



MASS TIMBER

DEMONSTRATION
PROGRAM

Deadline to Apply:

Friday, October 7, 2022 | 8:00pm PDT





Background

- In 2020, Canada's National Building Code was updated to permit buildings up to 12 stories to be built using wood and mass timber construction. As a result of this, 13 communities in British Columbia and the University of British Columbia have signed on to be early adopters of mass timber construction up to 12 stories.
- While building codes are beginning to allow this type of construction, there can still be barriers such as a lack of knowledge around its application, technical performance, constructability and incremental costs.
- To further the adoption of mass timber construction, the Province of British Columbia, through Forestry Innovation Investment, contributed **\$5.4 million since 2020 by way of the Mass Timber Demonstration Program** to support near-term costs that will help accelerate the use of mass timber and support B.C.'s economic recovery. After the success of the 1st and 2nd Expression of Interest intakes, a further **\$2 million will be invested into additional projects** to continue supporting the use of mass timber in B.C.

MTDP Goals

The goals of MTDP are to:

- Grow British Columbia's mass timber, engineered wood products industry.
- Grow British Columbia's industries that support and contribute to mass timber and mass timber hybrid construction industry (i.e. design, engineering, technical research, virtual design, prefabrication, construction/assembly, etc).



MTDP Administration

Forestry Innovation Investment

Opreet Kang, Director of Industry Innovation

MNP

Catrina Jones, Program Manager

E: info@masstimberbc.ca





Program Eligibility

Eligible Activities

- Available funds from the province are designated to support incremental costs in the following research, design and construction areas:
 - Design development, permitting and construction planning; and
 - Construction and related activities.

Eligible Applicants

- For-profit organizations registered in British Columbia (i.e. developers, building owners);
- Not-for-profit organizations
- British Columbia local governments, including municipalities and regional districts; and
- First Nations governments and organizations.



Program Eligibility

Eligible Buildings (mass timber OR mass timber hybrid)

Type	Height*
Residential	5+ Stories
Mixed-Use Commercial	3+ Stories
Institutional	2+ Stories
Industrial	1+ Storey

* If building does not meet heights above, there is the opportunity to request an exemption if there is an innovative element to the build (*must answer EOI, Section 2, d. to be considered*)

Eligible Costs

- Incremental costs associated with mass timber (construction docs, engineering/testing costs, etc.)
- Professional, consulting, and/or technical services
- Insurance costs
- Publicity, design

Desired Criteria

FEASIBILITY (40%)

- *Technical Feasibility:* The degree to which the project is expected to be technically feasible and generate the desired outcomes.
- *Business Plan:* Strong financial analysis, sound budgeting, and a credible and complete business plan.
- *Timing:* Credible and defensible project schedule information. Priority will also be given to projects that can be completed or will begin completion in a near-term horizon.
- *Experience:* Sufficient experience and capacity to deliver an innovative mass timber or mass timber hybrid building.

COST-COMPETITIVENESS (20%)

- *Cost-Competitiveness and Replicability:* Applicants should clearly demonstrate a cost-competitive project design and implementation plan including a Class “D” cost analysis.



Desired Criteria

INNOVATION AND VALUE (25%)

- *Value for Investment:* Applicant should demonstrate how the project will help to achieve program results related to:
 - Supporting mass timber implementation where traditional building materials would have otherwise been used.
 - Projects that demonstrate the use of B.C. based products in their projects may be given preference.
 - Supporting mass timber usage in innovative construction in your specific region or context

ENVIRONMENTAL PERFORMANCE (15%)

- *Environmental Performance:* Projects should demonstrate how the building solution will reduce or mitigate GHG emissions compared to a similar building constructed with traditional materials and systems. Projects should also provide an initial estimate of carbon dioxide equivalent (CO₂e) and how the GHG mitigation estimate was calculated. Preference will be given to projects which can demonstrate additional “green” performance measures such as energy efficiency.



Timeline



APPLICATION
DEADLINE

OCTOBER 7, 2022
8PM PDT



TECHNICAL REVIEW
PANEL

NOVEMBER 2022



DUE DILIGENCE
PROCESS

UNTIL JANUARY 2023



ALL APPLICANTS
NOTIFIED

JANUARY / FEBRUARY
2023



PUBLIC
ANNOUNCEMENT

SPRING 2023

** Due Diligence process will occur between Oct. 8, 2022 to Jan. 31, 2023*

Current MTDP Projects



**Kelowna International Airport
Terminal Expansion**

Institutional, Regional, Addition



2150 Keith Drive

Design, Mixed-Use Commercial



L'Alliance Française

Not-for-Profit, Institutional, Community

Current MTDP Projects



First Nations Health Authority

Institutional, Community



Prototype

High-Rise, Residential



Saanich Fire Station

Municipal, Regional



FAQs

Q: How much funding is available? How much can I ask for?

A: \$2M available, up to \$500,000 per project

Q: Where can the building be located?

A: Anywhere in B.C.

Q: I have applied in the past but was unsuccessful, can I apply again?

A: Yes

Q: I am a part of multiple teams who would like to apply for multiple buildings, is that okay?

A: Yes, one application can be submitted per building

FAQs

Q: How much mass timber does my project need to include?

A: The main structural building system must be mass timber **OR** mass timber-hybrid (such as mass timber-light wood frame, mass timber-concrete, or mass timber-steel)

Q: How early-stage or late-stage does my build need to be?

A: Must have a Class D cost analysis, permits in place if possible, council vote ideally complete if required

Q: Can I apply for other funding / Is this funding stackable?

A: Proponents can use other funding for their project, but you must not exceed 100% gov assistance for eligible project costs. You must outline what funding you have and intend to apply for in your EOI, as well as demonstrate that you have access to the funding required to successfully complete the project.





FAQs

Q: Can I use the funding to buy mass timber?

A: No, this funding is not for timber material.

Q: How far back in my project can we claim costs?

A: Eligible costs can be incurred from the time successful applicants are under contract (expected Spring 2023)

Q: What is required of successful applicants?

A: Quarterly reporting for a minimum of 2 years and final reports at the end of the contracted period to share lessons learned.

Q: Is a Life Cycle Assessment (LCA) required?

A: Yes, however FII will help facilitate this with successful applicants and will cover associated cost. LCAs done before the build begins are great, but not required.

FAQs

Q: How can I make my application more competitive?

A: Applicants must explain how their building is uniquely innovative. Examples could include, but are not limited to:

- Mass timber use is not common in your region
- The proposed building is considerably taller or more complex than usual for mass timber/hybrid buildings
- The construction of the building offers a new approach
- A specific and significant aspect or component of the project is a first in B.C.

Q: What learnings is the program hoping to get from these projects?

A: This program intends to advance mass timber and mass timber hybrid innovation in construction projects and stimulate economic activity within the development, construction, professional services and forest product sectors, and support forest sector diversification. Sharing of best practices and lessons learned is key to advancing this innovation and driving the demand for its associated mass timber products.



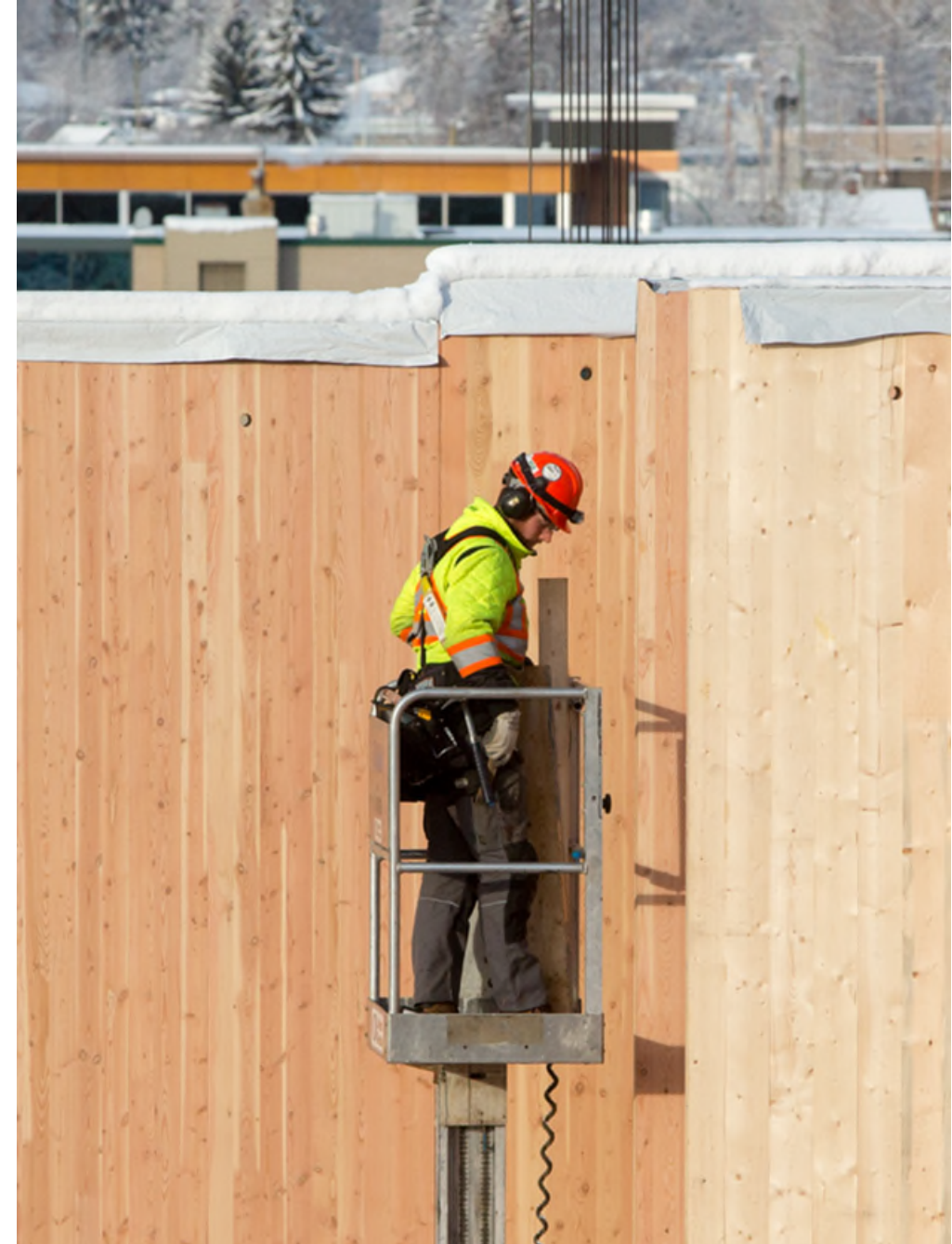
EOI Submission

Tips

- Don't shy away from using technical language
- Make a strong case for why you feel your project should be funded – This is a competitive application process

Must Haves

- Sign page 1
- Applicant must be owner or developer of the build
- Include a Class "D" cost analysis (separately attached), business plan, and proposed project schedule to be reviewed
- Don't miss the deadline! – October 7 at 8:00pm PDT
- Submit by email to info@masstimberbc.ca





Next Steps

All application documents: www.masstimberbc.ca/how-to-apply/

Deadline to apply is **October 7, 2022 at 20:00 Pacific Daylight Saving Time (PDT).**

Questions? Contact: info@masstimberbc.ca