

Anti-community community

We are designers, artists, renters, movers, activists, guests, and neighbors.

We are not architects, urban planners, or interior designers.

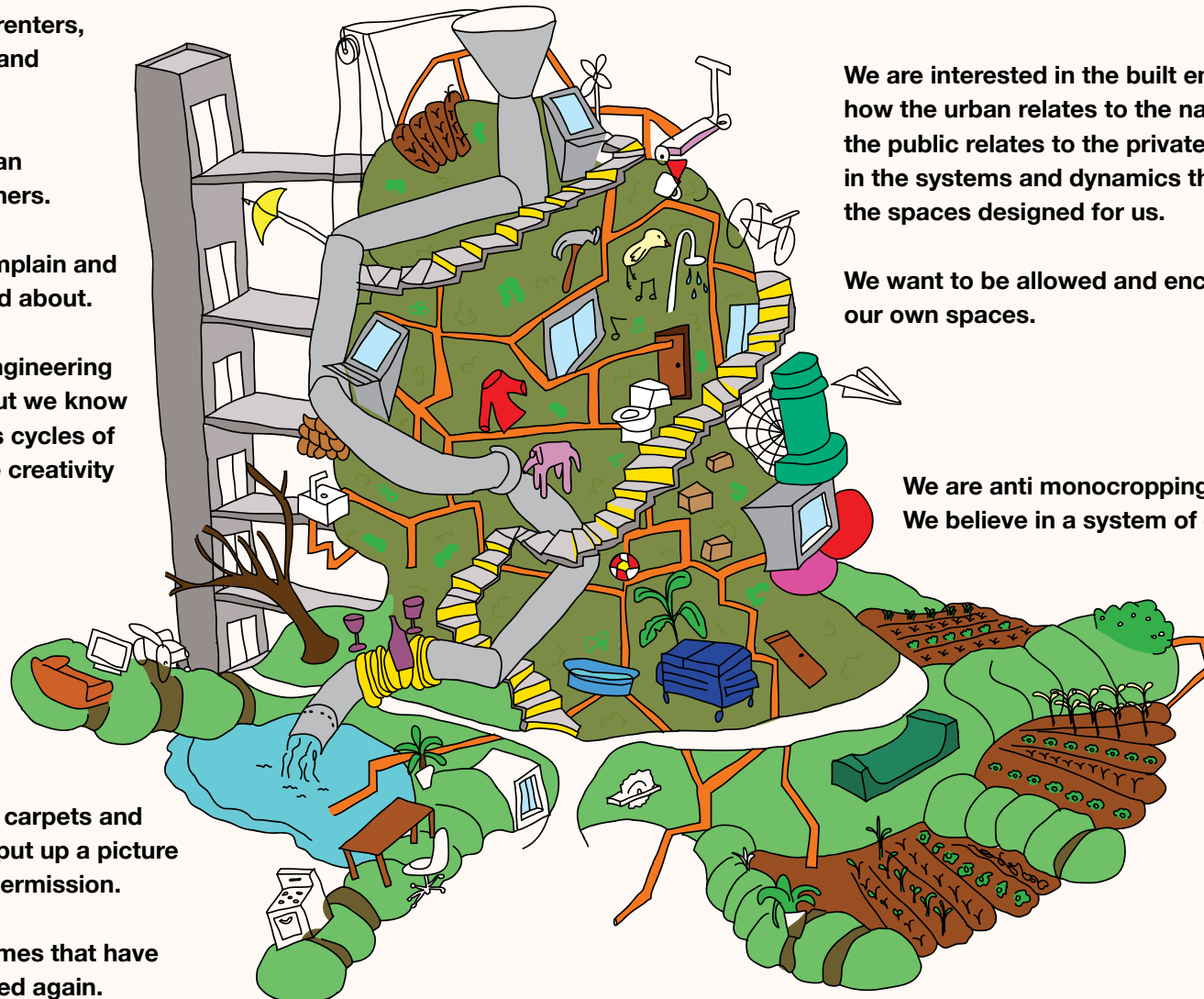
We are neighbors who complain and who have been complained about.

We know nothing about engineering and codes and by-laws. But we know we don't enjoy the endless cycles of bureaucracy that limit true creativity and agency.

We are landlord by dirty carpets and moldy windows. We can't put up a picture frame without asking for permission.

We live in single-family homes that have been divided and subdivided again.

We are the by-product of post-industrialization, commodification and over regulation.



We are interested in the built environment, how the urban relates to the natural, how the public relates to the private, we are interested in the systems and dynamics that are formed from the spaces designed for us.

We want to be allowed and encouraged to design our own spaces.

We are anti monocropping of neighborhoods. We believe in a system of diverse housing.

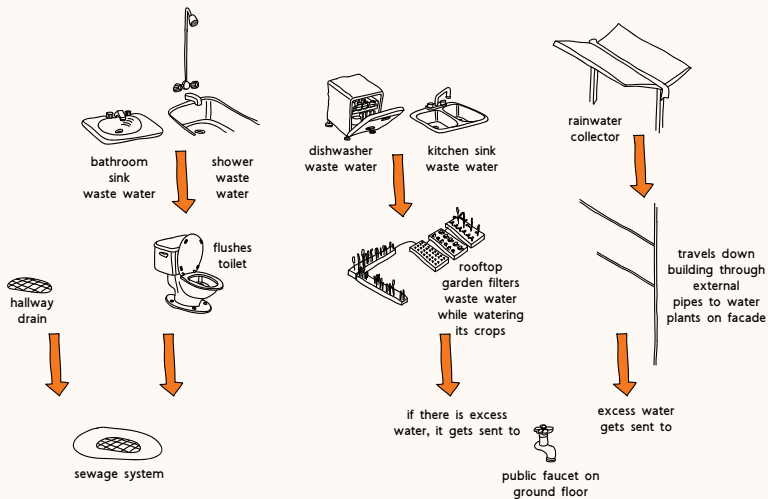
ROOFTOP

Through this project we decided to focus on different design implementations that can support and benefit different types of housing in this transitional period towards more affordable, communal, and climate resilient ways of living. We focused in:

- Housing not for monetary value: rejecting profit-driven construction. A house is not just a shelter. A house should not be a commodity. Rent can and should decrease overtime.
- Housing as a living organism: adapting based on residents' needs and desires. A symbiotic system, mutually benefiting the ones within and around it.

Our waste makes our food, our food makes our waste. We use local native marshland species such as the Cattails, White Bog-Orchid or the Marsh Cinquefoil as plants that both invite pollinators and filter water. This filtered wastewater can further be used to water houseplants and crops, and go back to feeding us again. This is one of three liquid recycling systems at play.

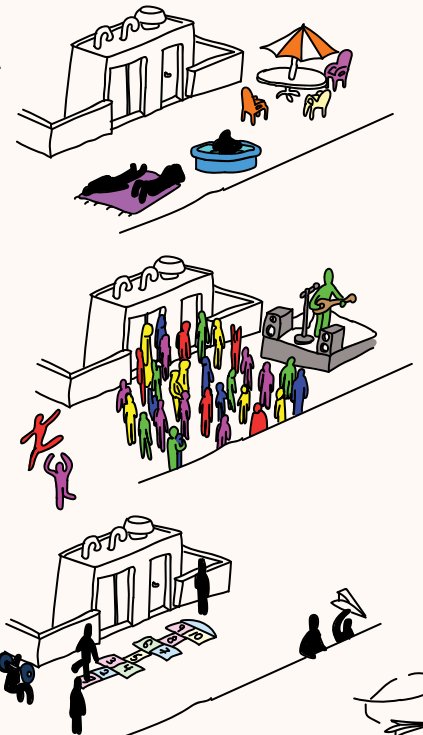
Liquid Recycling



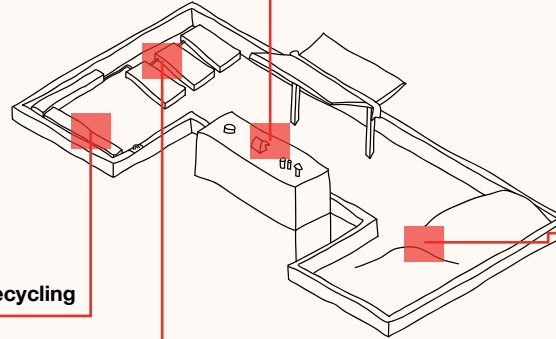
Though communal rooftops exist, they are very under-utilized. Wide open areas of emptiness filled in with concrete blocks of flooring, create cold undesirable spaces to hang out in and leisure.

The rooftop is designated as a communal public-accessible area. Though primarily used as a space for building residents, non-residents are able to use the space through a fob system of exchange. The coffee shop houses 10 fobs which can be exchanged for a piece of ID or important belonging; allowing the public to utilize the space while making sure fobs don't get lost or stolen.

The rooftop amenities include a rain water collection roof, a community garden cared for by building residents, knolls for privacy and still a open empty space that allows for different usages depending on people's desires and demands.

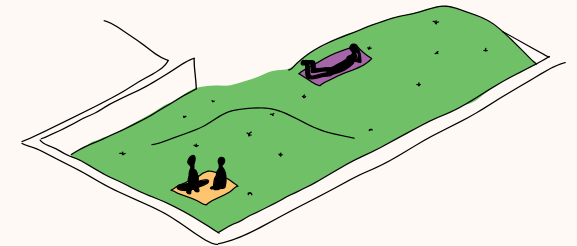


Rooftop



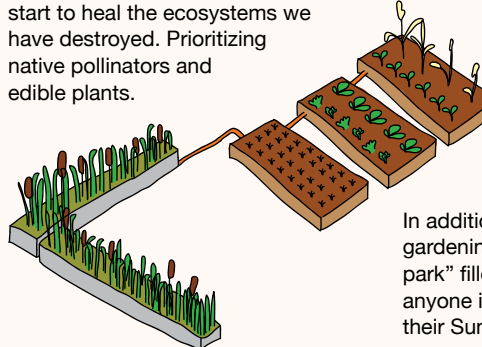
Knoll

Knolls create pockets of privacy and a more dynamic environment through playful intervention.



Food + Pollinator Gardens

In urban and residential cases, plants are zoned as beautification tools. Stripped of their nature and bred to be more and more colorful, more and more impressive, with greener grass and redder roses as ways to upstage your neighbors. We believe in incorporating plants beyond their pretty flowers and perfect lawns, they can feed us, flavor our lives and start to heal the ecosystems we have destroyed. Prioritizing native pollinators and edible plants.



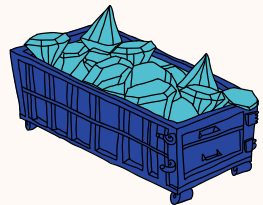
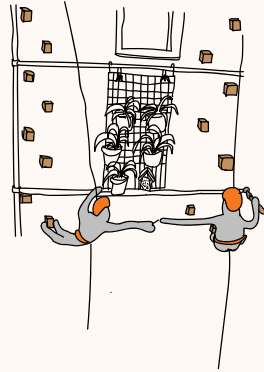
In addition to the water system, rooftop and the residents' gardening spaces, there will be garden beds lining the "side park" filled with sage, mint, oregano and other herbs". Open to anyone in the community to grab a stem or two of rosemary for their Sunday roast.

RESIDENTIAL



Climbable for repair

Inspired by the Great Mosque of Djenné - which was designed with big climbable beams so each year the community can get together and re-stucco the walls with clay, - our building facade has climbable 4X4 holds and a belay system to assist with the taking care of the facade, such as adding more plants or cleaning windows.



Construction company exchange

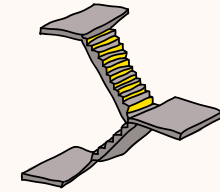
In Metro Vancouver 1/3 of all the waste is produced from construction material - either from new building construction or demolition and renovation.

Our building will work with construction companies to divert good quality materials from going to waste. Material offcuts and other waste materials are sorted and stored throughout the main construction process that once finished can be used in collaboration with the residents to construct wooden shelving, doors, and cabinets for their units, or cardboard for laying ground on community garden planter beds, etc.

While diverting good quality material from turning into waste and extending their life cycles, the exchange between building and construction company also financially benefits both. The building gets free material - decreasing their construction and maintenance costs, - while the company can dispose of their waste without having to pay a disposal fee to a landfill or recycling company; also decreasing their expenses.

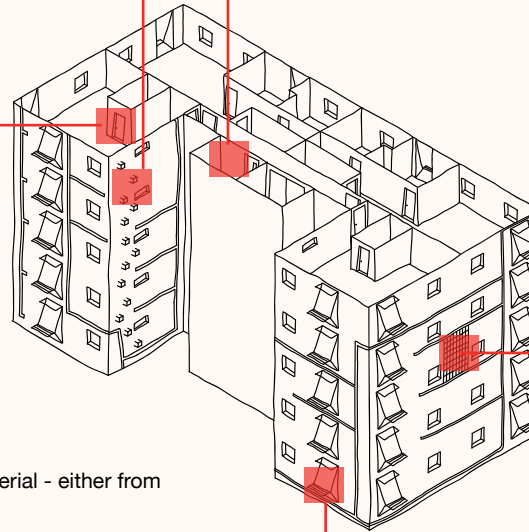
This mutually beneficial relationship promotes circular practices and slow making, while supporting a living space that encourages personification and stewardship from the beginning.

By opting for single staircases, we are able to have a smaller hallway avoiding the feared skinny long slit cutting across the middle of the building. That way, every apartment is able to have windows on more than 1 side of their unit, improving air circulation as well as natural light access.

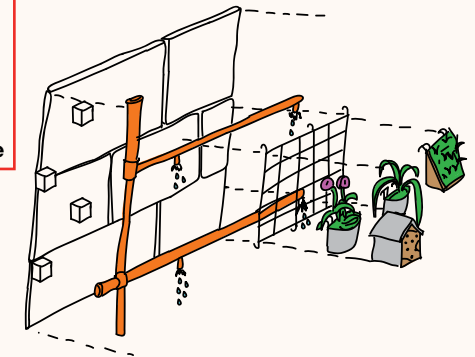


Single staircase

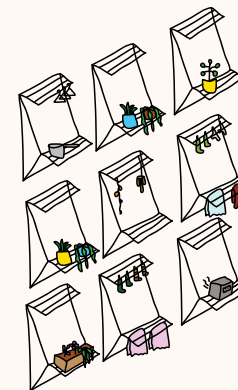
Facades should not be treated like lifeless gray squares designed to repel any and all life. Our building facade was designed to support symbiosis and co-existence between beings while giving residents the autonomy to personalize their living spaces post-construction.



Multi-species facade

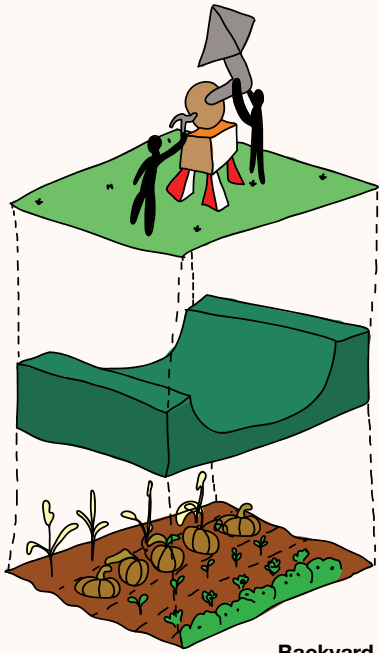


Personalized window



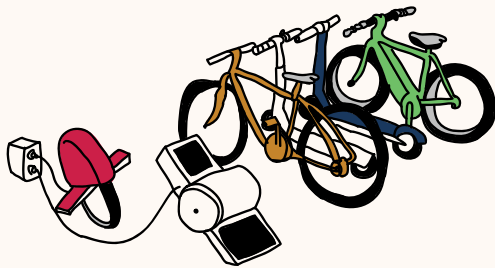
Another example of intervention post-construction is the protruding windows, designed with 2 basic racks that allow the residents to use it as an extension of their house. Angled to allow more light in and keep peepers out.

GROUND FLOOR



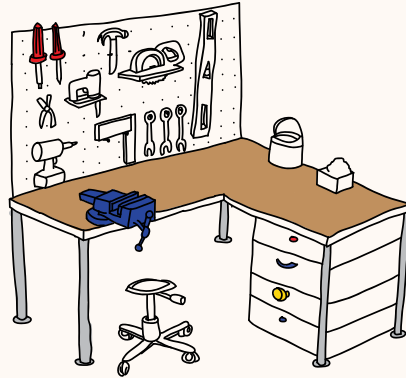
Backyard area

The backyard area has the intent of being a rentable community-focused space. Yearly, the board collectively decides what the backspace can be used for. Not only will this work in having the community benefit from it being there, but also the residents that live inside of it - while the surrounding community gets culture, the building residents get cheaper rent.

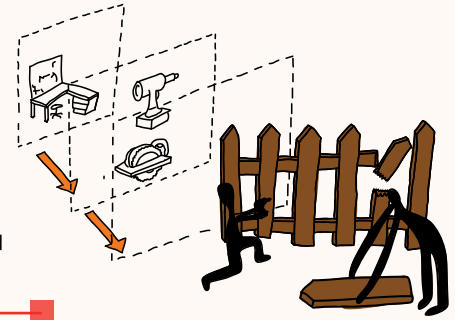


Bike room

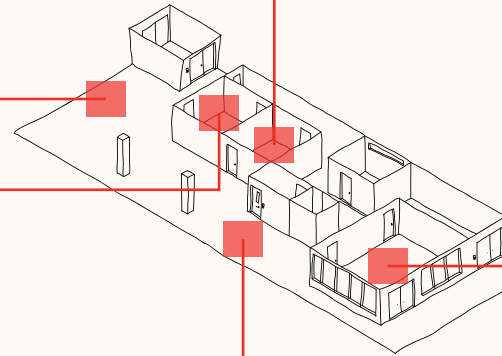
We are not having car parking and are opting for large bike parking area. Also including charging ports for alternate electrical modes of transport.



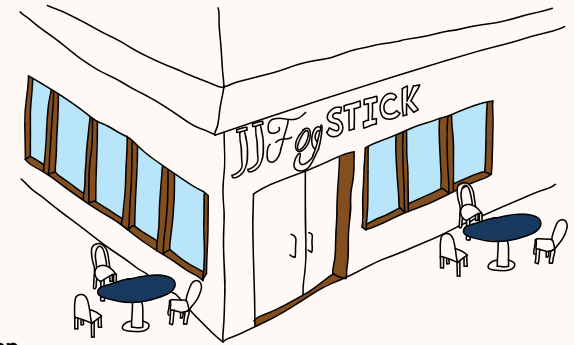
If a hook breaks in your house or you wanna build something there is the repair room giving residence autonomy. Potential to host community repair nights like a community bike shop. Acting as a neighborhood tool crib that would cause a ripple effect inspiring people in the community to get involved in fixing their own stuff.



Repair room



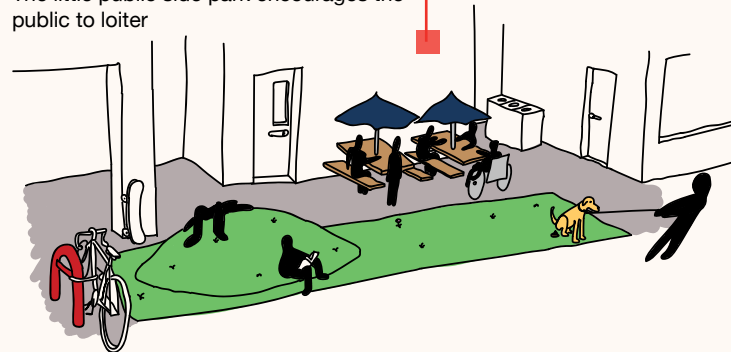
Coffee shop



Coffee shops are common third spaces, with their own multi-zoning. Vibrant places with friends catching up, work meetings, students cramming, and book clubs bringing strangers together. An external living room filled with lively chatter and coffee aroma. In addition to this, when the cafe is closed, the space would also act as an ad lib boardroom for the members, with the cafe's owners and workers also engaging as active members of the decision board.

Side park

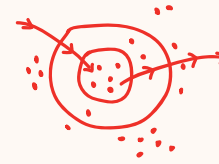
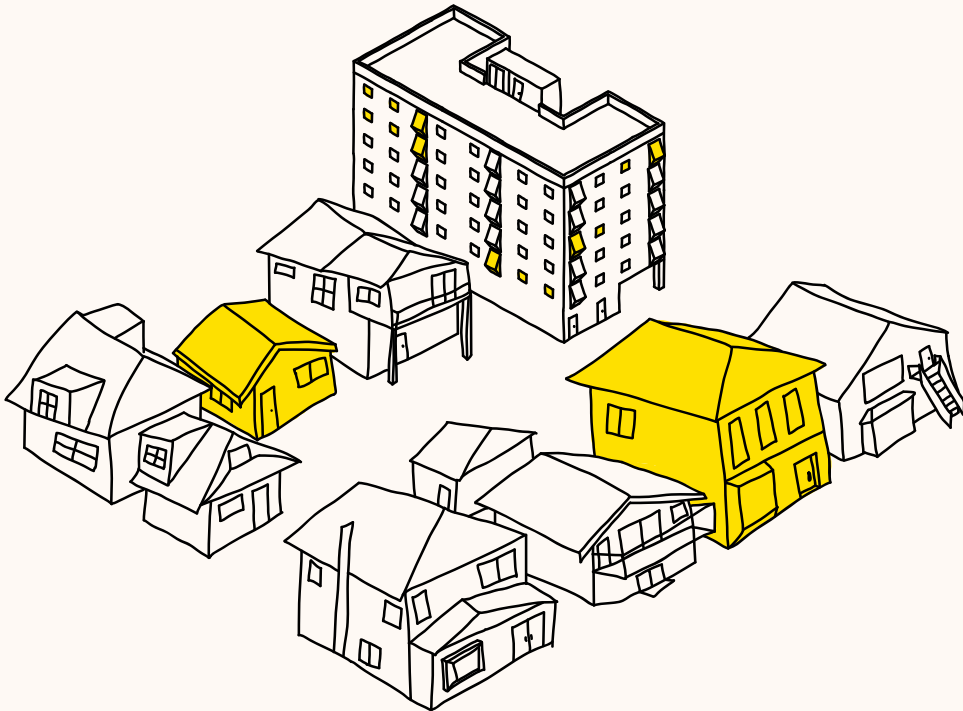
The little public side park encourages the public to loiter



Governance:

As renters, we have little to no power and agency to get anything done within our rental spaces. We are either at the mercy of landlords, who most often couldn't care less if you live or die... as long as you pay rent. Endless back and forth emails with mysterious strata shadow forces begging them to fix windows that won't open or pipes that are leaking. This hierarchical, impersonal and diminishing system of governance only reinforces the way housing is seen as a profit making machine rather than a right for all people.

With a concentric governance system we propose a system in which the ones who get directly impacted and influenced by the building are the ones who have the voice to make decisions about it.



Concentric hierarchies: inner circle has power of final decision but takes into consideration what everyone else has spoken about.

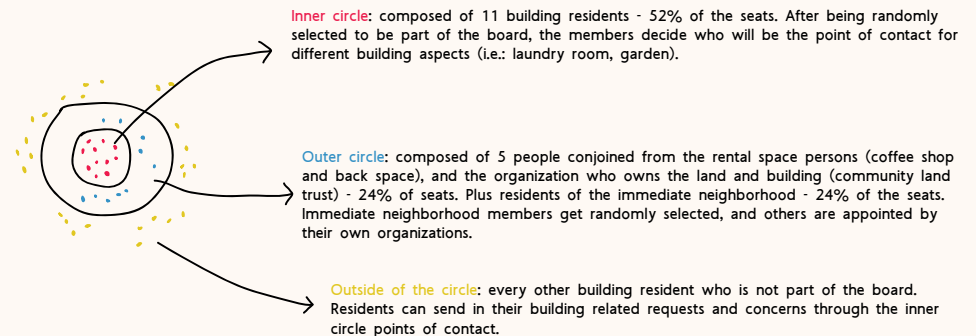
Instead of:



Top down hierarchies: people with most power make all decisions. People with least power follow with little to no say.

Influenced by Community Land Trusts' and Mutual Housing Associations' ways of operating we propose a governance system in which a board composed of building residents, immediate neighborhood residents and stakeholder (the ones who own the land and the ones who have rental spaces on the ground level) members make decisions collectively.

The way board members get selected is through a randomized selection following the modes of operation that the organization [DemocracyNext](#) has created. In that system, everyone is encouraged to participate in decision-making and gets encouraged that their voice matters. The idea is that the board members cycle every year; getting everyone a chance to have a more active voice within the building, while not having it consume their individual lives.



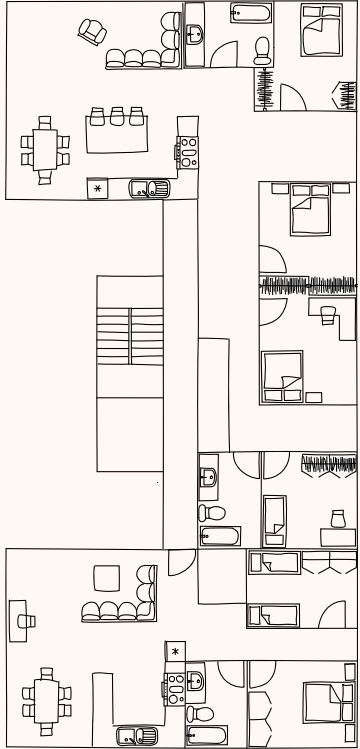
Inner circle: composed of 11 building residents - 52% of the seats. After being randomly selected to be part of the board, the members decide who will be the point of contact for different building aspects (i.e.: laundry room, garden).

Outer circle: composed of 5 people conjoined from the rental space persons (coffee shop and back space), and the organization who owns the land and building (community land trust) - 24% of seats. Plus residents of the immediate neighborhood - 24% of the seats. Immediate neighborhood members get randomly selected, and others are appointed by their own organizations.

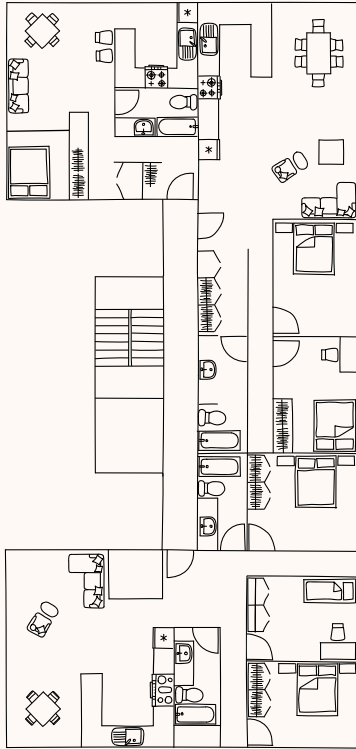
Outside of the circle: every other building resident who is not part of the board. Residents can send in their building related requests and concerns through the inner circle points of contact.

Project data + Floorplans

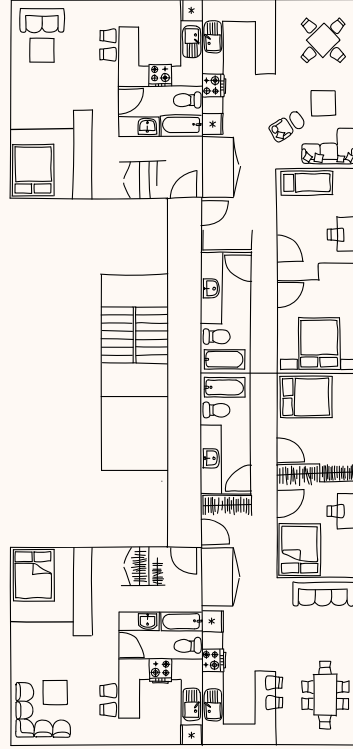
floor 2



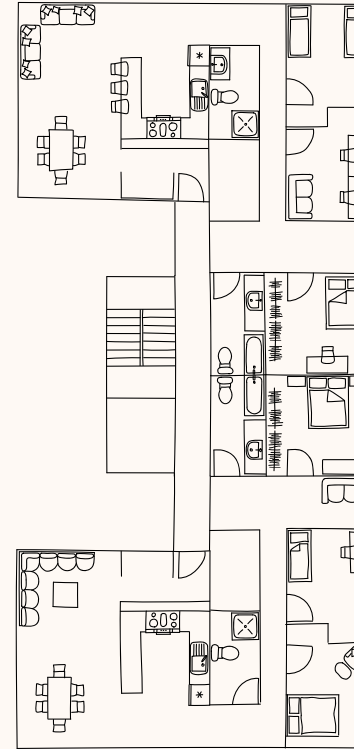
floor 3



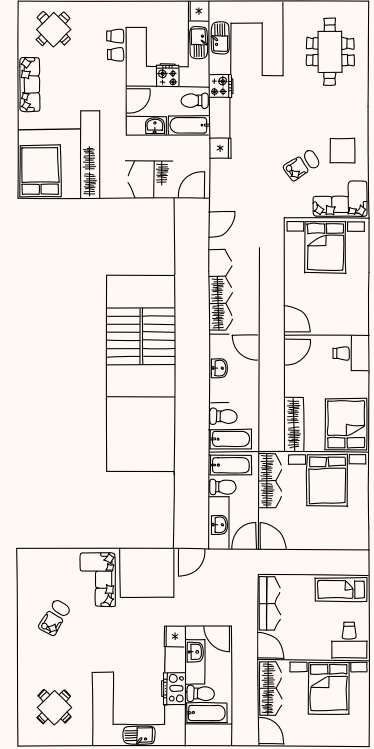
floor 4



floor 5



floor 6



FSR 2.2
Lot size 6060 sqf
Building size 12640 sqf
Residential units 14 units
Bedrooms 30 bdrms
Shared Social Space 6943 sqf
Commercial/Retail Space 720 sqf (cafe) +
450 sqf (back space)