

COUNCIL MEMBERS' MOTION

9. Expanding BC.Manufacturing and Construction of Climate-Smart Made-in-BC Prefabricated Wood-Frame Housing

Submitted by: Councillor Carr

WHEREAS

1. B.C. is facing both a climate emergency and a housing affordability crisis;
2. One of the most affordable and climate-smart forms of new built single-family and multi-family housing is pre-fabricated modular wood-frame housing which typically reduces construction time up to 50 percent, and overall costs of construction up to 25 percent;
3. Climate-smart modular and prefabricated buildings include solar-ready features, Passive House designs, built-in renewable energy, socially and ecologically sustainable materials, water harvesting and water reuse such as embedded rainwater harvesting, greywater and water reuse systems, innovative energy systems and super insulated envelopes; and
4. While the Government of B.C. has promoted climate-smart B.C. mass timber construction materials that can ideally replace GHG-intense concrete construction for buildings above 6 storeys, and has used wood-frame modular housing in B.C. Housing projects, it has not yet facilitated equally promoted a made-in-B.C. industry to produce Passive House standard, pre-fabricated wood-frame modular housing that can reduce the cost and increase the affordability of housing up to 6 storeys.

THEREFORE BE IT RESOLVED THAT

- A. THAT the following motion be forwarded by the City of Vancouver for consideration by the Lower Mainland Local Government Association (LMLGA) at its May 4-6, 2022, Annual Conference;
- B. THAT the following motion be forwarded by the City of Vancouver for consideration by the Union of B.C. Municipalities at its September 12-16, 2022, Convention, if it is not forwarded by the LMLGA to the UBCM Convention.

MOTION: Expanding B.C. Use of Climate-Smart Prefabricated Wood-Frame Housing

WHEREAS B.C. is facing both a climate emergency and a housing affordability crisis and one of the most affordable forms of new built single-family and multi-family housing is pre-fabricated wood-frame housing, typically taking one-half the time to construct and costing one-third to one-half the cost of concrete construction;

AND WHEREAS B.C. is in the enviable position of having a

supply of second-growth wood that could be utilized for a sustainable value-added industry in the manufacture of Passive House standard, wood-frame pre-fabricated modular housing:

THEREFORE BE IT RESOLVED THAT UBCM urge the Government of British Columbia to enable, support and promote the development of a zero-carbon standard, wood-frame modular housing manufacturing industry in B.C., including by modifying the B.C. Building Code and B.C. Step Code to enable quicker permitting and approval of prefabricated wood-frame housing and by encouraging B.C. Housing to utilize B.C.-produced prefabricated wood-frame housing wherever possible in its projects.

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