

URBANARIUM
FOR SMART CITIES



**URBANARIUM MISSING MIDDLE COMPETITION
SITES**

FIRST PRIZE AND PLANNERS PRIZE

TITLE: microop

TEAM: Haeccity Studio Architecture Inc.

PRESENTERS: Travis Hanks & Shirley Shen, Haeccity

CITY OF VANCOUVER
COUNCIL PRESENTATION
NOVEMBER 14 2018

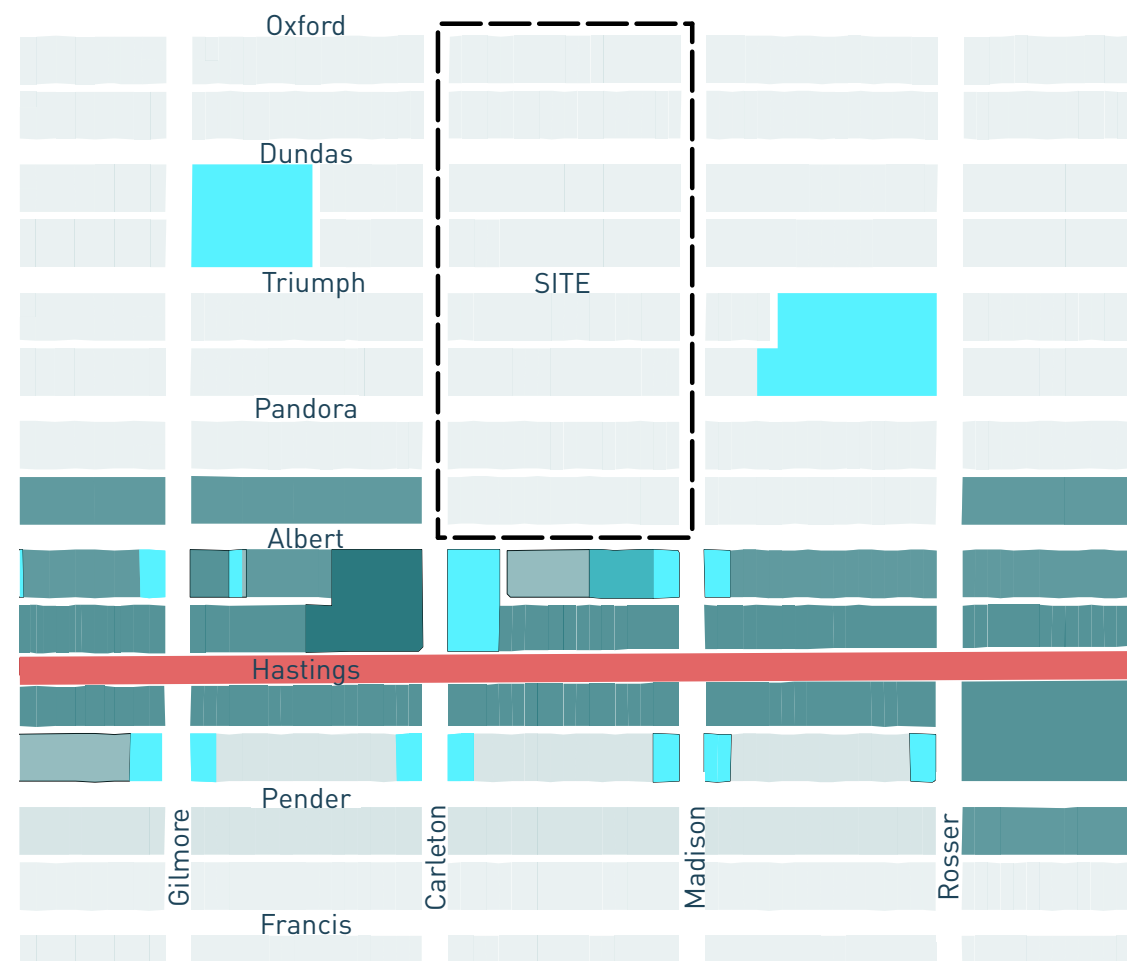


microop | URBANARIUM
MISSING MIDDLE
COMPETITION

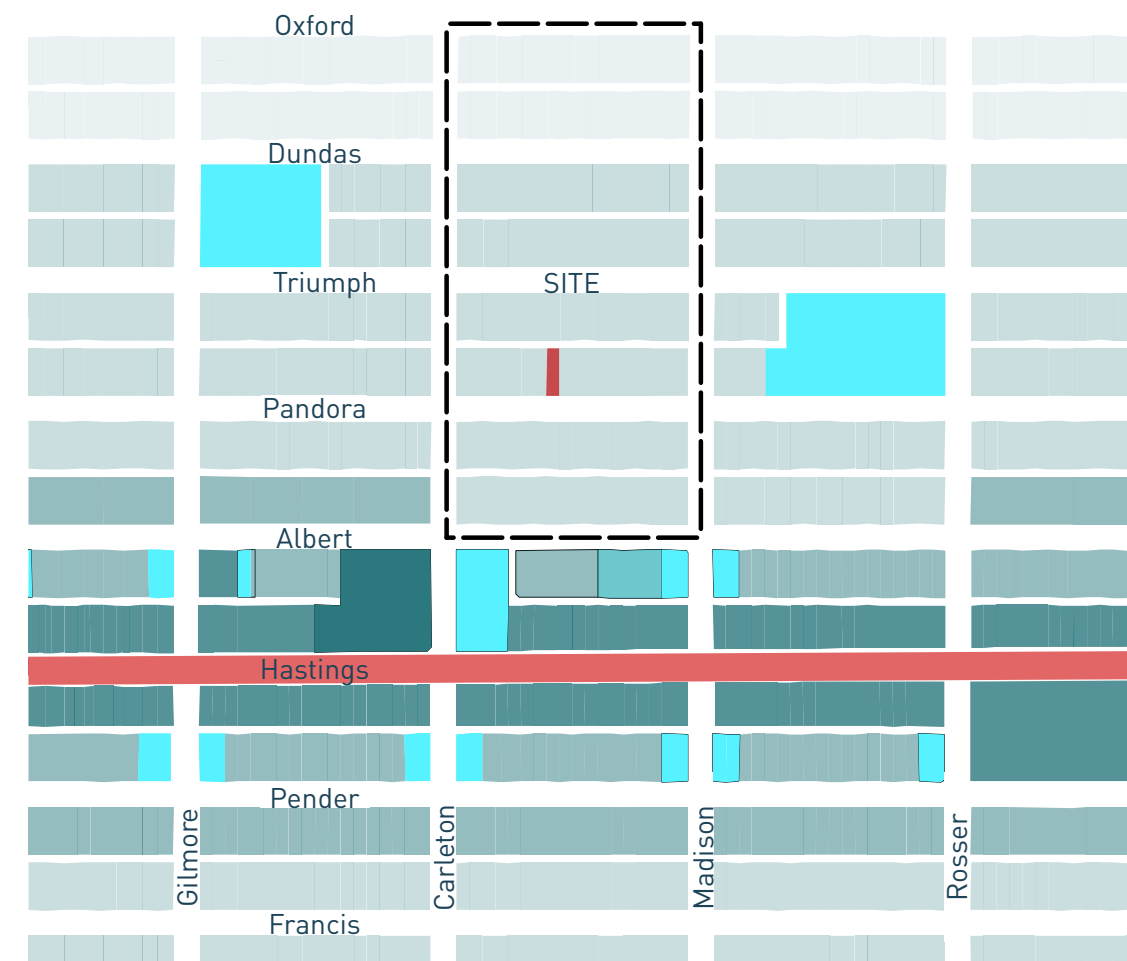
haeccity
STUDIO ARCHITECTURE INC

PROPOSED LAND USE - BURNABY

EXISTING



PROPOSED



NOTE:

RS-1 LOTS ARE TYPICALLY
33' X 122' WITH LANE ACCESS
(SIMILAR TO VANCOUVER)

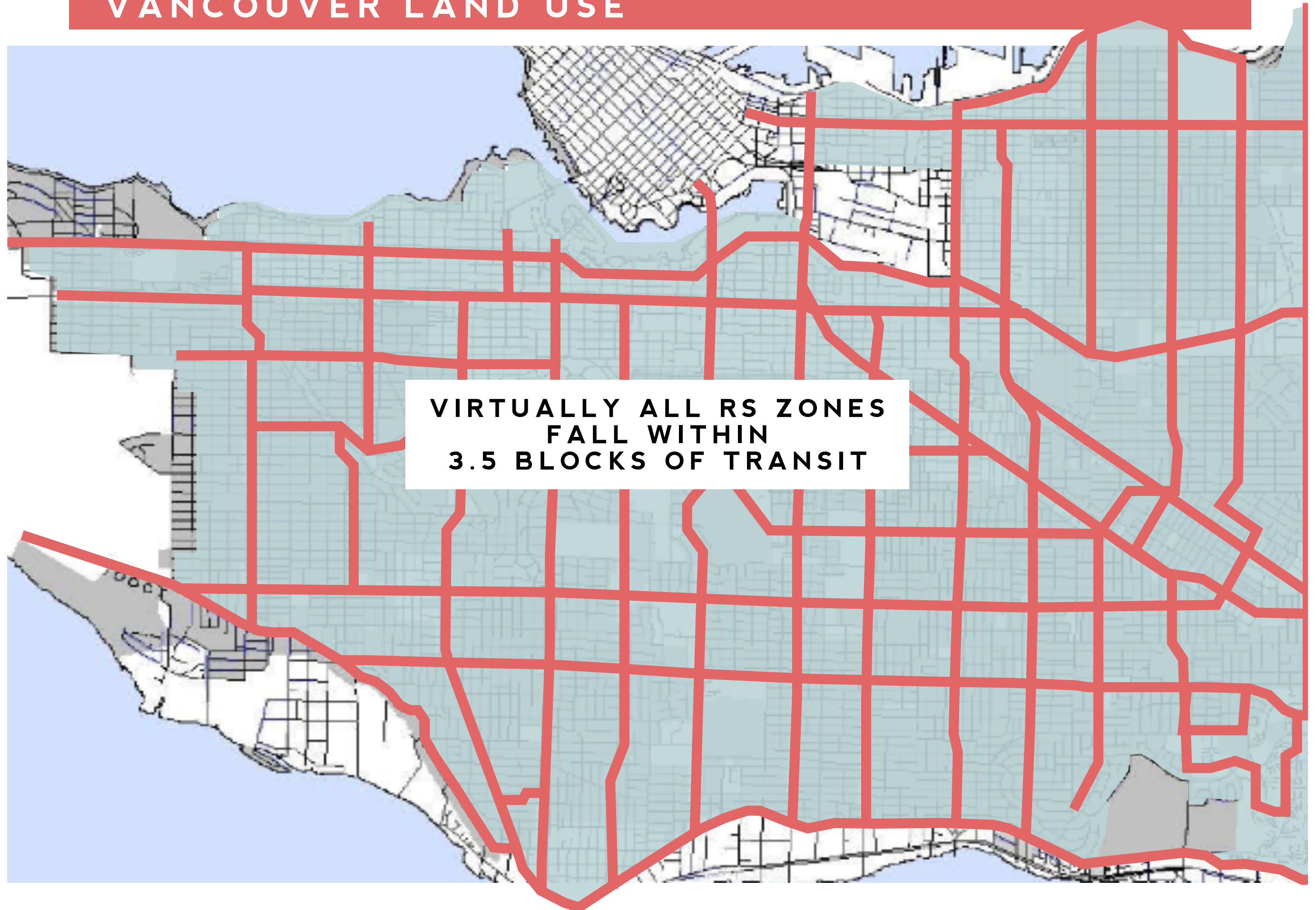
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INNOVATIVE
LAND USE
POLICY

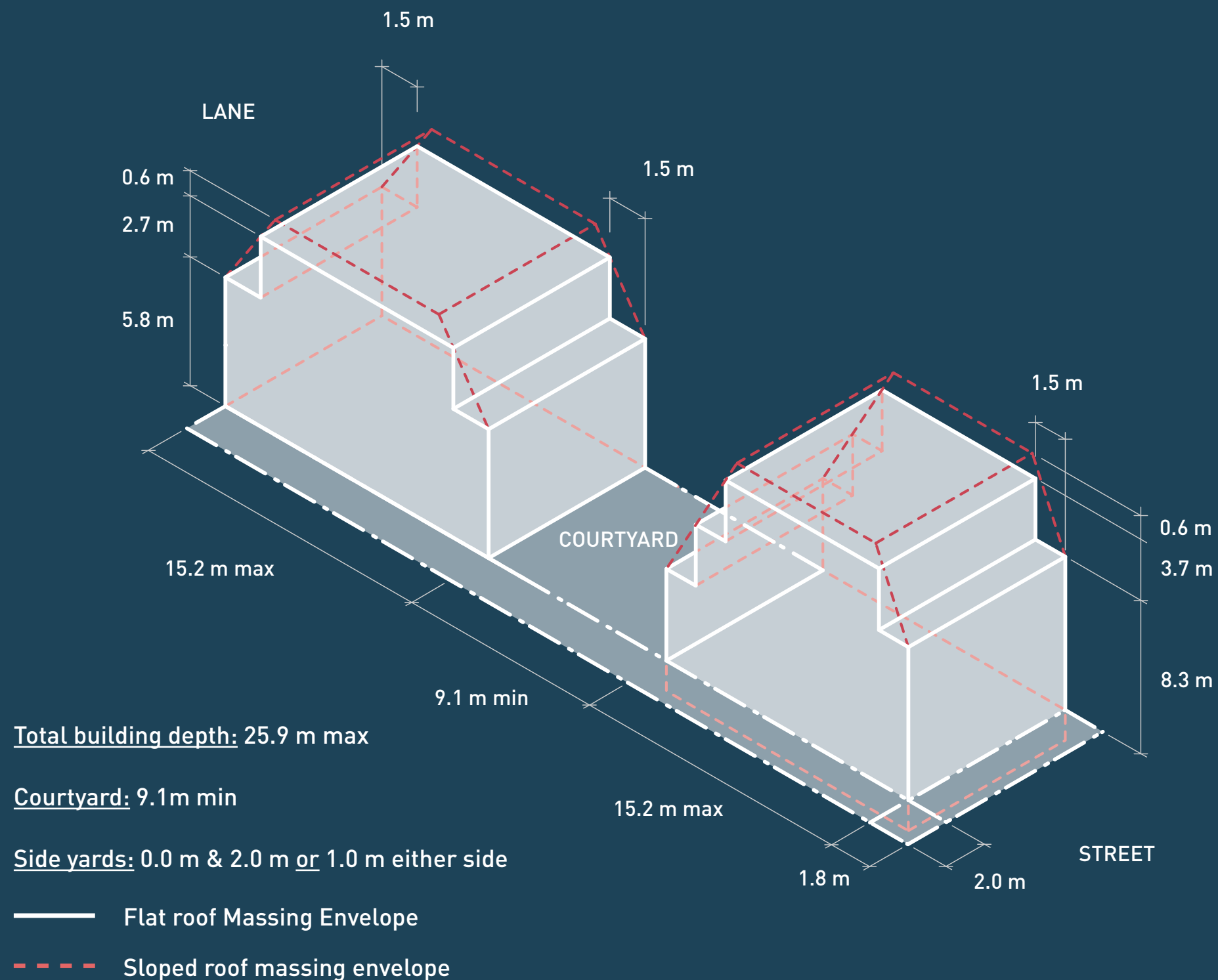
COUNTER
SPECULATIVE
DEVELOPMENT

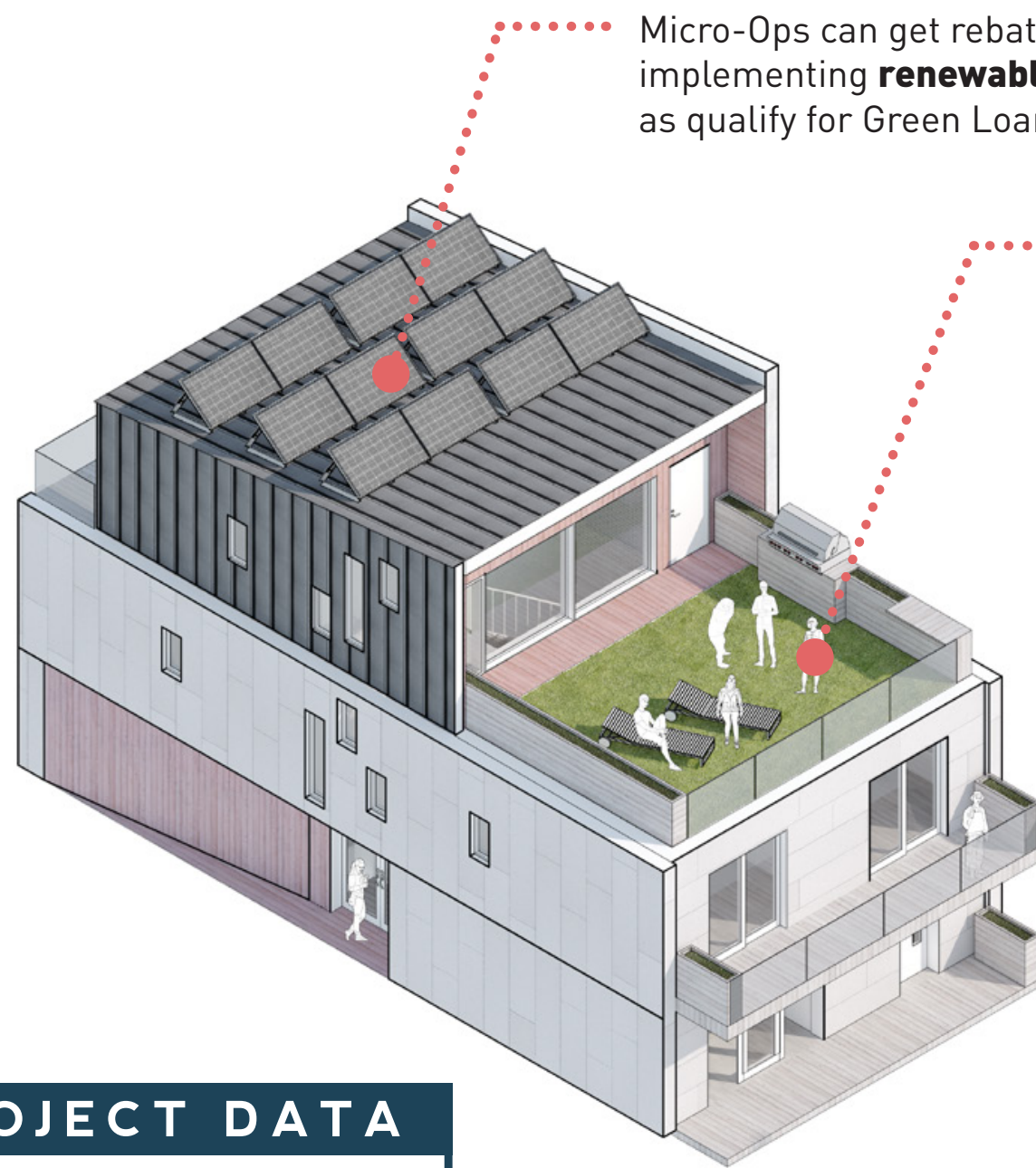
INCENTIVIZE
AFFORDABLE
HOUSING

VANCOUVER LAND USE



“Renewal” zones will continue to allow 1 and 2 family buildings, but will prioritize development that transitions toward village communities of taller, more compact forms. Live/work uses off lanes and commercial activity at block ends are encouraged.



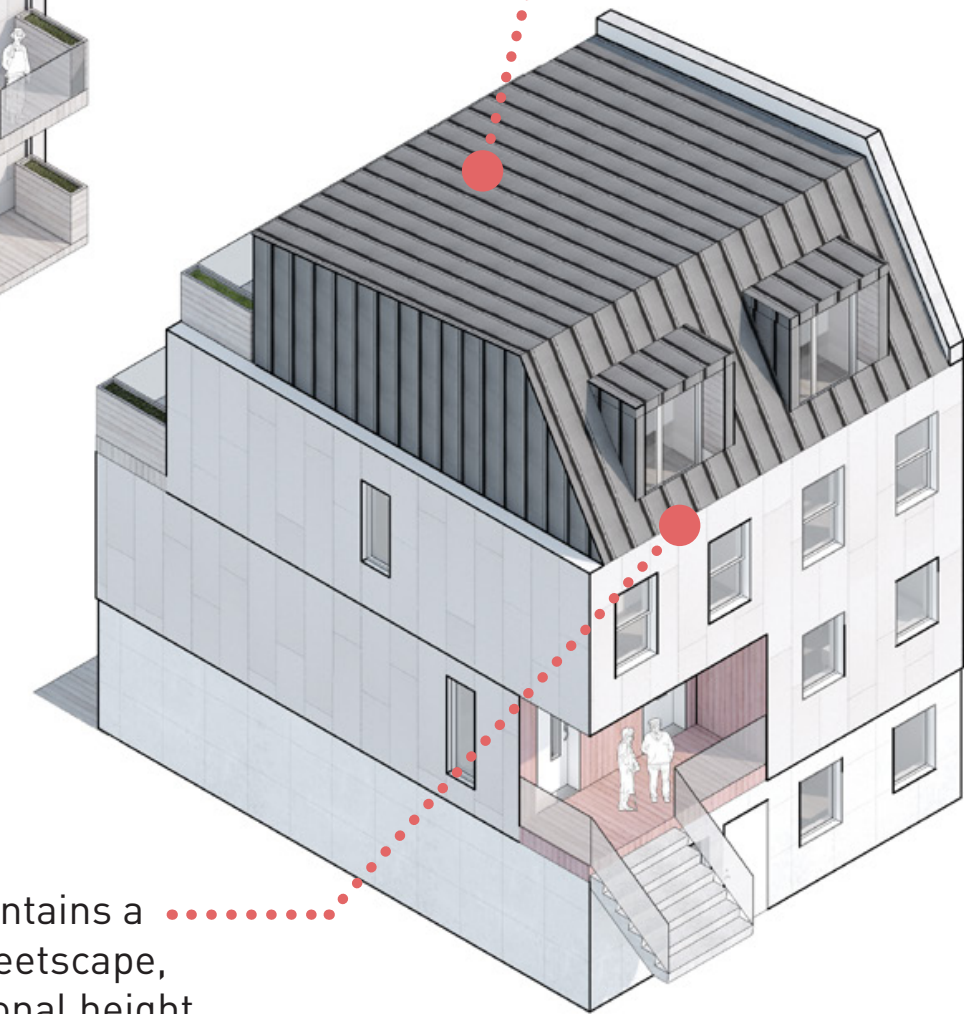


Micro-Ops can get rebates on utility upgrades by implementing **renewable energy sources**, as well as qualify for Green Loans.

Shared roof decks are a great space for community gatherings and gardening.

Roofs are shaped to control and collect water instead of shedding onto neighbouring property. This orientation is also more suited to bring light into the centre of lots running in the North-South direction.

PROJECT DATA		
FAR: 1.49		
Building Area: 557 sm		
Lot Coverage: 53%		
Units: 7		
Bedrooms	Size (sm)	Size (sf)
1	49	525
1	49	525
1	49	525
2	69	740
2	78	840
2	81	870
3	125	1350



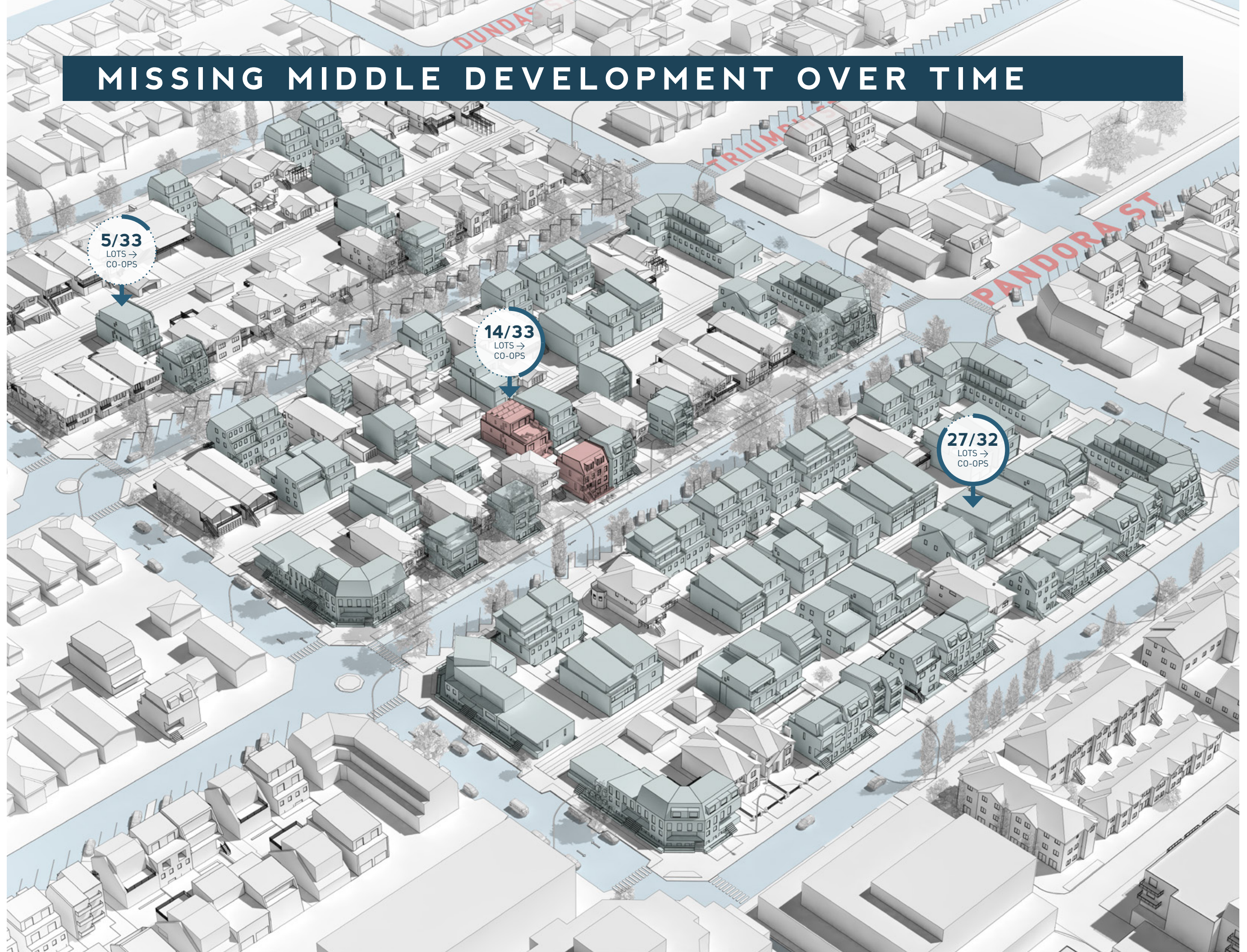
A 30' **roofline** break maintains a sensitive, residential streetscape, while allowing for additional height set back from the street.

MISSING MIDDLE DEVELOPMENT OVER TIME

5/33
LOTS →
CO-OPS

14/33
LOTS →
CO-OPS

27/32
LOTS →
CO-OPS



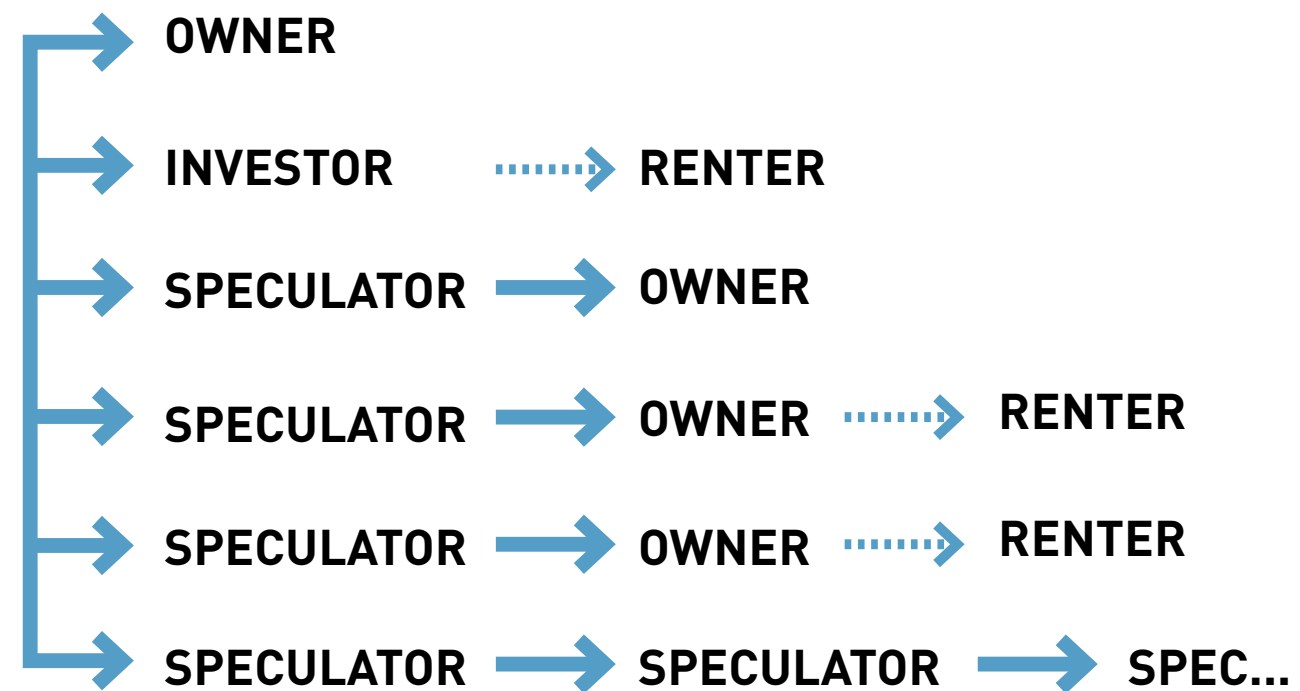
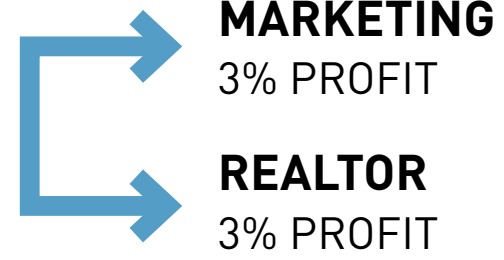


STREET VIEW

COOPERATIVE TENURE & DELIVERY

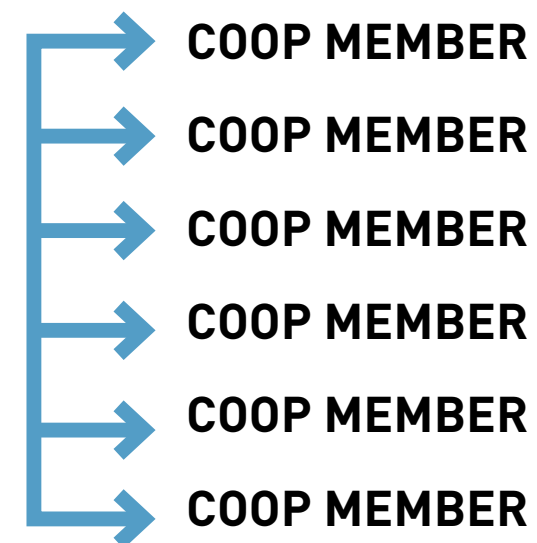
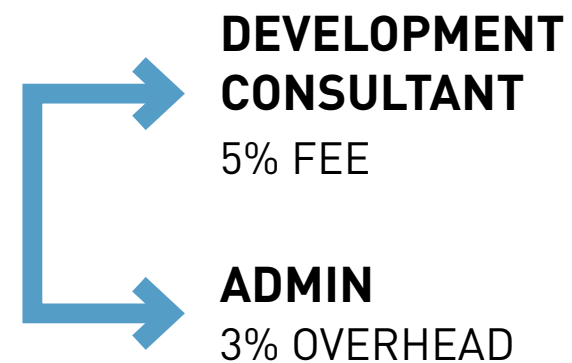
CONVENTIONAL DEVELOPMENT

DEVELOPER
10-20% PROFIT

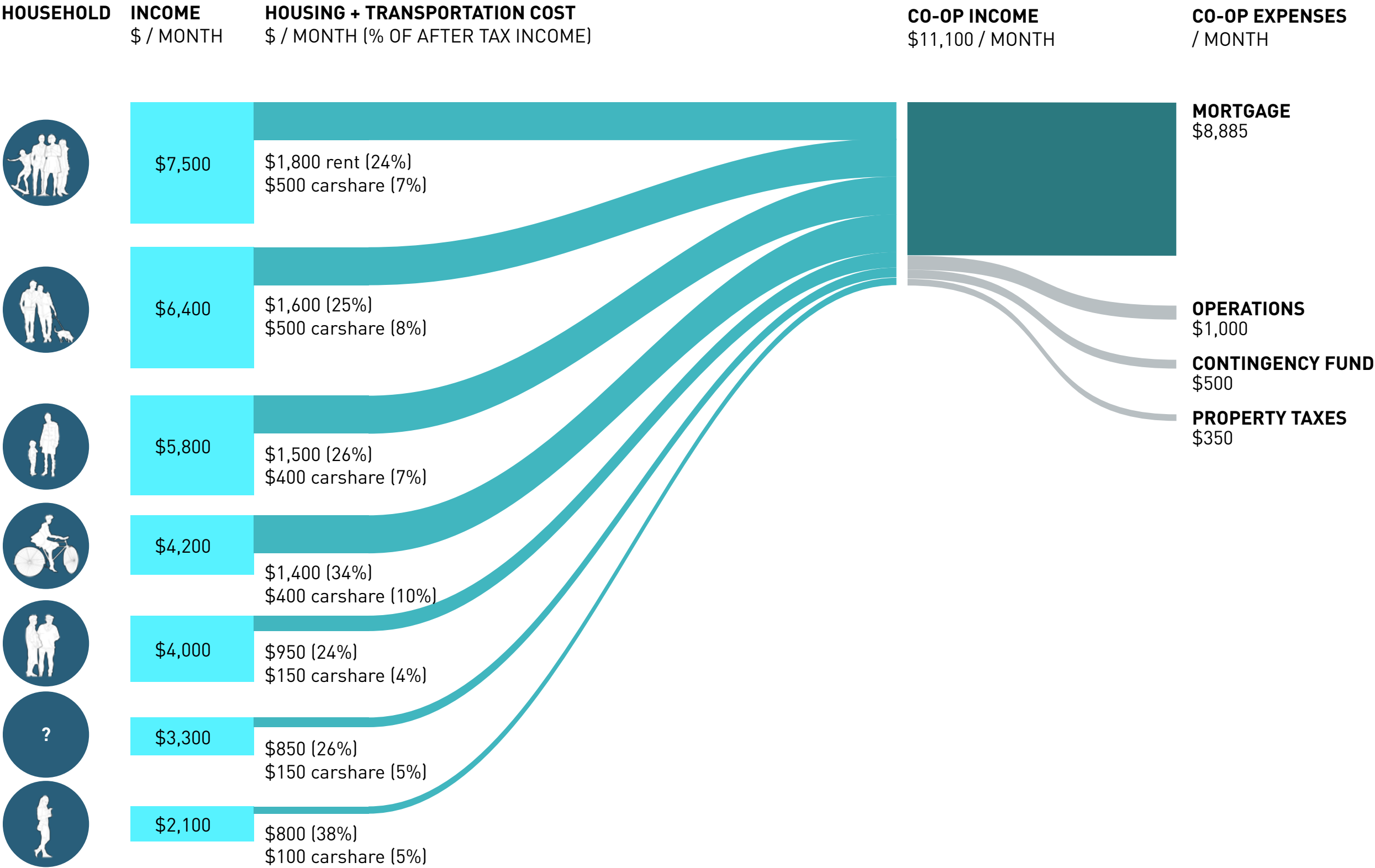


MICRO-OP DEVELOPMENT

CO-OP ENTITY
NON-PROFIT
DEVELOPER


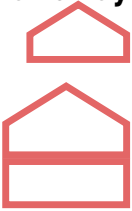
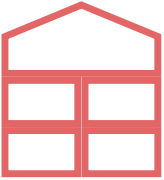
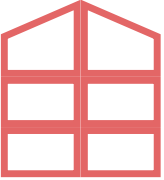
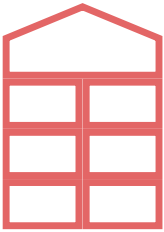
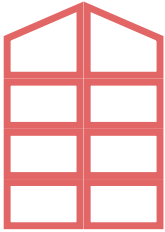


MICRO-OP ECONOMY



DETERMINING OPTIMAL DENSITY

DEVELOPMENT TYPE

	Single Family House	Single Family + Secondary Suite + Laneway	5 Unit Micro-Op	6 Unit Micro-Op	7 Unit Micro-Op	8 Unit Micro-Op
						
Number of Households	1	3	5	6	7	8
FSR	0.60	0.76	1.25	1.40	1.49	1.50
Buildable Area	224 sm	284 sm	468 sm	524 sm	557 sm	561 sm
Property Cost (i)	\$ 1,531,000	\$ 1,531,000	\$ 1,536,000	\$ 1,536,000	\$ 1,536,000	\$ 1,536,000
Construction Cost (ii)	\$ 0	\$ 425,000	\$ 1,154,725	\$ 1,293,292	\$ 1,376,300	\$ 1,385,670
Soft Cost + Escalation (iii + iv)	\$ 0	\$ 144,670	\$ 378,973	\$ 427,820	\$ 457,082	\$ 460,386
Total Development Cost	\$ 1,531,000	\$ 2,100,670	\$ 3,123,698	\$ 3,311,112	\$ 3,423,382	\$ 3,436,056
Cost / Unit	\$ 1,531,000	\$ 700,223	\$ 624,740	\$ 551,852	\$ 489,055	\$ 429,507
Average Area / Unit	224 sm	95 sm	94 sm	87 sm	80 sm	70 sm
Amortization Period	25 years	25 years	50 years	50 years	50 years	50 years
Down Payment @ 20%	\$ 306,200	\$ 420,134	\$ 624,740	\$ 662,222	\$ 684,676	\$ 687,211
Mortgage Payment / mo	\$ 5,834	\$ 8,004	\$ 8,107	\$ 8,594	\$ 8,885	\$ 8,918
Operational Cost / mo	\$ 1,000	\$ 1,300	\$ 1,688	\$ 1,789	\$ 1,850	\$ 1,857
Total Housing Cost / mo	\$ 6,834	\$ 9,304	\$ 9,795	\$ 10,383	\$ 10,735	\$ 10,775
Housing Cost / mo / Household	\$ 6,834	\$ 3,101	\$ 1,959	\$ 1,731	\$ 1,534	\$ 1,347
Median A-T Household Income / mo	\$ 4,759	\$ 4,759	\$ 4,759	\$ 4,759	\$ 4,759	\$ 4,759
% Income on Housing	144	65	41	36	32	28

UNAFFORDABLE

AFFORDABLE

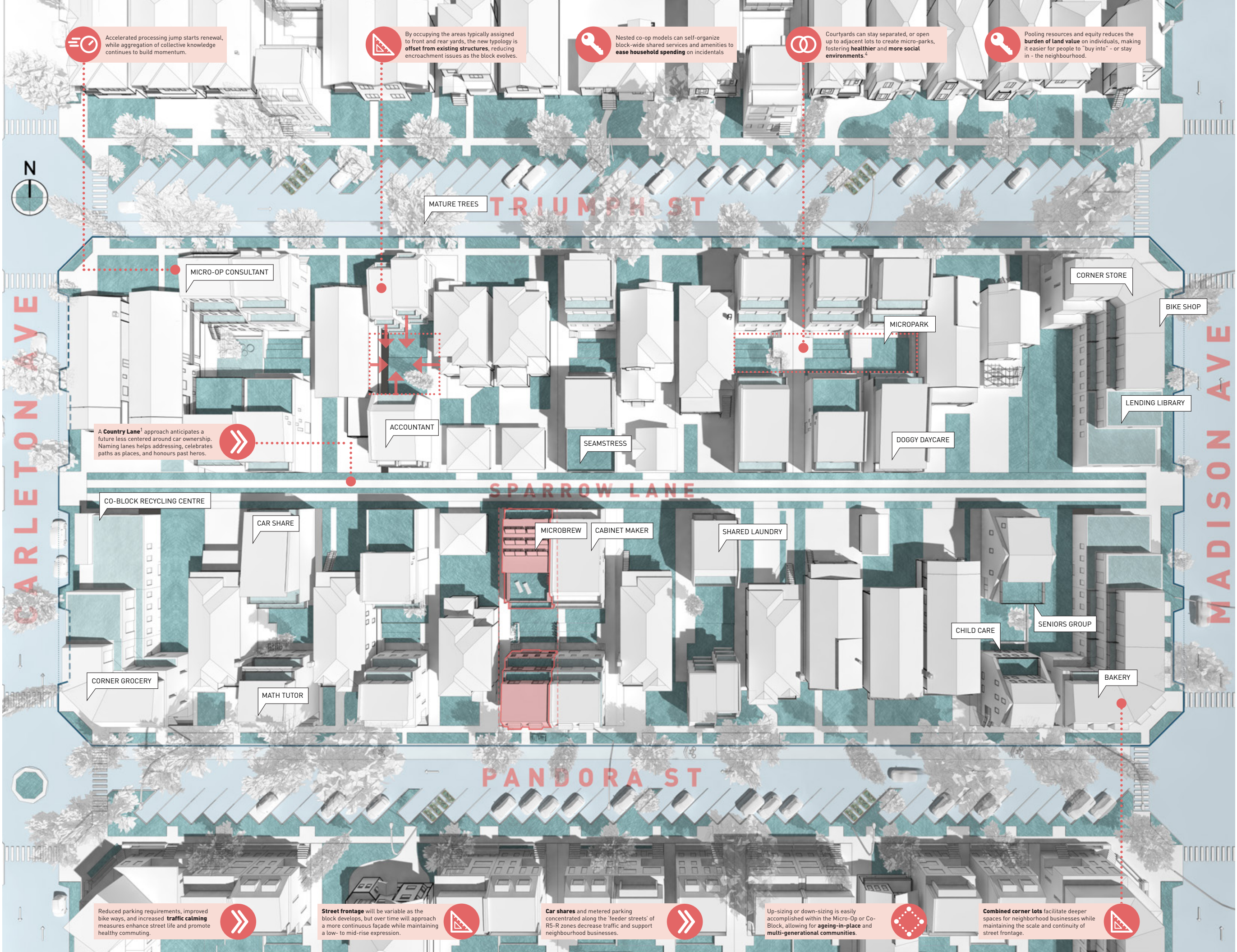
Accelerated processing jump starts renewal, while aggregation of collective knowledge continues to build momentum.

By occupying the areas typically assigned to front and rear yards, the new typology is **offset from existing structures**, reducing encroachment issues as the block evolves.

Nested co-op models can self-organize block-wide shared services and amenities to **ease household spending** on incidentals.

Courtyards can stay separated, or open up to adjacent lots to create micro-parks, fostering **healthier and more social environments**.⁴

Pooling resources and equity reduces the **burden of land value** on individuals, making it easier for people to "buy into" - or stay in - the neighbourhood.



A **Country Lane**¹ approach anticipates a future less centered around car ownership. Naming lanes helps addressing, celebrates paths as places, and honours past heroes.

CO-BLOCK RECYCLING CENTRE

CAR SHARE

CORNER GROCERY

MATH TUTOR

ACCOUNTANT

SEAMSTRESS

MICROBREW

CABINET MAKER

SHARED LAUNDRY

CHILD CARE

SENIORS GROUP

BAKERY

DOGGY DAYCARE

MICROPARK

CORNER STORE

BIKE SHOP

LENDING LIBRARY

Reduced parking requirements, improved bike ways, and increased **traffic calming** measures enhance street life and promote healthy commuting.

Street frontage will be variable as the block develops, but over time will approach a more continuous façade while maintaining a low- to mid-rise expression.

Car shares and metered parking concentrated along the 'feeder streets' of R5-R zones decrease traffic and support neighbourhood businesses.

Up-sizing or down-sizing is easily accomplished within the Micro-Op or Co-Block, allowing for **ageing-in-place** and **multi-generational communities**.

Combined corner lots facilitate deeper spaces for neighborhood businesses while maintaining the scale and continuity of street frontage.



COURTYARD VIEW



LANE VIEW



LANE VIEW, WEST END MISSING MIDDLE HOUSING



CHOICE, COMMUNITY & QUALITY OF LIFE

Thank you

**FOR
FURTHER
INFORMATION
PLEASE CONTACT**

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SECOND PRIZE

TITLE: People's Playbook

TEAM: Charles Montgomery, Elsa Snyder, Harley Grusko,
Kathy McGreenera, Leslie Sheih, Mark Shieh, Michelle Hoar,
Rufina Wu, Wilmer Lau

PRESENTERS: Leslie Shieh, Tomo Spaces
& Harley Grusko, MA+HG Architects

People's Playbook

Collective Solutions for Inclusive, Social Neighbourhoods

Charles Montgomery

Elsa Snyder

Harley Grusko

Kathy McGreenera

Leslie Shieh

Mark Shieh

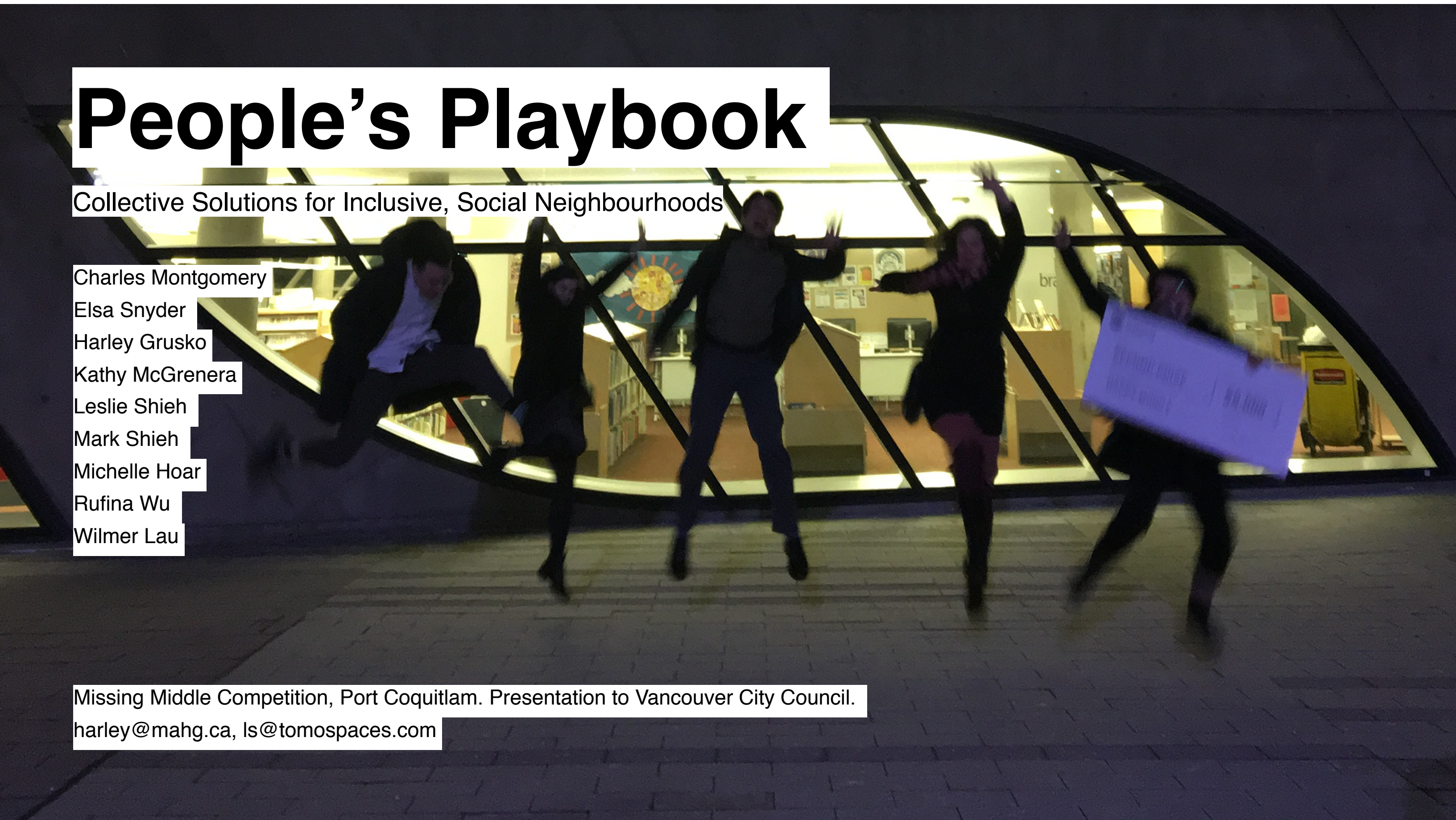
Michelle Hoar

Rufina Wu

Wilmer Lau

Missing Middle Competition, Port Coquitlam. Presentation to Vancouver City Council.

harley@mahg.ca, ls@tomospaces.com





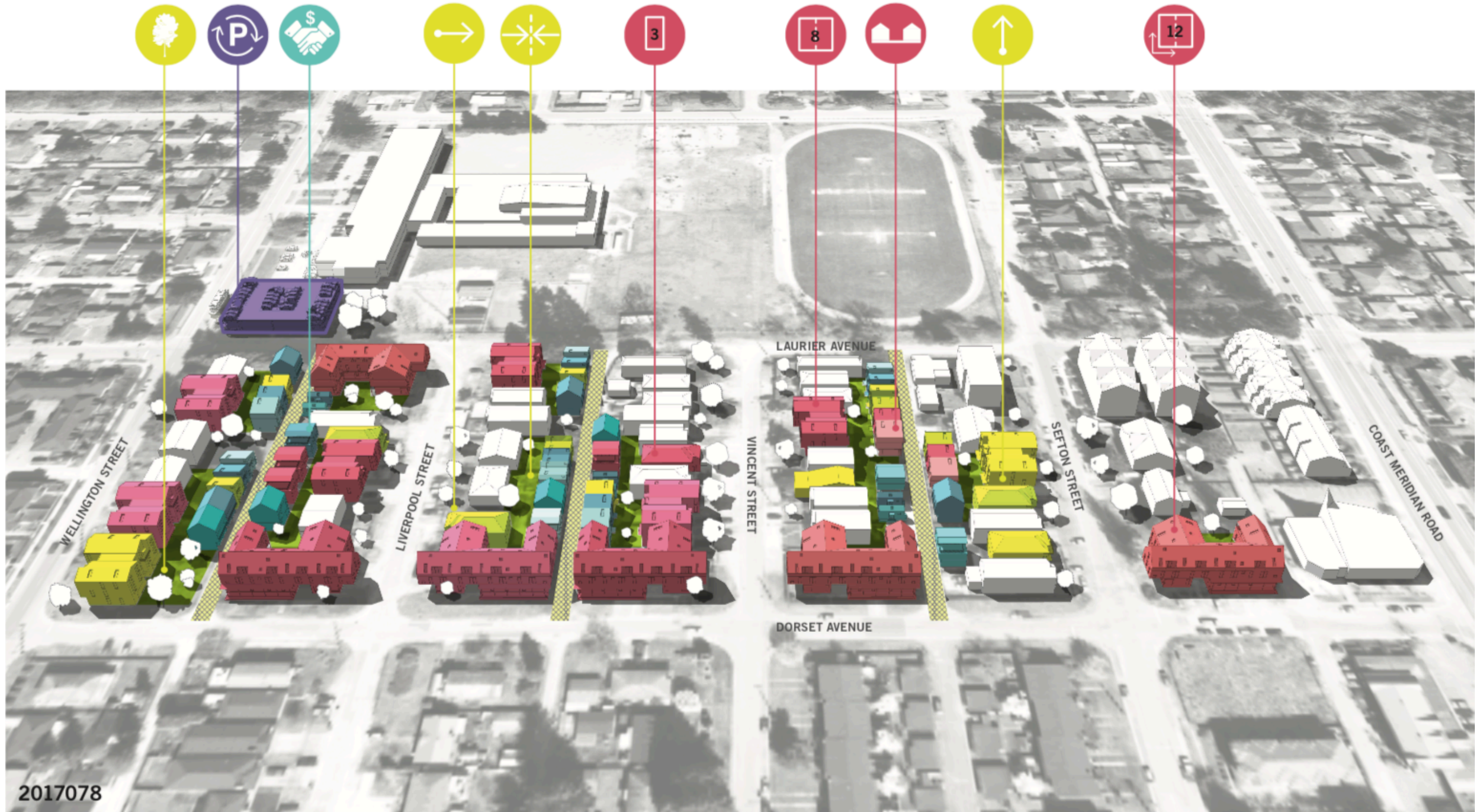
How might we create more
right supply and more
options for diverse middle-
income families?



**Let's empower more people to
become makers of their own
neighbourhoods.**



DWELLINGS / HECTARE	Current	Proposed	PROPOSED ZONING	Building Height	FSR	Front Setback	Interior Side Setback	Exterior Side Setback	Lane Setback	Min. Separation Between Lane / Street Dwelling
	19	65		7.5m 10.5 m (7.5m Wall)	0.50 1.5 Max	7.5m 3.25m	10%	20%	1.0m @ Grade	7.5m



PLAY 1



THE PLAYERS



MEET MARYAM

Maryam is a widower in her 70s. She has lived in Port Coquitlam for 30 years. She paid off her mortgage five years ago. She is land-rich but cash poor. She would like to live independently but is feeling increasingly vulnerable, both socially and financially. She has a part-time caretaker, Reyna, who currently rents and travels an hour by transit to care for Maryam.

Maryam renovates her home into two 2-bedroom strata units. She keeps one unit for herself and sells the other at market value to a young professional couple who is priced out of the single family home market.

Maryam sells a portion of her land to the PoCo CLT. PoCo CLT builds a 2-bedroom coach house and rents it to Reyna and her two school-aged kids.

OWNERS' FINANCIAL POSITION POST DEVELOPMENT

After renovation and sales, Maryam's own strata unit has a market value of \$595,000 (current \$690,000) and she receives approximately \$193,000 cash proceeds.

25 YEARS ON

Reyna continues to care for Maryam. When Maryam passed away at home, she left no heirs. In her will, Maryam gave PoCo CLT first right of refusal to buy her 2-bedroom strata unit, which it does, doubling the amount of permanently affordable housing on the lot.

SOCIAL RATIONALE

- PoCo CLT helps Maryam navigate redevelopment processes
- Maryam maintains social bonds with friends and neighbours
- Reyna removes two hours of commuting per day, cutting costs and leaving more time with family and friends
- A young couple is able to purchase the 2-bedroom strata unit, adding age diversity to the neighbourhood

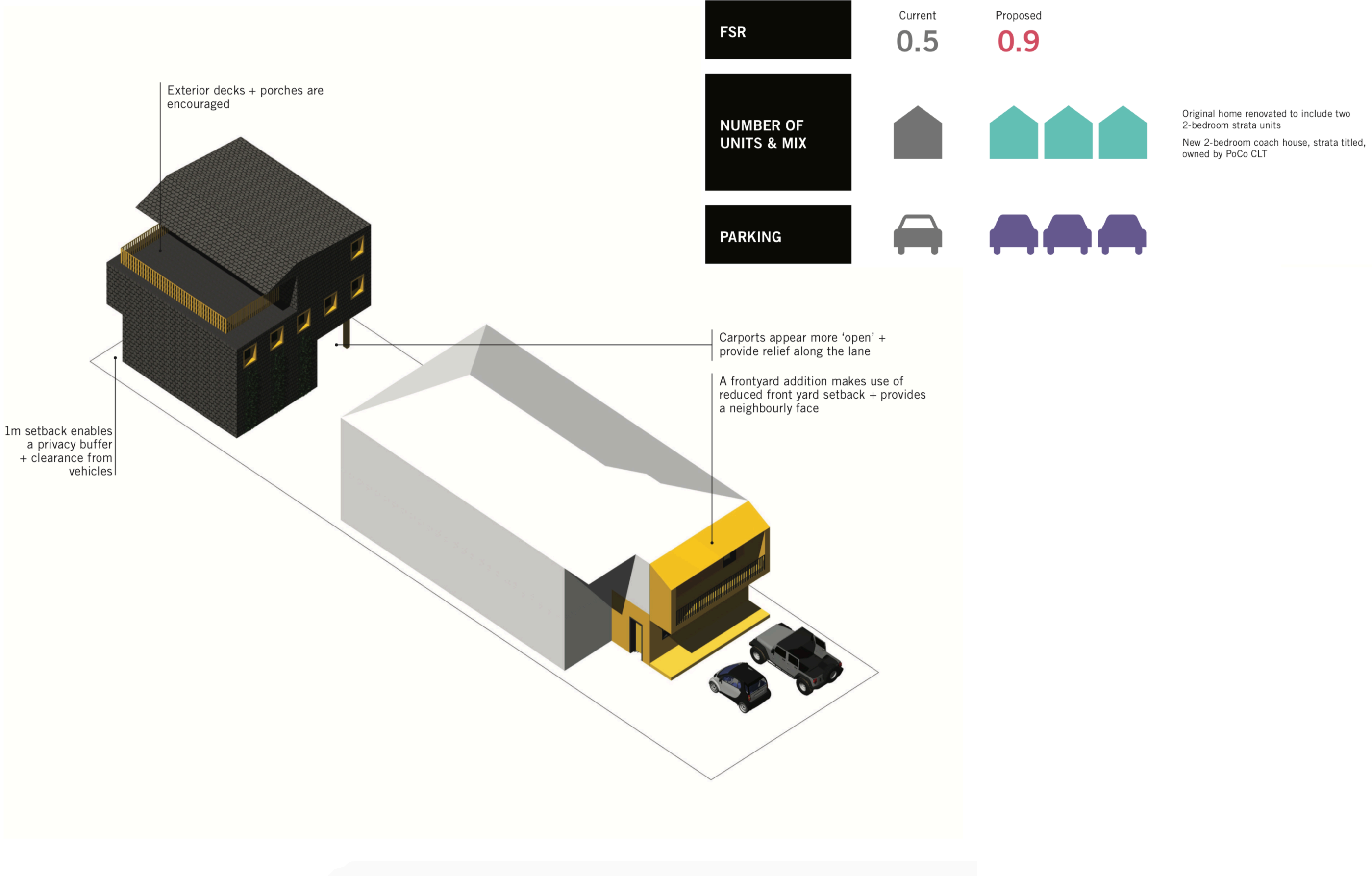
AFFORDABILITY RATIONALE

- The sale of the coach house and one bedroom strata unit provides Maryam with financial security
- PoCo CLT owns and manages the coach house. Monthly rent is \$1,125 (30% of income for household making below-median \$45,000/year).

DESIGN RATIONALE

- Prioritizes the retention of neighbourhood ‘built’ character and resident ‘characters’
- Encourages aging in place and the inclusion of new mixed income residents to the neighbourhood.

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PLAY 2



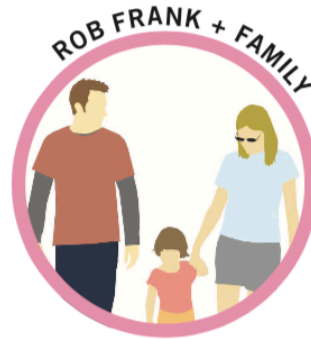
THE PLAYERS



FRANK FAMILY



WONG FAMILY



ROB FRANK + FAMILY



C.Y. + BARBARA WONG



Jordan + Erica



Chris + Martha



Andrew + June

MEET THE FRANK FAMILY AND WONG FAMILY

The Frank Family and Wong Family are neighbours. The Franks are downsizing whereas the Wongs are a growing young family.

They assemble their two single family lots and build a main home with four strata units, and a lane-facing townhouse complex with three strata units. In the main house, the Franks have a 2-bedroom unit and offer a 3-bedroom unit to their adult son and his family. The Wongs have a 3-bedroom unit and offer a 2-bedroom unit to grandparents.

Two of the townhouse units are owned by PoCo CLT and rented to working families, and the third unit is owned by close friends of the Wongs.

There is a large middle yard shared by all residents. In good weather, the yard is alive with kids playing and neighbours socializing.

OWNERS' FINANCIAL POSITION POST DEVELOPMENT

After the redevelopment, the Frank Family and Wong Family's own strata units has a market value of \$879,000 each (current \$690,000). Each family receives approximately \$91,000 cash proceeds.

25 YEARS ON

The Wongs' eldest daughter and her family buys the townhome unit from the family friends. The Wong grandparents have passed, and the Wong parents move into their 2-bedroom unit, while their younger son's family moves into the 3-bedroom. Much more of their type of redevelopment has occurred in the neighbourhood, which has resulted in livelier main streets and vibrant, activated laneway streets.

SOCIAL RATIONALE

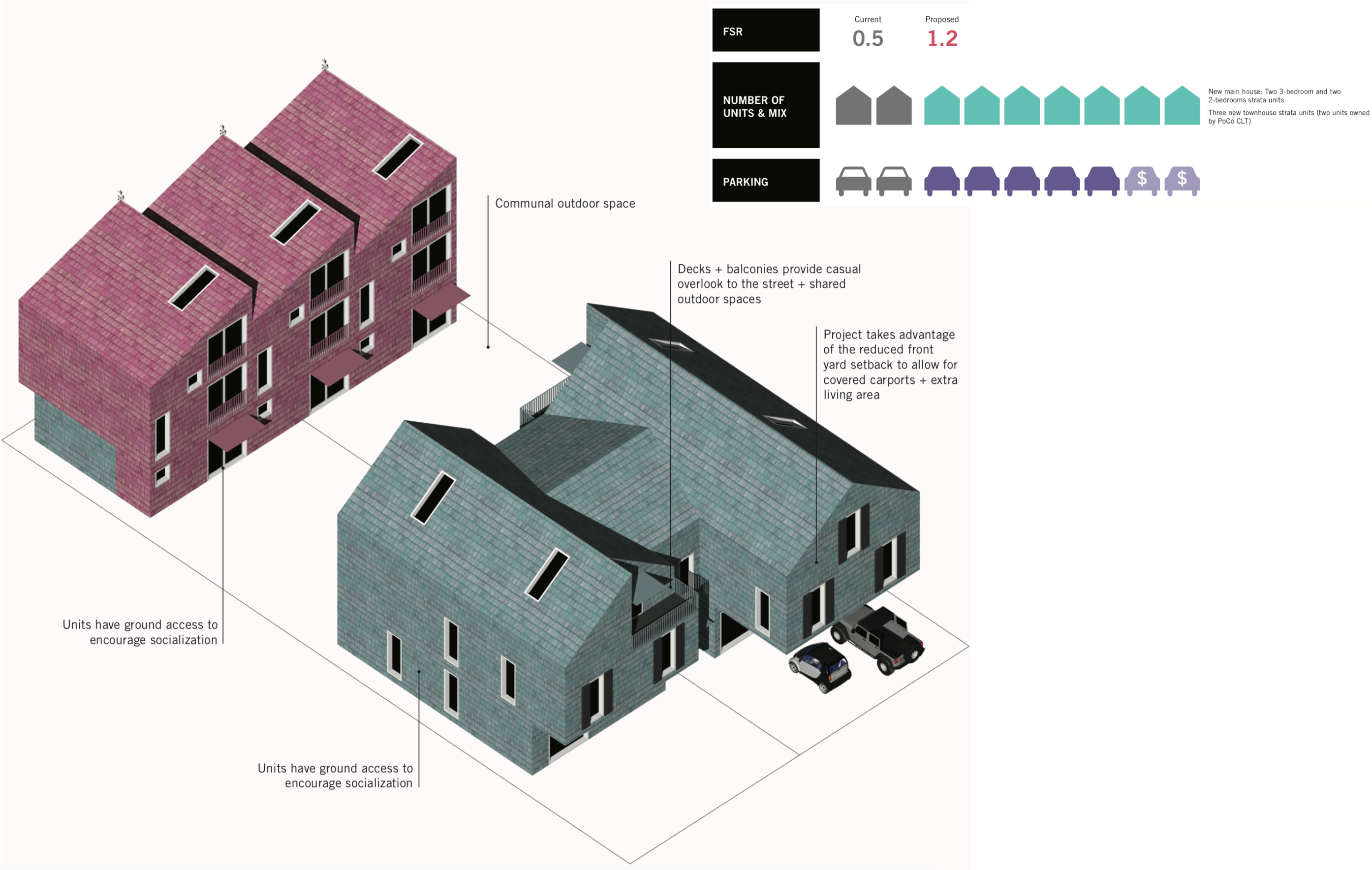
- The Franks and Wongs are brought closer with extended family. All family members benefit from support for aging in place, childminding, and other types of emotional and financial support.
- Both families get to maintain existing social bonds with local friends and schoolmates, and extend them to their expanded family group.

AFFORDABILITY RATIONALE

- Main household’s costs are reduced through sharing of resources, childcare and eldercare.
- PoCo CLT owns and manages two townhouse units. Monthly rent is \$1,250 (30% of income for household making less than median \$50,000/year).

DESIGN RATIONALE

- Neighbours develop and build themselves, in partnership with PoCo CLT, who helps navigate redevelopment processes
- Back-end of single-family lot is maximized for family-friendly housing
- By building main house higher and shallower, and decreasing front setback, more shared middle yard space is created.



PLAY 3



THE PLAYERS



MEET THE LOWE FAMILY, THE KENT FAMILY, AND THE POCO COHOUSING GROUP

The Lowe Family and Kent Family have been neighbours for over 20 years. Both couples' adult children live far away and visit during holidays. When they retire, they hope to travel more and visit their children for extended periods of time. They would like to stay in the neighbourhood but their houses are too big.

The PoCo Cohousing Group has been looking for property that is close to transit and an elementary school. The group is increasingly faced with escalating land prices and have not been able to find a property.

The Lowes and Kents decide to assemble their adjacent lots (one of which is a corner lot), sell the combined lot to the PoCo Cohousing Group, and join as members, for a total of ten households. The two remaining units are sold to PoCo CLT as long-term affordable rental housing, and PoCo CLT becomes a voting member of the cohousing group.

The twelve resulting households share a central courtyard, and a 700sf indoor common house that combines shared laundry, kitchen, and a multi-purpose room where kids play and where gatherings and regular shared meals are held. The mix of singles, couples, families and seniors makes for a vibrant and supportive community.

OWNERS' FINANCIAL POSITION POST DEVELOPMENT

After the redevelopment, the Lowe Family and Kent Family's own strata units has a market value of \$700,000 (current \$690,000). Each family also receives approximately \$382,000 cash proceeds.

25 YEARS ON

Ten years after the redevelopment, when one of the 2-bedroom units goes on the market, one of the Lowe's children moves in with her wife and two young kids.

Fifteen years after the redevelopment, the cohousing group's immediate neighbours - who had become friends with many of the residents - decide to redevelop their home, build a coach house in partnership with PoCo CLT, and take down their fence to create a larger shared courtyard with the co-housing complex.

Where 25 years ago there had only been three households on three lots, there are now 15, happily socializing, sharing and supporting each other through the phases of their lives. During that time, cohousing has become a popular form of redevelopment in Port Coquitlam, and all of them contain at least two units of long-term, affordable rental housing.

SOCIAL RATIONALE

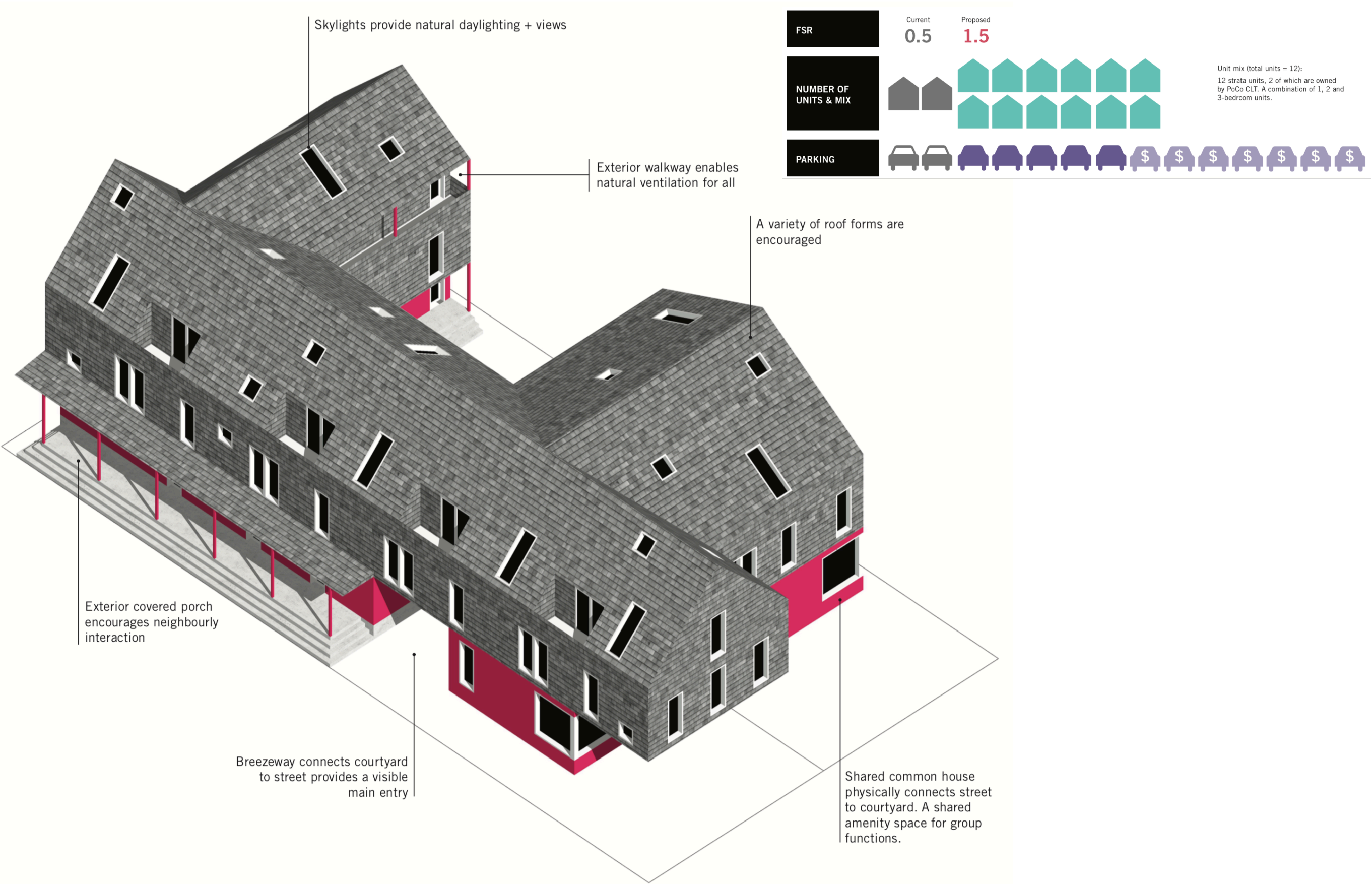
- The Lowes and Kents are able to maintain their existing neighbourhood social bonds while building a new, supportive, and diverse community around them comprised of seniors, singles, couples and families with children
- An intentional community model of housing is established into the neighbourhood, giving other neighbours new ideas for their properties.

AFFORDABILITY RATIONALE

- Smaller units sizes reduce costs, allowing people to buy into formerly inaccessible neighbourhood
- Many households’ costs reduced by sharing resources, childcare or eldercare.
- PoCo CLT owns and manages 2 of the units. Monthly rent is \$1,000 per unit (30% of income for household making \$40K/year).

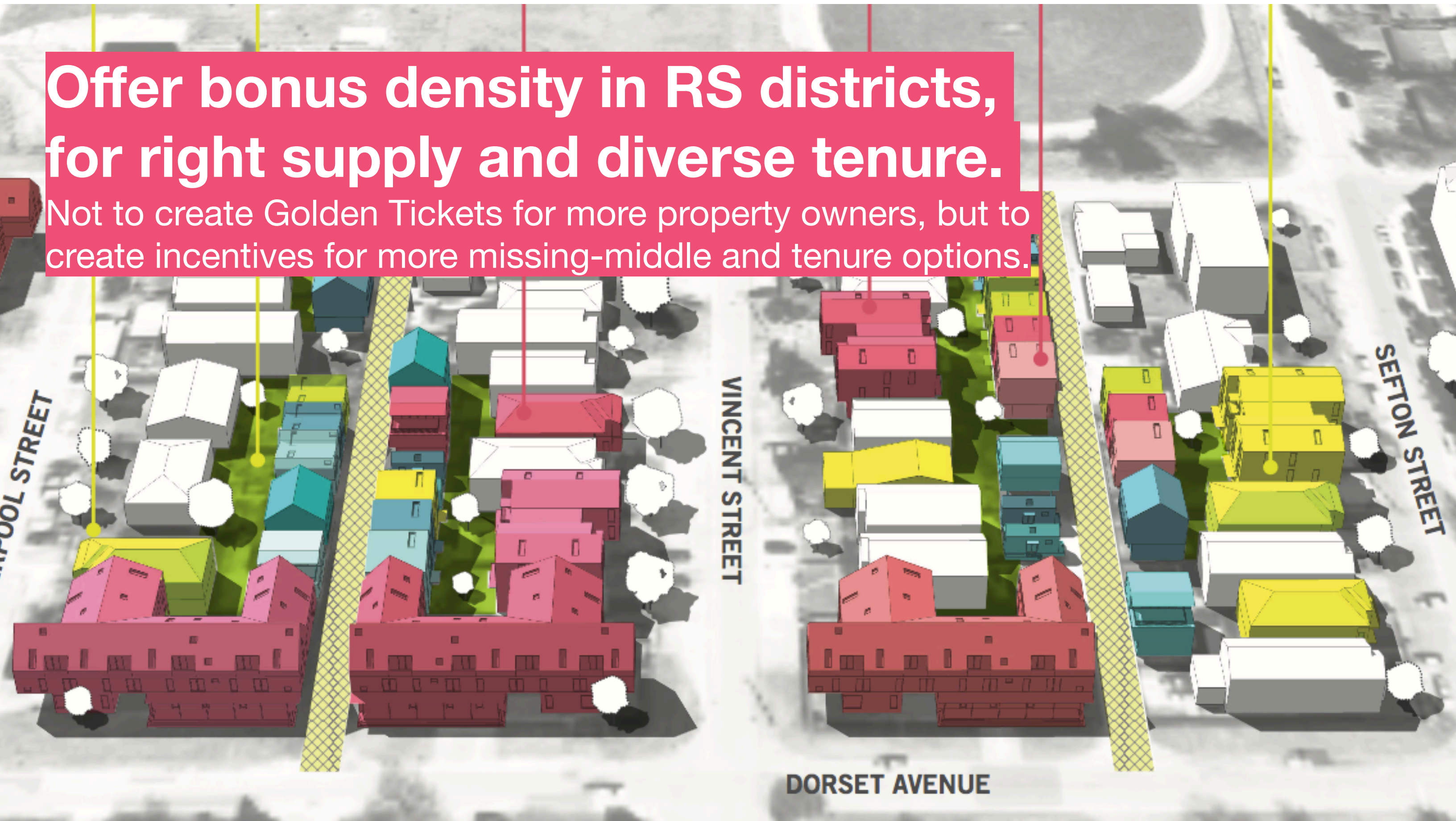
DESIGN RATIONALE

- Focuses on opportunities of lots at end-blocks, combined with cohousing, to receive more density
- Incorporates social design with shared indoor and outdoor spaces, and exterior hallways that connect non-ground units
- Prioritizes the retention of neighbourhood residents and includes new mixed-income residents
- Encourages neighbours and small groups to develop and build themselves



Offer bonus density in RS districts, for right supply and diverse tenure.

Not to create Golden Tickets for more property owners, but to create incentives for more missing-middle and tenure options.



Decouple parking requirements from individual property.

So that we solve parking and transportation issues at the neighborhood scale.





Reduce setback requirements, for more social spaces.

For example, shared middle yards that spark social interaction between neighbours.



Allow lane-facing buildings to achieve parity with street-facing homes.

Especially to support gentle density, character home retention, and age-in-place families.

FSR

Current
0.5

Proposed
0.9

NUMBER OF
UNITS & MIX



Original home renovated to include two 2-bedroom strata units
New 2-bedroom coach house, strata titled, owned by PoCo CLT

PARKING

PROFO

FSR

Current
0.5

Proposed
1.2

NUMBER OF
UNITS & MIX



New main house: Two 3-bedroom and two 2-bedrooms strata units
Three new townhouse strata units (two units owned by PoCo CLT)

FSR

Current
0.5

Proposed
1.5

NUMBER OF
UNITS & MIX



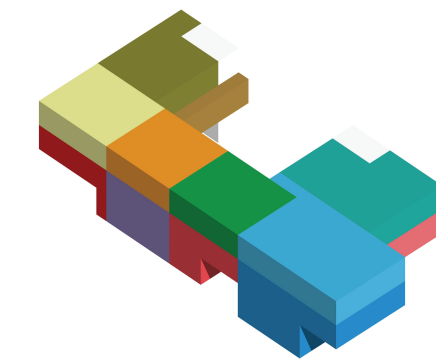
Unit mix (total units = 12):
12 strata units, 2 of which are owned by PoCo CLT. A combination of 1, 2 and 3-bedroom units.

PARKING

PROFORMA



CO-HOUSING, 12 UNITS TOTAL



	Quantity	Unit	Rate	Total \$
LAND				
68' x 130' Land Value	821.7	sm	\$ 1,502	\$ 1,516,000
68' x 130' Land + Building Value				\$ 1,381,200
DENSITY				
FSR in 2 Lot Development	1.5			
Number of Units	12			
Required Number of Parking Spaces	12			
PARKING PAYMENT IN LIEU				
Provided Parking Stalls	5			
Parking Payment in Lieu	\$ 20,000	stall	7	\$ 140,000
BUILD AND STRATIFY CO-HOUSING BUILDING				
Build Main Building Hard Costs \$/sm	1222.5	sm	\$ 1,698	\$ 2,055,300
Build Main Building Soft Costs \$/sm	1232.5	sm	\$ 567	\$ 698,802
Debt Financing for Build	\$ 2,894,102			
Financing Cost (10 Months Construction)	10	mo	3.04%	\$ 73,317
Total Build Cost (Excluding Land)				\$ 2,827,419
Total Costs				\$ 2,967,419
COSTING AND VALUATION				
Common House	85.1	sm		
Floor Area of Avg Unit	97.3	sm		
Market Value of Avg Unit (Total Area * \$/sm)@ Units	1232.5	sm	\$ 6,885	\$ 707,200
Cost of 1 Unit, CLT Purchases Units at Cost	\$ 4,348,819			\$ 362,385
Rental Income of Each CLT Unit	\$ 1,000	mo		\$ 4
Gross Return on Capital for CLT				3.3%
REVENUE				
Market Value of 8 Units	8			\$ 6,857,600
Less: Realtor and Legal Fees to Sell 8 Units	1.5%			\$ (254,592)
Revenue from Sales of 8 Units				\$ 6,403,008
Revenue from Sales of 2 Units	2			\$ 724,770
Total Revenue				\$ 6,127,778
CURRENT HOMEOWNERS' FINANCIAL POSITION				
Total Revenue from Development				\$ 6,127,778
Less: Costs from Development				\$ (2,967,419)
Cash Proceeds from Development				\$ 3,160,359
Add: Market Value of 2 Units Retained by Homeowner	2			\$ 1,414,400
Residual Land Value				\$ 4,574,759
Less: Original Property Value				\$ (1,381,200)
Land Lift				\$ 3,193,559
Less: CAC Contribution	75%			\$ (2,398,169)
Cash Proceeds from Development				\$ 3,160,359
2 Homeowner's Cash Proceeds Remaining				\$ 766,190
Market Value of Homeowner's 2 Units Retained	2			\$ 1,414,400

SOCIAL RATIONALE

- PoCo CLT helps Maryam navigate redevelopment processes
- Maryam maintains social bonds with friends and neighbours
- Reyna removes two hours of commuting per day, cutting costs and leaving more time with family and friends
- A young couple is able to purchase the 2-bedroom strata unit, adding age diversity to the neighbourhood

AFFORDABILITY RATIONALE

- The sale of the coach house and one bedroom strata unit provides Maryam with financial security
- PoCo CLT owns and manages the coach house. Monthly rent is \$1,125 (30% of income for household making below-median \$45,000/year).

DESIGN RATIONALE

- Prioritizes the retention of neighbourhood 'built' character and resident 'characters'
- Encourages aging in place and the inclusion of new mixed income residents to the neighbourhood.

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Total Revenue from Development	\$ 522,104
Less: Costs from Development	\$ (209,193)
Cash Proceeds from Development	\$ 312,911
Add: Market Value of Unit Retained by Homeowner	\$ 596,000
Residual Land Value	\$ 907,911
Less: Original Property Value	\$ (890,600)
Land Lift	\$ 217,311
Less: CAC Contribution	55%
Cash Proceeds from Development	\$ 312,911
Homeowner's Cash Proceeds Remaining	\$ 193,390
Market Value of Homeowner's Unit Retained	\$ 995,000

Notes:
1. Bare Land Cost (BC Assessment) Ref: 3425 Vincent St
2. Building and Land Cost (BC Assessment)
3. 30% of Hard Costs
4. 30% of income for a household making \$45k/year

SOCIAL RATIONALE

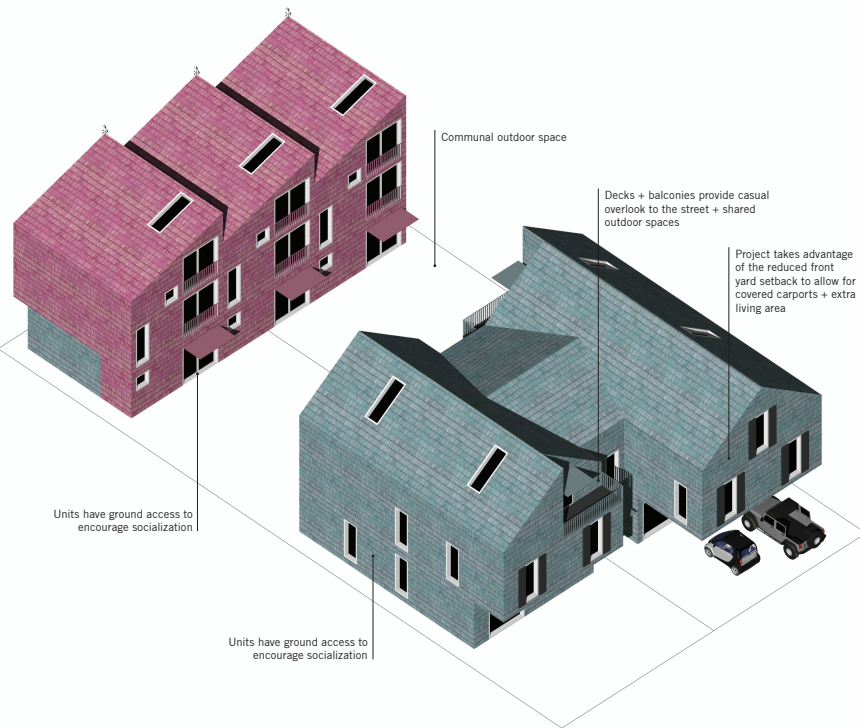
- The Franks and Wongs are brought closer with extended family. All family members benefit from support for aging in place, childminding, and other types of emotional and financial support.
- Both families get to maintain existing social bonds with local friends and schoolmates, and extend them to their expanded family group.

AFFORDABILITY RATIONALE

- Main household's costs are reduced through sharing of resources, childcare and eldercare.
- PoCo CLT owns and manages two townhouse units. Monthly rent is \$1,250 (30% of income for household making less than median \$50,000/year).

DESIGN RATIONALE

- Neighbours develop and build themselves, in partnership with PoCo CLT, who helps navigate redevelopment processes
- Back-end of single-family lot is maximized for family-friendly housing
- By building main house higher and shallower, and decreasing front setback, more shared middle yard space is created.



SOCIAL RATIONALE

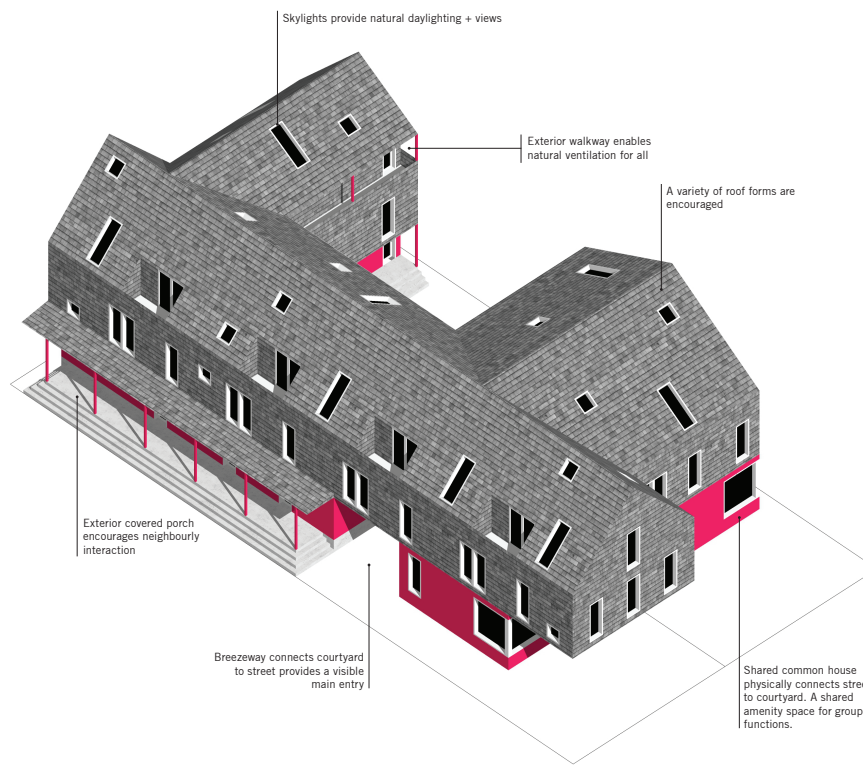
- The Lowes and Kents are able to maintain their existing neighbourhood social bonds while building a new, supportive, and diverse community around them comprised of seniors, singles, couples and families with children
- An intentional community model of housing is established into the neighbourhood, giving other neighbours new ideas for their properties.

AFFORDABILITY RATIONALE

- Smaller units sizes reduce costs, allowing people to buy into formerly inaccessible neighbourhood
- Many households' costs reduced by sharing resources, childcare or eldercare.
- PoCo CLT owns and manages 2 of the units. Monthly rent is \$1,000 per unit (30% of income for household making \$40K/year).

DESIGN RATIONALE

- Focuses on opportunities of lots at end-blocks, combined with cohousing, to receive more density
- Incorporates social design with shared indoor and outdoor spaces, and exterior hallways that connect non-ground units
- Prioritizes the retention of neighbourhood residents and includes new mixed-income residents
- Encourages neighbours and small groups to develop and build themselves





Thank You!

THIRD PRIZE

TITLE: Missing Middle // e-Co-housing Possibilities

TEAM: ALT FORMA

PRESENTERS: Cedric Yu, ALT FORMA



“Missing Middle // e-Co-housing Possibilities”

Council Presentation : Nov 14 2018

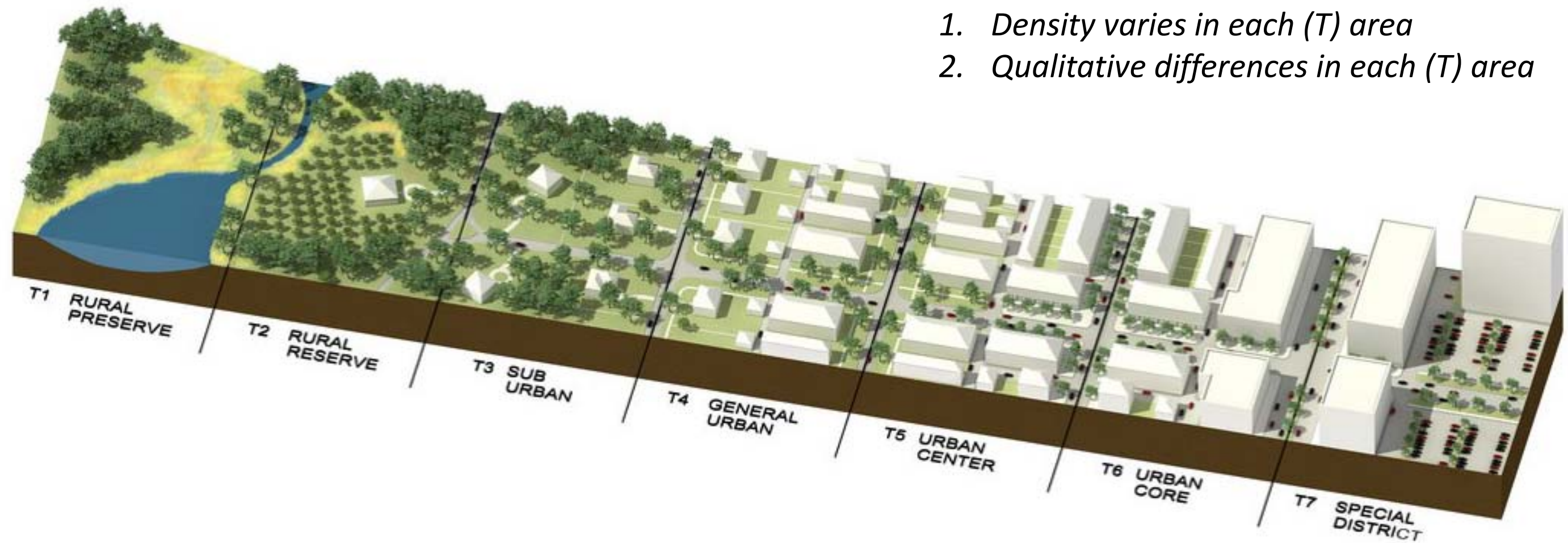
**ALT
FORMA**

cyu@altforma.com

Cedric Jacques Yu
M. Architecture, M.Sc. Urbanism

1. WHY LOOK AT URBAN FORM?

Urban form provides varying possibilities, arrangements, and potential for housing, work, and leisure needs.

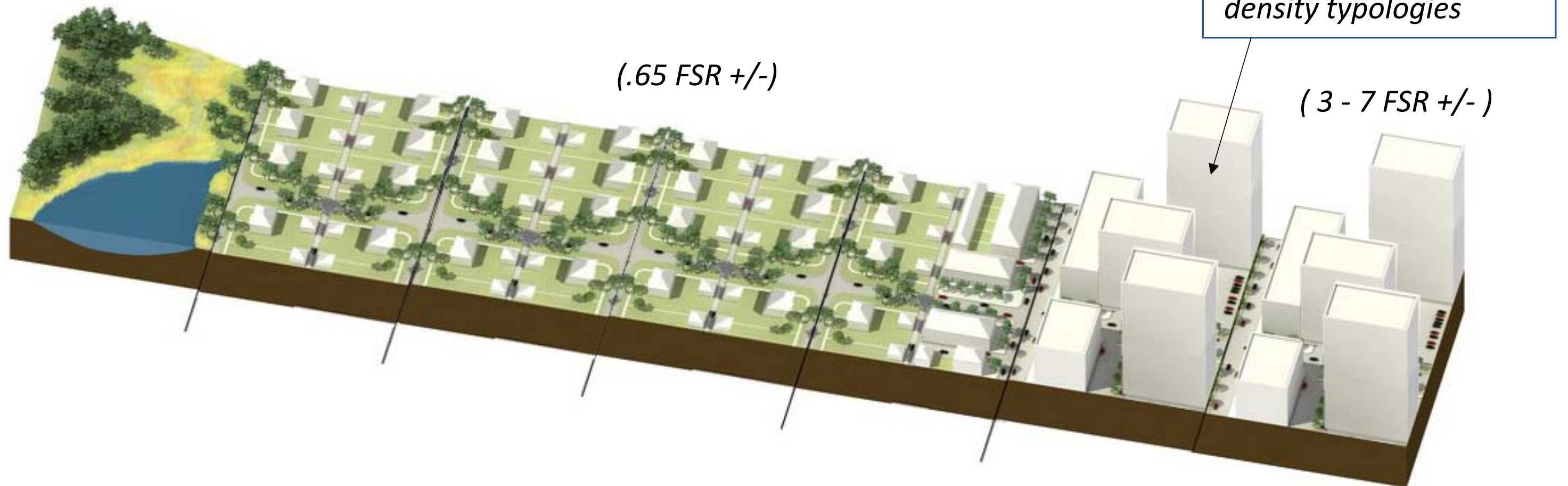


A **DIVERSE HOUSING STOCK IS ESSENTIAL** TO SATISFY
DIFFERING NEEDS & DESIRES OF THE POPULATION

2. SNAPSHOT OF VANCOUVER - (CASE OF THE MISSING MIDDLE)

Bartholomew plan 1929-

70% of Vancouver land base is zoned low-density (around .65 FSR +/-)



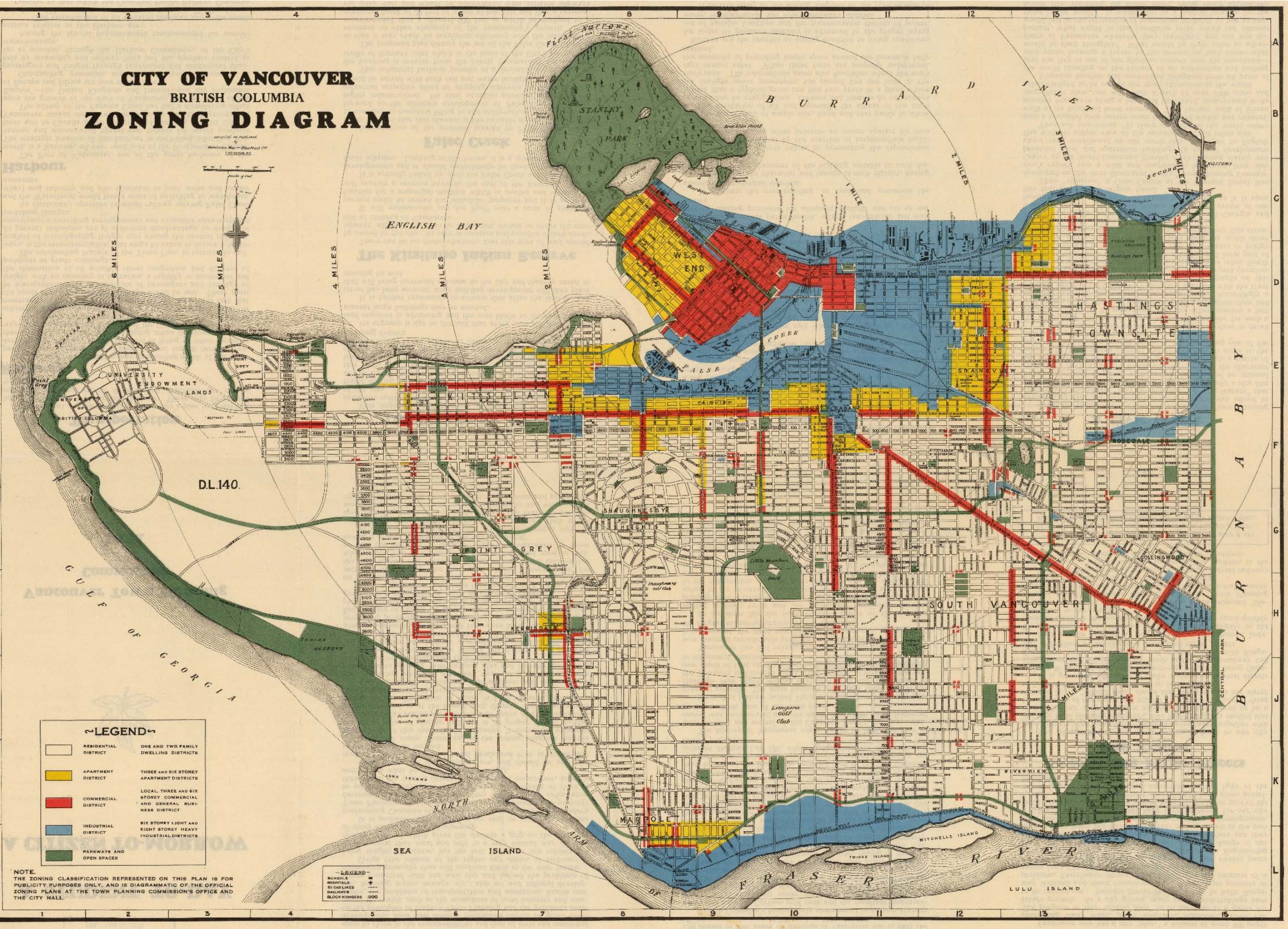
Population – GVR (1927) = 300,000 +/-

(2016) = 2,400,000 +/-

(2041 Projection) = 3,450,000 +/-

Increased growth forecast necessitates replenished + new housing stock

CITY OF VANCOUVER BRITISH COLUMBIA ZONING DIAGRAM



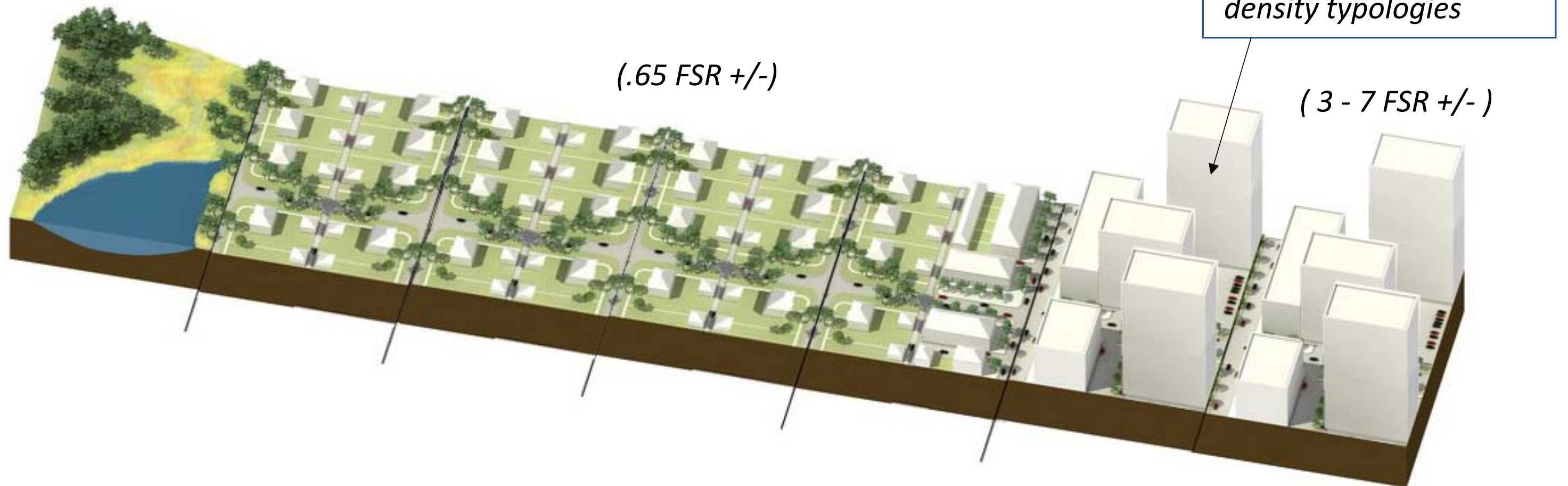
NOTE.
THE ZONING CLASSIFICATION REPRESENTED ON THIS PLAN IS FOR PUBLICITY PURPOSES ONLY, AND IS DIAGRAMMATIC OF THE OFFICIAL ZONING PLANS AT THE TOWN PLANNING COMMISSION'S OFFICE AND THE CITY HALL.

LEGEND
SCHOOLS
HOSPITALS
RAILWAYS
BLOOR NUMBERS 1900

2. SNAPSHOT OF VANCOUVER - (CASE OF THE MISSING MIDDLE)

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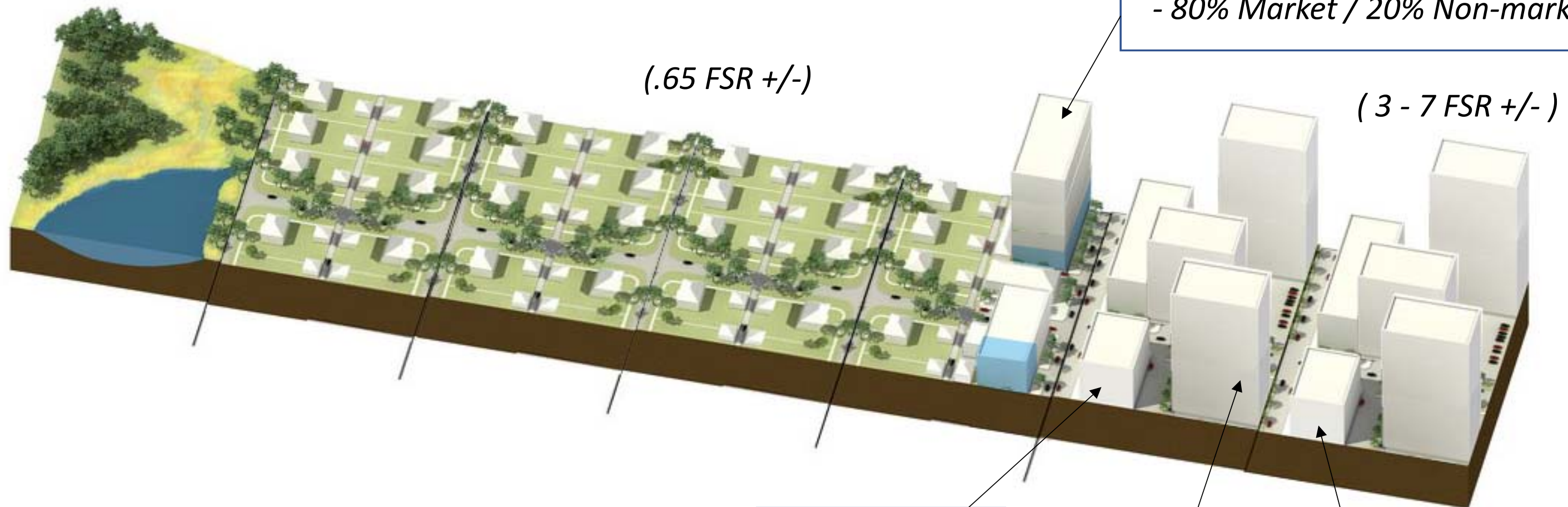
Increased growth forecast necessitates replenished + new housing stock

3. TYPICAL STRATEGY OF DENSIFICATION

Neighborhood by neighborhood, site by site basis
Supply side measures alone are not enough

REZONING

- Lengthy and costly process
- C.A.Cs intended for public good
- 80% Market / 20% Non-market



***Rezoning** alone will not address all supply needs*
But remain an important tool in planning and
should not disappear

*Oh yeah, co-op
lease is lapsing
here*

*these
renters
are being
renovicted*

*Shelters here
are at capacity*

4. UNPACKING FORM **AND** PROGRAM IN URBAN OFFERING



(3 - 7 FSR +/-)

TRADITIONAL HOUSING
SUPPLY

COLLECTIVE HOUSING
SUPPLY

Housing Supply Continuum

MISSING MIDDLE



SUPPORTIVE HOUSING

COLLECTIVE AFFORDABLE RENTAL

CO-OP

CO-HOUSING (BOTTOM UP)
CO-HOUSING (TOP DOWN)
CO-LIVING (RENTAL)

ELDERLY COLLECTIVE / MULTI-GEN

4. MISSING MIDDLE – (Gentle Density in Low Density Areas)

Parsing out the density

“Making Room” Proposal

Missing Middle Proposals



(.65 FSR +/-)

(1.25 – 1.5 FSR)

(1.25 – 1.5 FSR)

(3 - 7 FSR +/-)



exclusive

exclusive

inclusive

inclusive

“Making Room” increases supply and provides gentle density, but quality and affordability remain unclear

Market Housing

Non Market

Gov. Subsidized

Collective Housing

“Physical mental and social health are entirely connected. Its an epidemic of loneliness and may be a greater public health hazard than obesity”

“Loneliness kills. It’s as powerful as smoking or alcoholism.” – Robert Walinger

Alone Together: Vancouver Might Be More Socially Isolated Than Ever

Six years ago, a Vancouver Foundation survey identified social isolation as the city's most pressing problem. Has anything changed?

A silhouette of a person sitting on a bench by a lake at sunset. The person is facing away from the camera, looking out over the water. The sky is a warm orange color, and the water reflects the light. There are trees in the foreground and background. A small logo is visible in the bottom right corner.

VANCOUVER SUN	NEWS	BUSINESS	SPORTS	ARTS & LIFE	HOMES	TRAVEL	CAREERS	OBITS	CLASSIFIEDS
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Part Two: Vancouver a difficult social atmosphere for many newcomers


TARA CARMAN, VANCOUVER SUN 06.22.2012 |



smoking or



Patricia Gorman says it was difficult for her to make friends when she first moved to Vancouver several years ago. STEVE BOSCH / PNG





When Jacob Kojfman moved to Vancouver from Toronto to take a job at age 31, he found this city was a tough social

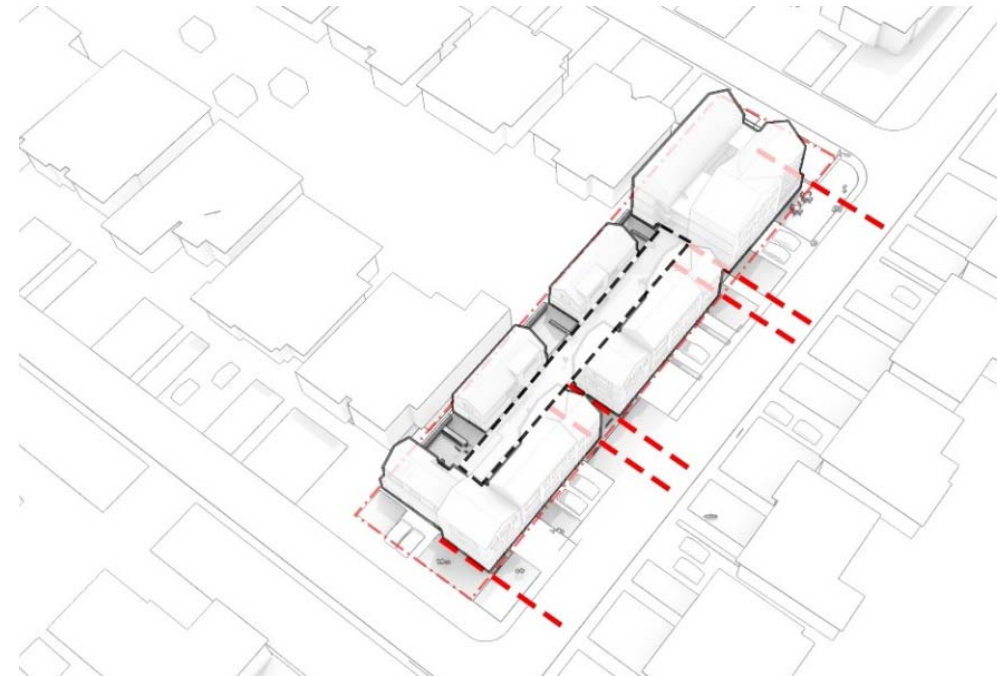
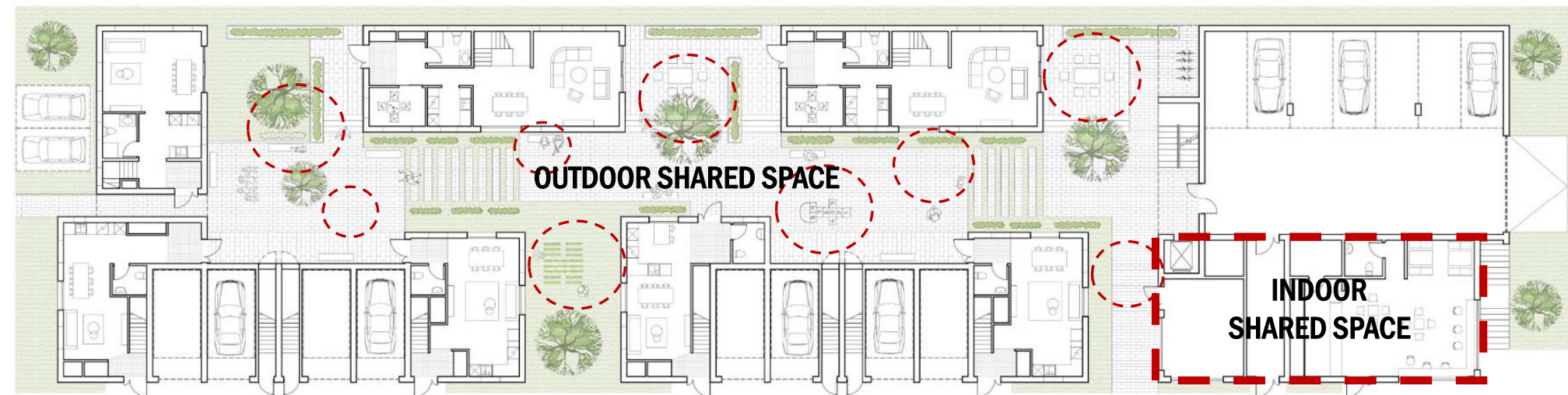
RELATED

Part One: Social isolation has far-

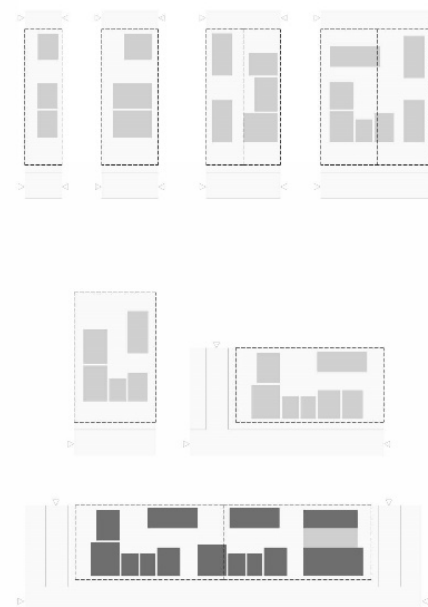
Longest spanning Harvard study 80 years, has proved that embracing community helps us live longer, and be happier

4. Co-Housing (Econ. / Social / Env. Sustainability)

- *OPPORTUNITY FOR COLLECTIVE / RENTAL HOUSING IN NEW STOCK*
(5-8 BEDROOM RENTAL UNITS)
- *OCCUPANCY LIMIT RELAXATION*
(MAX 5 UNRELATED ADULTS)
- *PARKING RELAXATION*
- *REDUCED SETBACK*
- *INCREASED HEIGHT*
- *MINIMUM STANDARDS FOR INDOOR & OUTDOOR SHARED SPACE MIX*



2 HOMES → 17 HOMES
MULTI-GEN + INCLUSIVE MIX
+ SUSTAINABILITY ADVANTAGES





LESS DEDICATED PRIVATE SPACE -
BEDROOMS / BATHROOM

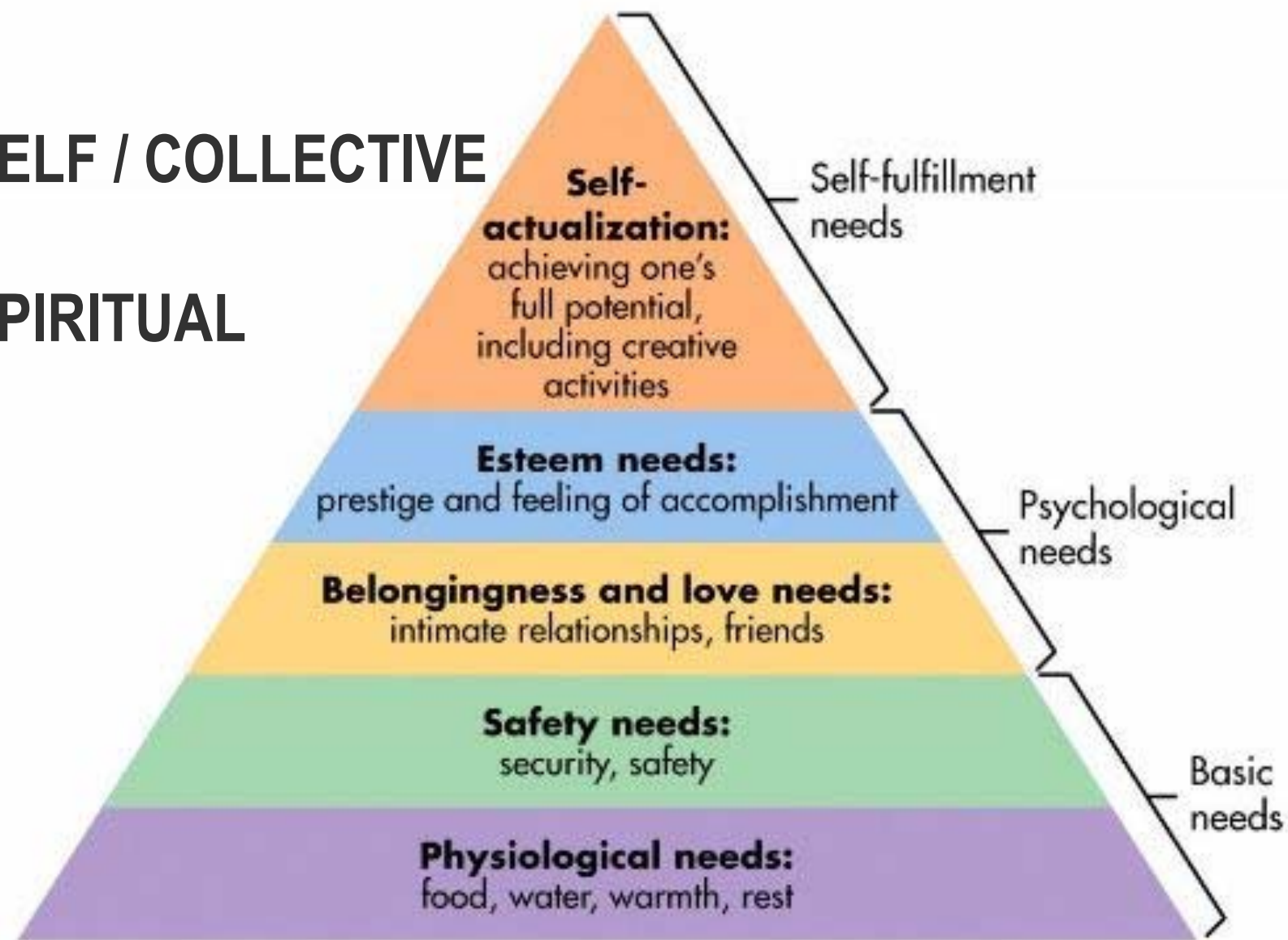


MORE SHARED AREAS -
LIVING ROOM - KITCHEN - CO-WORKING - YOGA - ART



1. OWCH Senior Cohousing UK 2. Nevada City Cohousing 3. / 5. Frogsong Cohousing, CA 4. / 6. Silver Sage Village

**SELF / COLLECTIVE
/
SPIRITUAL**



HIERARCHY OF NEEDS

COLLECTIVE HOUSING

FOCUS ON PHYSICAL **AND**
SOCIAL
AFFORDANCES

TRADITIONAL HOUSING

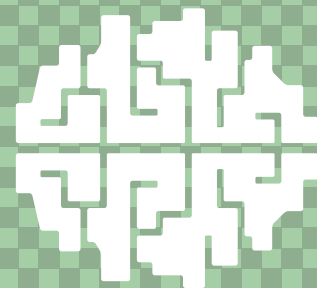
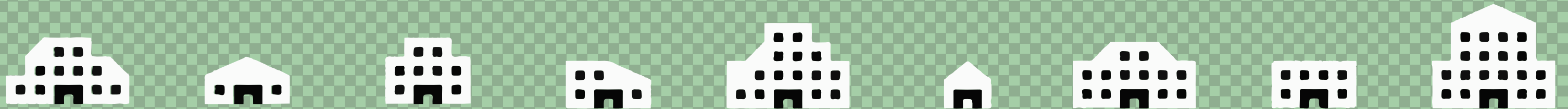
FOCUS ON PHYSICAL
AFFORDANCES



Inclusive housing strategies

MISSING MIDDLE COMPETITION

Resulting Recommendations

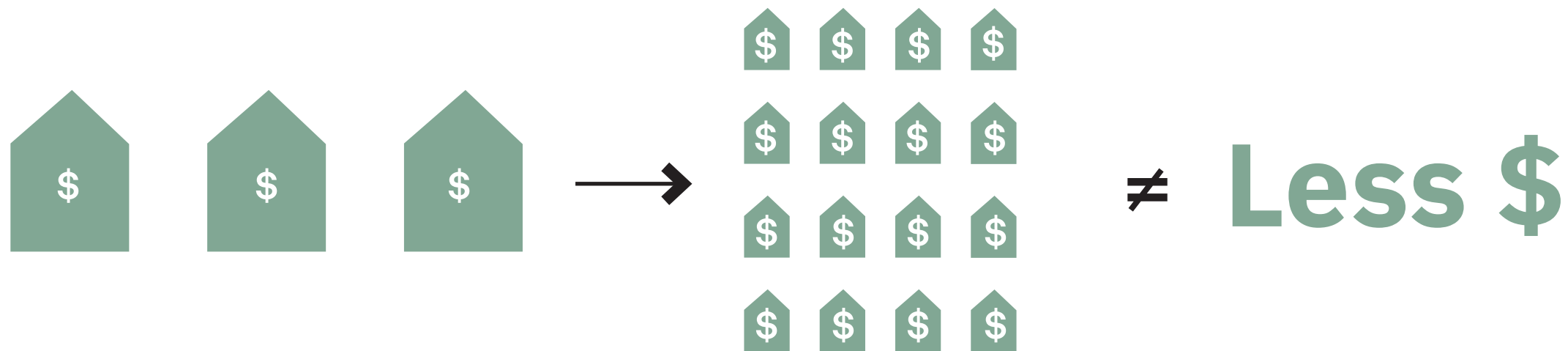


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FOR SMART CITIES

ONE BIG PRINCIPLE

We can't densify out of the affordability challenge.

To help address the affordability challenge through densifying single family neighbourhoods we need mechanisms to either extract financial value from densification to support other housing and / or to reduce the market desirability of units through covenants or other means.



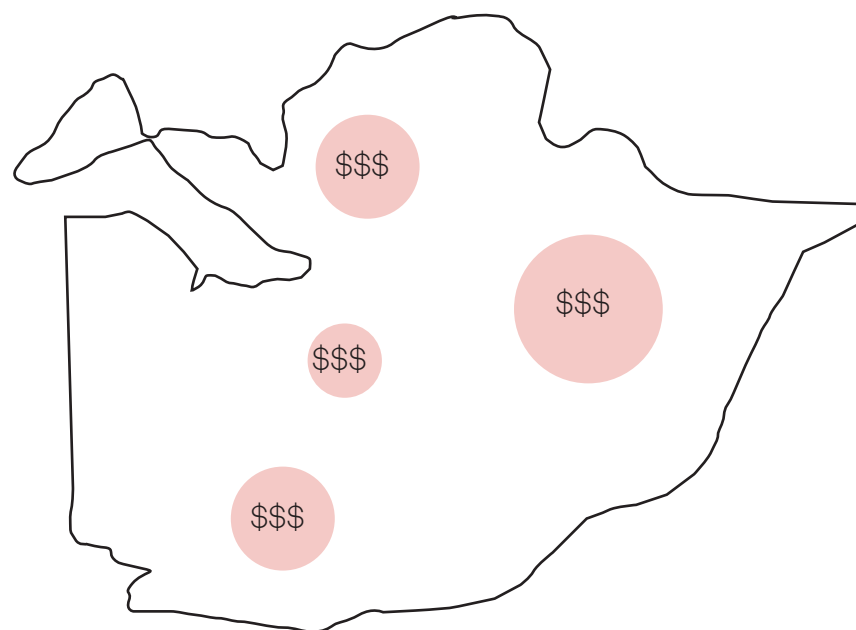
FOUR ESSENTIAL CITY POLICY CHANGES

1

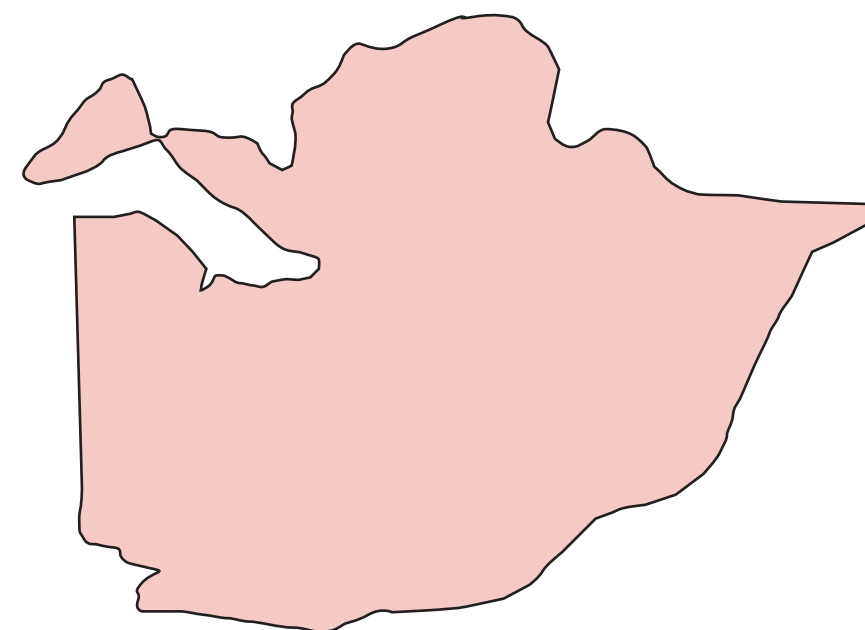
Rezone broadly, not in pockets

Rezoning in small areas will simply bump up land values relative to lower zoned neighbours in other areas. Large scale rezoning reduces the risk of NIMBYism and reduces the “lottery winner” phenomenon.

It's time to be bold on this issue!



VS

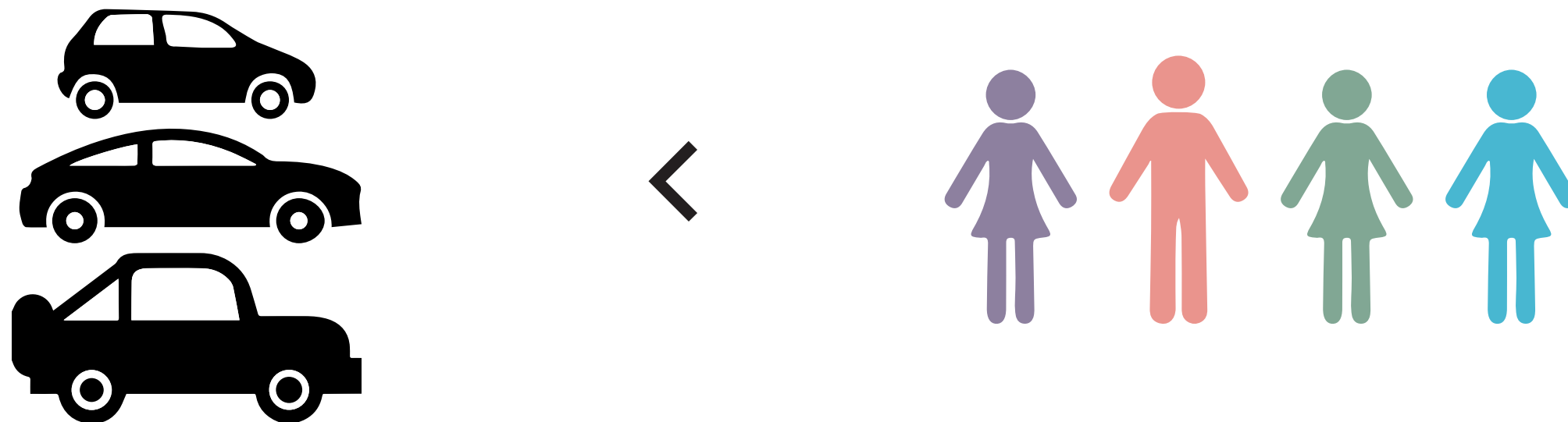


2

Mandate a very low (best = zero) number of parking stalls on site

This allows better units, better site plans and lower construction cost. It keeps new units out of the speculative market, encourages transit use and walking. The people hardest hit by the affordability crisis, such as millennials, are least attached to the idea of owning cars.

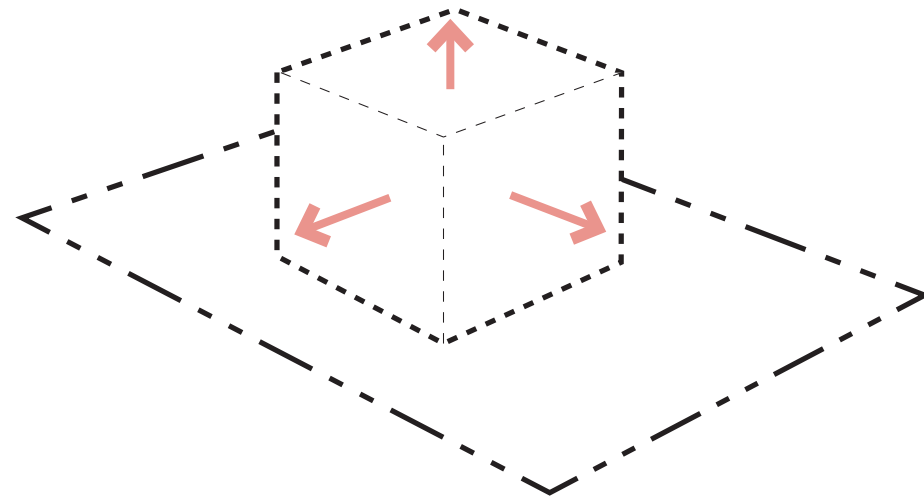
It's also time to be bold on this issue!



3

Make the buildable envelope bigger by reducing required setbacks and increasing allowable height

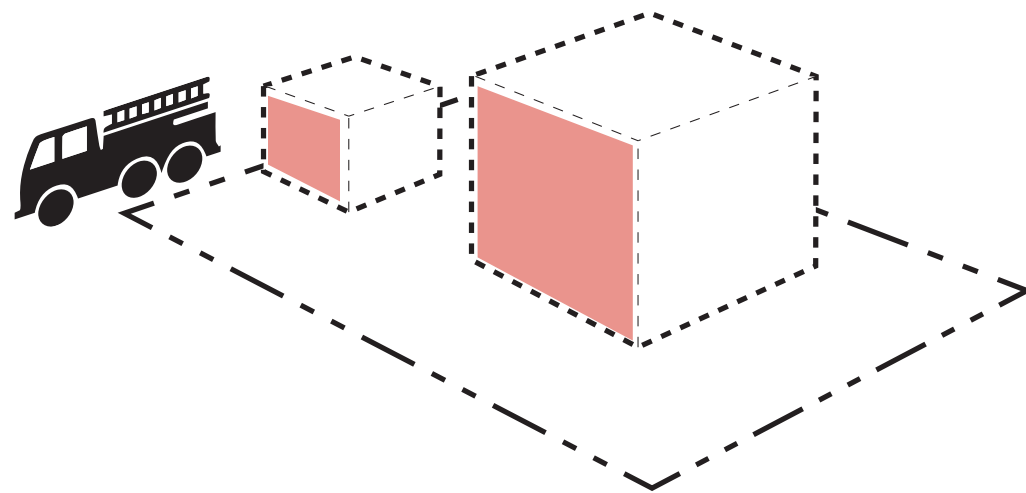
This allows better units, and way more design options.



4

Eliminate the Building Code requirement for Fire Department access through sites, by (among other strategies) allowing addressing off lanes

This change would eliminate the need for a fire protected corridor from street edge to site back. The requirement for this access is a big constraint.

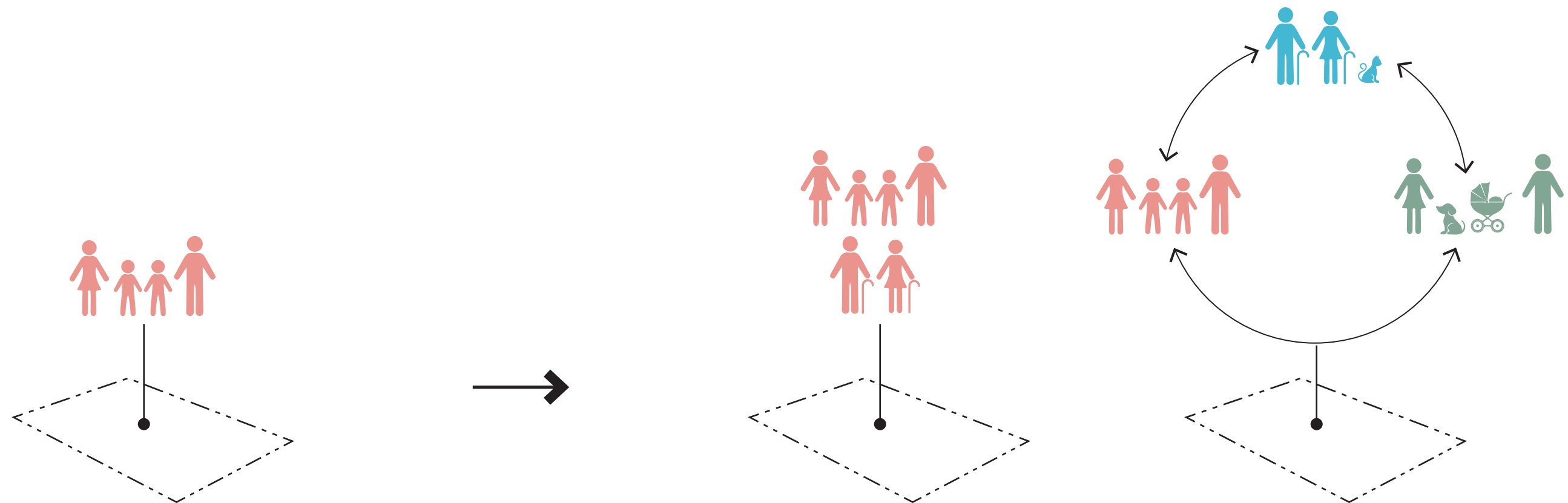


FOUR IMPORTANT CITY POLICY CHANGES

1

Remove implicit and explicit barriers to different forms of social organization such as co-housing and shared multi-generational living

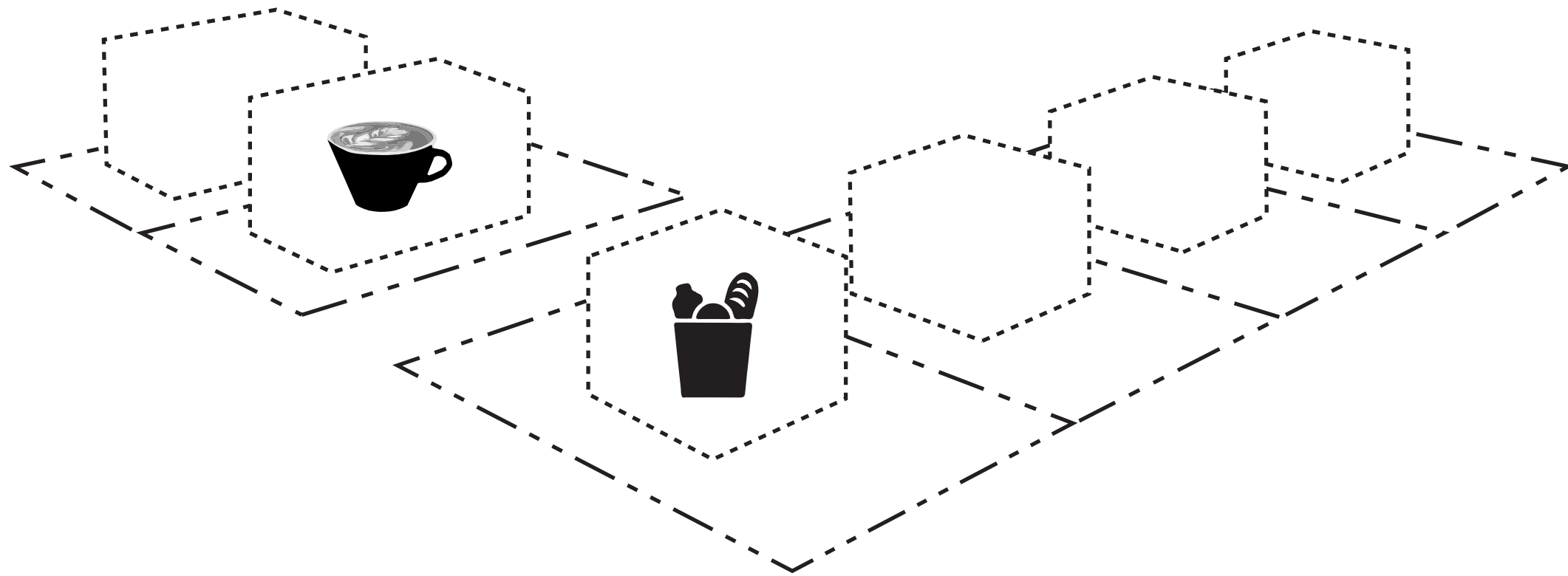
This allows the opportunity to maximize the sharing of space and of financial and non financial resources



2

Reintroduce mixed use in single family zones by allowing both small commercial spaces and live work.

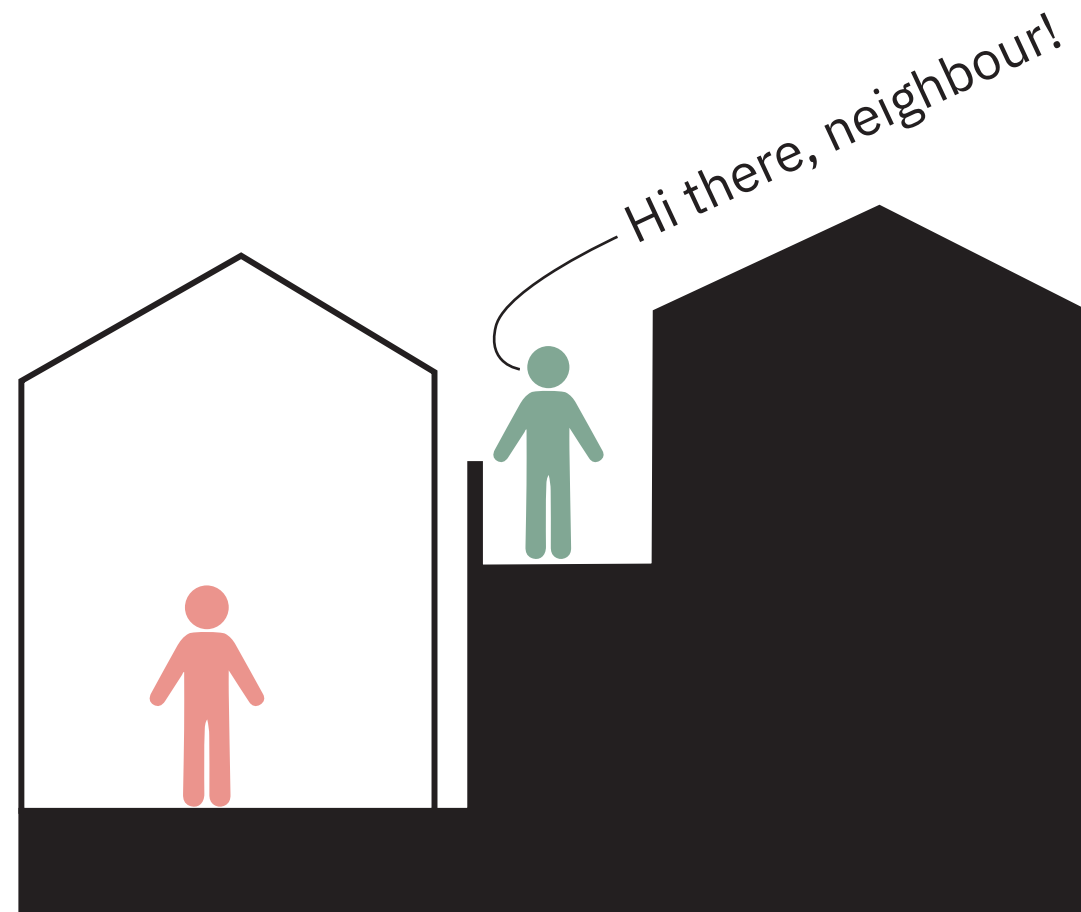
We zoned out the corner store – let's bring it back! And let artists or accountants set up shop as well.



3

Reduce the emphasis on privacy of adjacent units as a key design constraint

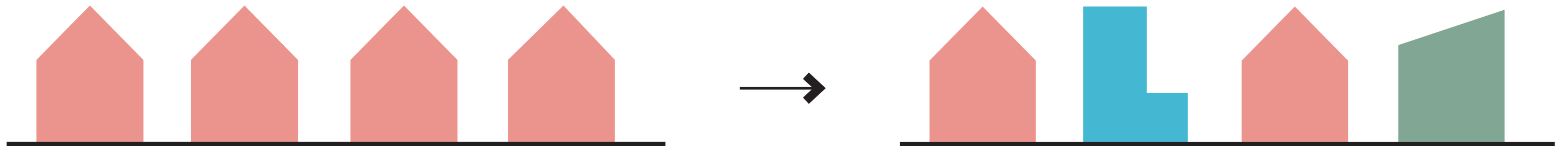
The constraints on overlook of neighbours create a dramatic impediment to good design in existing neighbourhoods.



4

Reduce the emphasis on streetscape character continuity as a key design constraint

The idea that the best streets are where all the buildings look alike is wrong.



Keefe Street & Hawks Avenue

Vancouver



Koo's

(North East Corner)



- 50' x 120' Lot
- 6 Residential Units
- No on Site Parking (garages built to satisfy requirements - never used as living space)
- Minimal Setbacks
- Shared Back Yard
- Units Designed to Encourage Overlook & Social Interaction

Opportunity to Build Now:

MINIMAL

Required Supportive Planner
Required Heritage Streetscape to Achieve Density

Paneficio

(South East Corner)



- 50' x 120' Lot
- 5 Residential Units
- 2 (large) Shared Artists Studios and Workshops (for Residents and non Residents)
- No on Site Parking
- Zero Setbacks
- Corner Flex Art Space

Opportunity to Build Now:

ZERO

Completely Illegal

The Snail

(North West Corner)



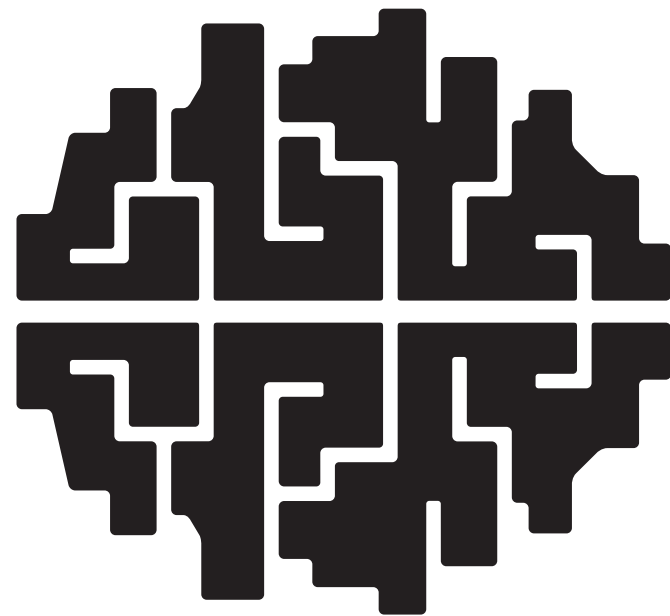
- 50' x 120' Lot
- 11 Residential Units
- 1 Corner Store
- No on Site Parking
- No on Site Loading
- (Mostly) Zero Setbacks
- Multiple Units
- Corner Store
- Grade Level Live-Work Hair Salon
- No Elevator
- Form Distinct from Surroundings

Opportunity to Build Now:

ZERO

Completely Illegal

THANK YOU!



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