

## COUNCIL MEMBERS' MOTION

### 4. B.C. Affordable, Net Zero, Offsite Wood Housing Industrial Development

Submitted by: Councillor Dominato

#### WHEREAS

1. The Province and cities throughout British Columbia are focussed on expanding housing supply and affordability, coupled with a strong focus on sustainability and a value-added economy;
2. B.C. is home to an enterprising, offsite wood frame and mass timber manufacturing industry distributed province-wide. The industry is more mature than most North American jurisdictions but needs policy support to survive and thrive;
3. While B.C. is a North American leader in mass timber and offsite manufacturing, it still accounts for less than 5% of all new building construction. In Sweden, more than 80% of single family and 10% of multi-family construction is done off site and growing;
4. The single greatest barrier to offsite construction expansion is insufficient market demand from public and private project development;
5. British Columbia has yet to develop a robust strategy to address our shrinking construction labour force, which is a growing constraint on new housing supply;
6. Offsite construction in high tech manufacturing plants has the potential to deliver improvements of up to 50% labour productivity, 50% construction time, 20% cost savings and net zero and low embodied carbon construction;
7. There are hundreds of strategically located public land parcels across B.C. with underutilized land that can be used to cost effectively build affordable housing and grow a pipeline of projects to mobilize investment in manufacturing plant expansion;
8. Collaborative governance is essential to developing a strong policy framework for offsite wood construction that will help address our pressing housing and climate challenges.

#### THEREFORE BE IT RESOLVED

THAT the following resolution be submitted to UBCM for submission as a 2023 UBCM Resolution, and titled: "B.C. Affordable, Net Zero, Offsite Wood Housing Industrial Development."

## RESOLUTION

### **MOTION: B.C. Affordable, Net Zero, Offsite Wood Housing Industrial Development**

WHEREAS B.C. has yet to develop an effective strategy to address one of the biggest constraints on new housing supply—our shrinking construction labour force—and offsite wood frame and mass timber construction has potential to deliver improvements of up to 50% labour productivity, 50% construction time and 20% cost savings, net zero and low embodied carbon construction and secure jobs in forest dependent and Indigenous communities;

AND WHEREAS the greatest barrier to expanding offsite construction is insufficient market demand from public and private project developers unfamiliar with this novel approach and there are hundreds of strategically located, public land parcels with underutilized land that can be used to cost effectively build affordable housing and grow a predictable pipeline of projects to mobilize investment in manufacturing plant expansion:

THEREFORE BE IT RESOLVED THAT UBCM calls on the Government of B.C. to collaborate with diverse sectors to establish a B.C.-based Offsite Wood Construction Industrial Policy Framework and steadily grow demand and capacity by working with interested public sector organizations to use offsite construction to build, permanently affordable, zero carbon housing on underutilized public land close to jobs and services.

THEREFORE BE IT FURTHER RESOLVED THAT UBCM works with the BC Government to develop an Affordable Housing Offsite Wood Construction Early Adopter Program with voluntary municipal actions that aggregate demand like pre-approved designs, zoning and permits for different housing types; and voluntary actions for other sectors like developers, builders, school boards, health authorities and forestry companies.

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