Impact of Municipal Bylaws & Construction Methods on Housing Affordability

Case Study: 11212 Apartments

Paul Gibson & Tegan Martin-Drysdale
RedBrick Group of Companies
Summary

Who is RedBrick?

Background on 11212

Project Challenges
  • Financing
  • Design
  • Municipal Bylaw & Alberta Building Code
  • Supply Chain

Lessons Learned
Who We Are

Integrated Development & Real Estate Service Company
• Brokerage
• Project Management
• Development Management
Focused on TOD Infill in Mature Neighbourhoods
Passionate about Edmonton
Vision - Creating Rich, Vibrant & Livable Places

- Affordable infill housing
- Sustainable
- Accessible & Inclusive
- FlexHousing Principles
- Great design
Background on 11212

- Transit Oriented Development
- Commonwealth Community Recreation Centre
- SaveOn Anchor Shopping Centre
- 118th Ave Revitalization
Background on 11212

- Affordable rental
- Common Sense Green
- Accessible & Inclusive
- FlexHousing
- Modular Construction
Why did we want to go Modular?

- Inefficiencies in construction industry
- Reduced site construction schedule
- Reduced waste
- Higher quality control in factory

Image Credit: www.sustainablemodular.com
Challenges - Financing

- Lack of interest from Lenders
- Upfront Capital Cost
- Construction Draws
Challenges - Design

• Lack of modular experience in industry
• Modular efficient designs = boxy and boring
• Lack of in-house design capabilities with local suppliers
Challenges – Municipal Bylaws & AB Building Code

- Designed to accommodate stick-built construction
- Lack of understanding of the ABC at municipal level
- Higher scrutiny for new construction methods
- Lack of communication between City Departments
Challenges – Supply Chain

- Lack of industry experience with multi-family projects
- Success is heavily reliant on modular supplier
- BIM capabilities
Lessons Learned...

Find lenders with modular experience. Modular supplier must have in-house design team, extensive multi-family experience, BIM capabilities, and must deliver.

Require supportive public policies and tools:
- ABC must keep up with industry
- Experienced & knowledgeable code officers
- Streamlined development process
- Innovation must be encouraged