

Innovation Building Group Best Practices for Modern Methods of Construction



10. The Missing Role of Development Integration in Housing Delivery

Many housing organizations face increasing difficulty coordinating the full complexity of modern project delivery. This is particularly true for:

- municipalities,
- non-profit housing providers,
- Indigenous housing organizations, and
- institutional owners

that may have strong housing mandates but limited internal development capacity.

Modern housing delivery now requires simultaneous coordination of:

- approvals,
- financing,
- consultant teams,

- procurement,
- constructability,
- manufacturing,
- operational planning,
- building science, and
- long-term asset management.

When these systems operate independently, projects frequently lose alignment between original housing objectives and final delivered outcomes.

Over time, one of IBG's most important roles evolved beyond design and construction individually. Increasingly, value was created through integrating these systems into a coordinated delivery process.

This became especially important for organizations lacking internal resources to manage fragmented delivery structures across multiple project phases. Conventional delivery models frequently separate:

- development strategy,
- design,
- costing,
- procurement, and
- construction

into independent scopes managed sequentially by different parties.

The difficulty is that decisions made early in one phase often create unintended downstream impacts elsewhere in the project. Minor design adjustments can significantly affect:

- manufacturing efficiency,
- HVAC complexity,
- structural coordination,
- maintenance exposure, and
- operational affordability.

The earlier these relationships are integrated, the more effectively projects can be optimized as complete systems. As a result, IBG increasingly evolved toward a broader housing delivery platform integrating:

- project strategy,
- approvals,
- system selection,

- costing,
- procurement coordination,
- constructability, and
- operational planning

within a coordinated development framework.

Development integration ultimately acts as the bridge between housing objectives and successful project execution.

As housing delivery pressures continue increasing across British Columbia and Canada, integrated development capacity may become one of the most important factors affecting housing productivity and long-term project success.