

FROM NIMBY TO NIMBY

(From "Not In My Back Yard!" To "Neat, It's A Mid-rise Building Ya'!!!")

From NIMBY to NIMBY (From "Not In My Backyard!" to "Neat, It's a Mid-rise Building, Ya'!!!") aims to change the often negative public perception of high-density developments in predominantly single-family neighbourhoods. Despite the growing need for more housing due to the escalating affordability crisis, resistance to such developments is still strong. This project hopes to shift their perspective so that they welcome the density, not resist it.

From NIMBY to NIMBY endeavours to convince NIMBYs into becoming Mid-rise loving supporters by focusing on two aspects: form and amenities.

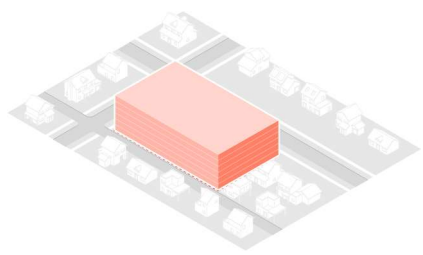
In terms of form, the building's massing will respect neighbouring properties by stepping down to a comparable height of 3-4 stories

and providing extra setback. This ensures that the building is imposing on the neighbours and mitigates concerns about overshadowing and overlook. The corner at the intersection will be built to the maximum height of 6 stories to ensure sufficient density while providing a vibrant focal point for the neighbourhood ("Meet me at the pointy building!").

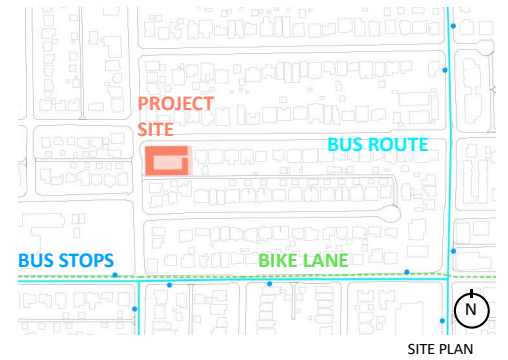
As for amenities, the project aims to be a neighbourhood hub, offering residents and neighbours a place to shop, socialize, and come together to engage in various activities without having to travel far. The inclusion of ground-floor retail spaces adds convenience and vitality to the area, while creating opportunities for local businesses to thrive. The large central courtyard offers a space for gathering, relaxation, and recreation, a hidden neighbourhood oasis.



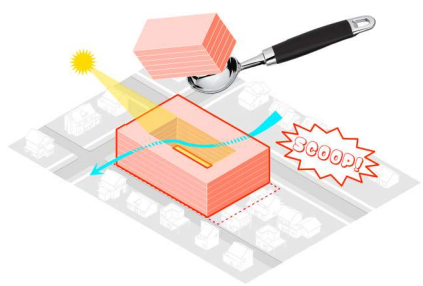
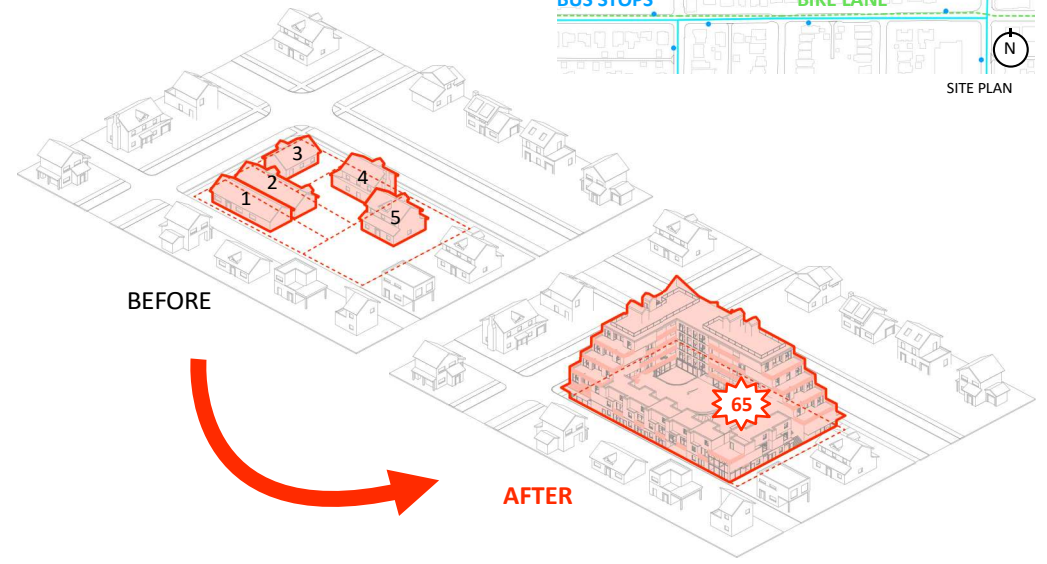
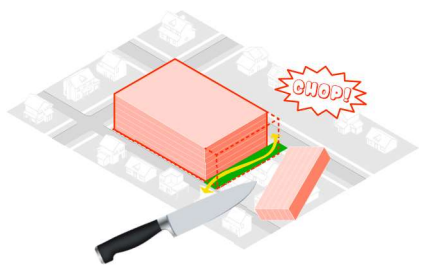
THE BIG MOVES



1
Starting with a block, six stories high, taking up the entire site, we see that it needs a little work to be more considerate to our neighbours.

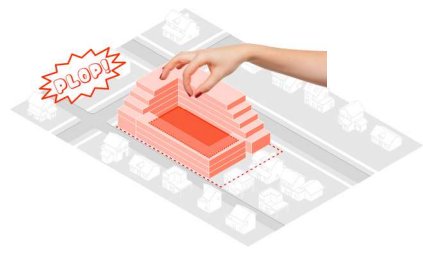
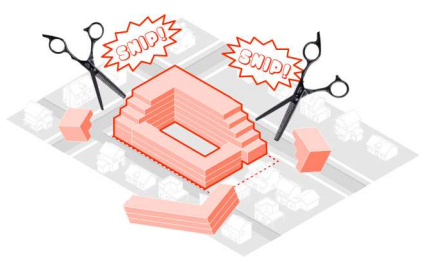


2
Let's chop 15' off the east end so we're not too close to our neighbour. It also becomes a thoroughfare to get from the street to the lane.



3
Now, how about we scoop out the middle section to create a nice courtyard in the middle? Let there be natural light and cross ventilation for all the units!

4
Hmm, it's still looking a little chunky. Time to trim the excess from the sides and the back, while keeping the front corner at intact.



5
The cherry on top is an elevated courtyard with landscaping and seating around which the amenity spaces and residential units look into.





RETAIL @ CORNER



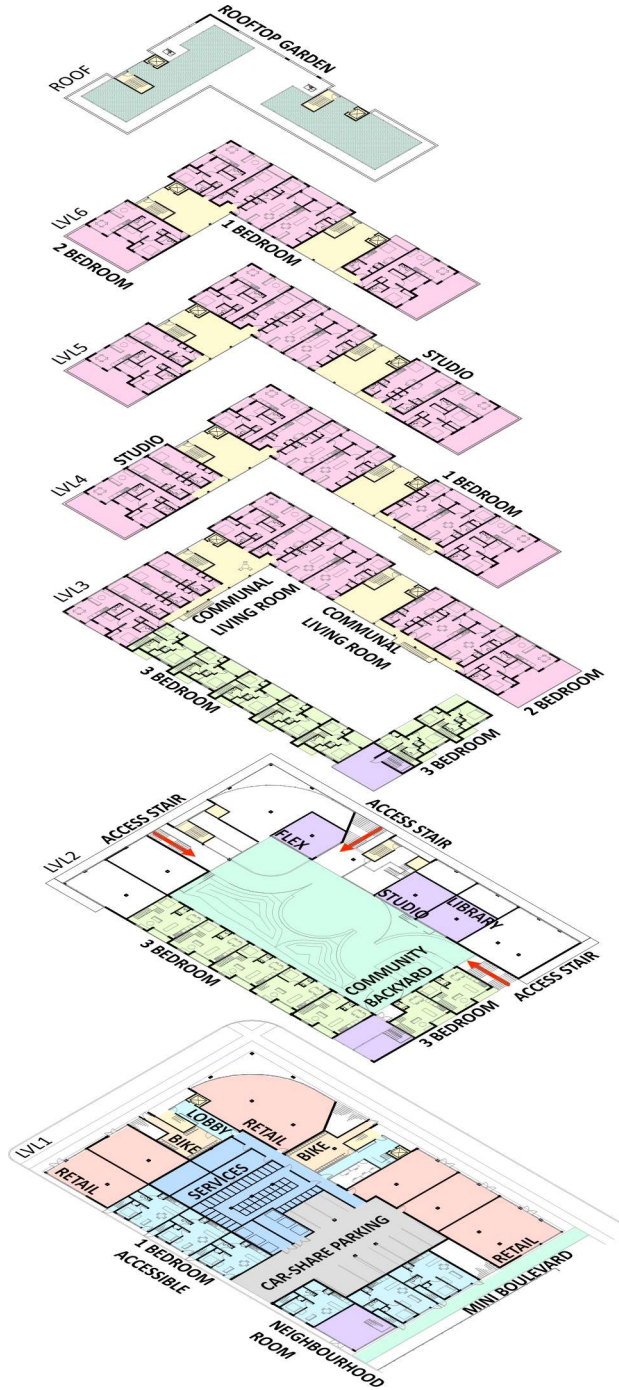
COMMUNAL LIVING ROOM



WEST ENTRY



COURTYARD



Mini Boulevard

The Mini Boulevard is a public pedestrian path between the project lot and the neighbour. It is lined with a bioswale and trees on one side to provide a visual and acoustic buffer.

Communal Living Room

The Community Living Room is a semi-private/public space located at each landing, shared by 4-7 units. The room is open to both the street side and the courtyard. A space for chance encounters.

Amenity Rooms (Flex, Studio, & Library)

The building contains a series of amenity rooms that provide a range of programs for community oriented activities. The rooms are accessed from the courtyard.

Neighbourhood Room

The Neighbourhood room is located at the corner of the lot where the mini boulevard meets the lane. This room is rented by the hour to anyone in the neighbourhood. The space has a mezzanine and a rooftop and can be accessed from the lane or the courtyard.

Parking

The building will have 8 parking stalls for car-share, visitor, and commercial use. The property is fairly accessible being in close proximity to two major bus routes and a bicycle lane. The assumption is that the neighbourhood will be developed with similar projects offering amenities and shops, limiting the need for personal vehicles.



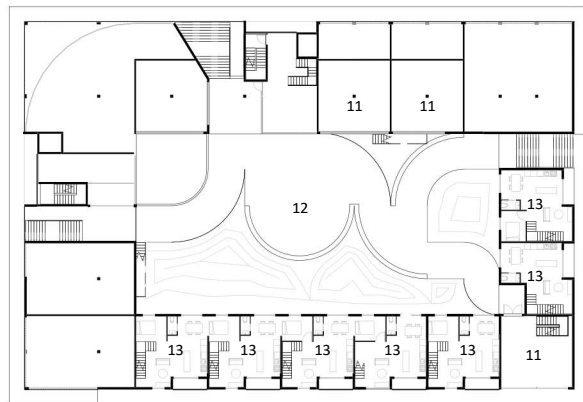
NEIGHBOURHOOD ROOM



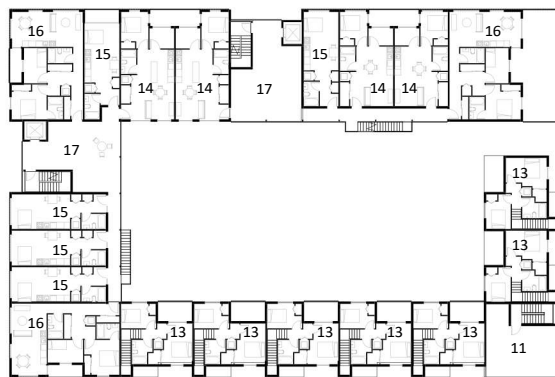
MINI BOULEVARD



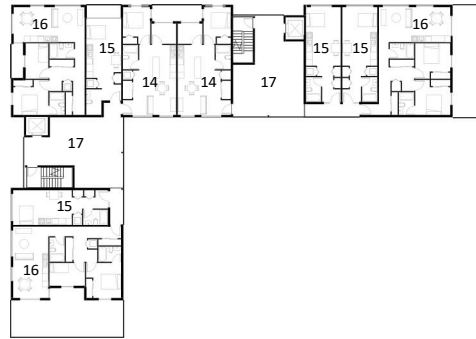
LVL 1



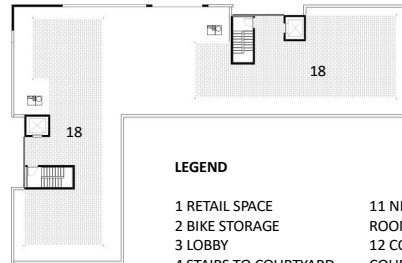
LVL 2



LVL 3



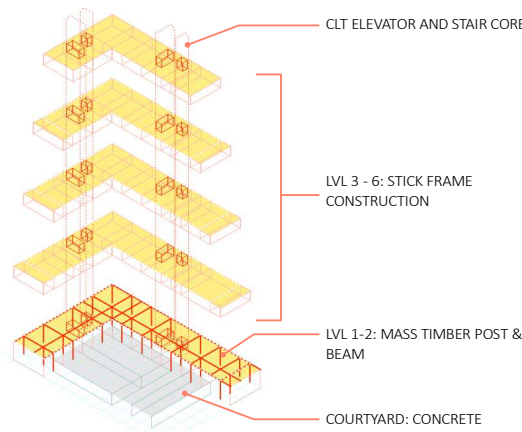
LVL 4-6



ROOF

LEGEND

- 1 RETAIL SPACE
- 2 BIKE STORAGE
- 3 LOBBY
- 4 STAIRS TO COURTYARD
- 5 OFFICE
- 6 STORAGE
- 7 SERVICES
- 8 GARBAGE
- 9 CAR SHARE & VISITOR PARKING
- 10 ACCESSIBLE 1BD UNIT
- 11 NEIGHBOURHOOD ROOM
- 12 COMMUNAL COURTYARD
- 13 3BD TOWNHOUSE
- 14 1BD UNIT
- 15 STUDIO UNIT
- 16 2BD UNIT
- 17 COMMUNAL LIVING ROOM
- 18 ROOF TOP GARDEN



STRUCTURE DIAGRAM

PROFORMA

	Base Case	PROPOSAL
Building Type:	6-storey wood frame building to Step Code 4.	6-storey wood frame building to Step Code 4.
FSR:	2.5	2.8
Lot Size:	22,500 sf	25,000 sf
Gross Building Size	56,250 sf	70,000 sf
Net Building Size	47,800 sf	51,000 sf
Efficiency (net/gross)	85%	72.86%
Number of residential units	65	65
Studio (330- 380 sf)		15
1 Bedroom (525- 620 sf)		23
2 Bedroom (820- 890 sf)		20
3 Bedroom (935 sf)		7
Number of bedrooms	90	84
Shared social space	1,500 sf	13,700 sf
Retail space (860- 2000 sf)	0	6,825 sf
Land Costs		
Land Value	\$275	\$275
Assembly Premium	20%	20%
Land Cost Subtotal	\$7,425,000	\$8,250,000
Construction Costs		
Concrete (\$340 psf)	\$0	\$1,122,000
Wood (\$275 psf)	\$15,468,750	\$14,932,500
Mass Timber (\$320 psf)		\$2,784,000
Elevator (\$40k per stop)	\$240,000	\$480,000
Parking (\$90k per stall)	\$4,095,000	\$720,000
# of stalls	45	8 Car Share
Construction Cost Subtotal	\$19,803,750	\$20,038,500
TOTAL		
Land Costs	\$7,425,000	\$8,250,000
Construction Costs	\$19,803,750	\$20,038,500
(Soft Costs not included)	0	\$0
TOTAL	\$27,228,750	\$28,288,500

Construction

The building consists of an L-shaped block in the front facing the streets that goes up to six stories high, and a three-story high stacked townhouse portion facing the laneway and adjacent property. Mass timber post and beam construction is utilized for the double-height retail spaces. The rest of the building is stick frame wood construction. The walls are aligned to minimize the need for transfer beams. The elevator and stairs are encased in CLT panels. The structure for the courtyard, which sits above services and parking, is concrete.

Code & Bylaw

This project proposes to take advantage of the BC government's proposal to allow single exits from multifamily buildings up to six stories high. Also called Point Access Blocks, this change eliminates the need for long double-loaded corridors and allow greater flexibility in unit types, sizes, and orientation.

Amenities

The lack of underground parking and adoption of single stair blocks offer significant savings to the project that can be redistributed to amenities on site. This project provides a total of 13,700 sf of shared social and amenity spaces to the residents and public.

Retail

The ground floor retail units may be included as part of the strat title and collectively owned by the residents, which will offer a revenue stream.

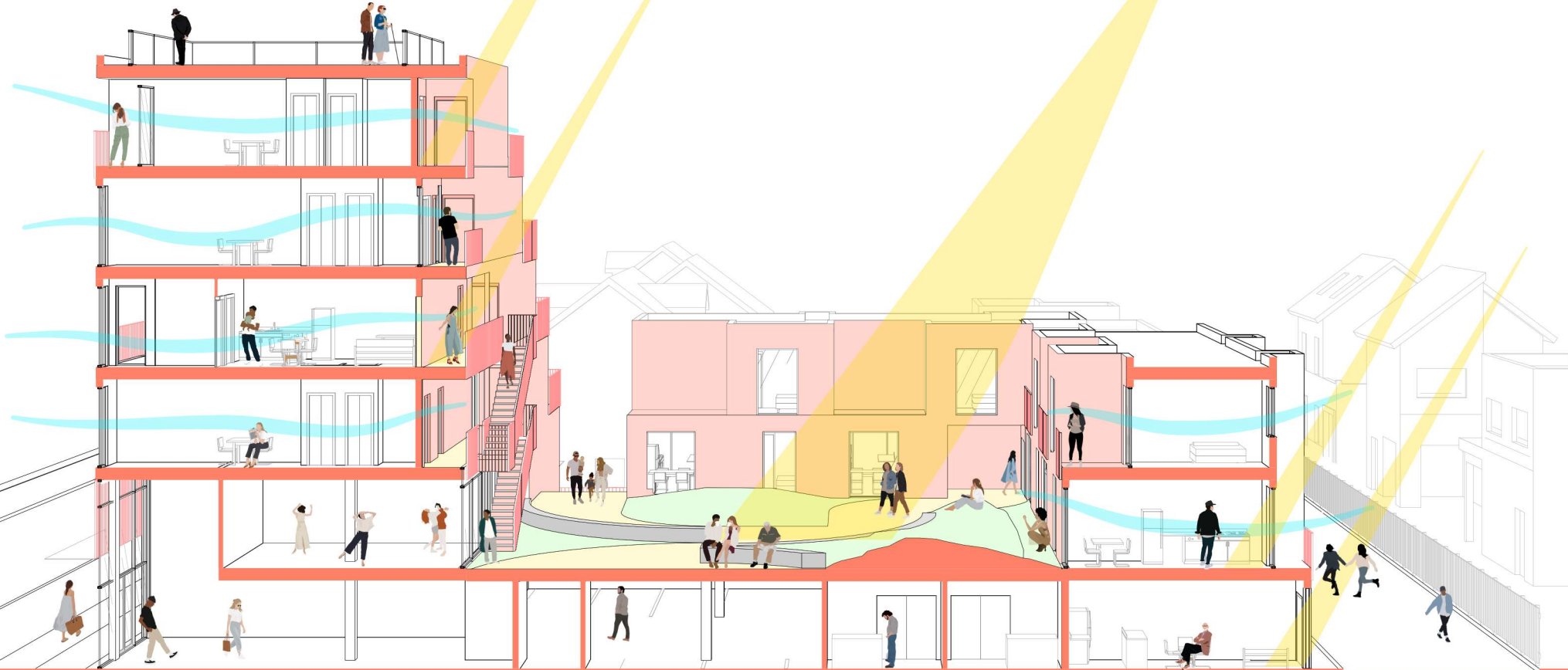
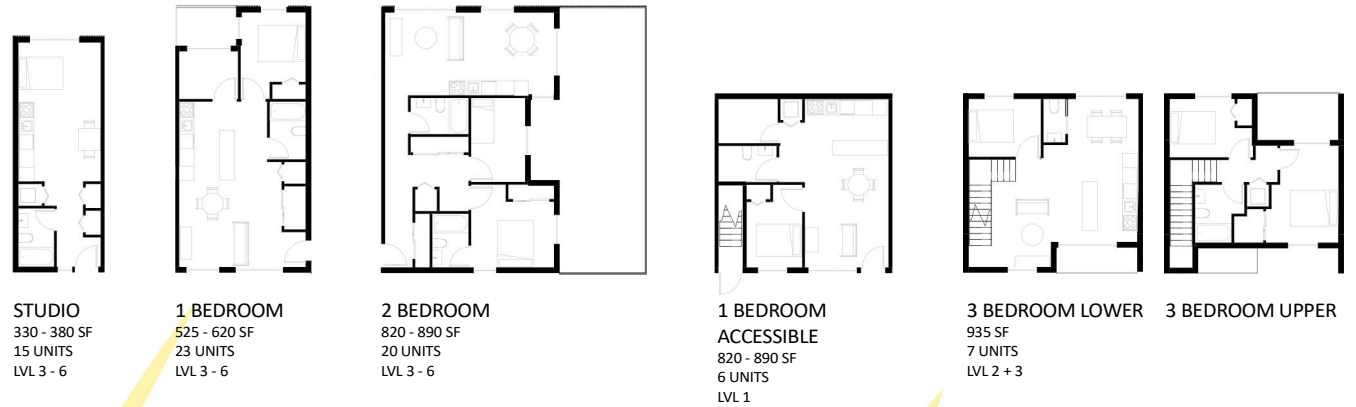
Passive Strategies

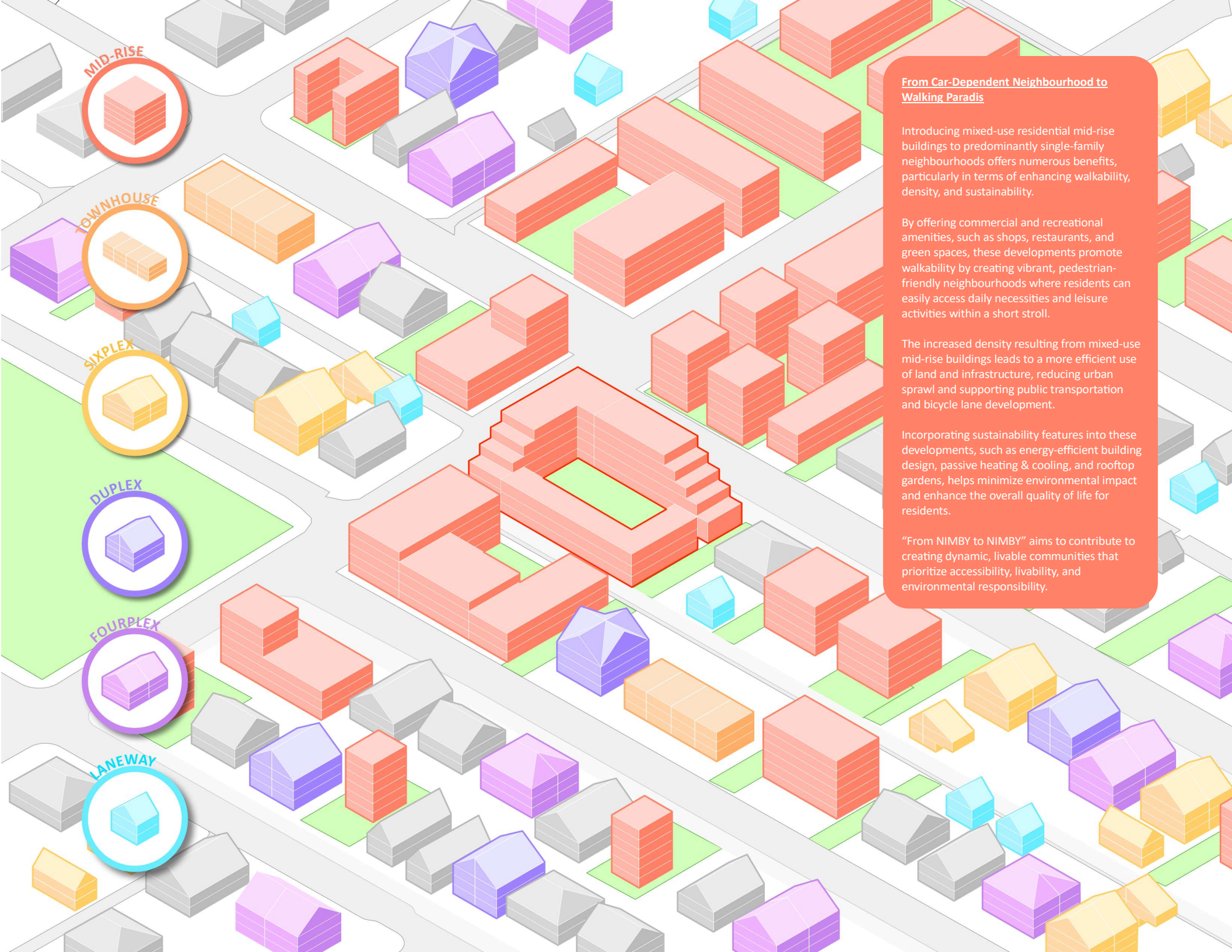
The building is designed to maximize passive heating and cooling, thereby reducing reliance on mechanical units for comfort and lowering electricity demand.

The majority of the building is oriented east-west, allowing for southern exposure. The massing is designed such that the southern building (the stacked townhouses) is only three stories high, ensuring ample sunlight in the courtyard and the six-story block to the north.

Apart from the ground floor accessible units, all other units have at least two opposing exterior faces, allowing for cross ventilation and natural light from multiple angles.

In addition to saving energy, these passive attributes contribute to a more comfortable and pleasant living space, regardless of size or location of the unit within the building





From Car-Dependent Neighbourhood to Walking Paradis

Introducing mixed-use residential mid-rise buildings to predominantly single-family neighbourhoods offers numerous benefits, particularly in terms of enhancing walkability, density, and sustainability.

By offering commercial and recreational amenities, such as shops, restaurants, and green spaces, these developments promote walkability by creating vibrant, pedestrian-friendly neighbourhoods where residents can easily access daily necessities and leisure activities within a short stroll.

The increased density resulting from mixed-use mid-rise buildings leads to a more efficient use of land and infrastructure, reducing urban sprawl and supporting public transportation and bicycle lane development.

Incorporating sustainability features into these developments, such as energy-efficient building design, passive heating & cooling, and rooftop gardens, helps minimize environmental impact and enhance the overall quality of life for residents.

“From NIMBY to NIMBY” aims to contribute to creating dynamic, livable communities that prioritize accessibility, livability, and environmental responsibility.