

1. No F(e).A.R – Zoning without Floorspace Density

| What are your questions about this requirement? | What have you done/seen to make this work? | Who needs to be involved? And what is their role? | What are important trade-offs to consider and address? | Other key issues/concerns/comments? |
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| <ul style="list-style-type: none"> • Will the removal of FAR lead to monster homes? • Would removal of FAR lead to maximizing homes? Monster homes • Will FAR restrict home building? • How to regulate for this through multiple zones? • How might we manage differences in FAR between neighboring jurisdictions • How do we achieve a mix of units? is it flexibility? | <ul style="list-style-type: none"> • Form based zone approach • Possible solution estimated Max size and minimum size • Develop a FAR template for similar size jurisdictions • In Kirkland the area of town with FAR had more monster homes • Challenges of administration could be met with AI? • In Ontario lock coverage and height are used • FAR has positives it can be shaped to provide incentives to developers and builders • Height restrictions Burnaby is going to three to five stories for single family housing • Standardized designs and pre-approval designs will help navigate FAR obstacles to an extent | <ul style="list-style-type: none"> • Consultants to help guide planners navigate the complex landscape. • Key political figures, as there is a clear community attachment to FAR will need to educate to help ensure pragmatic decisions • Educating all key actors • Big sense of community attachment to FAR so community must be involved • FAR is a well known buzzword amongst all actors removing it will be very difficult politically speaking | <ul style="list-style-type: none"> • How might we find a balance between red tape being erased but still delivering gentle density • Monster Homes • How might we consider the June deadline with respect to the timing delivery of pre review designs and FAR? • The trade off of people maxing out every single square foot • Spot zoning is not the answer • Without FAR we will get monster homes • In Langley the FAR was too low and it led to a lot of admin work too | <ul style="list-style-type: none"> • Making setback heights and other factors more important • Knowledge gaps exist with the public and industry • It's difficult to administer and govern any FAR changes • Industry expertise is just not available in certain locales • We do need to control FAR per unit to prevent monster homes but delineate but delineate both minimum and maximum number of units • Professional developers most likely to uptake gentle density |



2. Flexible Zoning for Multiple SSMUH Building Types

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| <ul style="list-style-type: none"> • Have you considered building code limitations versus allowing different housing forms? • How might we control these new designs on larger lots light coverage one FSR? • How might 10 years zoning be used? All rental or a combination perhaps | <ul style="list-style-type: none"> • Minimum size requirements per unit • Simplifying zones and finding the right numbers with respect to lot coverage setbacks etc. • Greater FAR permitted when adding units to existing • One zone for all residential with accommodation for different circumstances • Flexibility is key envelope only? • Allowing bareland strata division of laneways to make 3 unit rental a viable option • 4 equal units for rent • Talk to builders about possible farms • Single family dwellings and side by sides plus double adu? | <ul style="list-style-type: none"> • Consultation with builders on feasibility of bylaws • Getting builders comfortable with these new types of dwellings • Real estate agent awareness of actual development potential • Staff want to be open get counsel on same page • Residents care about form variety is good • Need for public awareness communication • Keeping councils acting in good faith in complying • Developers and land owners understanding what would incentivize redevelopment | <ul style="list-style-type: none"> • Delegated decisions less public hearings versus more demand on staff time • Rental regulations versus viability • If non-prescriptive it will get one dominant form over used and a lack of diversity • Allowing higher lot coverage without just allowing big single family dwellings • Family friendly homes versus affordable homes | <ul style="list-style-type: none"> • Favorable loans for affordable housing • Bill 47 taking precedence over 40 • Enforcement of tenancy laws to encourage secondary suite rental • Market for these homes is small/unknown • Non lane serve lots need to do modeling to see how it would work • Irregular lot sizes • High cost with small margins in development right now • Speculation and poor information • Connection to short term rentals |



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| | <ul style="list-style-type: none"> • Remove DP so that you reduce staff time on these • About allowing 3 stories with basements optional • Rezone all city into three or four new zones • Sharing information resources with other municipalities up-to-date timely info sharing • Consult experts before rezoning such as architects builders designers to avoid pitfalls • duplexes of suites fee simple row house with suites 2 houses with suites etc. • allowing small scale commercial and low density residential | <ul style="list-style-type: none"> • Public what can I build on my site information would be helpful • Builders have them propose feasible designs to run scenarios with • Assistance for land owners wanting to add units to existing buildings • Assistance for land owners wanting to add units to existing buildings builders and developers consider reviewing applications that were cancelled and why for learning | | |

| 3. Tenure Options (Permitting Strata and Incentivizing Rental) (inc AHOP) | | | | |
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| <ul style="list-style-type: none"> • Is it feasible to request market and below market for these projects? • Who has done an economic analysis of the number of units and feasibility? • What is economically viable in metro Vancouver? • What is the region doing in compare municipalities • Is this something your community will be considering? • Has any work been done about the financial viability if one in six is rental and or affordable? And who would manage it? • How will it work to require one unit to be restricted rental who owns? • What can be done to enable affordability • Would BC housing be more supportive of four to six units? | <ul style="list-style-type: none"> • Burnaby is preparing to do an economic analysis as to the feasibility. • RPAC setting up and sharing of consulting services especially around financial analysis • 5 units would require an operator management co. • Idea would be to get a sense of the percentage of condo units that are renting out now | <ul style="list-style-type: none"> • Nonprofit housing providers to build 4 to 6 unit nonmarket housing • Co-op housing • Government needs to provide financial incentives for different tenures for example coop | <ul style="list-style-type: none"> • Given the low margins assume mainly strata and fee simple would be feasible | <ul style="list-style-type: none"> • Some municipal councils may want to zone for rental only which may make it unfeasible • Need to understand the level of money available |

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| <ul style="list-style-type: none"> • Are there any examples of rental tenure in single family small scale neighbourhoods • We hear questions and concerns about how stratification will increase property values through speculation more than rental tenure • How will the province implement inclusionary zoning at small scale projects? • TOA, are units to be stratified or rental? • How will RRT2 affect these viability of these new units? | | | | |

| 4. Infrastructure analysis and requirements (inc climate adaptation – stormwater, tree retention) | | | | |
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| <ul style="list-style-type: none"> • How to get Rd. dedications without rezoning? • do you plan for 100% uptake or likely uptake? • How do we model existing capacity when replacing and upgrading pipes? • How do we manage stormwater in hillside communities? It's difficult to control permeability • How can we continue to move buildings away from critical root zones without rezoning or development permits? | <ul style="list-style-type: none"> • Development permit for laneway homes requiring permeable areas • Other communities have it in 2B • Cluster tree retention and acquire park space • Use climate adaptive tree species list • Washington tree code and wildland interface code regulations • Fire proofing building if trees can't be removed • On site infiltration requirement • Proactive messaging – e.g. parking will be “market driven” and not prohibited | <ul style="list-style-type: none"> • Civil engineers and GIS are needed to do the analysis of existing capacity and condition with projected demand. We need to understand the magnitude of impacts • Floodplain engineers • Planners communicating with the builders on infrastructure • Federal and provincial government financing • Builder capacity to do proper mechanical room design and permeability | <ul style="list-style-type: none"> • We want infill housing but have major storm events and more density impacts on natural assets and permeability • Regional and local development cost charges can make housing not affordable • Staff capacity is limited to bring forward changes • Owner citizen developer burden of compliance with infrastructure regulations at the building permit level • Fire smart practices versus tree canopy and storm benefits | <ul style="list-style-type: none"> • Unpredictable cost for fourplexes with multiple service connections required versus single family • Washington cities have yet to see infrastructure pinch points • Tree canopy loss during extreme heat events • Hazard area risk assessments and integration with growth potential • Potentially adding population to wildfire interface zones • Road and pipe upgrades will require lengthy construction staff and contractor time • Areas without storm water are not having to do downstream capacity • Need at least 30% uptake before you start to see the pinch on infrastructure |

5. Form and Character Development Permits (To DP or not to DP)

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| <ul style="list-style-type: none"> • How do we ensure the quality of development without a DP • Is it possible to require design excellence promoting design principles at the provincial level • Should the requirement to DPB based on the number of units • Is it possible to look at the number of units that should be subject to a DP • Would it make sense for the cutoff to be more than 4 units you require at DP? • What typologies would benefit from form and character? | <ul style="list-style-type: none"> • As you move to more units add some really practical guidelines for example access solid waste • In Coquitlam they have housing choices and pre approved • The importance of evening the field between single family and multifamily – for example accessibility is an issue with multifamily but not addressed in single family developments • In Australia if everything complies it goes to building permit right away • Design excellence is built into the state legislation in Australia • Streamline the review without an ADP use principles to guide and make a simpler process | <ul style="list-style-type: none"> • How would advisory design panels be part of this? • Designers architects advisory Commission and council to help identify design and review guidelines • Community members should be informed of the form and character standards however a approval should come down to staff and design boards | <ul style="list-style-type: none"> • Concern about pre approved lead to generic design are large single type developments • Too much development permit requiring green space may lead to for small units as opposed to a mix of unit sizes • Benefits of open space versus dense residential development • The relationship between the development permit form and character and the resulting unit sizes and number of bedrooms • Going without DP is it just shifting the conflict to other staff or neighbours? • Density as it relates to canopy cover • Development permit can extend approval timelines but if it's not initially well executed the community may push back on future work | <ul style="list-style-type: none"> • The importance of housing needs assessments to help guide development permit and zoning so you get what is needed • Province pre approved designs are needed sooner • More people are required (Staff, professionals, consultants) to help consider and select options • Landscaping and stormwater management issues • Conflict between zoning and existing development permit bumping up against each other • DP changes are difficult in advance of the June 30th deadline and impacts buy in • Concerns re timeline to revise guidelines in advance of June 30th |

| 6. Parking – Creative Right-sizing of Parking | | | | |
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| <ul style="list-style-type: none"> • When is it appropriate to require 1.5 stalls • What are the parking standards in the development community for the market? • How to incentivize parking? • What makes it worth the developer's resources to add parking? • At what level the parking does it become unreasonably restrictive? • Do municipal parking departments make money? • Should it be based on per bedroom or per unit? • How about on street parking passes? Should it be per unit or per lot | <ul style="list-style-type: none"> • On street parking management • Open option parking done in Edmonton Toronto • Car share • It's an iterative process • Market based parking • Zero parking developments cultural shift • Having parking maximums | <ul style="list-style-type: none"> • Development community, enforcement agency, public work, council, staff resources, engineering departments, fire department for access, public education and engagement, • Car share companies can you turn that | <ul style="list-style-type: none"> • How does fire access be addressed with 0 parking standards on street • Trees versus parking versus density pick two • Circling the block to find street parking • Waste collection is impacted • What replaces the money collected • Payment in lieu of parking could be a source of funding | <ul style="list-style-type: none"> • Snow removal exemption • How will the province support more transit to enable less parking • Driveway access angle versus parallel parking • Hydro box issues • Fire hydrants being • It's an iterative process commit to evaluation • Accessibility requirements with parking • Multi generational households means more vehicles |

| 7. Getting Community Buy-in | | | | |
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| <ul style="list-style-type: none"> • Questions about the changes related to public hearing process and explaining these changes to the community? • How can we engage in a meaningful way given the extremely short timelines and budgets? | <ul style="list-style-type: none"> • Promote the absence of industry speculation • Encouraging people to come out to support instead of just those who have a complaint • Build capacity towards community resilience through ongoing engagement • Best Buy in is when a it doesn't affect the quality of life or property value or B increases cash out value • Distribute information at libraries • Encourage people to think about multi generations and the benefit to family members • More pictures case studies and champions | <ul style="list-style-type: none"> • Builders and developers and need to help small niche developers and builders they will be supported • Yimby groups • Non profits are trusted voices work with them to communicate • Train single family builders and new housing types especially in rural communities • Voices of people who could live here such as teachers firefighters etcetera bring them to the forefront • Community leaders • Stories of those impacted by the lack of housing who have moved out of the area make it personal | <ul style="list-style-type: none"> • How to build buy in when we're prohibited from having public hearings when decision is already made? • A lack of engagement now might make for painful OCP update later • Resources and capacity limitations versus engagement developed support | |

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| | <ul style="list-style-type: none"> • meeting with community and helping explain why changes are good • sub regional engagement with shared consultants • promote do it yourself family coop • consider democratizing development by supporting ? participation to remain on site • make change relevant through codesign engagement • cool map distinguished neighbourhood attributes toward deeper local insight • stop the NIMBY versus YIMBY rhetoric • buildings that reveal and share on site communities • buildings that socially engage | | | |



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| | <ul style="list-style-type: none"> • decentralize approval processes to make local cross departmental offices knowledgeable of the community • easy process of relaxations towards site adaptability of various building forms • educate right size scale is more important than local character • explore case precedents without land assembly with community | | | |

| 8. Rural and First Nations Approaches | | | | |
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| <ul style="list-style-type: none"> • Should strata be permitted • What are the water availability requirements • What scale is needed to make these financially viable especially with private small scale utilities for water and sewer | <ul style="list-style-type: none"> • Voluntary updating zoning bylaw • Lil'wat First Nation interest in side-by-side typologies not stacked • Water quality and quantity requirements update to current water usage rates • Rainwater capture Mayne island and Pender should be included in calculations • Flexible zoning for example on main island includes temporary housing with recreation vehicles or travel trailers • First Nations housing funding requiring multi unit projects • Funding needed for more First Nations housing | <ul style="list-style-type: none"> • Water district - moratorium on new hookups • MOTI rural Rd. designation and town areas still defined as rural • Absence of data on water availability and use because of private systems • ALR interplay - they have their own requirements to consider | <ul style="list-style-type: none"> • Generally faster but not cheaper and doesn't use local labor • Small and rural skilled labor shortage in construction | <ul style="list-style-type: none"> • National Indigenous collaborative housing initiative small pot of money • The First Nations managers association • Housing internship for Indigenous youth • Grant seeking application support • Bigger bedroom counts required for intergenerational living and bigger families |