



MODULAR HOMES



Table of Contents

01. About Us

- a. Core Capabilities & Services
- b. Wall Systems
- c. Modular Homes

02. Designs

- a. Model A
- b. Model B

03. Contact Details

About Us

At Black Creek Industries, we deliver high-quality construction, renovation, and maintenance services with a focus on excellence and customer satisfaction. With a legacy spanning three generations, we are proud to be a leading construction company on Vancouver Island.

Our in-house design and design-build capabilities ensure streamlined, efficient project delivery from concept to completion. We specialize in marine engineering solutions, remediation services, step code 4, modular home design, and construction using advanced wall system panels for sustainable, energy-efficient living.

With Black Creek Industries, you get experienced professionals committed to turning your vision into reality, on time, and with lasting value.

Key Personnel

Craig Gagne

Chief Executive Officer

Gary MacLennan

Chief Operations Officer

Amir H. Farhadian Ph.D, P. Eng, PMP

Director of Projects

01

Core Capabilities & Services

Modular Construction

Community Buildings
Remote Facilities



Wall System

Fire Rated
Insulated Composite Envelope Panels
Rapid Installation



Marine Infrastructure

Floating Docks
Steel & Aluminum Ramps
Pile Driving
Shoreline Access Systems



Civil Works

Site Preparation
Grading
Drainage
Roadworks
Utilities

Landscaping & Site Finishing

Hard/Soft Landscaping
Fencing
Full Site Restoration

Turnkey Delivery

Complete Project Execution
Architectural Design
Qualified Partner Engineering

Wall System

CSA, NBC, Step Code 4, Fire Resistant

Energy & Performance

Superior R-Value:

Our panels offer the industry's lowest cost per R-value, reducing utility bills through improved insulation.

Thermal & Airtight Efficiency:

Eliminates thermal bridging and drafts, resulting in lower heating/cooling costs and consistent indoor temperatures.

Comfort:

Airtight construction ensures year-round comfort without drafts.

Health & Indoor Air Quality:

Made with non-toxic materials that don't off-gas or support mould/mildew, promoting a healthier indoor environment.

Durability:

EPS insulation and steel framing resist rot and mould, wick away moisture, and contribute to longer-lasting buildings.

Sustainability

Eco-Friendly Production:

Manufactured in a zero-waste facility with minimal on-site waste.

Net-Zero Ready:

Reduces energy demands by more than 70%, making Net-Zero targets more affordable and achievable.

Fast Carbon Offset:

In harsh climates, carbon offset can be achieved in just 2–3 months.

Affordable Sustainability:

Combines economic viability with environmental impact, encouraging wider adoption.

Ongoing Innovation:

Continuous R&D improves performance and efficiency.

Engineering & Quality

Certified Quality:

Every project is signed off by a structural engineer for assurance and compliance.

Precision Manufacturing:

Engineered for consistency and accuracy, reducing job site errors and ensuring high-quality construction.

Pre-Construction Modeling:

REVIT 3D modeling prevents design conflicts, saving time and money.

Strong & Lightweight:

Proven in seismic and hurricane zones, our panels offer strength without excess weight, lowering foundation costs.



Modular Homes

Model A

■	1 Bedroom	
	SQ FT	595
	BED	1
	BATH	1
	STOREYS	1
■	2 Bedroom	
	SQ FT	1050
	BED	2
	BATH	1
	STOREYS	1
■	Duplex	
	SQ FT	1244
	BED	1
	BATH	1
	STOREYS	1

Model B

■	2 Bedroom	
	SQ FT	1272
	BED	2
	BATH	2
	STOREYS	1
■	2 Bedroom	
	SQ FT	1159
	BED	2
	BATH	1
	STOREYS	1
■	3 Bedroom	
	SQ FT	1533
	BED	3
	BATH	3
	STOREYS	2



Design

02

Exterior Rendering

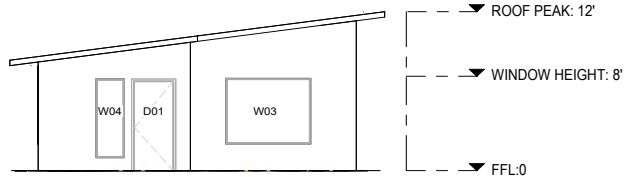


Model A: 1 Bedroom

595 SQ FT

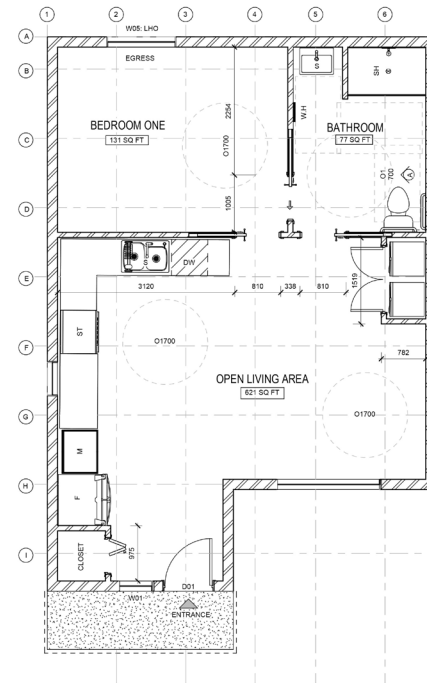
All homes are thoughtfully designed to meet ADA (Americans with Disabilities Act) standards and are constructed using high-performance panels.

* BC Housing Design



RIGHT ELEVATION

SCALE 1:100



ONE BEDROOM COTTAGES: FLOOR PLAN

SCALE 1:100

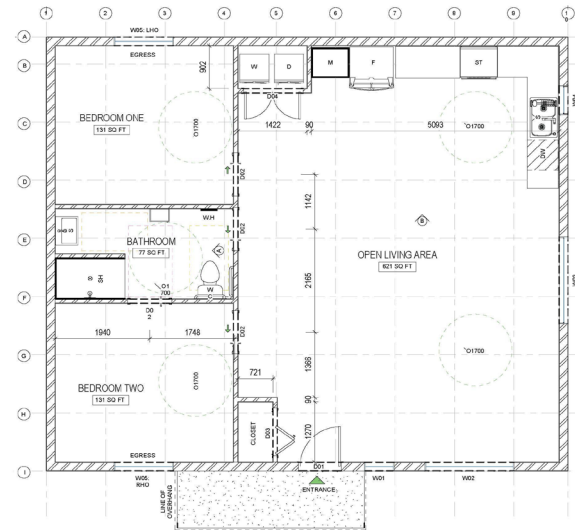
595 SQ FT

Model A: 2 Bedroom

1050 SQ FT

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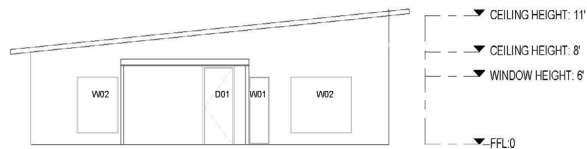
* BC Housing Design



TWO BEDROOM COTTAGES: FLOOR PLAN

SCALE 1:100

1 050 SQ FT



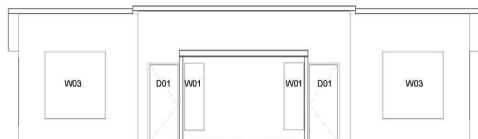
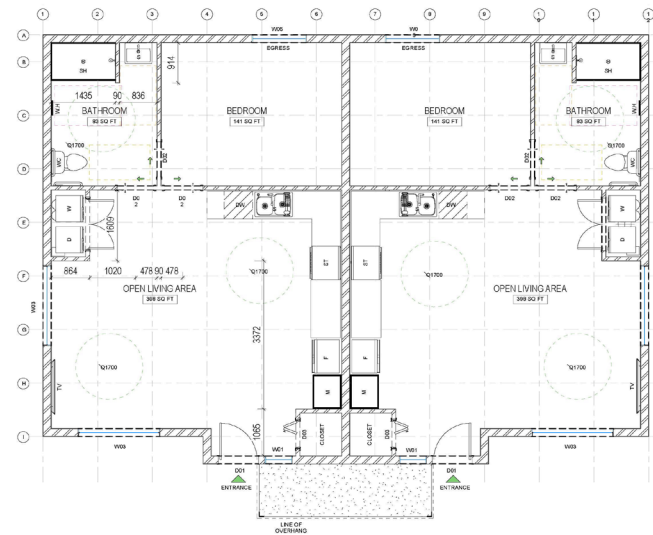
FRONT ELEVATION

SCALE 1:100

Model A: Duplex

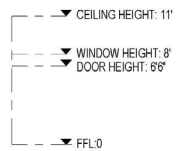
1244 SQ FT

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FRONT ELEVATION

SCALE 1:100

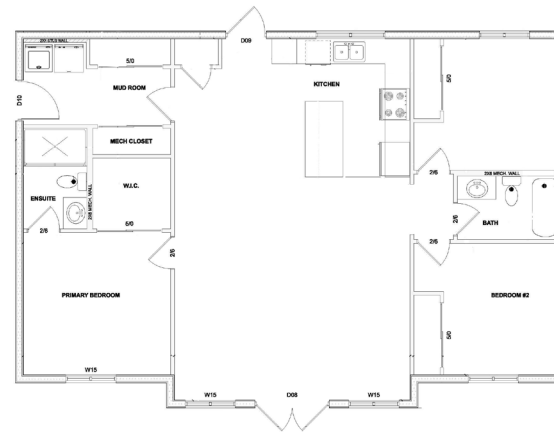


Model B: 2 Bedroom

1272 SQ FT

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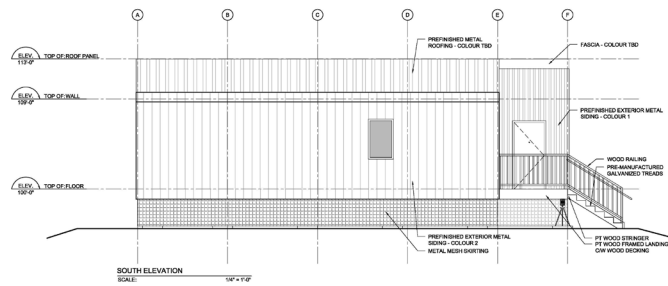
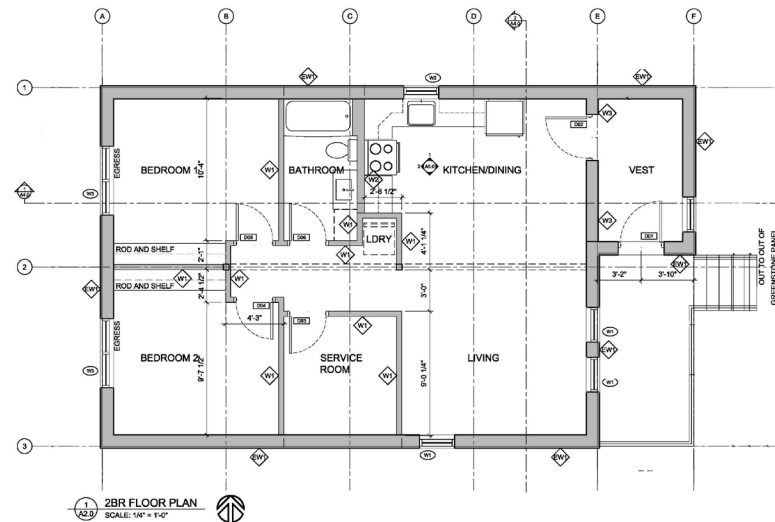
MAIN FLOOR - 1272 SQ FT
SCALE: 1/4" = 1'-0"



1159 SQ FT

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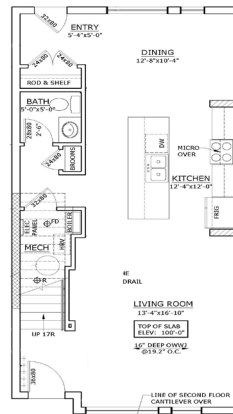


Model B: 3 Bedroom

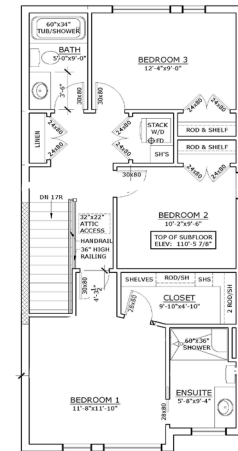
1533 SQ FT

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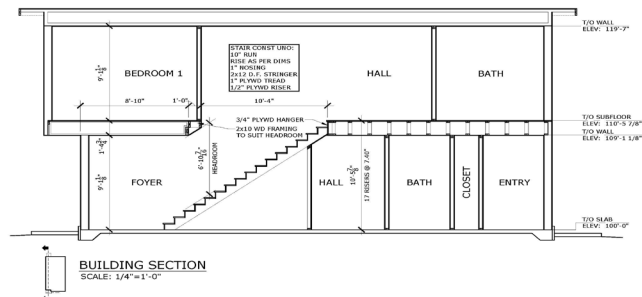
* BC Housing Design



MAIN FLOOR PLAN
SCALE: 1/4"=1'-0"
AREA: 753 FT²
TOTAL AREA: 1533m²



SECOND FLOOR PLAN
SCALE: 1/4"=1'-0"
AREA: 780 FT²



Contact Us

03

Contact Us



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