

## TABLE CONVERSATIONS SUMMARY

What would be required to make it work in your community?

- Variety/ flexibility and customization
- Increased capacity and knowledge - municipal team and builders/ developers
- Faster processes
- Financing options
- Understanding and addressing specific site needs, e.g., slope

What tools, resources would help you to launch this type of program?

- Technology such as 3D printing and AI assisted permit reviews
- toolkits, examples, models
- Education and training
- Technical knowledge

Burning questions

- What are we trying to solve?
- How to ensure pre-approved plans are used?
- How to ensure variety and aesthetics?

## What would be required to make it work in your community?

Variety/flexibility/customization

- Heritage component
- Flexibility and customization with standardization in elevation changes, various slopes/topography and site sizes
- Regionality of design; compliance with local zones
- Variety of plans
- Think differently about energy efficient buildings; energy >20% code
- Flexibility of plans; allowing for customization
- Option diversity through a provincial catalogue
- Balance aesthetic variation vs popular demand
- Designs need to fit majority of lots (including cul-de-sacs)
- Pre-approved plans of up to 4 units
- Pre-approved garage
- Needs to be flexible to accommodate the people in the units
- Scale

## Capacity/knowledge

- Intermunicipal sharing of resources
- Having a dedicated team; build capacity in our communities
- Pre-approved builders
- Greater connection between builders/developers and prefab/panelised
- High quality plans; correct designer choice
- Education; funding for training trades people
- Data re needs
- Pre-fab industry
- Better education of what is required, considering safety
- Municipal staff knowledge on process
- Small builder training
- Put existing homeowners at ease
- San Jose "ADU ally" government employee to help navigate permit application
- Napa/Sonoma ADU organization - does homeowner/development applicant education; is a first connection with homeowners before
- Development advisor/building concierge
- May appeal most to citizen developer
- The community will need some input/ownership over the designs
- Look at building innovations

## Process

- Incentivize (faster approval); reduce processing time
- Resolution re liability
- Muni needs to commit to review timeline
- Consult with municipal insurers re liability
- Front of queue incentive
- Designs held by architect vs city
- Clear and simple financing

## Site needs

- Climate conditions, e.g., align wall and roof assemblies with climate
- Maintain/improve outdoor space
- Natural/environment constraints
- Common lots available
- Know the site conditions of your community – steep slope
- Tree removal considerations
- Infrastructure and development engineering considerations

## What tools, resources would help you to launch this type of program?

### Technology

- Dashboard sharing
- Enhance technology
- Computer assisted reviews
- 3D construction printing
- Harnessing AI; AI assisted intake and reviews
- Symbium.com/build – online app for homeowners to see ADUs on their lot with regulations visualized

### Resources/examples

- [Toolkits](#)
- [Alternative financial models](#)
- [Benchmark for cost estimates](#)
- [Legal agreement template between local governments and designers](#)
- Suite of options for each design
- [Fewer and simpler zones](#)
- Sample builds in communities that haven't seen this done before
- [Designer/local builder competition](#)
- Architect stamping each design that meets pre-review
- Pre-fab with building components

### Capacity building

- [Outreach and education](#)
- Dedicated team to review
- Energy code consultants
- Builder experience
- [Education on process](#)
- [Industry training for single-family residential builders](#)
- [Third party plan reviewers to reduce load on local governments](#)

### Technical

- Tree retention and SSMUH
- Interactive development potential
- Analysis of slope in a municipality
- Enough flexibility for different homeowners
- Overhauling municipal review process
- Reduce/eliminate local government deposits/securities
- Heights that account for Step Code requirements

## What burning questions do you have?

- How do you incentivize uptake?
- How do local governments encourage pre-fab development?
- How to standardize with infill vs greenfield?
- What problem is this trying to address? Is this even a good idea? Is it solving a real problem?
- What metrics can be used to measure success?
- What are your strategies to encourage builders and developers to use the plans?
- How do you streamline environmental protection requirements?
- How do you customize your pre-approved plans to your unique community or neighbourhood?
- Worry about political backlash?
- Need for community engagement?
- How to keep variety?
- Will local governments reduce fees?
- Should a city be involved with aesthetics?
- How to ensure these designs will be utilized and produce significant additional housing?