



HOUSE OF COMMONS  
CHAMBRE DES COMMUNES  
CANADA

# **ADVANCEMENTS IN HOME BUILDING TECHNOLOGIES**

**Report of the Standing Committee on Human Resources,  
Skills and Social Development and the Status of Persons  
with Disabilities**

**Robert Morrissey, Chair**

**FEBRUARY 2026  
45th PARLIAMENT, 1st SESSION**

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### **Reports from committees presented to the House of Commons**

Presenting a report to the House is the way a committee makes public its findings and recommendations on a particular topic. Substantive reports on a subject-matter study usually contain a synopsis of the testimony heard, the recommendations made by the committee, as well as the reasons for those recommendations.

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# **STANDING COMMITTEE ON HUMAN RESOURCES, SKILLS AND SOCIAL DEVELOPMENT AND THE STATUS OF PERSONS WITH DISABILITIES**

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Antoine Dedewanou, Analyst

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# **THE STANDING COMMITTEE ON HUMAN RESOURCES, SKILLS AND SOCIAL DEVELOPMENT AND THE STATUS OF PERSONS WITH DISABILITIES**

has the honour to present its

## **THIRD REPORT**

Pursuant to its mandate under Standing Order 108(2), the committee has studied advancements in home building technologies and has agreed to report the following:



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# ADVANCEMENTS IN HOME BUILDING TECHNOLOGIES

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## INTRODUCTION

In August 2022, the average cost of a house in Canada was \$777,200; a 41% increase compared to February 2020.<sup>1</sup> The Bank of Canada's housing affordability index, which tracks the share of disposable income that a typical household would put toward housing-related expenses, reached about 50% in the second quarter of 2024, surpassing levels seen during the 2008 financial crisis.<sup>2</sup>

Given housing affordability and availability challenges across the country, during the 44th Parliament, the House of Commons Standing Committee on Human Resources, Skills and Social Development and the Status of Persons with Disabilities (the Committee) undertook a study on advancements in home building technologies in Canada.<sup>3</sup> It held five meetings on the topic from 8 October 2024 to 29 October 2024, hearing from 19 witnesses, including housing industry professionals, technical experts, homebuilders, and non-profit housing providers. It also received three written briefs.

This report summarizes testimony and briefs the Committee received. It reflects calls for innovation to achieve housing affordability. The Committee thanks those who participated for sharing their valuable perspectives.

## CHALLENGES IN THE HOUSING LANDSCAPE

Witnesses emphasized the urgency of the housing situation in Canada, citing both high demand and the limited ability of the construction industry to meet it, due to fragmented processes and low productivity. Throughout the study, the Committee heard that construction projects involve numerous subcontractors and suppliers, and that the need to assemble millions of components manually on-site have created inefficiencies

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1 Office of the Parliamentary Budget Officer, [House Price Assessment—Update](#), 29 September 2022.

2 Bank of Canada, [Real estate market: Definitions, graphs and data](#).

3 House of Commons, Standing Committee on Human Resources, Skills and Social Development and the Status of Persons with Disabilities (HUMA), [Minutes of Proceedings](#), 3 June 2024.



and delays across the sector.<sup>4</sup> The Committee heard that “with millions struggling to find adequate housing, current processes and methods of construction are inadequate to supply the demand.”<sup>5</sup>

Gaetan Royer, chief executive officer at Massive Canada Building Systems Incorporated, explained that the construction industry faces fragmentation, with projects involving “too many subcontractors and suppliers crowding each site, making site coordination a nightmare.”<sup>6</sup> This approach was cited as a source of inefficiency leading to delays and higher costs.<sup>7</sup>

Witnesses also highlighted the boom-and-bust nature of the housing market as a significant risk factor that deters investment in innovative technologies. Kevin Lee, chief executive officer at the Canadian Home Builders' Association, emphasized that the industry's reliance on small and micro-businesses makes trial-and-error experimentation expensive, underscoring the need for measures encouraging adoption of factory-built methods to minimize risks.<sup>8</sup>

Several witnesses told the Committee that transformative changes in construction practices are required to accelerate housing delivery.<sup>9</sup> Darrell Searles, president at Lodestar Structures Incorporated, argued that “the future of homebuilding must embrace advanced technologies and innovative practices. Traditional construction methods are no longer sufficient to meet the growing demands of our population.”<sup>10</sup>

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4 HUMA, [Evidence](#), 8 October 2024, 1115 (Philippe Lapointe, Labour Relations Adviser, Fédération des travailleurs et travailleuses du Québec - Construction); HUMA, [Evidence](#), 10 October 2024, 1115 (Darrell Searles, President, Lodestar Structures Incorporated); HUMA, [Evidence](#), 10 October 2024, 1110 (Gaetan Royer, Chief Executive Officer, Massive Canada Building Systems Incorporated); HUMA, [Evidence](#), 29 October 2024, 1110 (Ian Arthur, President and Chief Executive Officer, PrinterBuilder Consulting).

5 Ibid., [Evidence](#), 10 October 2024, 1115 (Darrell Searles).

6 HUMA, [Evidence](#), 10 October 2024, 1110 (Gaetan Royer).

7 HUMA, [Evidence](#), 29 October 2024, 1115 (Ian Arthur); HUMA, [Evidence](#), 8 October 2024, 1155 (Kevin Lee, Chief Executive Officer, Canadian Home Builders' Association).

8 HUMA, [Evidence](#), 8 October 2024, 1115 (Kevin Lee).

9 HUMA, [Evidence](#), 10 October 2024, 1115 (Darrell Searles); HUMA, [Evidence](#), 22 October 2024, 1110 (Marcos Silveira, Director of Engineering, Printerra 3D Construction Printing); HUMA, [Evidence](#), 29 October 2024, 1110 (Sabrina Fiorellino, Chief Executive Officer, Fero International).

10 HUMA, [Evidence](#), 10 October 2024, 1115 (Darrell Searles).

Witnesses also highlighted that innovation would not only increase housing quantity, but also its quality, sustainability, and affordability.<sup>11</sup> New approaches can help deliver homes faster and at lower cost, while also achieving better environmental performance and resilience.<sup>12</sup>

In sum, the Committee heard that advancing homebuilding technologies is an essential part of the solution to Canada’s housing challenges. The following sections present the specific technologies and practices discussed, and obstacles that should be addressed.

## **ADOPTION OF ADVANCED HOMEBUILDING TECHNOLOGIES AND INNOVATIVE PRACTICES**

### **Innovative Approaches to Homebuilding**

Witnesses advocated for innovative approaches, such as off-site modular construction, 3D printing, panelized housing, and mass timber, to enhance productivity and address housing demand.

The Committee heard that moving a substantial portion of construction from the open job site into controlled factory environments can yield significant time and cost savings.<sup>13</sup> Examples of factory-built construction shared with the Committee included modular housing, panelized components, and prefabricated building cores.

Carol Phillips, architect at Moriyama Teshima Architects, described an approach using mass timber in construction, noting:

Mass timber is factory produced and accurate within a millimetre of tolerance. Its lightness makes it an ideal candidate to intensify by adding to existing buildings [...]. It's a natural for the six- to 18-storey residential building scale, which is the missing part of many urban centres and one that suits many growing communities.<sup>14</sup>

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11 Ibid.; HUMA, [Evidence](#), 10 October 2024, 1145 (Gaetan Royer); HUMA, [Evidence](#), 22 October 2024, 1110 (Marcos Silveira); HUMA, [Evidence](#), 29 October 2024, 1105 (Hans Jain, President, Atria Development Corporation).

12 Ibid.

13 HUMA, [Evidence](#), 8 October 2025, 1220 (Fiona Coughlin, Chief Executive Officer, Habitat for Humanity Windsor-Essex); HUMA, [Evidence](#), 10 October 2024, 1115 (Darrell Searles); HUMA, [Evidence](#), 10 October 2024, 1145 (Gaetan Royer); HUMA, [Evidence](#), 22 October 2024, 1105 (Jim Facette, Executive Director, Canadian Roofing Contractors Association).

14 HUMA, [Evidence](#), 29 October 2024, 1210 (Carol Phillips, Architect, Partner, Moriyama Teshima Architects).



David Moses, principal engineer at Moses Structural Engineers Incorporated, advocated for hybrid structures combining mass timber with steel and concrete to optimize constructions, and highlighted the role of prefabricated systems in construction to mitigate moisture risks during building.<sup>15</sup> Gaetan Royer added that “studies show that mass timber and precast can save months from framing the structure.”<sup>16</sup>

Witnesses from companies implementing these techniques testified to their effectiveness. For example, the Committee heard about “Condo Core” modular units that package a building’s mechanical, electrical, and plumbing systems into a factory-built core that can be stacked on site.<sup>17</sup>

Marcos Silveira, director of engineering at Printerra 3D Construction Printing, also described 3D printing of housing as an emerging technology that could reduce material waste and enable new design possibilities, with the promise of speed and cost efficiency.<sup>18</sup> He added that in “countries like the United States, Germany and the Netherlands, 3D printing is already producing entire structural components, from foundation walls to full housing units.”<sup>19</sup>

Alana Lavoie, national director of housing policy and government relations at Habitat for Humanity Canada, described how non-profit organizations are adopting innovative technologies to address housing affordability. She highlighted her organization’s use of 3D printing in Windsor and Peterborough, modular construction in Prince Edward Island and New Brunswick, and exploration of mass timber’s potential, alongside building to net-zero and passive house standards.<sup>20</sup>

However, Alana Lavoie noted barriers such as mismatched government funding structures, where traditional milestones (e.g., drywall completion) do not align with emerging methods requiring upfront capital. She emphasized: “the capital investments that are required for modular builds and 3D prints [...] tend to require capital flows that

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15 HUMA, [Evidence](#), 29 October 2024, 1255 (David Moses, Principal Engineer, Moses Structural Engineers Incorporated).

16 HUMA, [Evidence](#), 10 October 2024, 1110 (Gaetan Royer).

17 Ibid., 1115.

18 HUMA, [Evidence](#), 22 October 2024, 1110 (Marcos Silveira).

19 Ibid.

20 HUMA, [Evidence](#), 8 October 2025, 1125 (Alana Lavoie, National Director, Housing Policy and Government Relations, Habitat for Humanity Canada).

are different from traditional stick builds.”<sup>21</sup> She called for flexible federal financing to support non-profits in scaling these technologies.

The Committee also heard that Canadian researchers and firms are actively developing 3D construction printing, having achieved Canada’s first permitted 3D-printed homes in recent projects.<sup>22</sup>

## Construction Ecosystem

Andy Berube, vice-president of sales and strategic partnerships at BECC Modular Systems, also explained that the word “technology” should be understood as an “ecosystem in construction.” That ecosystem would include the “standardization of design,” “procurement policy,” “enhanced collaboration,” “a deeper collaboration between all levels of government,” and “education on off-site.”<sup>23</sup>

In other words, maximizing the benefit of any specific technology would require supportive actions in design processes, procurement methods, intergovernmental coordination, and workforce education. Simply introducing a new product or equipment would not be sufficient; practices and policies must also evolve. The Committee heard that Canada should strive to create an environment—across government and industry—that proactively embraces innovation in construction.<sup>24</sup>

## Procurement Recommendations

Certain witnesses provided European examples of innovation success citing early adoption of modular construction in public projects.<sup>25</sup> In Canada, positive steps were noted, such as the federal [Rapid Housing Initiative](#), which several witnesses credited for enabling affordable housing projects using innovative methods.<sup>26</sup>

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21 Ibid.

22 HUMA, [Evidence](#), 8 October 2025, 1220 (Fiona Coughlin); HUMA, [Evidence](#), 22 October 2024, 1115 (Marcos Silveira); HUMA, [Evidence](#), 29 October 2024, 1110 (Ian Arthur).

23 HUMA, [Evidence](#), 24 October 2024, 1110 (Andy Berube, Vice-President of Sales and Strategic Partnerships, BECC Modular Systems).

24 HUMA, [Evidence](#), 10 October 2024, 1115 (Darrell Searles).

25 HUMA, [Evidence](#), 29 October 2024, 1110 (Sabrina Fiorellino); HUMA, [Evidence](#), 29 October 2024, 1200 (Ian Arthur).

26 HUMA, [Evidence](#), 8 October 2024, 1215 (Patrick Chouinard, Corporate Citizenship, Element5); HUMA, [Evidence](#), 8 October 2025, 1220 (Fiona Coughlin).



However, certain witnesses believed greater efforts should be made to institutionalize the use of modern methods in delivering housing. Suggestions included leveraging mass timber, making modular or prefabricated solutions a default consideration in government-funded projects (a “modular-by-default” approach in procurement), and continuing to invest in pilot projects and new technology to build public and industry confidence.<sup>27</sup>

Andy Berube shared that off-site manufacturing could improve efficiency:

When we’re looking at off-site construction or the modular industry, everything we do is as precise as possible, with less waste. You go into a factory, and you have a small trash bin. You go into a construction site, and you have multiple trash bins. The sustainability aspect of off-site construction and the technology that we’re bringing is superior.<sup>28</sup>

Additionally, Building Information Modeling,<sup>29</sup> artificial intelligence for project scheduling, and robotics were cited as digital tools that can improve construction processes and reduce errors.<sup>30</sup> However, as discussed in the next sections, witnesses also identified barriers that must be addressed to realize these benefits at scale.

## BUILDING CODES AND STANDARDS

### Barriers Resulting from Regulatory Fragmentation

The Committee heard that conflicting interpretations of building codes, as well as municipal requirements, have created “inefficiencies” and “obstacles,” potentially slowing innovation and creating a fragmented regulatory landscape.

For example, Kevin Lee stressed that:

One of the biggest barriers to getting more innovation, including factory-built systems, into play is not financing or technology; it's the barriers at the municipal level: the differences from municipality to municipality in terms of zoning, bylaws, site plan rules

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27 HUMA, [Evidence](#), 8 October 2024, 1215 (Patrick Chouinard); HUMA, [Evidence](#), 29 October 2024, 1110 (Sabrina Fiorellino); HUMA, [Evidence](#), 29 October 2024, 1155 (Ian Arthur).

28 HUMA, [Evidence](#), 24 October 2024, 1105 (Andy Berube).

29 Building Information Modeling is a digital approach to managing the physical and functional characteristics of a building throughout its lifecycle, enhancing collaboration among stakeholders.

30 HUMA, [Evidence](#), 8 October 2024, 1155 (Kevin Lee); HUMA, [Evidence](#), 29 October 2024, 1110 (Sabrina Fiorellino); HUMA, [Evidence](#), 29 October 2024, 1155 (Ian Arthur); HUMA, [Evidence](#), 29 October 2024, 1210 (Carol Phillips).

and the [...] wide range of completely different interpretations of the exact same building codes, all of which prevent scaling technology, house plans and investments.<sup>31</sup>

Some witnesses also noted that many Canadian builders are already capable of using advanced digital design and fabrication, but they are held back when municipal processes remain paper-based or lack capacity to handle digital submissions.<sup>32</sup> They also pointed to regulatory hurdles as a key impediment to deploying new building technologies.

To address this, certain witnesses proposed a national code interpretation centre that would issue binding interpretations, so that “code solutions that are proven in one town aren’t rejected in the next town”.<sup>33</sup>

However, Carol Phillips advocated for a broader shift in regulatory philosophy from prescriptive codes to performance-based codes, adding that “shifting from prescriptive to performance-based building codes would allow mass timber to be used more freely”, along with other new building systems.<sup>34</sup>

Carol Phillips also highlighted how current prescriptive requirements lead to over-engineering, such as wrapping combustible materials in non-combustible layers to meet fire ratings, effectively building structures twice.<sup>35</sup> She recommended federal support for educating building departments through tours and performance demonstrations and addressing high insurance premiums for innovative materials like mass timber, which insurers often misunderstand as unsafe.<sup>36</sup>

According to Stephen Smith, executive director at the Center for Building in North America, North American building codes contribute to higher costs as density increases, unlike in Europe where per-square-metre costs remain consistent across building types. He noted a “unique feature of construction in North America” where low-rise

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31 HUMA, [Evidence](#), 8 October 2024, 1115 (Kevin Lee).

32 HUMA, [Evidence](#), 8 October 2024, 1155 (Kevin Lee); HUMA, [Evidence](#), 8 October 2025, 1245 (Fiona Coughlin); HUMA, [Evidence](#), 10 October 2024, 1125 (Paul De Berardis, Vice-president, Building Standards and Engineering, Residential Construction Council of Ontario); HUMA, [Evidence](#), 22 October 2024, 1125 (Daniel Pascoe, Chief Commercial Officer, Flexobuild Incorporated).

33 Ibid.; HUMA, [Evidence](#), 8 October 2025, 1240 (Fiona Coughlin).

34 HUMA, [Evidence](#), 29 October 2024, 1210 (Carol Phillips).

35 Ibid., 1250.

36 Ibid.



apartments cost more per square metre than single-family homes, due to a “tendency towards oversizing” and reluctance to adopt international standards.<sup>37</sup>

Stephen Smith advocated looking to Europe for advancements in mass timber, prefabrication, and energy efficiency, recommending harmonization of standards on elements like gypsum board, elevators, and windows. He warned against emulating the United States models, stating: “if you continue to emulate American models, you’ll end up with American outcomes.”<sup>38</sup> To address barriers, he suggested cost-benefit analyses for code changes,<sup>39</sup> and reducing requirements like single-stair egress to enable more affordable urban housing on small lots.<sup>40</sup>

## Procurement and Design

The Committee also heard that procurement practices in the construction industry intersect with building code issues. Traditional public procurement (design–bid–build) can obstruct innovations like using mass timber because the process does not allow flexibility once a design is set.<sup>41</sup> Certain witnesses suggested that adopting collaborative delivery models for projects can facilitate innovation, as the builder and designers work together from the outset to meet code requirements in novel ways.<sup>42</sup>

Witnesses also stressed the importance of early stage “design assist” processes, where developers collaborate with manufacturers to align designs with factory limitations, zoning, and by-laws, in facilitating the integration of innovative technologies into homebuilding.<sup>43</sup>

A brief from One Bowl recommended that “the government expedite Canadian Construction Materials Centre certification of Thermolog technology to better facilitate

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37 HUMA, [Evidence](#), 24 October 2024, 1115 (Stephen Smith, Executive Director, Center for Building in North America).

38 Ibid.

39 Ibid., 1200.

40 Ibid., 1120.

41 HUMA, [Evidence](#), 8 October 2024, 1210 (Patrick Chouinard); HUMA, [Evidence](#), 24 October 2024, 1105 (Andy Berube); HUMA, [Evidence](#), 29 October 2024, 1210 (Carol Phillips).

42 Ibid.; HUMA, [Evidence](#), 29 October 2024, 1110 (Sabrina Fiorellino).

43 HUMA, [Evidence](#), 29 October 2024, 1215 (David Moses).

its penetration of the construction market, thereby reducing the cost to create Thermolog homes.”<sup>44</sup>

## SKILLS AND WORKFORCE TRAINING

### Challenges in Workforce Adaptation

The Committee heard concerns about the declining trades workforce and the need to equip workers with skills in modern technologies. Marcos Silveira testified that “the shift toward automation in construction requires workers skilled in robotics, new materials and innovative technologies. While traditional workers are experiencing conventional methods, they need specialized training to adapt to additive construction.”<sup>45</sup>

However, Philippe Lapointe, labour relations adviser at Fédération des travailleurs et travailleuses du Québec—Construction, advised that for “new technologies to succeed, it must be done in collaboration with workers. They must be part of the process.”<sup>46</sup> Jim Facette, executive director at Canadian Roofing Contractors Association, added that workers are not opposed to innovation—on the contrary, “our members see technology as a tool to enhance the efficiency, not just of the construction process but also of training the people.”<sup>47</sup>

Labour representatives painted a picture of an industry at crossroads—new methods are coming, but the workforce is aging and, in some cases, resistant to change. Philippe Lapointe shared with the Committee that the construction sector faces three challenges “in relation to the adoption of new technologies and new manufacturing methods: skills adaptation, health and safety adaptation, and the need for culture change.”<sup>48</sup>

Several witnesses also highlighted the opportunity to attract a new generation of workers—including underrepresented groups like women and Indigenous peoples—by promoting the cleaner, high-tech aspects of modern construction (for example, factory

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44 HUMA, [Brief](#), One Bowl.

45 HUMA, [Evidence](#), 22 October 2024, 1115 (Marcos Silveira).

46 HUMA, [Evidence](#), 8 October 2024, 1120 (Philippe Lapointe).

47 HUMA, [Evidence](#), 22 October 2024, 1135 (Jim Facette).

48 HUMA, [Evidence](#), 8 October 2024, 1120 (Philippe Lapointe).



environments are safer and more controlled, which could broaden the appeal of trades careers).<sup>49</sup>

## A Need for Ongoing Training and Upskilling

Beyond initial training, witnesses spoke to the need for ongoing skill development as technologies evolve. The Committee heard that sustained investment in targeted education and training will ensure the workforce can support this technology shift. This includes not only trades training but also upskilling architects, engineers, building officials, and project managers in innovative practices.<sup>50</sup>

In addition, a brief from Engineers Canada recommended that the Government of Canada should “ensure that engineers are properly involved in developing and implementing new measures to increase standardization of housing construction processes and expand the use of prefabricated materials.”<sup>51</sup>

## WORKERS’ HEALTH AND SAFETY

### Risks Associated with New Technologies

The Committee heard about safety risks that could be associated with advanced homebuilding technologies. Witnesses emphasized the importance of implementing safety protocols that consider these risks and stressed the need for training to protect workers as technology continues to evolve on construction sites. Philippe Lapointe urged that “new technologies must be introduced in a way that respects the lives of the workers.”<sup>52</sup> He recounted how asbestos, once hailed as a “miracle material”, led to the deaths of countless workers years later. This example was a call for vigilance—to ensure rigorous testing of new materials and to provide proper protective measures during their use.

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49 HUMA, [Evidence](#), 22 October 2024, 1145 (Jim Facette); HUMA, [Evidence](#), 29 October 2024, 1210 (Carol Phillips); HUMA, [Evidence](#), 29 October 2024, 1115 (Ian Arthur).

50 HUMA, [Evidence](#), 8 October 2024, 1120 (Philippe Lapointe); HUMA, [Evidence](#), 8 October 2024, 1145 (Nicolas Trudel, Assistant Director, Fraternité nationale des charpentiers-menuisiers, Local 9, Fédération des travailleurs et travailleuses du Québec - Construction); HUMA, [Evidence](#), 22 October 2024, 1115 (Marcos Silveira); HUMA, [Evidence](#), 29 October 2024, 1255 (Carol Phillips).

51 HUMA, [Brief](#), Engineers Canada.

52 HUMA, [Evidence](#), 8 October 2024, 1120 (Philippe Lapointe).

Daniel Pascoe, chief commercial officer at Flexobuild Incorporated, added that “construction sites always have an element of risk and proper safety training and adherence to those standards is of paramount importance and that starts from the foreman down.”<sup>53</sup>

Another safety concern raised involves workers sharing spaces with autonomous machines, such as construction robots or drones. This situation requires carefully designed protocols to prevent accidents.<sup>54</sup>

### Benefits of Advanced Techniques for Safety

The Committee heard that certain advanced construction techniques could improve safety by moving dangerous tasks off-site. For instance, prefabrication in factories means fewer people working at heights or in inclement weather on scaffolding.<sup>55</sup>

The Committee also received evidence about modernizing fire codes. A brief from Kidde Canada Inc. recommended mandating 10-year sealed battery smoke and carbon monoxide alarms in all homes to improve reliability of alarms.<sup>56</sup> It also urged incorporating visual fire alarm signals in residential units to alert residents with hearing impairments, and addressing the fire risks of electric vehicle charging infrastructure in homes.<sup>57</sup>

### CONCLUSION

During this study, the Committee heard that advancements in homebuilding technologies—enabled by supportive policies—could accelerate home construction, improve affordability, and help to meet Canada’s housing needs. The evidence received suggested that boosting housing supply will require embracing innovation, from factory-built homes to digital design tools, while simultaneously addressing regulatory hurdles and investing in Canada’s construction workforce. Witnesses provided a series of recommendations regarding the federal government’s role in unlocking these benefits, focused on fostering a more innovation-supportive building code system, facilitating

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53 HUMA, [Evidence](#), 22 October 2024, 1155 (Daniel Pascoe).

54 HUMA, [Evidence](#), 8 October 2024, 1120 (Philippe Lapointe).

55 HUMA, [Evidence](#), 22 October 2024, 1155 (Daniel Pascoe); HUMA, [Evidence](#), 29 October 2024, 1210 (Carol Phillips).

56 HUMA, [Brief](#), Kidde Canada Inc.

57 Ibid.



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training and skills development, reforming procurement and permitting processes, and providing strategic investments and incentives.

## APPENDIX A: LIST OF WITNESSES

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The following table lists the witnesses who appeared before the committee at its meetings related to this report. Transcripts of all public meetings related to this report are available on the committee’s [webpage for this study](#).

### 44th Parliament – 1st Session

Organizations and Individuals	Date	Meeting
<b>Canadian Home Builders' Association</b> Kevin Lee, Chief Executive Officer	2024/10/08	128
<b>Element5</b> Patrick Chouinard, Corporate Citizenship	2024/10/08	128
<b>Fédération des travailleurs et travailleuses du Québec - Construction</b> Philippe Lapointe, Labour Relations Adviser Nicolas Trudel, Assistant Director, Fraternité nationale des charpentiers-menuisiers, Local 9	2024/10/08	128
<b>Habitat for Humanity Canada</b> Alana Lavoie, National Director, Housing Policy and Government Relations	2024/10/08	128
<b>Habitat for Humanity Windsor-Essex</b> Fiona Coughlin, Chief Executive Officer	2024/10/08	128
<b>Lodestar Structures Incorporated</b> Darrell Searles, President	2024/10/10	129
<b>Massive Canada Building Systems Incorporated</b> Gaetan Royer, Chief Executive Officer	2024/10/10	129
<b>Residential Construction Council of Ontario</b> Paul De Berardis, Vice-President, Building Standards and Engineering	2024/10/10	129
<b>Canadian Roofing Contractors Association</b> Jim Facette, Executive Director	2024/10/22	130

<b>Organizations and Individuals</b>	<b>Date</b>	<b>Meeting</b>
<b>Flexobuild Incorporated</b> Daniel Pascoe, Chief Commercial Officer	2024/10/22	130
<b>Printerra 3D Construction Printing</b> Marcos Silveira, Director of Engineering	2024/10/22	130
<b>BECC Modular Systems</b> Andy Berube, Vice-President of Sales and Strategic Partnerships	2024/10/24	131
<b>Center for Building in North America</b> Stephen Smith, Executive Director	2024/10/24	131
<b>Atria Development Corporation</b> Hans Jain, President	2024/10/29	132
<b>Fero International</b> Sabrina Fiorellino, Chief Executive Officer	2024/10/29	132
<b>Moriyama Teshima Architects</b> Carol Phillips, Architect, Partner	2024/10/29	132
<b>Moses Structural Engineers Incorporated</b> David Moses, Principal Engineer	2024/10/29	132
<b>PrinterBuilder Consulting</b> Ian Arthur, President and Chief Executive Officer	2024/10/29	132

## **APPENDIX B: LIST OF BRIEFS**

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The following is an alphabetical list of organizations and individuals who submitted briefs to the committee related to this report. For more information, please consult the committee's [webpage for this study](#).

**Engineers Canada**

**Kidde Canada Inc.**

**One Bowl**



# MINUTES OF PROCEEDINGS

A copy of the relevant *Minutes of Proceedings* ([Meeting No. 21](#)) from the 45th Parliament, 1st Session and ([Meetings Nos. 128 to 132](#)) from the 44th Parliament, 1st Session is tabled.

Respectfully submitted,

Robert Morrissey  
Chair



**Conservative Dissenting Report on the Report of the Standing Committee on Human Resources, Skills and Social Development and the Status of Persons with Disabilities entitled:**

**Advancements in Home Building Technologies**

***Introduction***

The Conservative members of the Standing Committee on Human Resources, Skills and Social Development and the Status of Persons with Disabilities thank the Committee for its work on advancements in home building technologies and for the evidence provided by witnesses across the housing and construction sector.

Conservative members agree that innovation in construction, including modular housing, factory-built systems, mass timber, prefabrication, and digital tools, has the potential to improve productivity and modernize the housing sector. The recommendations contained in the report are, in principle, sound and constructive.

However, Conservative members believe the report understates the structural barriers that prevent these technologies from delivering meaningful housing affordability for Canadians. Faster construction techniques alone will not resolve the housing crisis if governments at all levels continue to restrict land approvals, expand regulatory requirements, and increase the cost of government imposed on new housing.

***Municipal Land Approvals and the Reality of Delay***

The primary constraint on housing supply occurs before construction begins. Homes cannot be delivered, regardless of how efficiently they are manufactured, if land use approvals, zoning, site plan approvals, and permits remain slow, unpredictable, or discretionary at the municipal level.

Innovative construction methods depend on certainty. Modular and factory-built housing require confidence that approved land will be available when units are ready for delivery. Accelerating the production of housing without accelerating municipal approvals simply shifts delay downstream and increases costs rather than reducing them.

Conservative members are concerned that the report places insufficient emphasis on the central role of municipal approvals in determining whether innovation can succeed at scale.

***Innovation Magnifies the Cost of Delay***

Advanced construction methods often require greater upfront capital investment than traditional building techniques. When approvals are delayed, financing and holding costs increase rapidly. In this environment, regulatory delay is not neutral. It disproportionately penalizes innovation.

Rather than offsetting inefficiency, technology can amplify the financial consequences of slow approvals. Without reform to municipal processes, innovative construction methods risk becoming more expensive, not less.

***National Building Code and Cost Inflation***

Conservative members fully support the need for safe and resilient buildings. However, they are concerned that ongoing changes to the National Building Code, administered through the code development system led by the National Research Council of Canada, continue to add cost without sufficient attention to affordability or proportional risk.

Over time, incremental code changes have embedded additional systems, materials, and redundancies into housing construction. While each change may be justified in isolation, the cumulative effect is a permanent increase in the baseline cost of new homes.

Conservative members note that the code development process does not require systematic analysis of cost or affordability impacts. Technology cannot compensate for a regulatory framework that continuously raises the minimum cost of housing under the guise of safety without rigorous evaluation of real-world risk.

### ***The Cost of Government on New Housing***

No construction technology can overcome the cost of government layered onto new housing. Development charges, permit fees, application costs, and federal and provincial taxes on new homes represent fixed costs that are passed directly to buyers and renters.

Governments have increasingly treated new housing as a source of revenue rather than essential infrastructure. While innovation may reduce certain construction inputs, it cannot eliminate taxes, fees, and charges imposed by policy choice.

Conservative members believe that meaningful affordability will remain out of reach unless governments at all levels reduce, rather than expand, the financial burden placed on new housing.

### ***Innovation Is Necessary but Not Sufficient***

Conservative members agree that innovation is an important tool, but it is not a substitute for reform. Technology improves productivity, but it does not correct policy driven scarcity, regulatory delay, or escalating public costs.

There is a risk that an overreliance on technological solutions allows governments to avoid responsibility for decisions related to land use, approvals, codes, and taxation. Without action in these areas, innovation will continue to promise affordability that it cannot deliver.

### ***Conditions Required for Innovation to Matter***

For advanced construction methods to meaningfully reduce housing costs, Conservative members believe the following conditions must be met.

1. Municipal approvals must be faster, predictable, and based on as of right zoning.
2. National building codes must prioritize performance outcomes, proportional safety, and cost awareness.
3. Taxes, fees, and charges applied to new housing must be reduced.
4. The federal government must focus on removing barriers rather than adding new layers of regulation.

### ***Conclusion***

Conservative members support the intent of the Committee's recommendations and recognize the value of modernizing construction practices. However, they do not believe that technological advancement alone will resolve Canada's housing affordability crisis.

Homes cannot be built faster if they cannot be approved faster. Housing cannot become affordable if the cost of regulation and government continues to rise. Innovation must be paired with reform.

Until approvals are accelerated, building codes are disciplined, and government costs are reduced, Canadians will continue to face high housing prices regardless of how advanced construction technology becomes.

