



Council Chair,  
Rick Weste, CEO,  
Triple M Modular Ltd

**A**s skills shortages, ever-increasing regulation, and economic policies present challenges for builders aiming to deliver what Canadians want in their homes, the formation of CHBA's Modular Construction Council in 2017 was one of the logical next steps for an industry looking to maximize productivity and build housing that people can afford to buy. With factory-site partnerships and the number of facilities certified to build homes in Canada rising every year, we asked Council Chair and CEO of Triple M Modular Ltd. Rick Weste what's trending in the world of modular.

### FILLING THE GAP

CHBA's Modular Construction Survey, conducted by Altus Group, shows that the



Modular home,  
Supreme Homes,  
Tracadie-Sheila,  
New Brunswick



Site installation, Royal Homes,  
Wingham, Ontario

sector has accounted for approximately 15 percent of single-family housing starts in Canada in recent years. But the bigger story is the increase in multi-family dwellings being built offsite. The traditional single-unit, rural market for modular is rapidly diversifying as multi-family units are becoming the majority of business for some factories. Low-rise row and stacked townhouses, duplexes and fourplexes originating in factories and finished at the site are helping to bridge the affordability gap with "missing middle" housing for millennials looking to buy a home.

### NOT YOUR GRANDMA'S GARDEN SUITE

Call them granny flats, garden suites, tiny, laneway, carriage or coach houses – housing affordability, an aging population, and municipal regulations aimed at increasing density are putting a spotlight on small houses that can be placed on lots with



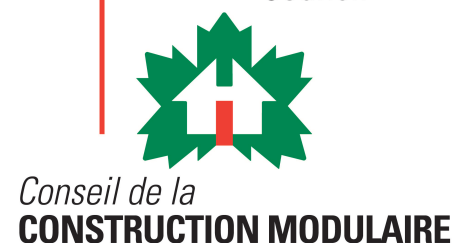
Factory interior, courtesy  
Triple M Modular Ltd., Lethbridge, Alberta

existing homes. But while many factories have produced modern, design-savvy homes 500 sq. ft. or smaller, single-family modular homes have been growing in size, with the most recent survey showing an average size of approximately 1,500 sq. ft.

### THE GREEN MACHINE

Long touted as among the most energy-efficient homes in the country, modular homes were among the first out of the gate with net-zero. But as the provinces and territories gear up with increasingly stringent energy efficiency requirements, modular builders (like all builders) are cringing at the potential cost impact for homebuyers and looking at technical innovations that can bridge this cost gap. 🍁

## MODULAR CONSTRUCTION Council



Conseil de la  
CONSTRUCTION MODULAIRE