Proposed changes for modular/manufactured housing

We heard from modular housing builders that some design requirements can make projects more complex and increase construction costs. Proposed changes to **design requirements** for missing middle housing provide more flexibility by providing a range of design requirement choices that satisfy by-law requirements, instead of simply requiring certain treatments. This enables builders to choose the options that work best for their project while continuing to achieve intended design outcomes in low-density neighbourhoods.

Modular housing

A type of prefabricated building constructed in large sections—called modules—inside a factory, then transported to and assembled on-site.

Why are these changes proposed?

By enabling builders to select which design requirements work best for their project this can help alleviate construction time and costs.

How does this change support modular construction?

Construction of modular buildings happens simultaneously with site work, allowing projects to be completed at a faster pace than using traditional construction methods. Faster construction can help to achieve gentle density and deliver missing middle housing at an accelerated rate while reducing overall environmental impacts such as construction waste and greenhouse gas emissions.



