HORIZON NORTH

AFFORDABLE HOUSING:

How to Build to High Standards More Quickly

Quality homes, needed quickly

Sue and Tim* had been homeless for years, moving from shelter to shelter, struggling with addictions and mental health issues.

BC Housing works in partnership with the private and non-profit sectors, provincial health authorities and ministries, other levels of government and community groups to develop a range of housing options and to address critical gaps across the housing continuum.



The organization also wants to get roofs over people's heads as quickly as possible. On top of that, they want to keep the neighbours happy.

Construction projects that drag on forever are not conducive to happy neighbours.

**Sue and Tim are real people, but these are not their real names.*

Project:

Samuel Place, supportive homes located on McIntosh Road in Kelowna, British Columbia, Canada. Opened to residents in March 2020.

Description:

28,200 sq. ft., Step Code 3, 4 storeys, 50 suites (including 3 larger suites for couples and 10 wheelchair accessible suites).

> There are some conventionally built projects of a similar size that started construction before Samuel Place. But they're still under construction — months after residents have moved into Samuel Place!

BC Housing Development Manager
Shafin Damani



Speedy Solution

Horizon North is an experienced manufacturer who can speed up construction, while maintaining quality.

It took only 37 days for Horizon North to manufacture the 40 modules for Samuel Place. The modules were craned into place in just four days. Speedier construction means happier neighbours — and residents gaining the stability needed to get their lives on track sooner.

“I'm sure a lot of people in the neighbourhood were shocked,” says Samuel Place manager Marisa Nadon. “One day, there was an empty lot. And then within a week, there was a building here!”



Modular Construction Process

Modules can be manufactured in the factory at the same time as the site is prepared and the foundation built. This overlap of processes shortens the construction timeline. Modular construction can also complete buildings faster because it’s not affected by the weather.

“When we use modular construction, manufacturers can build in the factory over the winter months, so we can make progress on a project year-round,” says Damani. “With a conventional build, unless you heat the ground — which is expensive — you just have to wait for the ground to thaw before you can make significant progress.”

A design challenge - and opportunity

In the initial design, the front of the Samuel Place building was flat all the way across, but the City of Kelowna requested a bump-out on the front of the building to add character. This was a challenge because the building was designed with standard size modules that are intended to line up in a specific way.

“Horizon North came up with a solution that was efficient, practical, and positive,” says Damani. “They would just make a few of the modules slightly longer to create the bump-out at the front of the building, with everything else still lining up the same. Those bigger modules meant that, for the first time, we were able to offer units large enough for couples.”

The attention to design has also helped the building find favour with the neighbours — something that can be difficult for supportive housing projects.

“I've had lots of people in the neighbourhood comment on how beautiful the building is,” says Nadon. “I’ve managed other buildings, and I think this one is the best. It’s beautiful and constructed so nicely. The walls are all gyproc, so it's just like a house would be built. There’s a beautiful deck out front with a veranda, and an accessibility ramp. The building looks amazing. They did a fantastic job with the construction and finishes.”



Home is where the heart is

Samuel Place is the 25th building Horizon North has completed for the organization in various cities in BC.

“For us, the construction timeframe is critical. If people can move in before the winter hits, that’s what we want to do,” says Damani. “Horizon North has the experience, knowledge, and skill to build to BC Housing’s stringent requirements — and much more quickly than conventional construction.”

When Sue and Tim learned they’d be able to move in together at Samuel Place, they decided to get married.

“They got married in a park close to here,” says Nadon. “We bought flowers and made the wedding bouquet. It was a really exciting event for us because we’ve never had anyone get married in a Housing First building before.”

The newlyweds’ apartment is only 523 sq ft, but it’s having a huge impact on their lives. Now, they can build a stable life and tackle their addictions and mental health issues — together.

And they can start on that road sooner than if they’d been waiting for a conventionally built home.

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Want to learn more?

Call us at 1-866-305-6565.

Horizon North is a leader in the modular construction industry, offering award winning modular solutions to clients looking for uncompromised quality, sustainability and innovation. Using sophisticated technology and industry leading design software, your project can be prefabricated as modules of various sizes, in a factory controlled environment.

This case study is approved by:

Shafin Damani, Housing Development Manager at BC Housing
Marisa Nadon, Manager of Samuel Place
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