



Esquimalt Multi-Family Design Guidelines

Focus Group Notes

This paper summarises the ideas that were put forward and discussed in a series of focus groups to look at ways to improve social inclusion in multi-family dwellings in Esquimalt. Participants included residents, developers and builders, people working with numerous different organisations and agencies, and individuals with diverse expertise in this area.

To everyone who participated, thank you!

Features that people want

In the living unit

Affordability

- ♦ Affordability of suite
- ♦ Townhomes with suite – makes it more affordable, space for young adults to stay on at home, can rent out as suite and take back if family needs more space
- ♦ Suites in townhomes desirable (with kitchenette) – good for renting to students, for aging parent living at home
- ♦ Lock off units – good idea but how does it work with strata, can you kick tenant out when you need the space, also challenges that this may mean increase in parking requirement

Design

- ♦ Design – when everyone's unit is the same floor plan it is depressing, no pride, individuality
- ♦ Place that is not gross and dingy
- ♦ Sunken ground floor not a good option – people passing by look down into your space. Better to have ground floor a few steps up – creates a separation from the street
- ♦ Size – overall size, if too small for families then crowded

Front doors

- ♦ Own front door
- ♦ Like to have own front door

- ♦ A front door where people can see you coming and going (means they get to recognise you as a neighbour)
- ♦ Doors designed to create spontaneous meetings as you enter your unit
- ♦ A real front door, that you can paint, express individuality, have your own plants
- ♦ Make it possible to personalise your front door – have a small alcove, have a chalk board on the door
- ♦ Doors that allow you to create a cross breeze

Avoid:

- ♦ Long hallways with doors that all look the same are a barrier to socialisation (not friendly space, kids don't know which is their door, no uniqueness)
- ♦ Intercom not a child-friendly option

Windows

- ♦ Windows you can look out of, preferably with something to look at
- ♦ Windows, light, a view
- ♦ Windows with a view – note that code permits only 20% window coverage
- ♦ Big windows (make it more like a SFH), high ceilings – but also makes it higher building which neighbours don't like

Bedrooms

- ♦ Has to have enough bedrooms
- ♦ Diversity – developments with variety of living space e.g., studio to 3 bedroom
- ♦ Having 3 bedroom option allows for multi-generational living
- ♦ 3 and 4 bedroom places – higher cost but essential for families
- ♦ Families need at least 3 bedrooms
- ♦ Bedrooms – easier to do 3 bedroom units in townhouses, expensive in apartments (unless very small)
- ♦ 1 bedroom units usually preferred over studios (we are used to having a bedroom)
- ♦ Seniors and singles – don't need a lot of space – but at least 1 bedroom (not bachelor)
- ♦ Have a larger bedroom that can be divided in two if you need more space
- ♦ Have smaller bedrooms and larger living space – bedrooms empty much of the time, put space where it is used
- ♦ Space between bedrooms – good to have living space in between
- ♦ Bedrooms not adjacent to each other

Privacy

- ♦ Privacy – the choice to be private or socialise
- ♦ People like to socialise in outside space, but want privacy inside – this includes soundproofing and no odours (e.g., smoking) from neighbours

- ◆ Need for inside privacy –soundproofing
- ◆ Modern building code helps with soundproofing

For Children

- ◆ Kid friendly building
- ◆ No age limits in buildings
- ◆ Soundproofing
- ◆ Cupboards that don't slam
- ◆ Kids bedroom in quiet area (not next to kitchen), on same level as parent's bedroom

For Seniors and Disabled

- ◆ Accessibility through open or L-shaped kitchen, turning radius for wheelchairs
- ◆ Accessibility – follow guidelines e.g., plan for grab rail in bathroom
- ◆ Seniors located in ground floor units
- ◆ Seniors – shared roof garden (glassed-in space), good social space
- ◆ Seniors happy to have kids around but don't want to hear them all the time
- ◆ Seniors living house – place that rents rooms, with shared kitchen/dining facilities
- ◆ Age-in-place (age in Esquimalt) options: In-home care for seniors, reasonable rent – way to move to assisted living and then complex care while staying in home community
- ◆ Places to age into
 - Example of Chartwell in Toronto – seniors living in a community – central kitchen and living space but also private areas, also e.g., of Eden Gardens, Sooke Harbourside
- ◆ Adult day program as support
- ◆ Note many seniors aging in home but have lots of underutilised space in home – opportunity e.g., for students who can also support the seniors?

For Pets

- ◆ Pet friendly building
- ◆ Needs appropriate flooring, soundproofing

Other

- ◆ Good heating/cooling system that individual units can control
- ◆ Laundry in unit – stress free option for parents with younger kids
- ◆ Laundry in suite
- ◆ Dishwasher
- ◆ Balconies? There are pros and cons. More sociable to have smaller balconies, then outside shared spaces for picnicking and BBQs. Some places using Juliette balconies, at least provide place to get fresh air and see outside
- ◆ Deck space – allow this to encroach into setback to make better use of outside space

- ♦ North facing decks often used for storage, south facing well used, good extension of living space, big enough to eat outside or sit and drink coffee

In the building complex

Social make-up

- ♦ Mix of resident ages and backgrounds good
 - Examples of buildings where retired parents and kids/grandkids live in same building (but each have their own unit)
- ♦ Good to create multi-generational, inter-generational living
- ♦ Good to have room for an aging parent to live at home, or for a child to stay at home longer
- ♦ Trend towards multi-generational housing, seniors not wanting to live alone – important for connection between generations
- ♦ Mix of ages
- ♦ Mix of ages good, don't segregate
- ♦ Good to have blend of incomes (diversity) – not just all low income – mixed socio-economic status
- ♦ Diversity of residents brings diversity of knowledge (will be someone who is Mr/Ms Fix-it, someone who can provide help in emergency, safe homes for kids to go to if they need help)
- ♦ Others around to help (e.g., if roof leaks)
- ♦ Friendly place
- ♦ Nice to have interaction with neighbours as you come and go
- ♦ Know your neighbours, feeling of "home"
- ♦ Sociable for kids
- ♦ Esquimalt has a good sense of community – knowing neighbours who can help if needed

Challenges:

- ♦ Lots of MFD is 19+, no good if you have kids
- ♦ People who don't like kids in their building

Design

- ♦ Design is critical
- ♦ Good design critical
- ♦ Design and placemaking important, creating a sense of home
- ♦ What do you see/hear/smell when you walk in?
- ♦ Design so that you get lots of end units
- ♦ Inside corridors with natural light nice (but challenge of waterproofing)
- ♦ Buildings that enclose a space, where people meet and see each other
- ♦ Units offset from each other

- ♦ Prefer staggered entryway for privacy
- ♦ House with good architecture (e.g., west coast design) much better than glass tower
- ♦ Eyes onto a common area
- ♦ Wherever the active zone is, have the kitchen face that so that you can watch kids
 - Ex: Several multi-unit buildings on same site, each has shared driveway and own garage, small personal greenspace out back and large common area – provides safe place for kids to play, visible from unit, visitor parking, 3 bedroom units – requires lots of land to do but good example
- ♦ Artwork – used to remind everyone of shared motto of community living, “treat others as you want to be treated”
- ♦ Call it “apartment home” not “unit”
- ♦ Soundproofing important
- ♦ 40 % of households are singles (design for them!)
- ♦ Need to build for the future – duplexes not a sustainable model, change our thinking to being ok with having smaller footprint
- ♦ Guest suite in complex
- ♦ Heritage places – keep them, make them into shared living spaces

Avoid:

- ♦ Apartments buildings that are “cold”, no access to outside, once you are in you just stay in your unit

Social spaces

Places designed to support spontaneous meeting

- ♦ Good lobby – with couches, place to have coffee with neighbours
- ♦ Large lobby with mailboxes, seating area, coffee supplies
- ♦ Larger lobby with furniture, place to sit, have natural interactions, get to know your neighbours
- ♦ Mailboxes/mailrooms – also a place for sharing posters/information
- ♦ Mailbox area not good for socialising – need privacy when getting your mail
- ♦ Laundry room not good social space (don’t want to talk over underwear)
- ♦ Apartments – need friendly hallways, wider, features (e.g., piano in hallway), wide enough that doors from 2 apartments can both be open at same time
- ♦ Open stairwell that people want to use – good for health and socialisation
- ♦ Taking out recycling can be sociable
- ♦ Need for a balance between design that makes neighbours bump into each other, but also allows for privacy – choice as to whether you want to interact
- ♦ Want to feel safe – knowing your neighbours important

Avoid:

- ♦ In narrow hallways and elevators, space is small and people shut down, retreat into their own personal space (does not encourage interaction)
- ♦ Very hard to get privacy in marina

Common/shared spaces:

- ♦ Common room that can be booked for gatherings
- ♦ Common rooms often not aesthetically exciting; design common spaces so they invite people in
- ♦ Social space – not a closed room (which can be daunting for new person to go into), but open area off foyer so that people feel they can drop in
- ♦ Common areas also address needs – e.g., strollers in hallways
- ♦ Common spaces in complexes – tend to be used if there are kids, but often empty with older residents
- ♦ Common eating or cooking space
- ♦ Shared library/meeting spaces
- ♦ Kind of amenity space important – not dingy basement with old furniture
- ♦ Apartments generally less friendly – share a hallway but often no common area; townhomes tend to be more social

Hobby spaces:

- ♦ Workshop space
- ♦ Garage space also doubles as workshop space or hobby space – can have this as community space in complex
- ♦ Hobby space, workshop space

Recreation spaces:

- ♦ Roof top space, with BBQ
- ♦ Private rooftops decks, with community playground (combination of private space and community space)
- ♦ Rec room, pool table, gym
- ♦ Common area – but should be programmed
- ♦ Recreational facilities/spaces – e.g., ping pong, attractive space
- ♦ Work-live-play options (play includes gyms, playgrounds)

Creating social events and interactions, programming

- ♦ Socialisation space – easier where there is a building manager
- ♦ Someone to get the socialisation started, create sense of community – then others step up and help
- ♦ Regular events (not just a once a year)
- ♦ Strata events – often get the same 3 people every time
- ♦ Fall harvest dinner and similar social events to bring neighbours/complexes together

- ♦ Incentive and encourage social behaviour, create a culture
- ♦ Social media critical element for younger people (Facebook, Instagram) – used to check out places for rent before even going to see it, good way to meet people in the neighbourhood
- ♦ Building managers to proactively engage with tenants, if you do it well, people want to stay
- ♦ Residents need to be people who want to be part of a community
- ♦ Different amenity packages for older residents (not shuffleboard!) – different gym equipment, different graphics and languaging
- ♦ Private space and common kitchen, programs e.g., art and music therapy, having care available
- ♦ Examples:
 - Hotel conversion – aimed at 25 – 35 age group: community spaces (not amenity room); outdoor kitchen, gym on site; dog zones, pets allowed; outdoor space with different zones, different seating options (hard, soft, loungers), multiple BBQs (can have different events at same time), opportunity for small and large groups; planters with apple trees; dock with kayaks and paddleboards; pool; common laundry area combined with lounge; free events – hikes, BBQs; Facebook group
 - Swallows Landing example of creating good community
 - Ex of Bayview which has a seniors tower in all-ages complex
- ♦ Other shared projects that create neighbourliness – e.g., refugee family group, Buy Nothing group
- ♦ Would be good to have residents' associations in all Esquimalt neighbourhoods (funded as in Victoria)
- ♦ CFB community councils – great for social activities but no longer much in use, people don't have time to organise

Storage

- ♦ Place for stroller, bikes, Xmas decorations, camping gear – if lockers are large enough can cope with smaller living space
- ♦ Storage – could be centralised, then can have smaller living units
- ♦ Storage for strollers, near front entrance (so you don't have to lug them upstairs)
- ♦ Storage for strollers
- ♦ Storage in parkade
- ♦ Storage space – for recreational equipment (that helps you to lead an active lifestyle – bikes, surfboards)
- ♦ Safe place to lock bikes
- ♦ Enough bikes storage for the whole family (electric bikes too), secure locker that can't be broken into (e.g., rental pods, not cheap but secure)

Outside the complex

Landscaping and outside space

- ◆ Multi-family places are good, you avoid yardwork!
- ◆ Most of frontage maintained by strata (easy care)
- ◆ New buildings often created as large as possible, but this limits outside greenspace to just parking
- ◆ Shared greenspace
- ◆ Green commons
- ◆ More parks and greenspaces
- ◆ Units around a common courtyard with large green space in the centre
- ◆ How to build landscape areas that people can take ownership of (simple to maintain, can personalise)
- ◆ Connection to outside space and neighbours depends on type of building
 - Apartment can have rooftop space, ground floor patio
 - Townhomes can have front door facing street, can be placed near parks, create internal space (e.g., 2 rows of townhomes facing each other)

Private outside space

- ◆ Bit of your own backyard space
- ◆ Personal garden space
- ◆ Some garden space
- ◆ Not necessary to have high fences, but create illusion of privacy through vegetation between units
- ◆ Connections between yards – good model of having row of homes with a bit of fencing between to create private patios, then shared greenspaces behind where kids can run up and down

Gardening space

- ◆ Container gardening – flowers, veggies
- ◆ Want gardening space – can be shared space but with your own plot
- ◆ Community garden in complex or could be nearby – good space for mixing of age groups
- ◆ Need space to garden, to tinker
- ◆ Raised garden beds popular feature – shared space, included in disclosure statement, ongoing management through strata rules
- ◆ Garden clubs are popular

Sitting and social space

- ◆ BBQ space
- ◆ Shade trees, outdoor sitting space

- ◆ Upmarket – pool, hot tub, pods to lounge in
- ◆ Sociable – can talk to neighbours across the fence
- ◆ Creating outdoor space
- ◆ Lawn chairs out front – good for socialising
- ◆ Place to picnic

Kid friendly spaces

- ◆ Safe place for kids to play – space inside unit where you can keep an eye on them, space outside unit where they are safe to play alone (visible from unit)
- ◆ Kids need places where they can congregate, e.g., shared space in middle, places to rollerblade
- ◆ Space outside (front) that kids can use, studies show kids like to play in the street, people like to hear kids playing
- ◆ Not just tot lots, but place for older children as well
- ◆ Place for kids to learn to ride bikes/skateboard/play street hockey/sidewalk chalk
- ◆ Space out front for kids to ride bikes
- ◆ Safe outdoor play space, multi-use
- ◆ Spaces where kids can play outside and you can see them
- ◆ Turning streets into playspace – have car-free times
- ◆ Bike safety for kids
- ◆ Playground area for kids

Pet-friendly spaces

- ◆ Brings people together (getting to know each other), also companionship
- ◆ Dog parks create instant community (but not where kids play)
- ◆ Some places allow only small pets
- ◆ Patch of grass for doggy business
- ◆ Small fenced off leash area (including roof garden!)
- ◆ Close to dog park
- ◆ Place to wash pets
- ◆ Building ventilation (helps to avoid allergies – this is required by law)
- ◆ Challenge with pets of complaints from neighbours (barking), damage to rental units, people who have allergies to pets
 - Vancouver has a pet policy where you can't exclude pets
 - Esquimalt has ability to mandate pet friendly for low income units

Parking

- ◆ Garages

- ◆ People still want parking, important with kids to have a car
- ◆ Plug for EV
- ◆ Place to drop off stuff at front door but not park there
- ◆ Parking area away from front door – more likely to bump into neighbours on way to home
- ◆ Trying to get away from surface parking, but feeling of insecurity in underground parking
- ◆ Encourage bike share/car share options
- ◆ Having ground level parking with living area about makes for a taller building (not popular with neighbours), disconnect from ground for residents

Other

- ◆ Ramps to front doors well used – not just for wheelchairs but also strollers, rollerblades, bikes
- ◆ When designing a development, ask the police about ways to make it CPTED friendly (hard to retrofit after)
- ◆ Key CPTED features include natural surveillance (eyes on street), access control, creating territoriality/sense of ownership, low maintenance (look)

In the neighbourhood

- ◆ Walkability and bike-ability
- ◆ Like walkability
- ◆ Walkability
- ◆ Close to core
- ◆ Want to be close to shopping/groceries, work, amenities
- ◆ Walking distance to school
- ◆ Walkability – depends on your ability to walk. In Denmark, considered walkable for kids at 500 to 800 m.
- ◆ Bus stops nearby – with frequent service that goes to convenient places!
- ◆ Close to daycare and school
- ◆ Want access to quality greenspace
- ◆ Greenspace and parks – put density around pocket parks -then they don't need yard space, especially where family oriented
- ◆ Access to nature (20 minutes in the trees reduces depression)
- ◆ Adult exercise parks nearby
- ◆ More open space in complex and in neighbourhood
- ◆ Parks nearby
- ◆ Put 6 storeys close to parks
- ◆ Often place density along arterials – but then not close to parks. Better to put this off the main arterial (less street noise and safer) and close to parks
- ◆ Recreational facilities – can be shared between schools and community

- ♦ Commercial space on ground floor? Challenge that may not be enough business, better to aim for commercial nearby
- ♦ Block Watch – brings community together
- ♦ Issues that bring neighbours together (like sewage!)
- ♦ Mini-library, good spot for conversations

Development Opportunities and Challenges

Community acceptance

- ♦ Fear of new MFD in neighbourhoods, especially if targeted at low income or mental health (“there goes the neighborhood”)
- ♦ Neighborhood acceptance (especially for the unfamiliar)
- ♦ Neighbours complain about street parking near MFH
- ♦ Suites in new developments – neighbours concerned about “not enough parking” but would create affordable space
- ♦ Public attitude to housing has changed (for the better) in recent years, less fear of “low income”
- ♦ Intergenerational living – young people living with roommates. Saanich is looking at rules for not more than 4 related people in home. This limits options for young people, Esquimalt should allow this.
- ♦ Community does not understand development economics (they don’t believe developers) – role for municipality to educate

Individual attitudes, needs, perceptions

- ♦ Marketers are pushing/influencing cultural norms
- ♦ Cultural norms – e.g., not having parents living with you (very different in some non-European cultures)
- ♦ Education of buyers – still sticking to ideal of single family, skewed pricing system
- ♦ Dynamics of families make living in MFH harder
- ♦ For families, car important, need space for birthday parties
- ♦ Seniors wanting gated community, perhaps safety fears
- ♦ Some people have had bad experiences with apartment living
- ♦ Seniors too proud, fearful of renting to students
- ♦ Young families don’t want to live in apartments (not seen as right space to raise kids)
- ♦ Changing behaviours and norms takes time
- ♦ Need more good stories about successful models
- ♦ Pilot project as examples – show good examples of MFH, point to successes, good examples in each neighbourhood.

- ♦ Edmonton study that showed core subsidises suburbs, we are creating an unhealthy environment

Cars and Parking

- ♦ If everyone parks on the street, this changes the nature/look of the street
- ♦ But most families find they can't live without car
- ♦ Provide transit and encourage use but don't ban all cars /parking
- ♦ Provide underground parking
- ♦ Car shares (Modo)
 - Good, but challenge that not everyone uses, need to have enough nearby to guarantee will be a car when you want it.
 - Increased density should support reduced car ownership
 - Modos – need 2/3 vehicles on property to encourage use
- ♦ People with lower income can't afford or need parking space, need good transit and walkability
- ♦ Pushback from neighbours on parking – they want to see this onsite, not relying on street parking
- ♦ Make changes to parking bylaw
- ♦ Parking requirements (Saanich trying out unit with zero parking), challenge of neighbour concerns if not enough parking for units
- ♦ Market needs some parking
- ♦ Esquimalt needs to decide what it wants in 20 years – something much as now, with parking but even less affordable, vs progressive and more affordable
- ♦ Do we want to be urban hub with more transit and less parking, or as is with more parking?
- ♦ More young people do not want to own a vehicle – things will change with time

Building costs and affordability

Challenge of “making the numbers work” for building MFD

- ♦ Land cost
- ♦ Common space is expensive addition (no revenue for developer), land costs are high
- ♦ Upfront costs, land value affects density, developer ability to make reasonable profit
- ♦ SF homes sell for high price – so hard to make the numbers work for MM housing – if increased density required, need to go 4 – 6 storey to make profitable
- ♦ Example:
 - Portland incentive – the more units you create, the larger the building envelope allowed – takes away incentive of building large SF home, makes the economics of MFH work better
 - LA has a menu of diversity, make their policy clear and upfront – developers know what their costs are going in, can plan accordingly

- ♦ Financing development of “right” housing – how do we make this easier? Need to manage developers’ risks, uncertainties
- ♦ Private/profit driven financing creates barriers – could encourage non-profit banking (e.g., Vancouver)
- ♦ Developers pay GST based on number of units – municipality can help by lobbying federal government for change to encourage more MFD
- ♦ Option to stack townhomes, lower the cost
- ♦ We need incentives to retain heritage homes and convert them to MFH
- ♦ Vancouver - working to enable duplex/triplex/quad units in SF neighbourhoods

Making it affordable for buyers/renters

- ♦ When 3 bedroom units are build, strong demand from 3 roommates may mean families are priced out
- ♦ Cost – people want the size and amenities but can’t afford them
- ♦ Opportunity to lower cost – we don’t all want/need luxury finishings – e.g., granite, include entry level options as well
- ♦ People’s perception of what they need – we want stuff, high end, more bathrooms – but need to think about what we really need
- ♦ Example of complex with both rental and purchase options (allows time for renters to earn down payment)
- ♦ Affordability is about operating the home as well as purchase price – build energy efficient places
- ♦ Buildings in Esquimalt getting old – but then renoviction and rising prices

Esquimalt planning process

- ♦ Flexibility and planning – how can it work in (xx) area/neighbourhood
- ♦ Zoning doesn’t always permit creative approaches – need to encourage and allow this
- ♦ Zoning and land designations – prohibit MFH, needs or flexibility
- ♦ Examples
 - Langford example of mix of 1 to 3 bedroom units
 - 2 storey apartment units with in-home stairs – makes it feel more like a home. But also elevator access from both floors.
 - 2 storey option way to make more room/add bedrooms
- ♦ Negative comments from DRC and APC can sink innovative developments
- ♦ Provide incentives to build MFH, e.g., density bonuses, investment from gov (fed or prov) – but needs to be sustained
 - Faster process, go to front of the line (reduce cost)
 - Reduced fees
 - Dedicated planner to work with you

- Council support to help community understand benefits of MFH
- ◆ Suites in older homes – size restriction (90m³) – makes it hard to do 3 bedroom homes, works against affordability
- ◆ Market shift – mix and amount of housing stock has not kept up with demand, this information we are gathering needs to be shared with developers
- ◆ Pushback comes when not enough community engagement ahead of time (neighbours may find out late in process)
- ◆ Education of council and community, evidence based

Other

- ◆ Need to make sure that all other infrastructure is there as we densify (e.g., road capacity)
- ◆ Churches willing to partner on projects
- ◆ Availability – can't always find right type of MF place in neighborhood you want (e.g., Rock Heights)

Esquimalt should:

Make it clear that Esquimalt (Council and staff) supports and encourages new multi-family developments

- ◆ Consistency of OCP, design guidelines, council direction – stick to this, provide clear timelines (otherwise increased time and cost for developers)
- ◆ Provide consistency and clear direction to developers, certainty and reduced risk. Be clear and upfront – what are the goals, the rules, the fees?
- ◆ Checklist will help both developer and council, reduce work
- ◆ More MF housing options, rentals, tools e.g., opt-in process for height and density – take away risk and encourage rental
- ◆ Public process – supportive neighbours to new development
 - Neighbours like development that 'fits into' neighborhood, similar scale
 - Good reception by staff and council helps with public acceptance
- ◆ Reduce parking requirements for MFD, especially where located in walkable neighbourhoods
- ◆ Change parking requirements – depending on design
- ◆ Allow on-street parking (to allow for more designed space in building complex)
- ◆ Provide cash in lieu for parking requirements
- ◆ Allow for “direct to council” decisions for approaches that are outside zoning and other norms
- ◆ Need to have sharing of good practices

Identify areas where multi-family developments are encouraged

- ◆ Map out where to put high rise density, where to put gentle density

- ♦ Undertake capacity assessments for development, be clear about where development should occur
- ♦ Have area plans and clear plan development process
- ♦ Use of targets – target xx park space per capita, target xx% living within 5 minute walk to core services
- ♦ Balance long term planning – retain aesthetics and charm while increasing density in some areas. Keep Esquimalt’s character (different from Victoria) – not high rises
- ♦ Allow suites in townhomes/multiplexes (should be owner/occupied only)
- ♦ Make sure underground infrastructure can handle the density
- ♦ What does Esquimalt need as it densifies – do we know what services will be required (e.g., banks, clinics, recreational facilities, commercial) – and how do we encourage these to locate in densifying neighbourhoods to maximise walkability. (Role of Chamber of Commerce.)
- ♦ Take advantage of opportunity to “create Yaletown in Lampson Industrial area”
- ♦ Look to European model of densification – everything very walkable so you do daily grocery shopping not big weekly shop
- ♦ Provide lots of greenspace for re-creation/recreation
- ♦ Offer different size apartments with green space
- ♦ Look at co-housing

Encourage gentle densification in SF neighbourhoods

- ♦ Encourage gentle density in SF neighbourhoods (duplexes), not just tall buildings
- ♦ SF – allow them to have garden suites
- ♦ Allow gentle densification in SF areas
- ♦ Do more infill development, creative housing options
- ♦ Do smart density (gentle densification) over and over – as supply increases price will go down

Encourage the design of multi-family developments that support social inclusion and interaction

- ♦ Maintain variety – all ages and all lifestyles
- ♦ Wide spectrum of housing types
- ♦ Different people want different things – don’t have a “have-to” policy, too rigid
- ♦ Increase walkability and transit, improve public realm
- ♦ Bring seniors in
- ♦ Provide welcome packages for people moving in
- ♦ Make places pet friendly and kid friendly – change bylaws to protect this as a right
- ♦ Provide a dog run with buildings
- ♦ Safety – need more health care options in community
- ♦ Have more, smaller community gardens (not just a few large ones)
- ♦ Systems collaboration group – how can organisations work together and help each other

- ♦ Ask kids what they want – go into schools, empower them to be part of the conversation
- ♦ Bring CPTED into all design – design stage of projects
- ♦ Make crime free MFH mandatory – not clear who to call when residents behaving badly, direction on how you want police to deal with this

Models from Elsewhere

- ♦ In Singapore, every development has to replace 100% of greenspace used for development
- ♦ Vancouver Guidelines for Families
- ♦ Intergenerational living
 - Kelowna – seniors home, but students encouraged to live there too, have meals with seniors (The Lodge)
 - The Happy Pad – homesharing, students living with seniors and helping out/keeping an eye on
- ♦ Saanich – APC just makes comments, development proposal can go forward to council with negative reviews (if the developer chooses)
- ♦ Row housing in UK – high density leads to decreased car use (no room for parking) – increases active transportation choices
- ♦ Victoria – minimum parking requirements in core areas
- ♦ Chilliwack example of well-designed units, lots of variety