

Lindsay Blair, 2B Developments



Municipal Tools for Success to Accelerate Small Scale Development

2B Developments



- Project Management
- Low Rise Apartments
- Land -> Design + Planning -> Construction
- Accessibility + Affordability

CAHDCO

- Director of Real Estate Development

- Feasibility -> Design + Planning -> Construction -> Warranty

- Grant & Funding Experts



cahdco



CCOC

Municipal Tools for Success to Accelerate Small Scale Development

Municipal Tools for Success to Accelerate Small Scale Development

- 1 to 3 floors
- Up to 16 units (1 to 4 units/ floor)
- Built in a year
- Small local builders

The Task

- Find Land;
- Design a concept;
- Get all planning approved;
- Build the project;
- Obtain occupancy;
- March 2023
- 18 months



June 15th 2021



September 12th 2022



September 15th 2022



October 3rd 2023



October 9th 2023



October 14th 2022

Roof 95%

Flashing/Soffit/Eaves
started



October 14th 2023

Electrical Rough in 80%

Plumbing Rough in
100%



Site Control Plan Completed



3 Key's to success

- Conditional Building Permit (Tool)
- Funding (Resource)
- All Hands on Deck (Team)

Other Tools & Resources

- Parking
 - Sliding scale
 - Affordability clauses
 - Car Sharing Platforms
- Density
 - Affordability clauses
- Digitize the process



Create the road map

Other Tools & Resources

- Pre Development Funding Grants
- Small investment -> big impact
 - $\$25,000.00 / \$2,500,000.00 = 1\%$
 - $\$25,000.00 / \$125,000.00 = 20\%$
- Process
 - Milestone progress payments





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Questions