

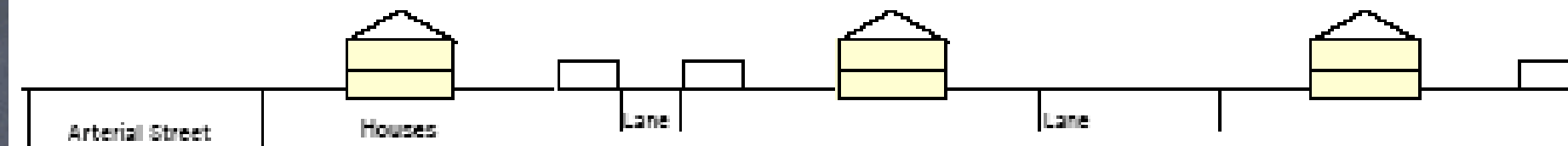
Moving Apartment Districts to Sustainable Patterns of Land Use.



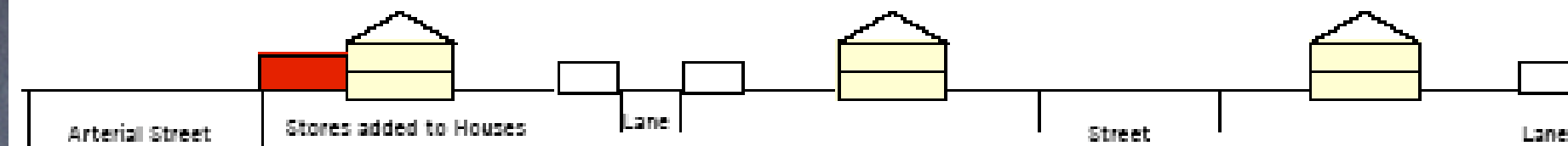
Location
Durable
Lifestyles Widened
Economic options for all
Ecologically enhanced
Formed by Location & Climate

Vancouver City Planning Commission
Strategic Sustainable Planning Committee
New SSP Policy Directions. 2005

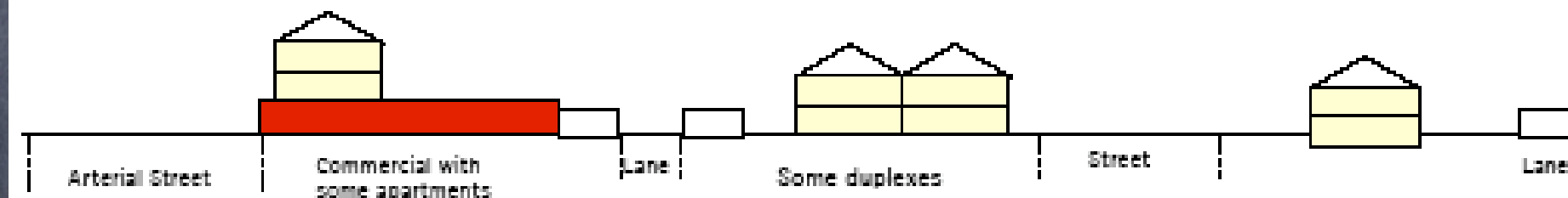
A brief history of Apartments on main streets.



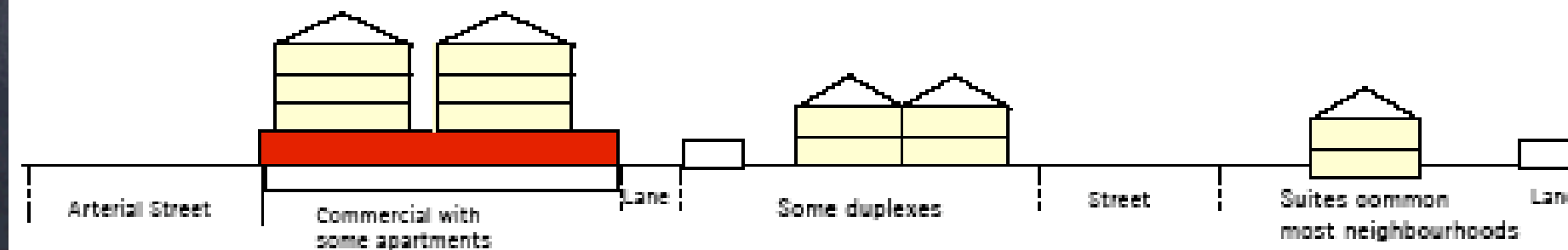
1950's Vancouver/Typical Neighbourhood at Strip Commercial



1950-70's Vancouver/Typical Neighbourhood at Strip Commercial

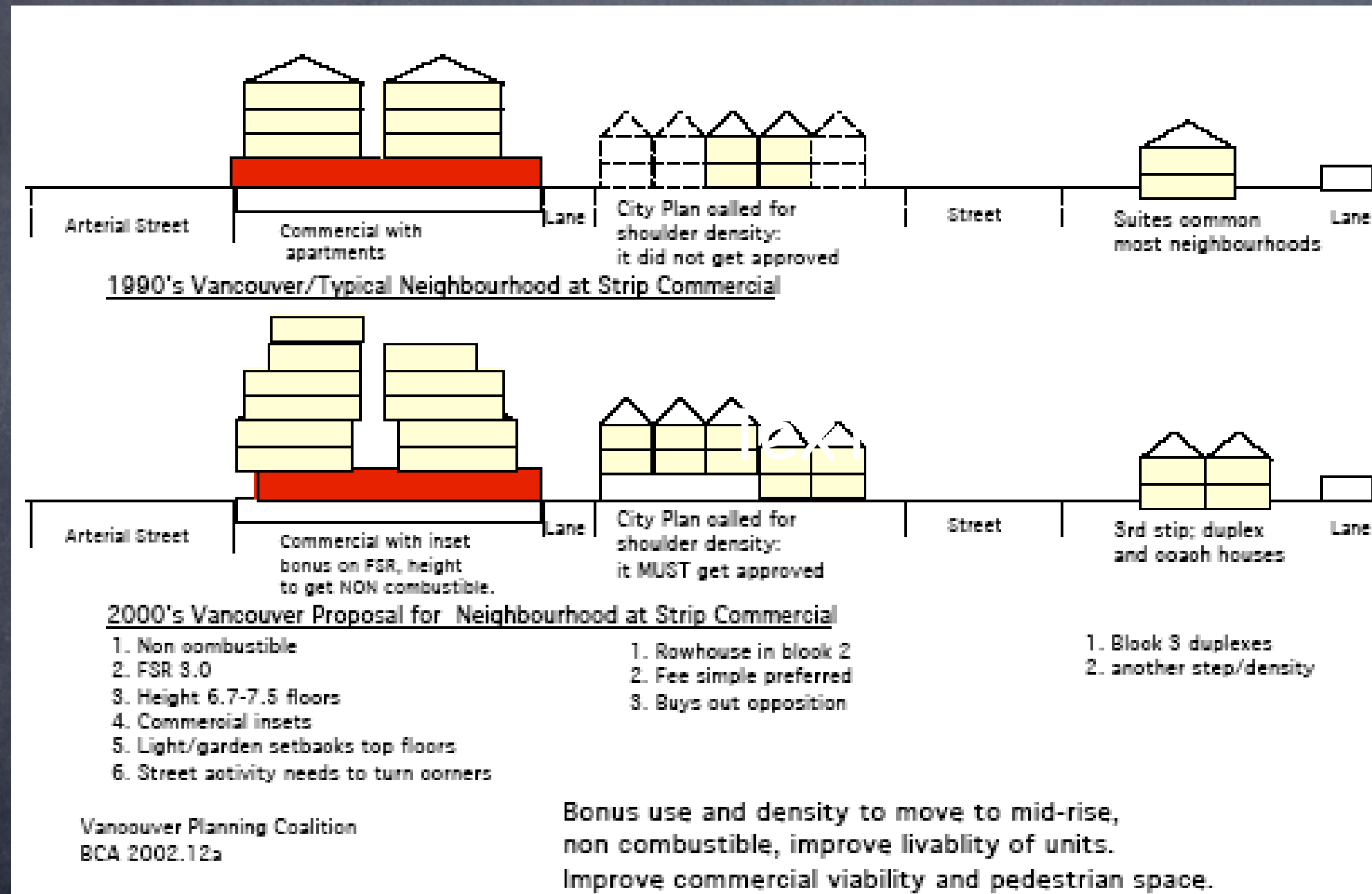


1970's Vancouver/Typical Neighbourhood at Strip Commercial



1980's Vancouver/Typical Neighbourhood at Strip Commercial

Urban Villages Started: but no Shoulder Support



This explains for the most part why commercial base planes are underperforming: the shoulder density is missing from the villages

A Limited Vocabulary

- Low rise frame: short life, high maintenance, low durability, poor lifestyle options



Moving Out of Combustibles/ Try for 200 Years



Cost of Upkeep,
diligence in
construction,
wood is better
used in finishes



A Limited Vocabulary

- Low rise frame: short life, high maintenance, low durability, poor lifestyle options
- High rise towers: durable but high energy consumption, high envelope exposure, limited lifestyle options.



Stalingrad School of Urban Design?
Or lack of glass options in Vancouver?

Mid Rise Optimals

- Socially preferred: 70 visual range to street, social group by floors
- Environmentally; less envelope per unit, less energy
- More lifestyle/unit type options, more garden units
- Best options for family housing, social mix overall.



Arbutus: Molson's Site,
One of Vancouver's Success Sites



After the Cheap Energy disappears?

- Midrise, compact, efficient, socially desirable units meet sustainability needs.
- Even loss of elevator use can be tolerated in mid rises.
- Density of 2 to 3 fsr allows for support of retail base.



House, Garden & Street

- Courtyard configured buildings allow for eyes on street, mix of uses. But garden spaces **MUST** be useable too.
- Internal courts provide for useable common or public spaces compared to other types
- Balanced shadow in the neighbourhoods.
- Street is living room.



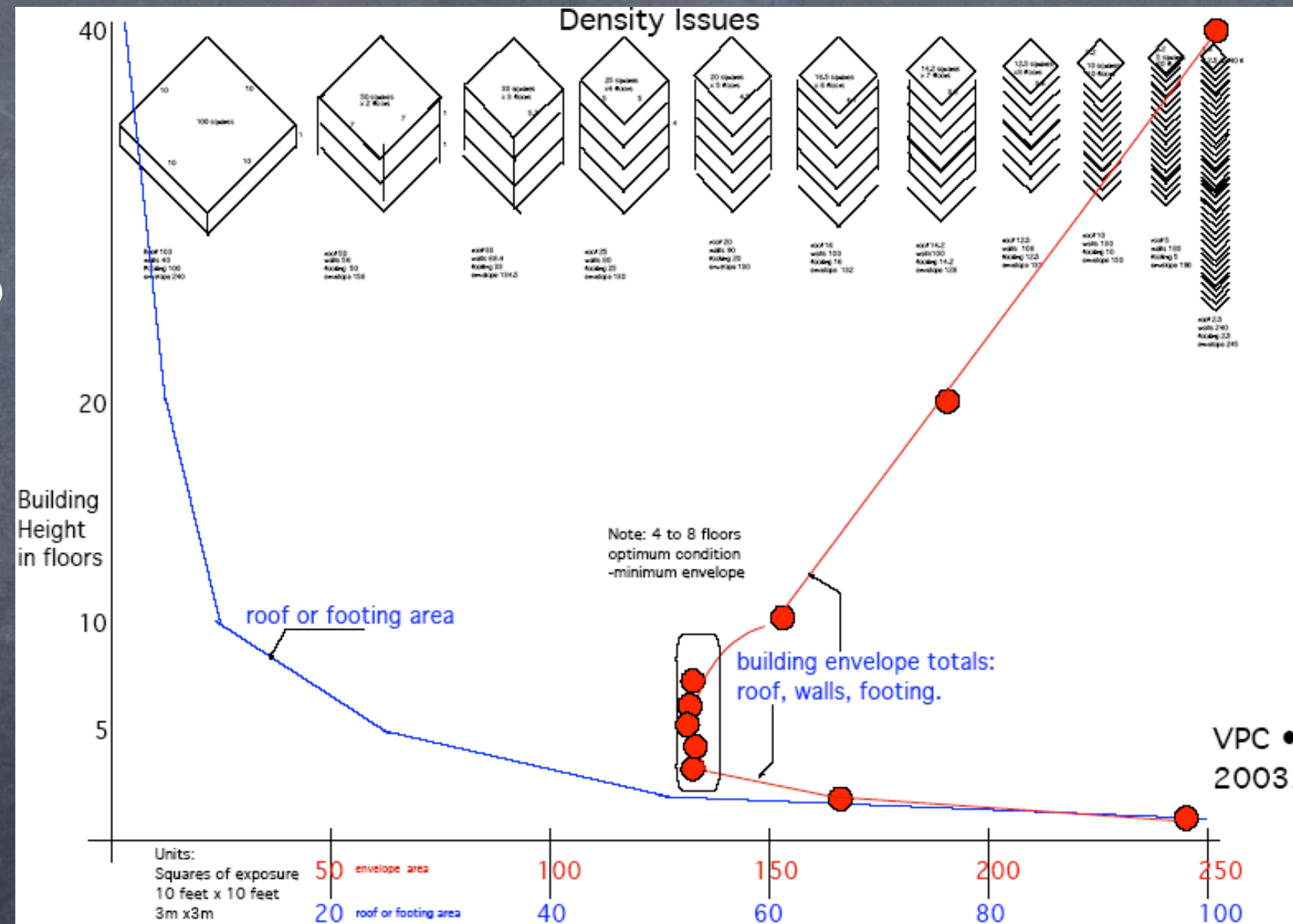
Livability+ in Midrise

- need for private outdoor space can be better met
- two storey units at grade multiply garden unit options
- terraced upper floors allow for many penthouse or roofgarden units compared to low or high rise.



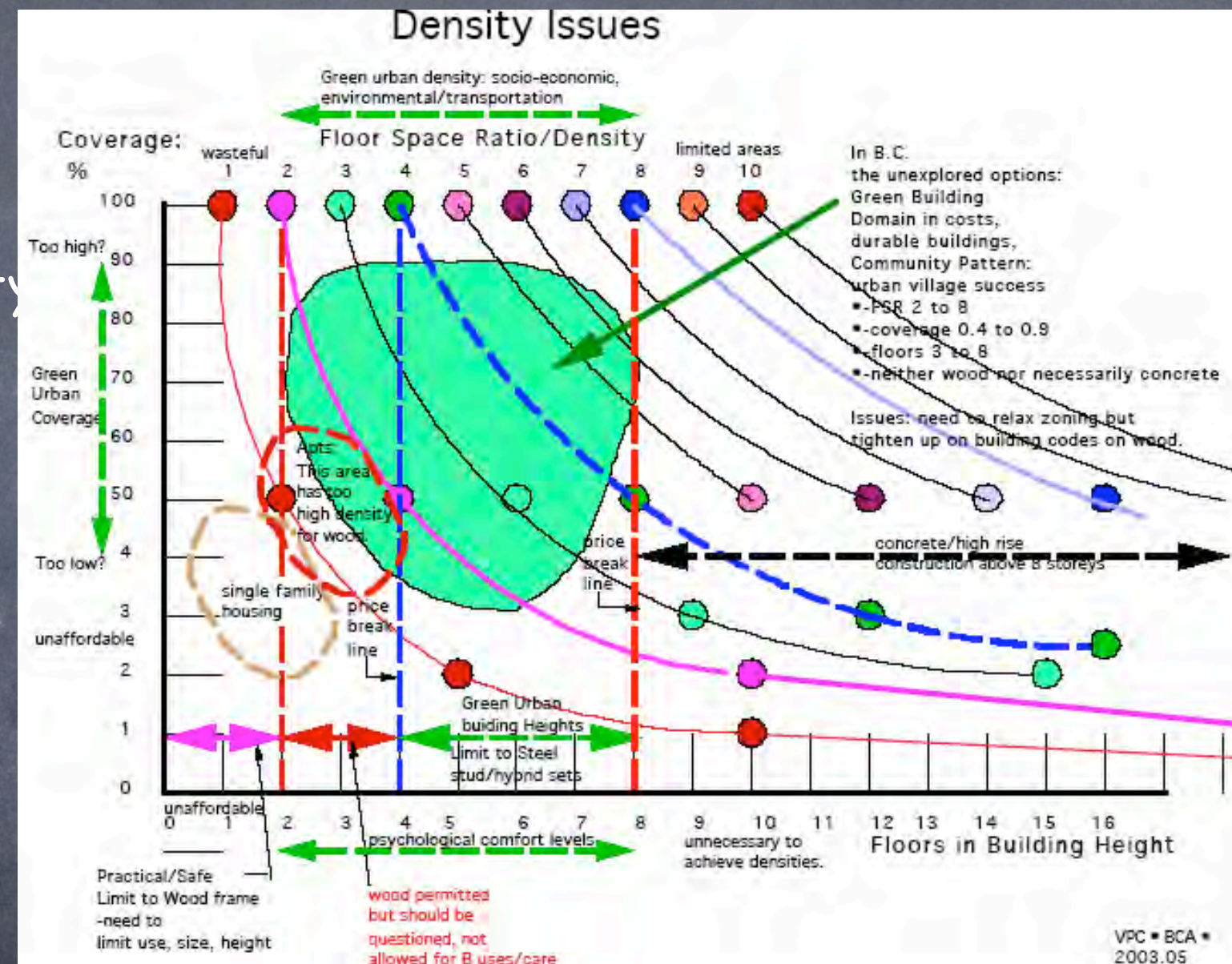
Economics of Mid Rise Housing

- Density equal to towers
- Envelopes per unit less
- Elevators needed to few levels
- More dollar yield for garden spaces provided
- More affordability overall too.



Policy changes needed

- Upzone FSRs to 2.0– 4.0: city economics/sustainability
- Lower high rise to 10.5 floors, (livability)
- Raise Low rises to 6.5 floors with lower limits/frame for durability & economics
- Mix uses on arterials, corners for viability, nodal community



We could have been
doubling our capacity.

& adding family
penthouses to
levels 5 to 7

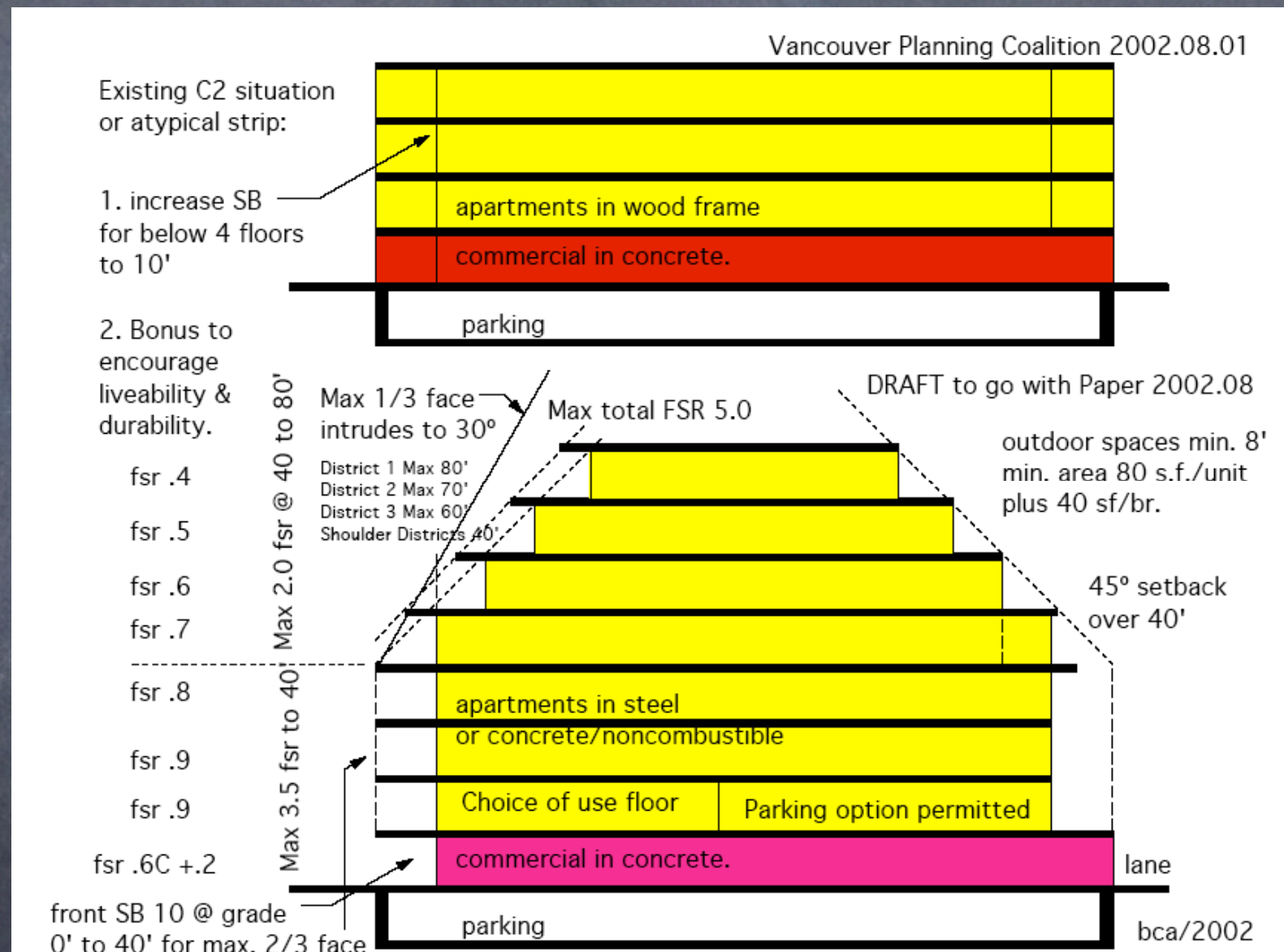


& adding
family units
at base



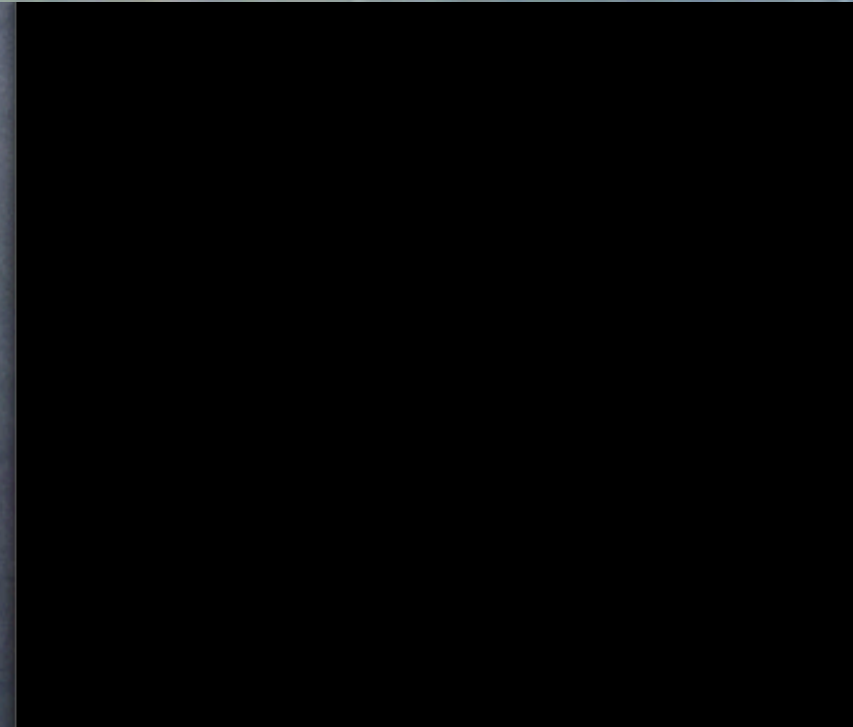
Policies 2:

- Mandate lower units as townhouse configuration with gardens minimum 200 sf.
- Mandate upper floors terraced, patios minimum 150 sf
- Arterials: lower units with flex space at grade for office/shop options, gardens over.



Policies 3

- With more families, outdoor space more important
- Unit sizes need to grow without penalty (fsr bonuses, allows for families).
- Ceiling heights need to be liberated for livability, why restrain notions of good space



Lifecycles & Frame

- There are large areas of apartments which will be redeveloped soon, let's allow them to become something more, to meet the needs of those going unhoused & under-housed.
- Look at the wasted outdoor spaces
- Look at the wasted roof tops, our new gardens and patios?



Parking Policy Green Revisions

- All zones: permit outright separation of parking from sites.
- lower parking ratios over city
- allow alternate vehicle provision/ slash requirements
- Provide neighbourhood parking pods/corporations.

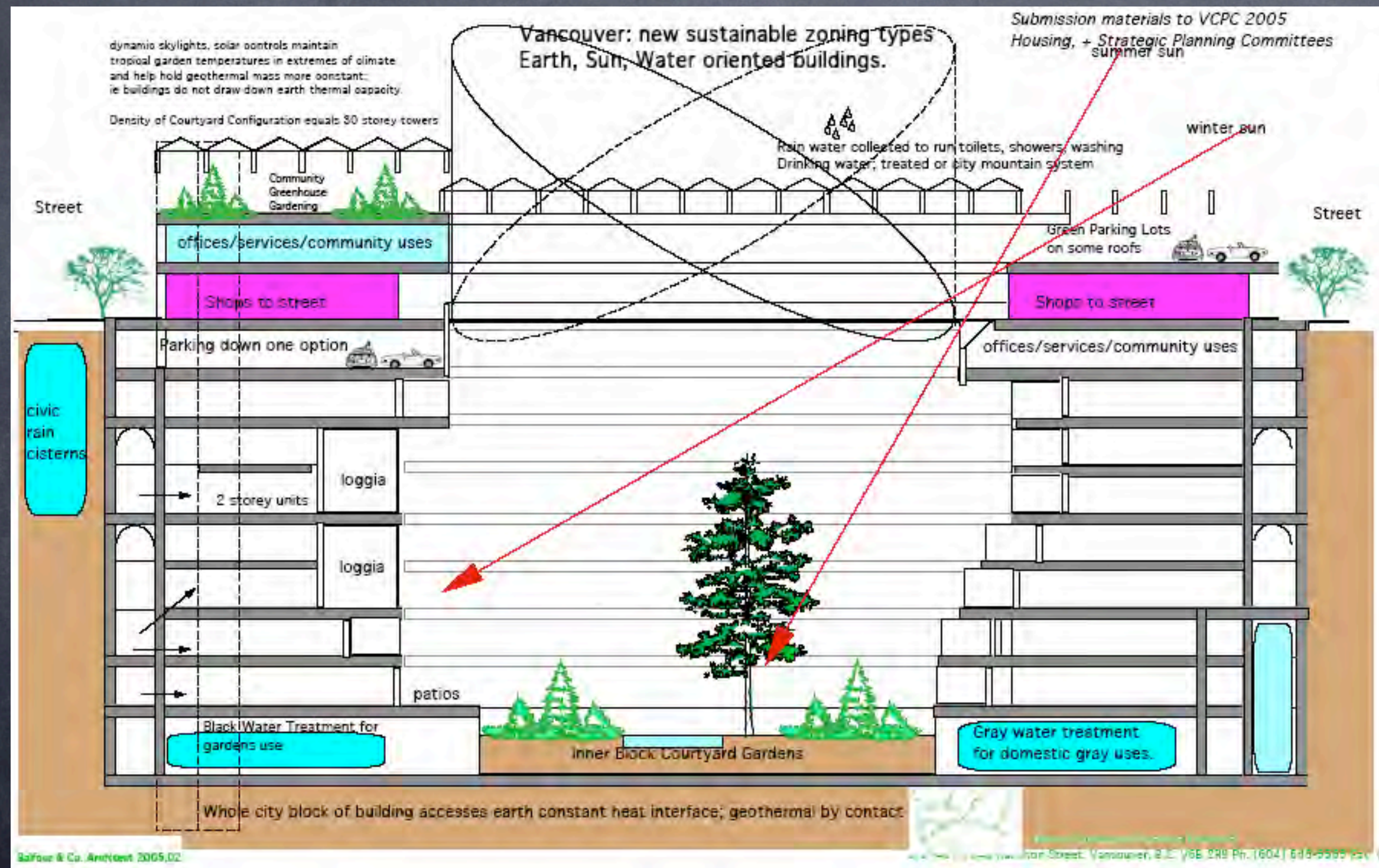


City + Metro Impact

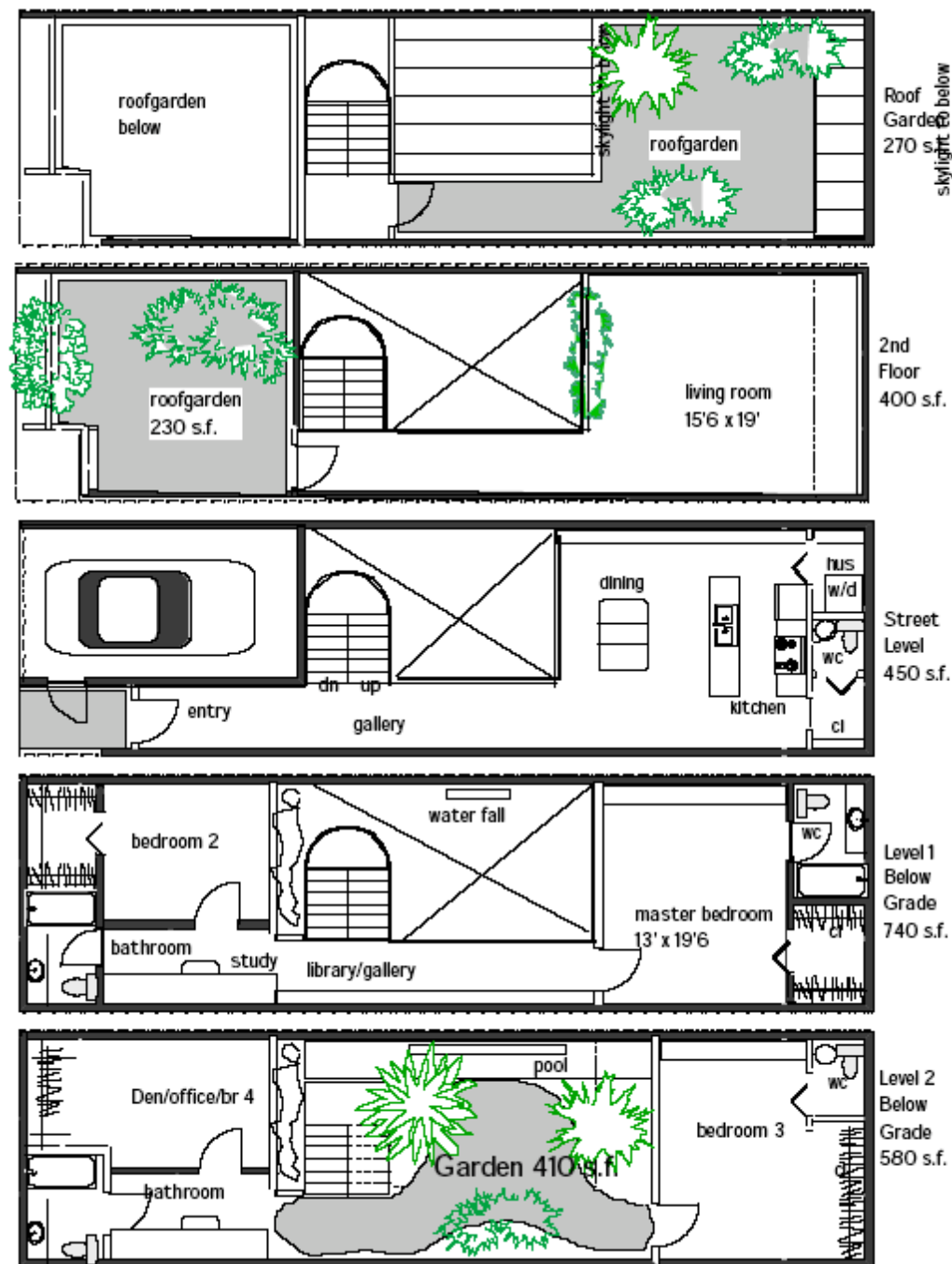
- Apartment capacity doubled overall, 4x in suburbs.
- Increasing some districts in areas doubles capacity again.
- Transit corridors & urban villages become sustainable



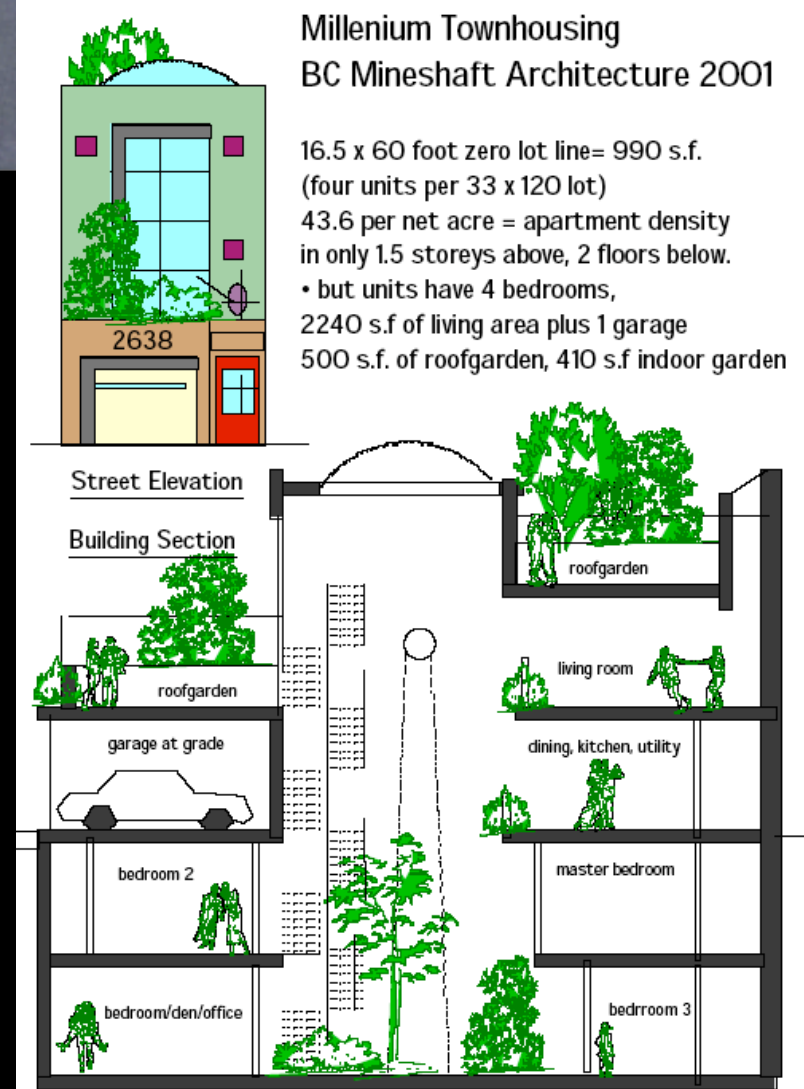
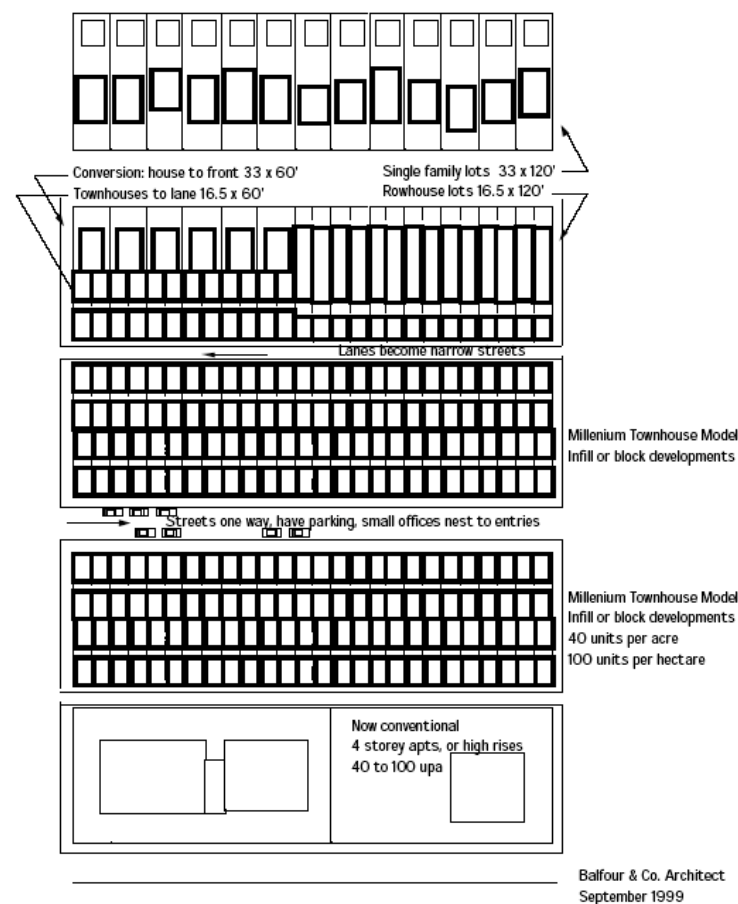
Alternate Directions: Earthsheltered



Alternate Directions: Earthsheltered



The Millenium Townhouse Model: Planning Context Example



Single Family Housing at 40 upa, earth sheltered infill fee simple subdivisions.