

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

Questions?:

- Monster home concerns, and how to achieve a mix of units
- Regulation approaches through multiple zones
- Managing variation across neighbour jurisdiction issues

What works?

- Form-based zone approach, pre-approved designs, establish max/min size, FAR template based on jurisdiction size, simplification, focusing on lot/ home layout factors

Ideas:

- Prezoning with bylaws based on fixed condition to avoid monster homes, AI-supported admin, educating key actors, making setback and heights more important

Who needs to be there?

- Consultants - to guide planners through a complex landscape
- Political figures - clear attachment to FAR requires an openness to learning

Trade-offs to consider:

- Maxing out development, monster homes resulting from it, unintended consequences, difficult/ time-consuming to administer FAR changes, FAR can be shaped to provide incentives, very difficult politically to remove it, managing difference across neighbouring communities

Other:

- Knowledge gaps exist with public/ industry especially in some locales, concern regarding the June timeline and lack of designs as it relates to changing FAR

2. Flexible Zoning for Multiple SSMUH Building Types

Questions?:

- Considerations about building code compatibility with housing forms, concerns about controlling design on larger lots
- Rental zoning use and how it might be used

What works?

- Minimum size requirements, simplifying zones - finding the right numbers for setback etc., incent with greater FAR for desirable types, bare land strata division options

Who needs to be there?

- Builders and developers to test feasibility, and incentive requirements for redevelopment
- Assistance for landowners/ builder/ developers, information on new types and to walk through the process for adding units to existing buildings

Trade-offs to consider:

- More demand on staff time vs. less engagement, rental regulation vs. viability, higher lot coverage vs. monster homes, gentle vs. affordable, non prescriptive may lead to one dominant market form

Other:

- Loans for housing, enforcement issues for rentals, market unknown and costs high, variety of lot sizes

3. Tenure Options (Permitting Strata and Incentivizing Rental) (incl AHOP)

Questions?:

- Considerations related to economic feasibility and management of rental units and examples of where it works

What works?

- Economic feasibility analysis helps and is being looked at now (Burnaby), understanding the demand for rental

Who needs to be there?

- Non-profit/ Co-op sector building non-market gentle density with support from governments

Trade-offs to consider:

- Feasibility vs. rental tenure, need for management operator for over five units adding costs

Other:

- Rental zoning tenures as a way of avoiding gentle density

4. Infrastructure Analysis and Requirements (incl climate adaptation - stormwater, tree retention)

Questions?:

- Modelling current capacity and future demand challenges and management with a greater site coverage and runoff of water
- How to achieve amenity of other outcomes without rezoning options

What works?

- Requirements for considering infiltration and permeability of surfaces
- Cluster tree retention, park space acquisition, and fireproof buildings to protect trees natural benefits

Who needs to be there?

- Engineers/ GIS to understand and help model the capacity of infrastructure, flood plain impacts. Planners/ engineers to communicate with builders
- Federal/ provincial - financing for infrastructure

Trade-offs to consider:

- Infill vs. impacts on natural assets/ permeability, DCC vs. affordability, capacity vs. speed of change, citizen-owner vs. complexity, fire smart vs. natural infrastructure benefits, multiplex infrastructure requirements vs. desire for more housing

Other:

- Impact of density in hazardous zones may not be understood
- Impact on infrastructure is less than expected at least initially, provides time

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

Questions?:

- Ensuring quality development without a DP is the main consideration, and perhaps a threshold number of units would kick off a DP requirement and/ or typologies

What works?

- Scaling guidelines based on units or complexity of development, pre-approved designs, evening the field between single-family and multi- is important, provincial design excellence guidelines to simplify the process, streamline those developments that comply

Who needs to be there?

- Designers, architects, Advisory commission - identify guidelines
- Community members to be informed, but approved by staff etc.

Trade-offs to consider:

- Pre-approval and generic designs, greenspace requirements leading to smaller unit sizes and not the right mix, moving the issues down the process line to other staff, good designs role in public support

Other:

- Housing needs assessments can guide what is needed, pre-approved designs are needed sooner, HR capacity required to consider options, time lags between rezoning and changes to DP (tight timeline) resulting in conflicts

6. Parking - Creative Right-sizing of Parking

Questions?:

- Considerations around the 'right' number of stalls needed and how to adjoin that need to the lot through units or bedrooms or incentives

What works?

- An iterative process and managing the public spaces for parking, facilitating a shift toward maximums or zero parking examples with other options e.g. car share

Who needs to be there?

- Everyone to participate in a shift of how parking is required, along with education and engagement

Trade-offs to consider:

- On-street parking impacting fire access, tree retention desire and a need for parking spake, other unintentional consequences

Other:

- Impacts of more parking on natural or built infrastructure, moving toward less demand if and when transit is more support. Possible household types requiring more parking than others

7. Getting Community Buy-in

Questions?:

- Impacts of short timelines, limited resources and changes to existing decision processes on meaningful engagement

What works?

- Making the housing challenge real - building empathy through stories and reflection
- Involving the community to consider housing forms through existing cases, talking about the benefits
- Supporters supporting changes and championing efforts

Who needs to be there?

- Supporters, trusted sources such as non-profits and the voices of those requiring housing (e.g. teachers)
- Support provided to smaller builders and developers to navigate the process

Trade-offs to consider:

- Resources and capacity constraints limiting engagement to develop support, restricted engagement on current changes may push issues away and resurface them during other planning e.g. OCPs

Other:

- n/a

8. Rural and First Nations Approaches

Questions?:

- Are stratas applicable in this environment and what size/ scale of development is feasible as it relates to rural water/ sewer provisions on site?

What works?

- Considerations for acceptable rural forms such as side-by-side living as opposed to up-down, and flexibility for RV/ trailer units
- Understanding water demand and other water sources
- Funding/ support to access it, and an understanding of the larger home need/ bedrooms for multi-generational living

Who needs to be there?

- Water district as it relates to water sources and multiple units, MOTI, ALR needs requirements considered

Trade-offs to consider:

- Need for more housing and the skilled labour shortage

Other:

- National Indigenous Collaborative on Housing has some money, and there is a housing internship for Indigenous youth