



RESOLVING HOUSING  
CRISIS BY UTILIZING  
MODULAR DESIGN  
AND CONSTRUCTION

**BECC**  
be capable, be creative



WHO WE ARE  
WHAT DEFINES US...

**BECC**  
be capable, be creative

**WE ARE LEADERS IN VOLUMETRIC MODULAR**

- Proudly Canadian
- Highly Sustainable
- Technologically Advanced

Markets: Canada, United States, Middle East



BECC Modular, Ancaster Plant

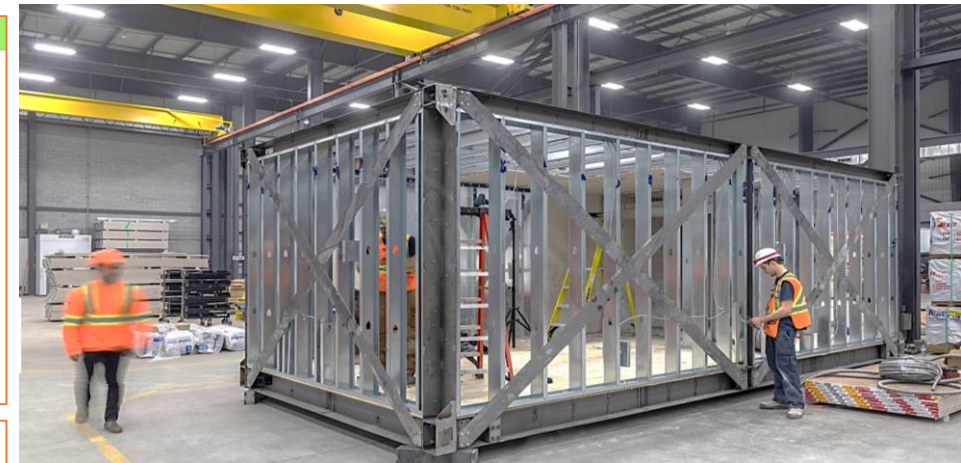
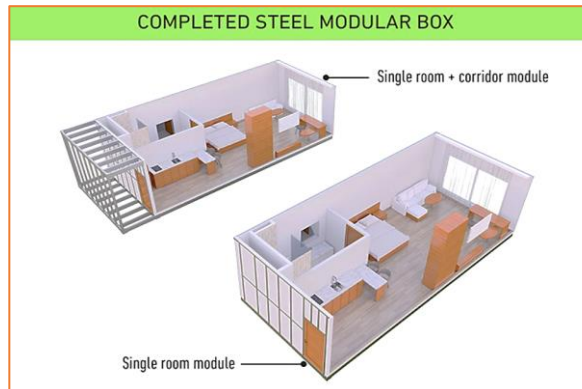
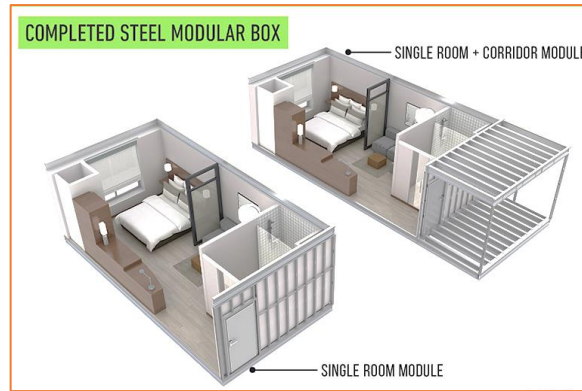


## WHAT IS VOLUMETRIC MODULAR

Volumetric Modular is the most advanced, the most sustainable, and the most efficient **Modern Method of Construction (MMC)**.

It is a cutting edge of the AEC Industry.  
(Architecture/Engineering/Construction)

1. Creates 3-dimensional fully finished modules in an off-site climate-controlled facility / factory.
2. Modules are designed, pre-engineered and fabricated with complete walls, floors, ceilings, and building systems: electrical, plumbing, mechanical.
3. The modules are constructed using various materials: wood, steel, concrete. Structural steel is the most sustainable and structurally safe material.
4. Manufactured modules are transported to the site and assembled to form final building structure.





# MODULAR MANUFACTURING EFFICIENT, TOP-QUALITY PROCESS

## MANUFACTURING LINE

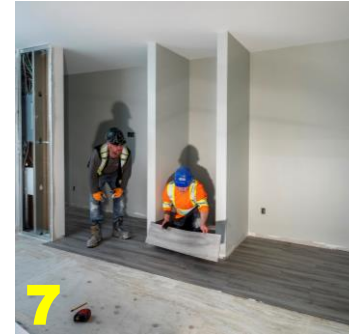
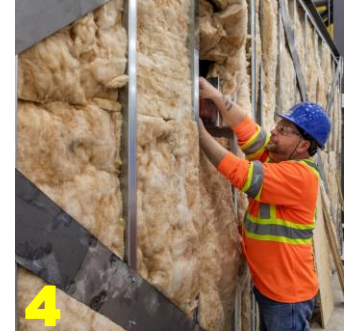
1. Laser cut, pre-drilled parts
2. Chassis Assembly
3. Pre-wiring & pre-piping
4. Insulating
5. Vapour barrier, cladding
6. Drywall
7. Interior finishes
8. Windows, wrapping

## DELIVERING PROJECT

- ✓ Loading on Trucks
- ✓ Safely transporting to the site
- ✓ Ultra-fast site installation

## FULLY FINISHED INTERIORS

- ✓ Fully finished walls, floors and lighting
- ✓ Fully finished MEP and HVAC system
- ✓ Fully finished kitchen and bathroom





# MODULAR ONSITE INSTALLATION 30 - 50% FASTER THAN TRADITIONAL

## TIME IS MONEY

It's all about your Schedule. We know that.

Delivering project in a timely manner, without massive concrete works, in the safest way - that is the main advantage of volumetric modular solutions.

Our Installation Contractors will install buildings of any height and complexity regardless of any weather conditions with the record-breaking schedule.

### LINEAR On-site construction schedule



### NON-LINEAR off-site modular construction schedule





## WHY VOLUMETRIC MODULAR

TO RESOLVE HOUSING CRISIS  
WE MUST:

MASS-PRODUCE  
TOP-QUALITY BUILDINGS  
IN THE MOST SUSTAINABLE,  
TIME- AND COST-EFFICIENT WAY.

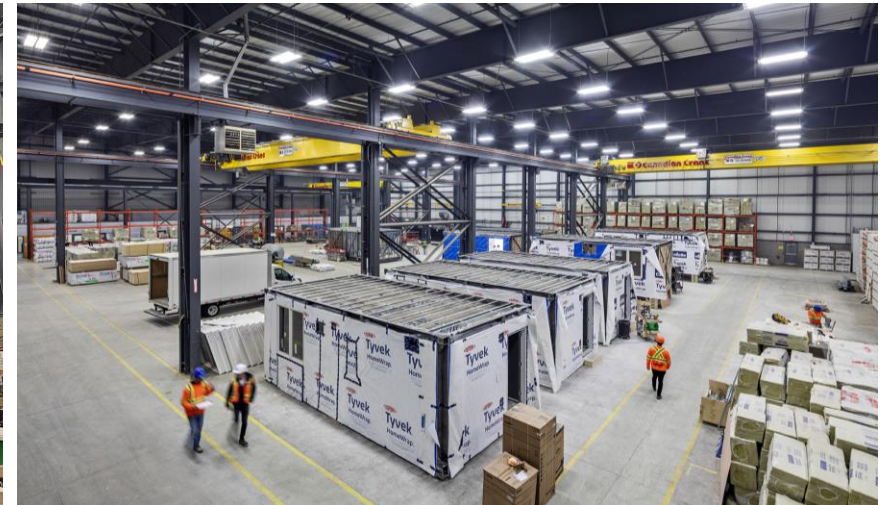
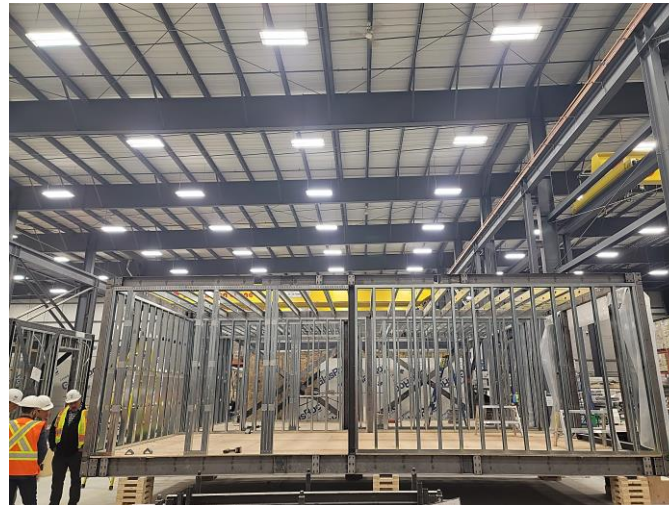
## VOLUMETRIC MODULAR DOES THAT.

We must design, manufacture and assemble buildings using advanced technological and industrial solutions of the 21 century.

The same way we produce cars, planes, ships, employing automation, offsite manufacturing, and multiple sustainable methods.



*BMW, Spartanburg Plant*



*BECC Modular, Ancaster Plant*



## AFFORDABLE HOUSING MODULAR PROJECTS - US



**N-Habit Belltown**  
Seattle, WA  
UNITED STATES

Design by Bushnaq Studio  
Structural DCI Engineers

7 FLOORS - 49 UNITS



**Hope on Alvarado**  
Los Angeles, CA  
UNITED STATES

The Foundation for Affordable Housing  
Aedis Real Estate Group  
HBG Construction Corp.  
KTGY Architecture

6 FLOORS - 84 UNITS





## AFFORDABLE HOUSING MODULAR PROJECTS - UK

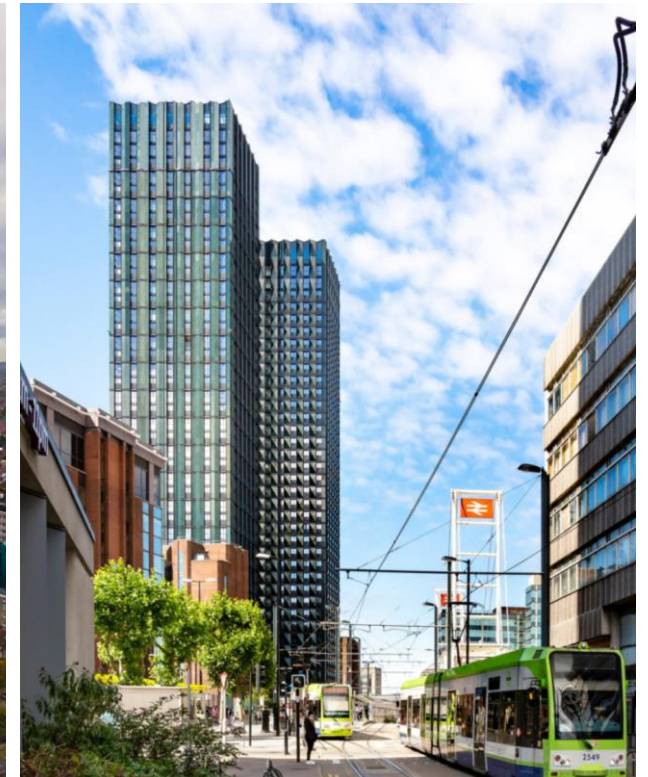
### Ten Degrees - 2020 London, Borough of Croydon UNITED KINGDOM

Developer: Tide Developments  
Modular: Vision Modular Systems  
Architect: HTA Design

44- AND 38 FLOORS  
546 RENTAL UNITS  
1526 MODULES

“The modular construction also resulted in a 40 per cent reduction in embodied carbon compared to traditional construction methods, with a significant reduction in waste, and improved quality control to ensure higher performance through operation.”

HTA Architects





# AFFORDABLE HOUSING MODULAR PROJECTS - UK

**College Road - 2023**  
**London, Borough of Croydon**  
**UNITED KINGDOM**

Developer: Tide Developments  
Modular: Vision Modular Systems  
Architect: HTA Design

50- AND 35 FLOORS  
817 CO-LIVING HOMES  
120 AFFORDABLE UNITS  
1725 MODULES

28 - 32 MONTHS





## AFFORDABLE HOUSING MODULAR PROJECTS - CANADA

**405 Sherbourne Street**  
**Toronto, ON**  
**CANADA**

26 FLOORS  
267 DWELLING UNITS (89 – 133 AFFORDABLE)  
620 - 650 MODULES

18 – 22 MONTHS





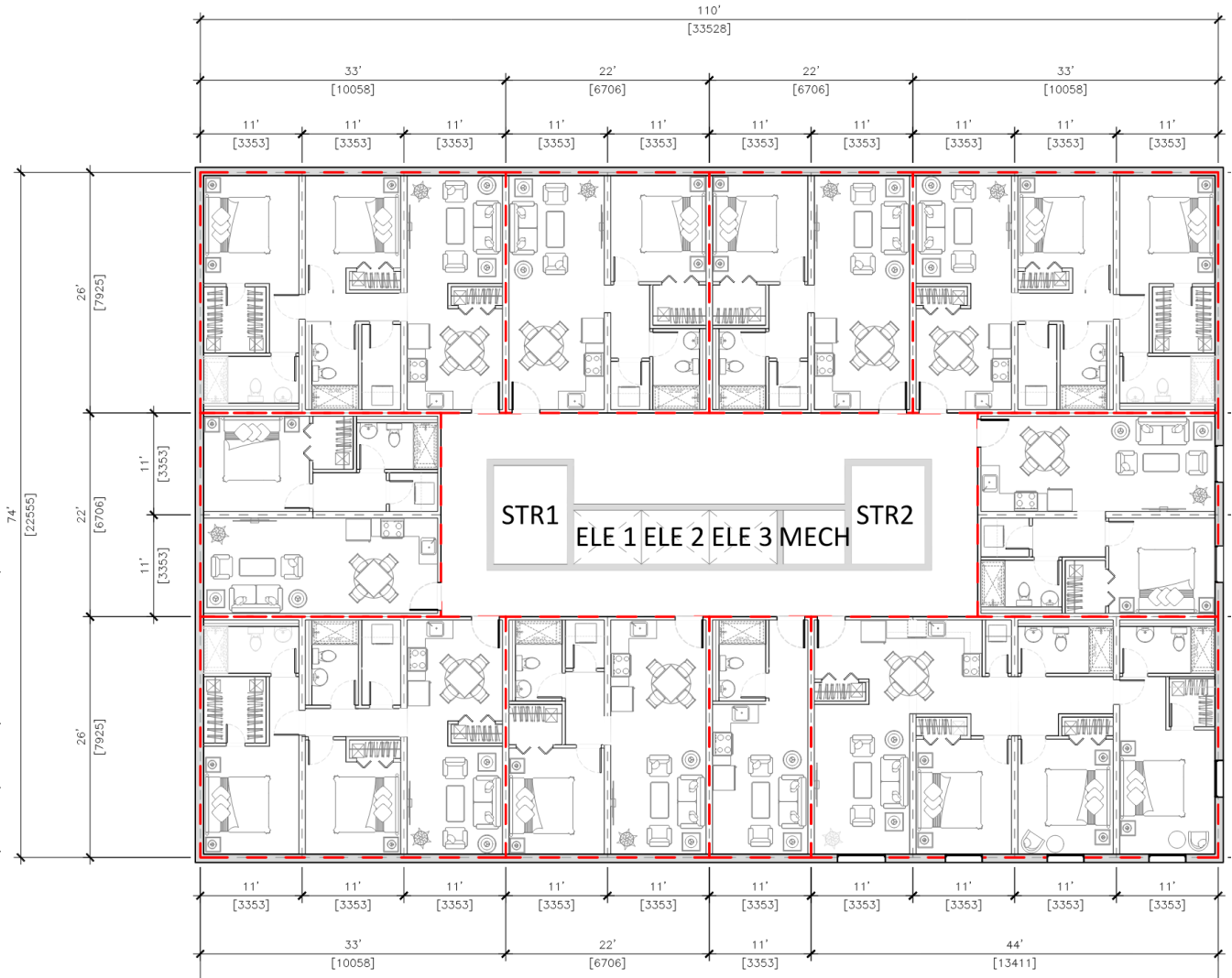
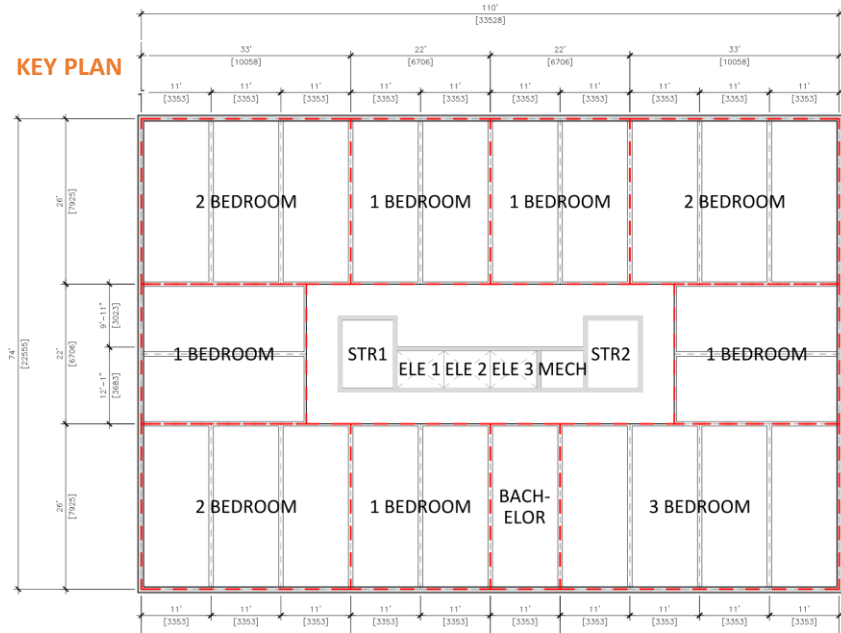
# 405 SHARBOURNE STREET ARCHITECTURAL STUDIES

## Typical Floor Statistics

BACHELOR: 1  
 1-BDR: 5  
 2-BDR: 3  
 3-BDR: 1  
 TOTAL PER FLOOR: 10  
 TOTAL MODULES: 24

## Overall Building Statistics

TOTAL BUILDING UNITS: 260 – 270  
 TOTAL MODULES : 620 – 650  
 PROJECTED MANUFACTURING TIMELINE: 50 – 60 WKS  
 PROJECTED CONSTRUCTION TIMELINE: 30 – 35 WKS  
**TOTAL PROJECTED TIMELINE: 65 – 85 WKS (18 – 22 MONTHS)**



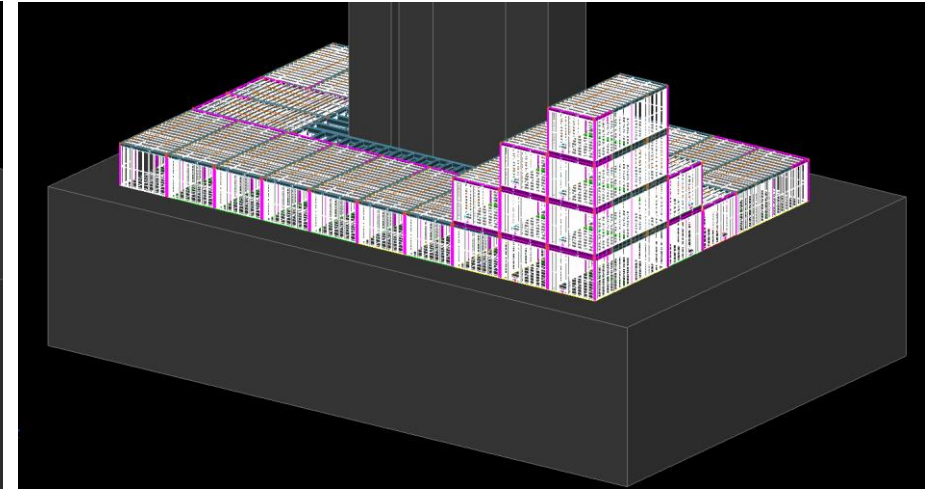
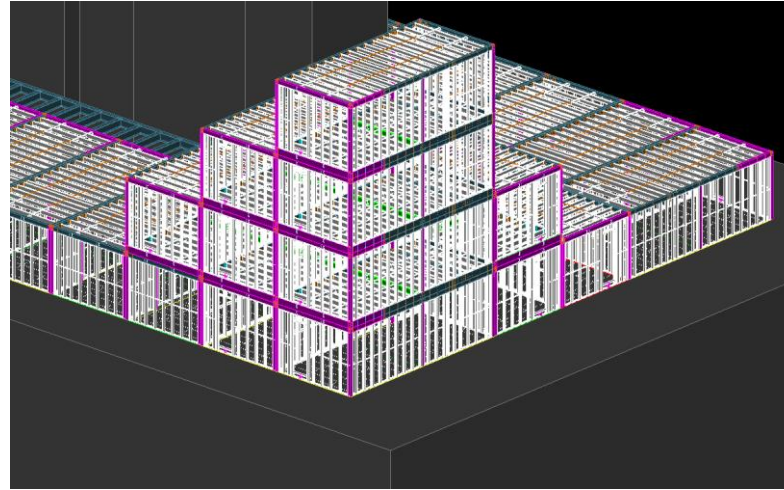
FLOOR PLAN



# 405 SHARBOURNE STREET STRUCTURAL MODELING

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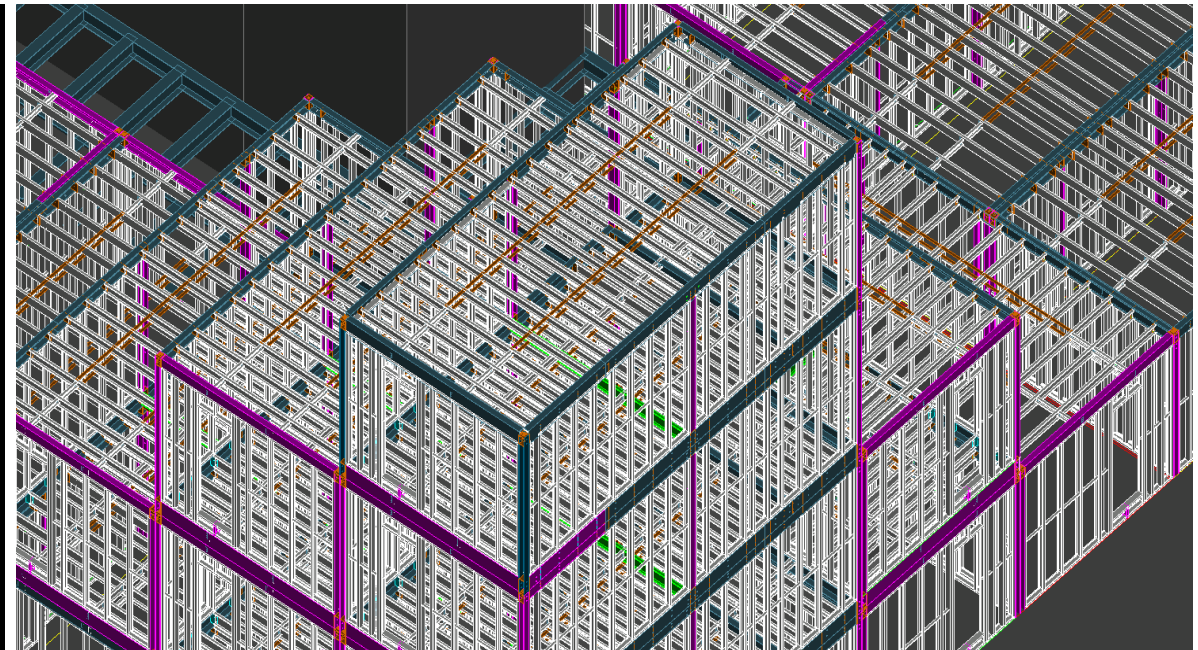
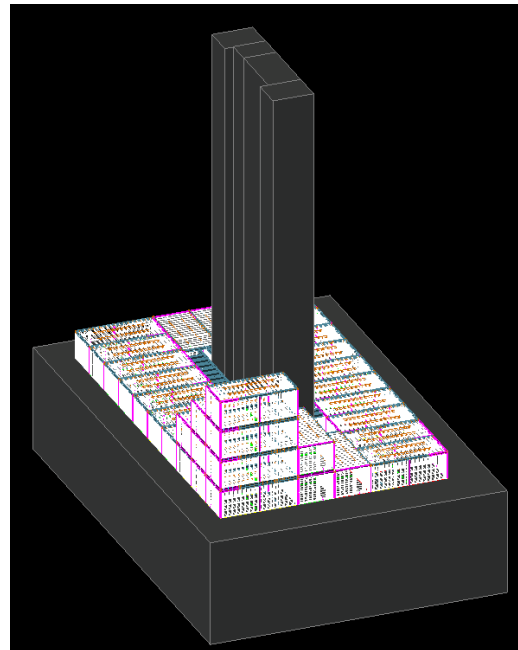


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FUTURE IS  
MODULAR

**Modular is Sustainable.  
Modular is Efficient.  
Modular is Beautiful.**

THANK YOU.

