Attended by 43 participants, the Infill and Densification Workshop received positive response for the presentation given by Dr. Ann McAfee. Lively discussion followed during the workshop session; however, response rates proved quite low. While participants were in support of sustainable development, results vary as to what people will accept in their own neighbourhood. However, it appears most respondents are willing to accept three to four storey residential buildings within their neighbourhood subject to suitable siting and design considerations.

Other topics of response are as noted below.

General
- ❑ 43 people in attendance.
- ❑ 31 worksheets submitted.
- ❑ Approximately 68% of attendees currently reside within the City of Nanaimo, 6% reside outside the City of Nanaimo, and 26% unknown.
- ❑ Attendance included one Cedar area resident and one Lantzville resident.

Neighbourhood Housing Form
- ❑ Overwhelmingly, people were in support of offering a variety of housing choices in neighbourhoods, with 87% indicating they would support multi-family housing.
- ❑ On average, more than 75% of respondents were willing to accept a variety of housing forms within their neighbourhood (including single family dwellings, secondary suites, duplexes, triplexes, townhomes and 3-4 storey apartments), if not on their block. However, there was very little support for siting mobile homes within neighbourhoods.
- ❑ 68% of respondents indicated they would support multi-family housing on sites throughout their neighbourhood. For those who did not support this idea, they were willing to entertain multi-family housing if it there were adequate community facilities and was planned within walking distance of a transit route.
- ❑ Other comments received from participants indicated they would support multi-family housing in neighbourhoods if:
  - ➢ Located close to shopping, provides green space, trailways, traffic calming, transit.
  - ➢ Viewscapes are protected.
  - ➢ Design of housing important; must blend into neighbourhood.
  - ➢ Housing should not be concentrated in one particular area.

Neighbourhood Housing Design
- ❑ As with the UCB workshop, there seemed to be a willingness to entertain buildings of up to three to four storeys within neighbourhoods. However, there was quite a high 'no response' rate for considering a maximum height within neighbourhoods:
  2 storeys   (32% yes, 6% no, 61% no response)
  3-4 storeys   (45% yes, 6% no, 48% no response)
  5-10 storeys   (10% yes, 26% no, 65% no response)
  > 10 storeys   (10% yes, 23% no, 68% no response)
- ❑ As with maximum height, there was a very low response rate to density (number of dwelling units) that would be considered within a neighbourhood. The greatest response rate indicated 29% of participants would consider up to 44.7 units/ha within their neighbourhood:
  4.7 units/ha (1.9 units/acre)   (10% yes, 13% no, 77% no response)
  7.1 units/ha (2.9 units/acre)   (10% yes, 13% no, 77% no response)
  11.6 units/ha (4.7 units/acre)   (23% yes, 13% no, 65% no response)
  20.0 units/ha (8.1 units/acre)   (19% yes, 10% no, 71% no response)
  41.7 units/ha (16.9 units/acre)   (19% yes, 10% no, 71% no response)
  44.7 units/ha (18.1 units/acre)   (29% yes, 13% no, 58% no response)
  51.9 units/ha (21.0 units/acre)   (23% yes, 10% no, 68% no response)
  81.5 units/ha (33.0 units/acre)   (19% yes, 13% no, 68% no response)
  105.0 units/ha (42.7 units/acre)   (10% yes, 26% no, 65% no response)

Other Design Comments

❑ Participants were provided the opportunity to provide comments on 'design' details that should be considered for multiple-family housing located within neighbourhoods. The following provides a brief summary of comments received:

➢ Quality projects.
➢ Protection of views and privacy; provision of trailways and green spaces.
➢ Consider scale, massing, setbacks, parking, private spaces, design complementary to adjacent housing (not necessarily the same).
➢ Retain ambience and character of the neighbourhood – architectural design, rooflines, finishing materials, vegetation.
➢ Unique set of design criteria for each neighbourhood.
➢ Focus on spaces of interaction.
➢ Walkability, multi-use, range of income levels, transit, cultural amenities, institutional/education, commercial activity.

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