

Bringing Generations Together



We're right where we hoped to be, home, together.
And that means everything.

Ashley, Homeowner, Squamish



LOCATION

Squamish, BC, Canada

PROJECT TYPE & SIZE

- Secondary Carriage Home
- 725 sq. ft. lock-up ready unit (2 Beds 1 Bath)

CLIENT

Aging parents, adult daughter, multigenerational household

TIMELINE

- **Start Date:** April 15th, 2025 (after permit issue)
- **Delivery Date:** August 14th, 2025
- **Completion Date:** October 1st, 2025

COST

Starting at \$170 per sq, ft

CLIENT BACKGROUND

Ashley Huntley, a Squamish resident, was looking for a housing solution that would allow her parents to stay close while maintaining their independence. Their existing home had become difficult to manage, but selling the property wasn't the right choice for the family.

Like many in Squamish, Ashley faced the challenge of high housing costs and limited options for multigenerational living. Local developers weren't interested in small-scale, customized projects, and traditional builders focused on either large developments or expensive custom homes.

CONTEXT

Housing demand is outpacing supply, leaving families, seniors, and renters without the smaller, affordable homes they need.

- Squamish's Housing Action Plan calls for **6,840 new units by 2031**, with 42% needed for households earning under \$70,000 per year. [1]
- The biggest gap is in **small-to-medium-density housing** like duplexes, garden suites, and multiplexes, which local policy is working to support. [2]
- **Building costs in Squamish remain high.** Custom homes often exceed \$600 per sq. ft., while even "developer spec" homes can start around \$450. [3]

KEY METRICS

TIME SAVED



6 - 8 months vs **12 - 14 months**
Rohe Homes Build vs Traditional Builds

COST COMPARISON



\$300-350/sq ft. vs **\$450-600/sq ft.**
Rohe Homes Build vs Traditional Builds

AFFORDABILITY + VALUE

Retains family ownership of land while adding an **accessible home** for parents

MINIMUM DISRUPTION ON SITE

Construction was completed off-site, so **negligible disturbance** on family and neighbours

THE CHALLENGE

- Ashley's parents were finding the home **too large and hard to maintain**
- Traditional builds were too **slow and expensive**
- **Few local trades** were available for small-scale projects
- **Narrow road access** required delivery and assembly without disturbing the main house or neighbours

WHY MODULAR MADE SENSE HERE

Ashley needed an affordable approach with predictable costs, minimal site disturbance, and no hassle for neighbours. She also needed a plan that would allow her parents to remain in the primary home during construction.

Rohe Homes had just the thing to help.

THE SOLUTION

THE LOTUS SERIES KIT

Rohe Homes provided a **730 sq. ft. lock-up ready kit** from the Lotus Series.

- Each unit is **pre-designed** and **pre-engineered**, reducing complexity and cost.
- They are delivered in **one shipment** and installed on-site with **minimal disruption**, requiring less specialized labour and fewer delays.
- A **prefabricated system** (built off-site) that cuts project timelines and costs significantly compared to traditional construction.

ROHE HOME'S BUILD PROCESS



1. Plan & Design



2. Secure & Approve



3. Prep & Build



4. Install & Complete



5. Handover & Support

- Rohe Homes managed **permitting, design, and engineering upfront**
- The **foldable modular system** allowed delivery through a narrow road
- Final On-site assembly completed in just **six hours**
- **Family further reduced costs** by handling some finishing work themselves

Ashley's family was able to gain a faster path to move-in with far less disruption, all while maintaining the quality of a permanent home.

IMPACT

Ashley's project in Squamish highlights challenges seen across Canada: high housing **costs**, **long** timelines, limited **trades**, and available solutions for an **aging population**. Traditional builds often take 2–3 years and grow more expensive each season, leaving families with few choices.

Rohe Homes offers another path. By standardizing and completing much of the work off-site, homes are delivered **faster**, at a **lower cost**, and with **less disruption**, while still meeting codes, using quality materials, and adding homes that are liveable for **all generations**.

For homeowners and small developers, this means housing family, generating rental income, or adding housing without the stress of traditional construction. The Squamish project shows how Rohe Home's model works in practice and why modular housing is **critical** to Canada's housing future.

WHY THIS MATTERS IN SQUAMISH AND BEYOND

- Creates a model for **multigenerational living** in high-cost markets
- Expands access to **affordable, small-scale housing** options
- Lets families **stay on their property** instead of selling
- Assists communities **recovering from crises** such as wildfires, where rebuilding quickly is essential.



[Rohe Homes] really stuck with us. They heard our concerns, helped resolve them, and in the end, we're really happy with the outcome.

Ashley, Homeowner, Squamish

