

sharing
is the
core thing!

Catalyst for Affordability

We believe in community-based housing as a solution for affordability, viewing codes and regulations not as barriers but as 'catalysts' for community engagement and fostering neighborly bonds. The revision of codes to facilitate affordable, community-centric, and environmentally sustainable housing is crucial. We find the opportunity to streamline the design and expand the social roles of circulation spaces to craft homes that are not only efficient but also rich in social vibrancy.

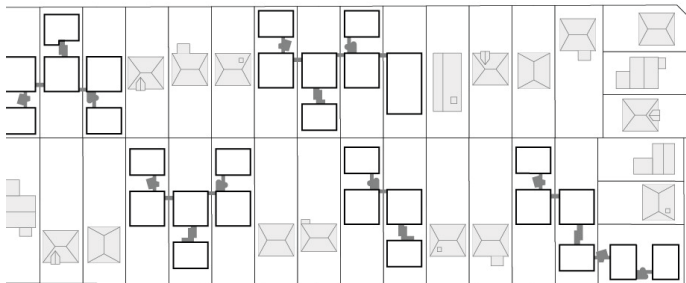
Collective Community

Our project reimagines community within urban landscapes, acknowledging the evolving nature of social interactions and spatial dynamics. It suggests

that community isn't confined to singular spaces but rather dispersed throughout the urban fabric. Instead of unchanging ownership paradigms, it promotes collective spaces that foster shared experiences and solidarity among city dwellers.

Sustainable Diversity

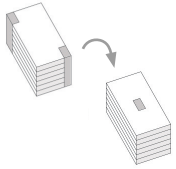
The project outlines urban design principles and initiatives such as commoning corps and mixed-use densification, aimed at creating interconnected networks of shared resources and expertise. It emphasizes the active role of residents in shaping and participating in these communal spaces, highlighting the transformative potential of collective action and engagement in urban development.



blueprints for urban harmony

The proposed de-codes advocate for a shift from the singular notion of "community" to embracing diverse "communities" within a common ground. It aims to mediate between different habitats, fostering inclusivity and synergy in the era where we hunt for norms in unpredictable societies.

1. Point Access Block

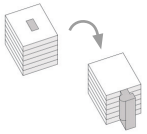


De-Code BC Code 3.4.2.1

Opportunity More efficient floor usage, natural ventilation, and various unit options, ultimately increasing affordability.

Precedent In France and many other parts of the world, point access blocks are permitted; interestingly, France also accommodates winder stairs.

2. Incentive for External Stairs with Communal Connection

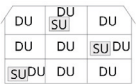


De-Code Floor Area Incentive, Zoning and Development By Law

Opportunity Community connections through circulation space can be encouraged by incentivizing the external stairs which connect neighbors and communal spaces.

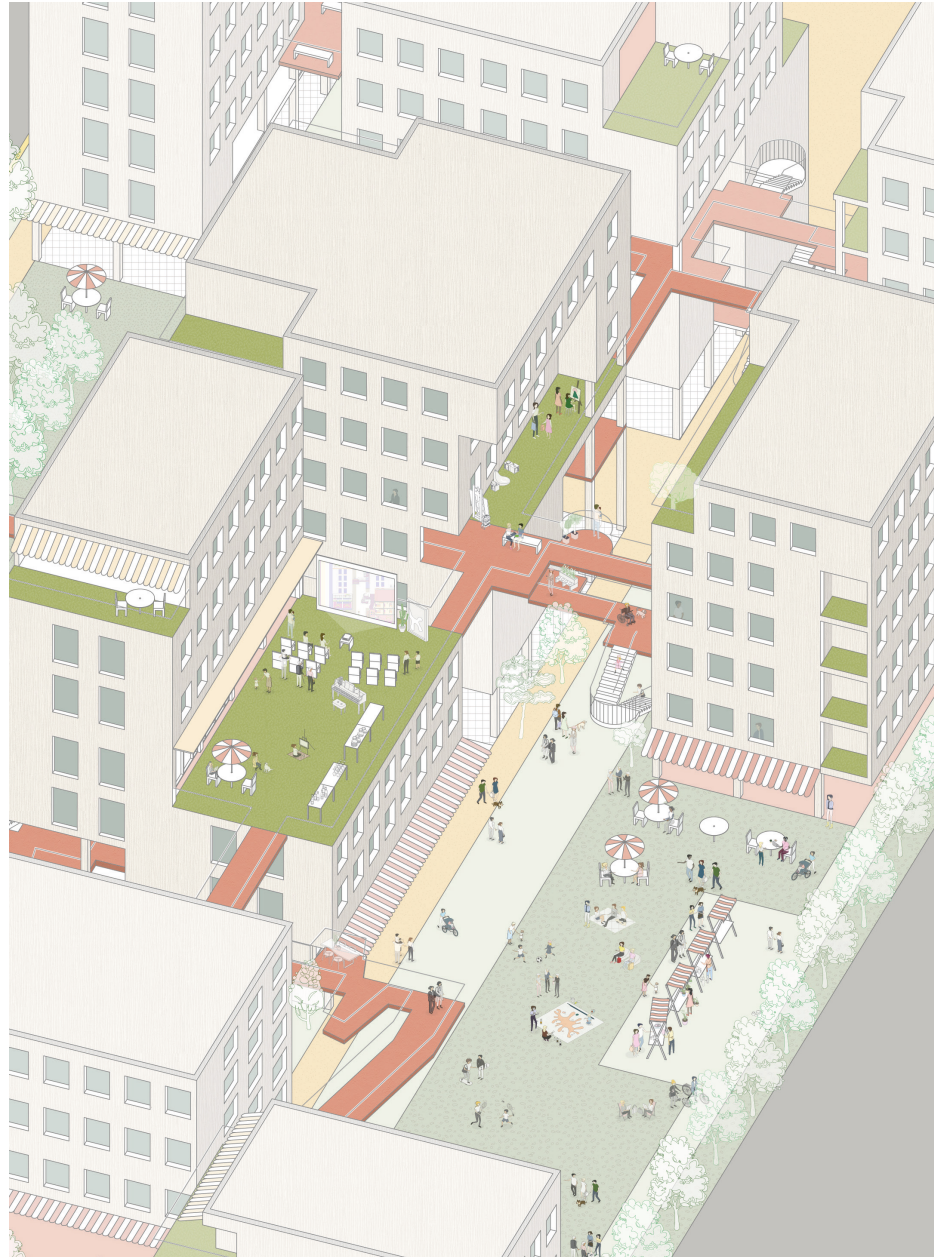
Precedent In South Korea('85 to '92), external stairs under 1m in width were excluded from the FAR, encouraging external stairs connected to the street flow.

3. Secondary Unit Vertical Distribution

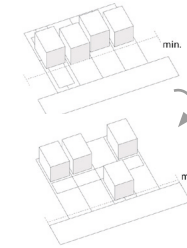


De-Code British Columbia Building Code 2018 Revision regarding Secondary Units

Opportunity BC Code 2018 relaxed many restrictions on secondary units, but still requires horizon adjacency. Going further and allowing for vertical distribution of secondary units would create diverse options, greatly enhancing affordability.



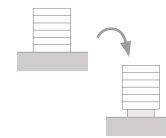
4. Flexible Yard Distance



De-Code Front and Rear Yard Regulation, Zoning and Development By Law

Opportunity Yard regulations typically restrict building placement, but flexible site placement can create varied open spaces benefiting residents and neighbors.

5. Flexible Height Limit

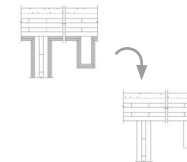


De-Code Building Height Regulation, Zoning and Development By Law

Opportunity if the height limit is alleviated to the extent that it provides public space, it would encourage a mixture of programs.

Precedent In South Korea, 2000-, if the ground floor of a multifamily house is used for parking, it doesn't count towards the maximum number of floors allowed..

6. Alleviation of Encapsulation Ratings



De-Code EMTC Requirement

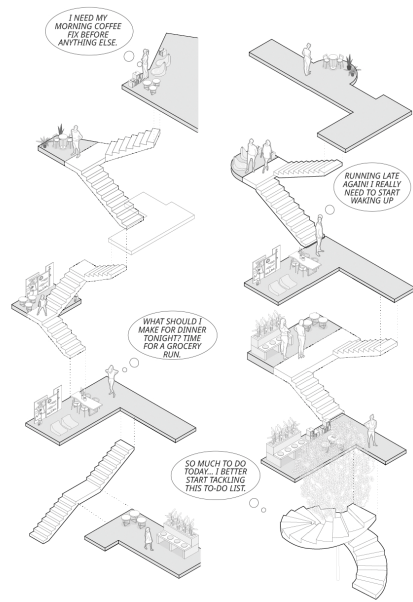
Opportunity Alleviation of the encapsulation ratings for timber structures, while ensuring structural safety, substantially reduces interior construction costs while also enhancing aesthetic appeal.

staircase symphony

In envisioning a communal ethos within urban landscapes, 'Sharing is the Core Thing!' introduces five innovative urban design principles to shape this shared network:

- 1. Staircase Symphony:** Encouraging shared spaces like stairwells as hubs for interaction.
- 2. Courtyard Conversations:** Transforming hidden corners into vibrant meeting spots.
- 3. Rooftop Retreats:** Creating communal spaces atop buildings for relaxation and socialising.
- 4. Alleyway Alliances:** Revitalising neglected alleys as lively community hubs.
- 5. Parklet Paradigms:** Converting parking spaces into green oases for communal gatherings.

Staircase Catalogue

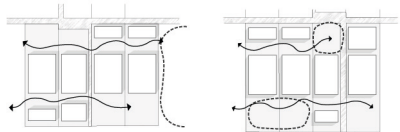


Residents' Ramblings: Dive into the delightful chaos of creativity! Let your thoughts flow freely as you scribble, share, and sprinkle a touch of sparkle with fellow residents.

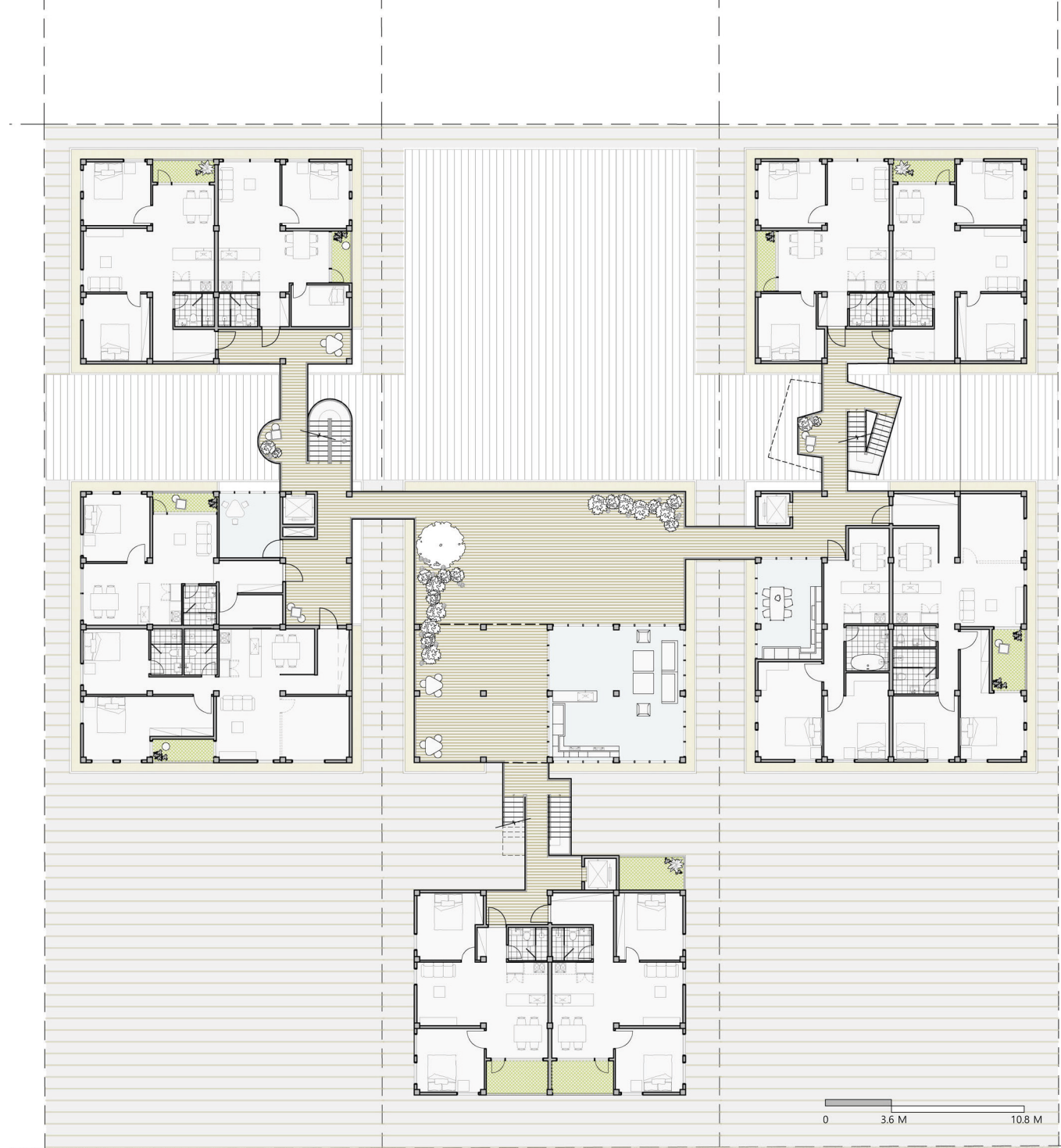
Art Adventures: Embark on a journey of imagination! Unleash your inner artist as you doodle, create, and proudly showcase your masterpieces along the whimsically adorned Stitched Staircase.

Nature's Nook: Step into a serene sanctuary amidst the bustling cityscape! Wander through the tranquil surroundings of the Stitched Staircase, where every corner invites you to wonder, wander, and lose yourself in nature's soothing embrace.

Creating Neighborhood



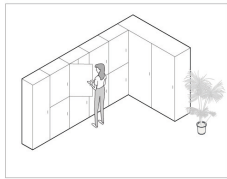
The formation of diverse open spaces and the establishment of relationships between areas of various sizes can be achieved by working together with the surrounding buildings.



interweaving spaces

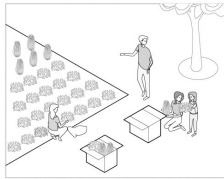
By fostering a "Commoners Corps" and promoting access, neighbours are empowered to actively participate in shaping their shared environment. This collective effort transforms individual spaces into a cohesive network, greater than the sum of its parts.

Affordable housing projects become more financially viable when they incorporate commercial uses, since retail and office spaces can provide financial support to both the residents and the community



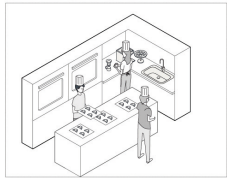
Storage

Several cubicles are rented to operate a storage facility.



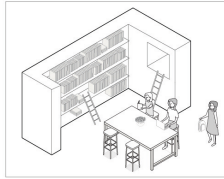
Urban Farming

Organic vegetables are cultivated by renting shared space.



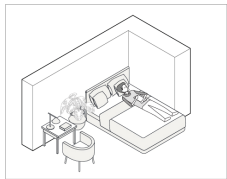
Bar

Open space is renovated to operate a bar.



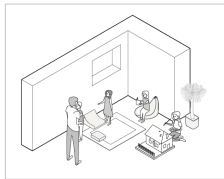
Library

Multiple cubicles are rented to use as an office with attached shelves.



Accommodation

Cubicles are rented vertically to operate a makeshift lodging facility.



Childcare

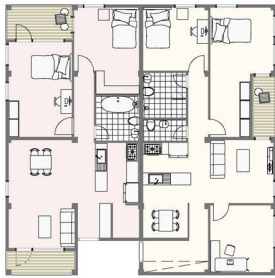
Open space is rented to operate a childcare classroom.



flexible diversity

Flexible unit layouts in affordable housing enhance adaptability and space efficiency, catering to diverse resident needs and reducing the necessity for costly moves. These designs boost marketability and sustainability by minimizing renovations and appeal broadly across demographics. Moreover, they foster community through shared, versatile spaces, offering a comprehensive solution that balances individual preferences with environmental considerations, thereby streamlining the approach to affordable living.

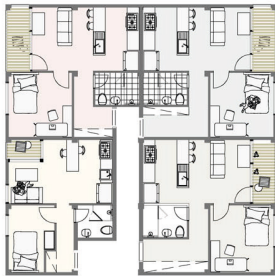
Flexible Unit Variation



2BR+2BR



1BR+3BR



1BR+1BR+1BR+1BR



Double Height



1BR+1BR+1BR+Common Area



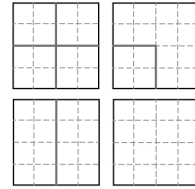
2BR+Common Area



tribute to community and nature

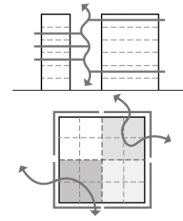
Our design philosophy merges carbon and cost efficiency with community well-being, utilizing decarbonized materials like mass timber to slash carbon emissions and optimize natural light and ventilation, reducing reliance on artificial means and enhancing communal spaces. Innovations like social staircases foster resident interaction and well-being, highlighting our commitment to eco-friendly, community-centric urban living.

Simultaneously, a community based business plan targets local housing needs through inclusivity, sustainability, and community engagement. It emphasizes affordable housing, sustainable development, economic growth, and the creation of communal amenities, guided by governance that involves community in management decisions. This dual approach not only addresses environmental concerns but also bolsters community ties and well-being, presenting a holistic vision for sustainable, inclusive urban development.



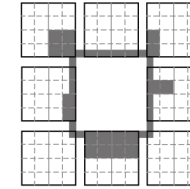
Flexible Planning

The modular building facilitates easy construction in terms of time and cost with adaptable spatial divisions that can accommodate all users.



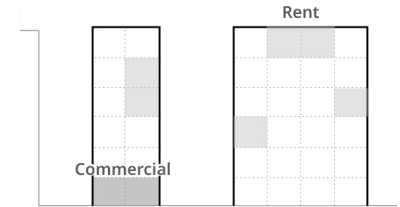
Carbon Saving

Vertical ventilation is implemented in each building through the separation of two masses. By doing so, each unit will have a minimum of two openings for fresh air.



Accessibility

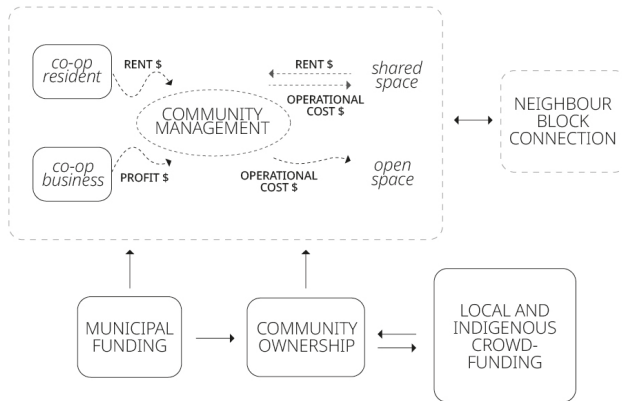
Offering a range of community spaces can contribute to cost savings.



Co-op Business

Providing rental spaces generates various sources of income, leading to a cycle of sustainability.

Community Based Business Plan



Pro Forma

Building Type:	BASE CASE	UNITS	SUBMISSION	NOTES
6-story wood frame building to Step Code 4.	6-story wood frame building to Step Code 3.			
FSR:	2.5		2.37	
Lot Size:	22,500		31,778	
Gross Building Size	56,250	SF	76,426(69,606)	(incentive proposal)
Net Building Size	47,800	SF	67,654	
Efficiency (net/gross)	85%		90%(96%)	(incentive proposal)
Number of residential units	65		72	
Number of bedrooms	90		180	
Shared social space	1,500	SF	1,468	
Square footage of commercial/retail space	0	SF	1,187	
Construction Costs:				
Concrete	MULTIPLIER \$340	UNITS SF	\$0	\$0
Wood	\$275	SF	\$15,468,750	\$16,813,720
Elevator	\$40,000 per stop		\$240,000	\$280,000
Parking	\$90,000 per stall		\$4,095,000	\$4,536,000
Step Code 3	-12%			
Other				
TOTAL			\$19,803,750	\$19,034,154
TOTAL Construction Costs (Soft Costs not included)			\$19,803,750	\$19,034,154
TOTAL			\$19,803,750	\$19,034,154

