

GREEN LUNGS

E-W LOT

N END LOT

N-S LOT

EMERGENCY WATER STORAGE

HI, MY NAME IS YAECLA - I HEAR YOU'RE IN VANCOUVER FOR A TOUR OF RILEY PARK. DO YOU HAVE YOUR HAT ? GOOD, IT'S ANOTHER HOT ONE TODAY .. WE'RE NOT FAR, LET'S HEAD OVER !

THIS IS THE YEAR 2042. MOST OF RILEY PARK IS NOW PART OF THE VANCOUVER R-1 LAND TRUST. PRETTY QUICKLY AFTER IT WAS INITIATED, MANY PROPERTY OWNERS SOLD THEIR LAND TO THE TRUST, AND A NEW KIND OF COMMUNITY WAS BORN ...

RS-1 BIOPHILIA
2022 MIXING MIDDLE COMPETITION

BACK IN 2022, NEW DYNAMIC RULES WERE INSTIGATED TO ENCOURAGE DIVERSITY AND SOCIABILITY AS WE FACED CHANGES CAUSED BY CLIMATE CHANGE ...

RS-1 BIOPHILIC ZONING

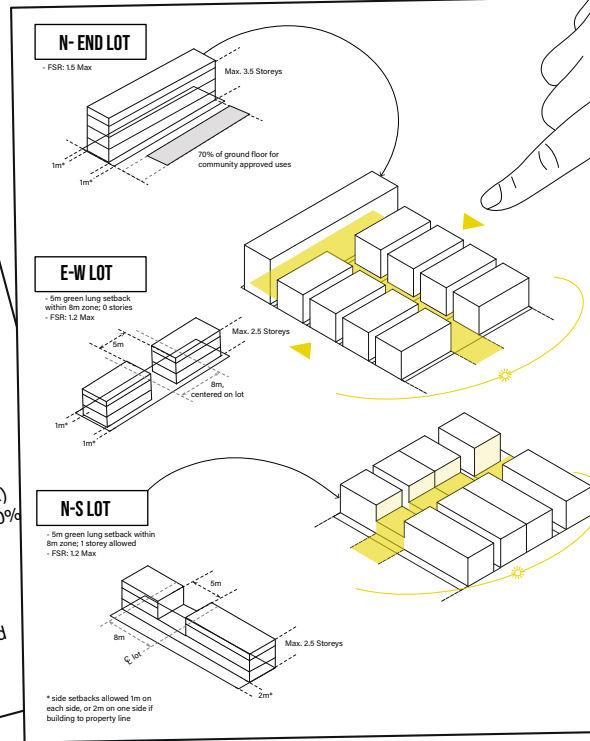
4.0 Green Lung Setbacks: Must leave 5m of green space within 8m setback area. Required space in E-W oriented lots is 0 storeys, and in N-S oriented lots is 1 storey.

4.4 Front / Rear lot setbacks: None

4.5 Side lot setbacks: Either 1m on each side, OR new construction is allowed to build to lot line on one side, and leave 2m on other.

4.7 Heights and FSR's: Maximum building height is limited to 2.5 storeys, with no height restriction; maximum FSR is 1.2 EXCEPT North End Lots (the most northern property on a street) can be 3.5 storeys and up to 1.5 FSR if at least 70% of the ground floor is for community approved uses.

Pre-approved community uses include: community hub, cafe, corner store, local food market, daycare, domestic services



Allowing multiple buildings per lot and equalizing access from the street and the laneway will allow for more ground-oriented living, something that I love about my home right now ..

.. and different lot orientations / sun exposures should mean different building configurations - we can simultaneously allow more flexible housing options on each site, while cultivating courtyard typologies that can make for cooler microclimates.

RS-1 BIOPHILIC PROGRAM

- 1 - New construction or expansions must try to use existing buildings (lift, build up, move, expand). If use 'un-builders'.
- 2 - All new construction must be carbon neutral.
- 3 - All lots must collect and use rain water from all non-permeable surfaces.
- 4 - Outdoor space that supports plant growth will be provided for all families on a lot; at least 10 sqm per residence, or 5 sqm per residence if at least 20 sqm of shared outdoor space is provided.
- 5 - Each residence needs proof of cross ventilation.
- 6 - Windows with southern or western exposure require proof of exterior shading in summer months.
- 7 - All buildings on site, including basements, become part of FSR.
- 8 - Residential and commercial uses are both allowed anywhere on any property, with at least 50% of floor area to be residential, housing a maximum of three families per lot.
- 9 - No more than 50% of the floor space of a residence may be located below grade.

Single family housing does not consider the changing, contemporary ways that people live. We're more urban, living to older ages, with less children, less stable jobs, more immigration ...

... mixing in new ways of living together could make our community more resilient to shifts in climate and global supply issues - plus, every kind of family has the right to live in Vancouver's residential neighbourhoods.

Resilient Riley Park
bringing residential into the future

- more affordable, diverse housing
- walkable community
- local businesses
- community spaces
- sociable spaces
- secure spaces for crises

Definitely - and be it for health, environmental, or social reasons, there is a need to build a sense of collectedness. **Environmental justice and social justice go hand in hand.**

KNOCK KNOCK

Sorry I am late... Oooo, it's so cool in here - such a relief !

... THE BIOPHILIC ZONING, COMBINED WITH THE FORMING OF AN RS-1 LAND TRUST, HELPED PREPARE OUR RESIDENTIAL NEIGHBOURHOODS FOR THE DEMOGRAPHIC AND CLIMATE CHANGES THAT WERE TO COME.

N END LOT

A LOT HAS CHANGED SINCE THEN, ALTHOUGH YOU CAN'T REALLY TELL FROM THE STREET - IT STILL HAS THE SAME ECLECTIC, RESIDENTIAL FEEL THAT BROUGHT ME HERE BACK IN THE '20'S.

Hey Yaella, your garden looks AMAZING ! Do you have your son helping you with it ?

This is my place ! It was our family home back when my kids were little - and a few years ago my son and his young family built a home and office on the laneway side of the property. I love having them here ...

My family
2 People

My son's family
4 People

BEFORE AND AFTER ...

SAVE !

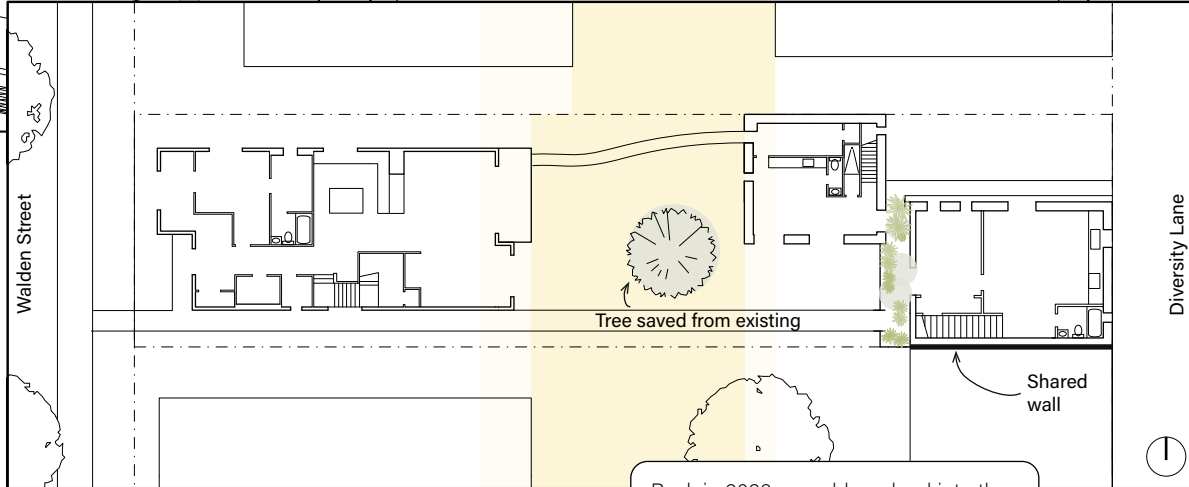
This is going great ! The moving company did a good job of lifting and moving the house.

Think of all of the materials we're saving ! And using reclaimed wood for the new build lowered our carbon footprint even more - plus it looks great !

BUILD !

Sophia Street

Diversity Lane



11:00 AM
36 DEGREES C

Hey !

Mmmm, the garden is looking good, isn't it ?
Oh, looks like my son is taking a break from work ..

Good morning ! Do you have time for brunch in the yard ?
It'll be cool down there with the air from the breezeway and the shade from the plants.

So what was your business plan ?

Back in 2028 we sold our land into the R-1 Land Trust, and got money for the value of our land. We used part of this money to upgrade our property to th new Zoning, and add the house for our son on the lane side of the lot.

We built the house for him, his partner and their two kids, but have designed it to also work as two rental units when my grandkids move out.

E-W LOT

12:00 PM
38 DEGREES C

Hey guys, how's it going over there ?

WOOF !

OMG!!
JACK JACKKK!!!

WE CALL THESE YARD SPACES THE GREEN LUNGS OF THE NEIGHBOURHOOD - THEY ALLOW LIGHT AND AIR TO GET THROUGH TO EVERY RESIDENCE, AND ALLOWS SPACE FOR GREENERY AND PERMEABLE GROUND COVER, AND ARE SOCIAL SPACES AS WELL !

Hey neighbour, how is Jack doing ? Looks like he's enjoying all of the kids to play with !

Oh wow, apparently it's 38 degrees !

But it feels like 20 out here ..

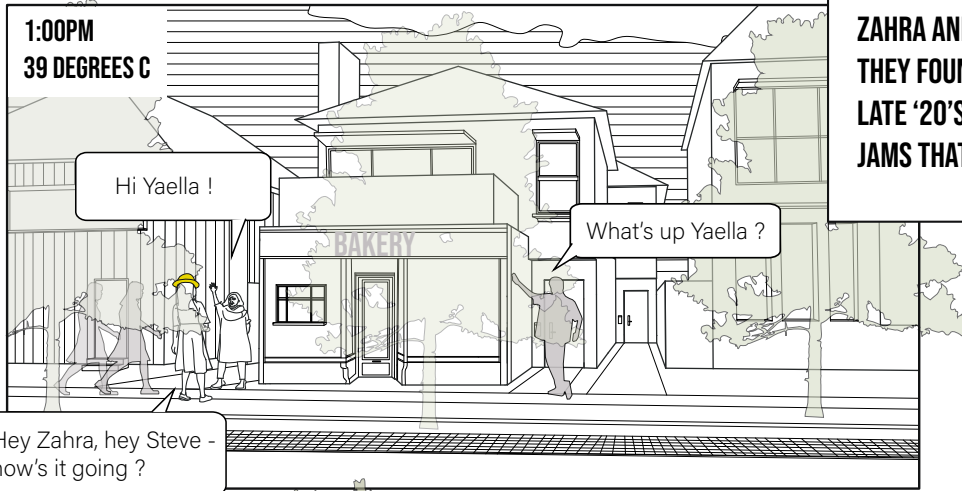
BACK IN THE DAY, APPARENTLY EVERYONE HAD A CAR - I CAN'T IMAGINE SO MUCH OF OUR SPACE BEING GIVEN UP FOR AUTOMOBILES ! WITH FAMILY, FRIENDS AND BUSINESSES MIXED INTO OUR AREA, MOST PEOPLE ONLY DRIVE ON OCCASION .. AND OUR LOTS ARE FOR HOMES, BUSINESSES AND OUTDOOR SPACE.

Hey, how's it going?

I am just going to meet my friend Zahra. Where are you off to ?

I am heading out to the beach ! The one day per week that I need to rent a car - glad we have so many close by !

1:00PM
39 DEGREES C



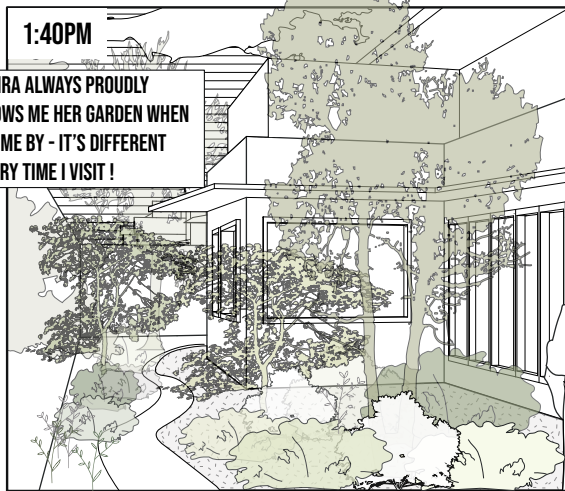
Hey Zahra, hey Steve -
how's it going ?

**ZAHRA AND THREE FRIENDS MOVED IN TOGETHER WHEN THEY WERE READY TO DOWNSIZE -
THEY FOUND THIS AMAZING HOUSE THAT HAD ADDED A BAKERY AND STOREFRONT IN THE
LATE '20'S, AND NOW THEY GET TO COOK IN A COMMERCIAL GRADE KITCHEN ! SHE MAKES
JAMS THAT SHE SELLS AT THE CORNER CAFE IN BERRY SEASON ...**

**THEY HAVE A YOUNG FAMILY AND SOME STUDENTS LIVING
UPSTAIRS - I REALLY DON'T SEE THEM MUCH, AS THEY
HAVE THEIR OWN OUTDOOR SPACES UPSTAIRS, BUT I
KNOW ZAHRA LOOKS AFTER THE NEW BABY SOMETIMES.**

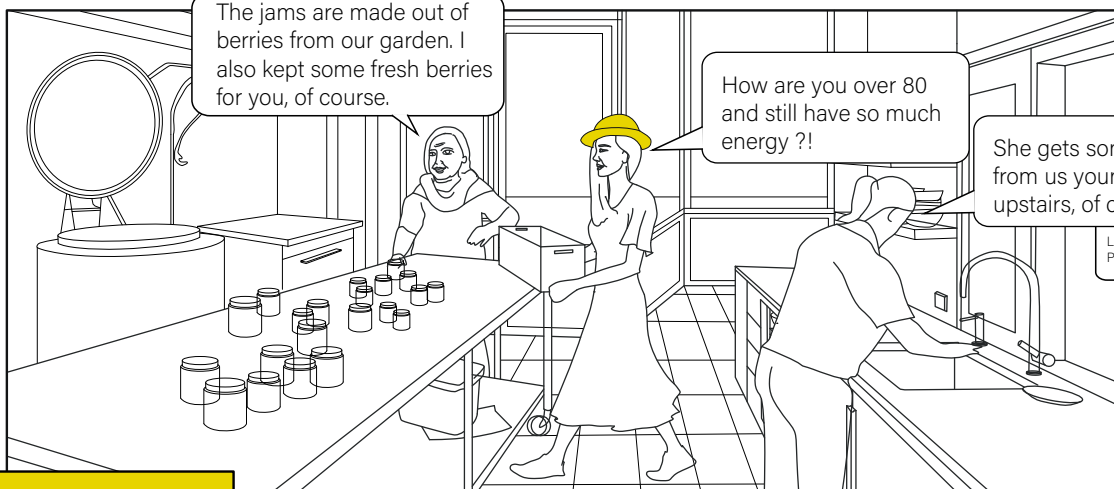
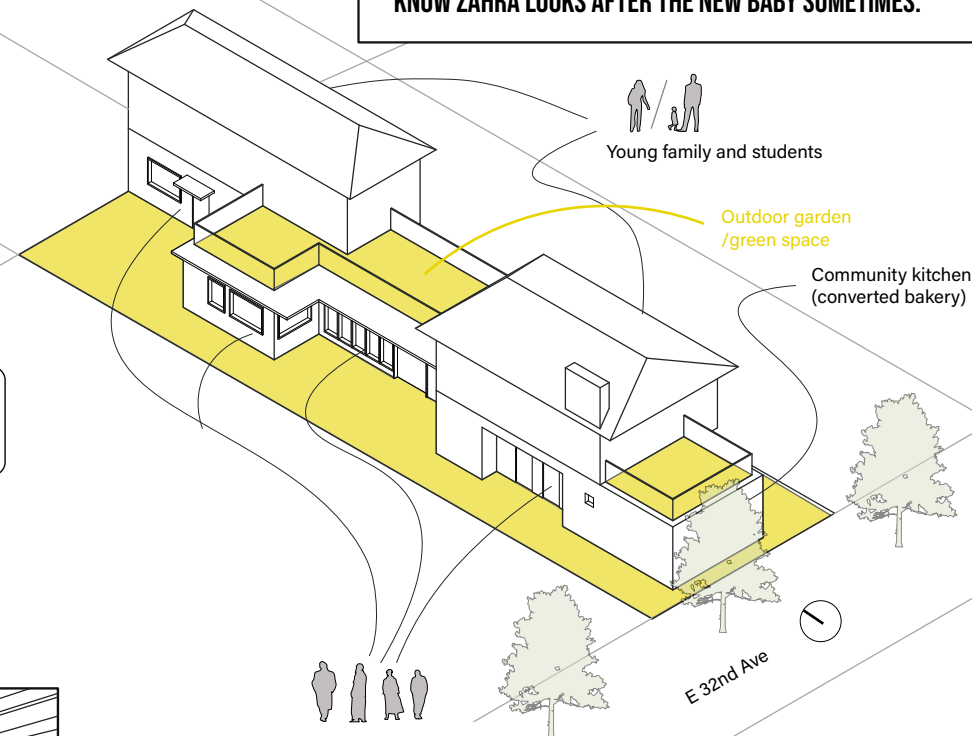
1:40PM

**ZAHRA ALWAYS PROUDLY
SHOWS ME HER GARDEN WHEN
I COME BY - IT'S DIFFERENT
EVERY TIME I VISIT !**



We harvested some berries
last week. Our lovely
students upstairs were
super helpful.

Oh, wow it looks great !
Your courtyard is the
perfect little microclimate.



She gets some help
from us young people
upstairs, of course !

Let's hurry before all the Riley
Park brew is gone !

It's just a 3 min walk...

Back in the day, I remember how difficult it was to
convince people to go for the land trust - but it
was the best thing that we ever did. Now so many
more people can enjoy our residential
neighbourhood - and I have a community around
me as I age in place !

The people who lived here before us had
put the land into the R-1 Land Trust, so it
was actually affordable for us to renovate
the existing house to fit our 'chosen
family' situation - plus the renters
upstairs really benefit as well !

N-S LOT

2:00PM

THE EXISTING CORNER HOUSE WAS RAISED, AND FIVE RENTAL UNITS WERE ADDED TO INCREASE DIVERSITY IN THE COMMUNITY. THIS CORNER LOT IS ALSO OUR COMMUNITY HUB, WHERE WE COME TO GATHER TO SHOP, EAT, DRINK, AND IN TIMES OF CRISIS - SUCH AS HEAT WAVES OR EARTHQUAKES.

Solar panels on south side of roof

The cypress smells so good !

N- END BLOCK

MEETING PLACE +

Speaking of which, isn't it time for us to revisit the emergency climate plan ? We should schedule the annual checkup on the backup neighbourhood water system ...

Enough with the serious stuff guys - can't we just enjoy our local brew ?! We're so lucky to live in a community with so much to offer ...

It's so nice in here - I don't know what we did without the community hub before ... I came here last week during that heat wave, do you remember ?

You guys are here! Let's have a drink and cool off in here ...

This new Riley Brew brew is so good - it's made by Antoine who lives down the street !

Oh, is he the guy who lives in the house with yellow door ??