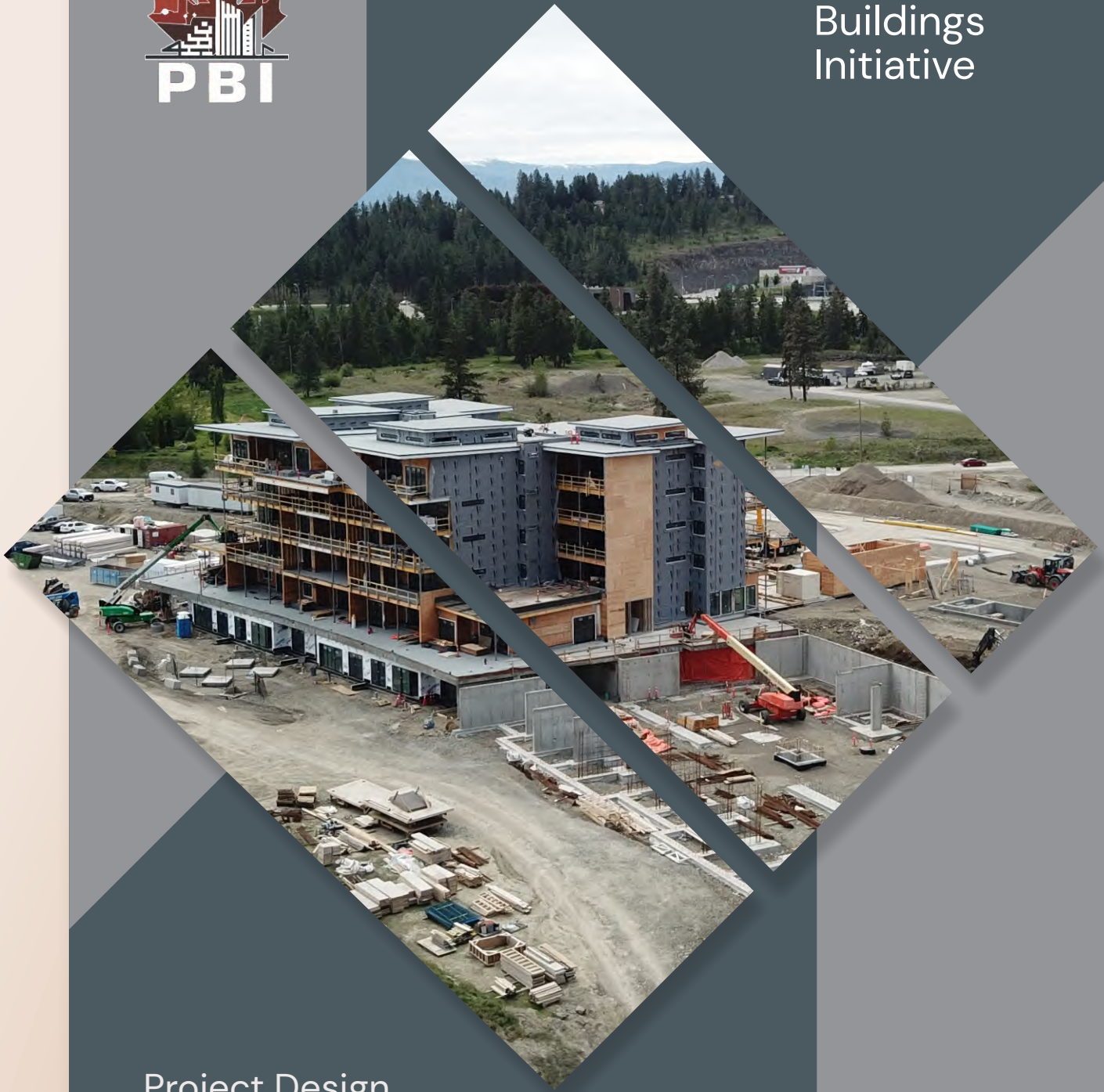




# Prefab Buildings Initiative



Project Design  
& Development  
Dec 2024 - Mar 2025

Progress Report v.2 2025



***"The success of the Prefab Buildings Initiative is a testament to Canadian innovation and collaboration, made possible through the support of the federal government and the dedication of our nation's suppliers and manufacturers. Together, we are building a Made-in-Canada solution that accelerates housing delivery, enhances sustainability, and strengthens our domestic construction industry."***

**Andrew Bowerbank**  
Executive Director, Prefab Buildings Initiative  
Managing Partner, CPH Group

Canada is facing a critical housing challenge, requiring innovative, scalable, and sustainable solutions to meet the growing demand for affordable, high-quality homes. The Prefab Buildings Initiative (PBI) is emerging as a key solution provider in this space, demonstrating how prefabrication and advanced building technologies can help address the housing crisis efficiently and effectively.

Over the past several months, the PBI has made significant progress in advancing project development, technology integration, and new industry partnerships. The initiative was formally launched at the Property Development Leaders Summit in Kelowna on November 6, 2024, where industry leaders, developers, and policymakers came together to establish a shared vision for the future of prefabricated construction in Canada. Building on this momentum, the December 3, 2024, Design Charrette in Toronto engaged leading manufacturers, suppliers, and design professionals to begin developing scalable and adaptable prototype buildings. These models are designed to bring greater efficiency, cost control, and sustainability to multi-unit residential developments across the country.

The PBI has also expanded its network of collaborators, welcoming key industry contributors such as Axis Insurance, Soprema, DIRTT, Sapphire Balconies, Lakepoint Capital, Align West Homes and the University of British Columbia - Okanagan. These new relationships add to an already impressive roster of market leaders, further enhancing the PBI's ability to integrate high-performance materials and building systems into its designs. This ensures that prefabricated buildings continue to meet the highest standards for energy efficiency, durability, and constructability. Furthermore, the formation of the Public Leaders Roundtable reinforces the PBI's commitment to working alongside government agencies to align prefabrication strategies with national and regional housing policies.

As we move forward, the Southern Interior Construction Association is proud to support the PBI in its mission to revolutionize construction through mass timber, advanced prefabrication, and digital integration. With each milestone, the PBI is demonstrating that prefabricated, factory-built housing can be a game-changer in delivering faster, more cost-effective, and sustainable housing solutions for Canadians. We look forward to seeing the continued success of PBI and its partners as they develop and implement real-world, market-driven solutions that will help reshape the future of housing in Canada.

**Clifford Kshyk**  
Chief Executive Officer  
Southern Interior Construction Association

# Events & Accomplishments

Dec 2024 - March 2025

Over the past four months, the Prefab Buildings Initiative has made significant strides in engaging industry leaders, collaborating with all levels of government, and driving awareness through keynote presentations and strategic partnerships with property developers.

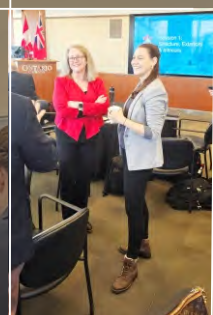
Through active discussions with policymakers and stakeholders, PBI has strengthened support for innovative prefabrication solutions to address Canada's housing crisis.

Our team has worked closely with property owners, manufacturers, and suppliers to refine our strategic plans, ensuring alignment with market needs and regulatory frameworks.

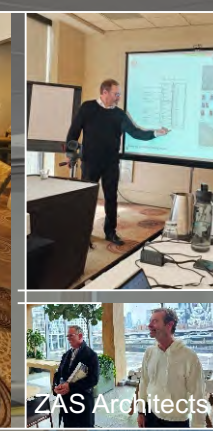
This momentum has positioned the PBI as an emerging leader in prefabricated construction, paving the way for faster, more efficient housing solutions across the country.

This page represents a quick snapshot of our accomplishments, setting the foundation for an amazing year in 2025.

Dec 4th Design Charrette



PBI Charrette #2



Toronto Meetings & Tour - Feb 24-27th

Southern Interior Construction Association - Kelowna  
Keynote Presentation - Feb 6th



**UDI**  
OKANAGAN URBAN DEVELOPMENT INSTITUTE CHAPTER

UDI 2024  
Holiday Reception,  
Kelowna, BC

Thanks to Bear Land Development for the Invitation!

# A Point of Clarity

## Defining the PBI

The Prefab Buildings Initiative is **not** a new industry association or not-for-profit organization with lofty ambitions – we don't need the overhead burden or endless committees slowing us down.

The PBI **is** a focused, strategic collaboration model to align expertise and deliver innovative projects to the Market – Period.

The PBI is designed to bring together Canada's leading suppliers & manufacturers in the construction sector to deliver high-quality, efficient, and cost-effective buildings. Unlike traditional construction methods, which are fragmented and often plagued by inefficiencies, the PBI is a coordinated effort that integrates the latest innovations in prefabrication, precision manufacturing, and construction technology to enhance quality, performance, and affordability across the entire value chain – from initial design to completed, tenanted buildings.

The construction industry in Canada is facing rising material costs, labour shortages, and outdated building processes that contribute to delays and inflated project

budgets. At the same time, economic conditions, rising interest rates, and a growing housing crisis demand a new approach to construction – one that delivers speed, cost certainty, and quality assurance. The PBI is designed to meet this need by streamlining the design/build process through the integration of specialized manufacturers. Each building component – structure, envelope, mechanical systems, interiors, etc – is produced in separate factories, ensuring 90% of a building is completed before on-site assembly. This approach reduces construction timelines, mitigates risks, and improves overall project efficiency, making it the ideal solution in today's economic climate.

*"Woodsure is excited to collaborate with the PBI's industry leaders to advance research, refine best practices, and promote sustainable construction. Our tailored insurance solutions help mitigate risks in prefabricated construction, instilling confidence in developers, investors, and manufacturers. By addressing challenges in manufacturing, transportation, and assembly, we support market growth with security and certainty. Woodsure remains committed to innovative wood products and resilient construction, driving a sustainable future while reshaping traditional building methods."*

**Connie Rowley**  
SVP, Manufacturing Wood Products & Mass Timber Program  
Axis Insurance

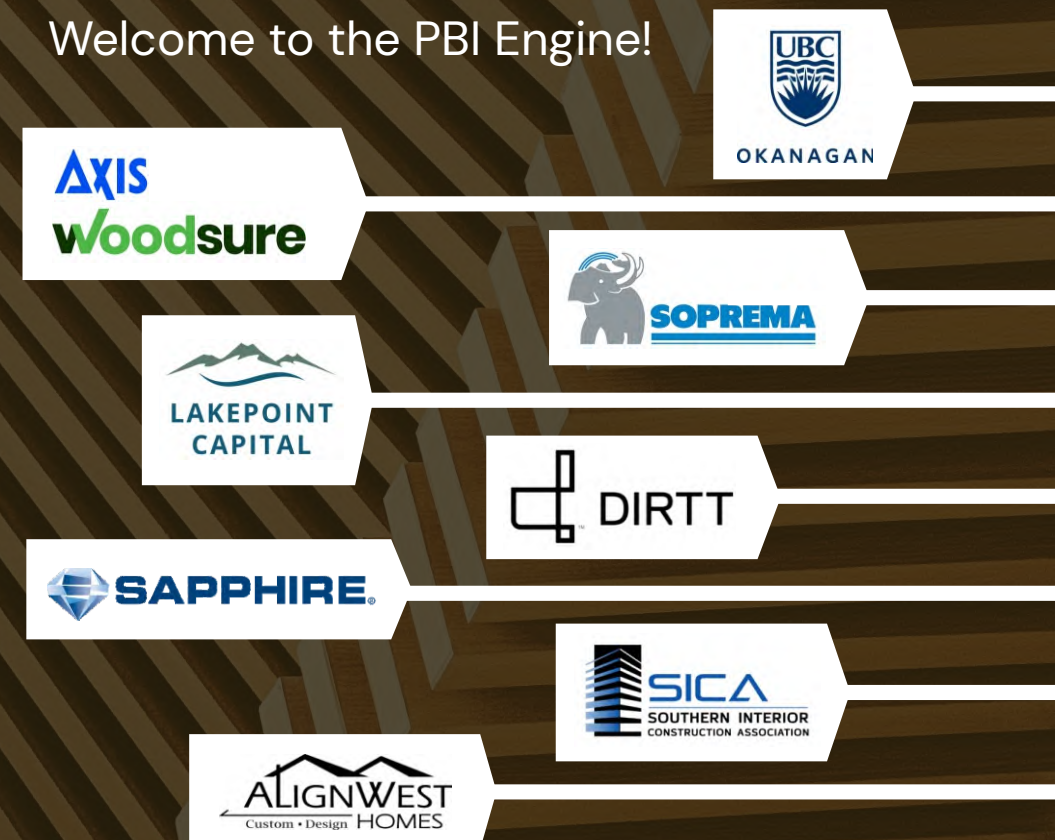
# Market Leadership

Through the Prefab Buildings Initiative, we have engaged a growing network of industry-leading companies to manufacture and supply prefabricated components for streamlined on-site assembly, allowing for greater efficiency, cost control, and quality assurance.

To date, we have collaborated with industry leaders, academia, and public agencies to advance this model, and we remain committed to expanding our network. As we scale our efforts, PBI will continue to engage new companies that align with our vision, providing turnkey solutions that redefine how buildings are designed and constructed.

We actively seek market-leading companies and agencies with innovative solutions to join our efforts, ensuring we meet our ambitious project objectives and drive the future of prefabricated construction in Canada.

## Welcome to the PBI Engine!



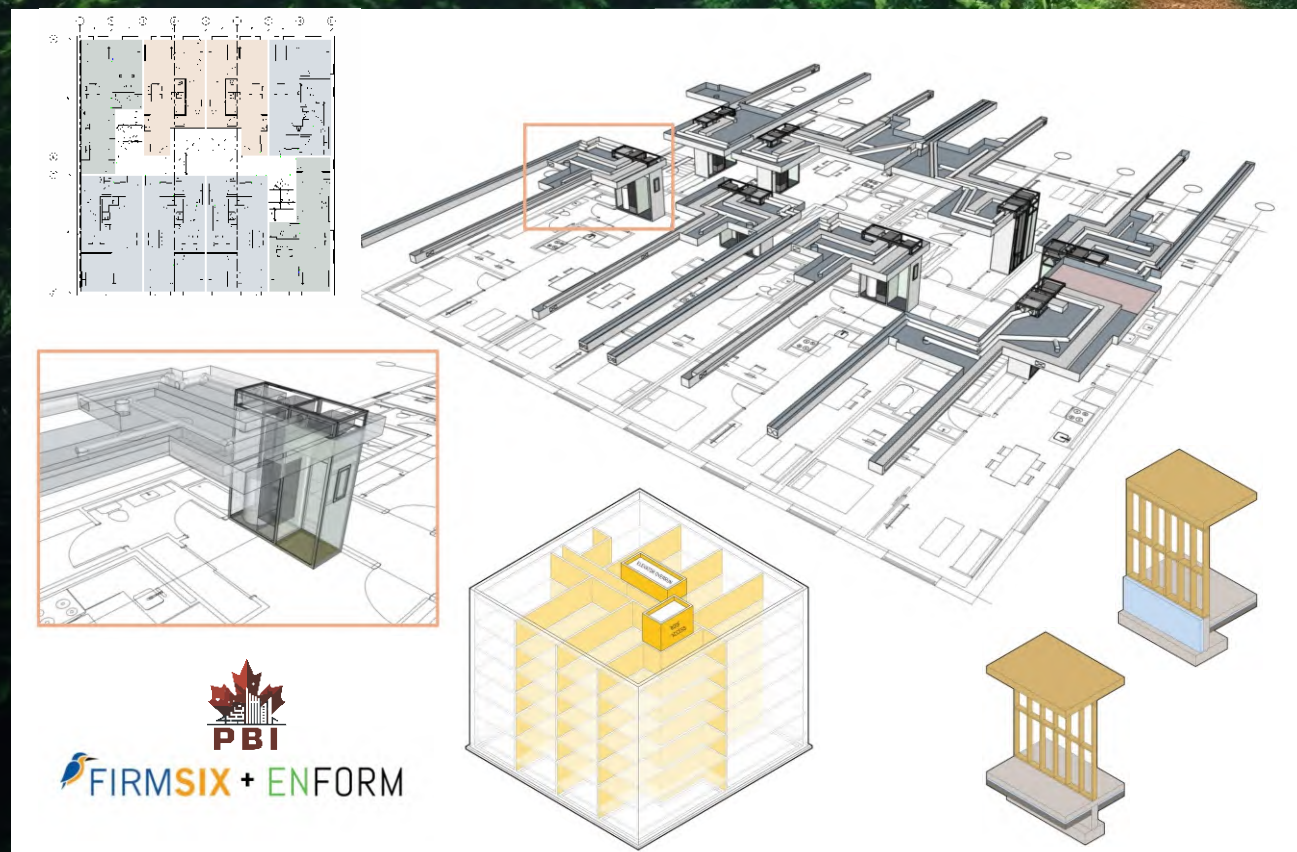
# PBI Project Development Through 2 Parallel Paths

Through collaboration with our suppliers and design/build teams, the PBI will introduce 2 models for prefabricated building systems. Each system has been created to meet the needs of property developers across Canada.

## 1. Standardized Urban Infill

The PBI standardized model for prefabricated buildings is designed to efficiently meet the needs of urban infill properties, providing a customizable, scalable and cost-effective solution for multi-unit residential development.

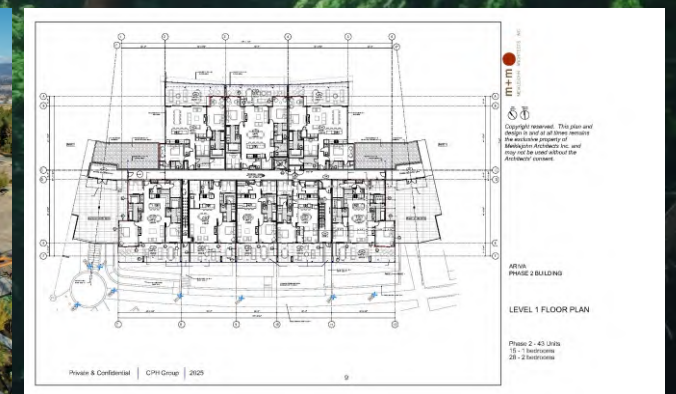
By using a factory-built approach, building components are pre-engineered to fit various lot sizes and zoning requirements while maintaining architectural flexibility. This method accelerates construction time lines, reduces costs, and ensures high-quality control, making it ideal for densification projects in cities looking to optimize under-utilized spaces for housing.



## 2. Integrated Design

The PBI Integrated Design Model streamlines the construction process by introducing prefabricated components from trusted suppliers and manufacturers into established building designs. Our systems will adapt to a developers' pre-designed project objectives.

This collaborative approach ensures seamless integration of factory-built structural, envelope, mechanical, and interior systems into each project. By working closely with PBI's design/build teams, suppliers will be engaged to help manage development, optimize efficiency, and deliver high-quality, cost-effective buildings that accelerate project timelines while maintaining zoning, design and permitting commitments.



# CPH Group: Delivering PBI Projects

## Introducing a New Leader in Integrated Design & Construction

The CPH Group is an emerging force in real estate development, offering fully integrated design and construction solutions—a rarity in today's market.

Unlike traditional developers who prefer to focus on financing and asset management (outsourcing design/build), CPH Group takes a turn-key approach, collaborating with the design team and suppliers, and managing every aspect of a project from conception to completion. By combining in-house expertise with cutting-edge methodologies, CPH Group ensures exceptional efficiency, quality, and sustainability in every development.

With a proven track record and award-winning leadership, The CPH Group stands as a trusted partner for developers seeking superior performance, cost-effective solutions, and long-term value in an evolving industry.

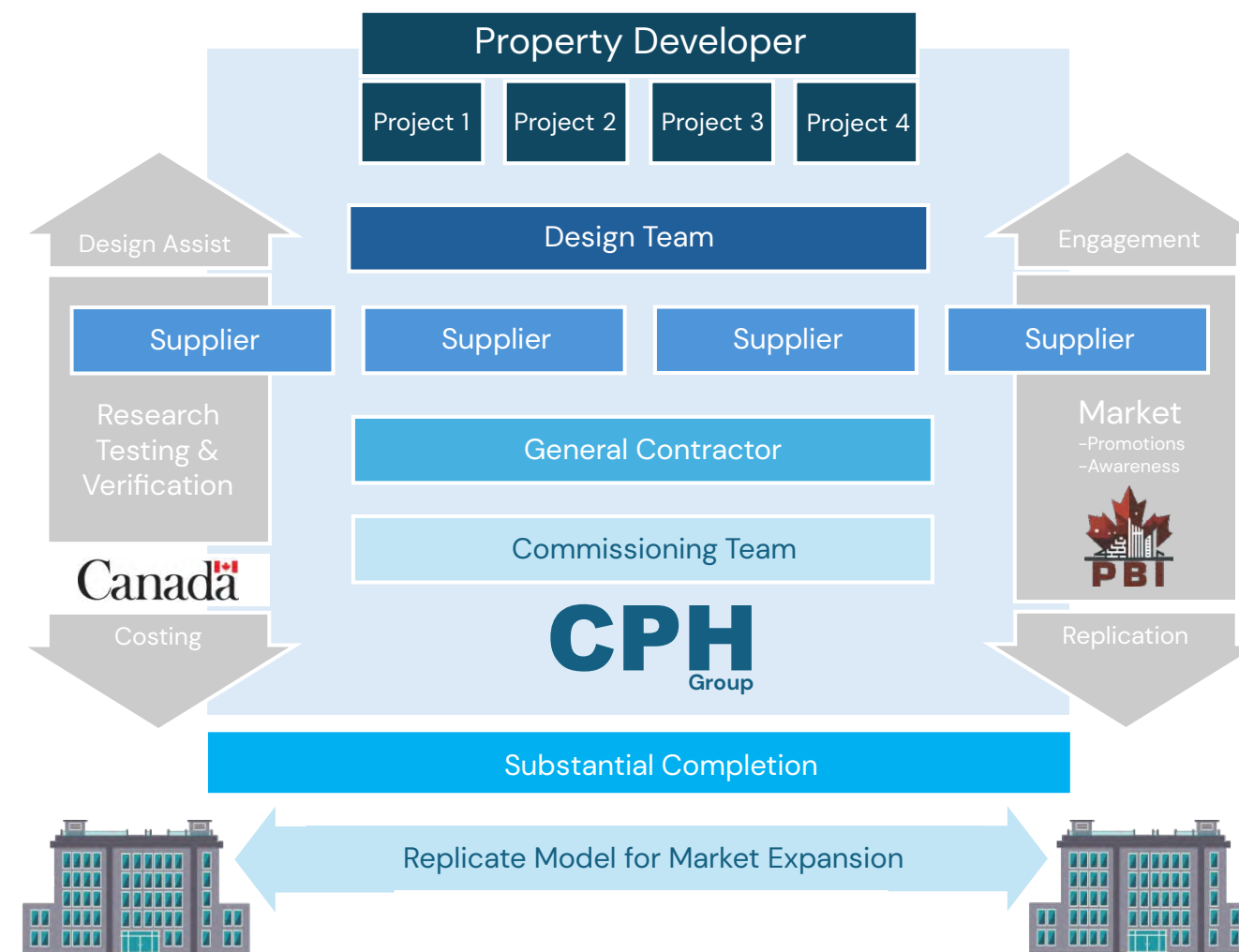
## Project Design/Build Managers for the Prefab Buildings Initiative

As the project integrator for PBI projects, the CPH Group will oversee design and construction management to ensure a seamless orchestration of factory produced components, with project specific designs, and on-site assembly.

By integrating manufactured structural, envelope, mechanical, and interior components into established building models, CPH Group delivers precision, efficiency, and scalability.

Their leadership in project coordination ensures that designers, manufacturers, and general contractors work in unison, eliminating inefficiencies and delivering high-quality prefabricated buildings at a national scale. With a focus on "construction optimization", CPH Group is redefining how prefabricated projects are executed, setting a new standard for sustainable development.

## Project Delivery Model



*"Planning a project of any scale, requires careful consideration of not only the land it sits on, but of the methods you use to engineer and build the end product. The PBI is one of those unique strategies that uses partner innovation and environmentally sensitive technologies to facilitate a very successful project. I started home construction 36 years ago when simple methods of prefabricating wall panels was on the rise. It was very clear to me from early on that we had an advantage by assembling walls in a controlled environment; but it also ensured less material waste, with time savings on site, maximizing profits. I'm thrilled with the opportunity to partner with the CPH Group on future PBI projects"*

**David Pfuetzner**  
President  
Align West Homes

*"As the delivery agents for the initiative, CPH Group serves as the central coordinating company for PBI projects, managing all aspects of design and construction for developers. By leveraging the expertise of Canada's top manufacturers and construction professionals, PBI is setting a new standard for rapid, lean, and high-performance building solutions that will shape the future of Canada's housing and ICI development sectors."*

**Michael Hildebrandt**  
Partner & Head of Construction  
CPH Group

# Update on PBI Targets & Deliverables

This page is a “snap shot” summary of the PBI’s progress since the previous Progress Report (v.1) was published. Each topic identified here was established as part of the primary targets and deliverables that set the strategy for the PBI in motion.

Our targets and deliverables for the PBI include the design and development of replicable prototype buildings, supported by government-funding, and the establishment of strategic partnerships with property developers and manufacturers across the country.

*“The success of the Prefab Buildings Initiative to date has demonstrated the power of collaboration and innovation in reshaping Canada’s construction industry. By integrating the latest advancements in building science and precision manufacturing, we are not only accelerating project timelines but also setting a new standard for efficiency and sustainability.”*

*This is a strategic opportunity for developers interested in PBI designed projects to partner with CPH Group and leverage our expertise in design-build integration to deliver cutting-edge, high-performance buildings. As the market continues to evolve, we are proud to lead the way in modernizing construction and creating scalable, future-ready housing solutions.”*

**David Brough**  
Partner & Head of Business Development  
CPH Group



**The Result**  
We have successfully partnered with leading property developers, including Ridge North America and Bear Land Development in BC, to adapt project designs to PBI’s innovative strategy. These partnerships demonstrate PBI’s ability to align with industry leaders, providing scalable, high-performance building solutions that address Canada’s housing needs while setting a new standard for efficient, modern development.



**The Result**  
In January, we successfully hosted our first “Public Leaders Roundtable”, bringing together senior decision-makers from five federal agencies to explore opportunities for advancing PBI’s national strategy. This landmark event facilitated critical discussions on policy alignment, funding opportunities, and the role of prefabrication in addressing Canada’s housing challenges. The strong participation and engagement from federal leaders established a significant step toward scaling PBI’s impact and accelerating the adoption of innovative, factory-built housing solutions nationwide.



**The Result**  
We have made significant progress in organizing industry collaboration through dedicated “PBI Member Meetings” to support project development and strategic objectives. The PBI Member Meetings were launched to bring together key stakeholders, with two formal meetings hosted to date – the first at the PBI launch in November, and the next at the 2nd PBI Design Charrette in February. These meetings have been instrumental in aligning manufacturers, developers, and industry leaders around PBI’s strategic goals, fostering partnerships, and advancing innovative prefab solutions. As PBI continues to expand, the PBI Member Meetings will play a crucial role in shaping the future of efficient, scalable, and sustainable construction across Canada.



**The Result**  
We have actively engaged municipal leadership to build local awareness and drive adoption of prefabricated housing solutions, successfully garnering support from the Cities of Toronto and Kelowna. In 2025, the PBI will expand these efforts, strengthening partnerships with municipalities across Canada to accelerate our development strategies.



**The Result**  
We have successfully expanded market awareness of the PBI through key industry engagements, including a keynote address at the February SICA conference, a featured magazine interview, and growing social media outreach. With a dedicated website set to launch in April, PBI continues to strengthen its visibility and influence in the construction and development sectors.



**The Result**  
The Dec. & Feb. Design Charrettes brought together architects, engineers, manufacturers, and developers to collaboratively brainstorm PBI’s standardized urban infill building design. These sessions successfully established a scalable, prefabricated model optimized for urban density, rapid assembly, and sustainability, setting the foundation for efficient, factory-built housing solutions across Canada.



# STRATEGY OVERVIEW

The **Prefab Buildings Initiative** introduces a strategic approach to the national housing challenge through performance manufacturing and construction optimization. The PBI will enhance the capabilities of the prefabrication industry and foster collaboration among manufacturers, designers, and engineers to deliver highly efficient building solutions.

The PBI will create a robust network of manufacturers, each specializing in specific systems within a building. This decentralized approach allows for the delivery of 80-90% of building components, ready for on-site assembly. The primary goal is to move beyond single-family homes to multi-unit housing models and other building types (hotels, existing building retrofits, senior residents, etc) thereby addressing a broader range of housing needs.

## Current process for housing prefabrication

- Large central, factory
- Big overhead burdens
- Economic challenges
- limited to single-family homes



## Innovation through PBI

- Development through collaboration
- Network of specialized manufacturers
- Multi-unit projects to fit a variety of site options
- On-site construction optimization



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