

Gentle Density Ideas Jam Summary



	What was the initiative?	What outcomes were/are expected?	Who else was/is involved?	What was/will be innovative?	Other things to note
1	Stratification of lots to enable laneway homes	Greater affordability	Staff – housing policy and planning	Servicing requirements for water Preapproved plans	
2	Fast track approvals	Rapid increase in infill permits, reduced staff time, community buy-in	Building/development industry, community residents	Connection to modular/pre-fab, connections to finance	
3	San Diego’s unlimited ADUs that meet other development standards	Maximizing units based on physical lots and market	Builders and architects identified pros and cons of proposed language in draft stage	“Granny towers” projects that look like multiplexes	Many angry neighbours have organized opposition. May influence next mayor and council
4	City of Terrace – a new bareland strata zone with small lot size (2017-18)	Significant increase in density for small single family dwellings – affordability, housing diversity	Developer/home builder - Small one-storey dwellings (1-2 BR) - Some two-storey (3-4 BR)	First zone to promote bareland strata subdivision	Not dense in relationship to Bill 44 but very big leap in context to status quo. A step to community acceptance for change.
5	Incentive to get people to build a backyard cottage and rent it to a low-income household	More affordable housing	Builders Financiers Homeowners	A more diverse model of affordable housing	Tax incentives could be part of the mix
6	Allowing suites and some ADUs, cottages in almost all zones	More rentals More ownership if stratified	Just SLRD planning	Some zones will have 2 ADUs	
7	Open option parking	Support from development community Cheaper to build infill Reduction in under-utilized parking	City of Edmonton Development community Local organizations General public		

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8	City front-ending servicing (water sewer extension) to planned missing middle areas	Lands that are not able to be serviced leverage municipal front-ended water/sewer to promote development	Housing Accelerator Funds (federal) City of Surrey	Other development front-ended by developer and re-paid City can accelerate infrastructure access to accelerate time	Typically city front-ends employment only, not residential – new approach for local government
9	Targeted BCBC revision/de-regulation or opt-in local building codes	Make existing character home conversion and stratification easier	Provincial standards branch Fire, building and inspections staff	Nothing! Embracing “acceptable risk” to achieve housing targets	See authority given to City of Vancouver (due to Charter) – helps achieve housing + heritage + sustainability goals
10	Allowing ≤ 4 units on all single detached lots Increase density through provision of rental housing	Increases in gentle density, affordability, diversity, road improvements	Public, council, developers, designers, architects	Housing chaos	Anticipate strong resistance from council, senior management, and the public that this will “ruin” single family neighbourhoods
11	Demystify/talk with friends and neighbours about the benefits and trade-offs of living in a townhouse / within a complete community Paint the picture of “small is beautiful”; proximity to greenspace, cycling, etc.	Start to shape/reshape the narrative of “what is the good life” – a focus on values – family, community leisure time, time in nature, etc.	Friends, colleagues and neighbours	Getting folks to challenge assumptions and think beyond the status quo	Love this Summit Amazing work generally
12	Design charrette/exploration In-house constraints exercise	Realistic uptake / baseline understanding	Director down - Techs - SNR - Building inspector	Resetting opportunities	

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13	Reduce the demand for parking Teaching safe cycling skills Ride Right in traffic	Shifting modal split to active modes	Comox Valley Cycling Coalition volunteers Some small-scale grants to get program going	BC Cycling Coalition tells us the CV Coalition is a leader in adult and children (through SD 71) cycling skills training	E-bikes are a game changer replacement car for a community our size/climate. Let's embrace (culturally, education) and provision (infrastructure) for it
14	Secured funding for 4 six-plexes	New affordable housing for a small northern community Energy efficient	CMHC	24 units in 4 lots has never been done in this community before	We are running out of land and need to be smart how we continue to build
15	Designed building our own "over-sized" ADU on an extra small lot (on the tour)	Keeping the 2 year old family together through more productive use of our land, economically and socially	Our family and builder We designed and secured the development permit	Inter-generational support while growing family land asset/equity (from diapers to depends)	It was a hard project! (No room to stage)
16	2 lot subdivision into 3 multi	1 duplex per lot (6 3-BR units) Achieved an extra duplex	Support of Chiefs and Council who invested (20%) for rental housing	Allocated project funds to landscaping to derive public space, private space, restrict car parking	Solar net meter Benefits to the household on the hydro expenses Island - all in one
17	Require delegated authority for DP or DP with minor variance to staff	Expedited approvals process	LGA amendments to delegate authority to staff and circumvent council	Ministry of Housing, PLUM Bold top-down move rather than LG decision to delegate or not	
18	Nuutsumuut Leluim	Safe, affordable, culturally relevant housing for urban Indigenous community	BC Housing, CMHC, City of Nanaimo	Certified passive house design	Community model, youth/elders, inter-generational