

ESSENTIAL HOUSING PROJECTS

Village of
Lytton

Essential Housing Selected Contractors

Report to Council

12 May 2026

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Purpose

At the March 24, 2026 Council resolved to prepare the following:

- Commence negotiations for contracts with Lane One and South Pier to construct essential housing on Seventh Street road end (665 Station Road) and 500 Fraser Street, respectively.

Over the past six weeks, staff have met with the two contractors and discussed the terms of the project, and have been back-and-forth for the contract. Staff had the contracts reviewed by and attendance at meetings with the Village Construction Advisor.

Lane One

Lane One specializes in designing and building steel frame manufactured homes, prefabricated modular housing, backyard ADUs, and tiny homes. Lane One's mission is : to make modern, energy-efficient, maintenance free and durable housing accessible for homeowners, developers, and communities across BC and beyond.

Lane One proposes a two storey up/down duplex comprising two 2 bedroom/ 2 bath units of approximately 1572 square feet at a price of \$535,000 (plus GST). The before tax cost is approximately \$340 per square foot.

In BC, many residential builders use CCDC contracts, however, Lane One as a modular builder has opted for their own contract, insurance, and warranty provider. Village representatives have reviewed the contract for protection and certainty. The timeline of the payments is still being finalized, as staff better understands the realities of off-site modular construction vs. Village risk.

ESSENTIAL HOUSING



Lane One

- Lane One will construct the modular units in their Langley factory and then when the site works and foundation are complete will transport the buildings to the site. A similar unit was built in Logan Lake and is done and awaiting transport. The Village and Logan Lake both contract the TNRD (Thompson Nicola Regional District) Building Department, which Lane One has already navigated.
- The Village is currently coordinating with archaeology and geotechnical consultants, amending the zoning and OCP bylaws to permit the use, and working with Exxon and Dodge on the road closure and raising the fee simple title.

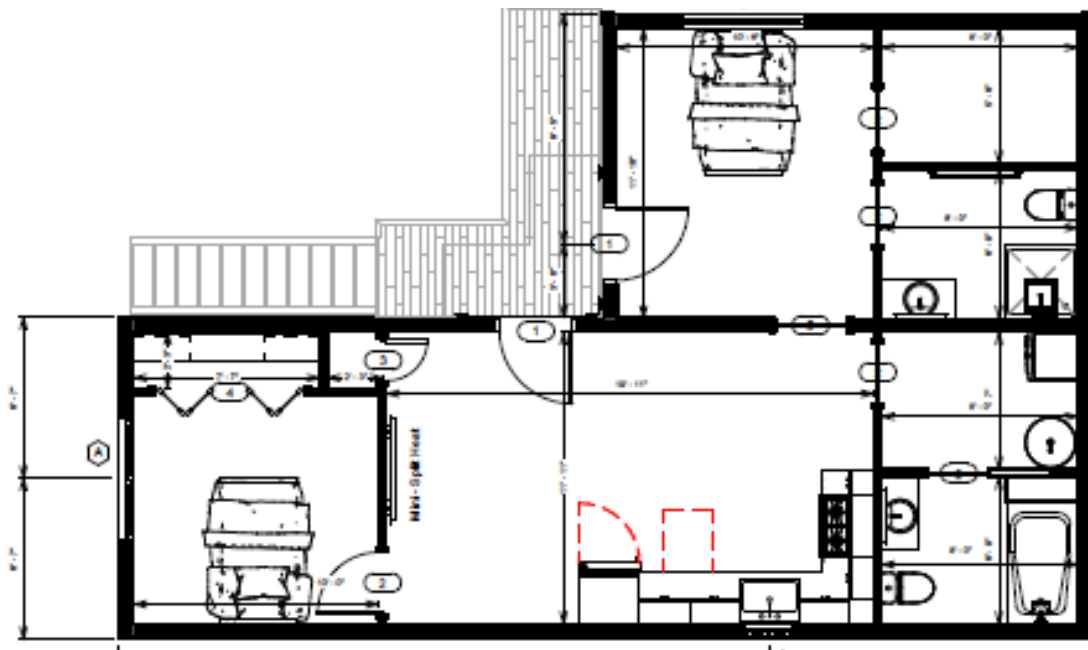
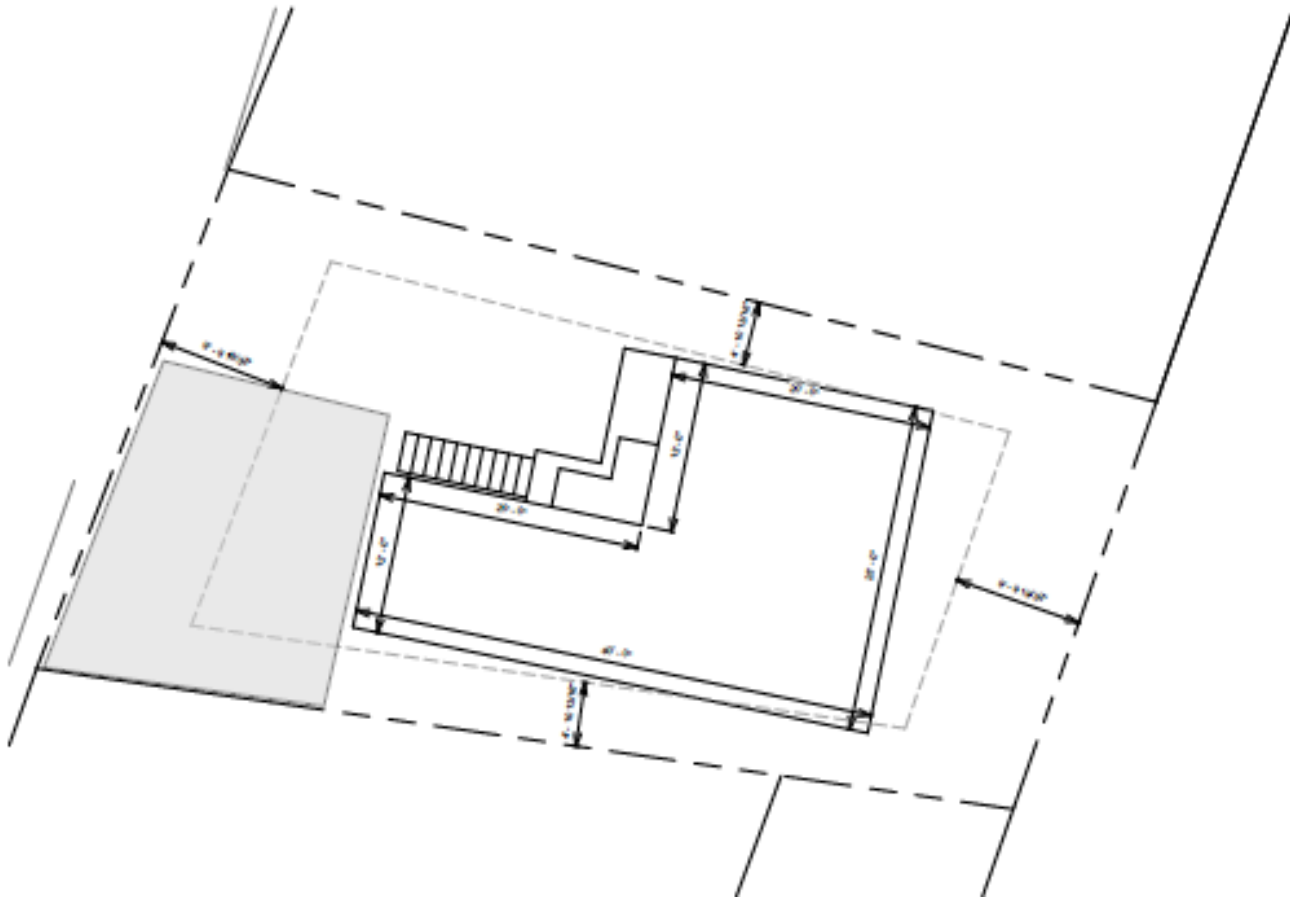
RECOMMENDATIONS:

THAT Council approve the selection of Lane One Homes Ltd. for the construction of an essential housing duplex located at 701 and 703 Station Road for \$535,000 (plus GST),

THAT Council authorize the funding be allocated from the “Housing for Essential Services Fund” through Emergency Management and Climate Readiness,

AND THAT Council direct staff to apply through the PacifiCan Resilient Home Rebuilding program for non-repayable grants.

Lane One



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South Pier

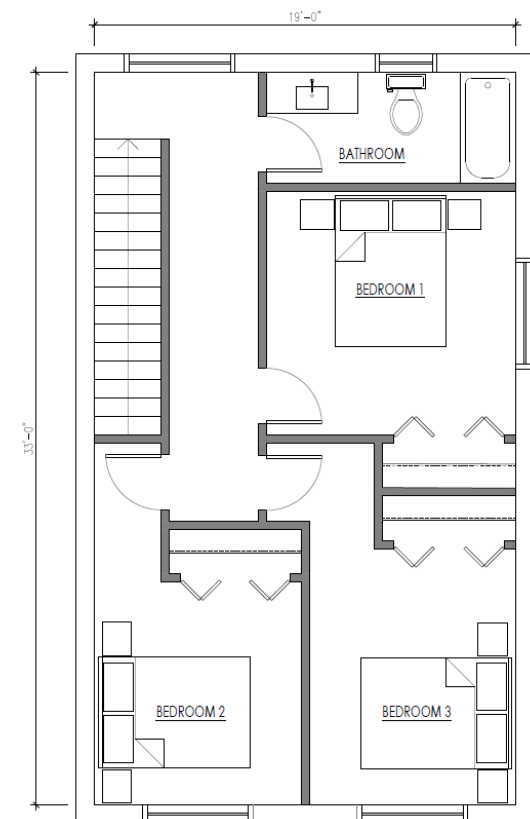
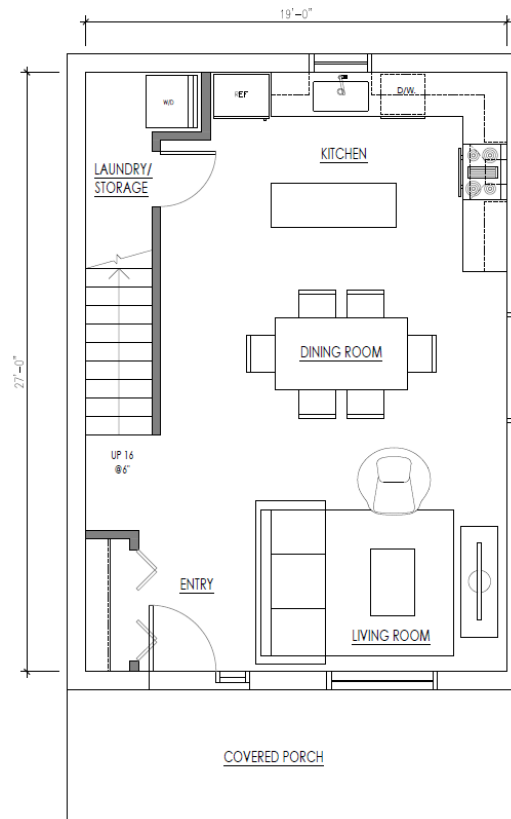
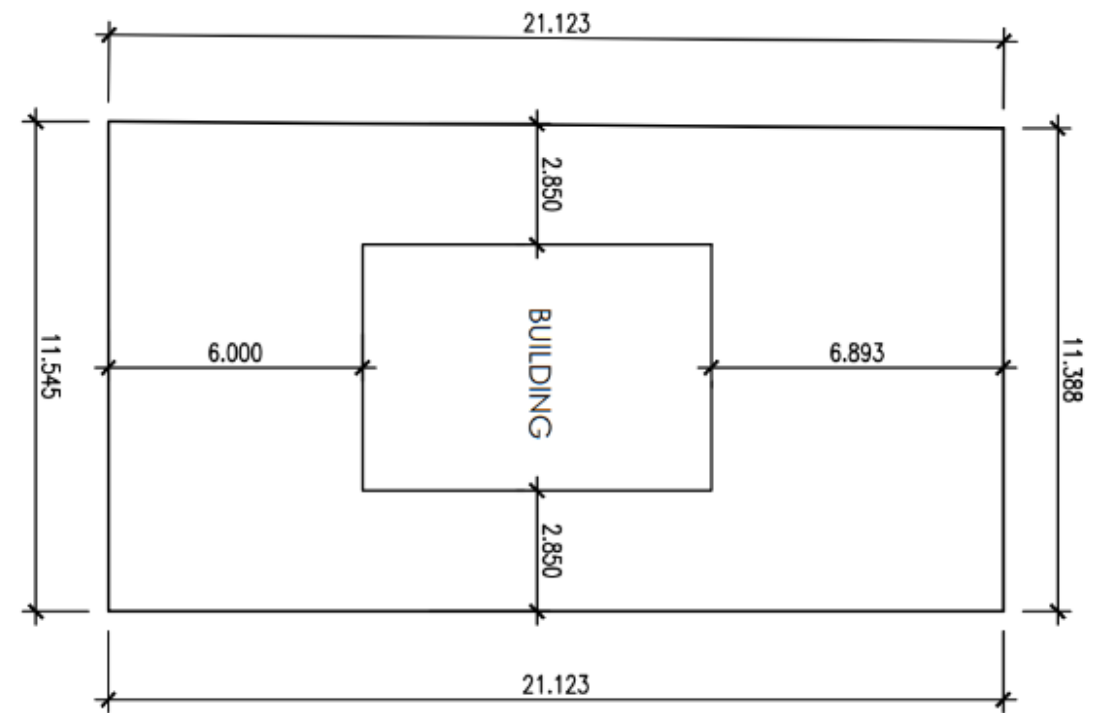
South Pier's mission is QUALITY-INTEGRITY-RESULTS, and since 2022 has become established in the fire and flood rebuild business as well as being a licensed home builder. South Pier has built five homes in Lytton.

South Pier proposed a two storey 3 bedroom/1 bath detached dwelling comprising of approximately 1140 square feet at a price of \$475,451.34 (plus GST). The before tax cost is approximately \$417 per square foot.

The applicant is covering the costs of the geotechnical investigations and has familiarity of working in Lytton (secured workforce housing, wind, heat, etc.). South Pier is using a CCDC-14 contract (Canadian Construction Documents Committee standardized construction contract).

The Village is currently coordinating with archaeology consultants, amending the zoning bylaw to permit the use, and working with Exxon and Dodge on the site survey.

South Pier



RECOMMENDATIONS:

THAT Council approve the selection of South Pier Frameworks (SPF) Ltd. for the construction of an essential housing detached dwelling located at 500 Fraser Street for \$475,451.34 (plus GST),

THAT Council authorize the funding be allocated from the “Housing for Essential Services Fund” through Emergency Management and Climate Readiness,

AND THAT Council direct staff to apply through the PacifiCan Resilient Home Rebuilding program for non-repayable grants.



Additional Costs and Total Costs

In addition to the residential builders, this essential housing initiative will have additional costs such as the geotechnical and archaeology consultants, registration of the road closure, hard and soft landscaping, and service connections. These additional costs are anticipated to be approximately \$45,000. The bylaw amendments are being completed in-house.

Total House Construction	\$1,010,452
Additional Costs	\$45,000
Contingency (10%)	\$105,545
	\$1,160,997

*Funded by the “Housing for Essential Services Fund”
through Emergency Management and Climate Readiness*