

SUMMARY	
Existing challenges	
<ul style="list-style-type: none"> ● uncertainty, complexity, time for local government processes ● lack of development/ building capacity; high costs 	
Fears and concerns	
<ul style="list-style-type: none"> ● costs, financing ● questions re new legislation and how they will align with existing ● affordability still a challenge ● worry about how to keep community character ● need for more builders who are experienced 	
New opportunities	
<ul style="list-style-type: none"> ● more homeowners who will be the developers/ builders ● explore different tenures ● simplify/ expedite processes 	
Promising practices	
<ul style="list-style-type: none"> ● pre-approved, stock designs ● model bylaws ● new tenure forms 	

Existing challenges	Fears and concerns	New opportunities	Promising practices
Infrastructure <ul style="list-style-type: none"> ● Upgrades ● Site servicing Local government regulations <ul style="list-style-type: none"> ● Uncertainty/unpredictability ● Bylaws ● Subdividing single family lots in order to support new builds ● Parking requirements that don't match need ● Complexity of layered codes 	Costs <ul style="list-style-type: none"> ● Cost of infrastructure ● Electrical infrastructure/pad mounted transformers on small sites ● Options to finance ● Will it be profitable? Tight ROI for gentle density ● Increased land prices ● Smaller capital pools to build housing ● Expensive permitting cost 	Developers <ul style="list-style-type: none"> ● Rise of homeowner-developer ● Rise of development consultant ● Bequests of land to non-profits to develop gentle density Form/tenure <ul style="list-style-type: none"> ● Different housing tenures ● Mixed-use live/work ● Adding commercial use options to residential areas 	Technology <ul style="list-style-type: none"> ● 3D printing Process and regulations <ul style="list-style-type: none"> ● Streamlining/simplifying processes ● Pre-approved ADU program and stock plans ● Replicability; repeatable and honed plans ● Average (not strict) setbacks ● One definition for FSR provincially

New Development Opportunities, Challenges, and Promising Practices



Existing challenges	Fears and concerns	New opportunities	Promising practices
<ul style="list-style-type: none"> Time/length of process too long Direction between departments Growth pays for growth policy (needs to be more holistic) Misinformation and changing policy Limiting design guidelines <p>Development capacity</p> <ul style="list-style-type: none"> Capacity and risk in development and construction sectors Availability of skilled labour; industry capacity Inexperienced developers/owners; mom and pop developers Education for shift to homeowners becoming developers <p>Costs</p> <ul style="list-style-type: none"> Construction costs Secondary suite upgrades are cost prohibitive Financing Mortgage rates; interest rates <p>Form/tenure</p> <ul style="list-style-type: none"> No strata titling Part 9 to Part 3 Multi-generational housing to mini apartments Fragmented market <p>Other</p>	<p>LG regulations</p> <ul style="list-style-type: none"> FAR Parking Easy for LGs to obstruct gentle density New codes layered on top of uncoordinated old codes; multiple code requirements; conflicting bylaws; too many regulations make it unworkable Statutory building schemes Uptake of legislation too slow; timing? Guaranteed permitting times One size fits all regulations Change egress requirements for 3-4 storey buildings Implication on building within flood prone areas <p>Affordability</p> <ul style="list-style-type: none"> Affordability of homes Property tax increases Won't reduce housing prices <p>Community character</p> <ul style="list-style-type: none"> Keeping community diversity Loss of community character Small scale retail in neighbourhoods not included Traffic congestion Enough amenities? Increased urban edge growth 	<ul style="list-style-type: none"> Smaller unit types and more housing choice Change number of people per bedroom Potential new housing forms Nuances of stratification Single stair egress Ground-oriented rental <p>Process</p> <ul style="list-style-type: none"> Removal of public hearings Multi-party design approach to pre-approved designs Flexibility in guidelines to future proof new builds Access to information for decision-makers early on Need for more collaboration between all levels of government Flexible ADU legislation Single point access More predictable timelines; speed; faster response times De-risking process; certainty Reduction of planning tasks will create more capacity to manage transition to new process Removing rezoning requirement Prescriptive approach for efficient delivery <p>Community character</p> <ul style="list-style-type: none"> Rich culture 	<ul style="list-style-type: none"> Expand role of board of variance BC Energy Step Code Council – model for collaborative implementation As of right approvals Full development reviews asap Simple zoning regulations Model core bylaws Standardized expectations and understanding of gentle density housing <p>Form/tenure</p> <ul style="list-style-type: none"> Intergenerational housing Incentivize development of growth toward city centres Allow mobile tiny homes Indigenous building Nuqo Strata titling Multi-conversion dwellings with infill Standardized requirements – scale them to fit small, mid, large communities Coops and cohousing <p>Practices</p> <ul style="list-style-type: none"> Greener stormwater management Allowing flat roofs Parking alternatives

New Development Opportunities, Challenges, and Promising Practices



Existing challenges	Fears and concerns	New opportunities	Promising practices
<ul style="list-style-type: none"> Local opposition; NIMBYism; YIMBYism Leadership Decolonization – how to compensate local FN for occupying land? 	<p>Tenure</p> <ul style="list-style-type: none"> Stratification Retaining embedded single family residences <p>Other</p> <ul style="list-style-type: none"> New inexperienced builders Changes in Council direction in elections Staff capacity 	<ul style="list-style-type: none"> Multi-generational/aging in place Pocket communities <p>Other</p> <ul style="list-style-type: none"> Big potential for scaling offsite construction Fuller utilization of mass transit stations in a sea of low density residential Low carbon (operational and embodied) construction Waste reduction Increased demand for transportation options; reduced parking 	<ul style="list-style-type: none"> Bringing park amenities closer to density Modular/pre-fab REITs <p>Other</p> <ul style="list-style-type: none"> First Nations involvement

KEY TAKEAWAYS - REPORT BACK

Directed to local government planners

- Parking – what does no minimum mean?
- Innovative construction practices, e.g., 3D printing homes
- Citizen developers – opportunity to grow
- Financing opportunities?
- More education needed re processes
- Change legislation re strata titling
- Innovation, e.g., AI
- Tenure options
- Communities still need to be developed in livable ways; not just about adding housing

Messages for local government

- Derisking the process
- Need simple/standardized regulations
- Processes also need to be fluid and seamless between levels of government
- Permit timing certainty needed
- Municipal fees are high for owners/smaller developers
- Long permitting timeline bumps up against political changes, which can set a project back