

**THE small
housing
summit**

November 17, 2018
at the Sheraton Vancouver
Wall Centre

Event program



#wedosmallhousing
#smallchangeiscoming
#shs2018

Presented by

SHBC

the voice of
small housing in bc

Small change is here.

Small Housing Showcase



800 Robson Street (between Hornby and Howe Street) November 16, 17 and 18 from 10AM-3PM

In partnership with Small Housing BC and visual artist Germaine Koh, this display will feature small housing forms, displays and resources including Koh's *Home Made Home* installation Lululiving, a wood-framed micro dwelling on wheels. Includes a tiny house by Tiny Healthy Homes.

While the Small Housing Summit as an inaugural event is focused on bringing senior-level practitioners from design, construction, real estate, finance, policy and outreach together to act on opportunities around small housing, this site activation is free, open to the public and invites the community into our work. Its goal is to bring greater awareness to the diversity of smaller forms and communicate their benefits to a wider audience.

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Our supporters 25

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Learning points



**ARCHITECTURAL INSTITUTE
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Introduction



Over the past ten years, development in British Columbia has been shaped around the practice of boom and bust. We activate around natural resources, communities would form, and things would get built. In the end, housing had to be simple and make money.

Around the same time, and as we got more affluent, we felt a significant push to market what was going up. As a builder, it was understood that bigger is better because more is more profitable, but today we're faced with environmental, social and urban pressures like never before.

In 2012, Bob Ransford and I launched Small Housing BC (SHBC). It was a reaction to what we were seeing but also a growing need by the public: to find an alternative housing strategy.

In the Lower Mainland, the disparity between housing costs and incomes threaten our access to shelter. Within smaller communities across the province, this is becoming even more acute. We know the old paradigm isn't working anymore and we need to rethink how we do housing. Right now we don't have a choice but to embrace the crisis and find a solution. For this, the timing of the Small Housing Summit is impeccable, and a result of a culmination of all of these pressures.

When we began SHBC, I was passionate about smaller housing forms within our landscape (infill homes, laneways), but there was no forward motion. All the while, people spoke about these typologies and advocated their virtues for over twenty years. Only after engaging the imaginations of the community, illustrating this wasn't a risky endeavour politically, and showing planning departments it wasn't an overly painful hurdle, were we able to see progress. As Ross Chapin, one of the Summit's design panelists, says so pointedly, "we can no longer live in a community of a single type." It's not that everything should be small; that's not the solution. But we need to build much more dynamic, co-dependent communities, not unlike an old-growth forest.

Our discussions today will centre around how to work with what we've historically been resistant to: different approaches. We've organized the Small Housing Summit to convene leading thinkers and senior housing practitioners, to provide space for greater collaboration, knowledge sharing and peer learning—and to increase small housing uptake across BC. This year's Summit theme is collaborate to accelerate. Most discussions begin within industries in our separate roles as regulators, financiers, designers or managers, but together we can mutually work on our problems to benefit others and resolve shared issues. We look forward to building on this collaborative spirit.

Beyond the Summit, my hope is SHBC will continue to facilitate these discussions and play a key role in advocating for small housing and cross-disciplinary connections in the province. We also want to extend our research arm to innovate and help communities discover unique solutions that match their unique contexts. And lastly, I would like our work to spark a much needed shift in our province's approach to housing as a whole, and draw inspiration from our keynote speaker, Denise Pinkston, and her efforts to create more accessible and affordable housing through accessory dwelling unit policy at the state government level.

This is the beginning of the small change to come. We thank you for being part of it.

Jake Fry
Co-director, SHBC

smallhousingbc.org | [@SmallHousingBC](https://twitter.com/SmallHousingBC)

SHBC



The Real Estate Foundation of BC (REFBC) supports projects that champion healthy, resilient communities while protecting natural environments.

Through our partnership with Small Housing BC, we've explored alternative housing forms and strategies in many parts of British Columbia. We're also proud to be the primary funder of the Small Housing Summit.

We know that smaller housing forms allow communities to add gentle density, decrease commute times and reduce energy demand. It's my pleasure to welcome you here today, as the Summit is an exciting result of this research, and the next step forward.

As an organization whose work spans the province, this is an amazing opportunity to bring people from across sectors and geographical areas together in one room. My hope is that the Summit will help educate builders, real estate professionals, planners, and local

governments on small housing options, benefits and zoning. The REFBC team and I are delighted to be a part of this with you. And we're encouraged to see that so many partners are interested in unlocking opportunities in single-family home neighbourhoods and on residential lots.

I have no doubt that the Small Housing Summit is only the beginning of the small change to come.

Jack Wong
CEO, Real Estate Foundation of BC
refbc.com | @REFBC



When I first started working in local government, my role was to create plans and growth strategies, but my particular agency had fine tuned saying no to an art. At the time, development had less than a three percent growth rate for decades. As the county planning chief, I could get nothing done other than mediate between cranky neighbours over their oversized houses.

I see many similarities between British Columbia and California: both are geographically diverse, with large cities and small towns, productive agricultural and industrial lands. We also share a housing crisis.

In California, people are spending 50 to 70% of their flat incomes on rising housing costs. And still, there is a need for people to house their parents, kids and other members of the community who do not have homes. Many were doing this by providing shelter and building accessory suites--but this was often deemed illegal. I believe our rules can't be so rigid that we refuse people conducting their own business, in an orderly and private way, on their own properties. We also shouldn't give neighbours veto power over lifestyle issues. So I fought for change.

What I've learned is to go big and go bold! By working at a statewide level, accessory dwelling units (ADUs) have seen a dramatic increase in uptake and become a market of their own. In 2016, California passed legislation which increased the uptake of ADUs in the

state by over 63% in one year. Local governments have innovated in ways that were not before possible. I've also seen the effect this has had in cities and towns—they love them! Diverse housing types mean diverse, vibrant communities.

Small housing is the least complicated, most effective way forward. The work I've done has been to convince others that a small and reasonable change can make a big difference. Though this made the most common-sense, it still took a coalition of passionate individuals from various backgrounds to make it happen.

I'm glad to be with you here today to be part of this discussion in BC and to share my experiences with you.

Together, we can make small things, big.

Denise Pinkston
Partner, TMG Partners



The Small Housing Summit is supported by:

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Schedule

Summit will be held in the Junior Ballroom. Evening networking event is held in the Pavilion Ballroom.

START	END	
8:00 AM	8:55 AM	Registration & breakfast
8:55 AM	9:05 AM	First Nations welcome (p.11)
9:05 AM	9:15 AM	Opening remarks (p.12)
9:15 AM	9:50 AM	Keynote speech (p.12)
9:50 AM	10:00 AM	Break
10:00 AM	11:15 AM	Design panel (p.13–14) Small housing typologies: Design as a transformative tool
11:15 AM	12:30 PM	Finance panel (p.15–16) Now and next: Financing structures and small housing
12:30 PM	1:30 PM	Lunch
1:30 PM	2:45 PM	Small Housing Challenge N°1 (p.17–19)
2:45 PM	4:00 PM	Small Housing Challenge N°2 (p.20–21)
4:00 PM	4:15 PM	Break
4:15 PM	5:30 PM	City panel (p.22–23) Bringing Little Homes to the City: What we did, what we learned and what's next?
5:30 PM	5:35 PM	Closing remarks (p.24)
5:35 PM	7:30 PM	Evening networking event (p.24)

Bonus! **12:55 PM – 1:25 PM** (p.16)

Lunchtime working session on SHBC's density-bonus permanently affordable homeownership project

Event program

First Nations welcome

8:55 – 9:05 AM

Sponsored by



Featuring



Alex Wells, hoop dancer

Alex is from the Lil'wat Nation in Mount Currie, BC. First Nations dance and cultural traditions have always been a way of life for him and his family. He is a three-time world champion hoop dancer and continues to compete and teach across North America. In 2010, he performed at the Winter Olympics opening and closing ceremonies. Alexwellshoopdancer.com



Don MacKenzie (Umpas Hadanee), First Nations welcome & blessing

Don is a member of the Kitasoo First Nations of central BC, and of Scottish descent. He is passionate about housing, mental health and the arts. He served on the board of the First United Church Social Housing Society for many years and has a continued interest in tiny homes, particularly from an Indigenous perspective. Most recently, he was the board chair of ARA Mental health and presently, vice-president of the Vancouver Multicultural Society and board treasurer of the Columbia Performing Arts Society, which supports talented young persons facing fiscal challenges. In 2002, Don received the Queen's Golden Jubilee Medal as an advocate for sustainable Aboriginal economic development.

Setting the stage

Small housing can support the gentle densification of our towns and cities. The Summit's opening remarks and keynote speaker will touch on the opportunities around smaller forms and how together we can *collaborate to accelerate* their uptake in BC.

Opening remarks

9:05 – 9:15 AM



Jake Fry, CEO at Smallworks, co-founder SHBC

A strong advocate for laneway housing, Jake started Smallworks Studios and Laneway Housing Inc. in 2005. Since then, he has worked with the City of Vancouver and other municipalities to help develop zoning bylaws to allow for more accessory dwellings. In 2012, Jake and Bob Ransford founded Small Housing BC, as a way to advocate for smaller forms in the province. Today, Jake focuses on finding new ways to broaden the range of housing types while explore affordable options for homeownership.

smallworks.ca | [@smallworkshomes](https://twitter.com/smallworkshomes)

Keynote

9:15 – 9:50 AM



Denise Pinkston, partner at TMG Partners

Denise has a wealth of experience in real estate—from acquisitions to green building program development, to public affairs, leasing and planning and entitlements. In 2012, 2013 and 2016, she was named one of the Bay Area's most influential women in business by the San Francisco Business Times.

In 2016, as chair for the Bay Area council and committee on housing and sustainable development, she wrote and lobbied for senate bill no. SB-1069, effectively expanding second units (laneway homes) as affordable housing across the state of California. Denise has also directed planning, code enforcements and redevelopment for Marin County as a planning service coordinator. She's also taught at the Lorry I. Lokey Graduate School of Business at Mills College.

tmgpartners.com | [@TMG_Partners](https://twitter.com/TMG_Partners)

Learning points

AIBC: 0.5 Core LU

BC Housing: 0.5 CPD units

PIBC: 0.5 CPL units

Design panel

10:00 – 11:15 AM

Small housing typologies: Design as a transformative tool

Topics: Design, construction, policy, outreach

Format: Moderated panel/presentations + Q&A

Small houses comes in all shapes and sizes—from houseplexes and rowhomes to laneways—and everything in between. Their application in existing neighbourhoods often challenge the way we zone, design and orient housing on residential lots.

This session introduces Summit attendees to the diversity of housing within the missing middle, and the suite of options that fall under small housing. Our experts will share their small projects—from micro suites to pocket neighbourhoods—discussing how design, policy and outreach played a role in development.

Learning points

AIBC: 1.25 Core LU

BC Housing: 1.25 CPD units

PIBC: 1.25 CPL units

Moderator



Bob Ransford, vice-president of real estate development at Century Group

Bob comes with a deep understanding of urban design, community building and public policy development. He has held various roles—in senior-levels of government, as well as running his own consulting firm, where he supporting clients with project ideation, navigating public entitlements and managing community relations. Bob gives his time to several local groups including the City of Richmond's heritage commission, Smart Growth BC, and Vancouver's planning commission and urban design panel. He is currently with Century Group and is co-founder of Small Housing BC.

Panelists



Ross Chapin, architect and planner at Ross Chapin Architects

Ross is an architect, neighbourhood planner and author based outside of Seattle, Washington. He is a passionate advocate for pocket neighbourhoods, which he sees as building blocks for vibrant and resilient communities. Since 1997, Ross has designed and co-developed seven pocket neighbourhoods across North America. His work has been featured in more than 40 books and numerous publications, including *The New York Times*, *Wall Street Journal*, *Architectural Record* and *Builder* magazine. His own book, *Pocket Neighborhoods: Creating Small Scale Community in a Large Scale World*, has been widely read—shifting the thinking of developers, policy makers, architects, homebuyers and community advocates around housing. rosschapin.com



Aeron Hodges, associate at Stantec Boston

Aeron has led the design of urban projects, including high density multi-family housing, in the Boston area. She is the co-founder of WHAT'S IN, a design research initiative aiming to find innovative urban solutions to housing that are both sustainable and affordable. In 2018, the collective advised the City of Boston on a new compact policy allowing for smaller units to be build.

Aeron's work has been featured by AIA Young Architects Forum and *ArchitectureBoston*. She was a recipient of the ONEin3 Impact Award, recognizing civic leaders under 35. And was this year's Francis J. Plym travelling fellow through the Illinois School of Architecture, which allowed her to travel through Europe for at least four months, devoted to the study of architecture. @Aeron_H



Jon Stovell, president and CEO at Reliance Properties

Jon has over 30 years experience in real estate investment and development. His broad portfolio includes urban renewal through restoration and renovation of heritage buildings (including micro suites), together with new strata and rental residential, office and retail projects. In 2014, *Vancouver* magazine named Jon as one of the Power 50 for his work in real estate and reinventing the city's downtown, Gastown and Downtown Eastside, affordable housing projects for which Reliance has won several awards. Jon is also the chair of the Urban Development Institute in BC, and sits on the public art committee, development permit board advisory panel and works with the Gastown Business Improvement Association. @JonStovell



Liz Falletta, professor, architect and real estate broker

Liz Falletta teaches architectural and urban design at USC's Price School of Public Policy. She has over 15 years of experience teaching design across disciplines at both undergraduate and graduate levels. She is currently at work on By-Right / By-Design, an interdisciplinary housing precedents and their related development types; projects are examined through the lenses of real estate development, urban planning and design, expanding the context in which these works can be understood, evaluated, and, ultimately, built upon.

In addition to teaching full-time, Liz is principal of Falletta Development, which developed one of the first small lot subdivisions in Los Angeles. Liz is a licensed architect and real estate broker in the state of California. She is also a member of the City of Los Angeles' zoning advisory committee and its subsection, the Housing Working Group, which is leading issues around housing production, affordability and sustainability. priceschool.usc.edu arch.usc.edu/topics/right-design



Smaller homes, in many ways, gives communities and homeowners a hand in how we build our cities. From this lens, small houses (and the variety within them) are the only built form that allow for this focused and involved approach.

—**Jake Fry**, co-founder/co-director of SHBC, *The Tye* (Nov 2018)

Now and next: Financing structures and small housing

Topics: Finance, legal, construction

Format: Moderated panel/presentation + Q&A

The reasons for going smaller are diverse: to age in place, to live intergenerationally, to downsize, to afford one's home. As small housing grows in popularity and necessity, a shift in financial and tenure models are needed. Be it through shared equity agreements or mortgages on accessory dwelling units, our understanding of how we own, rent and finance is getting a makeover.

This session showcases financial products, approaches and programs that support small housing development across the province—often responding to the barriers that inhibit uptake within our cities. Our presenters will also speak to what more can be done in terms of financial and tenure arrangements to facilitate greater uptake of small housing.

Learning points

AIBC: 1.25 Core LU

BC Housing: 1.25 CPD units

PIBC: 1.25 CPL units

Moderator



Richard Bell, lawyer and founder of Bell Alliance

Richard has practiced law in the areas of real estate, wills and estate planning for over 25 years; he is the owner of Bell Alliance. Richard is also the co-founder and executive chair of Avesdo Inc., which provides technology to developers and project marketing companies that streamlines the sales engagement and contract process. He is involved in a number of organizations: chair of the Vancouver Arts Club, board member of Small Housing BC and an ambassador for World Housing, which builds homes in the developing world. In 2019, Richard will help fund a home building project in El Salvador using a 3D printer. Richard lives in Vancouver with his wife, two daughters, one son-in-law and his mother—all living intergenerationally in one home. He is a true believer in small housing as a solution. [@BellAlliance](#)

Panelists



Raymond Kwong, director of major projects at BC Housings

Raymond joined the development services branch of BC Housing in 2007. He now supervises a multi-disciplinary group of professional, technical and clerical staff that delivers projects through HousingHub, which targets middle-income households through various funding programs, ranging from single-family group homes, low to medium density projects, to multi-storey high rise projects.

Some of Raymond's most notable non-market projects include the former Woodward's site, container housing project, Vanoc modular conversion and micro suites in the City of Abbotsford, among others. bchousing.org/partner-services/housinghub



Andy Broderick, managing director at New Market Funds

Andy is a managing director at New Market Funds, a non-profit fund management company raising and deploying capital that meets community needs and achieves risk-adjusted market returns. He also manages New Commons Development, a New Market Fund sponsored non-profit housing development corporation. From 2010 to 2018, Andy worked at Vancity in various community investment and impact investment roles, including leading the launch of VCIB, Canada's first triple bottom line Schedule 1 bank. Prior to moving to Canada, Andy worked as head of development and then president, at Housing Vermont, a statewide non-profit development company. [@AndyBroderick](#)



Ryan McKinley, senior mortgage development manager at Vancity

Ryan is the senior mortgage development manager for Vancity, where he has worked for the last 15 years. Ryan focuses on projects, partnerships and product development that find creative solutions to housing needs. This includes co-ownership, co-op financing, laneway housing, densification and various programs that help people find more affordable ways to achieve homeownership. vancity.ca



Lance Jakubec, affordable housing specialist at CMHC

Lance has been with Canada Mortgage and Housing Corporation (CMHC) since 1999—promoting technical, financial and policy solutions to enhance the sustainability, accessibility and affordability of housing. He works directly with developers, builders, lenders, municipalities and non-profit housing providers on financing and funding opportunities.

Lance served as the lead on two demonstration projects in the Lower Mainland and interior, exploring cost-effective approaches to net zero energy in residential construction and the resulting policy and construction implications. As part of an initial program within the National Housing Strategy, he was responsible for CMHC's Innovation Fund in BC, Yukon, the Northwest Territories and Nunavut.

Bonus!

12:55 PM – 1:25 PM

Join SHBC over the lunch break for an extra session featuring a project overview on one of its current research/works-in-progress:

Density-bonus on permanently affordable homeownership

Retrofitting our suburbs for current economic, social and environmental realities requires a fusion of new policy, new design, and new finance tools. SHBC and its advisory group is preparing a feasibility study for the City of Vancouver on the possibility of a density-bonus-driven affordable homeownership model for multi-unit housing infill and redevelopment for areas of the city currently zoned for single detached residential use. In short, the study examines what type of affordable housing could be created by adding free density to lots for additional units above the zoning maximum, and capturing the value of that “free land” in perpetuity as a second mortgage on the newly created affordable units.

Presenter



Michael Mortensen, director of Liveable City Planning, and SHBC board member

Michael Mortensen established Liveable City Planning in 2016, bringing with him over 20 years of development and urban planning experience. He leads teams and manages all aspects of the planning and development of affordable and transformative mixed-use real estate and projects, from both the private and public perspective, with his work showcased in Metro Vancouver, Toronto, London (UK), and the UNESCO World Heritage City of Edinburgh. Michael has served on the City of Vancouver's development permit board advisory panel, the City of Surrey's urban design panel. He is currently an adjunct professor with UBC's Sauder School of Business. [@MMMortensen](https://twitter.com/MMMortensen)

Small Housing Challenges

More often than not, municipalities are facing challenges to small housing, regardless of their size or location. And yet, we work in silos, or in isolation, with smaller communities most impacted by limited resources and accessibility. The Small Housing Challenge (SHC) is a chance to unpack our similarities and differences at the city level, and share our knowledge to make two projects/programs actionable.

A live problem-solving opportunity, the Small Housing Challenge assists two practitioners/projects to leverage the room's collective expertise to learn as individuals and as a group about small housing challenges facing their communities. The SHC also highlights common barriers to smaller forms while addressing there is no one-size-fits-all approach to municipalities—each city/project is unique, and so should be our strategies and thinking.

Small Housing Challenge N°1

1:30 – 2:45 PM

The Columba team has designed a conceptual model that explores more density on shared lots without land assembly that could take form as a co-op. It grapples with the world of design, land value, financing models and policy while ultimately asking: is this type of housing viable in single-family neighbourhoods within diverse small and urban cities in BC?

Learning points **AIBC: 1.25 Core LU** **BC Housing: 1.25 CPD units** **PIBC: 1.25 CPL units**

Presenters



Alberto Suarez Ulloa, architectural designer

Alberto began his professional career in urban design in Cuba, where he taught at the Havana School of Architecture. Later, he developed his architectural skills in Valencia, Spain where he was registered in 2009. In 2010, he founded his own practice with architect and wife, Sofia Martinez. Alberto is currently working with EKISTICS Architecture and is in the process of becoming a registered architect in BC.



Sofia Martinez Costa, landscape architecture designer

Sofia is a landscape designer at PFS Studio in Vancouver. Before 2013, she developed a career as an architect in Spain, working in a wide range of projects, from residential to institutional and public spaces. Currently, she lives in the Paloma Housing Cooperative in East Vancouver with her husband and two children, who have had to endure endless discussions about landscape, architecture and design.



Ian Marcuse, social and community planner

Ian currently works as a community developer in the area of food security. As an urban planning graduate, his focus is on creative public engagement that works toward more radical and inclusive community planning. He lives in a co-op and is a member of six in Vancouver.

Moderator



Scot Hein, urban designer and adjunct professor at UBC SALA/SCARP

Scot is an adjunct professor of urban design in UBC's master of urban design program, and most recently, the university's urban designer until May 2018. Prior to this work, he was the senior urban designer for the City of Vancouver and led its high profile Urban Design Studio for 10 years. During that time, he designed and implemented plans for the city's West End, Downtown Eastside, Cambie corridor and Mount Pleasant areas. Scot is also a founding board member of Urbanarium, a non-profit society that advocates for smart cities, and has been a tireless advocate for neighbourhoods towards specific strategies for sustainable urbanism.

Expert panelists



Trevor Boddy, architectural critic and historian, and urban design consultant

Trevor is a critic, curator, historian of architecture/urbanism, teacher and consulting urban designer. In 2008, he curated the exhibition *Vancouverism* for the London Festival of Architecture, later installed at Woodward's for the 2010 Olympics. His career retrospective exhibition entitled *Telling Details: The Architecture of Clifford Wiens* toured to five galleries nationally. He co-organized the City of Surrey's idea competition, TownShift: Suburb Into City, and conceived their new civic design awards. Trevor has written on architecture and cities for various publications and won the *Western Magazine* and Alberta book of the year prizes. In 2010, RAIC awarded Trevor its Advocacy Award; he is an honorary member of the American Institute of Architects and the Bulgarian Union of Architects. trevorboddy.com | [@trevorboddy](https://twitter.com/trevorboddy)



Jacqueline (Jacquie) Gijssen, project director at Social Purpose Real Estate Collaborative (SPRE)

Jacquie is the project director and founding member of the Social Purpose Real Estate Collaborative (SPRE). Established in 2009, this collective of funders and investors seeks to mitigate the impacts of the real estate market on non-profits and social enterprise organizations and help them with their real estate needs. Prior to joining SPRE, Jacqueline served as City of Vancouver's senior planner for cultural spaces and infrastructure for 10 years, after a 25-year career in arts and culture serving in multiple leadership roles.

Jacquie works with non-profits and social entrepreneurs, architects, developers, planners, members of the real estate community and funders to make space for community. The recipient of several awards for her work individually and as part of collaborative teams, Jacquie has served on numerous boards and committees for culture, housing, neighbourhood planning and environment. socialpurpose realestate.net | [@space4community](https://twitter.com/space4community)



Tom Davidoff, UBC associate professor, director at the Centre for Urban Economics and Real Estate, Sauder School of Business

Tom is an associate professor at UBC's Sauder School of Business. Originally from Brooklyn, he's the son of two politically involved urban planners. Before making learning his lifelong career, he was a project manager for a real estate development company in Brooklyn called Forest City Ratner. Tom has degrees from Harvard, Princeton and MIT, with a PhD in urban studies and planning.

Before moving to Vancouver in 2002, Tom taught at the University of California Berkeley's Haas School of Business as an assistant professor. Tom is most known for being outspoken on the city's housing issues, and as a sought-after expert in real-estate economics. @TomDavidoff



Mary Teegee, executive director of child and family services at Carrier Sekani Family Services (CSFS)

Mary is Gitk'san and Carrier from Takla Lake First Nation; a proud member of the Luxgaboo Wolf Clan and holder of the hereditary chief's name Maaxswxw Gibuu (White Wolf). She oversees the provincially delegated programs, youth services, family preservation, maternal child health, and the Highway of Tears Initiative, as well as violence prevention programs.

Prior to working at CSFS, Mary worked for her nation as chief negotiator and as deputy chief. Currently, she acts as the representative for BC on the Child and Family National Advisory Council to reform child and family services in Canada; Mary also is a representative for the Delegated First Nation Agencies on the provincial child and family tripartite working group. @CarrierSekaniFS

Liz Falletta [see Design Panel, p.14]



**Happiness is a small house,
with a big kitchen.**

—Alfred Hitchcock

Small Housing Challenge N°2

2:45 – 4:00 PM

The City of Coquitlam is exploring ways to best approach the review of Housing Choices, a program which encourages more ground-oriented infill projects. The process will require updates to zoning bylaws and design guidelines, and more engagement. But with public pushback and pressures at a high to create more supply and meet the desires of many, how can Coquitlam achieve its goals while addressing residents' concerns?

Learning points **AIBC: 1.25 Core LU** **BC Housing: 1.25 CPD units** **PIBC: 1.25 CPL units**

Presenter



Rebecca Chaster, community planner, City of Coquitlam

Born and raised in Vancouver, Rebecca has worked in development and policy planning at the cities of Dakar, Senegal, and Surrey and Coquitlam. She also volunteers extensively in the planning field with the City of Vancouver's development permit board advisory panel, the Planning Institute of BC's awards committee and in various capacities with ULI and UDI. She is currently leading the Housing Choices review at the City of Coquitlam.

Moderator



Katie Hyslop, journalist at *The Tyee*

Katie has spent her decade-plus career applying a social justice lens to the news she covers. With *The Tyee* since 2010, Hyslop has written extensively on BC education, foster care, Indigenous issues, housing and poverty. Katie has also appears on CBC Radio, CKNW, News 1130, Global BC, Fairchild TV and the former Roundhouse Radio. @Kehyslop

Expert panelists



Sean Ruthen, senior architect at Endall Elliot Associates, chair at RAIC

Originally from the maritimes, Sean is a senior project architect at Endall Elliot Associates in Vancouver. He is a contributing writer for various publications, such as *Canadian Architect* and *Spacing*, and has been a past organizer and professional advisor for several architectural ideas competitions in Vancouver and Surrey, including poto:ype, FormShift and TownShift. Sean is a fellow of the RAIC; he is also the present chair of the Metro Vancouver Chapter of the RAIC as well as AIBC treasurer, where he is serving his third term on council. @seanruthen

Denise Pinkston [see Keynote, p.12]

Ross Chapin [see Design panel, p.13]



How do strong communities come about? It's not just about creating shelter and affordability. Strong communities have places for everyone.

—**Ross Chapin**, Ross Chapin Architects



Sean McEwen, architect and author

Sean is a sole proprietor and consults primarily to the non-profit and institutional sectors. His areas of practice include affordable housing, health and harm reduction, seniors and child care, and community-based planning. Projects of note include the award-winning Mole Hill Community Housing Project, designed in association with Hotson Bakker Architects (now DIALOG), and InSite—North America's first supervised safe injection site.

Sean was also the architect for the Kitsilano Neighbourhood House and Low-Income Seniors Housing project, which recently received the Canadian Home Builders' Association 2016 Georgie Award for best public-private partnership project in BC. As a community activist, Sean helped the Kitsilano neighbourhood advocate for medium-density ground-oriented housing and a pedestrian space in the Arbutus Lands.



Germaine Koh, visual artist

Germaine Koh is the City of Vancouver's first engineering artist-in-residence. She is an internationally active visual artist and independent curator who uses commonplace objects and everyday activities to make connections between people and systems, and to create situations that encourage attention to the world around us. Her current projects include *Home Made Home*, a project for designing, building and advocating for low-impact small dwellings. germainekoh.com | homemadehome.ca | [@CermaineKoh](https://twitter.com/CermaineKoh)

Partner: 800 Robson Street display, see inside cover

City panel

4:15 – 5:30 PM

Bringing Little Homes to the City: What we did, what we learned and what's next?

Topics: Design, construction, policy, finance, outreach

Format: Moderated panel/presentation + Q&A

Small housing plays its part in addressing urban and rural growth in our single-family neighbourhoods. But how much can be done in a short year to promote smaller forms in your community through policy review, public outreach, industry engagement and research? A lot!

This session highlights three city partnerships and unique approaches to small housing developed through SHBC's latest project series, *Bringing Little Homes to the City*. Planners from the cities of Maple Ridge, Nelson and Vancouver will describe what they've done, what they've learned and where they're heading next.

This project was funded by Vancity, BC Housing's Licensing & Consumer Services and the Real Estate Foundation of BC.

Learning points

AIBC: 1.25 Core LU

BC Housing: 1.25 CPD units

PIBC: 1.25 CPL units

Moderator



Akua Schatz, senior director, advocacy and market development at Canada Green Building Council

Akua is an expert on the built environment. As the director of advocacy and development at the Canada Green Building Council, she leads the development of policy to advance sustainable building practices. She has championed research and programming demonstrating how energy benchmarking, the retrofit economy and net zero development can play a role in the de-carbonization of Canada. @BC_CaGBC

Panelists



Lisa Zosiak, community planner at the City of Maple Ridge

Lisa is a senior planner with the City of Maple Ridge and is responsible for many of the city's long-range policy development projects. Lisa's extensive project background lends itself well to her most recent project in managing the review of the city's existing detached garden and secondary suite programs. The aim is to explore the options available for both of these housing forms to help increase the number of affordable and rental units within the community.



We hope to see more and more examples of creative housing policy across the province, examples that we can learn from and rely upon to garner support for our own creative policies. Cities depend on each other for coming up with innovative ideas and ways of doing things, and for showing each other's residents and councils what has been successfully implemented in nearby cities.

—Alex Thumm, planner at City of Nelson



Graham Anderson, planner, City of Vancouver

Graham is a planner with the City of Vancouver's planning, urban design and sustainability department. Part of the housing policy group since 2017, his recent work has focused on a wide range of initiatives including the *Housing Vancouver Strategy* and *Action Plan*, the laneway house program, and most recently, the Making Room housing program. Previously, Graham worked as part of the city's community services group where he contributed to key programs taking action on homelessness in Vancouver.



Sebastien Arcand, senior planner, development services at City of Nelson

Sébastien is a senior planner for the City of Nelson. Previously, he held the role of senior policy planner with the City of Moncton, where he drafted the city's new municipal, downtown revitalization master and climate change adaptation plans, and flood management strategy and naturalized stormwater guidelines, among others. Today in Nelson, he works on various projects such as updating bylaws, implementing the *Downtown Urban Design Strategy* as well as working on current development approvals.

Closing remarks

5:30 – 5:35 PM

Includes speech by Jon Stovell, president of Reliance Properties (main sponsor)



Evening networking event

5:35 – 7:30 PM

Pavilion room at the Sheraton Wall Centre

6:10 – 6:40 PM *

Welcome and presentations, includes:

- » Speech by Jill Atkey, CEO, BCNPHA
- » Remarks by Jake Fry, co-founder/director of SHBC
- » TBA, speaker
- » Urban Matters and BCNPHA: Reframe Housing Competition winners

In partnership with



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Our supporters

SHBC **the voice of small housing in bc**

Small Housing BC (SHBC) is the public voice in support of small housing in the province. It actively champions the creation and inclusion of smaller forms in established single-family neighbourhoods across BC communities.

Formed in 2012, SHBC is a Vancouver-based registered non-profit society focused on the promotion and development of small housing forms in British Columbia. As part of our mandate, we engage with diverse stakeholders such as decision-makers, cities, industry and citizens who wish to see their cities thoughtfully designed with smaller housing options, and share our collective and learned knowledge through our research and outreach efforts to achieve excellence in urban studies.

smallhousingbc.org | [@SmallHousingBC](https://twitter.com/SmallHousingBC)



Photo credit: Smallworks



At the Real Estate Foundation, we work to promote healthy communities and protect natural environments. Our grants fund research, education, and policy analysis related to land use and real estate. We also lead and partner on our own initiatives like research projects, working groups, impact investments, and our Land Awards program. Together, our grants and initiatives help to advance sustainable land use and real estate practices in BC.

refbc.com | [@REFBC](https://twitter.com/REFBC)



Land Awards



RELIANCE

PROPERTIES

Reliance Properties is focused on enhancing the urban experience in Greater Vancouver through creative solutions to development challenges. Reliance Properties is a privately owned Vancouver company that has been contributing to Vancouver's architectural heritage for more than fifty years. From Coal Harbour luxury to award-winning heritage restorations, Reliance continues to create innovative residential and office developments designed to enhance the urban experience.

Reliance provides proactive management and maintenance for all its properties and provides in-house leasing, maintenance, architectural and tenant improvement services. The company focuses on developing long-term tenant relationships and today, many Reliance tenants have been with the firm for over thirty years.

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One Burrard Place



SMALLWORKS

We build beautiful small homes

Smallworks is Vancouver's premier builder of small homes, coach houses and laneway houses. Started in 2005 by Jake Fry, the company was instrumental in lobbying the city to address Vancouver's increasing housing demands through the adoption of a laneway housing bylaw. In the intervening years, Smallworks has built over 200 laneway homes for a cross-section of Vancouverites in almost every neighbourhood in the city. Smallworks operates on a fixed price budget for its clients, building beautiful small homes on time, on budget, with no surprises.

smallworks.ca | [@smallworkshomes](https://twitter.com/smallworkshomes)



ABORIGINAL HOUSING
MANAGEMENT ASSOCIATION

The Aboriginal Housing Management Association is the first of its kind not for profit Indigenous housing authority in Canada for all urban, rural and northern housing providers in British Columbia. AHMA is for Indigenous by Indigenous and represents over 5000 families, youth and seniors across the province. With 41 corporate members there is over 1000 years of accumulated housing expertise. AHMA is committed to ensuring all Indigenous People have access to safe, secure and affordable housing.

ahma-bc.org | [@ahma_bc](https://twitter.com/ahma_bc)



Century Group is a family-owned, BC-based real estate development company in business for 60 years. We create mixed-use, liveable neighbourhoods from residential towers to suburban townhomes. We own and operate a diverse portfolio of apartments, retail and commercial properties, restaurants and hotels, and independent living communities for seniors. We are individuals who are involved with neighbourhood programmes and are concerned with the future of the communities in which we do business.

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Lanefab is an integrated design/build company that crafts custom full size homes, passive houses, and infill mini-homes (laneways). Our core values include design quality, comfort & energy efficiency.

Our projects are all unique; they are built for a specific site and client, and are consistently rated among Canada's most energy-efficient. Our team can provide full design and construction services- working with you from the first sketches to the final finishes. We can navigate the zoning and permitting process and can provide detailed estimates with clearly defined materials, methods and costs.

lanefab.com | @Lanefab



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Still Creek Press is a Metro Vancouver-based full service printing company specializing in commercial sheet fed and web offset, digital, large format print. A well established, and growing full service commercial printer with a skilled and dedicated team of creative and technical professionals, we've provided full-service commercial print, business forms, digital and ticket printing for almost 25 years. We take pride in sponsoring organizations and events that enrich our local community and bring people together because supporting non-profit organizations in the communities that our customers and employees call home is something in which we strongly believe.

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Vancity is a values-based financial co-operative serving the needs of its more than 523,000 member-owners and their communities in the Coast Salish and Kwakwaka'wakw territories. Through innovative financial tools such as our Laneway Homebuyers' Bundle and Impact Real Estate program, Vancity is helping homeowners, builders, and non-for-profit organizations to create more affordable homes in our region. In 2017, Vancity funded more than 2,900 units of affordable housing, helping to ensure that more our members and neighbours can rent, buy, sustain and support the place that they call home.

vancity.com | @Vancity

Bronze



Our mission is to make a positive difference in people's lives and communities through safe, affordable and quality housing.

bchousing.org/home | [@BC_Housing](https://twitter.com/BC_Housing)



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Click Modular is a small format home manufacturer on BC's Sunshine Coast.

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At CMHC, we're driven by our belief that a world-leading housing system can be the cornerstone of a thriving and inclusive society.

cmhc-schl.gc.ca | [@CMHC_ca](https://twitter.com/CMHC_ca)



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Comprised of developers, builders, renovators, suppliers, sub trades and professionals, the Greater Vancouver Home Builders' Association (GVHBA)'s 1,000 plus members build 65% of Metro Vancouver's homes.



IBI Group is a global, technology driven, integrated team of architects, engineers, planners, designers and technology professionals.

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Metro Vancouver is a federation of 21 municipalities, one electoral area and one treaty First Nation that collaboratively plans for and delivers regional-scale services.

metrovancover.org | @MetroVancouver



The Real Estate Council is responsible for regulating the real estate industry in the province of British Columbia.

recbc.ca



We're designers, engineers, scientists, and project managers, innovating together at the intersection of community, creativity, and client relationships.

stantec.com | @Stantec



While some journalism gives the last word to power, we try to give the last word to ordinary folks.

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Project partners



Partnering municipalities in the SHBC's *Bringing Little Homes to the City* project.

City of Maple Ridge

As part of the implementation of its housing action plan, the City of Maple Ridge council has prioritized the exploration and creation of new options to provide greater housing choice and affordability in the community. In pursuit of this goal, the city is currently reviewing its existing regulations for detached garden suites (DGS) and secondary suites (SS) in an effort to expand options for more affordable and rental units within the community. The review has included public consultation on almost a dozen potential options. Three of the options under review are currently being investigated through a DGS pilot project process with an aim to see such detached dwelling units constructed and made available for public tours. Two other key elements of the project are the preparation of pre-approved building permit plans that may be made available to the public, as well as a review of the current building permit approval process to identify possible improvements that will help further assist our applicants and property owners. mapleridge.ca | [@YourMapleRidge](https://www.instagram.com/YourMapleRidge)

City of Nelson

On the west arm of Kootenay Lake resides the City of Nelson, a mountain town of 10,500 residents. Known for its welcoming personality, diversity of outdoor adventures and thriving art scene, the city boasts big city with a small town buzz.

Not unlike most municipalities in BC, Nelson is faced with a housing crisis: near zero vacancy rates, limited land and diverse typographies. "Backyard infill projects like laneway homes aren't new to Nelson and there are more in the works as we speak. But we haven't seen the uptake on laneway housing that we initially expected. There are many lots that could easily accommodate a laneway house and we want to explore how to get more homeowners thinking about the possibilities," says City of Nelson's Mayor Deb Kozak. Since 2013, the municipality allows detached secondary dwelling units (DSDUs or laneway houses) in most of Nelson's residential areas; to date 15 units exist or are in the application stage. On October 23, 2017, planning staff presented this collaboration to Council and announced its plans to develop a more robust DSDU policy. nelson.ca | [@NelsonBC](https://www.instagram.com/NelsonBC)

BCNPHA

BC Non-Profit Housing Association (BCNPHA) is the provincial umbrella organization for the non-profit housing sector. It supports its members and builds capacity for the sector through leading research, education and professional development, events, program and services, advocacy and partnerships, and membership engagement.

At BCNPHA, we work to empower BC's non-profit housing sector to fulfill our vision of a safe, secure and affordable home for everyone. bcnpha.ca | [@BCNPHA](https://www.instagram.com/BCNPHA)

BC Tiny House Collective

The BC Tiny House Collective (BCTHC) was founded in 2016 as a reaction to the barriers to going tiny in our urban areas. A Vancouver-based grassroots initiative, it's comprised of over 1000 community-oriented individuals from diverse sectors who are passionate about tiny houses and tiny living in BC. The group focuses in three main areas: engagement, research and pilot projects. bctinyhousecollective.com | [@bctinyhouse](https://www.instagram.com/bctinyhouse)

GVHBA

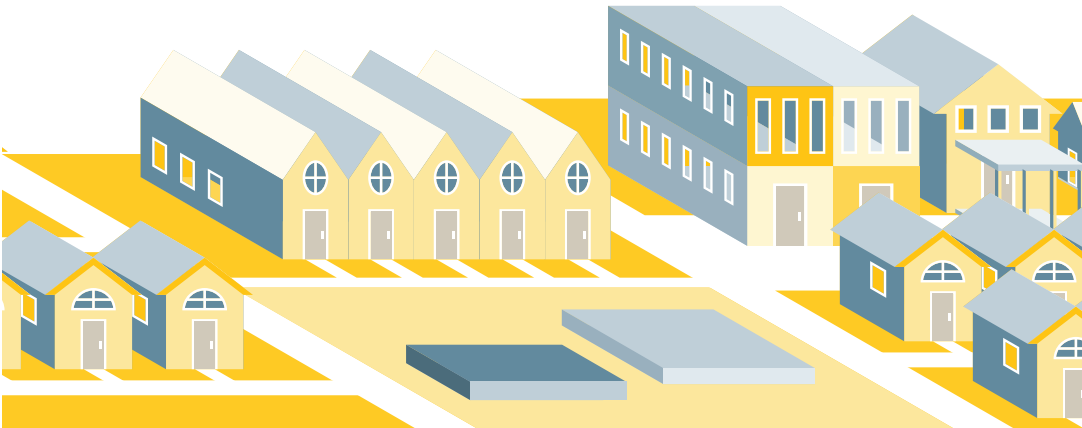
Comprised of developers, builders, renovators, suppliers, sub trades and professionals, the Greater Vancouver Home Builders' Association (GVHBA) and its 1000-plus members build 65% of Metro Vancouver's homes. Recognized as leaders in the residential construction industry since 1974, our membership is committed to building excellence. The GVHBA provides both industry and consumer education, and actively liaises with local municipal governments with the focus of meeting Metro Vancouver's housing needs. A not-for-profit association, the GVHBA is proudly affiliated with both the provincial and national Canadian Home Builders' Association offices.

SPRE

Located in Vancouver, Canada, SPRE (or Social Purpose Real Estate Collaborative) is a group of funders and investors who engage with and invest in social purpose real estate. The SPRE Collaborative is not a funding program, landlord or building operator. We are a collaborative in which each member is interested in working strategically with one another to be more effective, expanding their impact helping mission-driven organizations with their real estate needs. SPRE works to mitigate the impacts of a crazed real estate market on non-profit and social enterprise organizations and focuses its efforts on capacity building, research, policy advice and partnership development. socialpurposerealestate.net | [@space4community](https://twitter.com/space4community)

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UBC Sauder School of Business is one of the world's leading academic business schools. Located in Vancouver, UBC Sauder provides a global business perspective at a dynamic crossroads of the international marketplace. Dedicated to rigorous and relevant teaching, our programs generate business leaders who drive change and shape industries and organizations around the world.
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Thank you!

REFBC, our sponsors and project partners.

SHBC board of directors, including Jake Fry, Akua Schatz, Bob Ransford, Scot Hein, Jim Bussey, Neal Lamontagne, Richard Bell, Fiona Jackson, Michael Mortensen and David Silva.

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Our Small Housing Challenge presenters and applicants.

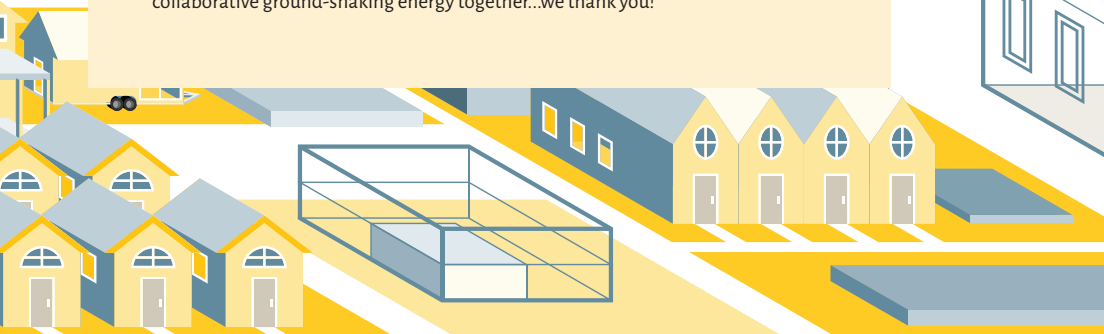
To our videographer and illustrator, Jen Muranetz and Alexander Neff, and participants including Jake Fry, Anastasia Koutalianos, Lance Jakubec, Ryan McKinley, Bryn Davidson, Jack Wong, Susan Haid, Larry Clay, Bob de Wit and Jon Stovell.

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To the team at the Sheraton Vancouver Wall Centre and our AV providers.

To our many volunteers and to you for coming and making the Summit a success!

And anyone else we may have missed but who was pivotal in bringing this collaborative ground-shaking energy together...we thank you!



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