



# RESTCo

Remote Energy Security  
Technologies Collaborative

48 Tarquin Crescent  
Ottawa, ON, Canada  
K2H 8J8

[www.restco.ca](http://www.restco.ca)

A new dawn in the way we think about energy security

2024.02.05

The Honourable Sean Fraser, MP, P.C., Minister of Housing, Infrastructure and Communities

Re: New housing design catalogue – consultation with housing experts

Dear Minister:

*The Government of Canada is changing the way we build homes and using all levers at its disposal to build more homes, faster. By working together with various orders of government, private and non-profit sectors, partners, and experts, we can make housing more affordable and more attainable for all Canadians. And through consultations, will engage with partners and stakeholders across the housing sector to seek their input and expertise.*

This letter is in response to the above implied invitation.

We believe we can help the Government reach its goals by the quickest of routes.

RESTCo, Remote Energy Security Technology Collaborative, is a small 12-year-old group, two of whom are engineers with extensive housing research experience. We are resolved to make positive differences in our field, and we offer the following as the core of an optimal approach to increasing the supply of housing affordably, while accounting for environmental and quality issues.

In view of the shortage of skilled construction workers, our carefully considered recommendation is that the quickest way to increase housing supply is to increase the capacity and productivity of the building-panel supply chain. At the same time, this avenue results in energy-conserving, airtight buildings, thus reducing GHG emissions in construction and operation, and increasing ability to adapt to climate change impacts. The associated, expanded demand for interior fit-out can be enhanced by accommodating accessibility needs (access and in the living space), anticipating aging-in-place equipment installations, and specifying simplest-to-install, modest fittings and appliances.

In the interests of affordability and to the degree possible, municipalities need to be encouraged to donate their own land close to public transport or basic shopping; air-rights construction using Cross-Laminated Timber is one option that has potential in this regard.



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We supplement this letter with a detailed account of the multiple factors that we believe need to be considered before specifying building, infrastructure, and community expectations. It also accounts for how we concluded that in current circumstances, panel production offers both convincing advantages over site and modular construction and the prospect of the most affordable future-proofing of houses. We believe this is an opportunity to do more for housing Canadians than create an updated set of housing designs.

We ask CMHC to consider us, and those with whom we collaborate, as contributors to the task of how the housing acceleration construction program may involve more than achieving just numbers of homes. It is too good an opportunity to not incorporate realizable low environmental impact goals at the same time, adding long-term affordability to its benefits.

For Peter Russell, President, RESTCo

Darryl McMahon

Director and VP, Administration, RESTCo

cc: Michel Tremblay— Acting President and CEO, CMHC