

Co-living Quadplex



Principles & Goals

1. Quadruple occupant density from 1 family to 4 families
2. Provide a separate dedicated office for the 4 families to share.
3. Provide private 2 stall parking garages to each resident so to not burden public street parking
4. Provide ample high quality outdoor social space for residents and the community
5. Offer a nodal model of development for pedestrian focused urbanism (10 minute city)
6. Leasehold bargain - Owners can sell land to municipalities in exchange for bonus density and financing partnerships. Landowners maintain 100 year leases on properties.
7. Potential for Coliving and Cohousing variations

This proposal observes the struggles many families and individuals have faced working from home during COVID-19. The collapse of work space from home space has led to strained relationships, lost productivity and added stress. This modest proposal seeks to add an office space in a quadplex development for residents to offer a psychological and physical "separation" between "home" and "work". Furthermore it avoids lot consolidation to minimize speculation and land price increase. Using 1 lot it seeks to quadruple the occupant density from 1 family to 4

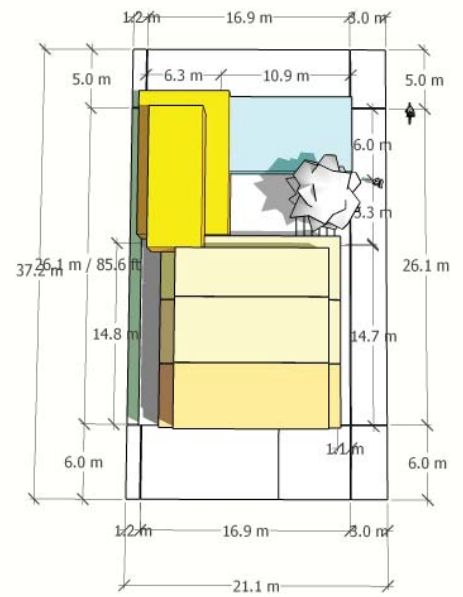
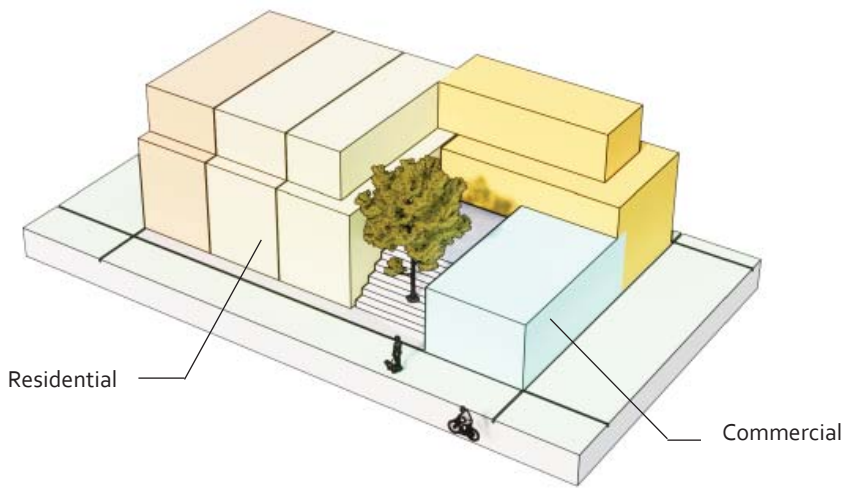
Project Stats

Site Area: 8444 Sf
Zoning: RT-1 (Neighborhood)
Allowable FAR: 0.5 (Up to 0.75 with parking exclusion)
Setbacks: Front 5m
Rear 6m
Side 1.2m
Street side 3.0m

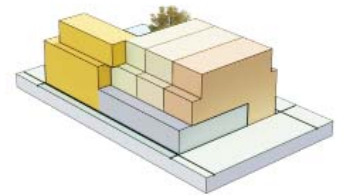
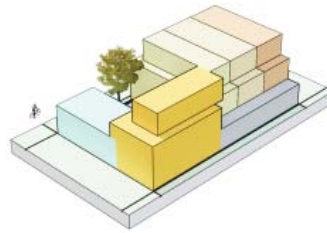
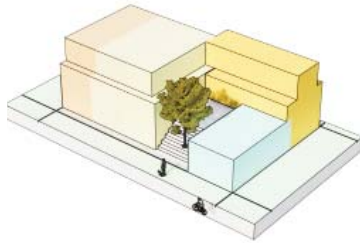
Proposed Area: 7600 Sf
Proposed FAR: 0.9 FAR
0.75 Residential + 0.15 Commercial Bonus

Unit 1 (4 bed): 1610 sf
Unit 2 (3 bed): 1350 sf
Unit 3 (3 bed): 1350 sf
Unit 4 (3 bed): 1350 sf

Commercial: 850 sf



The corner is dissolved to maximize daylight onto roof areas and minimize shadows. The 3rd level is stepped back to minimize impact on neighbors and provide outdoor terraces for residences



Material shift helps reduce scale

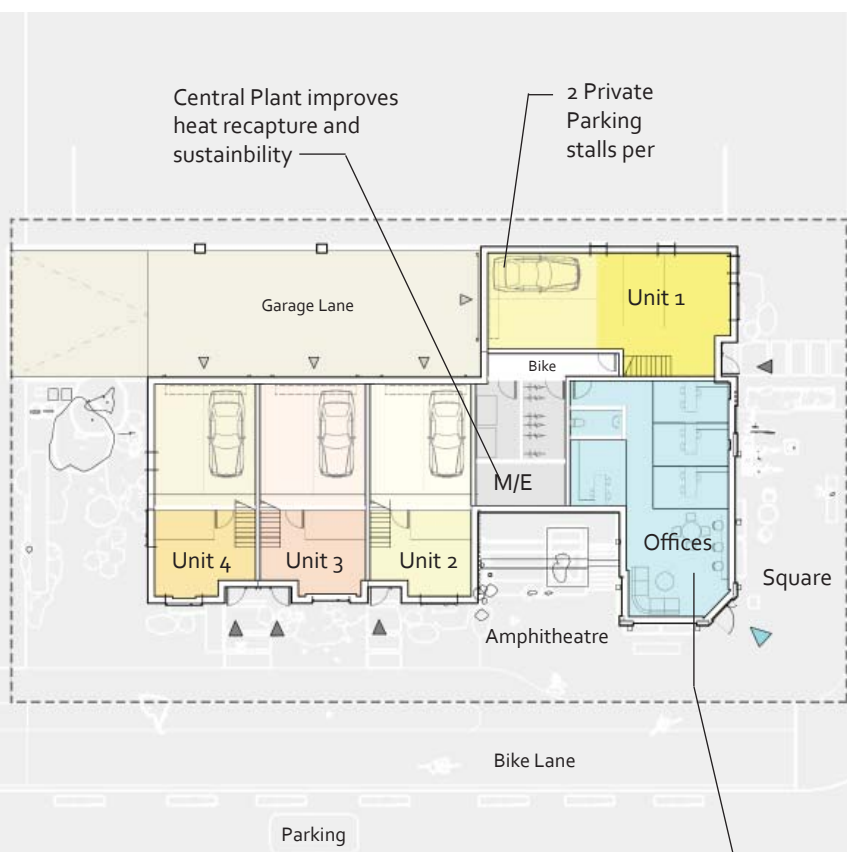
3 Stories and residential form to integrate with neighboring buildings

Pocket Park for community use

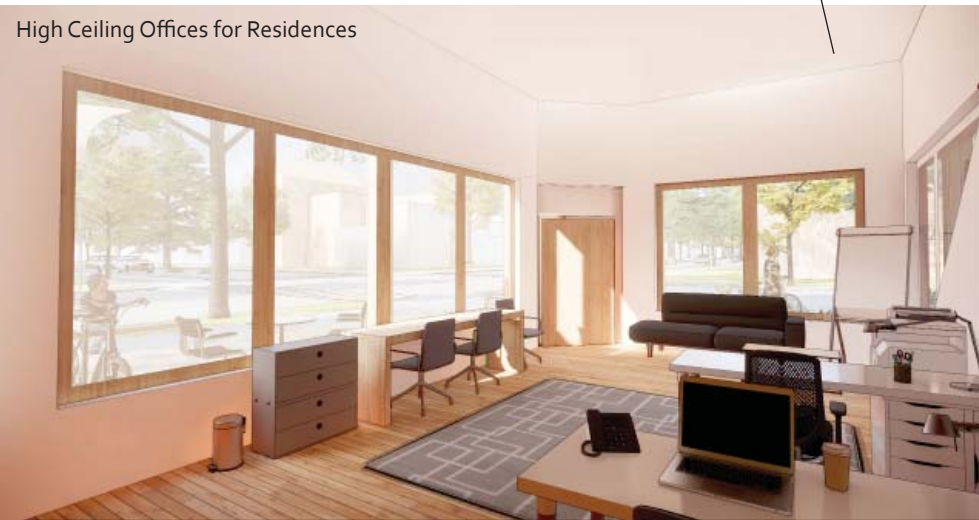
Rooftop Terrace

Offices Space for Residences





High Ceiling Offices for Residences

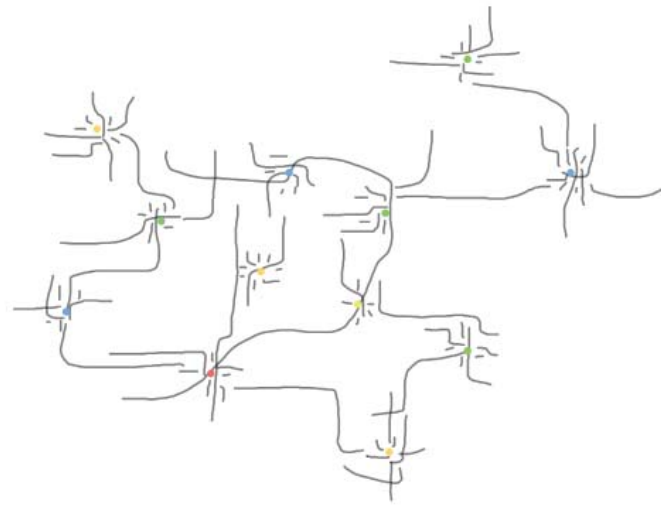
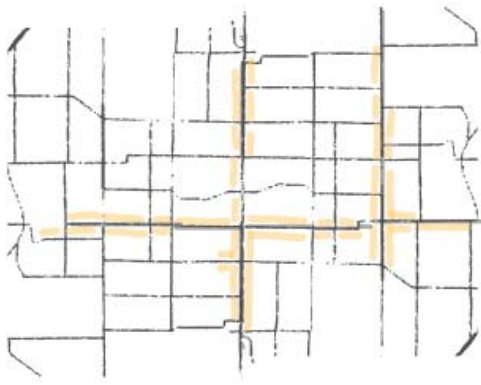




View overlooking amphitheatre and rooftop terraces

The amphitheatre and Rooftop Terraces become a place for residences and the neighborhood to enjoy and connect.

Regular daily uses as well as specialized and seasonal uses are all imagined. Outdoor Cinema, Performances, Rooftop gardening, and sunbathing, reading, and sitting.

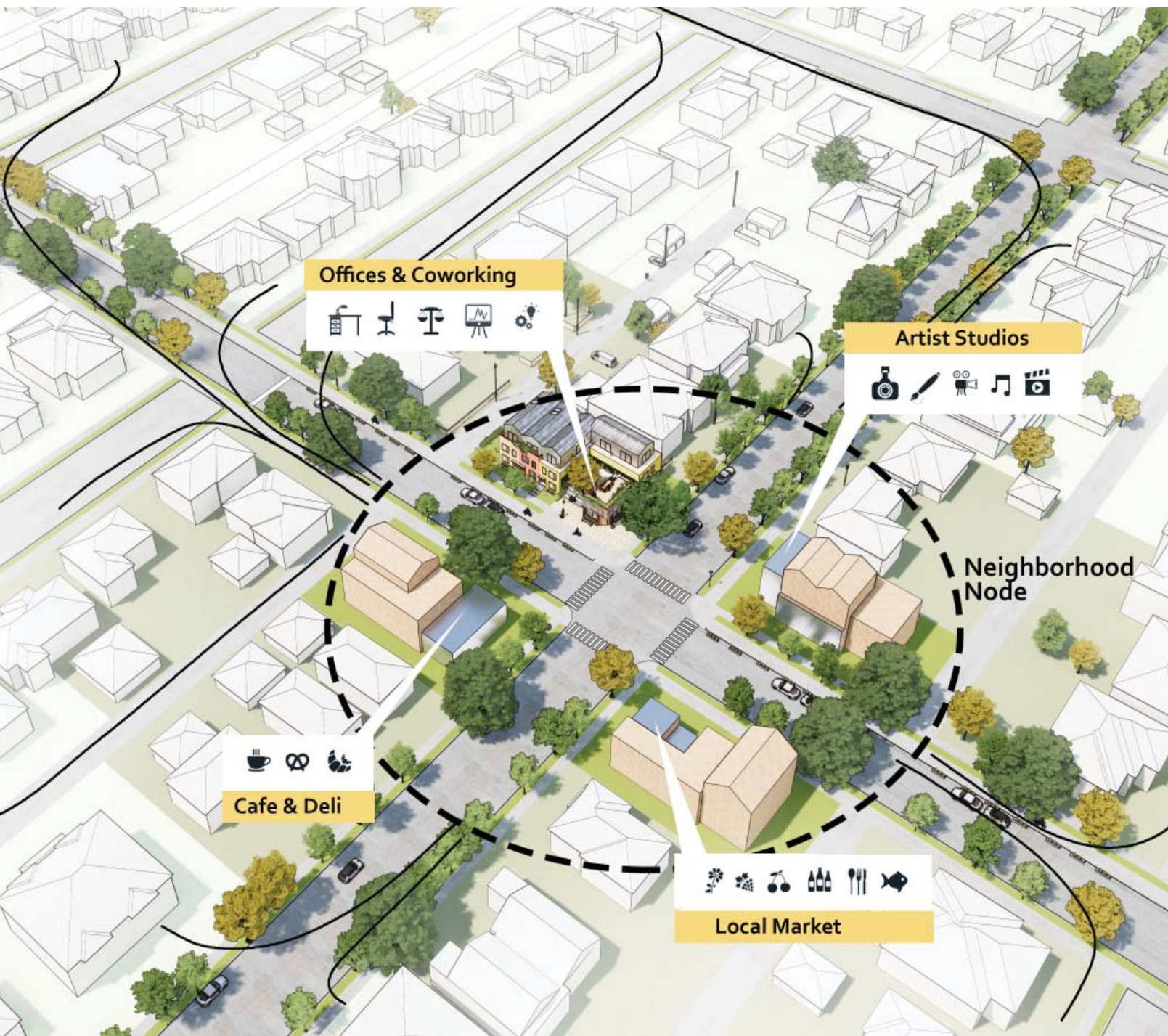


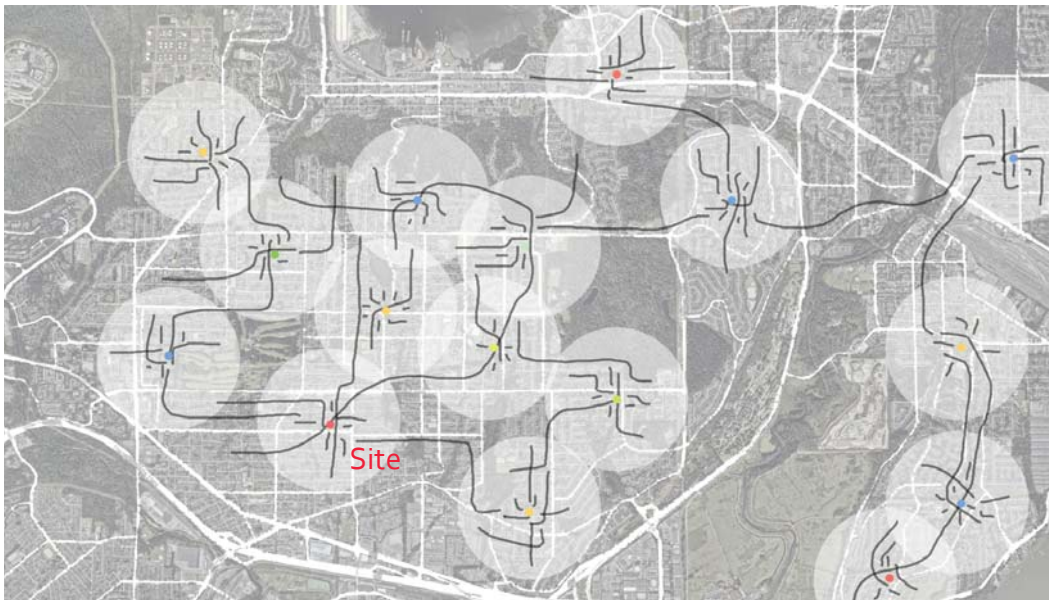
Grids

- Car Centric
- Linear Street Retail
- Arterial Development
- Fast City
- Creates community barriers
- Big businesses

Meshes

- Pedestrian Centric
- Nodal Development
- Slow City
- 10 minute city
- Promotes community encounters
- Local businesses





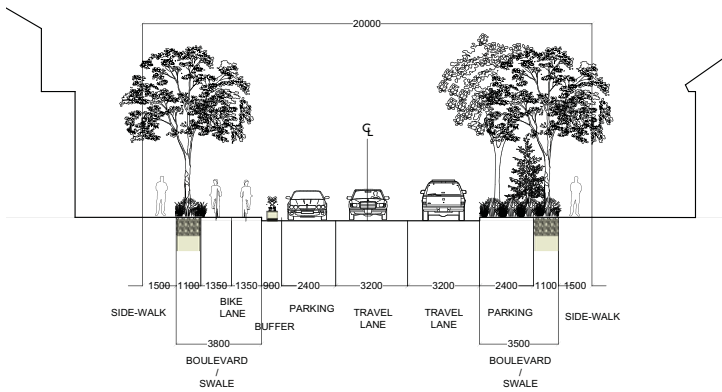
Coquitlam Nodes

To supplement the gridded city this proposal offers a secondary network of pedestrian urbanism linked by walking and biking.

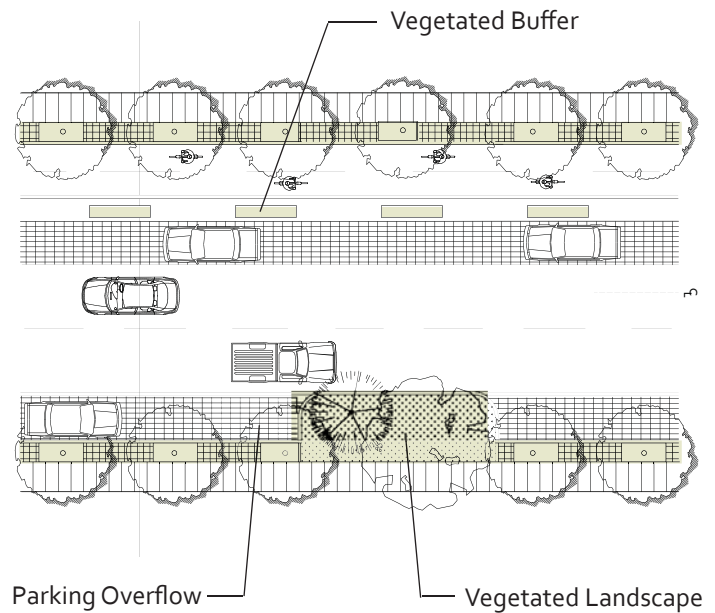
The white rings represent 10 minute walking distance from each node

Like pearls strung along a necklace these nodes act as local community hubs for neighborhood commerce and community.

This proposal serves as one potential example of such nodal corners



Modified Street Section to support pedestrian and cycling modes of movement. This design proposes a dedicated bike lane with vegetation buffer within the node block. Within the commercial "mixed" node overflow parking is provided in exchange for vegetated landscape



The ratio of parking to vegetation can be varied depending on the street design requirements.

