

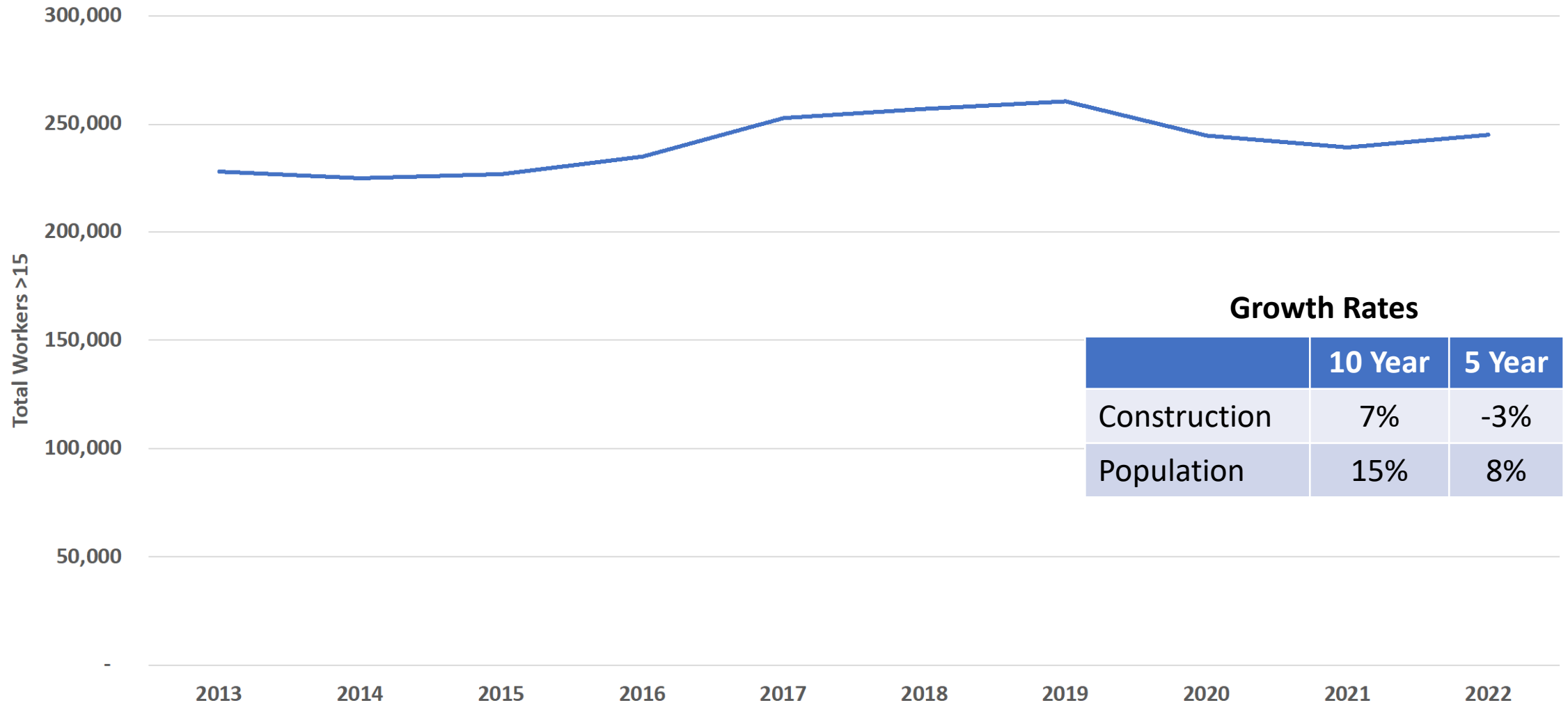
Value Added Housing Hubs

Affordability,
Climate &
Economic Transition



Construction Labour Force: Slow/No Growth

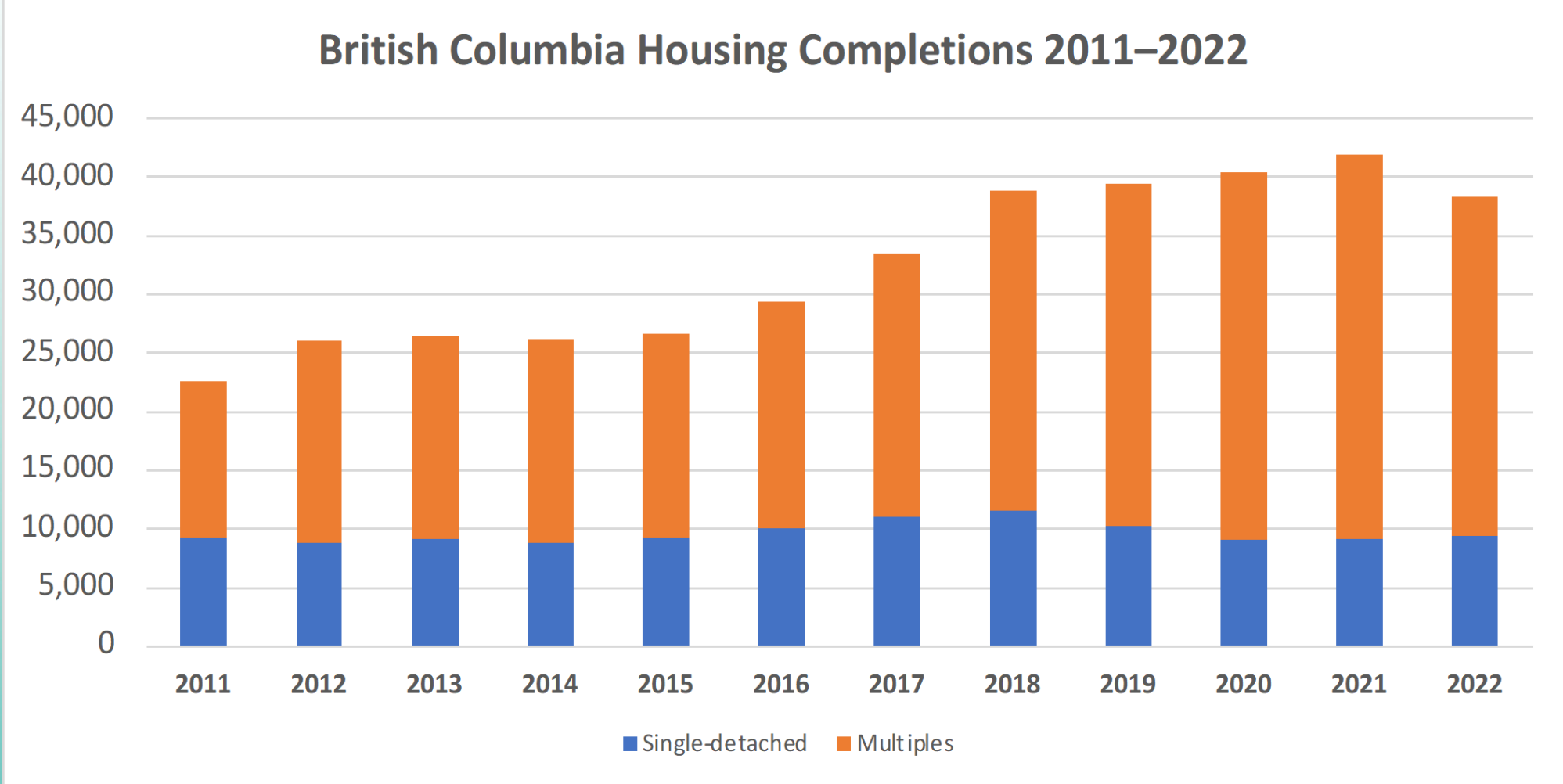
BC Construction Labour Force



Growth Rates

	10 Year	5 Year
Construction	7%	-3%
Population	15%	8%

Housing Completion Rate: Slow/No Growth



Big BC GDP Wedges: Real Estate & Construction



Source: Statistics Canada (Table 36-10-0400-01 – May 2019 Preliminary Industry Accounts)
<https://www150.statcan.gc.ca/t1/tbl1/en/tv.action?pid=3610040001>
(numbers may not add to 100 per cent due to rounding)

Offsite Construction Critical

Affordability & Supply

- 20-50% faster construction time
- up to 20% cost savings

Climate

- *only* approach to scale net zero new construction BC wide
- corner “stud” to low embodied carbon

Economic Transition

- 50% labour productivity increase
- big domestic and international value-added forestry market opportunity
- secure jobs in small and big towns and Indigenous communities
- dramatic reductions in building construction injury and fatality rates

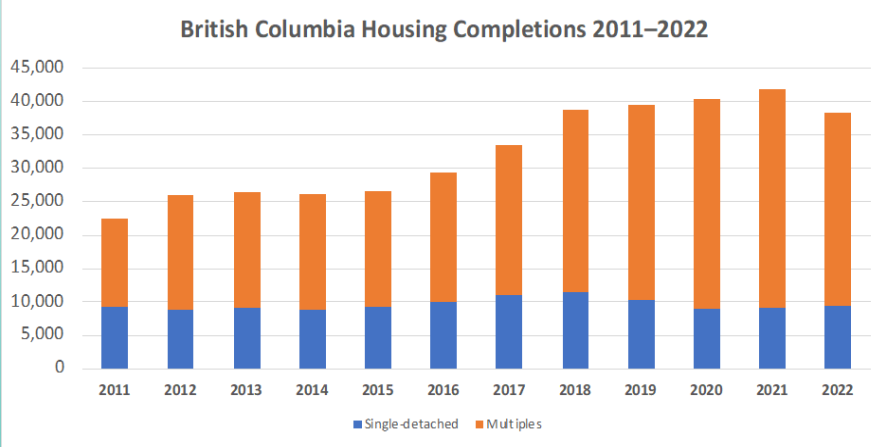
Mass Timber is a Pillar. Offsite Construction is the Foundation!

Sources: UNB Offsite Construction Research Centre, McKinsey, Stats Can, WPI Economics

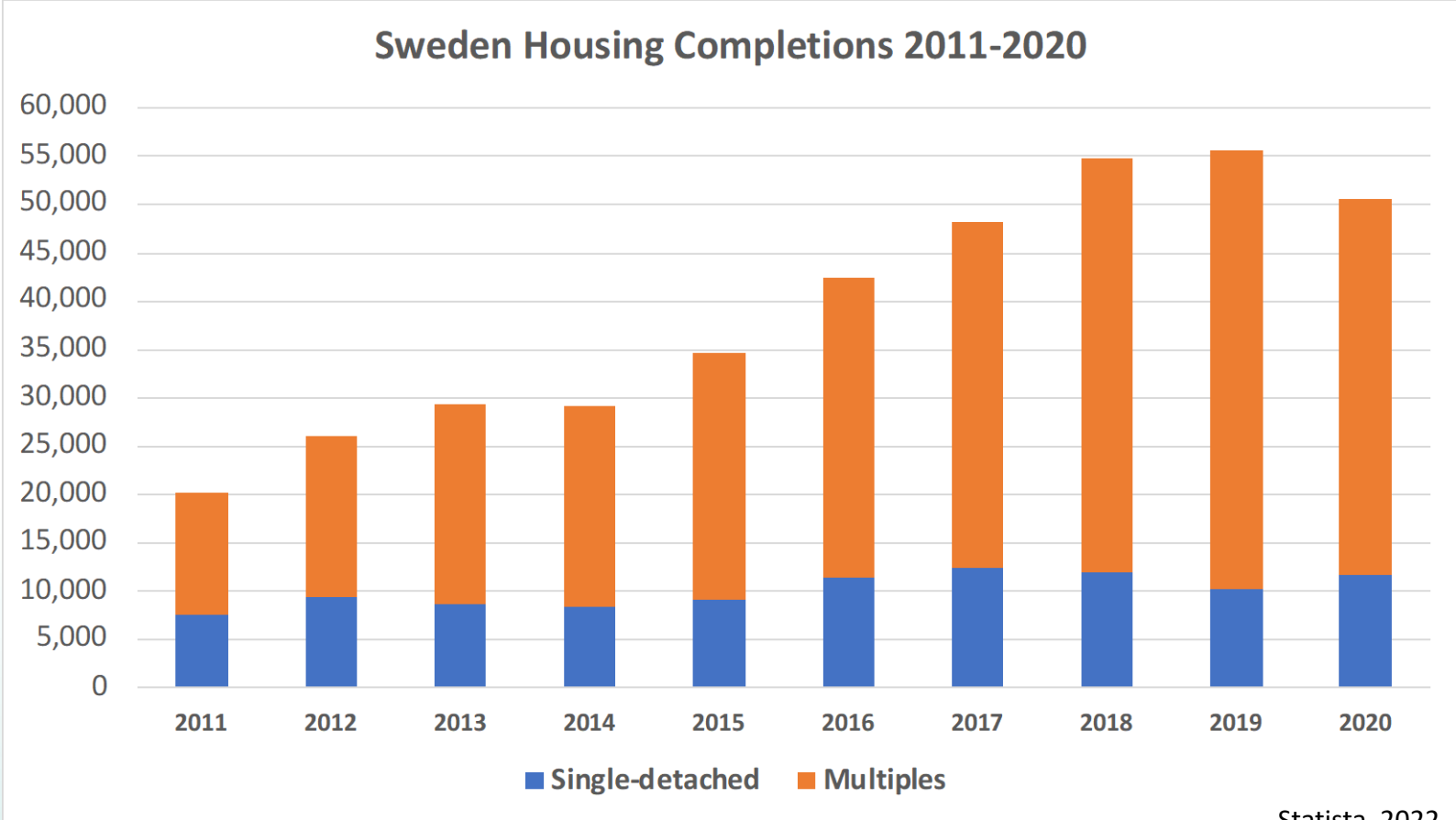
Photo: Paradigm Panels, Barrière



Housing Completions: Growth!!!



CMHC & Statistics Canada, 2023

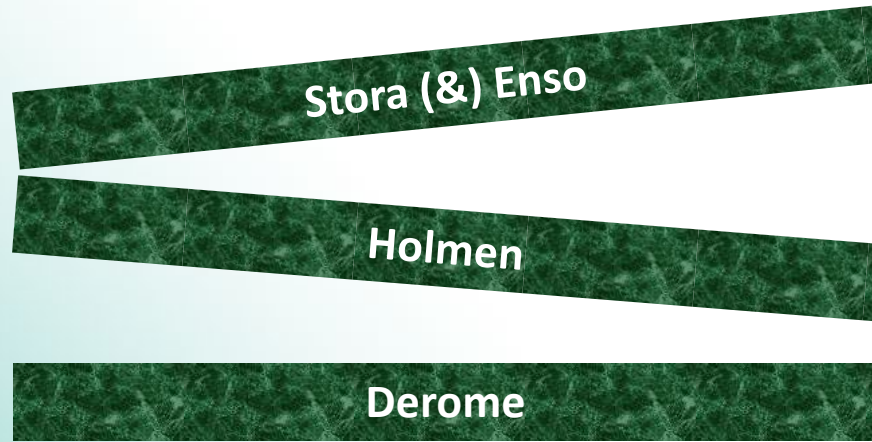


Statista, 2022

Singles
 90% offsite manufactured

Multis
 60-70% prefab elements
 10% offsite manufactured

Evolutionists

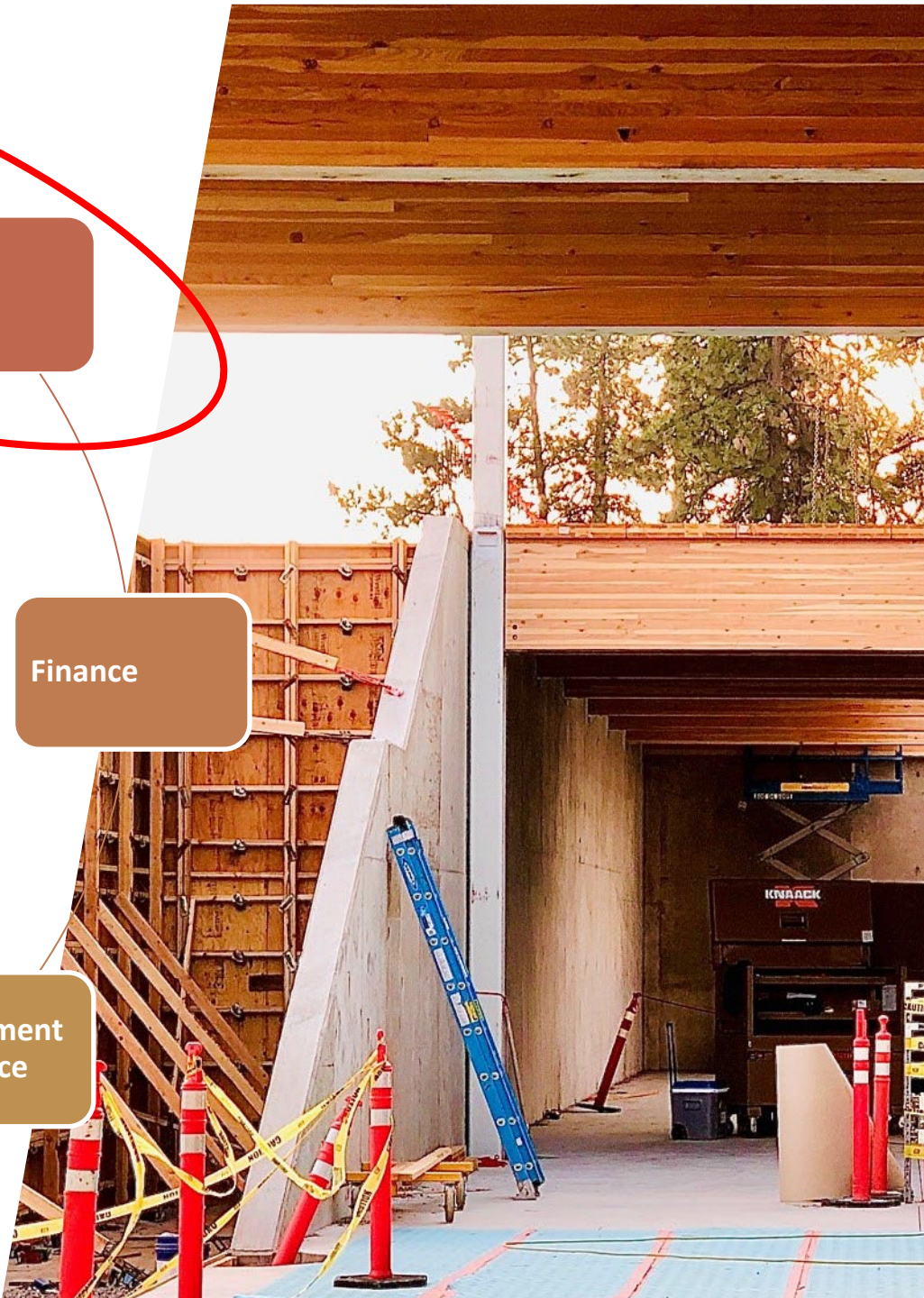


Forestry Origins

Creationists



Construction Origins

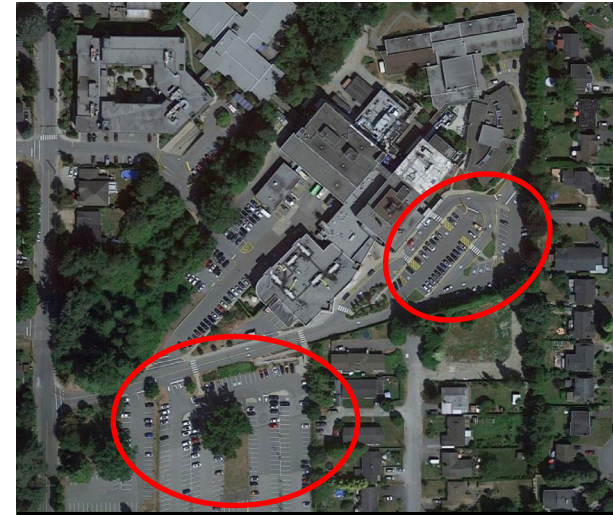




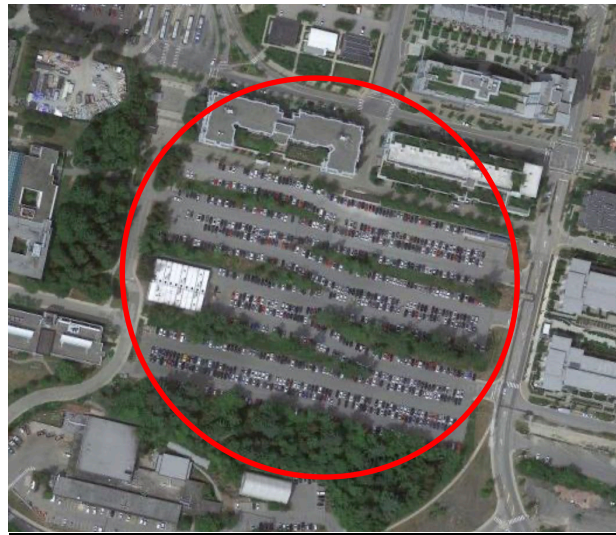
**Rapid Transit Stations
& Park & Rides**



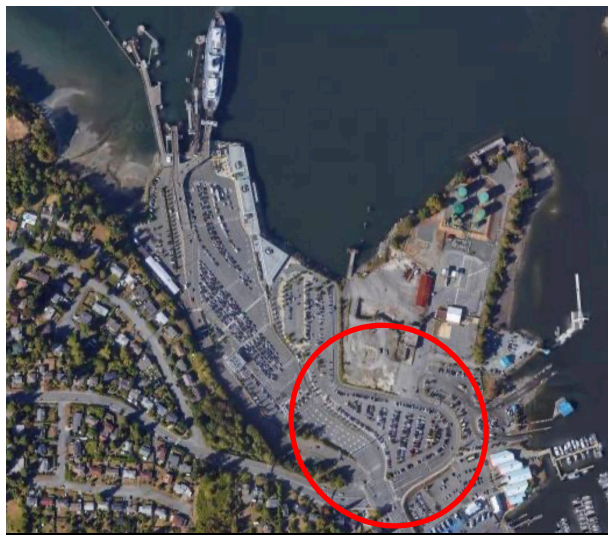
**Bus Exchanges, Commuter Rail
Stations & Bus Depots**



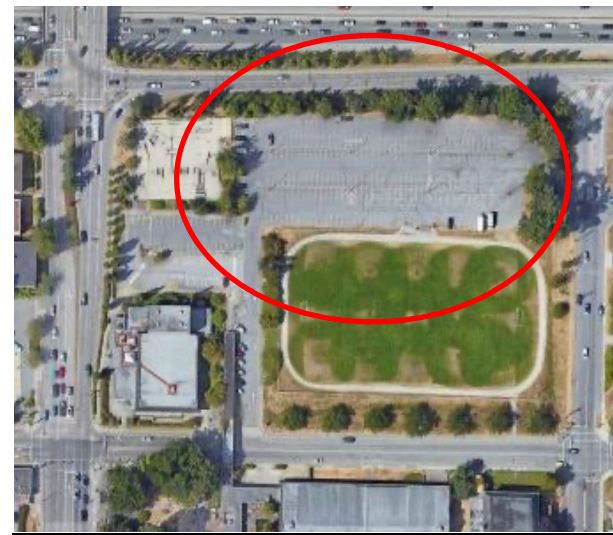
**Hospital
Parking Lots**



**Post Secondary & K-12
Parking Lots & Lands**



**Ferry Terminal
Day Parking Lots**



**Municipal Facilities
Rec Centres, Firehalls...**

**Capitalize On
Underutilized
Multi-Million
Dollar
Assets**



BC-Wide Coarse Opportunity Estimate

Site Types
Transit Sites: exchanges, stations, depots, park and rides
Ferry Terminals
Hospitals
Post Secondary Campuses
Public K-12 (school sites only)
Misc Public , e.g. parking, rec centres, firehalls, libraries, city halls, maint yards...
Total



Coarse site/project screening criteria:

- Site developability
- Locational criteria to manage cost, carbon & congestion
 1. proximate to major employment hubs
 2. proximate to services
 3. proximate to good transit

Precedent: Transit Exchange, Montpelier

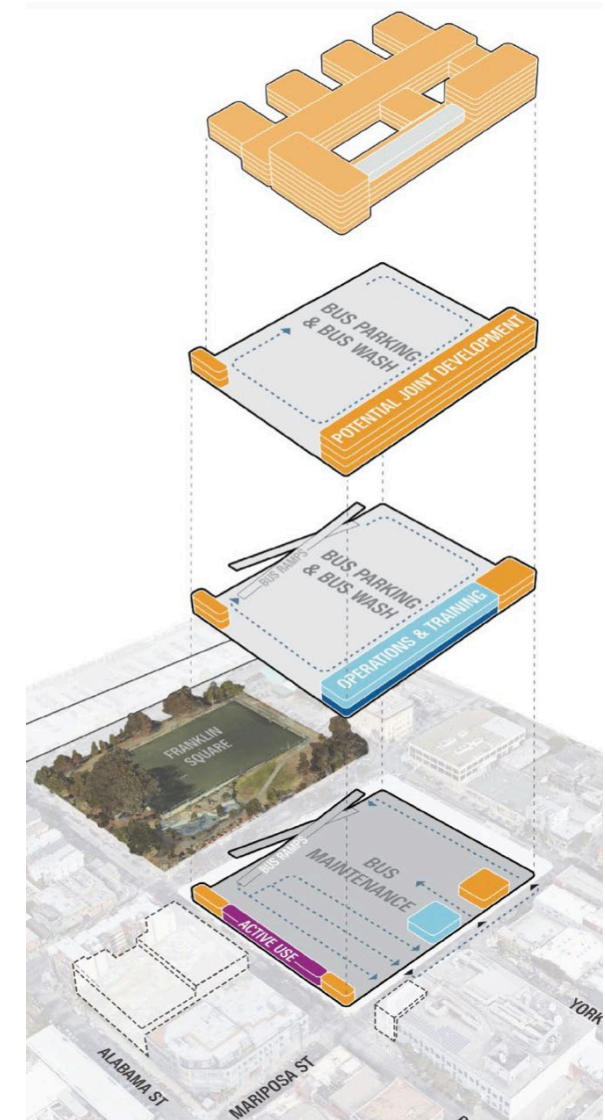


Population
City: 8,000

Precedent: Potrero Yard Modernization, San Francisco



Population
City: 900,000
Metro: 3,000,000



Precedent: Casa del Maestro



Santa Clara Unified School District, Silicon Valley

Workforce: 1,600

Student Population: 15,000

Homegrown Precedents



UBC Transit Exchange & Residence



Vancouver Fire Hall #5 & Social Housing



**nēcaʔmat ct Strathcona
Library & Social Housing**

VALUE ADDED

HOUSING HUBS

Give a Lift to Other Housing Innovations!



Homes for People

An action plan to deliver more homes for people, faster

StrongerBC
for everyone

Local Action Opportunities

Public/Social Sector

- Municipal permitting modernization
- Crown/muni/school/post secondary
 - underutilized land for offsite manufactured affordable housing
- Crown/muni/school/non-profit/
 - offsite manufacturing supportive new facilities policy

Forest Products

- Methodically grow offsite manufacturing and markets
- Strengthen offsite-supportive provincial & industry policy

Building & Development

- Put offsite procurement into your calendar



Provincial Action Opportunities

Province

- Housing: New BC Builds Office
 - Strong Offsite Manufacturing Supply-Demand Framework
- Forestry: Modernizing Forest Policy
 - *Wood First to Wood Wise*: fibre access & material optimization
- JEDI: Industrial & Manufacturing Plan
 - Offsite Manufacturing Corner “Stud”

Forest Industry

- Support Offsite Value-Add Housing Agenda

Real Estate Development

- Support Offsite Value-Add Housing Agenda



Value Added Housing Hubs



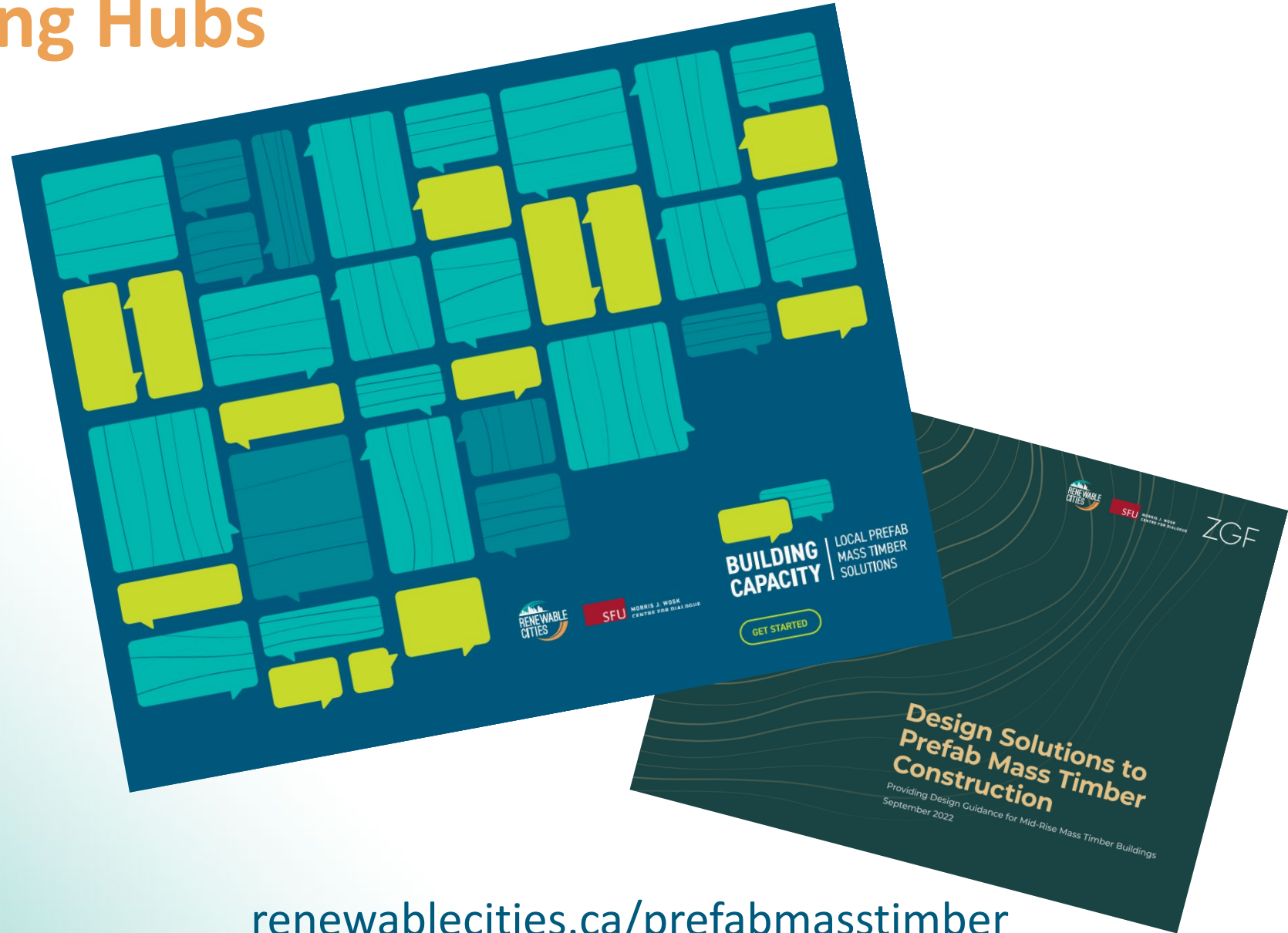
Forestry Innovation
Investment®



Office of
Mass Timber
Implementation



REAL ESTATE
Foundation
OF BC



renewablecities.ca/prefabmasstimber

Value Added Housing Hubs

Affordability,
Climate &
Economic Transition



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