

# Effective Strategies to Address NIMBYism (Part 1 of 2):

## Supporting Gentle Density Policies

November 19, 2024

# Stratégies efficaces pour contrer le nimbyisme (partie 1 de 2) :

## Soutien des politiques de densité légère

19 novembre, 2024

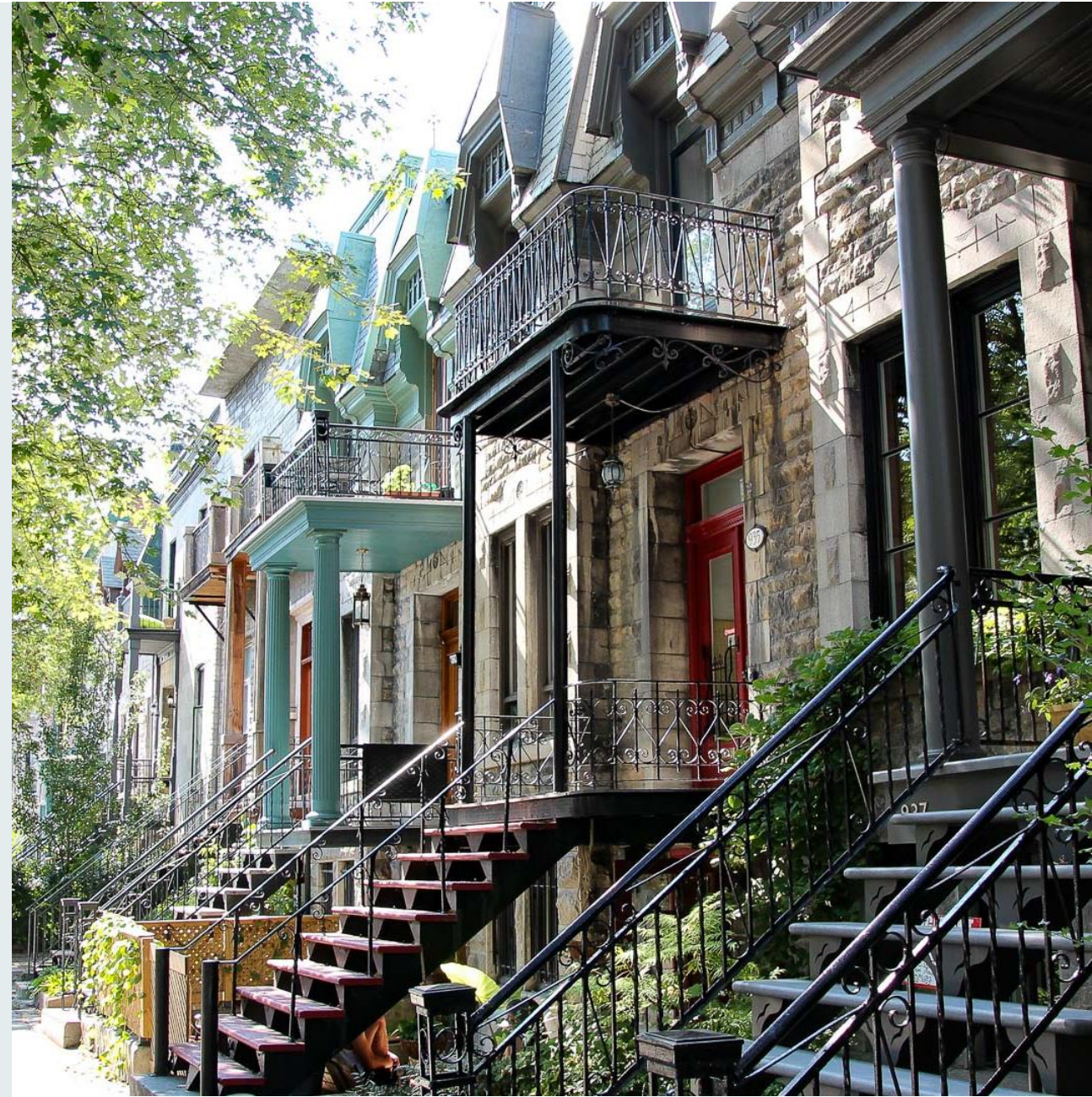
The background of the image is a topographic map with various contour lines. Some lines are solid, while others are dashed, creating a complex, organic pattern. The lines are light gray on a white background.

**Here we gather**

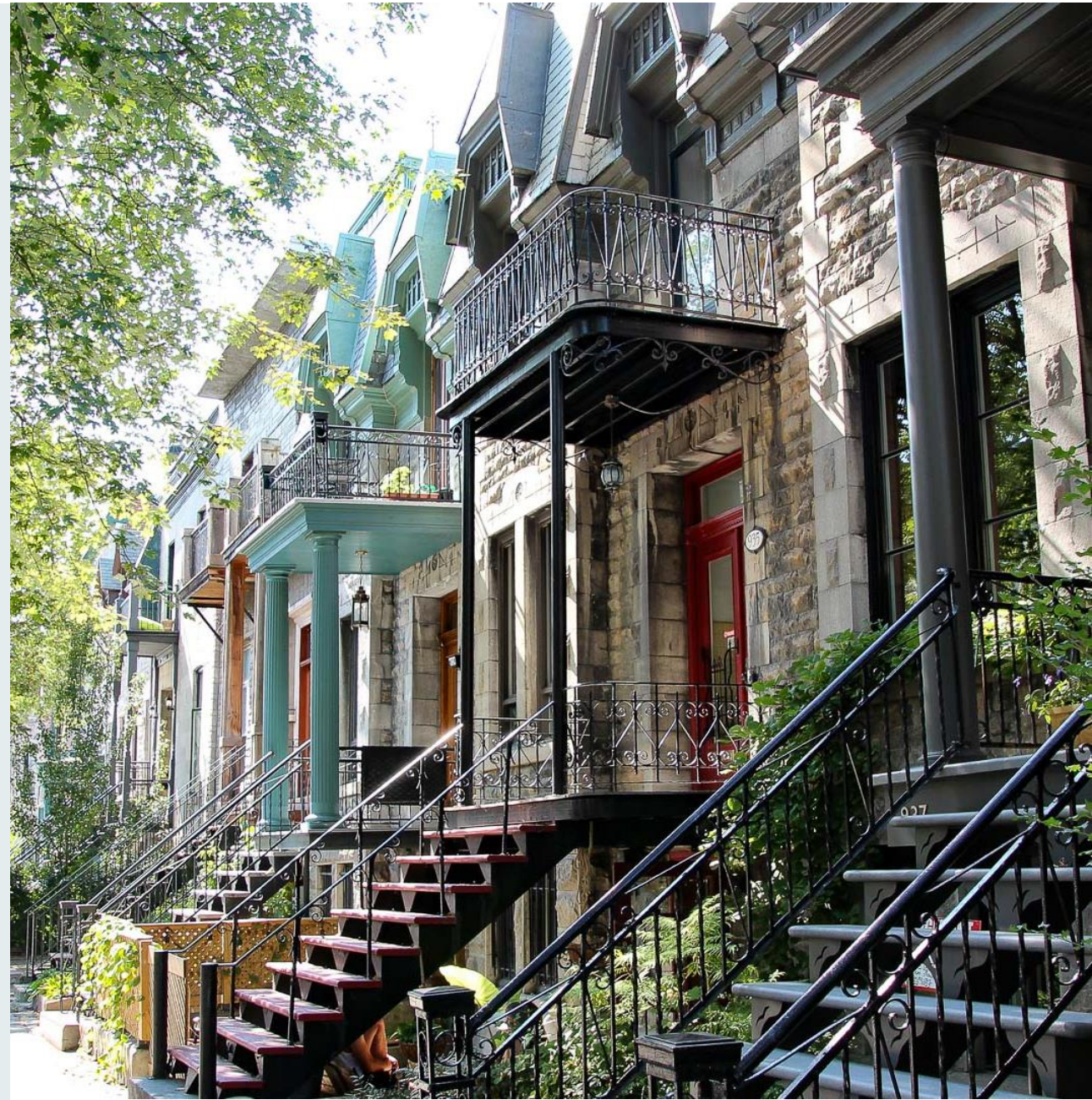
The background of the image is a light gray topographic map. It features a complex network of thin, dark gray contour lines that meander across the frame, creating a sense of depth and terrain. Some lines are solid, while others are dashed, indicating different levels or features on the map. The overall pattern is dense and organic, resembling a stylized landscape.

**Ici nous nous rassemblons**

# Opening Remarks



# Remarques d'ouverture



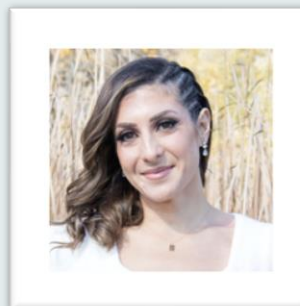
# Moderator



**Lesley Cabott**

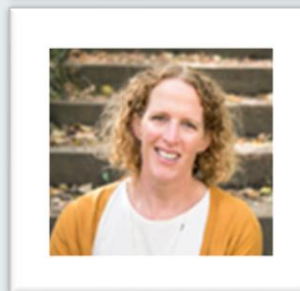
President, Canadian  
Institute of Planners

# Panelists



**Rosa Bustamante**

Director, Planning & Housing Policy - City  
of Kitchener



**Shauna Kuiper**

Director, Planning & Housing Policy - City  
of Edmonton

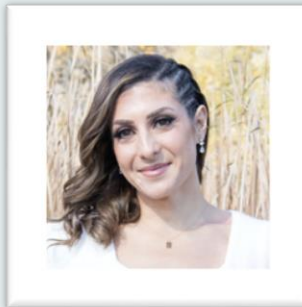
# Moderatrice



**Lesley Cabott**

Présidente, Institut  
canadien des urbanistes

# Expertes



**Rosa Bustamante**

Directrice du service d'urbanisme et de  
politique de logement - Ville de Kitchener



**Shauna Kuiper**

Directrice, coordination des services  
d'urbanisme - Ville d'Edmonton

# Addressing NIMBYism (4 Units as of Right)

Rosa Bustamante

Director of Planning & Housing Policy, City of Kitchener

# Lutter contre le syndrome du « pas dans ma cour » (quatre logements de plein droit)

Rosa Bustamante

Directrice, urbanisme et politique sur le logement, Ville de Kitchener

# Additional Dwelling Units (ADUs)

- Duplexes have been permitted City-wide since the 1980's
- 3 units as-of-right permissions approved in 2021 following changes in Provincial legislation (the third unit can be attached or detached)
- 4 units as-of-right permissions approved in 2024 (the third and fourth units can be attached or detached)

# Logements accessoires

- Les duplex sont autorisés à l'échelle de la ville depuis les années 1980.
- Les autorisations pour construire trois logements de plein droit ont été approuvées en 2021 à la suite de changements apportés à la législation provinciale (le 3<sup>e</sup> logement peut être attenant ou individuel).
- Les autorisations pour construire quatre logements de plein droit ont été approuvées en 2024 (les 3<sup>e</sup> et 4<sup>e</sup> logements peuvent être attenants ou individuels).

# Proactive Strategies to Address NIMBYism

- Backyard Homes Design Competition (with prize money!)
- Start as a pilot with commitment to report back in one year
- Positive media releases
- Post-implementation survey and report back to Council
- Political champions
- Share ADU success stories
- Create a homeowner's guide

# Stratégies proactives pour lutter contre le syndrome du « pas dans ma cour »

- Concours de conception de logements accessoires (avec un prix en argent!)
- Lancement du projet pilote avec l'engagement de faire rapport dans un an
- Communiqués positifs
- Sondage après la mise en œuvre et rapport au conseil municipal
- Champions politiques
- Publication des exemples de réussite visant les logements accessoires
- Création d'un guide pour propriétaire-occupant

**GREEN  
ACCESSIBLE  
GRANNY  
ADU**



- 12. ACCESSORIES & BATHS & KITCHENS
- 13. CHAIRS & UPHOLSTERY FURNITURE
- 14. CASE FURNITURE & BEDROOM
- 15. BEDROOMS
- 16. BEDROOMS, LIVING & DINING
- 17. BEDROOMS, LIVING & DINING & BATHS
- 18. BEDROOMS, LIVING & DINING



- IMPROVED ENERGY EFFICIENCY
- ROOF OVERHANGS
- TRIPLE GLAZED WINDOWS
- INCREASED LEVEL OF INSULATION
- ENERGY RECOVERY VENTILATOR (ERV)
- MINIMIZE THERMAL BRIDGING



01 GREEN ROOF  
02 LOW CARBON MATERIALS  
03 GRASSLAND/POW FOR SUSTAINABILITY  
04 LOCAL MATERIALS  
05 PROMOTE ACTIVE SOLAR PROTECTION ELEMENTS

LEGEND



The Green Associates' (GAGA) (GAGA) will be a beautiful backyard home for future designers, to grow into a city in complete harmony with nature. It will be a fully accessible place to allow children to independently play and learn. The house will be designed to be a green building to be a safe place for all to live. The house will be a safe place for all to live. The house will be a safe place for all to live.



garden. He is pleased to have rows of plants each dedicated to growing different types of produce, including fruit, vegetables, herbs, and spices. There's even the colorful, aromatic nasturtiums that he grows around the garden's border.



On one, others say, the changing values of the American village having been replaced more greatly a family one than he is, saying his wife means as much as he has.



to be leaving when you're left alone, the growing season doesn't end for them. The sprouts, each being produced from a tiny seed, are a great space for you to continue



Designed with accessibility and sustainability in mind, this 75m<sup>2</sup> single storey dwelling unit will meet the needs of many residents now and for years to come. Located on site in the City of Kitchener for a young family who will be sponsoring an international relative who is new to Canada. This modern, generous floor space to accommodate various abilities as the resident's mobility may change over time. Canadian made cork flooring provides a soft safety in the event of a fall, and an eco-conscious footprint. Manufactured locally, generous full height triple glaze windows allow natural daylight to



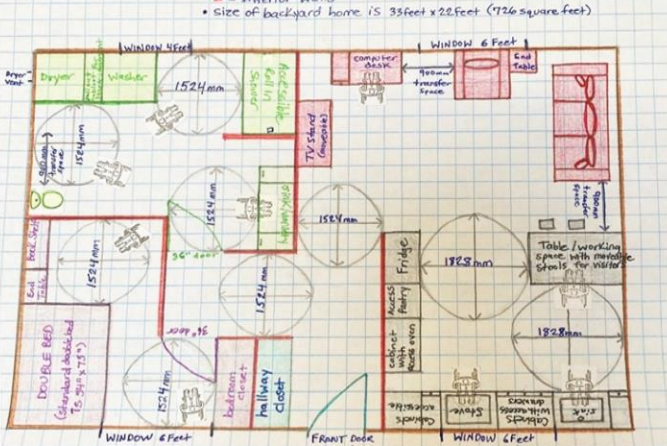
come. The proposed building has been designed as a clean and bright unit with a zero-slop entry and a non-slip surface that cushions aging feet and joints, while the entire suite and provide outstanding thermal and



Step 3:

[illegible]

- Each square below is 1x1 feet
-  = Exterior walls
-  = Interior walls
- Size of backyard home is 38 feet x 22 feet (726 square feet)





WATERLOO REGION

# Kitchener man building the city’s first tiny home

KITCHENER — Simon Wong was so excited about building a tiny home that his application was the first one before the city’s planning department.

Oct. 12, 2021 | 2 min read

By Liz Monteiro Record Reporter

KITCHENER — Simon Wong was so excited about building a tiny home that his application was the first one before the city’s planning department.

Wong received the first building permit for a tiny home and in August broke ground. He hopes to have the house completed by the end of the year.

“I think it’s great we are allowed to do this,” said Wong during a recent interview in which he shared his plans for what his tiny home will look like.

Kitchener-Waterloo · Photos

## Builders of Kitchener’s 1st legal tiny homes imagine a benefit to whole community

City issued 2 building permits in August with more to come

Carmen Groleau · CBC News · Posted: Oct 20, 2021 6:00 AM EDT | Last Updated: October 22, 2021



Simon Wong stands in front of the tiny home he is building in Kitchener, after the city awarded him the first building permit for such a home in August. Wong said construction is on track to be complete by the end of the year. (Carmen Groleau/CBC)

f X e d in

Construction on the tiny home on Simon Wong’s property is on track to be complete by the end of 2021. He was the first person to receive a building permit from the City of Kitchener in August.

KITCHENER | News

# First approved backyard tiny home going up in Kitchener



Kristo Sharpe  
CTV News Kitchener  
Videographer  
Follow Contact

Updated Oct. 16, 2021 12:26 p.m. EDT

KITCHENER - The City of Kitchener has approved its first backyard tiny home as housing prices in the region continue to climb.

Thanks to a bylaw approved by council in the spring, homeowners like Simon Wong are able to construct and have new, smaller residences on their property.

“What we really mean by tiny homes in Kitchener is basically a second, smaller house at

WATERLOO REGION

# Kitchener man loves tiny homes so much, he’s building a second one

Approval process needs to be fast-tracked to make it easier to build backyard homes, builder says

May 14, 2022 | 3 min read

By Liz Monteiro Record Reporter

KITCHENER — Simon Wong had so much fun building his first tiny home, he’s at it again.

The Kitchener man is building his second tiny home, just a few months after finishing the first tiny home allowed in the city.

“It’s a great concept,” said Wong, an electrician by trade who is heavily involved in the construction of his backyard home.

WATERLOO REGION

# “We can’t afford not to do it” — Kitchener looks at allowing up to four units on single residential lots

Policy change won’t do much to move the needle on housing supply, according to developer

Updated April 2, 2024 at 4:59 p.m. | March 25, 2024 | 4 min read



Drawings from a poster put out by the city, showing what additional residential units could look like in various forms.

City of Kitchener



By Bill Jackson Reporter

New zoning rules are being recommended for Kitchener that would allow up to four units on residential lots.

Since the mid 1990s, two dwelling units (duplexes) have been allowed on most residentially zoned properties in the city. Three dwelling units (triplexes) and backyard tiny homes have been permitted on many lots since 2021.

Under the new policy, four dwelling units could be in a principal dwelling, be it a single-detached, semi-detached or street-town home; or the principal dwelling could hold three units, with one unit in an additional detached

WATERLOO REGION

# Un homme de Kitchener construit la première micromaison de la ville

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Oct. 12, 2021 | 2 min read

By Liz Monteiro Record Reporter

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Wong received the first building permit for a tiny home and in August broke ground. He hopes to have the house completed by the end of the year.

"I think it's great we are allowed to do this," said Wong during a recent interview in which he shared his plans for what his tiny home will look like.

Kitchener-Waterloo - Photos

## Le constructeur des premières micromaisons légalement autorisées de Kitchener entrevoit des avantages pour toute la collectivité

City issued 2 building permits in August with more to come

Carmen Groleau - CBC News - Posted: Oct 20, 2021 6:00 AM EDT | Last Updated: October 22, 2021



Simon Wong stands in front of the tiny home he is building in Kitchener, after the city awarded him the first building permit for such a home in August. Wong said construction is on track to be complete by the end of the year. (Carmen Groleau/CBC)

f X e d in

Construction on the tiny home on Simon Wong's property is on track to be complete by the end of 2021. He was the first person to receive a building permit from the City of Kitchener in August,

KITCHENER | News

# Inauguration de la première micromaison en tant que logement accessoire à Kitchener



Kristo Sharpe  
CTV News Kitchener  
Videographer  
Follow Contact

Updated Oct. 16, 2021 12:26 p.m. EDT

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Thanks to a [bylaw approved by council in the spring](#), homeowners like Simon Wong are able to construct and have new, smaller residences on their property.

"What we really mean by tiny homes in Kitchener is basically a second, smaller house at

WATERLOO REGION

# Un homme de Kitchener adore tellement les micromaisons qu'il en construit une deuxième

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By Liz Monteiro Record Reporter

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The Kitchener man is building his second tiny home, just a few months after finishing the first tiny home allowed in the city.

"It's a great concept," said Wong, an electrician by trade who is heavily involved in the construction of his backyard home.

WATERLOO REGION

# « Nous ne pouvons pas nous permettre de ne pas le faire » – Kitchener envisage d'autoriser la construction de jusqu'à quatre logements sur des terrains résidentiels individuels

Policy change won't do much to move the needle on housing supply, according to developer

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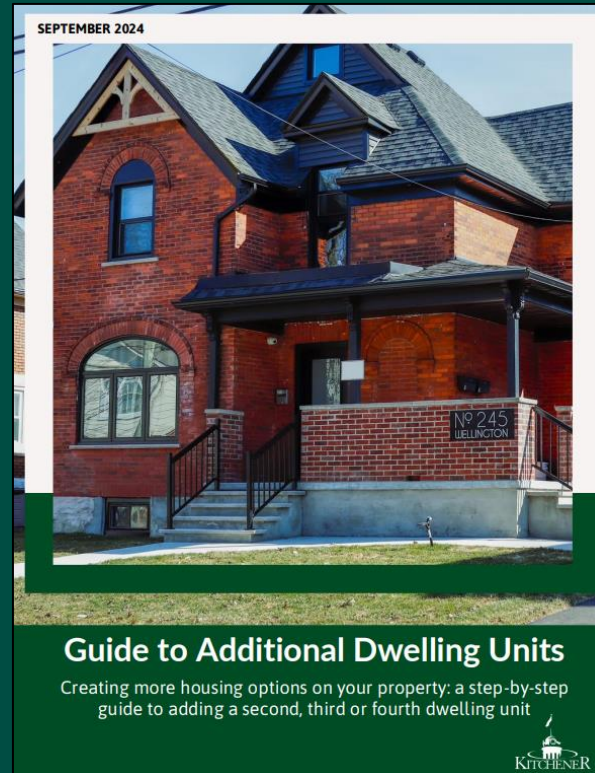
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Under the new policy, four dwelling units could be in a principal dwelling, be it a single-detached, semi-detached or street-town home; or the principal dwelling could hold three units, with one unit in an additional detached



# Homeowner's Guide to ADUs



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| • Detached Dwellings                             |           |
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# Guide du propriétaire-occupant sur les logements accessoires



|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |    |
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# Effective Strategies to Address NIMBYism (Part 1 of 2)

## Supporting Gentle Density

**City of Edmonton**

Shauna Kuiper, Director, Planning Coordination

November 19, 2024

**Edmonton**



# Stratégies efficaces pour lutter contre le syndrome du « pas dans ma cour » (partie 1 de 2) Appuyer une densité légère

Ville d'Edmonton

Shauna Kuiper, directrice, Coordination de la planification

19 novembre 2024

Edmonton



AIRPORT ROAD BUILDING



# Residential Use Class



- + Single detached
- + Semi-detached and duplexes
- + Row housing
- + Backyard housing
- + Multi-unit housing
- + Cluster housing
- + Secondary suites
- + Lodging houses

# Catégories d'occupation résidentielle



- + Maisons individuelles
- + Jumelés et duplex
- + Maisons en rangée
- + Logements accessoires individuels
- + Logements collectifs
- + Logements en grappe
- + Logements accessoires
- + Maisons de chambres

# Six Residential Zones



- + RR - Rural Residential Zone
- + RS - Small Scale Residential Zone
- + RSF - Small Scale Flex Residential Zone
- + RSM - Small-Medium Scale Transition Residential Zone
- + RM - Medium Scale Residential Zone
- + RL - Large Scale Residential Zone

# Six types de zones résidentielles

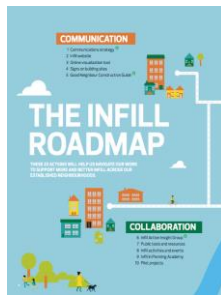
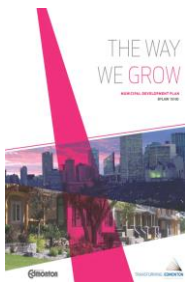
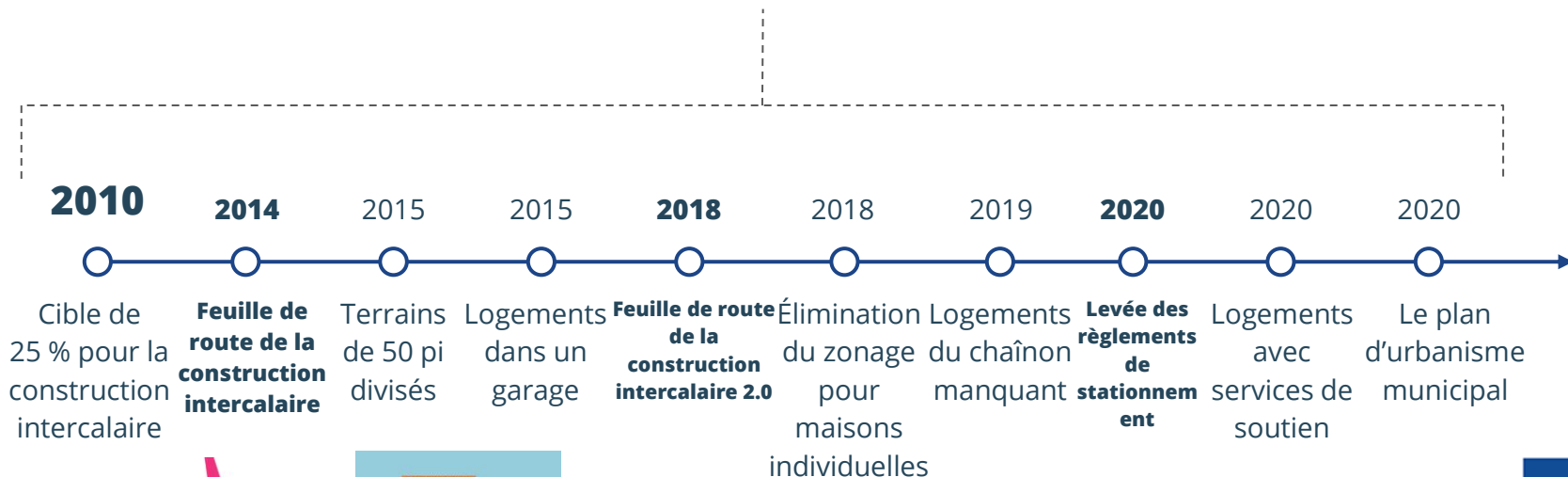


- + RR – Zone résidentielle rurale
- + RS – Zone résidentielle de petite taille
- + RSF – Zone résidentielle flexible de petite taille
- + RSM – Zone résidentielle transitoire de taille petite ou moyenne
- + RM – Zone résidentielle de taille moyenne
- + RL – Zone résidentielle d'envergure

# Over a decade of **reducing** and **removing** zoning barriers



# Plus d'une décennie à **réduire** et à **éliminer** les obstacles liés au zonage

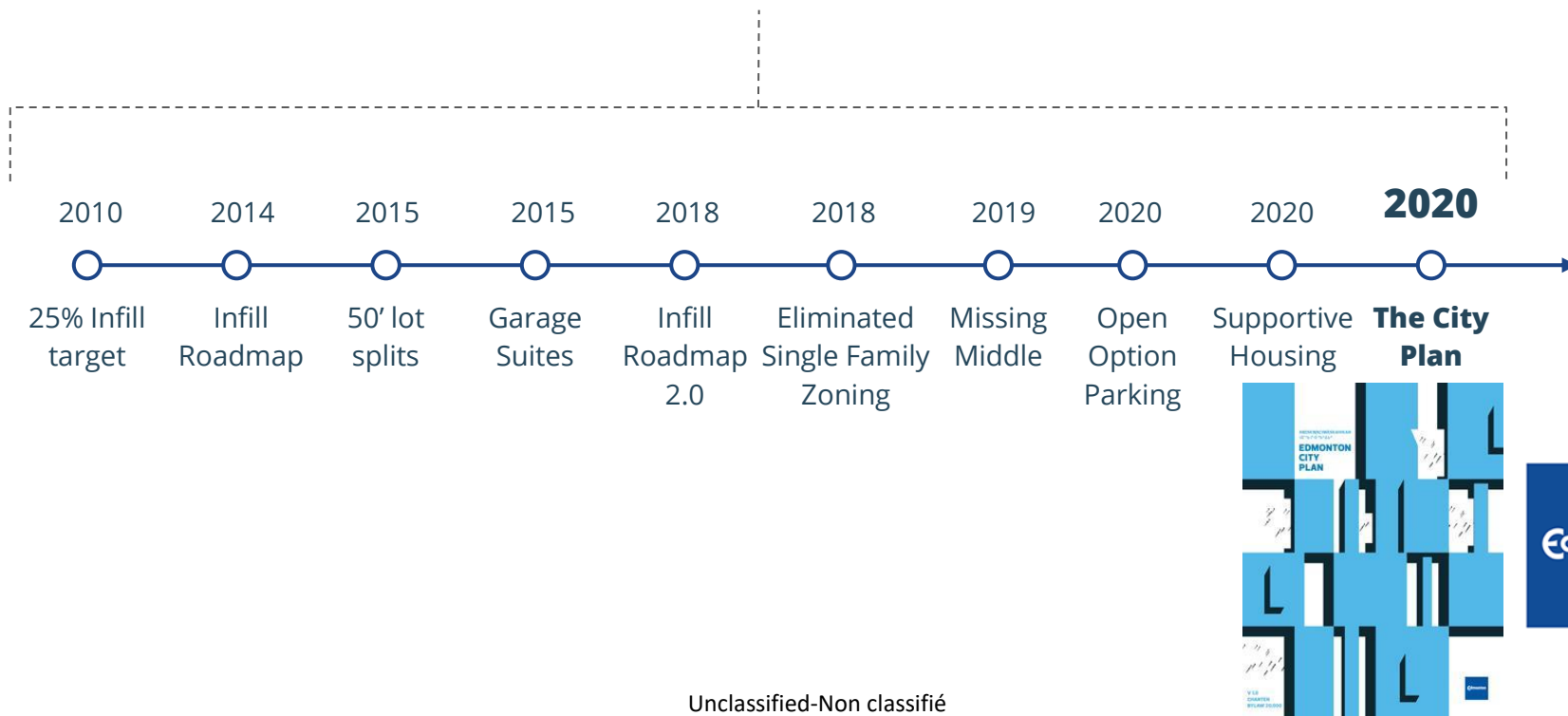


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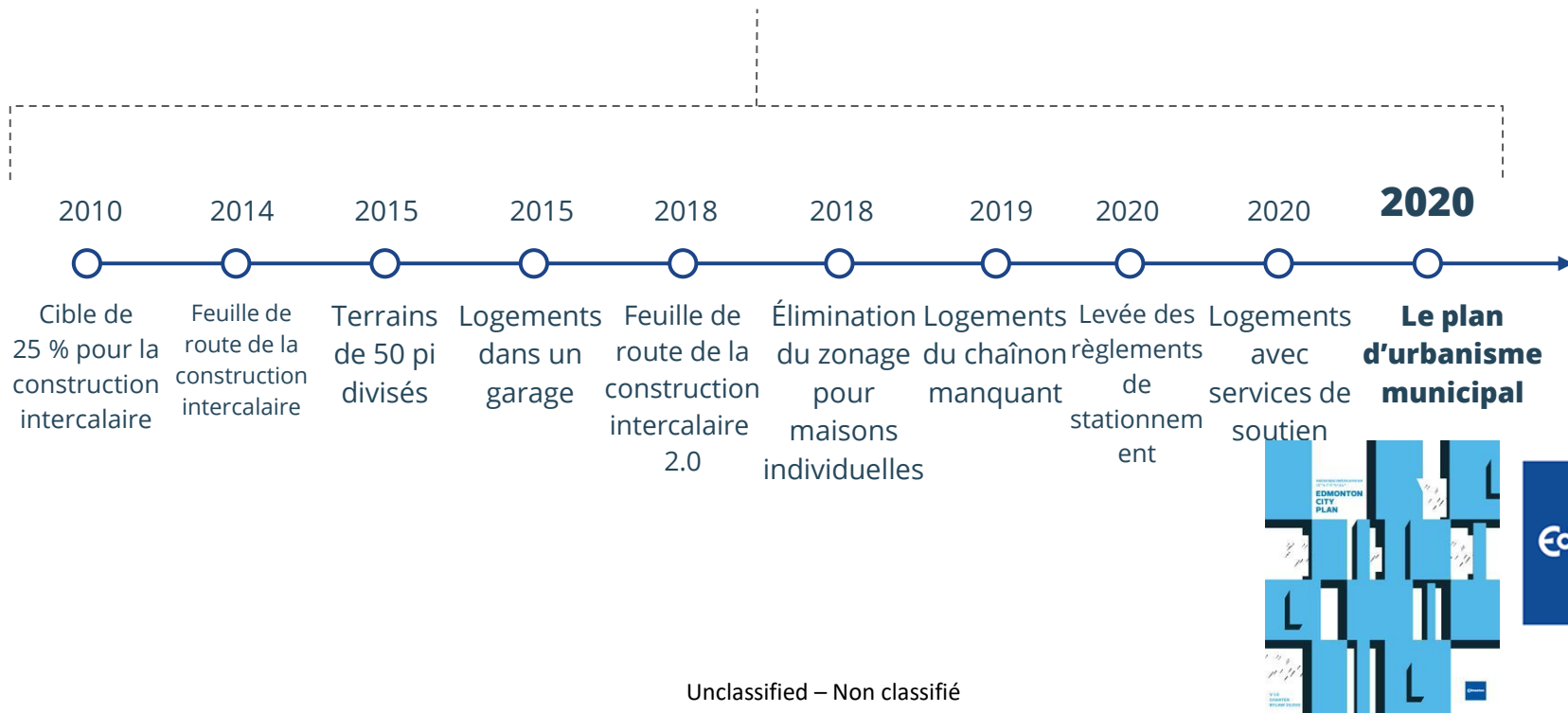


Edmonton

# Over a decade of **reducing** and **removing** zoning barriers



# Plus d'une décennie à **réduire** et à **éliminer** les obstacles liés au zonage



# The City Plan Targets

- + 600,000 additional residents welcomed into the redeveloping areas
- + 50% of net new units added through infill city-wide
- + 50% of trips are made by transit and active transportation
- + 15-minute districts that allow people to easily complete their daily needs



# Les cibles du plan d'urbanisme municipal

- + 600 000 résidents de plus dans les secteurs réaménagés
- + Ajout net de 50 % de logements neufs grâce à la construction intercalaire à l'échelle de la ville
- + 50 % des déplacements effectués en transport en commun et en transport actif
- + Districts à 15 minutes des commodités qui permettent aux gens de répondre facilement à leurs besoins quotidiens



# Relationships



- + Industry
- + Organizations
- + Businesses
- + Post secondary
- + Students
- + Public
- + Data nerds
- + Council

# Relations



- + Secteur
- + Organisations
- + Entreprises
- + Établissements d'enseignement postsecondaires
- + Étudiants
- + Public
- + Accros des données
- + Conseil

# Communications and Engagement

Communications is just as important as engagement.

- + Clarity
- + Transparency
- + Trust

*Webpage (includes roles and responsibilities):*

[Development in your neighbourhood](#)

*Making Space Podcast:*

[Apple](#), [Spotify](#)



# Communication et mobilisation

Les communications sont tout aussi importantes que la mobilisation.

- + Clarté
- + Transparence
- + Confiance

Page Web (comprend les rôles et les responsabilités) : [Development in your neighbourhood \(en anglais seulement\)](#)

Balado Making Space : (en anglais seulement)  
[Apple](#), [Spotify](#)



# Lessons Learned



- + Zoning Bylaw is **not** the only tool
- + Purge!
- + Be ready to **adapt**
- + Try **new ideas** to tell your story
- + Make time to **listen**
- + Importance of **public champions**

# Leçons apprises



- + Les règlements de zonage **ne sont pas** le seul outil
- + Épuration!
- + Être prêt à **s'adapter**
- + Essayer de **nouvelles idées** pour raconter son histoire
- + Prendre le temps d'**écouter**
- + Importance des **champions publics**

# Thank you! Merci!

For more info visit  
[edmonton.ca/\*\*ZoningBylaw\*\*](https://edmonton.ca/ZoningBylaw)

The logo for the City of Edmonton, featuring the word "Edmonton" in white text on a dark blue square background. The background of the slide also features a decorative pattern of light blue and white isometric cubes on the right side.

Edmonton

# Merci! Thank you!

Pour en savoir plus, consultez le site  
[edmonton.ca/\*\*ZoningBylaw\*\*](http://edmonton.ca/ZoningBylaw) (en anglais  
seulement)

The logo for the City of Edmonton, featuring the word "Edmonton" in white text on a dark blue rectangular background. The background of the slide also features a decorative pattern of light blue and white isometric cubes on the right side.

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# Discussion & Question Period

# Discussion & Période de questions

# Closing Remarks



# Remarques de clôture



Join us for the second webinar:

## Effective Strategies to Address NIMBYism (Part 2 of 2):

## Promoting affordable housing

January 21, 2025

Rejoignez-nous pour le deuxième  
webinaire :

Stratégies efficaces pour contrer le  
nimbyisme (partie 2 de 2) :  
Promouvoir le logement abordable

21 janvier, 2025

# Join the Expert Community on Housing (ECoH)



# Joignez-vous à la communauté d'experts en logement (CODEL)



# Thank you!

# Merci!