

# PROJECT PROFILE

## ROADMAP FOR OFF-SITE CONSTRUCTION IN NEWFOUNDLAND AND LABRADOR

Newfoundland and Labrador Housing Corporation (NLHC) initiated this project with University of New Brunswick Off-site Construction Research Centre to address housing challenges in Newfoundland and Labrador. This study explores how modular, panelized, and prefabricated methods can help deliver housing more efficiently and sustainably across the province, while identifying key barriers and strategies for adoption.

### PROJECT BACKGROUND

NL faces a significant housing crisis due to aging stock, limited housing diversity, and rising unaffordability. While Off-site Construction (OSC) methods offer faster, more scalable solutions, their adoption in the province has been limited.

This project assesses how OSC methods could support the province's housing needs and develop a practical, stakeholder-informed roadmap for implementation. Grounded in regional analysis and informed by cross-sector stakeholder engagement, the focus was on identifying systemic barriers and translating them into clear, actionable solutions to support broader adoption of OSC across NL.

### METHODOLOGY

The roadmap was developed through a multi-phase approach:

- Policy and Housing Analysis: Reviewed housing needs, supply gaps, demographic trends, and the existing policy landscape in NL.
- Stakeholder Engagement: Conducted three workshops with stakeholders across construction, government, and community sectors.
- Barriers and Opportunity Mapping: Identified key challenges across logistics, regulation, financing, and workforce capacity.

- Roadmap Development: Co-developed 25+ practical initiatives based on input from stakeholders to improve OSC feasibility.

### RESULTS



The project identified five key focus areas critical to advancing OSC adoption in NL. For each, the roadmap outlines actionable initiatives developed through stakeholder engagement, with recommended timelines, strategic actions, and partners. These results offer a practical framework to reduce barriers and accelerate OSC implementation across the province.

### CONCLUSION

This roadmap offers a practical strategy to advance off-site construction in NL. It translates regional housing challenges and stakeholder input into clear, prioritized actions. By focusing on what's most impactful and achievable, the roadmap supports more efficient, affordable, and sustainable housing delivery. The roadmap provides a foundation for collaboration between government, industry, and communities to move OSC from concept to implementation.