Electrification

Performance & Quality

- Construction Cost: at or below conventional, minimum code
- Resilience: manage extreme heat & smoke; resist fire
- Operation & Maintenance Cost Management: $\geq 50\%$
- Top of Energy & Zero Carbon Step Code
- ...

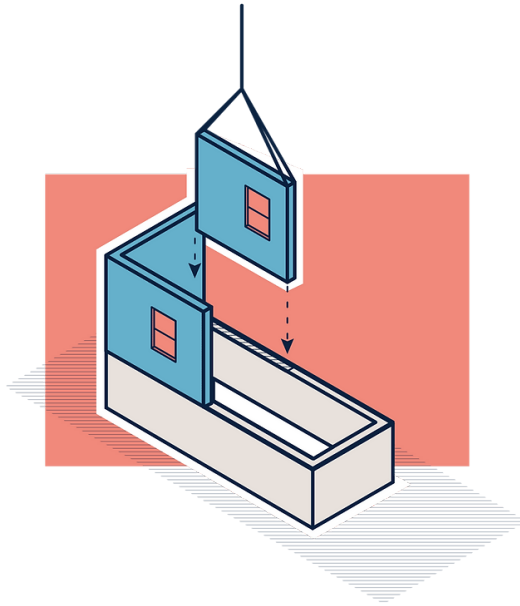
Manufacturing Sector Market Confidence

- **High-Performance, High-Quality, Future-Proof Brand**



The Alders - Innovation Building Group,
Pemberton, 2026
(Modules – Moduline, Penticton)

Modular

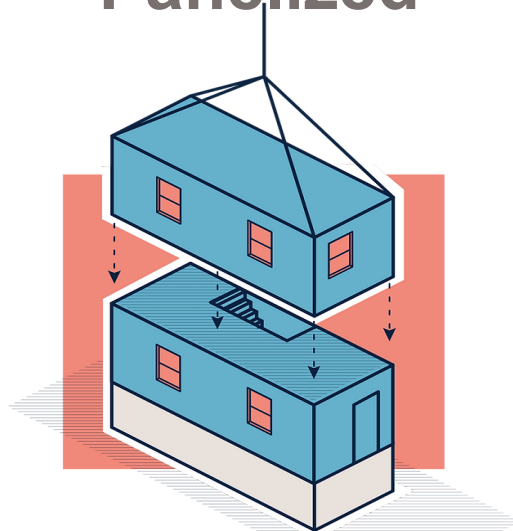


Hospital Staff Housing, Bella Bella 2015
(Fort Modular, Aldergrove & Barriere)



Jacobson Hall -TWU, Langley, 2018
(Metric Modular, Agassiz & Penticton)

Panelized

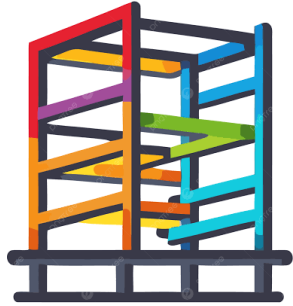


King Edward Villa, Vancouver, 2017
(Mitsui Homes, Langley)



Lost Lake PassivHaus, Whistler, 2009
(Austria Passive House Group,
Durfeld Constructors, Pemberton)

Structural Sub-Components



MT Elevator Shaft - Mercer, Okanagan Falls

Columns, Beams
Wall and Roof Assemblies
Roof and Floor Trusses
Floor Cassettes and Ribbed Slabs
Elevator Shafts



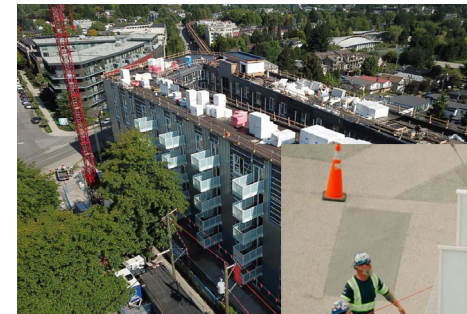
Prefabricated Roof Truss - Alliance, Abbotsford

Non-Structural Subcomponents



Integrated Kitch, Bath, MEP Pods-
IGV, Port Alberni

Staircases, Walkways and Balconies
Façade Assemblies
Bathroom and Kitchen Pods
Mechanical and Electrical Pods



Clip On Balconies-Vienna House, Vancouver



2nd Period

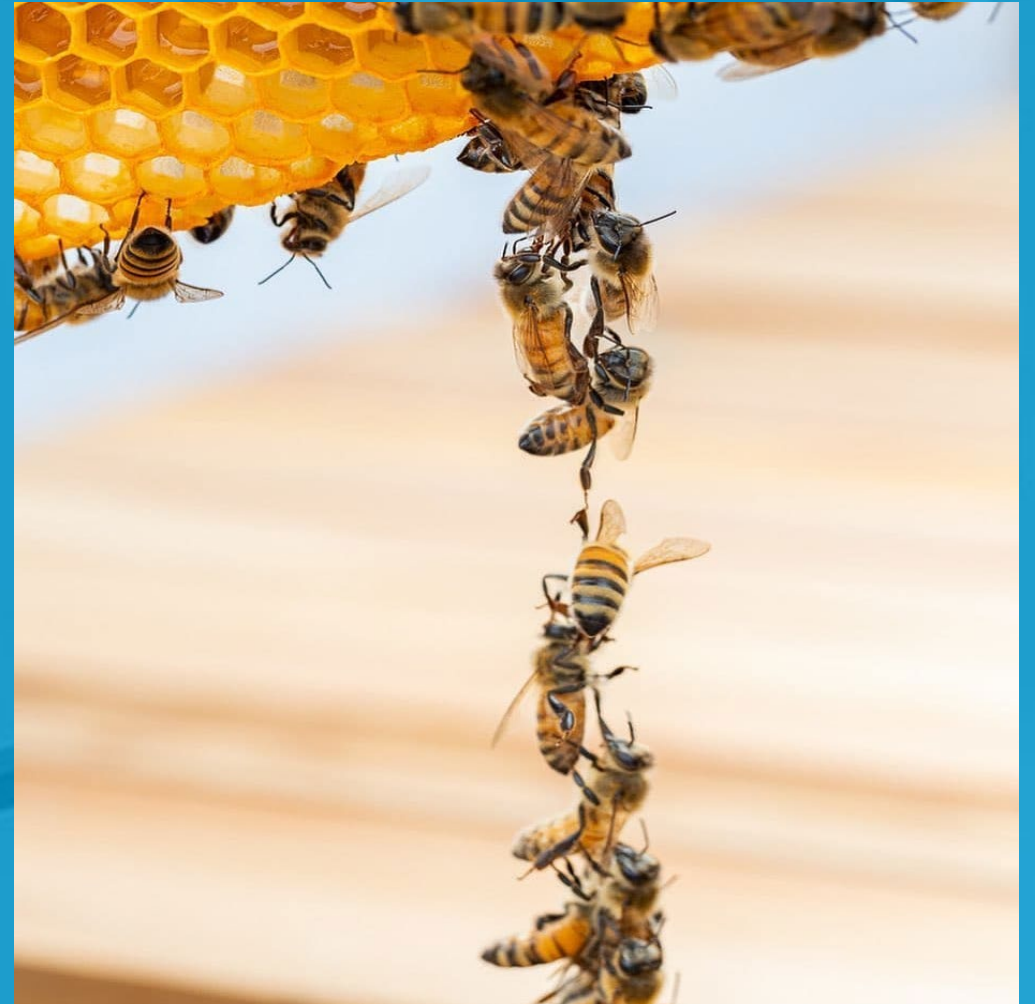
The League &
Strategic Local
Government Team

Credit: Interior News

**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**



Local Government: Strategic Players

- Policy makers and regulators
 - Land use policy and development permitting
 - Compliance: building permitting and inspection
- Innovation catalysts
- Knowledge mobilizers
- Strategic partners

Every construction project is built locally!

Goals & Advantages: Local Government

Manage Administrative Cost

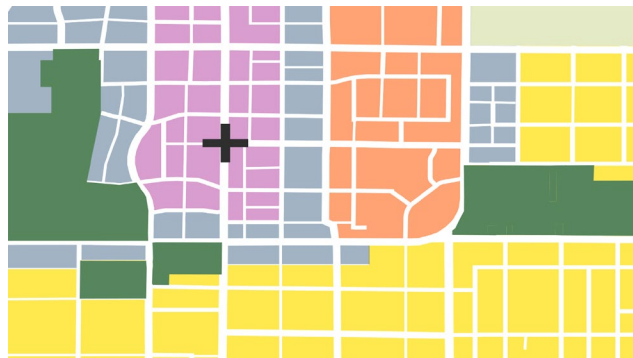
- More efficient permitting and inspection for staff and proponents

Build Better Communities

- Accelerate construction schedules and reduced neighbourhood disruptions
- Reduce construction deficiencies and stronger code compliance
- Attractive scale of development missing from many medium and large communities (mid-rise mass timber)
- Drive value added economic development

Deliver on Policy Commitments

- Climate action
- Waste management
- Housing supply and affordability





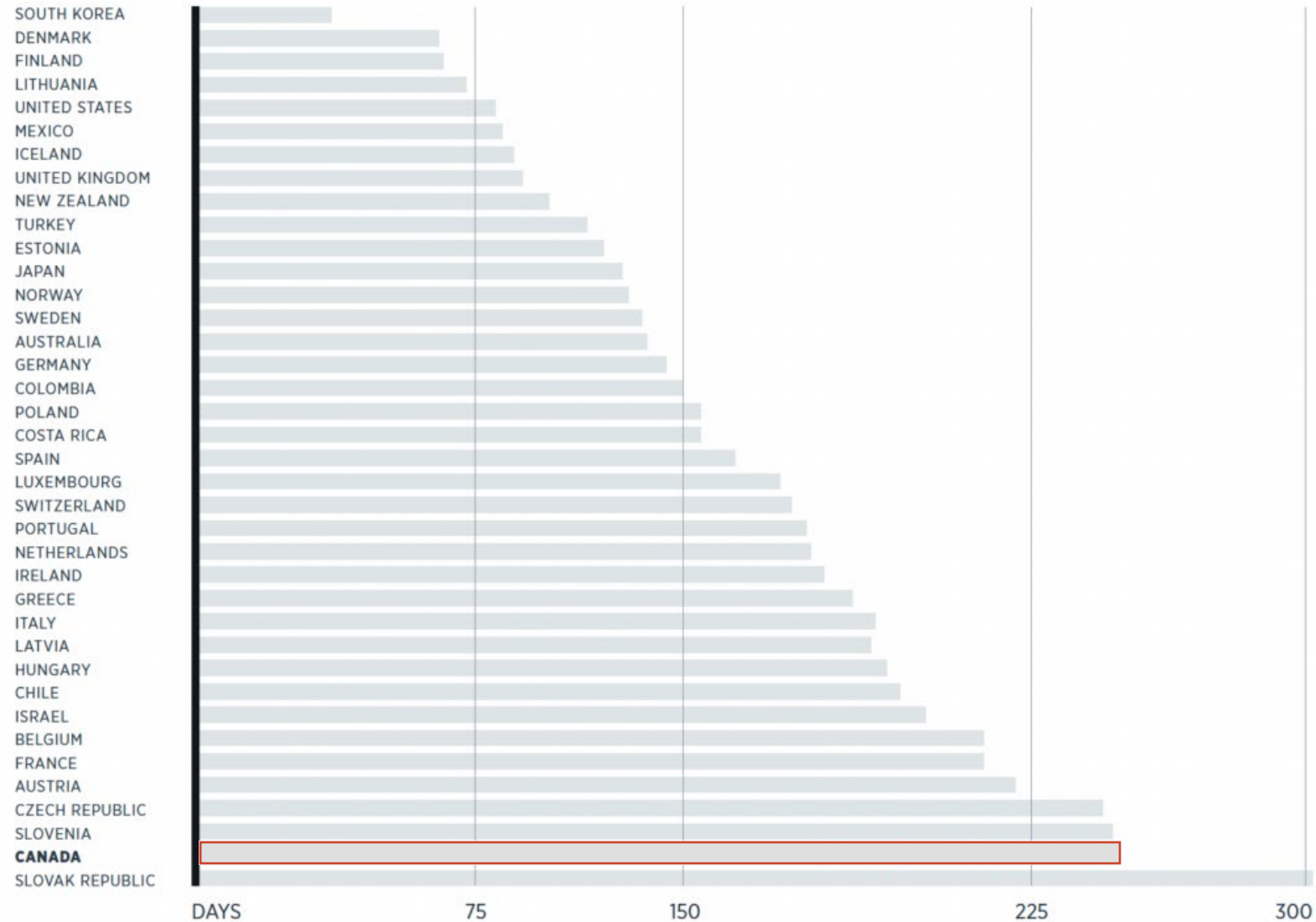
3rd Period

**Local Government
Power Plays**

Credit: Interior News

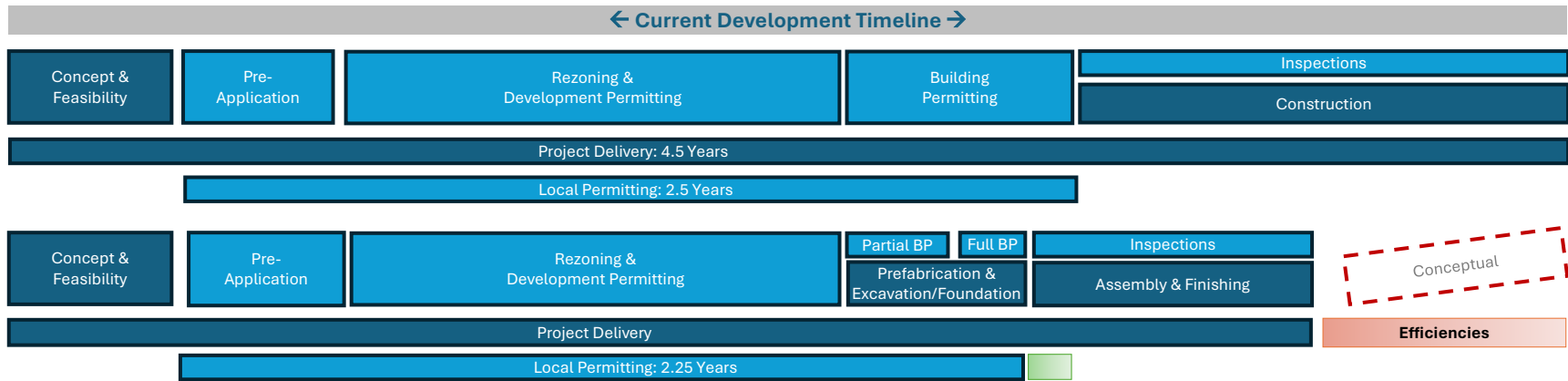
We're Up Against the Clock

Construction Permitting Timelines



Canadian Electricity Advisory Council with OECD data, 2024

Formative Innovations: Accommodate Offsite



Highlight: Phased Building Permitting

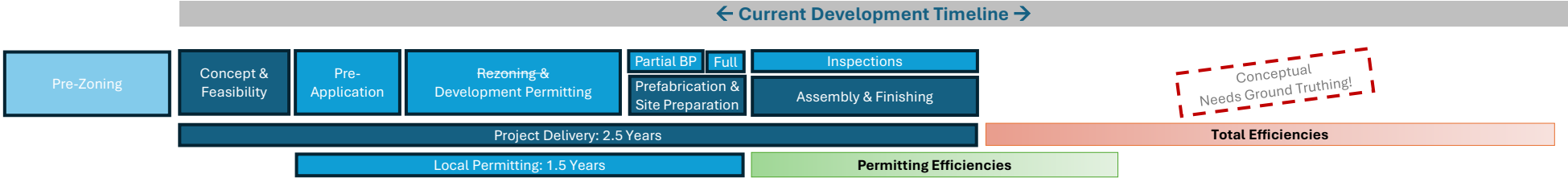
Partial BP



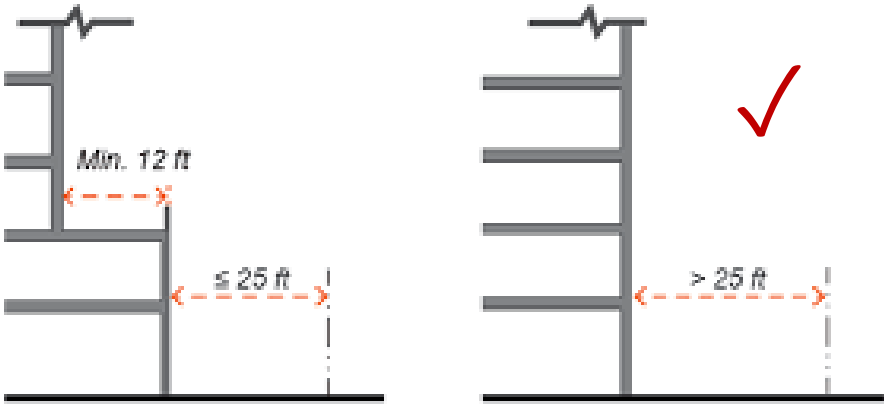
Full BP



Transformative Innovations: *Facilitate Offsite*



Highlight: Updated Performance-Driven Design Guidelines vs Variances

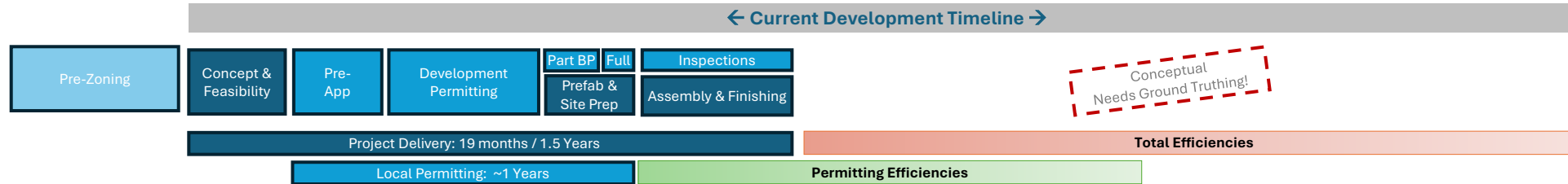


Conventional Step Back



Trio – Adera, Coquitlam
Design Innovations to Break Up Massing

Transformative Innovations + Standardized Designs *and* Pre-Zoning Expediate Offsite



Standardized Designs



Multi Family Design –
Innovation Building Group

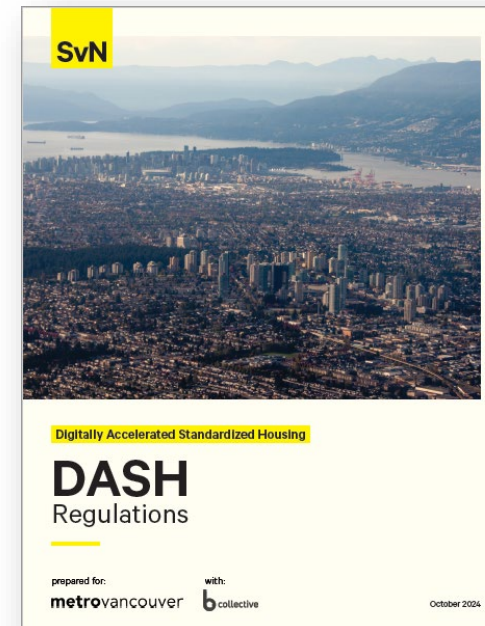
Design Flexibility

- 3 – 5 storeys
- Sub-surface parking or slab on grade
- Commercial or community first floor
- ...

High Performance

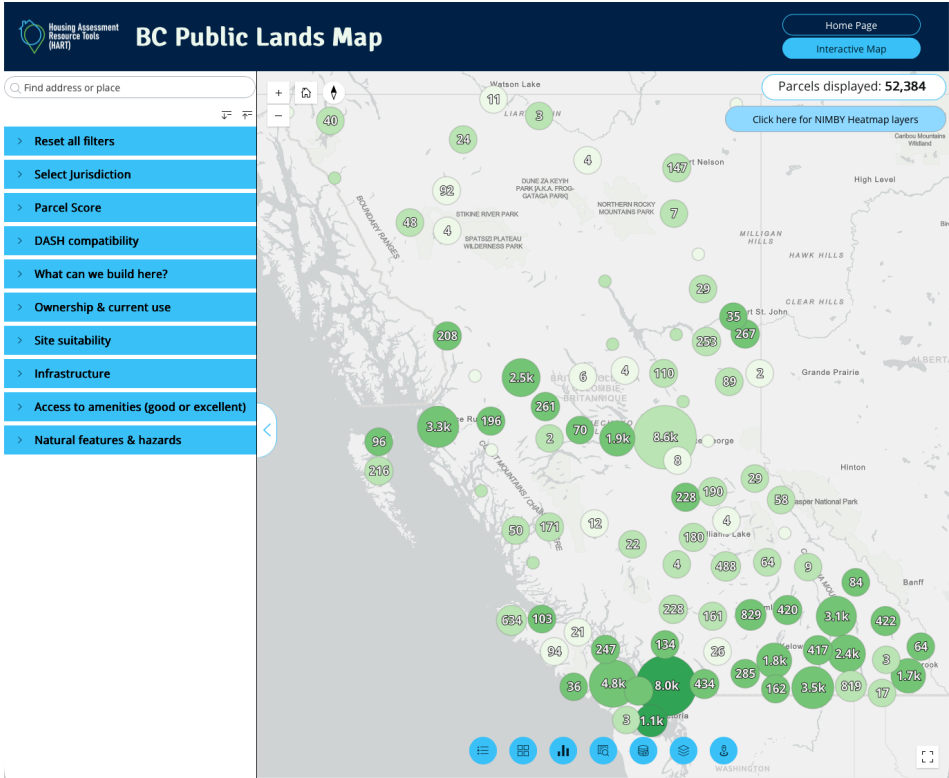
- Top of Zero Carbon/Energy Step Codes
- Built below cost of min energy code
- \$30-50/year heating per unit to -40°C
- \$20-30/year cooling per unit to +48°C

Standardized Pre-Zoning & Permitting



- Metro Vancouver
- Bowen Island Municipality
- City of Burnaby
- City of Delta
- City of Langley
- City of Maple Ridge
- City of New Westminster
- District of North Vancouver
- City of Richmond
- City of Surrey
- City of Vancouver
- City of White Rock

Transformative Innovations + Standardized Designs + Public Land Accelerate Offsite



UBC HART –
BC Public Lands Map & Governance Project

👉 UBCM Session
Tues, 10:30 AM: Intelligent Planning Tools



Harness

- Modern Methods of Construction
- *Policy & Permitting Innovations*
- Standardization
- Strategic, Underutilized Public Land

Score a Hat Trick

-  Housing
-  Economy
-  Climate

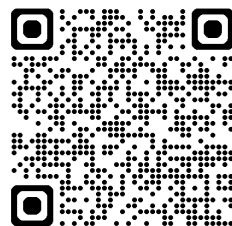
zeic

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[linkedin.com/in/alexboston/](https://www.linkedin.com/in/alexboston/)

Local Government
Offsite Housing
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DASH: Digitally Accelerated Standardized Housing

www.acceleratedhousing.ca

What is DASH?

- A digital platform by BC Housing to speed up home building
- Uses prefab components + digital tools for faster, more cost effective, sustainable builds
- Optimizes 3-6 storey wood frame buildings
- Public, open-source platform reduces reliance on proprietary tools



Image: Vienna House, Vancouver
Credit: Public Architecture

Goal: To catalyze the accelerated delivery of standardized housing across BC and Canada.

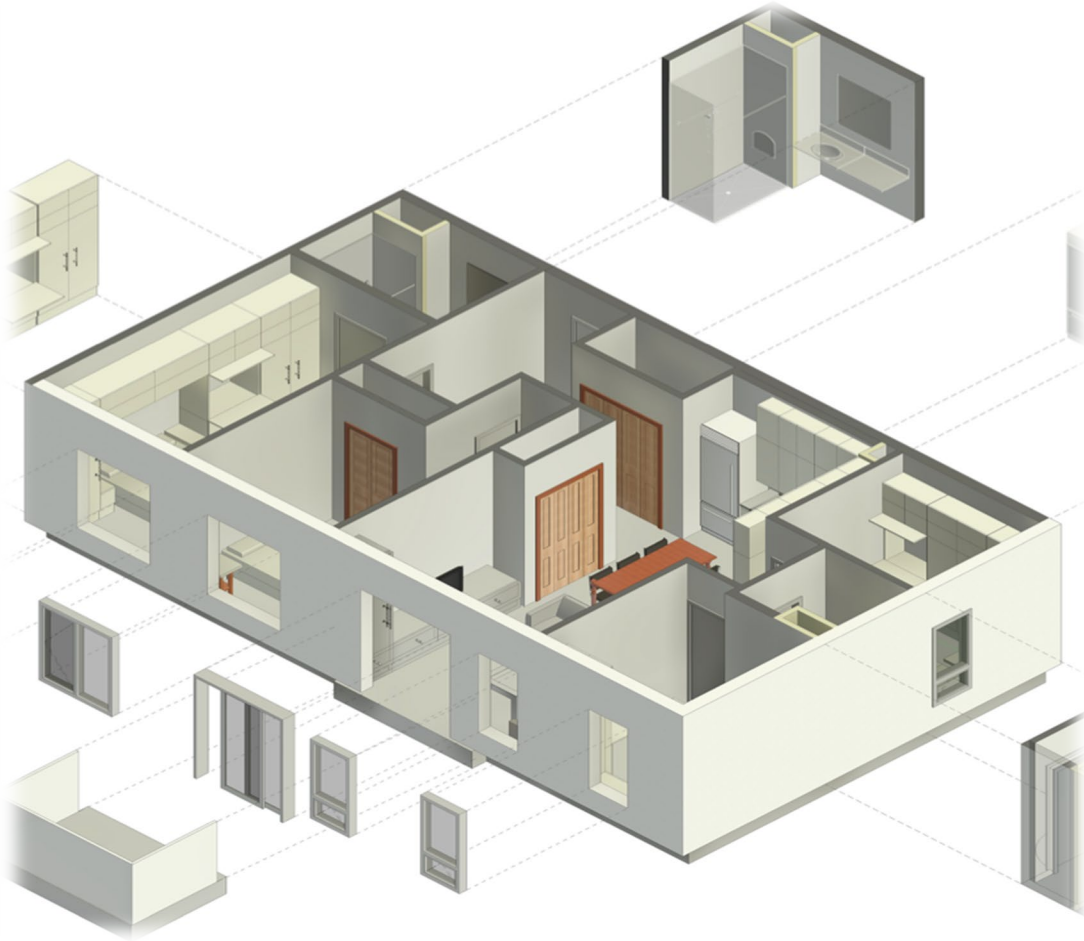


DASH Vision (3-5 Years)

- **Successful integration:** Platform aligns land use, regulatory systems, and standardized housing components
- **BC Housing adoption:** All BCH funded/financed projects pass through a DASH screen
- **Sector uptake:** Widespread use of DASH by market and non-market developers



DASH Originators



- Initiated by BC Housing + Metro Vancouver
- Initial funding from CMHC
- Supported by AIBC, EGBC
- Industry partners - prefab manufacturers and consultants

Design

- Standardized framework without compromising design creativity
- Designers can address site-specific constraints
- Capacity for cultural expression:
RFP for Indigenous designs
forthcoming



Volumetric vs DASH



Credit: Bonni Madison Architects / Horizon North Logistics



Credit: Public Architecture

The DASH Universe

Building Code

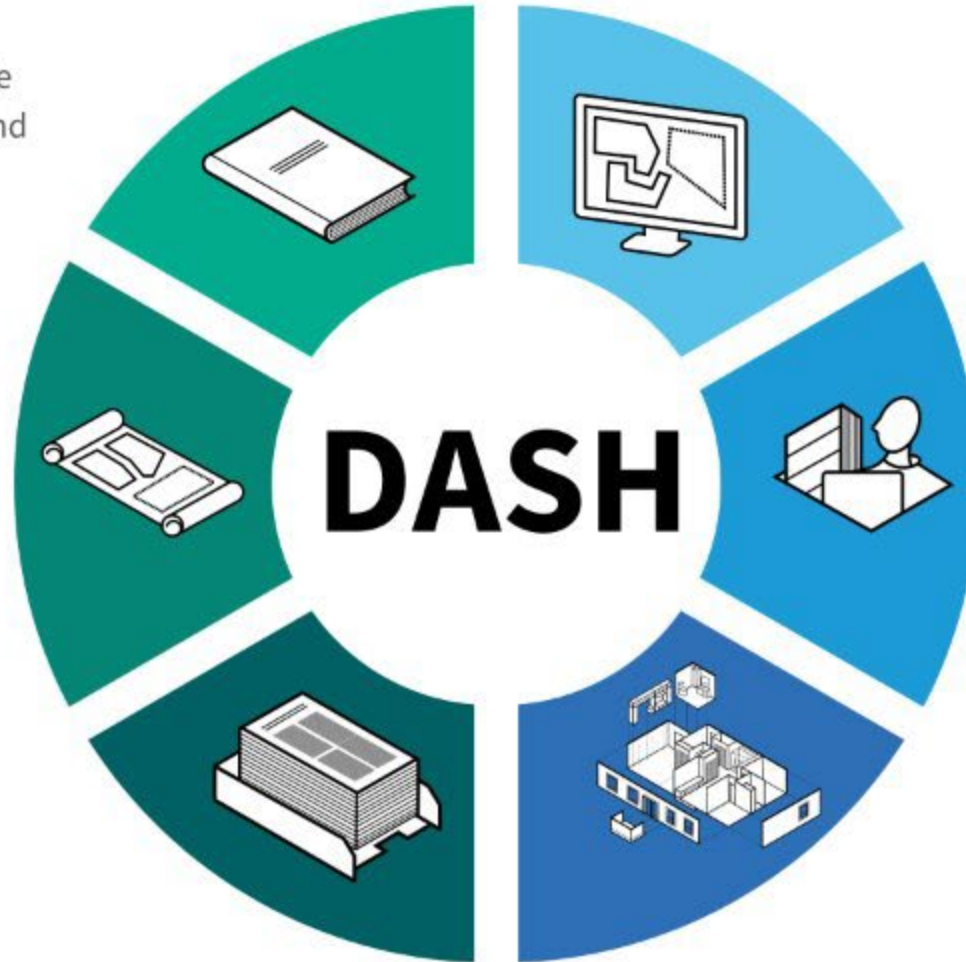
Compliant to BC Building Code (BCBC), including the Energy and Zero Carbon Step Codes

Local Zoning Bylaws

Streamlined approvals with zoning and planning integration

Approval Process

Fast-tracked approvals for standardized typologies and permit-ready designs



Building Permit Hub

Streamlined, standardized approach to approvals across participating B.C. jurisdictions

Quality Control

Designed to adhere to recognized building standards like CSA 277

BIM Standards

Developed following BIM best practices for regulatory readiness and improved collaboration

Key Components

Open-Access Tools & Resources

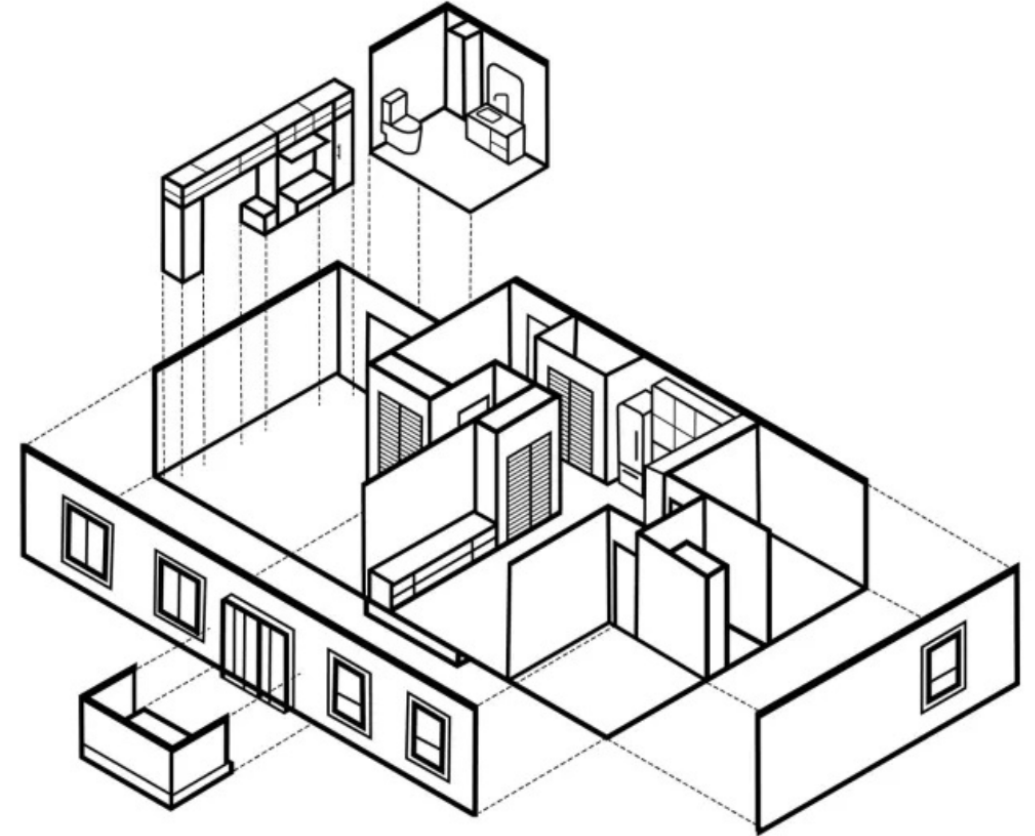
- Open-source tools for building professionals and local governments

Kit-of-Parts Architecture

- Prefabricated building components

Design for Assembly & BIM Integration

- BIM-first coordination



Building Information Modeling (BIM)

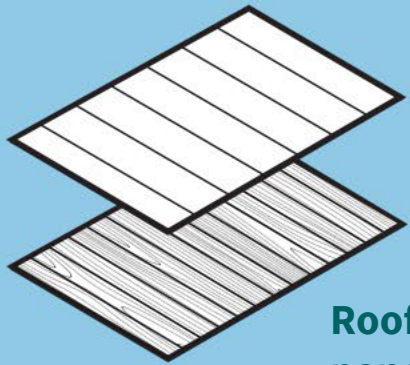
- BIM Requirements are "right-sized" for residential construction
- Collaborative process that creates a detailed digital model
- Reduces errors and improves decision-making
- Reduces change orders during construction and delivers greater value for money



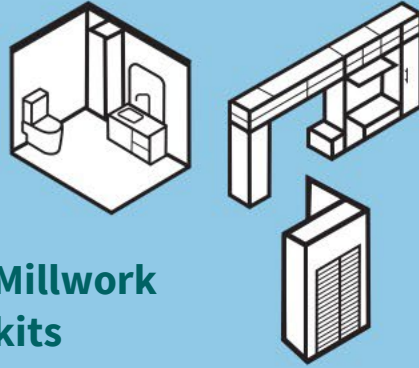
Image: Iredale Architecture

Building block units assembled from a kit of parts

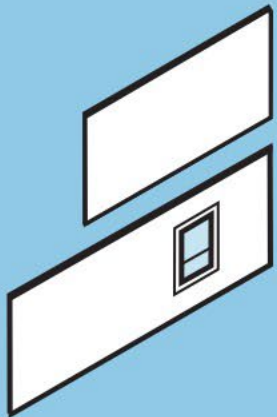
KIT OF PARTS



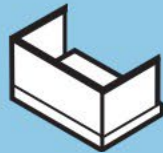
Roof & floor panels



Millwork kits

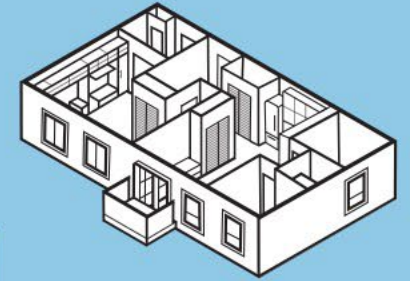
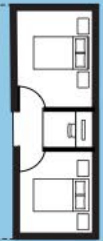
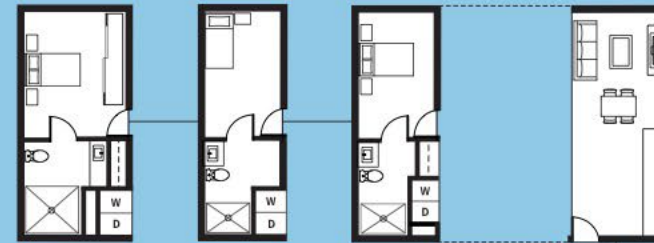


Interior & exterior wall panels



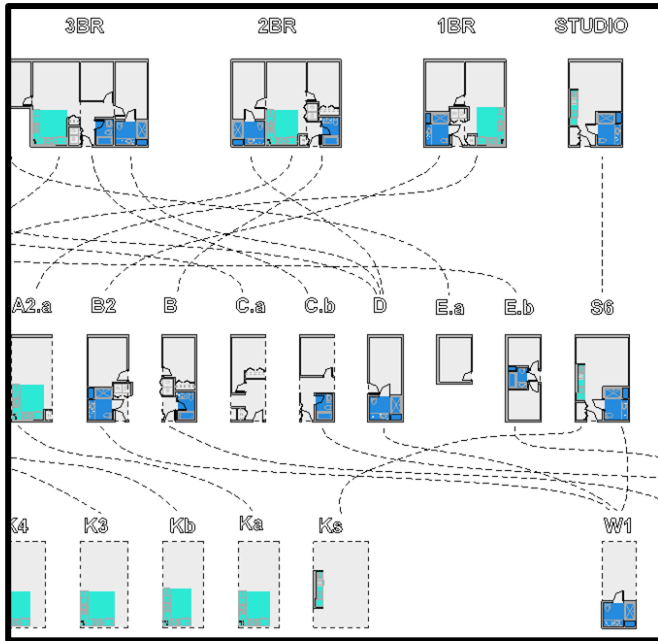
Balconies, sunshades, canopies, etc.

BUILDING BLOCK UNITS

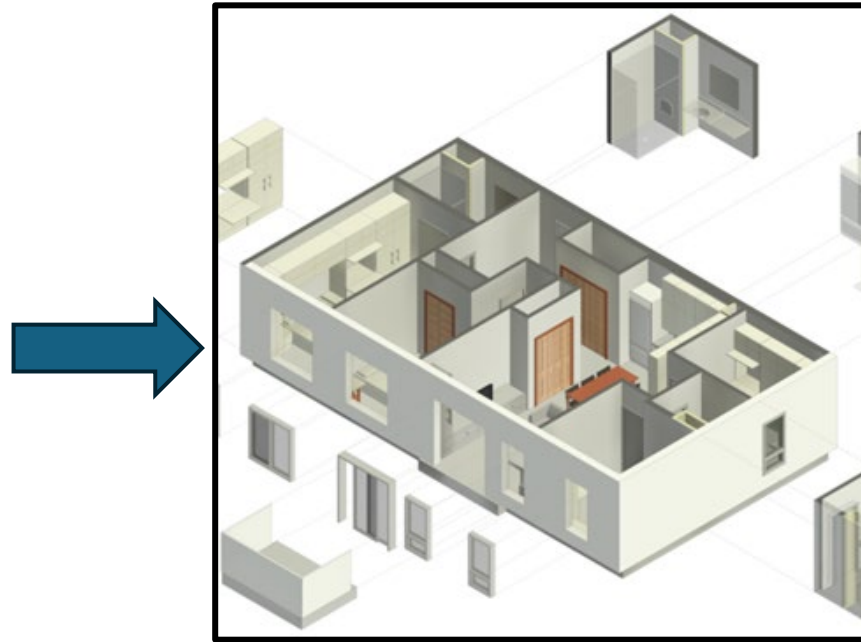


Studio, 1, 2, 3 or 4 bedroom homes

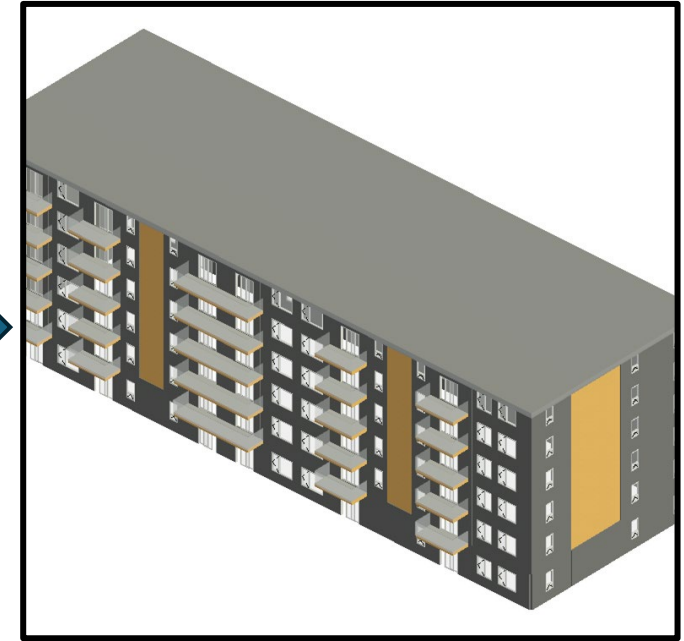
Suite Mix



Multiple suite design options can be configured into units

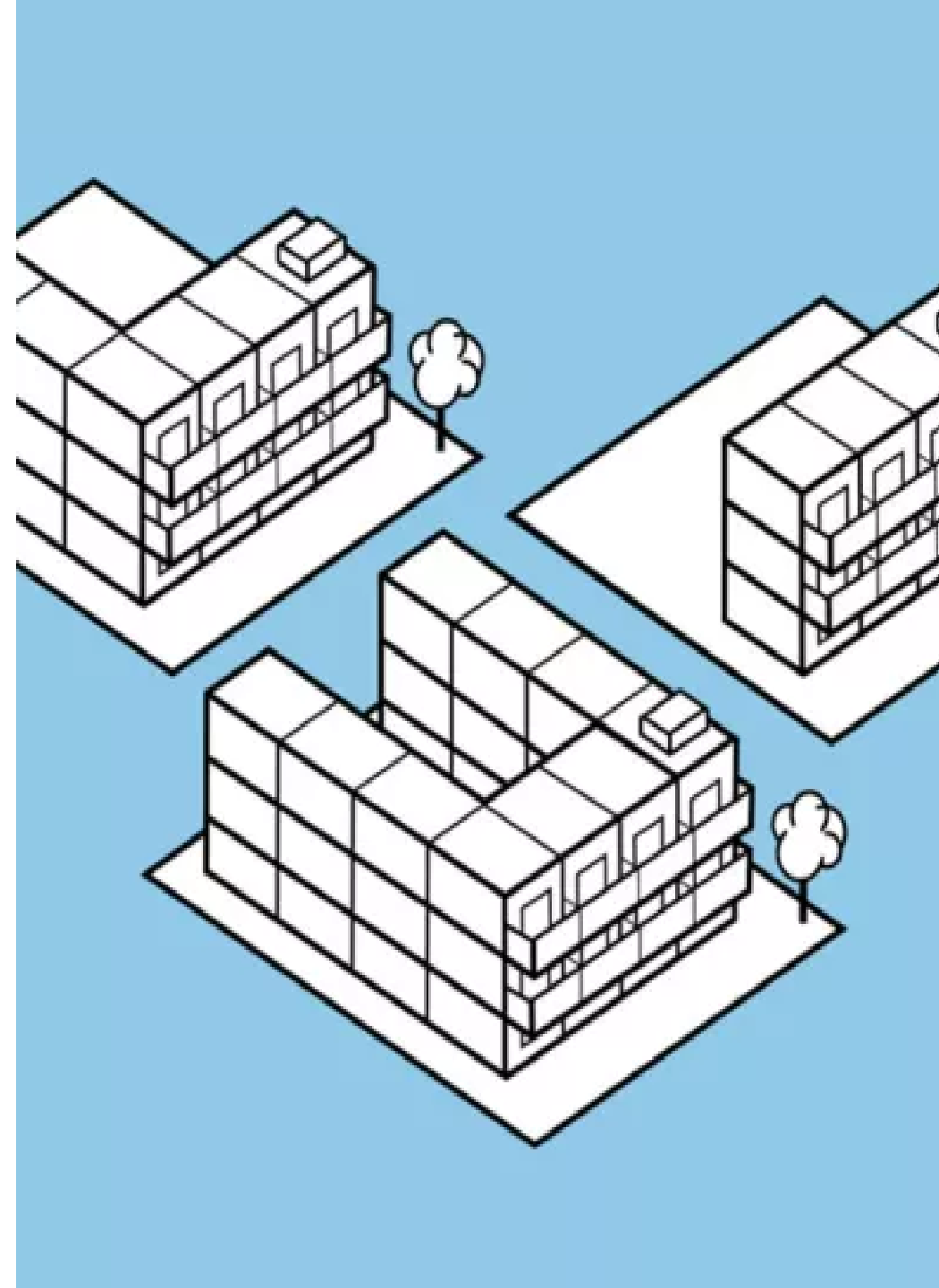


Units can be compiled into the overall building form



DASH Platform 2.0

- **Enable open ecosystem:** To overcome limits of proprietary tools
- **Digitize approvals at scale:** Standardize digital zoning, permitting, and intake processes across local governments
- **Create shared construction data:** Make manufacturer specs machine-readable and usable industry-wide



DASH Platform 2.0

- **Integrate into industry workflow:** Embed rules and data directly into tools used by builders and trades
- **Reduce adoption barriers:** Support shared user ownership, including AI-powered assistance





Prefabrication Innovation

- Optimized for prefabrication and manufacturer integration
- Prefabricated walls, floors , roofs, bathroom cassettes
- Meets new seismic standards
- Suitable for climates across BC

Procurement Innovation

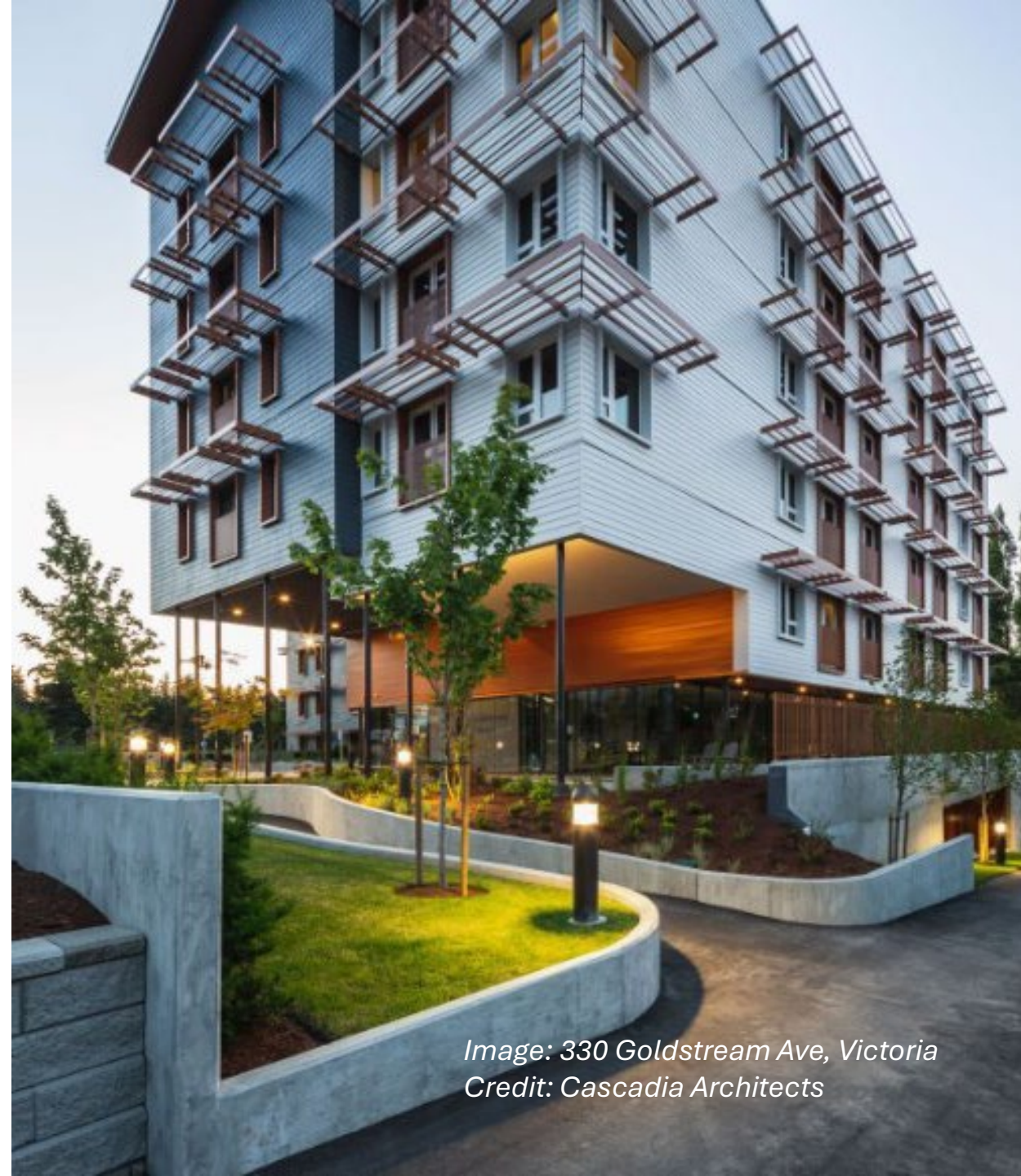
- Procure projects on a portfolio basis
- Engage Construction Manager and Manufacturer as a team, and early
- Secure the rights to architect designs
- Integrate BIM requirements in contracts and processes



Manufacturer Innovation

Manufacturers participate in:

- DfMA input
- Panel layouts
- Connection logic
- Transport constraints
- Install sequencing
- Tolerance and moisture strategy



*Image: 330 Goldstream Ave, Victoria
Credit: Cascadia Architects*

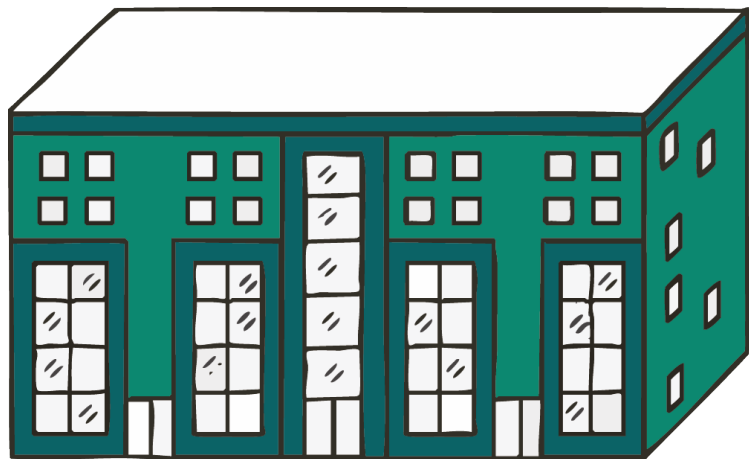
Municipal Innovation

- Bylaw digitization
- Modernized permitting and compliance tools
- Data governance
- Support municipal readiness for modern methods of construction
- **DASH Municipal Innovation Cohort runs Fall 2026-27**



DASH zoning guidelines

From this  To this



Expensive & time-consuming
rezoning



Inconsistent regulation in the
Lower Mainland
market



Incompatible
with off-site
construction



Streamlined
approvals

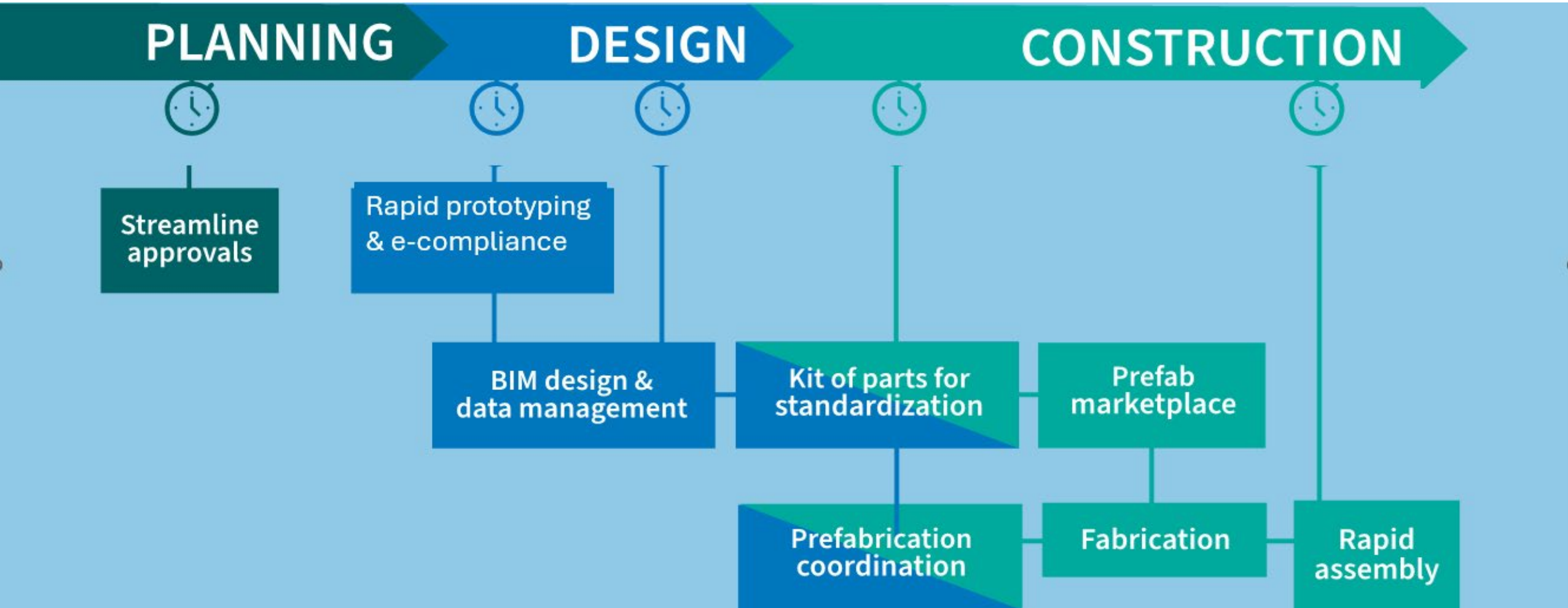


Consistent regulation in the
Lower Mainland
market



Supportive of off-
site construction
and prefabrication

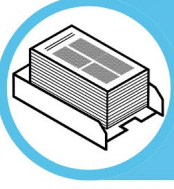
DASH Workflow





Permit-Friendly Designs

50% Faster Design Process



Fast-Tracked Development & Building Permits

75% Quicker Approvals



Efficient On-Site Assembly

25% Reduced Construction Time



Improved Project Delivery Timelines

40% Reduced Project Timeline



Mid-Rise Multi-Family Homes

35% Faster Housing Delivery

DASH

*Percentages Based on Estimated Outcomes

2026 Demonstration Projects (Homes)

Abbotsford (52)

Kamloops (80)

Cranbrook (50)

Prince George (40)

Hope (40)

Quesnel (50)

Future Pipeline (2027)

Funding: \$170 M

Home Target: 400-600



Image: Vienna House, Summer 2026

Next Steps

- Demonstration projects under construction
- Onboard additional BC municipalities and align approval processes
- New DASH Designs: DASH Plex, Group Homes
- DASH Platform 2.0 Hackathon
- DASH Municipal Innovation Cohort



From left to right: Mike Pistrin, Vice President of Development and Asset Strategies; Christine Boyle, Minister of Housing and Municipal Affairs; Lisa Helps, Executive Lead of Project Acceleration; and Esther De Vos, Executive Director of Research.

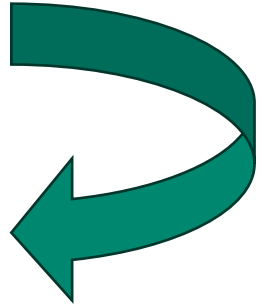


acceleratedhousing.ca



dash@bchousing.org

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2026



HOUSING

Burnaby's Experience Delivering Local Solutions

Mayor Mike Hurley | Union of BC Municipalities

**Local leadership. Strong partnerships.
Complete communities.**

Protect renters as the city grows

- Council modernized tenant protection first, so that faster and denser housing does not come at the cost of the people already living here.
- The Tenant Protection Bylaw provides relocation support, rent top-ups and a right to return.

7

Rental replacement projects

91

Households have returned

HOUSING WITH STABILITY

Residents should share in the benefits of redevelopment.

- 1 Relocation support
- 2 Rent protection
- 3 Right to return

Put public land to work

- Long-term leases of City-owned land unlock non-market housing while preserving public value.
- City land, non-profit expertise and senior-government funding each solve a different part of the equation.

832

non-market homes occupied

1,154

in approvals or construction

PUBLIC LAND, PUBLIC VALUE

Partnerships turn municipal land into lasting affordability.

- 1 City-owned sites
- 2 Non-profit expertise
- 3 Senior-government funding

Deliver directly through the Housing Authority

- The Burnaby Housing Authority moves the City from enabling projects to directly advancing and retaining housing.
- Its first projects focus on rental supply, affordability and family-sized homes.

387

rental homes in construction

183

family-sized townhomes

A DEDICATED MUNICIPAL VEHICLE

Build and retain housing for public benefit.

- 1 City land
- 2 Delivery partners
- 3 Long-term ownership

Make approvals faster and clearer

- Burnaby has modernized approvals through digital service, streamlined reviews and clearer regulations.
- Faster approvals matter, but an approval alone cannot overcome financing, construction costs or market conditions.

UP TO 85%

faster permit review

21 → 13

average review days

MODERN MUNICIPAL SERVICE

**Remove unnecessary delay
while maintaining high
standards.**

- 1 Digital permitting
- 2 Streamlined review
- 3 Clearer regulations

Test innovation, then scale what works

- Burnaby is testing standardized factory-built construction on City-owned land.
- The pilot will generate practical lessons on cost, timelines, permitting, servicing and repeatability.

4 HOMES

modular multiplex pilot

1 MODEL

to test, measure and refine

MODULAR HOUSING PILOT

Use evidence from real projects to improve future delivery.

- 1 Test feasibility**
- 2 Measure results**
- 3 Share and scale**

Build complete communities

- Housing and density must be matched by schools, hospitals, transportation, utilities and community amenities.
- Burnaby is investing locally. The Province must align health and education capacity with population growth.

\$1.75B

Capital program, 2026–2030

ONE CITY

homes + services +
infrastructure

**Density must be supported
by the services people rely
on.**

- 1 Local amenities**
- 2 Schools and hospitals**
- 3 Transportation and utilities**

THE BURNABY APPROACH

Local solutions. Shared responsibility.

Protect renters

Leverage public land

Deliver housing

Speed approvals

Invest in complete
communities

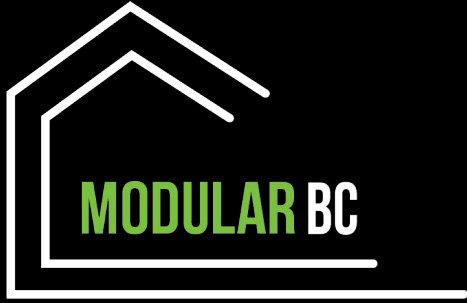
Respect local planning. Fund the partnerships.
Match growth with infrastructure.

Mayor Mike Hurley | City of Burnaby



COMMON
GOOD UBCM
2026





MORE HOMES • MORE JOBS • BUILD BC

MODULAR BC

Accelerating Affordability through Modern Methods of
Construction and Municipal Adoption

UBCM 2026 • modularbc.ca



WHO WE ARE

Introducing Modular BC

OUR MISSION

Modular BC is an independent non-profit organization with the mission of expanding the overall factory-built modular home industry within British Columbia. This initiative will create more affordable housing quicker and create more jobs in all communities across British Columbia.

More Homes Faster - More Jobs for British Columbians - Help Build BC

- We are focused on a made in BC Industry operating at 30% and growing it to 25% of new home starts

OUR GOAL

Increase Factory Housing in British Columbia from

4.5%



25%

in five years



More Homes, More Jobs, Build BC

Identifying the barriers to modular — and building the strategy to remove them

01

Listened

A province-wide engagement with industry, municipalities and stakeholders from 2022 - 2024.

02

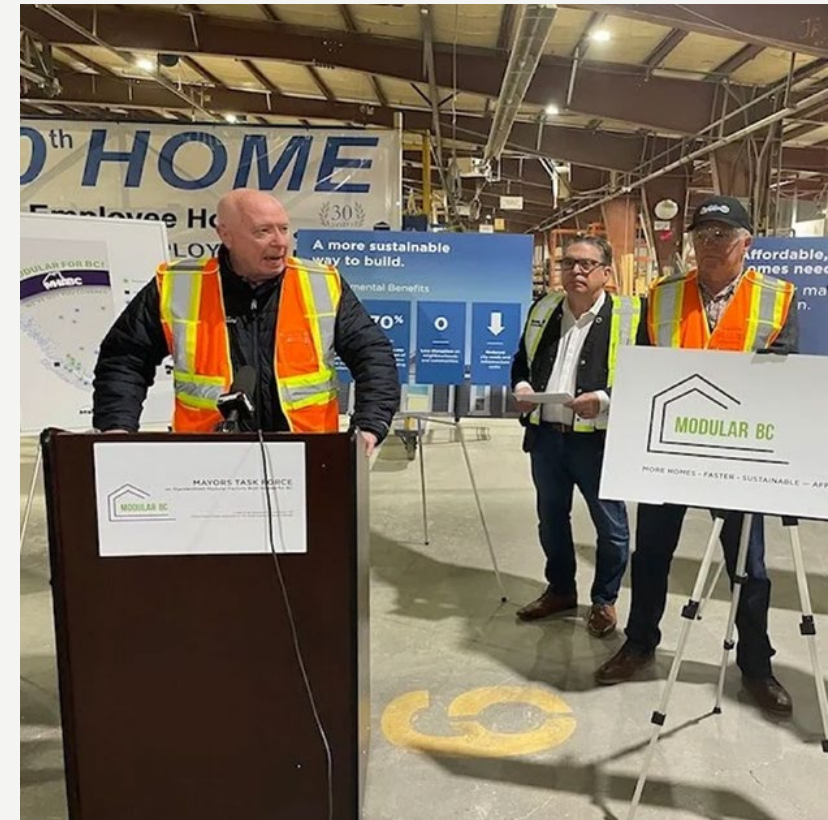
Learned

Permitting uncertainty, manufacturing capacity, financing and transportation gaps, outdated perceptions of quality.

03

Built

The Five Pillars — the framework that still drives this program today.



The Five Pillars

Not just standardized designs — a total modular ecosystem

01

Modular-Specific Design & Accelerated Permitting

Standardized, permit-ready designs that cut approval times.

02

Local Government Engagement & Adoption

Municipal pilots, modular guidelines, checklists, and modular-friendly bylaws.

03

Workforce Development & Training

Building the workforce to build BC through certified courses and pilot programs

04

Financing Specific to the Modular Process

Obtaining funding for projects and modular specific financing

05

Federal & Provincial Support

Incentives and incentivized innovation, moving with speed, and secure consistent demand

Supported by a five-year plan to build the industry's capacity — and get BC building



SEPTEMBER 2024

Premier Eby commits to fast-tracking and expanding BC's factory-built construction industry to tackle the housing crisis.

BILL 44

THE FRAMEWORK

Building a Modular Ecosystem

More than just designs. A five year plan that develops a Industry that has capacity and is ready to build BC.

A Modular Ecosystem

Provincial and Federal Collaboration on Research

Our Mayor's Task Force

On Standardized Modular Factory-Built Homes for B.C. — established November 2024



Mike Hurley

Chair · Mayor of Burnaby



Simon Yu

Mayor of Prince George



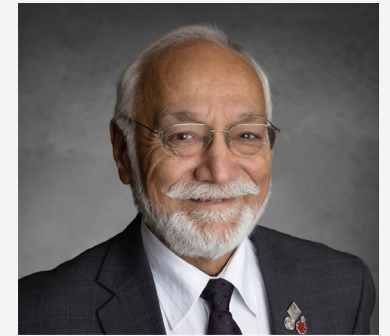
Julius Bloomfield

Mayor of Penticton



Leonard Krog

Mayor of Nanaimo



Surinderpal Rathor

Mayor of Williams Lake

The Mayors Task Force will offer a city perspective acting as a voice for municipalities, support this provincial standardization program by acting as a conduit to Municipalities and help deliver the Factory Modular Standardization program quickly. A group of like minded individuals ensure that Communities across the Province are part of this made in BC Program

**A municipal voice for a made-in-BC
solution**

SAVE THE DATE



MHABC | MODULAR BC

IN CONJUNCTION WITH BOABC

2 DAY CONFERENCE | MAY 18TH & 20TH

PENTICTON LAKESIDE RESORT & CONFERENCE CENTRE



Modular Building Permitting Guide – A277



Modular Building Inspection Guide – A277

Two tools. One standard process, province-wide.

THE TOOLS

Permitting & Inspection Tools

- The Modular Permitting Guide and Checklist, and the Modular Inspectors Checklist.
- Together they standardize the permit and inspection process for factory-built homes across every jurisdiction in BC.
- Already reaching the province — delivered through webinars and in-person sessions to building officials and industry.

PARTNERSHIP

Modular BC / NRC Partnership

National Research Council of Canada (NRC) vets modular BC 5 year program

First phase of funding, directly awarded, covers three components: Standardized Designs, an Economic Study and an Emission Reduction Study.

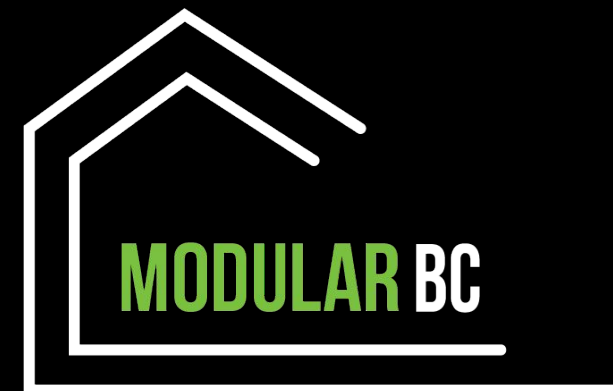
Advance Contract Award Notice - Justification for the Pre-Identified Supplier

No other known supplier has this combination of essential factors to facilitate the successful execution of such a project.



National Research
Council Canada

Conseil national de
recherches Canada



Our Vision for the Next Five Years

Two independent studies funded in Phase 1 of the NRC direct award

01

Comparative Environmental Life Cycle & Feasibility Assessment

WHAT IT MEASURES

The environmental impact of factory-built modular over the expected life of a home — 10- and 20-year comparisons against traditional site-built construction.

WHAT IT PRODUCES

Validated figures for emission reductions, waste elimination and CO2 reduction, plus an operational feasibility assessment.

02

Economic Feasibility Study for Factory & Volumetric Modular Housing

WHAT IT MEASURES

The socio-economic impact of factory-built modular against conventional methods — and what it takes to grow volumetric modular from 4.5% to 25% of BC's housing industry in five years.

WHAT IT PRODUCES

The evidence base for the five-year growth case: economic contribution, jobs created, and construction productivity gains.

PROOF OF CONCEPT

Standardized Designs for Pilot Projects in BC

In progress now — 4-plex, 6-plex, row house and infill typologies



4-plex rendering



6-plex rendering



Row house rendering



Infill rendering

PURPOSE

Structural, mechanical, electrical, energy modeling and architectural services — bringing select standardized designs to permit-readiness.

ACTIVITIES

Technical design reviews; conceptual designs developed into plans, elevations and construction documents; replicable 4-plex and 6-plex designs finalized.

DELIVERABLE

Building-permit-ready architectural drawings and engineering specifications, ready for tender.

PROOF OF CONCEPT

The Burnaby Pilot

City of Burnaby and Burnaby Housing Authority — partners on BC's first standardized pilots

2–4

WEEKS

Permitting

12

WEEKS

From signed permit to completion



WHERE WE ARE NOW

4-plex

Complete

6-plex

Complete

Burnaby pilot

Complete

Row houses

November

Infill & lane houses

Next

What is the Potential Impact

\$1.5B

economic contribution

potential by 2030, growing modular from 4.5% to 25%

10,000

job potential

created in communities across the province



automation & productivity

Through promoting a modular future

Improved construction productivity and build a strong export modular industry using finished BC lumber.

OUR PROCESS

Move from *Project by Project* Approval to a **Repeatable Modular Process**

01

ADOPT AND STANDARDIZE

Pre-approved, clear, neighbourhood-friendly designs and permitting process. Use code compliant drawings, repeatable and stamped, vetted province wide. All listed on the Modular BC, municipality and approved licensed factory websites.

02

PARALLEL PROCESS

Coordinate pre-approved planning, building, servicing and transportation reviews.

03

RECOGNIZE FACTORY QUALITY

Clearly defined factory and site inspection responsibilities. A277 is a quality assurance program.

04

GUIDED BY MEASURED RESULTS

Modular BC and the NRC Playbook track time, cost, labour, waste, neighbourhood disruption and infrastructure impacts.

OUR PROCESS

How We're Building



OUR PROCESS

Build with any of these **Modular** BC factories, licensed for standardized plan use



Scan to find these Modular Manufacturers

OUR PROCESS

The Outcome

More neighbourhood-friendly
homes | Faster approvals
Lower costs | Less disruption |
Skilled jobs



The Goal

Make modular housing a predictable municipal process.

The drawings are ready and the factories are ready.

Adopt the standardized program and start building.

WHAT NEXT

We have answered the call. Now we need YOU!

Adopt

Take up the standardized modular program in your community.

Amend

Make your bylaws modular-friendly and adaptive to Bill 44.

Pilot

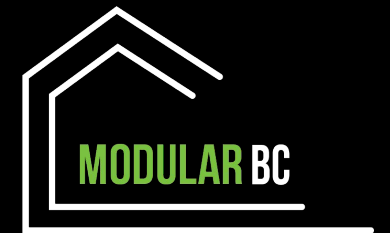
Put your hand up for a future standardized pilot project.

Choose

Licensed BC factories, ready to build - your choice of manufacturer.

More Homes · More Jobs · Build BC

modularbc.ca · info@ModularBC.ca





COMMON
GOOD UBCM
2026



Accelerating Affordability through Modern Methods of Construction



**Wood
Works**

Canadian
Wood Council
Resource Program

September 14th, 2026

WoodWorks BC



Annabelle Hamilton
Executive Director
Real Estate Development
M.Sc., B.Sc.



Derek Ratzlaff
Technical Director
Structural Engineering
P.Eng., Struct. Eng., PE



Alejandro Coronado
Technical Manager
Structural Engineering
P.Eng.



Cam Baker
Technical Advisor
General Contracting

Free Services:

- ✓ Continuing Education (workshops, seminars, L&L's)
- ✓ Project-specific technical support
- ✓ Technical resources (guides, solutions papers, case studies)



Project Profile: 981 Davie Street

A 17-storey hybrid mass timber tower in Vancouver, delivering 154 social housing units.

- **Location:** Vancouver, BC (West End / Davie Village)
- **Developer:** CLT, with Vancouver Affordable Housing Agency
- **Architect:** ZGF Architects
- **Structural Engineer:** Fast + Epp
- **Contractor:** Kindred Construction
- **Mass Timber Supplier:** Kalesnikoff
- **Wood System:** Hybrid mass timber - CLT floor panels on steel HSS columns, with a concrete core and podium
- **Status:** Under construction



Photo credit ZGF Architects



Project Profile: Chief Leonard George

A 9-storey hybrid mass timber building in Vancouver, delivering 81 affordable, non-market Indigenous housing units.

- **Location:** 1766 Frances Street
- **Developer:** Colliers, BC Indigenous Housing Society
- **Architect:** GBL Architects
- **Structural Engineer:** Fast + Epp
- **Contractor:** Ventana Construction Corporation
- **Mass Timber Supplier:** Kalesnikoff, Intelligent City
- **Wood System:** Hybrid mass timber: prefabricated CLT floor panels and mass-timber envelope panels on steel columns, with a concrete core and parkade
- **Status:** Complete and occupied

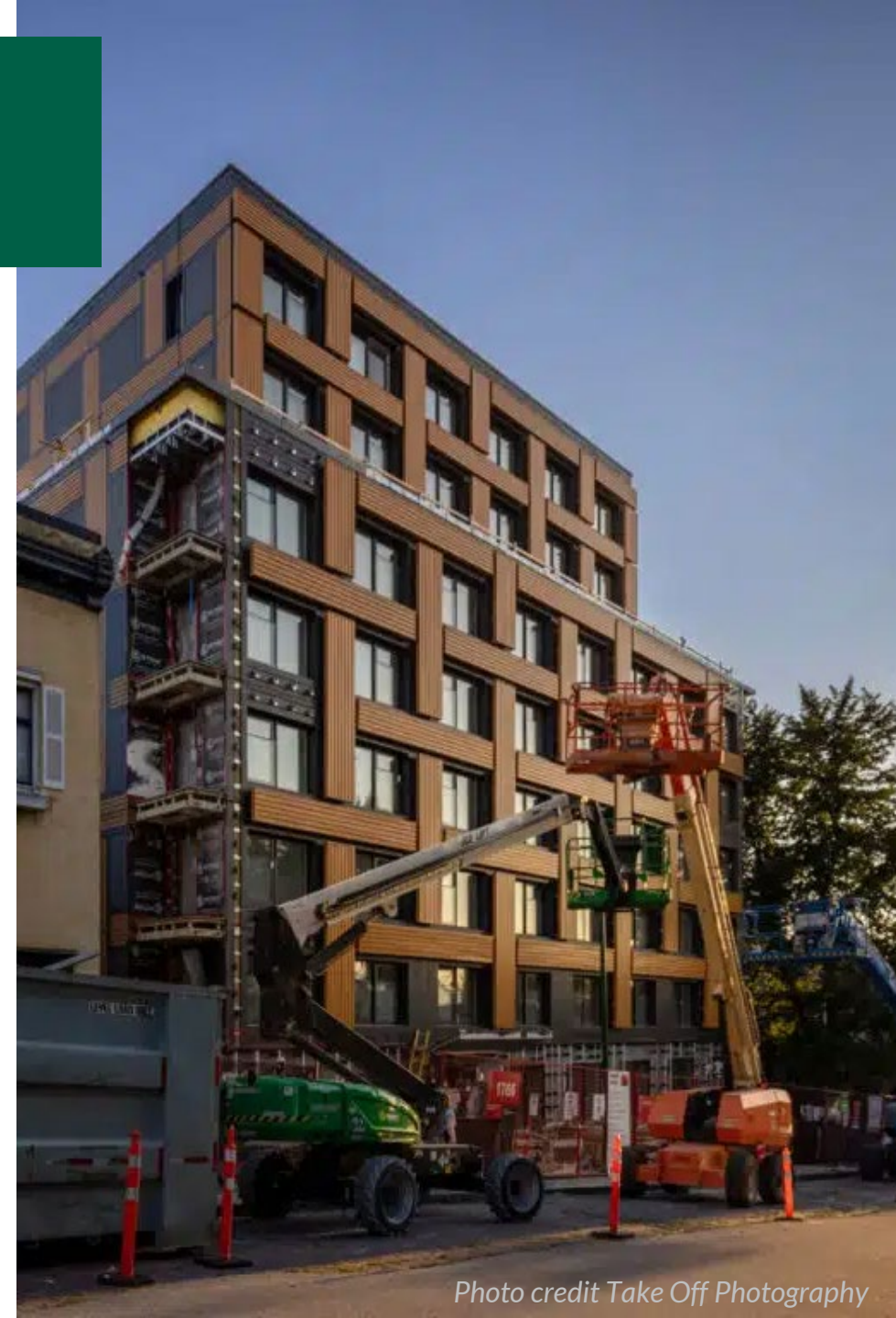


Photo credit Take Off Photography

Project Profile: Beatrice St

A 6-storey hybrid mass timber building in Vancouver's Fraserview neighbourhood, delivering 72 homes of supportive housing and care housing.

- **Location:** 8302 Beatrice St
- **Developer:** BC Housing
- **Land:** Owned by City, Project Initiated by CoV Non-Market Housing Development Brand
- **Architect:** Human Studio Architecture
- **Contractor:** Kindred
- **Wood System:** CLT floor panels and LWF walls
- **Sustainability:** Passive House
- **Status:** Under Construction



Photo credit BC Housing



City of Vancouver: MMC Policies

Incentive 1

Additional storeys with
commensurate density for mass
timber through rezoning

+2 Storey (8-11)
+ 3 Storeys (12+)

Approved
March 2024

Policy

Mass Timber Policy for Rezoning

In areas of the city where existing plans and policies already enable redevelopment to 8 storeys or more, allow modest increases in height and density for projects which meet the definition of mass timber construction. This policy does not apply in areas where the height limit is less than 8 storeys.

Additional height and commensurate density will be considered generally up to:

- (a) **Two additional storeys** for sites where 8 to 11 storeys are enabled, or
- (b) **Three additional storeys** for sites where 12 or more storeys are enabled.

The building must maintain the use and tenure requirements specified in the area plan or policy after the additional storeys are added.

Projects will be evaluated on a case-by-case basis, with proposals for additional height and commensurate density evaluated alongside public realm impacts and urban design considerations, including view cones and shadow impacts on significant public spaces.



City of Vancouver: MMC Policies

Incentive 2

Mass Timber
RZ Policy

7+ Storeys:

Director of Planning
may vary: yards,
setbacks, lot
coverage, building
depth

Incentive 3

Mass Timber
RZ Policy

Pre-App meeting
with:
CBO, Development
Planning
Project Facilitation

Incentive 4

Mass Timber
RZ Policy

Increase permitted
tower plate size
from 650m² to
745m² if the project
is Mass Timber



Project Profile: North Shore Neighbourhood House

A 18-storey mass timber tower in Lower Lonsdale delivering 179 below-market rental homes above a community services hub.

- **Location:** City of North Vancouver (East 1st/2nd Street)
- **Developer:** Catalyst Community Development Society, BC Builds
- **Architect:** Integra Architecture
- **Structural Engineer:** Glotman Simpson
- **Contractor:** Kindred Construction
- **Wood System:** Mass timber point supported CLT system, with steel columns, a concrete podium and a prefabricated envelope system.
- **Status:** Under construction.



Photo credit Integra Architecture



Project Profile: RED

A 6-storey hybrid mass timber building in Upper Lonsdale delivering 60 purpose built rental units.

- **Location:** Upper Lonsdale
- **Developer:** Adera Development
- **Architect:** Integra Architecture
- **Contractor:** Adera
- **Wood System:** CLT floor panels, with LWF walls
- **Status:** Completed



City of North Vancouver: MMC Approvals

- Integrated **3D model** for Building Permit Review
- **Education** on Mass Timber timelines with City Staff

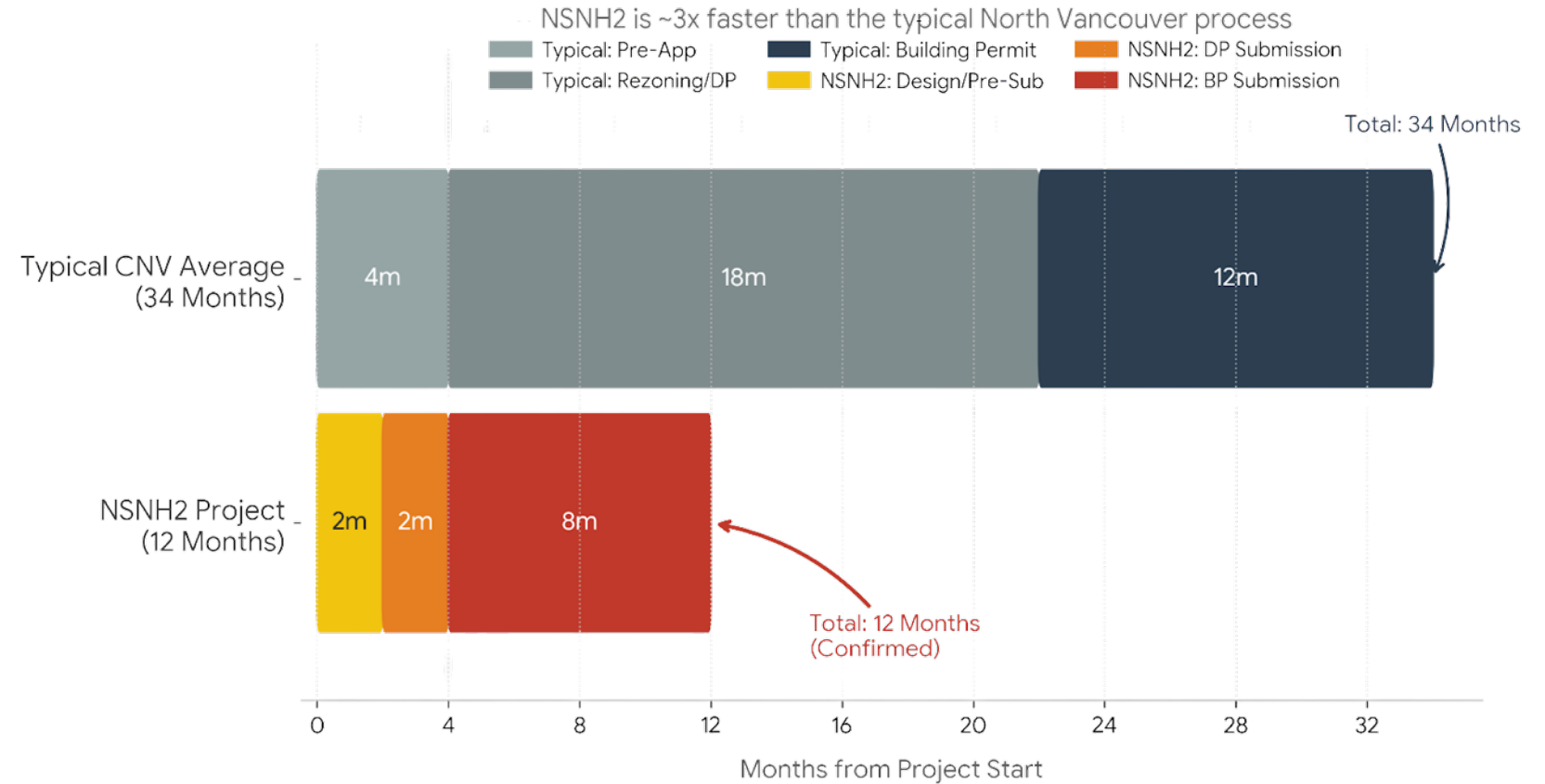


Photo credit Integra Architecture



Project Profile: Estrella

A 5-storey woodframe modular rental apartment building delivering 40 units, with 30% allocated to below-market rental rates.

- **Location:** Prince Rupert
- **Developer:** NorthStar Development
- **Architect & Engineer:** Steenhof Building Services
- **Contractor:** A.B Elliot Bros
- **Modular Supplier:** Grandeur
- **Wood System:** LWF Modules
- **Status:** Complete and occupied

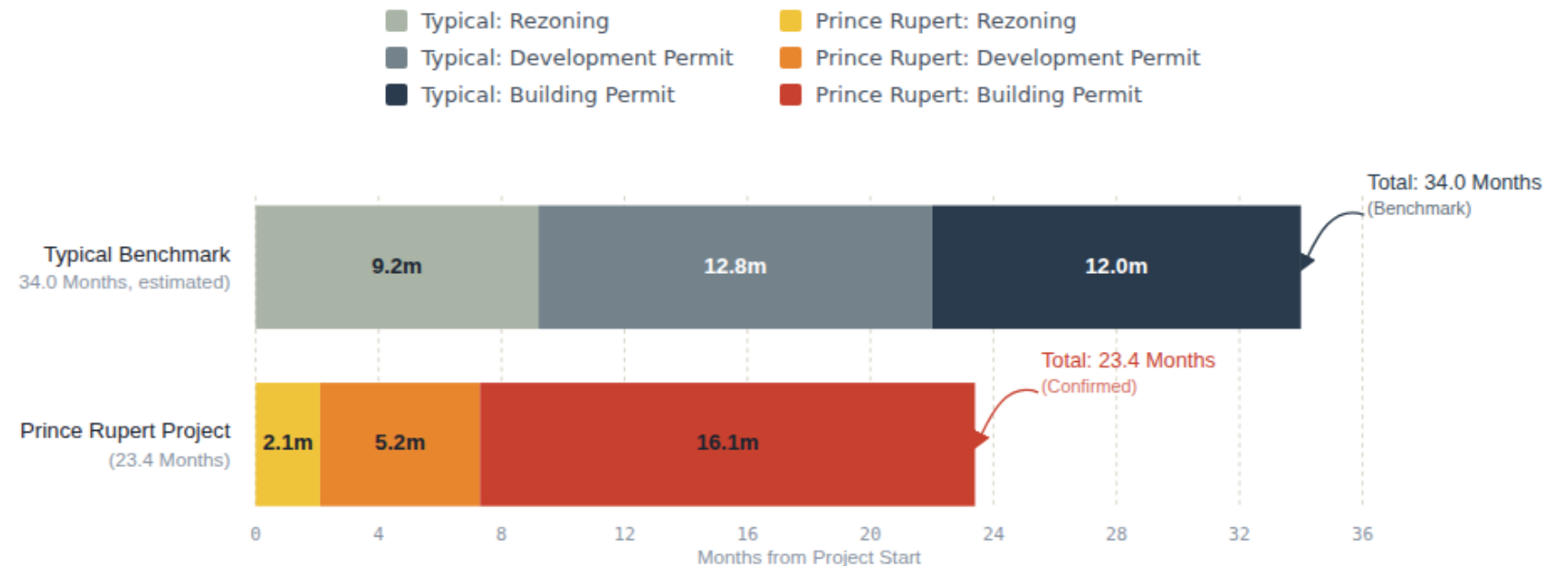


Photo credit Steenhof Building Services

City of Prince Rupert: MMC Approvals

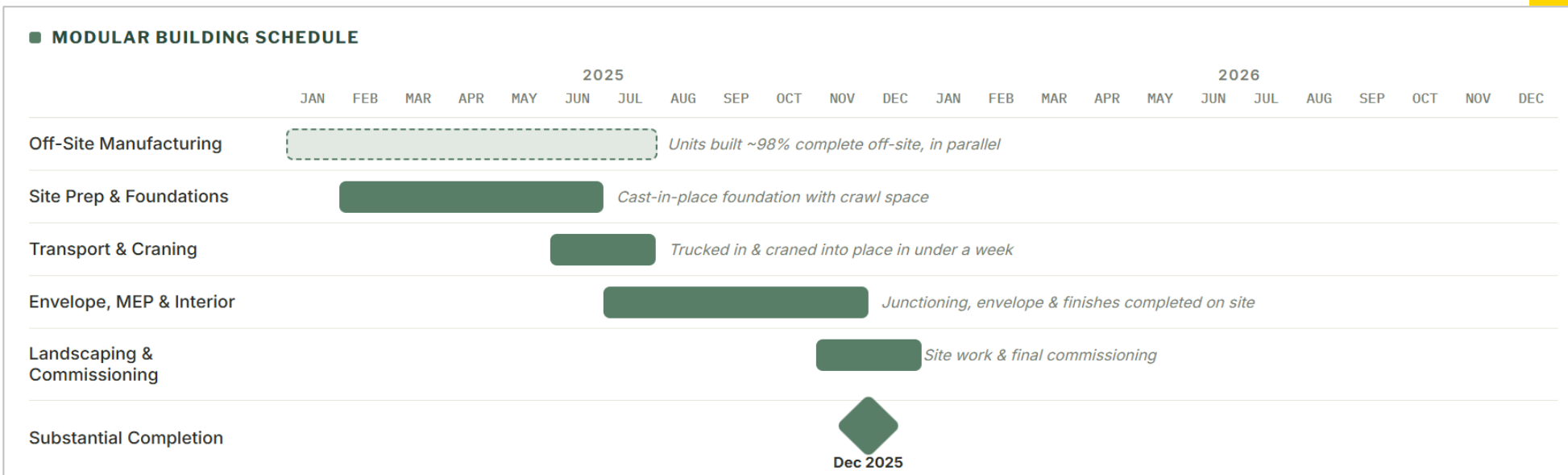
Prince Rupert is **~1.5x faster** than a typical municipal approvals benchmark

- **CSA A277 Certification**
reduced inspection times
- **Early coordination** and planning with AHJ



Estrella Schedule Comparison

- **1.6x times faster** for Modular to LWF Comparable
- **~7 months faster** for Modular



Project Profile: Capstone

A 9-storey hybrid mass timber affordable rental building delivering 122 units for low and moderate income households.

- **Location:** Kelowna
- **Developer:** National Society of Hope
- **Architect:** Novation Architecture
- **Engineer:** ROV Consulting
- **Contractor:** Scuka Construction
- **Mass Timber Supplier:** Kalesnikoff
- **Wood System:** CLT Floors and Walls
- **Status:** Complete and occupied



Photo credit BC Housing



City of Kelowna: MMC Policy

2040 OCP: Chapter 18, Form & Character

7-12 Storeys

- To support and promote the use of mass timber construction, expectations to setback and podium design guidelines will be considered to accommodate unique design challenges and technical requirements



Who We've Spoke With

- City of Abbotsford
- City of Burnaby
- City of Kelowna
- City of Langford
- Township of Langley
- City of Nanaimo
- City of New Westminster
- City of North Vancouver
- City of Port Moody
- City of Richmond
- District of Saanich
- City of Surrey
- City of Vancouver
- City of Victoria



What we Learnt

Local Governments are committed to **climate action**

Local governments want to **learn from each other**

Zoning for 7-18 supports higher adoption of mass timber

Incentives and design variances support greater degree of consideration for mass timber

Early engagement supports smoother approval process

Early permit or staged permits support prefab / offsite construction allowing faster construction schedules to be realized



Questions?



**Wood
Works**

✓ Connect With Us



✓ No Cost Project Support

WoodWorks BC

Thank you to our funders and partners for their ongoing support

National Funder



Natural Resources
Canada

Ressources naturelles
Canada

Provincial Funder



Industry Funder



BC COUNCIL
OF FOREST
INDUSTRIES



Interior Lumber
Manufacturers'
Association

National Partners





**COMMON
GOOD** UBCM
2026



The Rural Coordination Centre of BC

In appreciation of our speakers today and with thanks for your contribution, UBCM has made a donation to the Rural Coordination Centre of BC. Since their inception in 2007, RCCBC has grown into a network of hundreds of people - rural physicians and other healthcare providers, healthcare administrators, community members, policymakers, educators, researchers, and non-profit and business leaders – guided by the principles of cultural safety and humility.