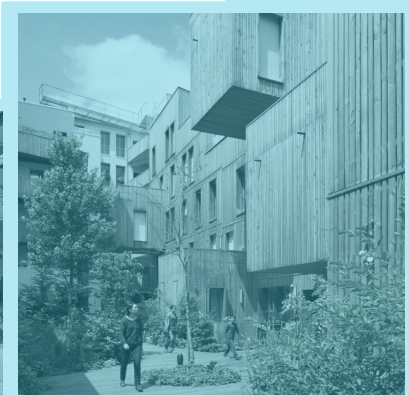


# Happy Homes

Promoting sociability in multi-family housing



## Case Studies

## Acknowledgements

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# Doing things together

Case study: Petaluma Avenue homes, Sebastopol, USA



Petaluma Avenue homes is an affordable cohousing development that targets low-income families and seniors. It features 45 apartments and townhouses along shared spaces, gardens and community facilities. The development also highlights main environmental features like solar panels and bioswales.

The development attains *Doing things together* by the following means:

- It gives access to a variety of activities including onsite classes and groups, such as dancing, yoga, and Tai Chi.
- Tenant associations are established as a social tool, but also as an advocacy tool for communication between management and residents.
- Engagement programs provide opportunities for residents to serve the wider community with projects like community

gardening, literacy tutoring and advocacy programs for affordable housing.

- Development provides accessible van service between many of its other residential communities.
- Seniors are accommodated with services and supported by other residents in the development.

Besides addressing *Doing things together*, this building attains other social wellbeing principles.



### Participation

Intergenerational and civic engagement programs, group activities, and community gardens.



### Feeling safe

Community watch programs established and shared spaces activated by windows and entrances.



### Walkability

Community has various services and destinations within walking distance. Van service also liberates the reach of the residents, especially those with disabilities.



### Nature

Abundant open space provided, bioswales established and community gardens provide residents opportunity to be intimate with nature.

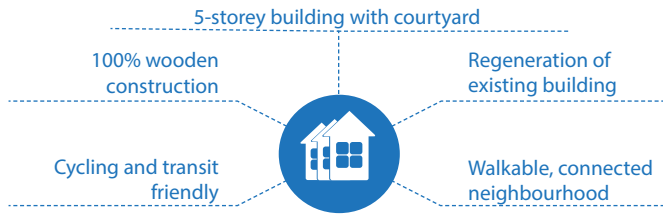






# Exposure

Case study: Tête en l'air, Paris, France



Rebuilt in an old working class borough in Northern Paris, Tête en l'air is an example of how adequate exposure can strengthen relations between residents. This building seamlessly transitions the private and public realms to better engage the residents with the neighbourhood and with each other. It also shows how design can promote positive relationships despite constraints of plot size and context.

The building attains *Exposure* by the following:

- Creates semi-private spaces with a gradual transition from private homes to the public sidewalks.
- At 5 storeys high, the building maintains a connection between the units and the street while providing privacy inside.
- Ground level units that front the shared courtyard have an

adequately-sized private yard that is both large enough to use and small enough to be easily maintained and engaged with the courtyard.

- The courtyard is adequately exposed by windows, front yards and patios in the building, providing safety and comfort.
- The shared space is exposed to the street in a way that adds to the pedestrian experience.

Besides addressing *Exposure*, this building attains other social wellbeing principles.



## Social group size

The building clusters an adequate number of residents with shared spaces and amenities.



## Feeling safe

The semi-private space is activated by windows, patios, yards, and is also exposed to the street.



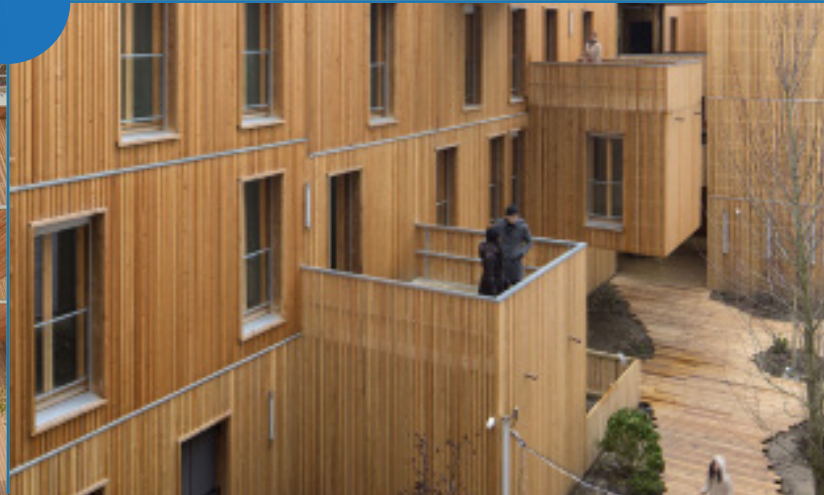
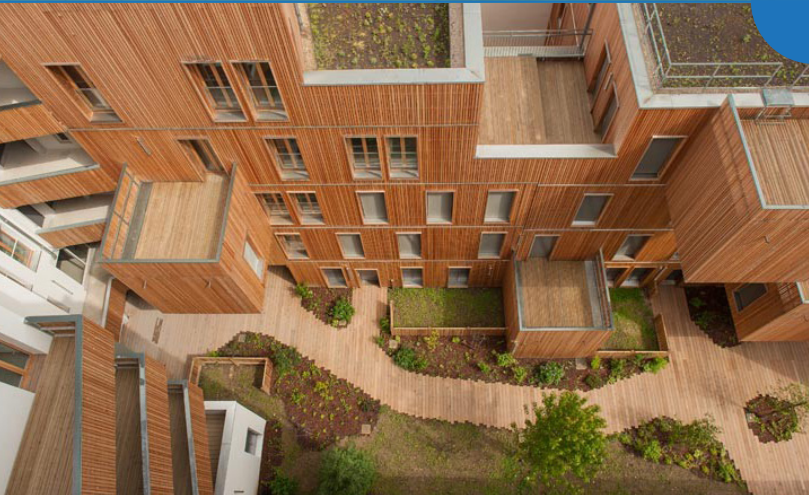
## Nature

The natural wood construction, along with intensive use of green landscaping brings people closer to nature.



## Culture and values

The original structure was preserved in the reconstruction to preserve the picturesque spirit of the street.







# Tenure

Case study: Via Verde, The Bronx, USA



Via Verde is a mixed-income residential development that features sustainable design along with health-focused amenities. It provides a mix of rental and homeownership for a variety of income levels. A notable feature is that it also provides a variety of housing types, from tower apartments, two level townhouses and single-level apartments in a low-rise building. It also features a 5,000 sq ft communal garden with programmed activities and workshops.

The building attains *Tenure* by the following:

- Includes a diverse range of housing types and sizes, from studio units in towers to 3 bedroom townhouses.
- Offers a wide range in affordable units and tenure types, from 30-50% AMI units to 70-100% of AMI cooperatives.
- The rooftop gardens and courtyard are used as shared exterior

space by all units; they are also programmed to bring residents together.

- Services provided like a medical center, pharmacy and nearby school enable families to grow and seniors to age in place.
- Cooperative units allow greater control over long-term affordability and diminish turnover rates.

Besides addressing *Tenure*, this building attains other social wellbeing principles.



## Nature

The shared gardens provide opportunities for urban farming, bringing a hands-on experience to nature.



## Doing things together

Movie nights and cardio classes are examples of programmed activities. Others include gardening workshops, cooking and health education programs.



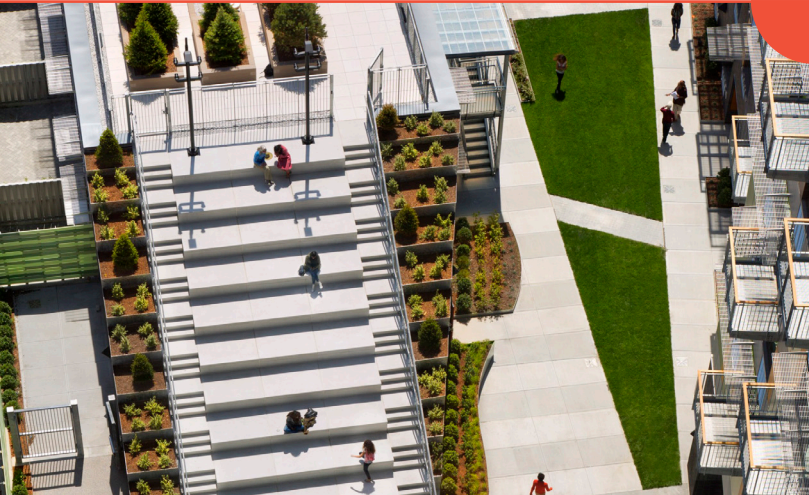
## Culture and Values

The buildings' variation in height and composition increases Via Verde's aesthetic complexity and uniqueness.



## Walkability

The development is a 5-minute walk from a subway station, at least 5 bus lines, and a short walk to neighbourhood services like parks and local shops.

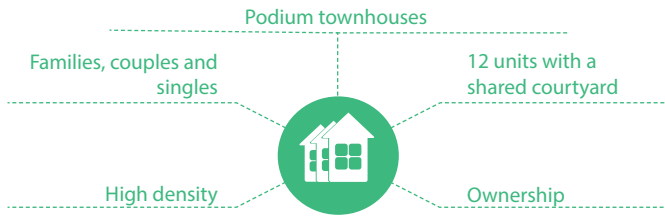






# Social group size

Case study: The 501 townhouses, Vancouver, CA



The 501 is a residential tower sitting on top of a three-storey podium which is lined with townhouses and shops on the bottom. Residents of the 12 townhouse units all know each other, share parties, chores and even take vacations together.

Residents are mostly attracted to this development because they know they will be able to make friends and grow roots.

The development attains *Social group size* by the following means:

- Gathering homes into a sub-cluster of 12 units, sharing a small public space.
- Fostering social relationships at various levels of intensity, from intimate to casual. Rob McDowell is a resident who claims he knows all and loves 7 of his neighbours.

- Providing semi-private front porches that act as soft zones, allowing people to control their level of interaction.

Besides addressing *Social group size*, this building attains other social wellbeing principles:



### Doing things together

Shared volleyball court, social space and patios provide opportunities for group activities.



### Exposure

Spaces are designed so there is a gradual transition between the public and private realms.



### Feeling Safe

Shared open spaces are in direct vision from homes so that neighbours can easily keep an eye on them.



### Walkability

Neighbourhood is dense, walkable with nearly everything with parks, shops, and entertainment destinations within a five-minute walk.







# Feeling Safe

Case study: Vancouver cohousing, Vancouver, CA



- Common areas are shared between 31 units, which limits the number of people using the space and creates a sense of ownership for these areas.
- Strong social bonds enable residents to know and help each other to make the place feel safer.
- Spaces and entrances are intuitive and easily navigable, allowing residents, especially children and seniors, to feel safe when navigating the space.

Besides addressing 'Feeling Safe', this building attains other social wellbeing principles.

The Vancouver cohousing development was built in 2016 with a mission to create a multi-generational community that enables meaningful relationships to flourish. There are ground level gardens, workshops, a courtyard and play area that are activated by abutting homes, fronting windows and spaces that become used year-round.

The development attains *Feeling safe* by the following means:

- By providing balconies and porches facing the shared courtyard space, visual connections are established between residents and shared space.
- Residents establish community groups to protect and maintain the shared spaces together.
- It eliminates dark or barren spaces, substituting them with recycling spaces and gardens.



## Doing things together

Shared spaces and organized activities provide opportunities for residents to work on meaningful projects together.



## Comfort

The development is designed with different outdoor spaces that allow residents to enjoy sun and shade.



## Walkability

Vibrant neighbourhood with multiple services, shops and destinations within walking distance. It is also connected by cycling and transit infrastructure.



## Tenure

Development provides a variety of unit sizes, from bachelors to 4 bedroom units, allowing residents to size up or down depending on their families' needs.





# Participation

Case study: TOMO House, Vancouver, CA



- Established an open house for the neighbourhood, where future residents met and engaged with existing residents.
- Includes shared amenities like laundry sites, common space with kitchen and dining area, a guest suite and a shared courtyard.

Besides addressing *Participation*, this building attains other social wellbeing principles.

TOMO brings 10 families with plans to live in a new kind of multifamily project. The group worked with the developer from the start and designed the space that meets their needs and values. The result is a collaborative process that brought together residents, developers, city officials, researchers, designers and the general public as an example of a truly participatory process.

The building attains *Participation* by the following:

- It involved the residents in site design and amenity choices.
- Implemented a meaningful public engagement process with a variety of stakeholders and immediate neighbours.
- Engaged with various levels of government to enable this innovative cohousing model.



## Social group size

Common spaces are shared by 12 households making it the ideal amount of people to interact with and create trusting relationships.



## Doing things together

Common spaces enable residents to cook, eat, watch TV, and do other unstructured activities together.



## Feeling safe

The interior courtyard is designed in such a way that neighbours can easily keep an eye on it from their homes and hallways.



## Walkability

Building is well served by transit and cycling network and is within walking distance to shops, stores and retail opportunities.







# Walkability

Case study: 3333 Main Street, Vancouver, CA



Private development created by Bastion Development and designed by DIALOG. It features large balconies, ground level entrances and amenities like meeting rooms, kitchens, and a landscaped common area. The ground floor is occupied by stores and services, creating a buffer from the street. That, combined with the public garden in front of it, creates a vibrant street life that is engaging and safe.

The building attains *Walkability* by the following means:

- It is situated in the heart of Vancouver’s most historic neighbourhoods of South Main.
- It is steps away from a variety of parks, libraries, hospitals, boutique stores, banks, groceries and dining options.
- It is a quick walk to elementary and secondary schools.
- Connected with cycling and transit networks including buses

and SkyTrain.

- The location creates accessible spaces and connections that promote walking, biking and casual social encounters within an easy walking distance.
- The location has a walk score of 92 and bike score of 99 - due to its connections to pedestrian and cycling infrastructure, along with proximity to a variety of services.

Besides addressing *Walkability*, this building attains other social wellbeing principles.



## Doing things together

Community garden brings residents closer together, working intimately with nature.



## Exposure

Open spaces, landscaped common areas, as well as ground level entrances to townhouses encourage casual social interaction between residents.



## Culture and Values

Building promotes culture with its contemporary design, artistic creativity and heritage inspiration.



## Feeling safe

Ground level areas are activated by shops, greenery and seating areas, creating a vibrant and safe street life.







# Nature

Case study: The Rise, Vancouver, CA



The Rise is a mixed-use retail and residential development in Vancouver that brings residents closer to nature in a meaningful way. It has the second largest greenroom in Vancouver that doubles as a gathering space and vegetable garden. It also features natural ventilation, organic materials and electric car charging stations.

The building attains *Nature* by the following:

- Townhouse units sit on the roof of a retail podium, sharing a grass courtyard and community garden.
- The building uses 31% less energy, 67% less potable water and will generate 52% lower GHG emissions than similar buildings.
- A 20,000 sq ft green roof serves as a shared park and community garden.

- Windows are located where residents can see green spaces, trees and optimize sun exposure.
- 18 raised bed garden plots allow tenants to grow produce and flowers in their own building.

Besides addressing *Nature*, this building attains other social wellbeing principles.



## Culture and values

The building utilizes high sustainability targets that embrace values of environmentally friendly living.



## Walkability

The building's ground level integrates small shops ensuring it is an active facade and creates opportunity nodes for pedestrians to interact.



## Doing things together

Community gardens and shared courtyards provide opportunities for residents to meet and work together on meaningful projects.



## Exposure

The building considers semi-private spaces that allow residents to control their exposure and enjoy positive social relations with their close neighbours.

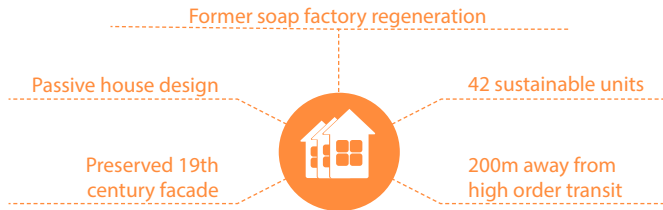






# Comfort

Case study: Savonnerie Heymans, Brussels, Belgium



Formerly a soap factory, Savonnerie Heymans transformed an unused, contaminated land into a social housing complex that aims to create a convivial, village-like atmosphere. It features 1 to 6 bedroom apartment lofts and features specifically designed for higher levels of comfort.

The building attains *Comfort* by the following:

- Glass-enclosed bioclimatic loggias provide each unit with acoustic and thermal barriers that can warm balconies by up to 10 degrees on a cold sunny day, and block loud city noise.
- Super-tight insulation is amongst many passive home features, resulting in the building using less than 15Kw per sq m for annual heating.
- Green roofs reduce rainwater run-off and solar panels heat

water.

- A daycare provides essential services to residents.
- The building features shared spaces designed for unsupervised children use.

Besides addressing *Comfort*, this building attains other social wellbeing principles.



## Culture and values

The building preserves the previous built form to better integrate the site with the neighbourhood and its history.



## Tenure

The building features different sizes of units and types of housing, ranging from 1 to 6 bedroom lofts.



## Doing things together

Social meetings, events, a game library, a mini-forest garden, and a 3D landscaped park use heritage and culture to bring residents together.



## Participation

The building engaged with residents and provided them with necessary amenities, such as the daycare and child-friendly spaces.







# Culture and values

Case study: 60 Richmond Housing Cooperative, Toronto, CA



A multi-stakeholder collaboration, 60 Richmond brings residents from former social housing projects with new residents from the hospitality and restaurant industry. The building provides affordable units, along with social spaces for the residents, used for food production. The residents also own and operate a restaurant and training kitchen on the ground floor, supplied with produce grown on the sixth floor terrace. 60 Richmond is a good example of how a building can be responsive to the residents' needs, occupations and values.

The building attains *Culture and values* by the following:

- It provides social spaces that are dedicated to activities used by the residents, i.e. food production.
- It emerged from a collaborative process, that allowed the

residents the opportunity to express their needs and customize their common spaces accordingly.

- It is of high aesthetic quality and adds to the surrounding public realm, instilling pride and attachment in residents.
- It features a dynamic public realm, with a semi-private space that connects the building with the public realm.
- It features high sustainability standards.

Besides addressing *Culture and values*, this building attains other social wellbeing principles.



## Doing things together

Roof-top gardening and restaurant operation gives ample opportunities for residents to work together.



## Exposure

A plethora of programmed common spaces means residents are more likely to bump into each other.



## Nature

The gardens enable social encounters and help build a culture around organic food and self-production.



## Walkability

The building is located in a vibrant, walkable neighbourhood with access to cycling and transit options.

