

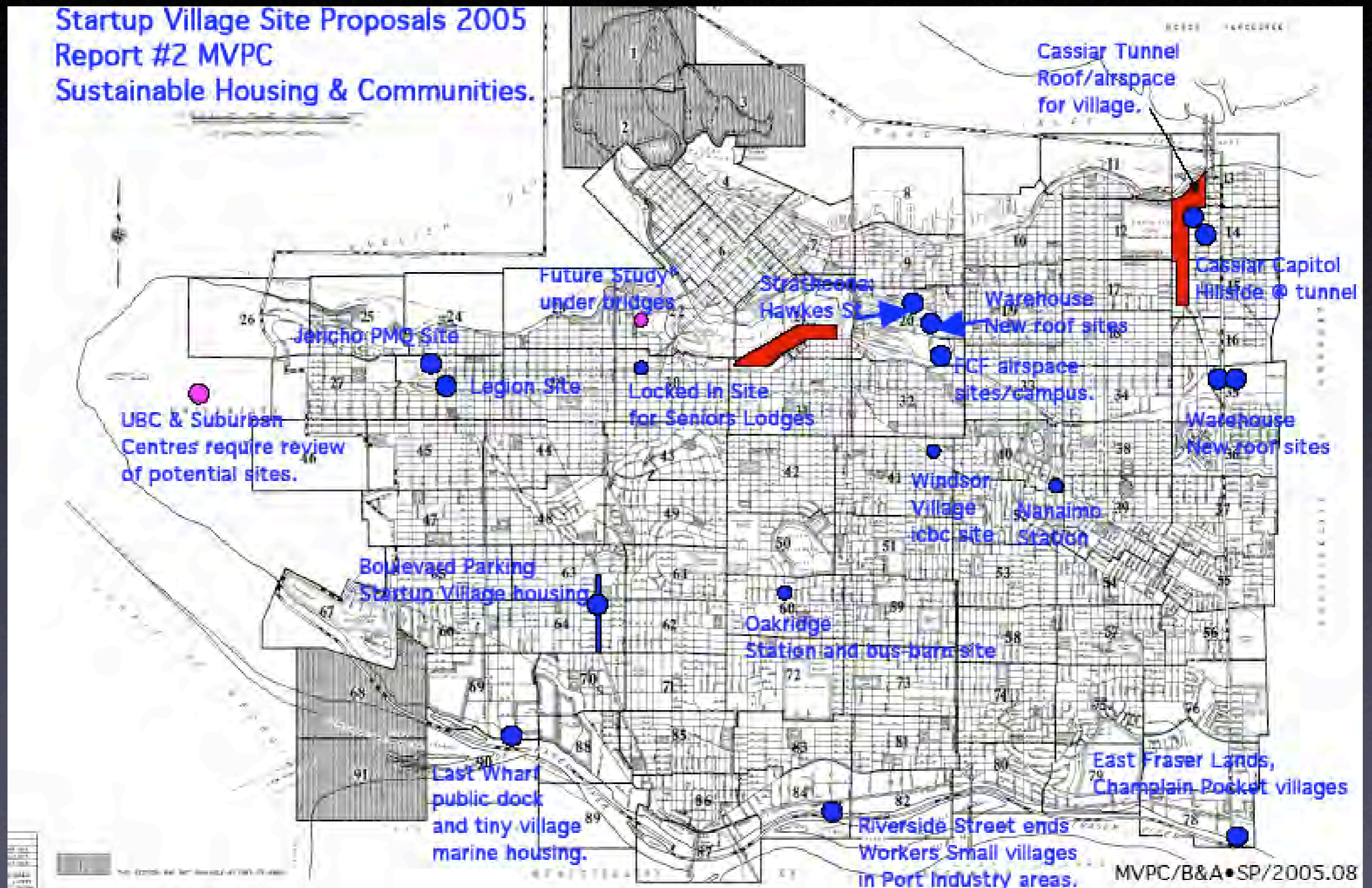
Startup Villages Vancouver

Report 2
2005



Proposed Candidate Sites

Startup Village Site Proposals 2005
Report #2 MVPC
Sustainable Housing & Communities.



Images: Report #1

How to define the Startup Village:

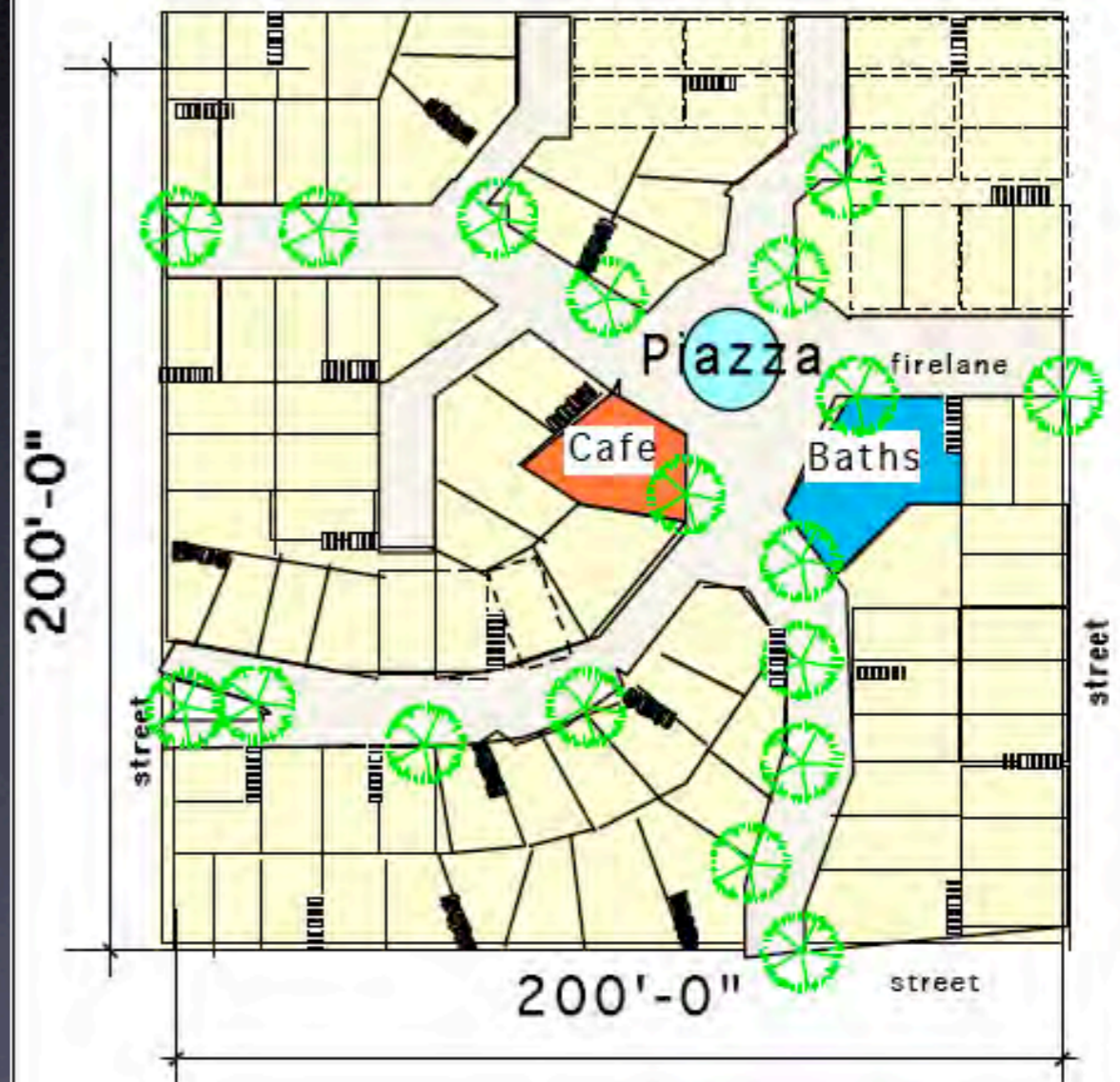
If we take the following criteria:

- 1) a small house; a room as a house, (the city already has accepted SROs less than 200 sf, we suggest larger)
- 2) the house is part of a street, not a hallway, therefore self policing and
- 3) it is cheaper to build but should be noncombustible given the dense ground oriented pattern and zero lot lines
- 4) no cars need to be provided for
- 5) we can stack 2 or 2.5 floors high and still be close to code/safety concerns.
- 6) we have a pattern or program that closely resembles a historic village model
 - the density is equal to 30 storey apartments but without the alienation of the high rise.
 - the use of space is economical and spaces are clearly private and public with no ambiguous common/nobody's spaces.

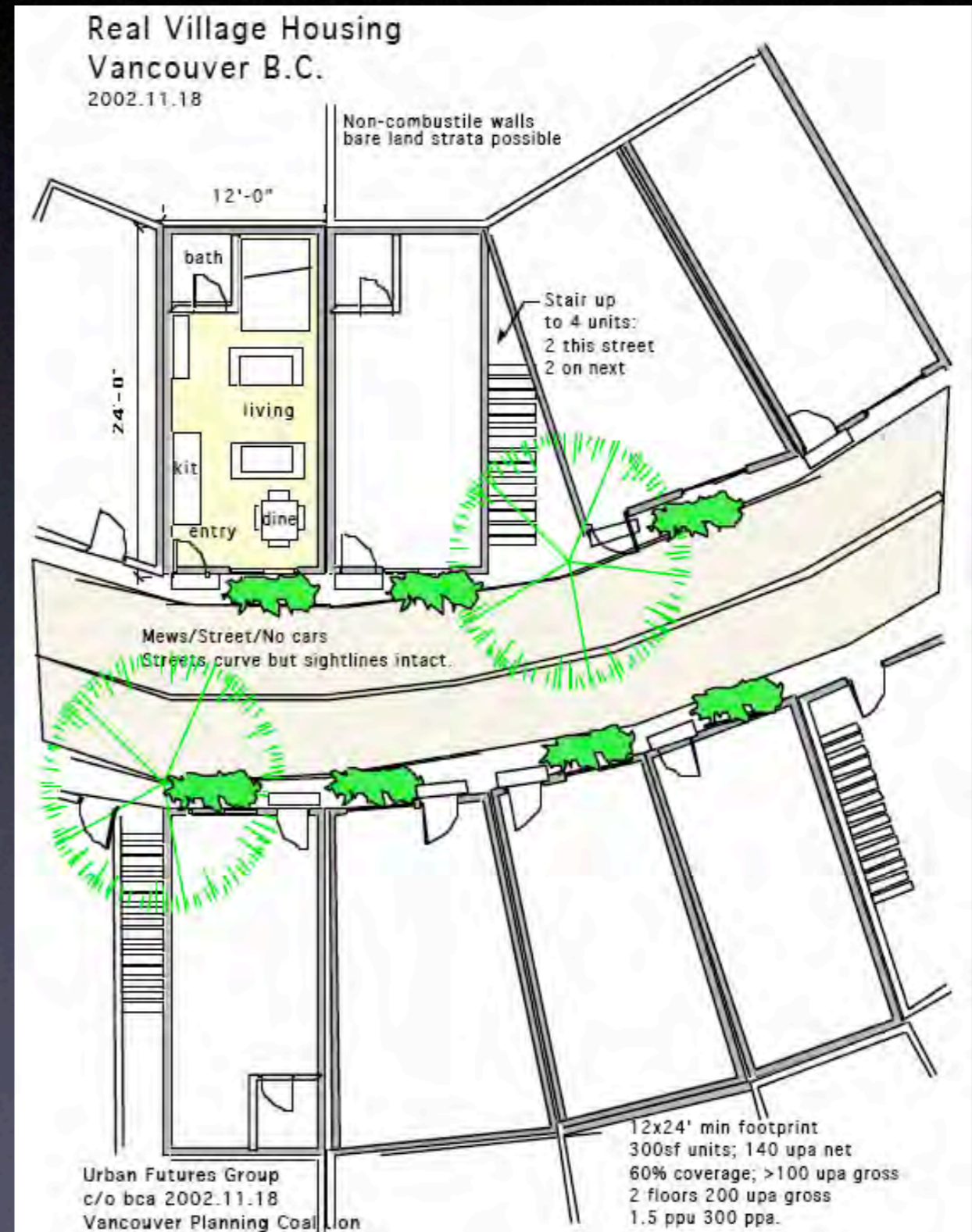
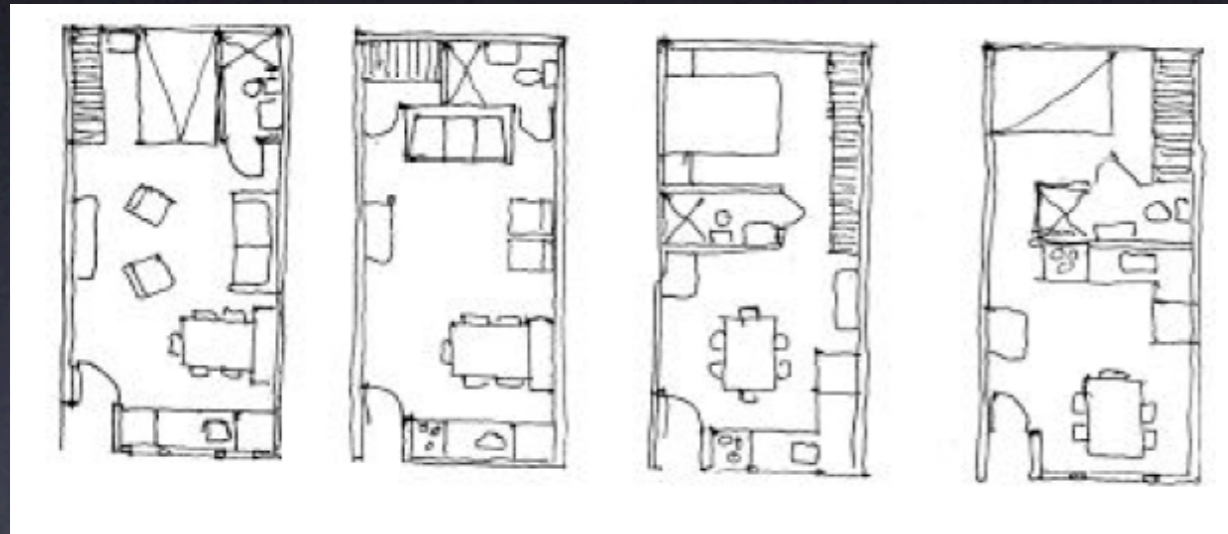


Real Village Housing Vancouver B.C.

2002.11.18



Traditional Street & Home



Blenheim Port



Riverside Community Centre



This is the last river opportunity to find a west side marine community & amenity.



Blenheim Port

- This site is indicated as being of high potential as a community centre for the Southlands
- Not only housing but
- marine cottage industry,
- community centre,
- small farmers market, arts and crafts centre, &
- community boat launch.

Oakridge Regional Towncentre: Village Sites

- Public Asset
- Bus barns village
- Provide housing
- Families first
- 41st Ave. Ramblas
- Go to higher density as part of regional centre



Other Regional Centres

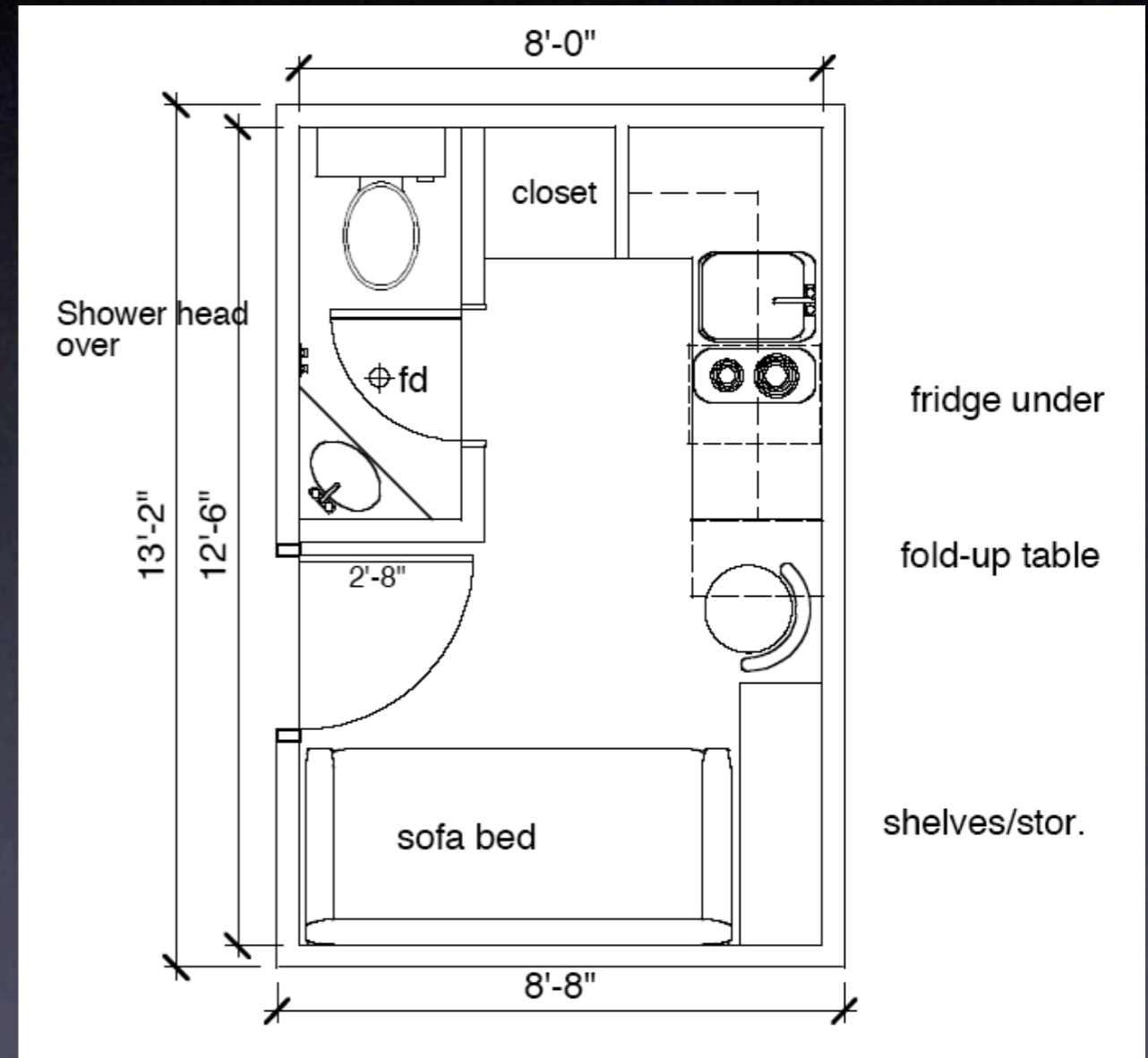
- While we tend to focus on Vancouver City, the Metro area has homeless problems in every part. NIMBYism has pushed people to all the wrong places: those without property have no voice; even the children of the well housed.
- Revitalizing any community core needs to allow for the now unhoused, the underhoused, the missing market prototypes

Some Missing Housing Types

- Small units in traditional village forms (not apartments or institutional forms)
- Small startup townhouses, vertical and addressed to a street or court to give ground oriented, street oriented units
- Codependent Lodge type group living houses or apartments for people to care for each other

Smallest Units- why not?

- Startup Units:
- If one has nothing?
- Who is to say?
- Even as Startup
- Move when you can pay.



Street form Energy + Community

- Stressing street address gets rid of hallway or apartment character; reduces cost and waste of circulation spaces. (Traditional Village form).
- Street is public living room & is community policed.
- Street is focus of activity & encourages full mix of needed community activity.
- communication between units is increased, making all feel more a part of the village.

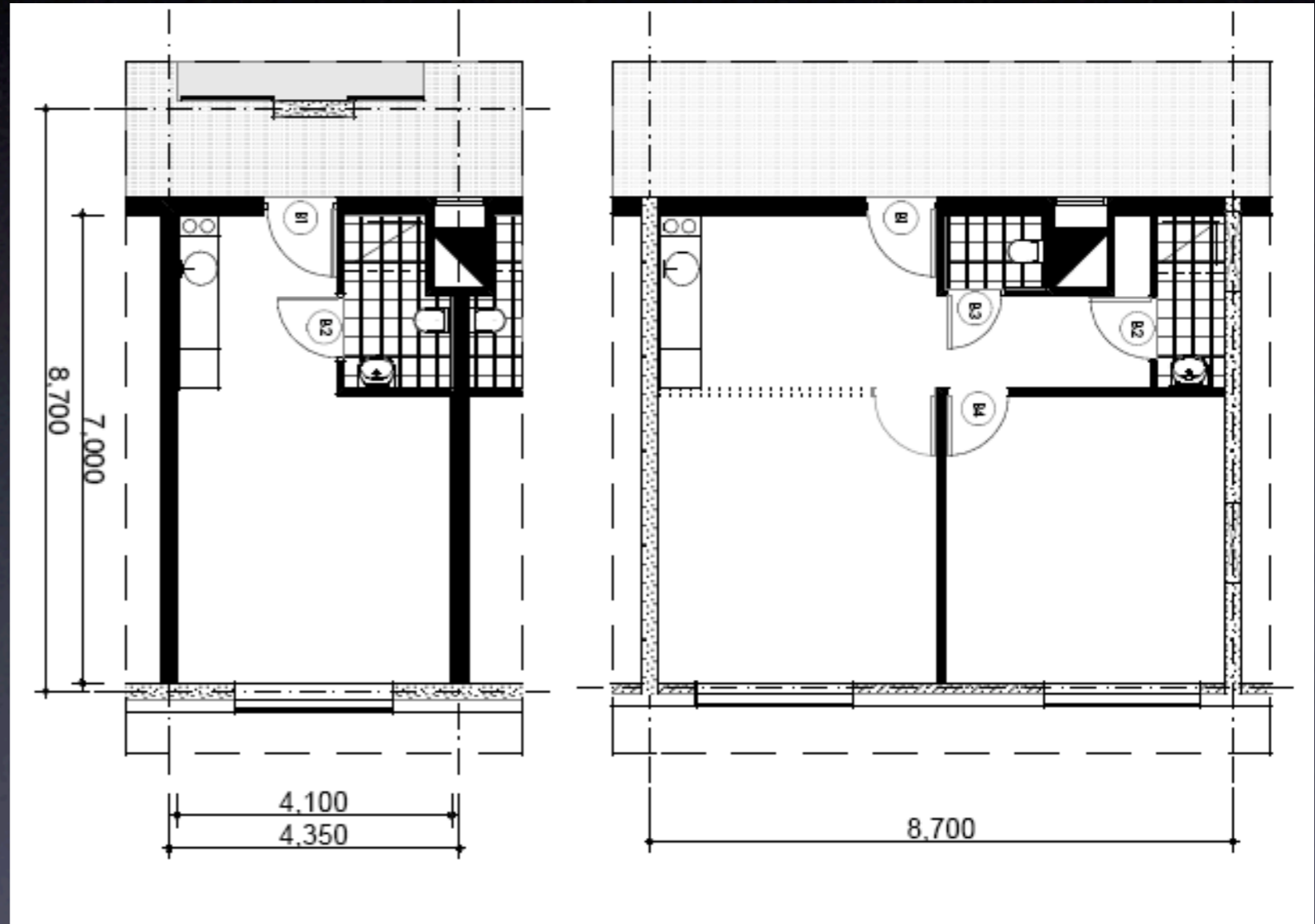
The Startup Singles Unit

- SRO type
- Self contained
- Oriented to street
- Encourage to own
- Modest in price
- Encourage self build



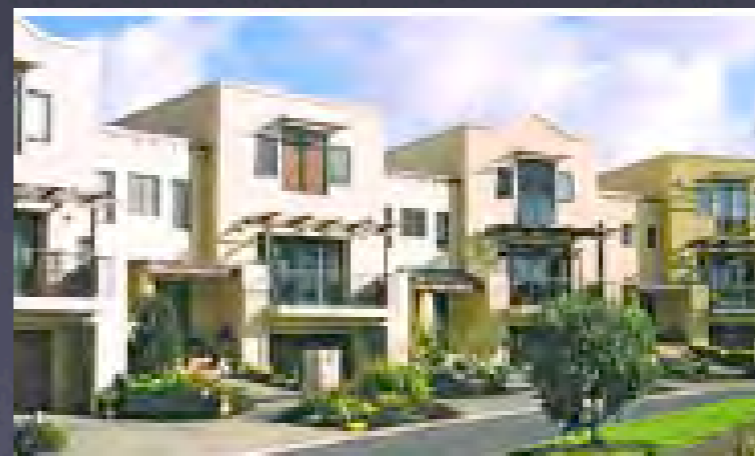
Startup Basics: Village Units

- SRO sizes
- Transitions
- Conversions
- Sharing too
- Conservation
- City infill



The Small Townhouse

- Efficiency of apartment
- Easier to own
- Street oriented
- Helps stop sprawl
- Can avoid stratas

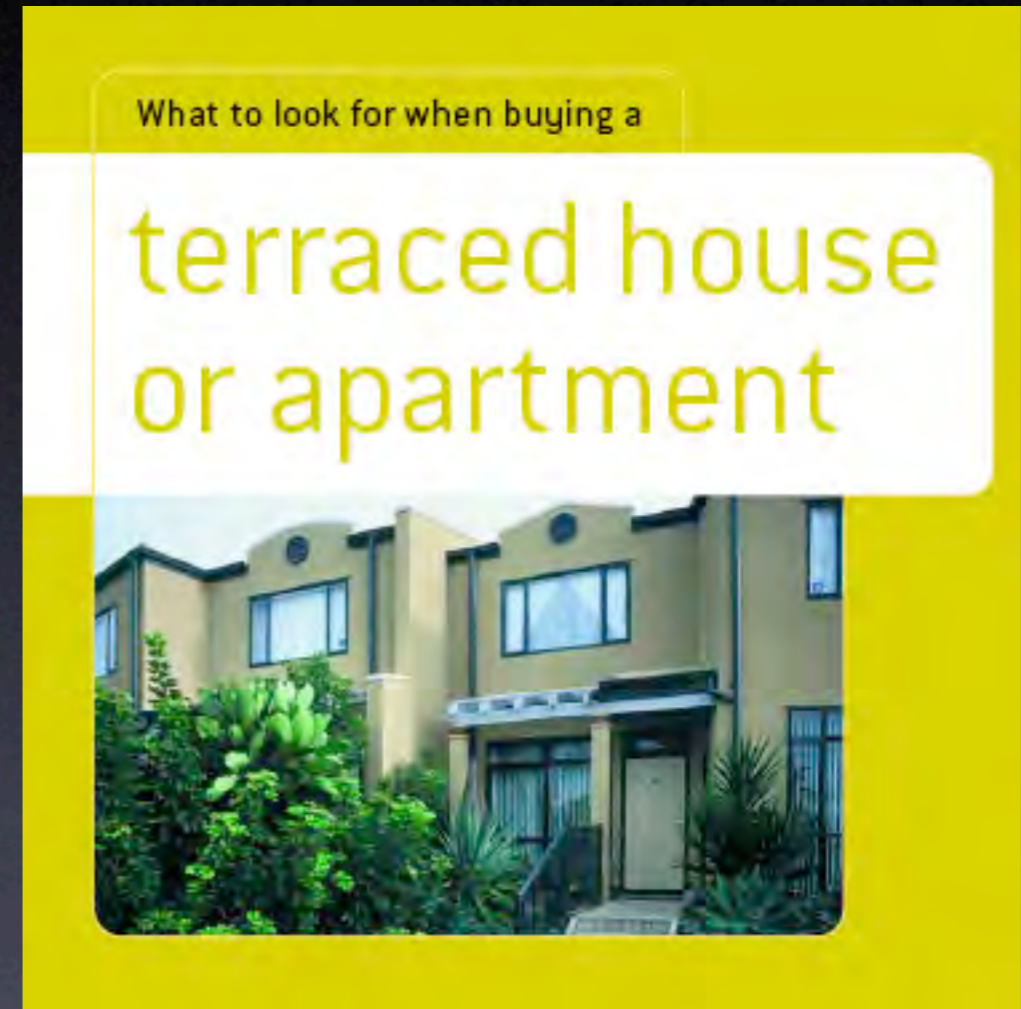


Startup Townhouses



Small Homes: the Norm -Elsewhere.

- End of cheap energy
- Lack of housing now
- Unhoused young folks
- Pushing to suburbia
- What are we waiting for?
- It is time to expand our housing vocabulary.



Codependent Lodges

- People helping people
- Avoids alienation
- Care options increase
- Missing housing type
- Missing Care type
- Economical
- Startup transition options



Mix of types by community

- Programme by community context
- leave to type unrepresented
- 1/3 homeless allotment
- 1/3 startup young housing mix
- 1/3 open market needed (pied a terre)
- Top half subsidize bottom half
- Top half still viable for 2nd home, seniors, kids.

Models from Santa Cruz Granny Flats Sans Village



Economic Models

- Startup funding for first village is paid by top half of village market for full payout
- Flow through of funds seed next villages
- City lands put up in first few projects; seed sites
- Accelerated market return on land as market absorbs villages; now lost sites get utilized.
- Third formula means many villages needed
- Spin off; young market gets satisfied too
- There is an alternative to suburbs & stratas.

Surrey Towncentre +

- Lets not forget
- Other places
- Have homeless too
- Urban area 10% used



East Fraser Lands

Rail oriented community in waiting.
Village Sites for Startup on edges
River/industry related worker housing?



Harbour Front Sites

- Crab Park
- Mission house



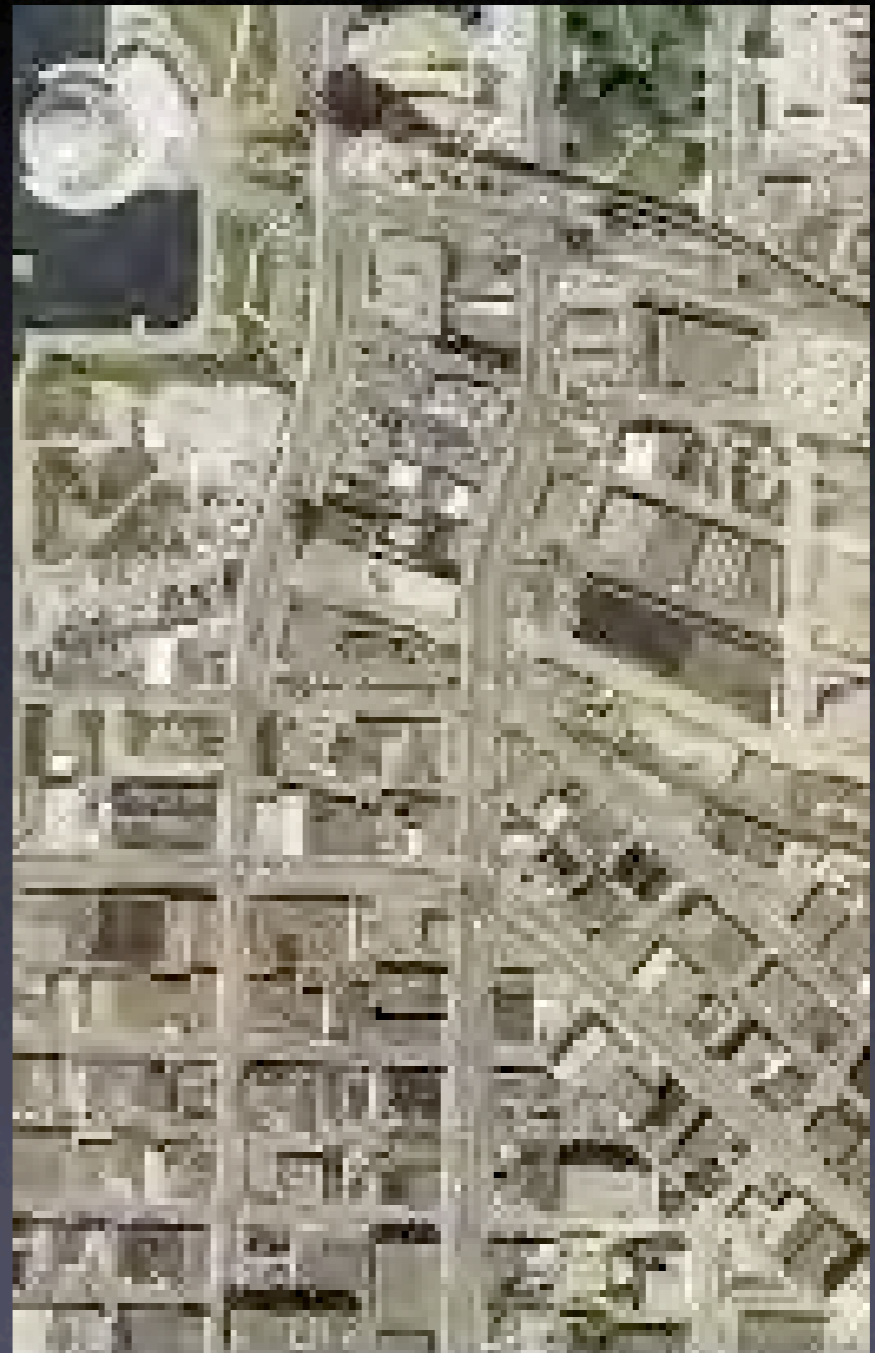
Kingway: Villages in waiting

- Myriad sites exist
- Contain urban sprawl
- Transit is right here
- Kingsway is underdeveloped



Main Street Village Sites

- Opportunities Galore
- Spur private lands by
- Demonstrating public lands
- But do so with paybacks



Burrard Slopes: Waiting

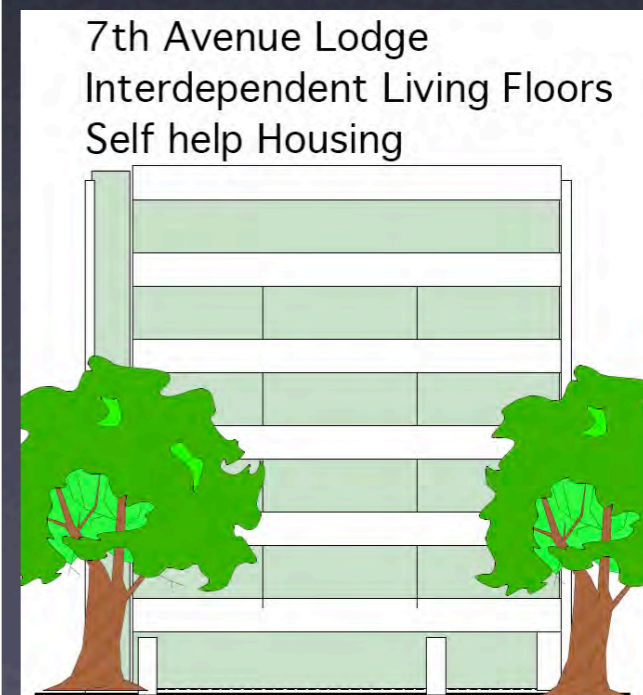
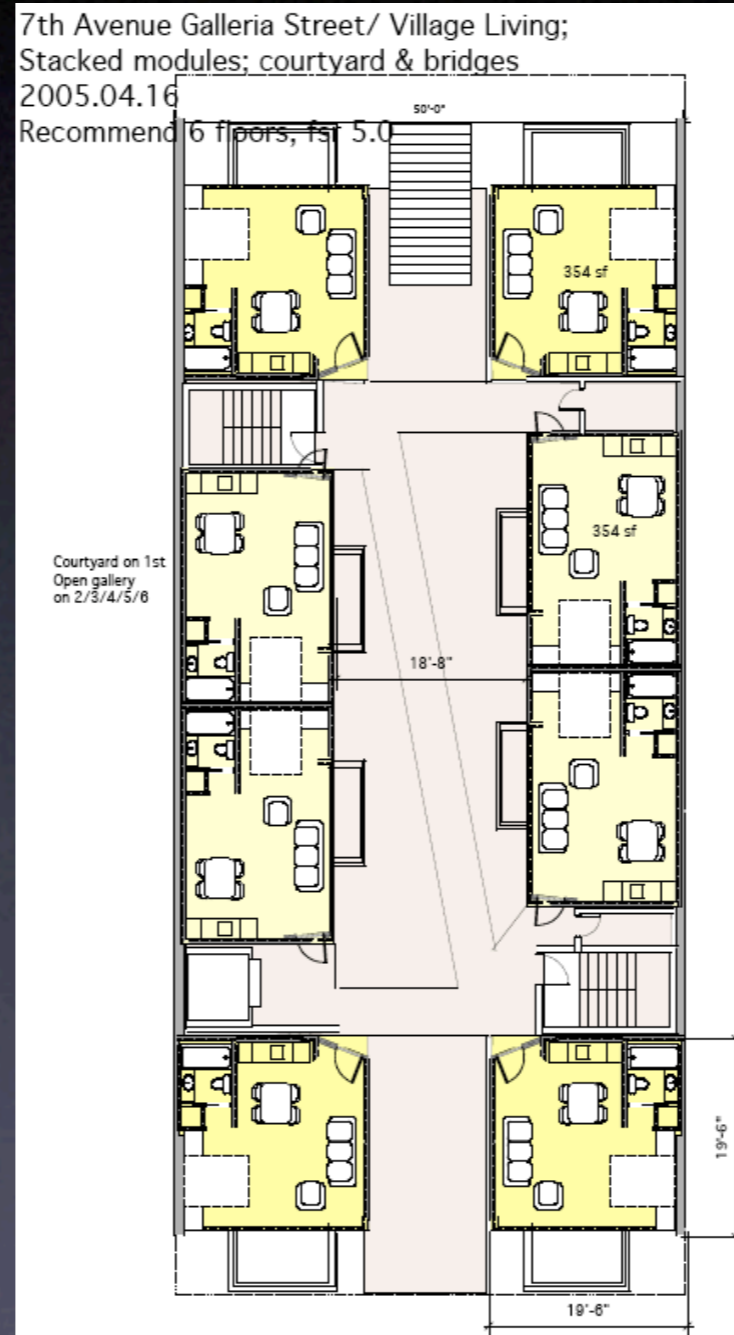
- Housing for all
- Not having to commute
- Options to Apartments
- Providing for the new needy



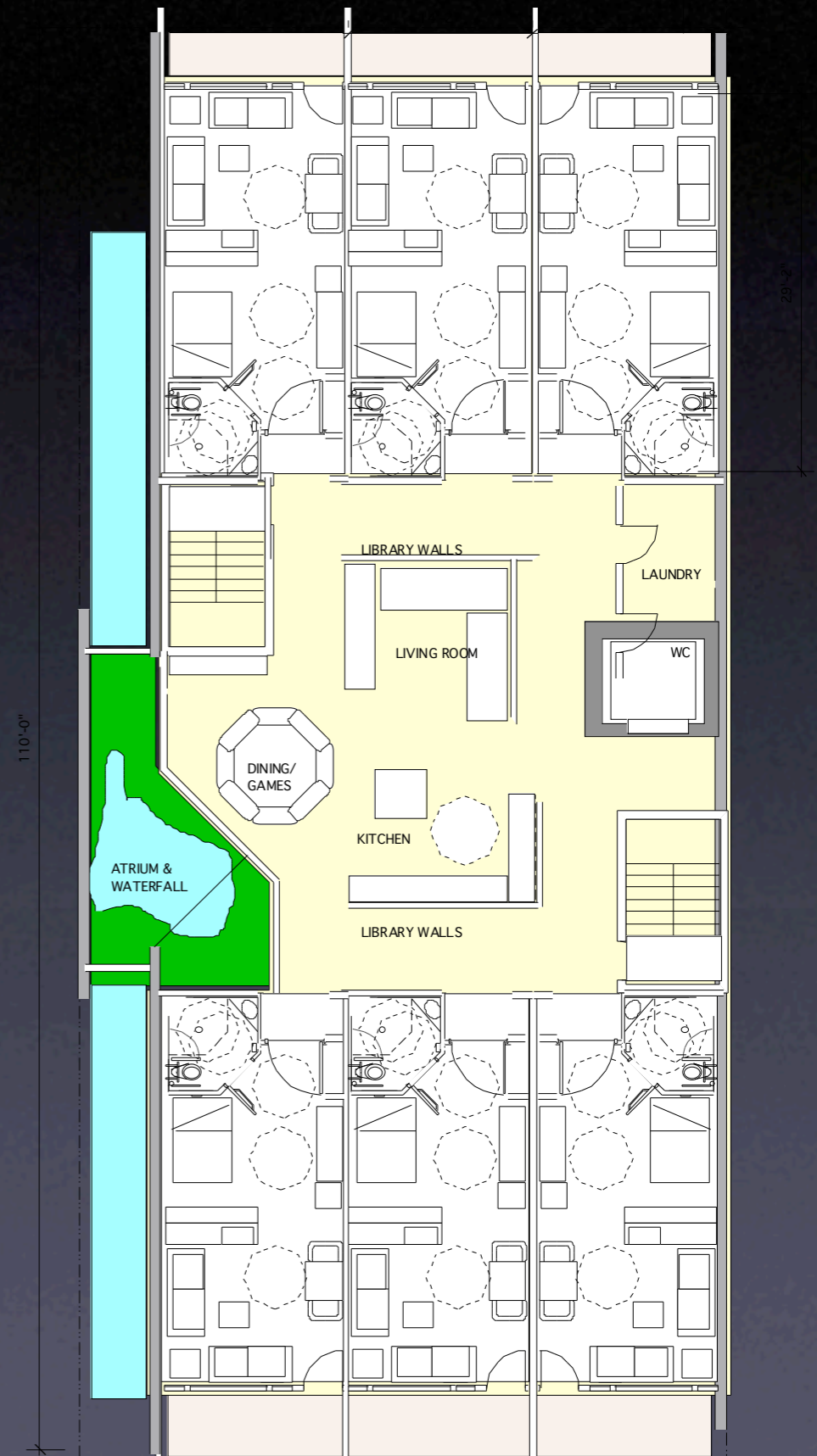
Burrard Options

- Mixed use area
- Near all amenities
- Transition area
- All types needed
- Codependent care most of all

Codependent Lodge on 50'



Floors for Codepende nt Lodge Living: People helping



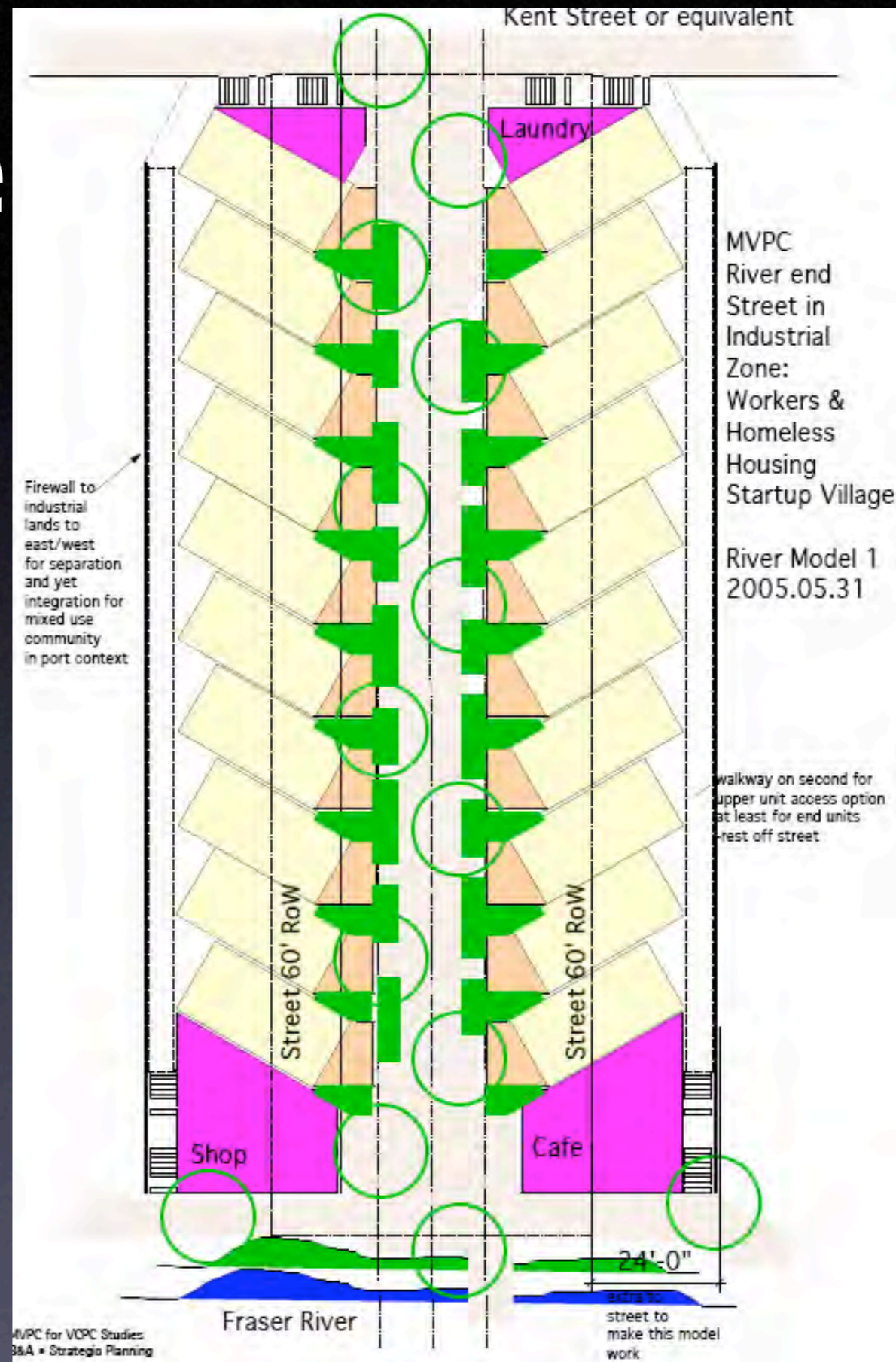
River Industry & Villages

- Young workers living near work
- River is an amenity



River Side

- Worker housing
- Student housing
- Small marine folks
- Aid to homeless
- Integrate/industry
- River is amenity



Other Places: Like UBC

- Students
- Workers
- Seniors
- Newly homeless
- Safeguarding futures

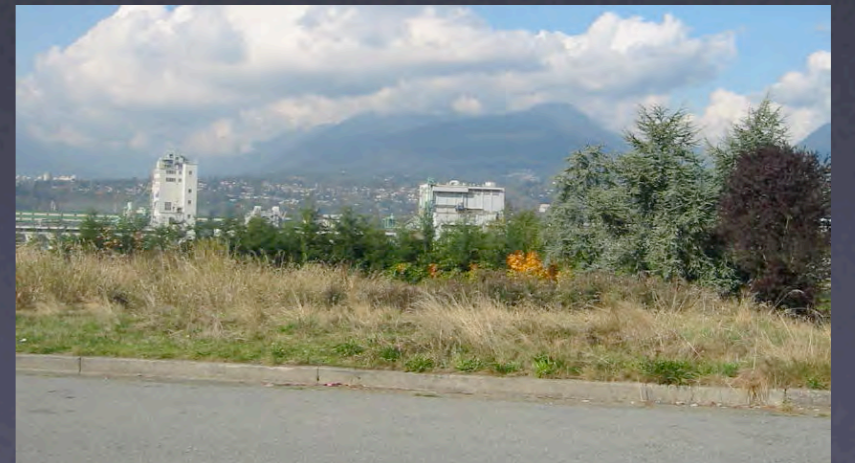
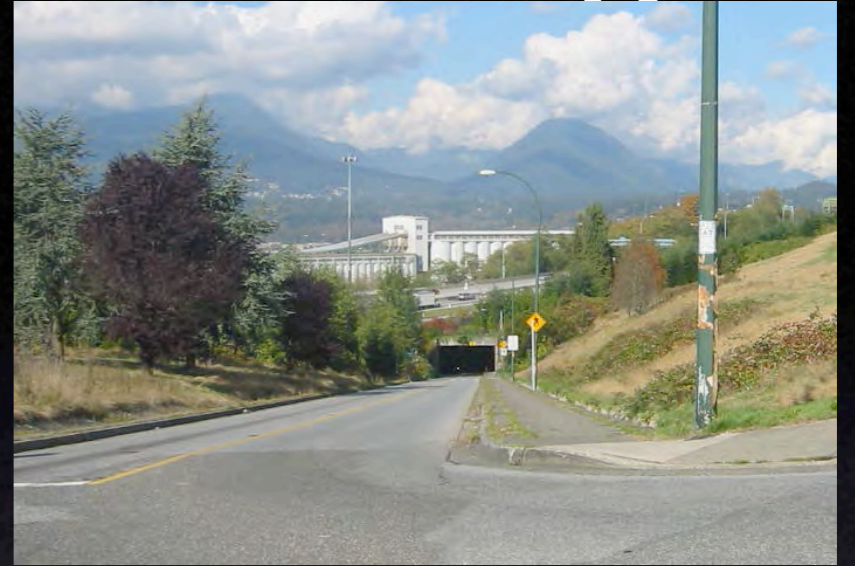


Cassiar Tunnel

- Villages now, but also:
- A whole townsite in waiting
- As large as SE False Creek
- The Interchange = 10,000 units
- Urban Land Reclamation

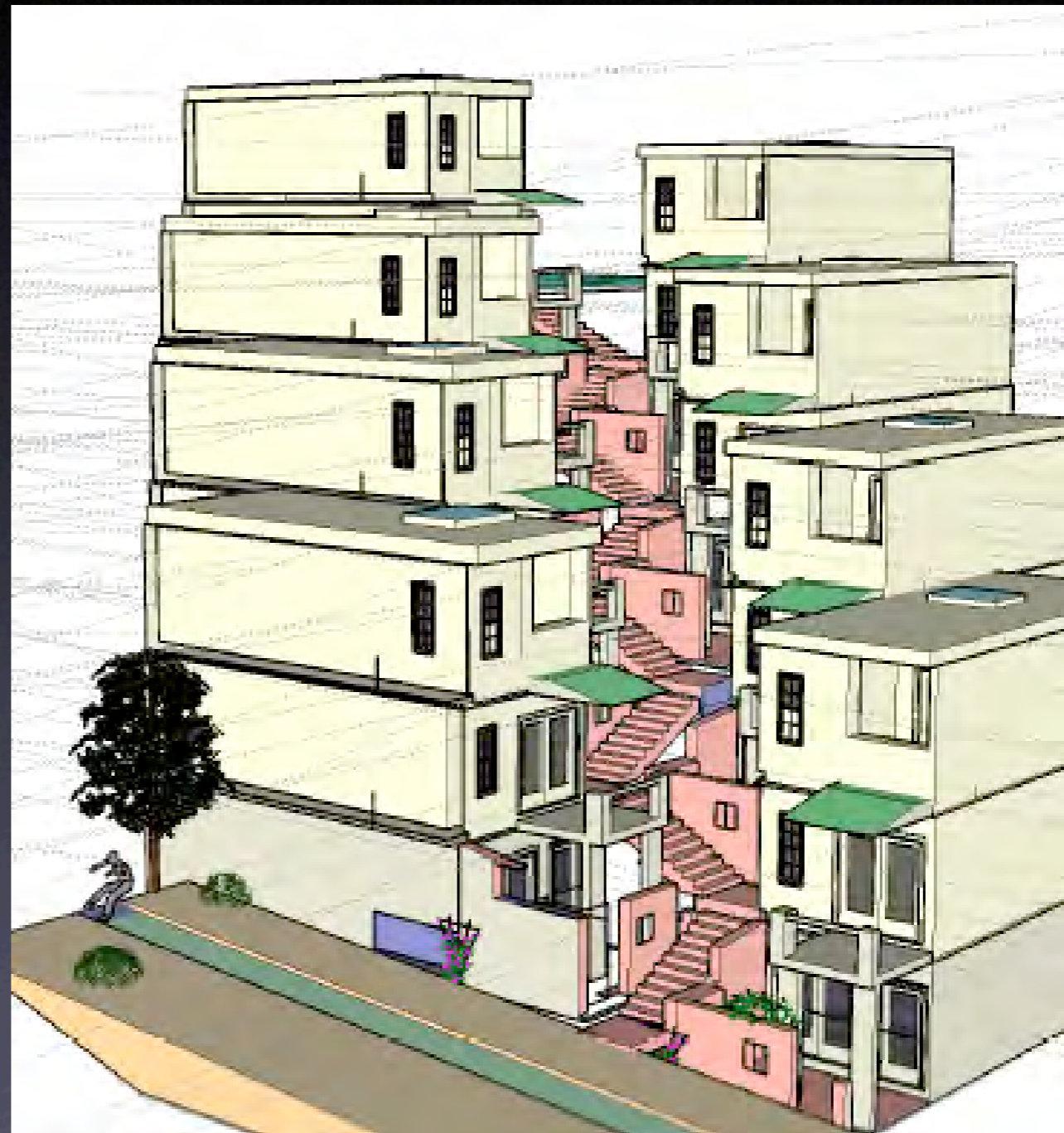


Cassiar: New Town in Waiting



Cassiar Hill: Startup Homes

- Fit to hill
- low/midrise
- neglected land
- Phases to come
- Economical



West Side Homelessness

- The Legion Site
- Jericho Lands
- Commercial Nodes
- Seniors first are needy

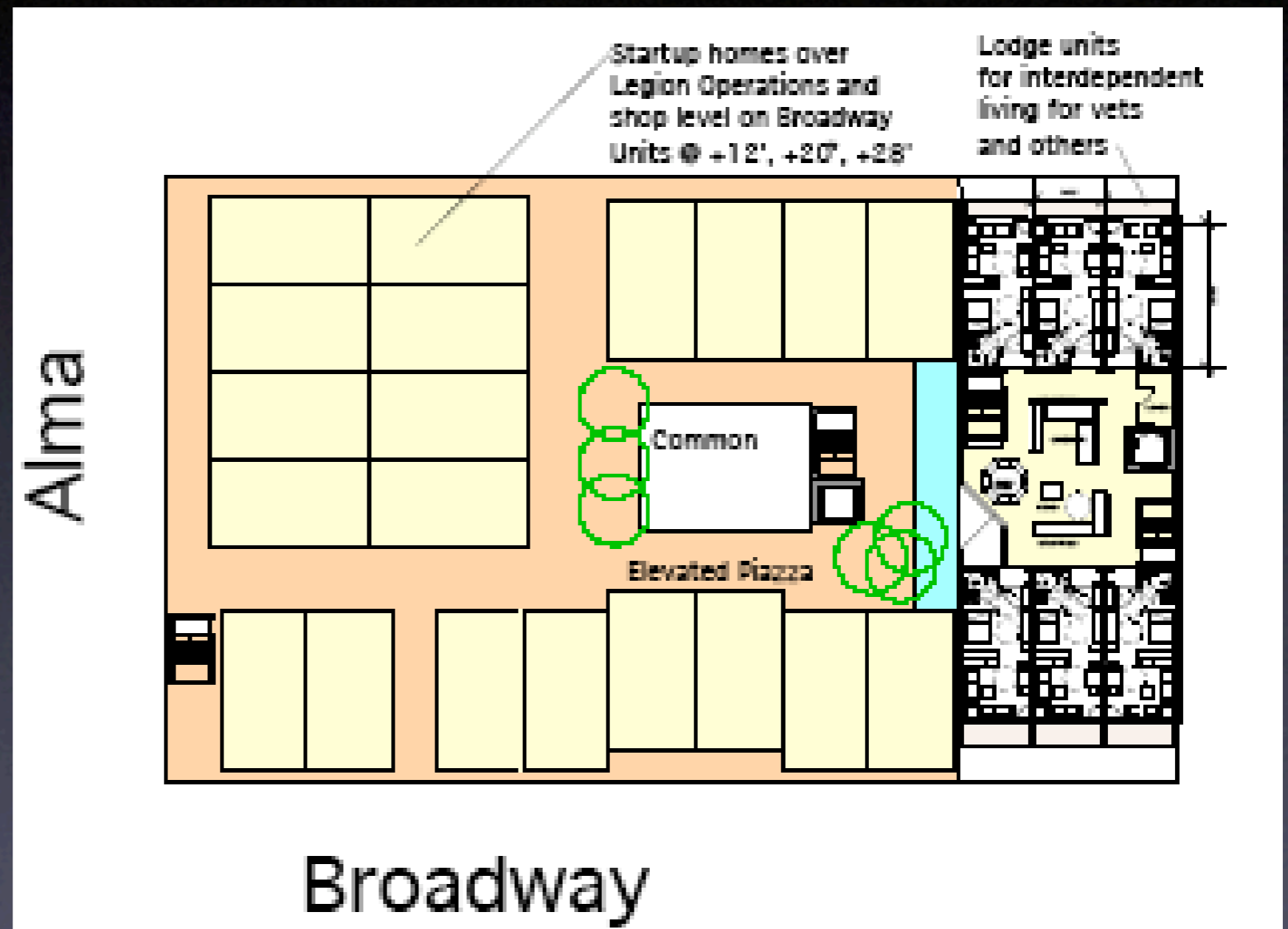


Legion Site: Broadway Town



The Legion Site @ Alma

- Vets first
- Legion too
- Social mix
- Retail below
- Alternates

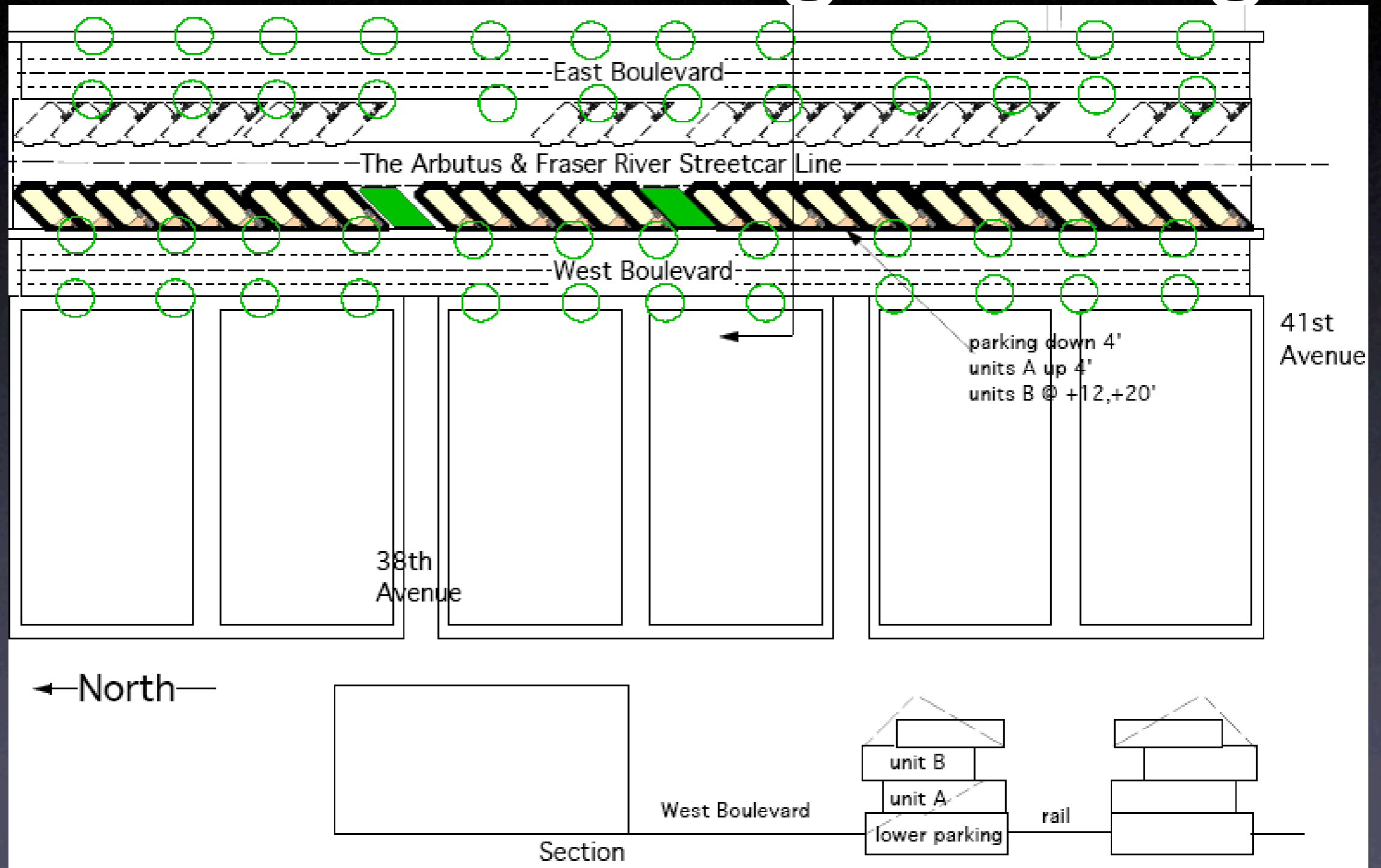


Kerrisdale Station

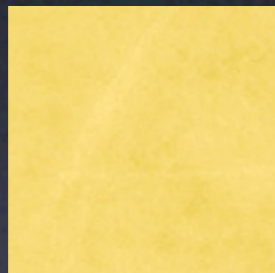
- In the heart of the West Side
- Homelessness abounds
- Young families need options
- A community exists
- Demographic mix is needed



Kerrisdale Missing Housing



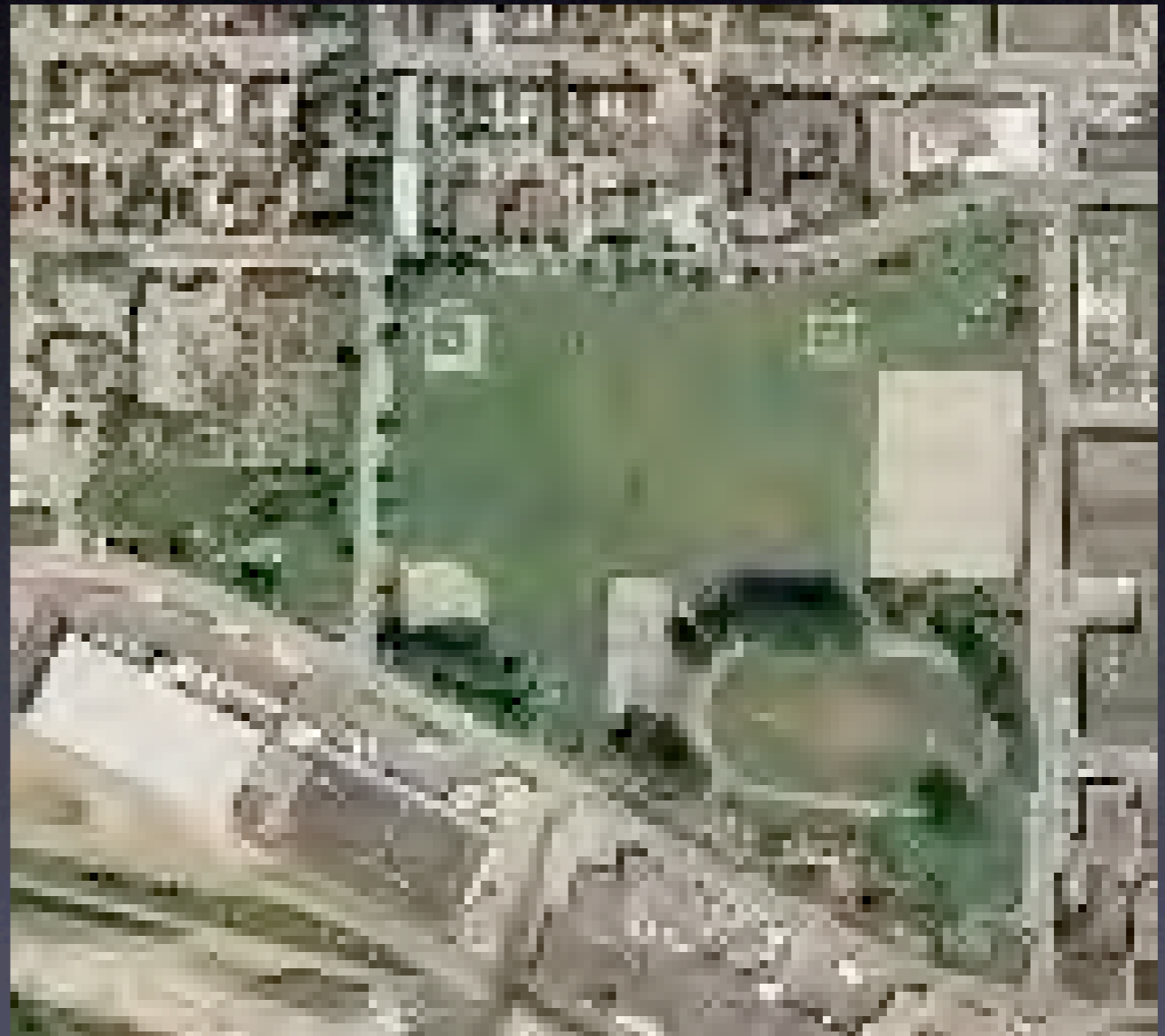
Other Visions for Kerrisdale



Rob Grant maibc
Rail Corridor Competition/SPEC

Hawkes Street Village

- A street village
- Prototype
- Warehouse roofs
- Wetlands & parks

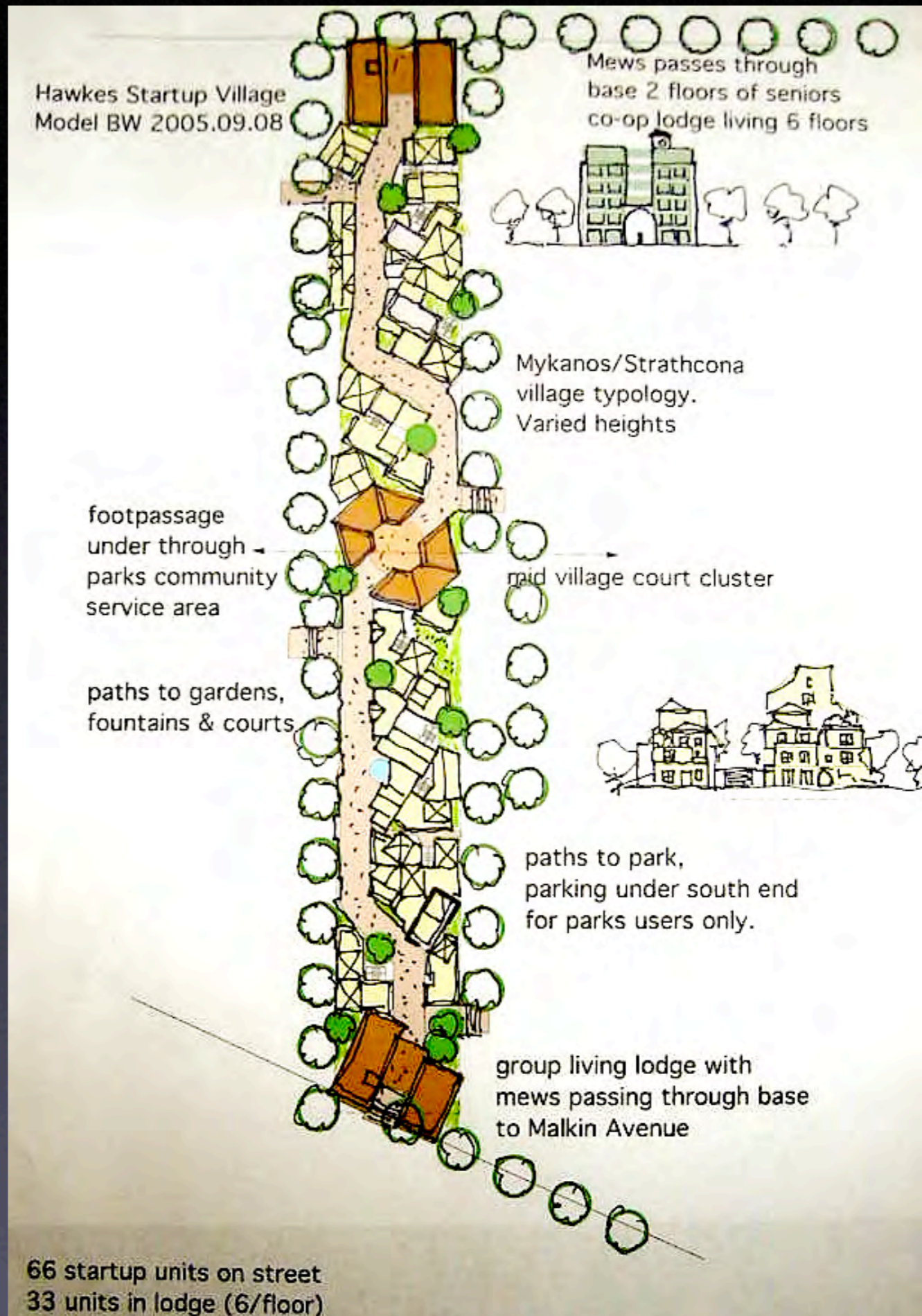


Strathcona & gardens



Hawkes St. Prototype

- Old street as housing
- Between park & Gardens
- Strathcona focal point.
- Malkin Canal/Creek?
- Wetland project/gardens as waste treatment pilot.
- Community Centre?



Anywhere on Kingsway



in any Village Yet To Be.



Maritime city: housing on water? Why NOT?



Maritime Service Villages for the
New Maritime Nomads?

Nanaimo Station I

- First site choice
- Public lands
- Services
- Amenities
- Mixed housing types



Nanaimo Station - The Prototype

- Storm-daylight/creek
- Housing mix
- Small houses
- Keep park ambience
- Piazza+ tot park
- Seniors @ bus loop

