



**Christchurch Central**  
Development Unit

# North American Medium Density Housing Study Tour

Katelyn Orton, East Frame Development  
Manager

# Approach

- Cities with more mature development and urban economics.
- Urban policy framework
- Size, growth pressures and different approaches housing affordability issues



Think

- Lessons for Christchurch



# Key Take Aways

1. Central City (Downtown)
  - Density and Function
  - Inclusiveness
2. Liveability
3. Placemaking
4. Affordability



# Downtown – Density and Function

- 20% residential
- Jobs declining
- Increasing land value
- Least affordable city in Canada
- No major new office build
- Reverse commuter
- More resort than downtown?





# Downtown – Density and Function

- 20 year plan to 2014
- 39 Urban Villages
- 60,000 new dwellings
- 74,000 new jobs from the 131,000 targeted
- Affordability eroded
- Less families



# Downtown: Inclusiveness (families)

- Vancouver downtown population is not just singles and empty nesters but families.
- Seattle, families are moving to downtown but many of them are not staying.
- Portland, preschool class of children born each month.



# Downtown: Inclusiveness (families)



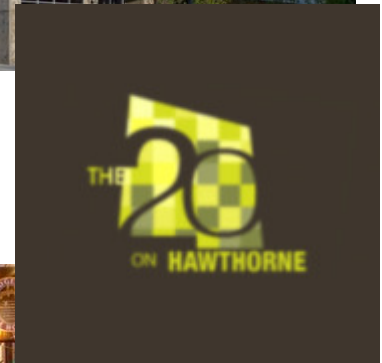
- Playgrounds not just parks
- Community facilities
- Schools/Childcare
- Suitable housing





# Liveability

- Portland 25 year plan
- Portland's population is expected to increase by 280,000 over the next 25 years
- Plan for 130,000 more dwellings and 140,000 new jobs
- Currently 60 % single family dwellings; in next 25 years, 80 % of new housing will be MDH
- Portland is focusing on promoting new housing, especially MDH, along major corridors served by bus, streetcar, or light rail.
- 20 minute neighbourhood





# Placemaking



## Urban Regeneration

- Builds on local knowledge, character and culture
- Multiplies resources available for development
- Results in more holistic and innovative projects
- Creates ownership that leads to less vandalism and greater maintenance, programming and use by community
- Builds stronger sense of community



# Placemaking

## New communities

- Masterplanned communities
- Leave room for adaptability

## Local distinctiveness – what makes a place special

- Shops, green spaces, public spaces, safety, transport and access, building and scale and things to do.



# Affordability

- There are lots of different affordability models to explore – rental should be a among them but also low-cost models of property development
- Deliberative Development rather than Speculative
  - Capped developer profits
  - Value managed deign approach (making trade-offs)
  - Potential purchasers canvassed for their preferences (two sided matching market)
  - Eliminate marketing costs, real estate costs, display units.
  - Actually passing on those savings to buyers





# Lessons for Christchurch

