

ATLANTIC OFF-SITE HOUSING INNOVATION ROADMAP

Increasing housing supply in Atlantic Canada through off-site and modern methods of construction.

Developed through policy review, industry interviews, and regional workshops across Atlantic Canada.

Drivers for Change



Population Growth



Rising Construction Costs



Labour Shortages



Regulatory & Delivery Constraints

Focus Areas



Policy and regulatory systems, aimed at improving consistency, clarity, and efficiency in approvals and inspections



Financing and insurance, addressing cash-flow, risk, and valuation challenges specific to OSC.



Procurement models and contracts, focused on enabling earlier manufacturer involvement and aligning contracts with factory-based delivery.



Skilled workforce and skills development, supporting training pathways and year-round employment in factory and site settings.



Transportation and logistics, targeting planning, permitting, and damage-reduction challenges associated with modular delivery.

1 POLICY & BY-LAW REVIEW

2 INDUSTRY EXPERT INTERVIEWS

3 REGIONAL WORKSHOPS

4 DATA ANALYSIS & ROADMAP DEVELOPMENT

Phased Implementation

Provincially independent initiatives timeline

YEAR 1

- FI4** • Use PEI MURB case studies to identify MMC cost reductions
- PR1** • Adopt MMC Definition Framework in policies/procurement
- PR8** • Encourage MMC solutions that meet Heritage Conservation
- PM3** • Use RFIs/RFQs to map manufacturers and pre-qualify proponents
- PM8** • Require an OSC/MMC integrator role on project teams
- PM9** • Ensure CSA A277 compliance with local codes
- PM10** • Enable performance-based procurement for MMC projects
- PM13** • Encourage tenders to consider MMC categories 1-4 alternatives
- PM15** • Link payments to modular schedule milestones
- PM16** • Define OSC responsibilities in trade scopes
- PM17** • Include detailed site information in RFPs
- TL1** • Include damage conflict-resolution clauses in contracts
- TL6** • Identify designated routes and staging yards (in parallel to TL5)
- WD15** • Consult Indigenous communities to identify workforce initiatives

YEAR 2

- PR2** • Develop NB Healthy Housing Planning Note
- PR3** • Create regional MMC approval pathway supported by awareness programs
- PR6** • Designate MMC Liaison Officer in NL
- PM4** • Publish rolling 3-4-year forecast of OSC-suitable public housing projects
- PM5** • Use design-assist / design-build procurement
- PM6** • Combine small serviced sites to tender larger projects
- WD5** • Streamline credential recognition for internationally trained workers and engage Indigenous communities

YEAR 3

- FI1** • Introduce manufacturer pre-qualification based on CSA A277
- PM2** • Create funding stream for manufacturers to become CSA certified
- PM11** • Issue bundled OSC procurement/offtake agreements

YEAR 4

- FI6** • Establish pre-manufactured index with fee reductions
- PR9** • Reform permitting/by-laws/zoning workflows and digitize processes
- WD12** • Train municipal/provincial staff to leverage MMC
- TL4** • Develop province-based design guidelines using TL5 logistics constraints

Collaborative implementation roadmap initiatives

- PR5** • Establish Atlantic Off-site Housing Innovation Network
- WD1** • Host OSC industry events for skilled trades
- WD2** • Launch OSC awareness campaigns / docuseries / marketing
- WD3** • Promote OSC careers via coordinated campaigns and events
- WD8** • Invest in Factory optimization and training
- WD14** • Support bursaries/scholarships/mentorship/DEI training

- FI2** • Establish CMHC-regional coordination group
- FI3** • Create and share lending briefs with investors/lenders
- FI5** • Add MMC-friendly payment structures and liquidity supports
- FI7** • Develop Unified OSC insurance products and clear liability transfer
- PR7** • Standardize CSA A277 municipal adoption
- PM1** • Define value-based scoring beyond lowest bid
- PM14** • Create Consistent RFP processes
- WD4** • Integrate MMC training and micro-credentials across post-secondary
- WD6** • Offer heavy equipment/crane ops training via trade associations
- WD7** • Increase planning/building office staffing capacity
- WD13** • Train traditional builders for install/fit-out/handover (Cat 1-2)
- TL2** • Collaborate with R&D orgs to reduce transport/erection damages
- TL5** • Develop NL oversized-load logistics framework database map

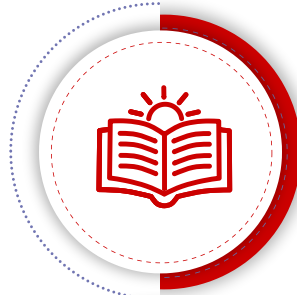
- WD10** • Expand MMC-focused workforce training and apprenticeships
- WD11** • Provide relocation incentives and workforce benefits
- WD16** • Enable year-round employment via offtake agreements

- PR4** • Establish NRC/code technical committee for MMC code updates
- PM7** • Develop standardized OSC cost library
- PM12** • Create MMC contract templates with CCDC
- WD9** • Develop national curriculum aligned with apprenticeships
- TL3** • Create single reference for overload escort and permit requirements

Governance Structure: Functional Working Groups

Knowledge Creation

Financing and Procurement



W1

W2



Knowledge Creation

Regulatory Framework, Approvals and Transportation Solutions

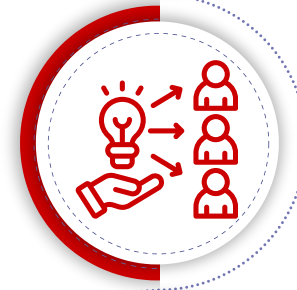
Knowledge Mobilization

Market Capacity and Forecasting



W3

W4



Knowledge Mobilization

Skills, training and Workforce Growth

Knowledge Dissemination

Public and Industry Awareness



W5

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