

1. Pre-fabrication (topic expert: Sukh Johal, North Sky Consulting Group)

<p>Main points</p> <ul style="list-style-type: none"> • Volumetric, panelized, subassemblies/pods (components) • Prefab attracts different type of employees; need micro-credential education for builders/manufacturers • Stop-starts are detrimental; want to be building <u>before</u> concrete is poured • Value proposition • Smooth production cycles • Need to address loss of trades/workforce • Financing – nothing on site to give the first draw • Need to build relationships; bring skills (e.g., manufacturers, concrete) together • Can manage quality and performance in factory more easily than on a site • Pre-approved plans won't work the same way in different locations • Get away from square foot pricing 	<p>Main questions</p> <ul style="list-style-type: none"> • Challenging sites (power lines, trees, access points, size, laneways)? • Stock plans – does it matter to planners how it gets built? • What are some of the regulatory hurdles (standards, awareness/understanding)? • Which point in the process holds manufacturers/builders up? • Ideal size of project? • Leverage points (e.g., mechanical connections) to make prefab more possible? • How can we best position pre-fab for gentle density housing? • What is key to getting price point in affordability? Can pre-fab multi-family keep costs down? • Are we ready to move away from “character” “heritage”? Are people ready to eschew individuality in housing?
<p>Key takeaways</p> <ul style="list-style-type: none"> • Change how people design from the start • Need more employees (trades); mass exodus of qualified tradespeople • Advantage – Step code 5; passive house • Stage inspections/phased permitting • Shipping modular 10-12' • Planners need to know for their purposes what the construction process is • Stock plans – manufacturers want consistent demand/activity • Need to overcome pre-fab stigma/reputation • Opportunity for First Nations housing – on and off-reserve 	



2. Financing (topic expert: Ryan McKinley, Vancity)

<p>Main points</p> <ul style="list-style-type: none"> • Finding solutions • Policies are great >> need to finance • Gap for financing ADUs as there often isn't security (unless equity already) • Example: 2 couples build a triplex, own two units and rent out third • Construction financing doesn't work that differently for a 3-4-plex than a single family home • Ownership/land title is separated once stratified • Need to make sure everyone qualifies individually, not just collectively • Vancity retail division cannot finance > 4 units; needs to go through commercial lending 	<p>Main questions</p> <ul style="list-style-type: none"> • Forecasting as to who will be applying for financing <ul style="list-style-type: none"> ◦ Usually some family aspect for ADUs ◦ For 3-4-plexes • Is there a timeline required? <ul style="list-style-type: none"> ◦ Usually 18-24 months • Is it more difficult if there are more people involved in a project? <ul style="list-style-type: none"> ◦ No, but more work to credit check for everyone (everyone can go on land title) • Can a homeowner work with a development company who will go on title and borrow money? <ul style="list-style-type: none"> ◦ Joint venture ◦ Example: Smallworks partners with a property owner • If not stratified, would individual units qualify? • If there is a tripartite agreement with a housing authority, can a financial institution finance? <ul style="list-style-type: none"> ◦ Yes • Financing modular/off-site construction? <ul style="list-style-type: none"> ◦ Currently no one is financing unless there is existing equity • Is there an intractable scenario? <ul style="list-style-type: none"> ◦ Best to figure out money piece at very beginning of process • What are requirements for appraisers? • Still trying to find comparables; not a lot yet
<p>Key takeaways</p> <ul style="list-style-type: none"> • Joint ownership possible; strong legal agreements needed • Go in with a list of questions for the financial institution • Start figuring out financing early • Co-op and co-housing are considered strata units • Multiple owners can split up title 	

3. Local government/industry collaboration (topic expert: Allison Thurmond Quinlan, Flintlock LAB)

<p>Main points</p> <ul style="list-style-type: none"> • Appeasing public is a local government motivator (barrier – NIMBY) • Industry, architects needs to be involved in the early policy implementation (e.g., OCP process, zoning bylaw changes) • Inter-departmental negotiations with developer; “development issues manager” to resolve issues between departments; address silos • More collaboration between planners and builders • Resources for planners on building characteristics should be acknowledged with bylaws/policies • Develop standardized materials • Organize SSMUH builder specific association to represent them to participate at the table in municipal processes • Build trust with public but promote less heard voices • Bring back block parties • Shift culture – staff need to be motivated to facilitate housing; build a culture of yes • Multi-plex densification as an “upgrade” service to older homeowners • See Portland’s infill regulations • Use form-based by removing density as a parameter • Small Housing to develop a list of industry members that planners can contact for input – an advisory group 	<p>Main questions</p> <ul style="list-style-type: none"> • How do we work together to incentivize affordability? • Is FSR a better way to regulate shaping mass (avoiding cubes) than additional setback/floor plate maximums?
<p>Key takeaways</p> <ul style="list-style-type: none"> • Need meaningful and early engagement with industry – OCPs, zoning bylaws; talk to builders • Edmonton IDEA – pre-approved/qualified developers >> streamline the process • Need to help grow small contractor companies to increase capacity for infill • Certify the people doing the work rather than certifying the work they are doing • Interdepartmental communications to streamline coordination of applications; internal collaboration equally important to external • Thinking about future generations and use vs traditional way • Public consultation should be weighted and roles of participants should be considered • Create consistency and flexibility in zoning bylaws to prevent process barriers to good housing 	

4. Hydro/electrical servicing (topic expert: Stefano D’Errico, Jenna Gamache, BC Hydro)

<p>Main points</p>	<p>Main questions</p>
<p>Key takeaways</p> <ul style="list-style-type: none"> • Creates/more open channels of communication required between service providers and local planners • Current system is huge barrier or disincentive for prospective citizen developers • Difficult to secure clear cost estimates – can kill projects • BC Hydro working to upskill its staff to meet increased demands; recognizes it needs to be adaptive 	<ul style="list-style-type: none"> • Could costs associated with new installations into the grid be charged alternatively? • Could costs associated with new unit installations be tied to property taxes (or similar)? • Could BC Hydro provide info on the “health” of the system to prospective citizen developers? • Could local planners share info on number of planning permits under consideration to system providers?

5. Utility capacity constraints (topic expert: Chris Hendriksen, Stantec)

<p>Main points</p> <ul style="list-style-type: none"> • Capacity is also human; upgrade crews for service connections need to be dealt with 	<p>Main questions</p> <ul style="list-style-type: none"> • How to deal with solid waste bins? <ul style="list-style-type: none"> ◦ Centralized bins, e.g., Banff • Can “latecomer” agreements work at a small scale? How can it be administered efficiently? • Should DCCs be based on assuming maximum development potential or actual/likely development? • Could some cross-street ends be closed to fit parks and PMTs and solid waste? On-street parking? • Can we find new models (e.g., co-housing, shared cooking) for calculating demand in housing arrangements that are innovative? • Could cities and utilities be more pro-active in identifying capacity to builders?
<p>Key takeaways</p> <ul style="list-style-type: none"> • Look at flow control to disperse flows (tanks) and release later if there are pinch points – can be on-site or in road/lane • Smaller communities without monitoring may want to invest to better understand when capacity is exceeded • More thought is needed on solid waste collection 	

6. Scaling up secondary suites and ADUs (topic expert: Carmina Tupe, CHBA-BC)

<p>Main points</p> <ul style="list-style-type: none"> • Modular building is difficult across jurisdictions – would be helpful to standardize • Need for homeowner education, financing options • Need more resources and support; hand-holding • Building officials can help support with technical information • Building codes biased to single family homes; inconsistency between plan-checkers' interpretation of code • Provincial forgivable loan will not be appealing in some areas (except Lower Mainland) • Need to change mentality/expectations in rural areas across single-family homes • Infrastructure can affect financing options in rural/northern communities – suites/ADUs might help? • Remote communities struggle to get builders to renovate/build ADUs; modular can help; more likely to have illegal suites – maybe not aware of liabilities and risks • Costs of upgrading older home is a barrier to adding a suite, e.g., sprinkler bylaws can be major barrier • Connecting ADUs to municipal sewer can be a challenge • Rent controls are a disincentive • Lack of Tenancy Act enforcement is a disincentive to rent out • Upgrading illegal suites can mean tenant has to leave >>loss of rental income • Illegal suites affect appraisals >> less loan eligibility • Short-term rentals need to be disincentivized 	<p>Main questions</p> <ul style="list-style-type: none"> • Are there incentives for homeowners to add suites? Property tax relief? • Is there a way for homeowners to “sell” space for buyers to reno into a suite? • Do we need relaxations to building code for existing suites? With note on title? • Stratification of existing homes plus ADUs • What is needed for infrastructure upgrading? • How to grandfather/amnesty for existing suites?
<p>Key takeaways</p> <ul style="list-style-type: none"> • Homeowner education needed • Modular building is potential solution for rural/remote communities • Need to address illegal suites and encourage more legal ones • Need incentives: expedited permitting, property tax relief, relaxed parking, credit for reduced embedded carbon 	



7. Leveraging tenure to incentivize new development (topic expert: Mark Sakai, BC Real Estate Association)

<p>Main points</p> <ul style="list-style-type: none"> • We need to be creative about tenure to increase gentle density; need different tenure types • Need types of incentives • Rowhouses – single hookup needed • Housing crisis is rental and owner – varying needs • Need to think outside the box to make gentle density work 	<p>Main questions</p> <ul style="list-style-type: none"> • How to add to the purpose-built rental stock? Easier than requiring “affordable” • Is there a tenure related model that can help encourage rental? • Is there a risk of rental tenure making gentle density unfeasible? • Is there a way to reduce the 15%?
<p>Key takeaways</p> <ul style="list-style-type: none"> • Bareland strata options increase benefits for selling land • Common interest group (e.g., co-op) to smooth out process pre-sale • Need ways to incentivize owners – funding or reducing costs, e.g., land leases for ADUs, group financing • Need to institutionalize some of the process and financing • Presold model – e.g., co-op, checkerboard 	