

PROJECT LUNENBURG

*A PROGRESSIVE MODEL FOR
MUNICIPALITIES*

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TOWN OF LUNENBURG

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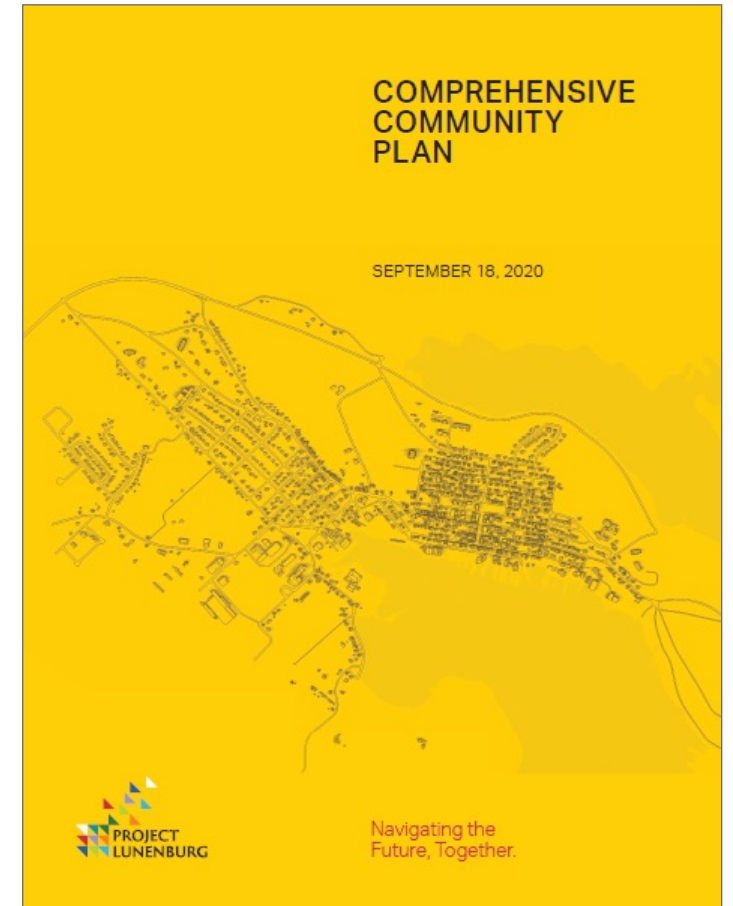
PROJECT LUNENBURG

- ▶ What it is
- ▶ Why it matters
- ▶ Who else is doing it
- ▶ What the effects are
- ▶ What you can do

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What it is

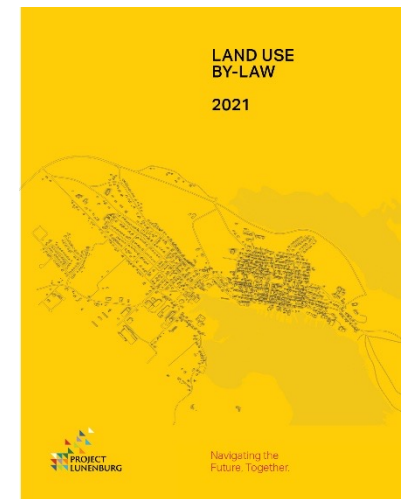
- ▶ Comprehensive Community Plan
- ▶ Municipal Planning Strategy
- ▶ Land Use Bylaw
- ▶ Heritage Conservation District Plan & Bylaw



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What it is - LUB

- ▶ Up-zoning to allow more density – including gentle density and high density six-storey mid-rise development outside Old Town
- ▶ Minimum parking requirements eliminated and minimum road rights-of-way reduced
- ▶ Broader “as-of-right” provisions enabled by separating lot, form, and use zoning



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Why it matters

- ▶ Real estate and rental market pressures
- ▶ Systemic discrimination and vulnerability
- ▶ Gaps in the housing continuum
- ▶ Invisibilization of rural housing insecurity and homelessness



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Who else is doing it

- ▶ Ontario/Minneapolis – Increased as-of-right density along transit corridors
- ▶ Minneapolis, MN/Vancouver, BC/California/Oregon – Up-zoned land previously reserved for single unit housing
- ▶ Houston, TX – Introduced very low minimum lot sizes (1,400 sq ft)
- ▶ British Columbia – Introduced fast-track line for applicants with a track record of submitting quality applications
- ▶ New Zealand/Ontario – Require municipalities/districts to ensure they maintain sufficient development capacity
- ▶ Victoria, BC – Abolished the need for public hearings for affordable housing development proposals

Source: Deloitte Inc. “HRM Housing Development Barrier Review”, Oct 2022



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What the effects are

- ▶ Compactness/Density
- ▶ Affordability
- ▶ Walkability
- ▶ New construction



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What you can do – opportunities for development

- ▶ Up-zone for higher density (gentle and other)
- ▶ Commercial corridor up-zoning/mixed use
- ▶ Reduce lot size minimums/increase lot coverage
- ▶ Reduce/eliminate single family zoning
- ▶ Reduce/eliminate parking minimums
- ▶ Reduce minimum road rights-of-way
- ▶ Increase scope of as-of-right development



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