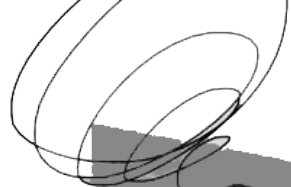


THE PROBLEM

AFFORDABILITY IN HOUSING IS BEING DISCUSSED AROUND SO MANY KITCHEN TABLES. DEVELOPER AND SPECULATIVE-DRIVEN APPROACHES TO HOUSING ARE FAILING TO MEET THE NEEDS OF THE COMMUNITY. THERE ARE MANY BARRIERS TO HOUSING DEVELOPMENT AND MARKET ENTRY, WITH FINANCIAL MODELS REMAINING RIGID AND LINEAR. THIS CONVERGENCE OF CHALLENGES HIGHLIGHTS THE IMPERATIVE FOR NEW SOLUTIONS THAT TRANSCEND TRADITIONAL CONSTRAINTS AND PRIORITIZE COMMUNITY WELLBEING AND ACCESS TO HOUSING.



THE VANCOUVER SUN
Edition 21635
April 3rd, 2024
HOUSING CRISES
UNAFFORDABLE
There is a scarcity of affordable housing options in the city, according to the latest report from the city's housing crisis and it's crucial that we address this urgent problem by taking immediate action to increase the number of affordable housing units. It's essential to address the housing crisis and bring more income and affordable housing to the community.

THE PUBLIC WANT ANSWERS
43% of all new homes in Vancouver are pre-owned.
Average home price: \$1,276,644 (Greater Vancouver, 2023)
Benchmark detached home price: \$2,104,379
Median multiple (gross-income): 11.3-3rd worst
Income needed to buy average home: \$222,345
Years to save for downpayment: 39 years
\$8000 per low-income renter: just 22 for every 100 (2021)

DEPARTMENT OF HOUSING
EVICTION NOTICE
YOU ARE HEREBY REQUIRED TO VACATE. FAILURE TO VACATE WILL RESULT IN LEGAL PROCEEDINGS, ATTORNEY FEES, COURT COSTS, AND PENALTY DAMAGES.
#5072

BLOC

RT-1 ZONING
Intent and Overview

PREFAB WOOD MAGAZINE

RT-1 ZONING
Intent and Overview

BUILDERS/ DESIGN PROFESSIONALS

"Maybe we need to incentivize speed, efficiency and execution to improve work flows and reduce costs."

CITY PLANNER

"I'd like to have the confidence that repeatable, efficient designs achieve the density and energy efficiency goals of the official plan"

CURRENT HOMEOWNER

"I want to develop my home into a vibrant community that I can retire into through gathering with like-minded individuals"

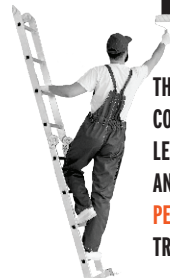
FUTURE HOMEOWNER

"I wish I could have access to affordable housing in the right neighbourhood nearby great amenities"



THE SOLUTION

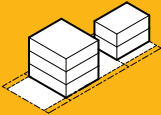
THE SOLUTION TO THIS IS SELF-INITIATED COMMUNITY-DRIVEN HOUSING MODELS, AUGMENTED BY LEVERAGING THE BENEFITS OF DATA, THE VIRTUAL SPACE AND MANUFACTURED WOOD TECHNOLOGY. THIS **EMPOWERS PEOPLE TO LEAD THEIR OWN PROJECTS** AND MEET THE TRUE NEEDS OF THE COMMUNITY.



DECODING POLICY

CHANGES PROPOSED

PLAN



ORGANIC COVERAGE

REDUCED FRONT SETBACK AND REAR SETBACKS AS WELL AS EXCEPTIONS FOR FRONT AND REAR BUILDING WIDTH AND DEPTH CAN CREATE MORE URBAN VITALITY.

MORE COMPACT FORMS ALLOWS FOR DYNAMIC INTERSTITIAL SPACES MID SITE AND DENSITY THAT CAN BE HIGHER AND LESS IMPOSING.

FLUID DWELLING

ELIMINATE PRESCRIBED LIVING ARRANGEMENT TERMINOLOGY SUCH AND CONSIDER ONE FLUID DWELLING RELATIONSHIP CONSISTING OF SINGLES AND COUPLES.

TRANSITIONAL ZONING

MULTI PURPOSE SPACE THAT CAN FACILITATE WHAT THE COMMUNITY REQUIRES: CAFE, WORKSHOP, DAYCARE, GATHERING SPACE (KITCHEN)

DYNAMIC DENSITY - OUTDOOR FSR AS EXCLUDABLE AMENITY

OUTDOOR CIRCULATION SERVES AS A VALUABLE AMENITY FOR COMMUNITY CONNECTIONS BY PROMOTING PHYSICAL ACTIVITY AND FACILITATING SOCIAL INTERACTION. BY INVESTING IN WELL-DESIGNED AND WELL-MAINTAINED OUTDOOR CIRCULATION INFRASTRUCTURE, COMMUNITIES CAN CREATE VIBRANT, HEALTHY, AND INTERCONNECTED ENVIRONMENTS THAT ENHANCE RESIDENTS' OVERALL QUALITY OF LIFE AND SENSE OF BELONGING.

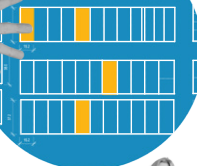
SINGLE STAIR

REVISE THE BUILDING CODE TO ELIMINATE OBSTACLES TO AFFORDABLE CONSTRUCTION. CONSIDER PERMITTING SINGLE-STAIRCASE CONSTRUCTION FOR BUILDINGS UP TO 7 STOREYS AND ALLOWING SINGLE EGRESS.

BUILD



INCENTIVIZE



CITY INCENTIVES?

CAN WE ENSURE LOTS ARE SERVICED AND 'SHOVEL READY' WITHIN A TIME PERIOD OF PROJECT COMMITMENT? TO ALLOW COMMUNITIES TO BUILDING HOMES EFFICIENTLY?

COULD LOTS BE DESIGNATED AS 'COMMUNITY-FUNDED' AND COME WITH PRE-APPROVED PARTIAL PLANNING TO EXPEDITE THE PROCESS AND REDUCE HURDLES?



MULTI GEN HOUSEHOLD

OLDER GENERATIONS PROVIDE THE BULK OF THE DOWNPAYMENT, WHEREAS YOUNGER GENERATIONS PROVIDE THE INCOME FOR THE MORTGAGE.



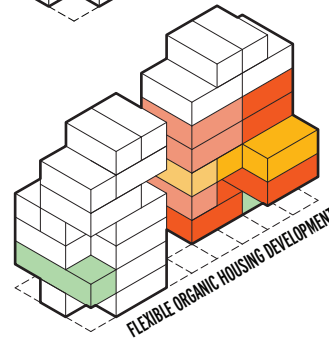
FIRSTTIME HOME BUYERS

MANY WELL-EMPLOYED INDIVIDUALS, WHO BELIEVE THEY SHOULD BE ABLE TO BUY A HOME, AND ARE UNABLE TO OWN, SHARED EQUITY OWNERSHIP MAY BE AN OPTION.



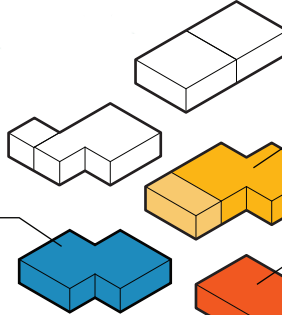
DOWNSIER

THEY NEED TO DOWNSIZE BUT DON'T WANT TO LEAVE THEIR NEIGHBOURHOOD AND COMMUNITY. INSTEAD, THEY POOL TOGETHER THEIR RESOURCES TO CREATE SMALLER UNITS WITHIN THEIR SINGLE-FAMILY HOME.



FLEXIBLE ORGANIC HOUSING DEVELOPMENT

RESIDENT DEVELOPER
3 BED



FIRST TIME HOMEBUYER
2 BED + ADD ROOM

DOWNSIER
2 BED

TENANT
2 BED + WORK FLEX

MULTI-GEN
2 BED + LOCKOFF



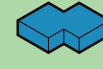
TYPICAL LINEAR SPECULATIVE-DRIVEN DEVELOPER PROCESS



COLLABORATIVE SELF-INITIATED COMMUNITY-LED

HOUSING MODEL

DESIGNED WITH FLEXIBILITY AND UNIVERSAL ACCESSIBILITY IN MIND, ALLOWING FOR EASY MODIFICATIONS TO ACCOMMODATE CHANGING NEEDS. IT INCORPORATES FEATURES SUCH AS MODULARITY, TECHNOLOGY INTEGRATION, AND SUSTAINABILITY TO ENSURE LONGEVITY AND COMFORT FOR OCCUPANTS. THIS CONCEPT EMPHASIZES FUTURE-PROOFING AND MAY BE PART OF LARGER COMMUNITIES OFFERING SUPPORTIVE SERVICES.



RESIDENT DEVELOPERS

THEY OWN THEIR HOUSE AND ARE LOOKING TO GENERATE EXTRA INCOME BY CREATING NEW HOUSING UNITS ON THEIR PROPERTY.



TENANTS

STUDENTS, RECENT ARRIVALS, WORK PLACEMENTS NEED A PLACE TO CALL HOME.

MEET THE NEIGHBOURS

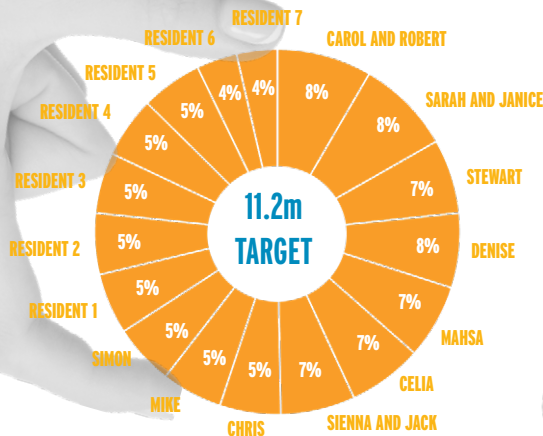
BLOC IS A DIGITAL PLATFORM DEDICATED TO FOSTERING VIBRANT COMMUNITIES. DESIGNED TO FACILITATE COLLABORATION, IT EMPOWERS COMMUNITY MEMBERS TO ENGAGE IN ALTERNATIVE HOUSING OPPORTUNITIES BY HARNESSING THE POTENTIAL OF DATA, DIGITAL TWINNING AND VIRTUAL NETWORKING, TO PROMOTE SELF-DRIVEN COMMUNITY-LED DESIGN AND DECISION-MAKING.

1. THE COMMUNITY PLATFORM
FACILITATES COMMUNITY ENGAGEMENT AND PARTICIPATION IN THE DESIGN AND DEVELOPMENT PROCESS, BUILDING COMMUNITIES THAT GREATER REFLECT THE NEEDS AND DESIRES OF IT'S RESIDENTS.

2. THE DATA ANALYTICS
ALLOWS THE COMMUNITY TO PLAN THOUGHTFULLY AND MAKE INFORMED DATA-BASED DECISIONS ON CLIMATE, AFFORDABILITY AND LIVEABILITY.

3. THE SMART PLANNING
SIMULATION TOOLS SUPPORT THE COMMUNITY IN TESTING OUT OPPORTUNITIES AND OPTIMIZE THE EFFICIENCY OF LAND-USE.

4. THE PREFAB WOOD
ENGINEERED MANUFACTURED CONSTRUCTION METHODS CAN HELP DELIVER FASTER, CHEAPER AND MORE SCALABLE HOUSING SOLUTIONS.



CROWD-FUNDED EQUITY MODEL

EACH BLOC RESIDENT CONTRIBUTES BETWEEN \$400,000 TO \$1,000,000 (OR ABOUT 800 \$/SQFT) TO THE PROJECT TO COVER LAND COSTS, DEMOLITION AND CONSTRUCTION."



Find the right community.

Get ready to ignite your search for compatible co-owners with the BLOC digital platform! It allows community members to connect with like-minded individuals, explore exciting opportunities, and dive into discussions about fulfilling their desires and needs.

Find the right place.

With this innovative tool, community members can find the right site for them, and kickstart their project, embarking on a journey to cultivate a more vibrant, supportive community tailored to their unique needs!

Find the right model.

Lock in your tenure and financial model that works for you. We can lay the foundation for a seamless journey towards shared ownership and collaborative success. Let's make it official and ignite the spark of community-driven innovation together!

"Being connected across multiple generations is so valuable for society. It can give people a sense of belonging and allow them to live their best life".

"Blending living, amenities and business is the way forward, making life vibrant, active and easy."

"No more top-down. It's about owning our future. Together, we can build better neighborhoods; we're boosting unity and empowerment, too".

"In a smart neighborhood, there are virtual twins and digital connections that share valuable data and ideas".

"Using the power of digital connection and smart data, we can understand, develop and manage our own communities".

"We could use the digital platform to engage with our community and connect us with 'future' neighbours, establish a plan and start building together."



SARAH, 36
BIKE TECH.

JANICE, 42
ARTIST

FIONA, 38
ARCHITECT

DENISE, 48
COFFEE SHOP OWNER

CELIA, 25
STUDENT

JACK, 38
CARE WORKER

MAHSA, 28
ACCOUNTANT

MIKE, 52
CARPENTER

SIENNA, 49
MARKETING CONSULTANT

CHRIS, 43
SOFTWARE ENGINEER

SIMON, 24
NON-PROFIT ORGANIZER

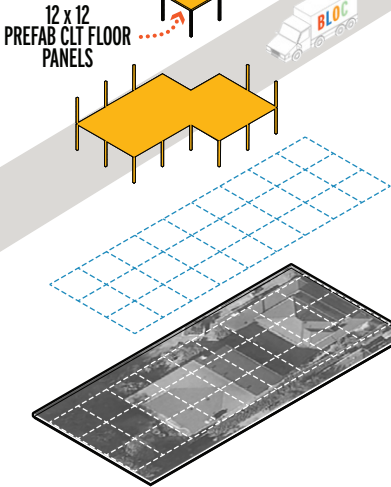
DATA-DRIVEN
COMMUNITY LED

BLOC PARTI

AFFORDABLE, ADAPTABLE, AND COLLABORATIVE DESIGN SOLUTIONS LEAD BY THE COMMUNITY.

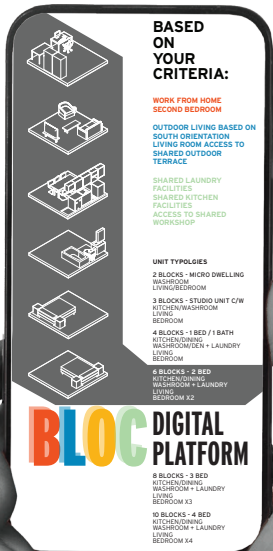
PREFAB WOOD

STANDARDIZATION AND MODULAR CONSTRUCTION ALLOW FOR MAXIMUM FLEXIBILITY.



SINGLE LOT SOLUTION
ADDRESSES RISING LAND COSTS BY ERADICATING THE NEED FOR LAND ASSEMBLY.

SITE GRID
ESTABLISHING A SITE GRID FOR MAXIMUM FLEXIBILITY.



BASED ON YOUR CRITERIA:

- WORK FROM HOME SECOND BEDROOM
- OUTDOOR LIVING BASED ON SOUTH ORIENTATION LIVING ROOM ACCESS TO SHARED OUTDOOR TERRACE
- SHARED LAUNDRY FACILITIES SHARED KITCHEN FACILITIES ACCESS TO SHARED WORKSHOP
- UNIT TYPOLOGIES
 - 2 BLOCKS - MICRO DWELLING LIVING/BEDROOM
 - 3 BLOCKS - STUDIO UNIT C/W KITCHEN/WASHROOM BEDROOM
 - 4 BLOCKS - 1 BED / 1 BATH KITCHEN/WASHROOM + LAUNDRY BEDROOM
 - 6 BLOCKS - 2 BED WASHROOM + LAUNDRY BEDROOM #2
 - 8 BLOCKS - 3 BED KITCHEN/WASHROOM + LAUNDRY BEDROOM #3
 - 10 BLOCKS - 4 BED WASHROOM + LAUNDRY BEDROOM #4

BLOC DIGITAL PLATFORM



CONSTRUCTION & DESIGN EFFICIENCY

MULTI-FAMILY DESIGN APPROACH TO BE EASILY REPLICATED, SAVING SIGNIFICANT TIME ON DESIGN APPROVALS AND CONSTRUCTION PROCESS. DE-RISK THE DESIGN AND EXECUTION OF MASS TIMBER AND PREFAB DESIGN IN FUTURE PROJECTS. PROVIDE HIGH-QUALITY, EFFICIENTLY CONSTRUCTED, AND COST-EFFECTIVE LOW-CARBON HOUSING. EXTERIOR TERRACE CIRCULATION ENABLES PASSIVE NATURAL VENTILATION AND ACCESS TO OUTDOORS FOR ALL UNITS REGARDLESS OF ORIENTATION AND LAYOUT.

FLEXIBLE MULTI-GENERATIONAL

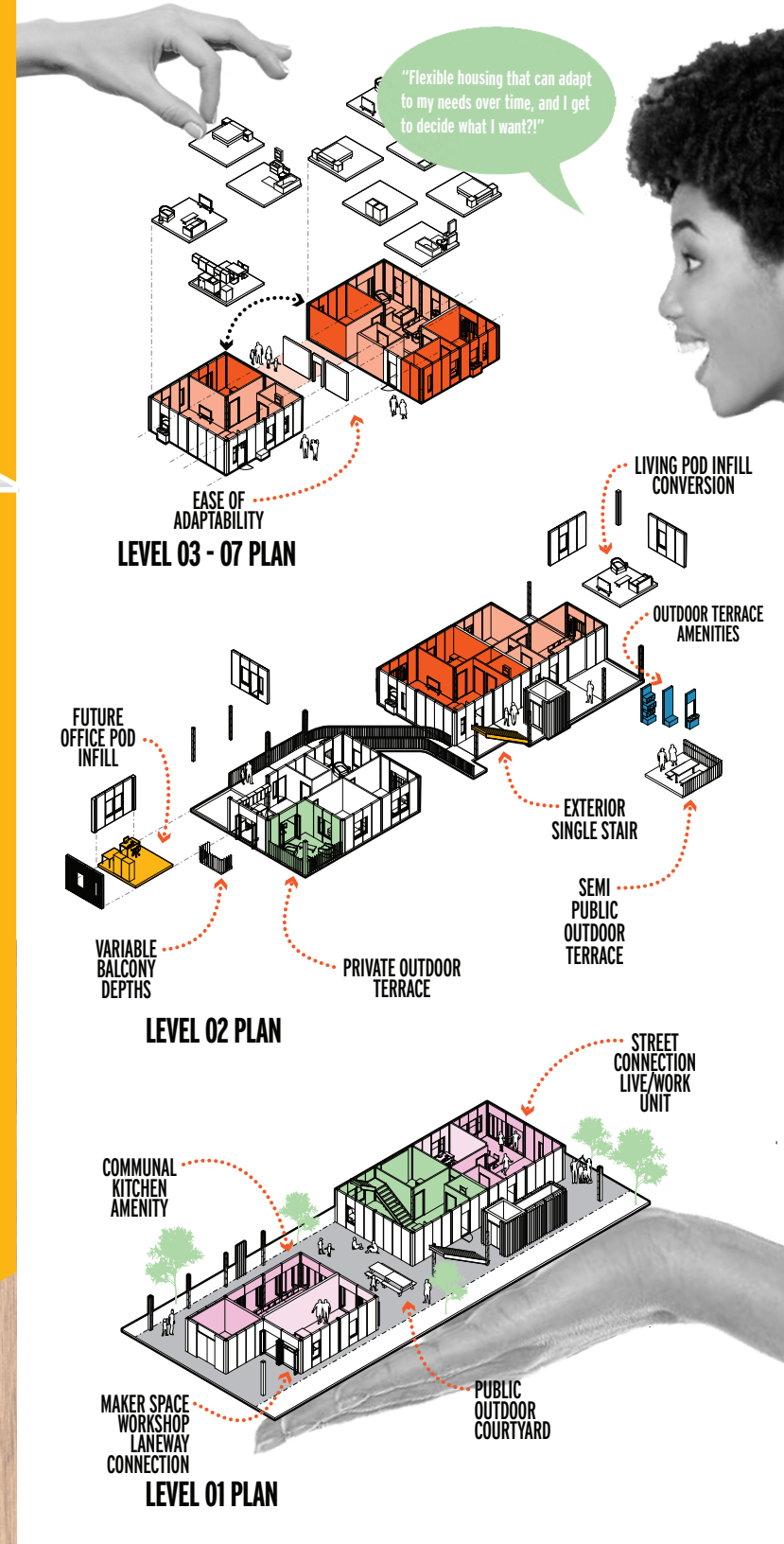
COMMUNITIES DESIGNED TO ACCOMMODATE AND SUPPORT INDIVIDUALS OF ALL AGES AND LIFE STAGES. THESE NEIGHBOURHOODS PROMOTE INCLUSIVITY, INTERGENERATIONAL CONNECTIONS, AND SOCIAL COHESION. WITH FLEXIBILITY BUILT INTO THEIR DESIGN, THEY ADAPT TO THE EVOLVING NEEDS OF RESIDENTS, WHETHER YOUNG FAMILIES, WORKING PROFESSIONALS, OR SENIORS. AMENITIES, SERVICES, AND INFRASTRUCTURE ARE DESIGNED TO BE ACCESSIBLE AND SUITABLE FOR EVERYONE, FOSTERING A SENSE OF BELONGING AND COMMUNITY ENGAGEMENT. BY ENCOURAGING INTERACTIONS AMONG DIFFERENT AGE GROUPS, THESE NEIGHBORHOODS CREATE A SUPPORTIVE ENVIRONMENT THAT ENRICHES THE LIVES OF ALL RESIDENTS AND PROMOTES LIFELONG WELLBEING.

COMMUNITY AMENITIES

MAXIMIZING LAND USAGE, PROMOTE WALKABILITY, AND CREATE VIBRANT COMMUNITIES. BY COMBINING RESIDENTIAL, COMMERCIAL, AND RECREATIONAL SPACES, THEY OFFER CONVENIENCE, REDUCE CAR DEPENDENCY, AND ENCOURAGE AN ACTIVE LIFESTYLE. ADDITIONALLY, THEY ENHANCE ECONOMIC VIABILITY BY SUPPORTING SMALL BUSINESSES AND INCREASING PROPERTY VALUES. IN SUMMARY, MIXED-USE BUILDINGS CONTRIBUTE TO SUSTAINABLE URBAN DEVELOPMENT AND ENRICH COMMUNITY LIFE.

ECONOMIC RATIONALE

	BASE CASE (MULTIPLE LOTS)	BLOC APPROACH (SINGLE LOT)
LOT AREA	22,500 SF	6,100 SF
NET BUILDING SIZE	47,800 SF	15,000 SF
NUMBER OF SUITES	75	17
NUMBER OF SUITES	90	26
LAND COSTS	\$18.9M	\$4.3M
CONSTRUCTION COSTS	\$27.3M	\$7.8M
TOTAL COSTS	\$46.2M	\$12.1M
COST PER SF	\$966.45/SF	\$803.67/SF
EXCLUSIONS (EXTERIOR CIRCULATION)		0.6 FSR
DENSITY	2.1 FSR	2.5 FSR
STEP CODE LEVEL	3	4



EASE OF ADAPTABILITY
LEVEL 03 - 07 PLAN

LIVING POD INFILL CONVERSION
OUTDOOR TERRACE AMENITIES
EXTERIOR SINGLE STAIR
SEMI PUBLIC OUTDOOR TERRACE
PRIVATE OUTDOOR TERRACE
LEVEL 02 PLAN

COMMUNAL KITCHEN AMENITY
STREET CONNECTION LIVE/WORK UNIT
PUBLIC OUTDOOR COURTYARD
MAKER SPACE WORKSHOP LANEWAY CONNECTION
LEVEL 01 PLAN

GATHERING IT ALL TOGETHER

Digital twinning technology through the BLOC digital platform allows real-time monitoring, simulation, analysis of building performance, design optimization and also promotes transparency, knowledge sharing, cost savings, and reduced waste.

Stairwells, balconies and circulation routes are activated to encourage the utilization of transition spaces as community amenity spaces that foster spontaneous interactions and connections throughout the community.

Biophilic elements offers numerous benefits that enhances community wellbeing. It also supports sustainable living by using eco-friendly and low embodied-carbon materials.

Flexible & adaptable semi-public amenity spaces can adapt to changing weather and changing uses from communal shared spaces to retail, cafes, daycares, gardens etc.

COMMUNITY KITCHEN

Multi-generational housing fosters social connections and intergenerational knowledge sharing. Residents can learn from one another and create safer, healthier environments in-person and through the BLOC platform.

Shared spaces encourage community members to connect, collaborate and build stronger relationships. They also allow for plentiful amenity spaces while keeping construction costs down

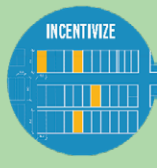
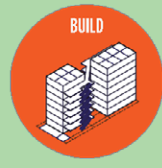
COMMUNITY MEMBERS CONVENE FOR A COMMUNITY GATHERING TO GET TO KNOW THEIR NEIGHBOURS, PROVIDE INPUT TO A NEW COMMUNITY BEING PLANNED, AND SPREAD THE WORD ABOUT THE NEW COMMUNITY-LED INITIATIVE, FACILITATED BY BLOC.

BLOC
MY COMMUNITY BOARD
COMMUNITY MEET-UP IN THE COURTYARD!

COMMUNITY BOARD
🔔 NEED HELP TO WALK THE DOG
👤 ANY ONE HAVE A TEXT I COULD BORROW



ENCODED DENSITY



THROUGH PURPOSEFUL URBAN INTERVENTIONS, RE-IMAGINING OF ZONING AND POLICY REQUIREMENTS, AND LEVERAGING DIGITAL TOOLS TO FOSTER COLLABORATION, BLOC CAN EMPOWER PEOPLE TO CREATE A FUTURE WHERE THE LARGER COMMUNITY CAN REVITALIZE THE HOUSING STOCK ON THEIR TERMS. ADOPTING ZONING AND POLICY CHANGES AND UTILIZING INNOVATIVE TECHNOLOGY THROUGH PREFAB WOOD CONSTRUCTION, A MORE PEOPLE-CENTRIC APPROACH TO COMMUNITY DEVELOPMENT COULD DIRECTLY ADDRESS THE CURRENT HOUSING CRISIS. THIS COULD BE THE BEGINNING OF A HOUSING REVOLUTION WHICH PUTS POWER IN THE HANDS OF THE PEOPLE, AND ALLOWS THEM TO SHAPE THEIR OWN FUTURE, MAKING HOUSING MORE SUSTAINABLE, ACCESSIBLE, AND AFFORDABLE FOR THE RESIDENTS THAT NEED IT MOST.

DESIGNING COMMUNITIES THAT ACCOMMODATE INDIVIDUALS OF ALL AGES AND LIFE STAGES, PROMOTING INCLUSIVITY, INTERGENERATIONAL CONNECTIONS, AND SOCIAL COHESION THROUGH ADAPTABLE AMENITIES AND INFRASTRUCTURE.

DIGITAL TWINNING IDENTIFIES THE CURRENT AND FUTURE COMMUNITY NEEDS IMPLEMENTING SMART TECHNOLOGIES LIKE DIGITAL TWINNING TO GATHER AND ANALYZE DATA FOR IMPROVING COMMUNITY SERVICES AND QUALITY OF LIFE, ENABLING FASTER AND MORE CONFIDENT DECISION-MAKING FOR FUTURE DEVELOPMENTS.

BLOC COMMUNITIES

MASS TIMBER ASSEMBLY PLANT
MODULAR BUILDING COMPONENTS DESIGNS PRESENT AN OPPORTUNITY FOR BUILDERS TO PREFABRICATE COMPONENTS IN AN ASSEMBLY LINE TO REDUCE CONSTRUCTION COSTS FURTHER.

HAIR SALON

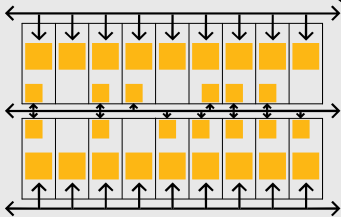
ORGANIC CONNECTIONS UTILIZING INNOVATIVE ARCHITECTURE, MIXED-USE DEVELOPMENTS, AND PUBLIC ART TO CREATE ENGAGING ENVIRONMENTS THAT REFLECT THE COMMUNITY'S IDENTITY, FOSTERING INTERACTIONS, ECONOMIC OPPORTUNITIES, AND WELL-BEING.

COFFEE SHOP

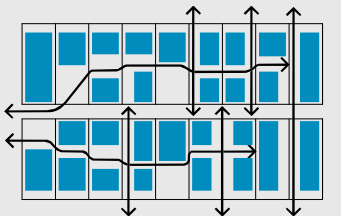
POTTERY STUDIO

DENTIST OFFICE

ACTIVE PATHWAYS



CURRENT DEVELOPMENT SCENARIO



ORGANIC DEVELOPMENT WITH DYNAMIC CONNECTION

MAXIMIZING LAND USAGE AND PROMOTING WALKABILITY BY REMOVING PHYSICAL BARRIERS BETWEEN DEVELOPMENTS AND PROVIDING MIXED-USE SPACES TO ENHANCE CONVENIENCE, REDUCE CAR DEPENDENCY, SUPPORT SMALL BUSINESSES AND CONTRIBUTING TO SUSTAINABLE URBAN DEVELOPMENT.

ENCOURAGING ACTIVE PARTICIPATION FROM RESIDENTS, ORGANIZATIONS, AND STAKEHOLDERS IN SHAPING NEIGHBOURHOOD GROWTH AND DEVELOPMENT, FOSTERING A SENSE OF OWNERSHIP, PRIDE, AND RESPONSIBILITY TO ENSURE ALIGNMENT WITH COMMUNITY NEEDS, VALUES, AND ASPIRATIONS, LEADING TO MORE SUSTAINABLE, RESILIENT, AND COHESIVE COMMUNITIES.

THE VANCOUVER SUN

April 3rd, 2026

Edition 33490

ROADBLOCKS TO AFFORDABLE HOUSING REMOVED WITH NEW COMMUNITY PLATFORM FOR INCREASING DENSITY
COUNCIL APPROVES COMMUNITY APPROACH TO MIXED-USE DEVELOPMENT