



WHAT'S MISSING IN THE MIDDLE?

*UDAL Brisbane Conversation
Natalie Rayment, 2 May 2019*



W O L T E R
consulting group

QLD
YIMBY
YES IN MY BACKYARD

Getting to YES!

9 NEWS



DESIGN
EXCELLENCE



INNOVATION



SUSTAINABILITY



COMMUNITY
DIVIDEND

QLD
YIMBY
YES IN MY BACKYARD



10th Making Cities Liveable, Brisbane

"CAN I BE YOUR NEIGHBOUR?"

POPULAR POSTS



BRISBANE NEEDS HOMES... NOT JUST
HOUSES

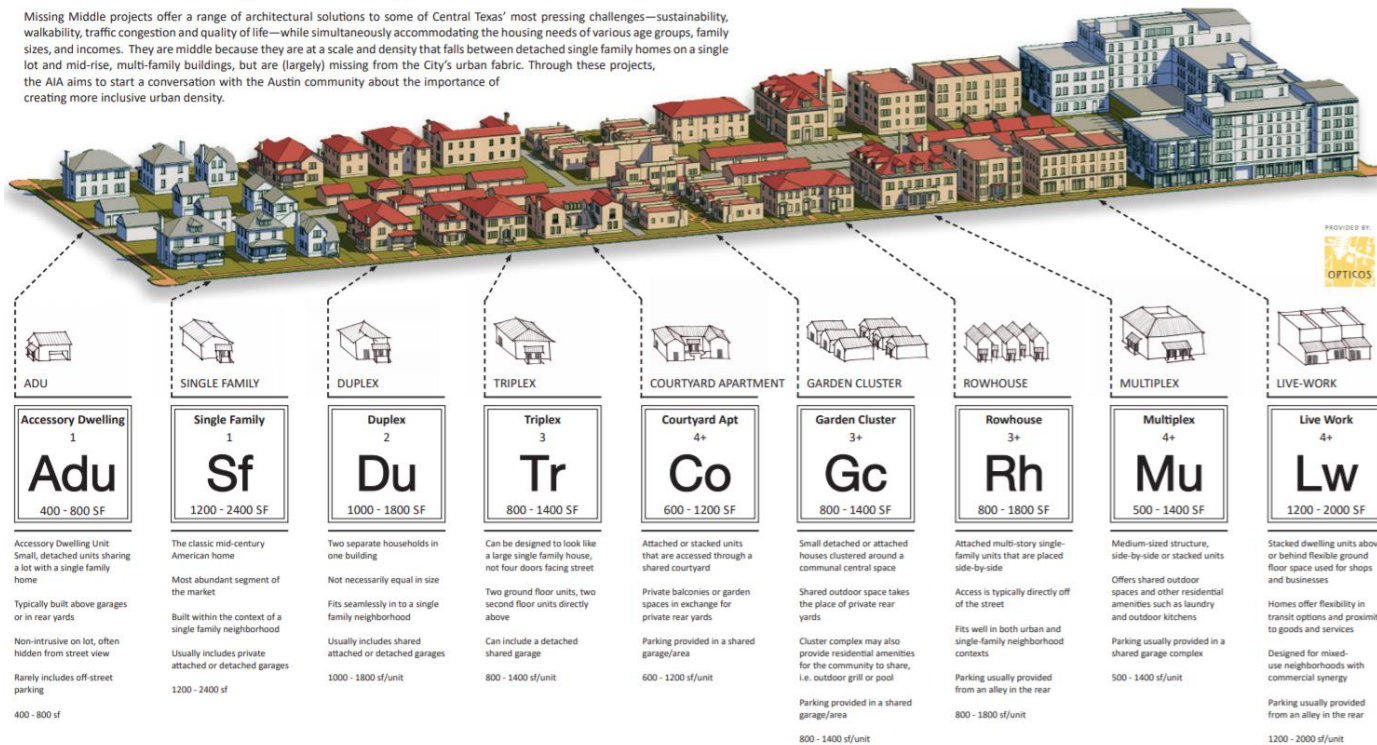


Missing Middle in Diagram

MISSING MIDDLE HOUSING TYPOLOGIES:

Unrealized Life Cycle Housing Varieties in Austin

Missing Middle projects offer a range of architectural solutions to some of Central Texas' most pressing challenges—sustainability, walkability, traffic congestion and quality of life—while simultaneously accommodating the housing needs of various age groups, family sizes, and incomes. They are middle because they are at a scale and density that falls between detached single family homes on a single lot and mid-rise, multi-family buildings, but are (largely) missing from the City's urban fabric. Through these projects, the AIA aims to start a conversation with the Austin community about the importance of creating more inclusive urban density.



Prepared for the AIA Austin Urban Design Committee by Black + Veatch Architecture and Urban Design 2017



QLD NEWS

Apartment crackdown to preserve the Brisbane back yard

REAL ESTATE TUD JOURNALIST WED 06 FEB 19

Council Votes to Ban Apartments in Brisbane's Suburbs



NATIONAL QUEENSLAND CITY COUNCIL

Backyard blitz in new blueprint for Brisbane

Residents' group calls on Moreton Bay Regional Council to ban units in areas designated for stand-alone homes

Protect the Brisbane backyard and our unique character

Our city's history and character is vitally important. Protecting Brisbane's way of life will mean our exciting future looks familiar, by retaining the things we love about our city. More choice for how residents live and relax will mean families can still choose to spend time in the quiet of their own yard.



HOW WE'LL GET THERE

01



Stop townhouses and apartments being built in areas for single homes.

Allow townhouses and apartments only on appropriately zoned land, such as medium density residential areas.

02



Ensure that suburban development fits in with its surroundings.

Audit Emerging Community land and rezone to Low Density Residential land where appropriate.

03



Preserve the space between homes by ensuring minimum setbacks on property boundaries.

Work with the Queensland Government to enforce minimum setbacks.

Brisbane's Future Blueprint.

Eight principles and 40 actions to guide our city's next exciting chapter.

01



Stop townhouses and apartments being built in areas for single homes.

Allow townhouses and apartments only on appropriately zoned land, such as medium density residential areas.

02



Ensure that suburban development fits in with its surroundings.

Audit Emerging Community land and rezone to Low Density Residential land where appropriate.

"We have our own unique architecture to accommodate our tropical weather."

ANNE, FAIRFIELD



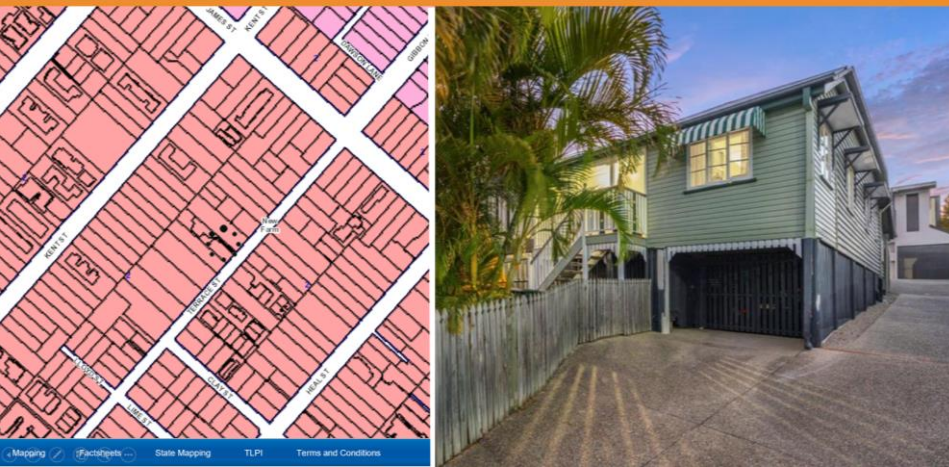
3 storey 1930s heritage place
now non-complying in the LMR2 Zone
would not get approved today



My Granny rented out her downstairs flat
now non-complying in LR & CR zones
would not get approved today

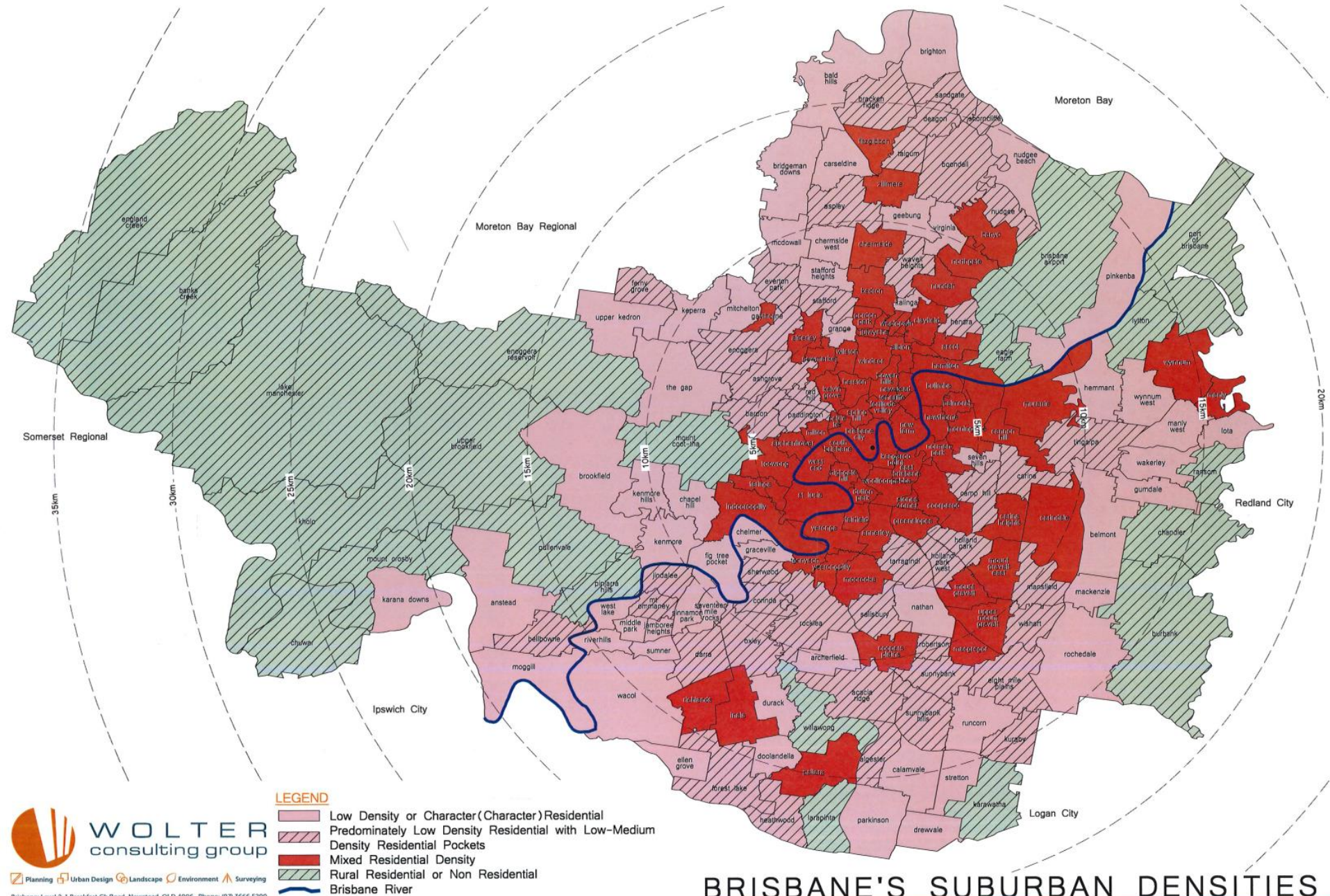


Single unit dwelling (small house) on 214m²
now non-complying in the LMR2 Zone
would not get approved today



Townhouse in LR Zone in Moorooka
soon to be non-complying in the LR Zone
would not get approved tomorrow?...





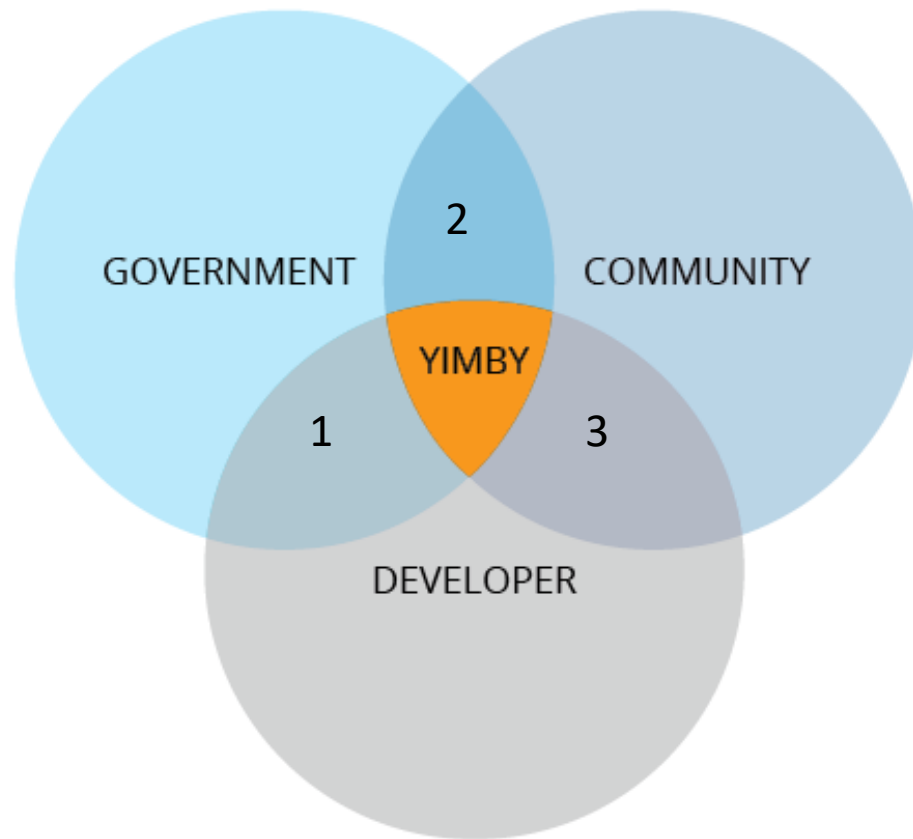
BRISBANE'S SUBURBAN DENSITIES



Some Questions to Ponder

- **What is it we are trying to protect?**
 - The back yard
 - Neighbourhood character
 - Affordability
 - Impacts of climate change
- **What makes up the neighbourhood character?**
 - Land use and density – zoning?
 - Built form – size, setbacks, landscaping, vegetation?
 - The residential composition?
 - Something else – walkability, green credentials, health, happiness?
- **Are we zoning great walkable places out of existence?**
- **Can neighbourhood character be preserved while increasing density?**
- **What will influence opinion?**
 - Design excellence and innovation
 - Sustainable outcomes in response to climate policy
 - Changing preferences – what will Generation Z want?
 - Affordability / fair go for all
- **If we continue down this path, where will we end up?**

Framework





Hundreds Of Sydney Baby Boomers Protest Government's Plan To Help 1st Home Buyers

MANLY
The ongoing debate surrounding development on Sydney's northern beaches

We only want decent development

No RAU towers for our SUBURBS!
SITE NOT RIGHT
HEIGHT NOT RIGHT

f **"Aussie backyards are being turned into medium-density slums."**
🐦

Independent Ryde councillor Roy Maggio

The debate rages over unplanned growth, with Northern Beaches Council calling for its second moratorium on State Government planning policies since May.

City of Ryde **Northern Beaches** City of Willoughby
Central Coast Hilltops **Moree Plains** **Tamworth Regional**
Bathurst Regional The Hills Shire Mid-Coast Mid-Western Regional Tweed
City of Canada Bay Camden **City of Randwick**
City of Campbelltown Narromine Bellingen City of Coffs Harbour
Strathfield **City of Sydney** **Blue Mountains** Lane Cove **Ballina**
Armidale Regional Wollondilly Bayside Sutherland Shire
Canterbury-Bankstown Burwood **City of Wollongong** Snowy Monaro
Mosman **Inner West** Upper Lachlan Shire
Byron Cumberland Hunter's Hill **Hornsby**
Georges River **City of Parramatta** Woollahra
City of Shellharbour **Wingecarribee Shire**
City of Hawkesbury
Kiama City of Shoalhaven **Yass Valley**
Penrith City
Liverpool



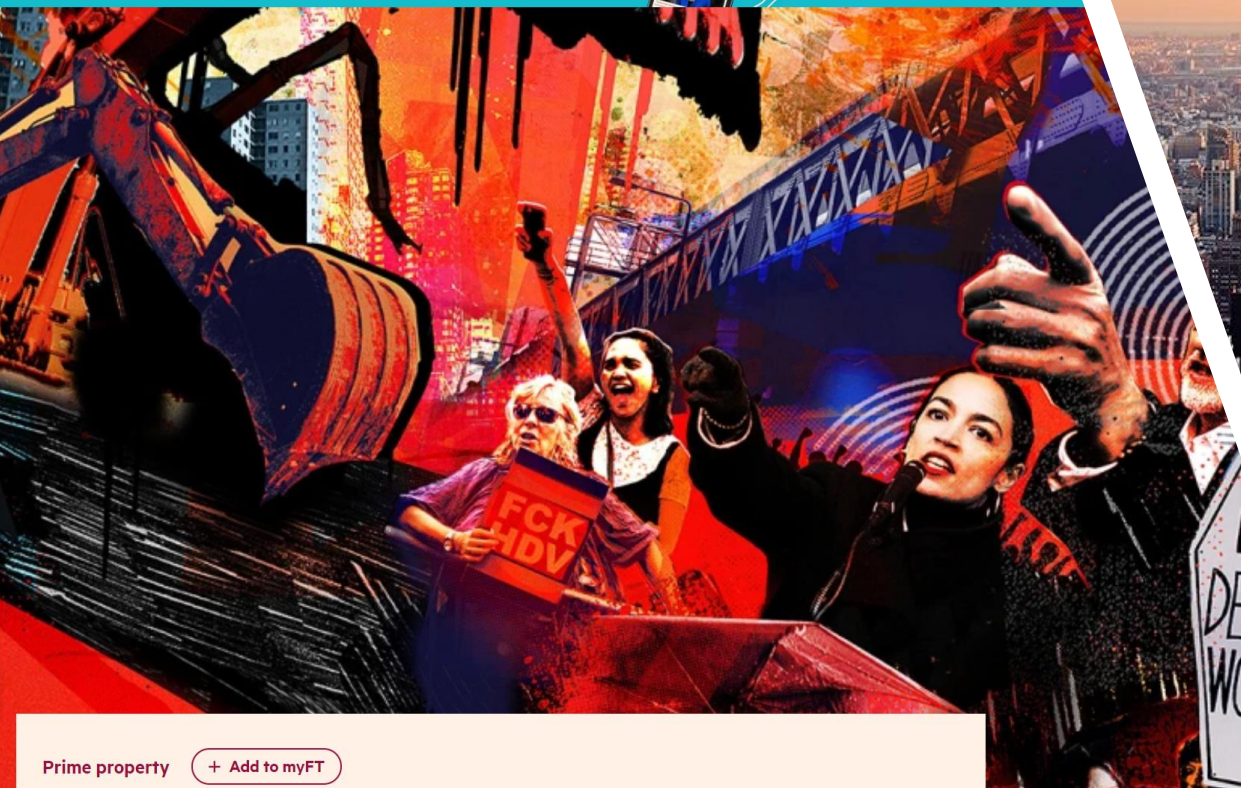
FINANCIAL TIMES

US COMPANIES TECH MARKETS GRAPHICS OPINION WORK & CAREERS LIFE & ARTS HOW TO SPEND IT

Get a fresh start.



Choose your FT trial



Prime property [+ Add to myFT](#)

Residents' revenge: how citizens are taking on city developers

Residents have sparked protests in London, Berlin and New York





IN OUR NEIGHBORHOOD,
DENSITY MEANS DIVERSITY
MORE NEIGHBORS = MORE FUN
ADUs ARE AWESOME
CHARACTERS MAKE UP THE NEIGHBORHOOD CHARACTER
RENTERS ARE WELCOME
TRIPLEXES & FOURPLEXES ARE PRETTY
THIS CITY IS FOR EVERYONE

EastBayForEveryone.org 

WILLAMETTE WEEK MEDIA

Could Oregon Become the First State to Ban Single-Family Zoning?

Rep. Tina Kotek (D-Portland), speaker of the Oregon House, is drafting legislation that would end single-family zoning in cities of 10,000 or more: "The state's housing crisis requires a combination of bolder strategies."



Dunthorpe, Oregon. (Abby Gordon)

By Rachel Monahan | Published December 14, 2018 • Updated December 14, 2018

Legislation being drafted in Oregon could become the nation's most dramatic effort to address the housing shortages and economic and racial segregation caused by zoning restrictions.



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CALIFORNIA

Why California Is Suing Its Own Cities

In one of his first moves as governor, Gavin Newsom is taking some cities to court for failing to address the affordable housing crisis.

BY ALAN GREENBLATT | MARCH 19, 2019 AT 4:00 AM



California Gov. Gavin Newsom (AP)

Governor Newsom Announces Legislative Proposals to Confront the Housing Cost Crisis

Published: Mar 11, 2019

State down approach

CALIFORNIA



MINNEAPOLIS

Upzoning

THE AVENUE

Minneapolis 2040: The most wonderful plan of the year

Jenny Schuetz · Wednesday, December 12, 2018

Grass-roots consultation

MINNEAPOLIS

CURBED

CITIES • TOPICS • MORE •

URBAN PLANNING

How Minneapolis's radical zoning plan became policy

Advancing the Minneapolis 2040 blueprint will rest on the same community engagement that helped it be passed by city council

By Patrick Slisson | Jan 9, 2019, 3:32pm EST

f t e SHARE



Shutterstock

MOST READ

Converted school bus is a cozy tiny house

One industry millennial isn't killing the dream

Want to understand U.S. real estate market? Look no further than Florida

Why green has overtaken our home

Notre Dame roof reimaged as a greenhouse



Curbed Daily Newsletter

A daily dose of design and real estate news, intel, and eye candy

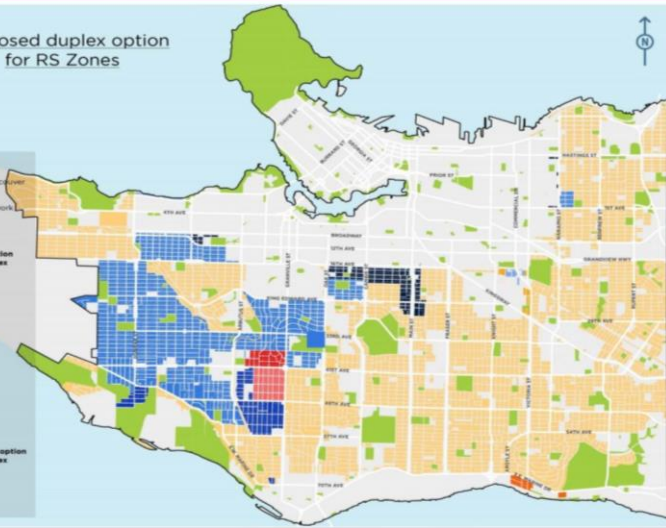


VANCOUVER

Proposed duplex option
for RS Zones

Legend:

- City of Vancouver boundary
- Street network
- Parks
- RS zones with option to develop a duplex
 - RS-1
 - RS-1A
 - RS-1B
 - RS-2
 - RS-5
 - RS-6
 - RS-7
- RS zones without option to develop a duplex
 - RS-3
 - RS-3A



Van Mayor's Office 
@VanMayorsOffice

Approx 67,000 single family lots – 57% of City's land mass – are now eligible for duplexes. That means more housing options in neighbourhoods across our city, including Dunbar, Kerrisdale, & West Point Grey [#vanpoli](#)

♡ 54 1:06 PM - Sep 20, 2018

Duplexes

allowed in

99% of residential land

VANCOUVER

Intuitive team management tool



Stuck

Star

Vancouver opens the door to duplexes

FRANCES BULA >

VANCOUVER

SPECIAL TO THE GLOBE AND MAIL

PUBLISHED OCTOBER 4, 2018

 10 COMMENTS

Duplexes might not seem like the most revolutionary form of alternative housing. It's just two homes on a lot, after all, instead of one – all still in one building.

But they are a small step that a cluster of cities around North America are experimenting with as one limited way to provide a slightly cheaper form of housing than the increasingly out-of-reach detached-house estate.

And it's a step that is provoking a huge amount of angst from residents who fear it will lead to wholesale demolition of their traditional neighbourhoods, loss of green space, parking chaos and, although no one likes to say it too openly, the arrival of a new kind of resident – the kind that can only afford a duplex.

Vancouver is one of the earliest adopters, after having voted on an initiative three weeks ago to allow duplexes in almost every part of the city that is now zoned for detached houses only. (Duplexes are allowed already in the city's inner ring of older neighbourhoods.)



TORONTO



Changing the Conversation



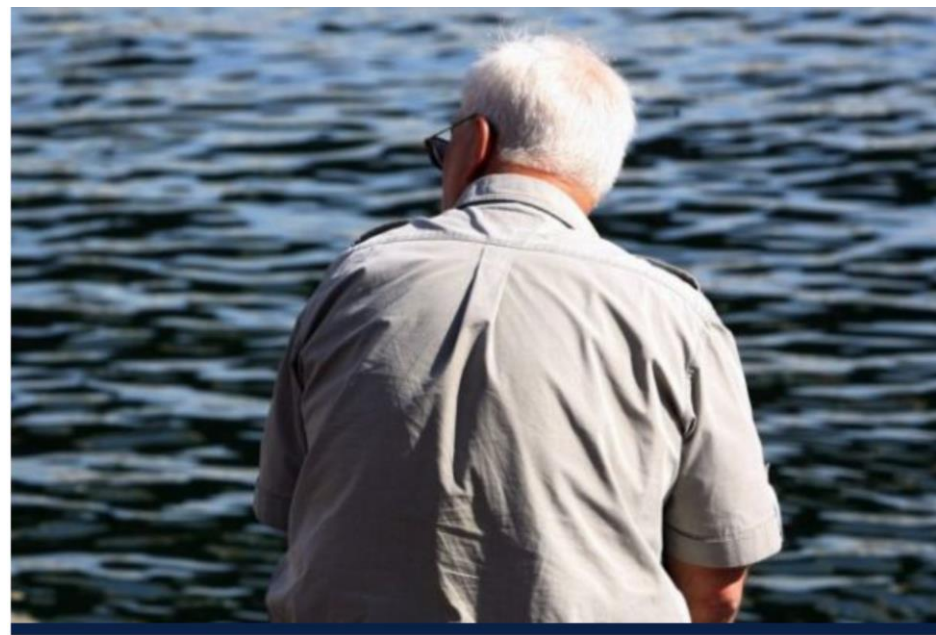
Mark Peterson/Redux Pictures for POLITICO Magazine

WHAT WORKS NEXT

'My Generation Is Never Going to Have That'



A new campaign looks to shift the affordable housing conversation in Houston.



Design Matters: Innovative idea to help Canberrans downsize in their communities



Observations

Loneliness Is Harmful to Our Nation's Health

Research underscores the role of social isolation in disease and mortality

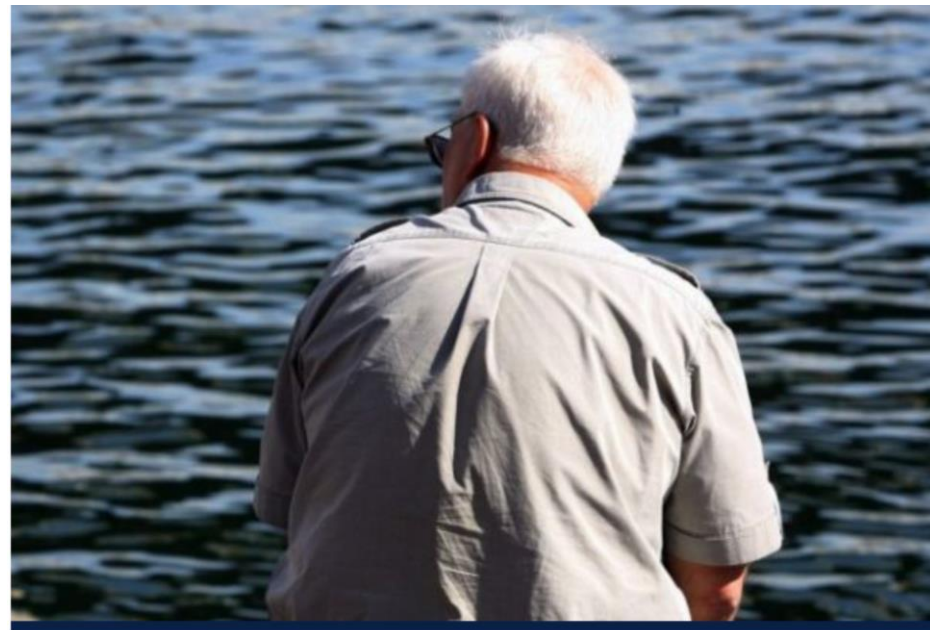
By Claire Pomeroy on March 20, 2019



Mark Peterson / THE POLITICAL MAGAZINE

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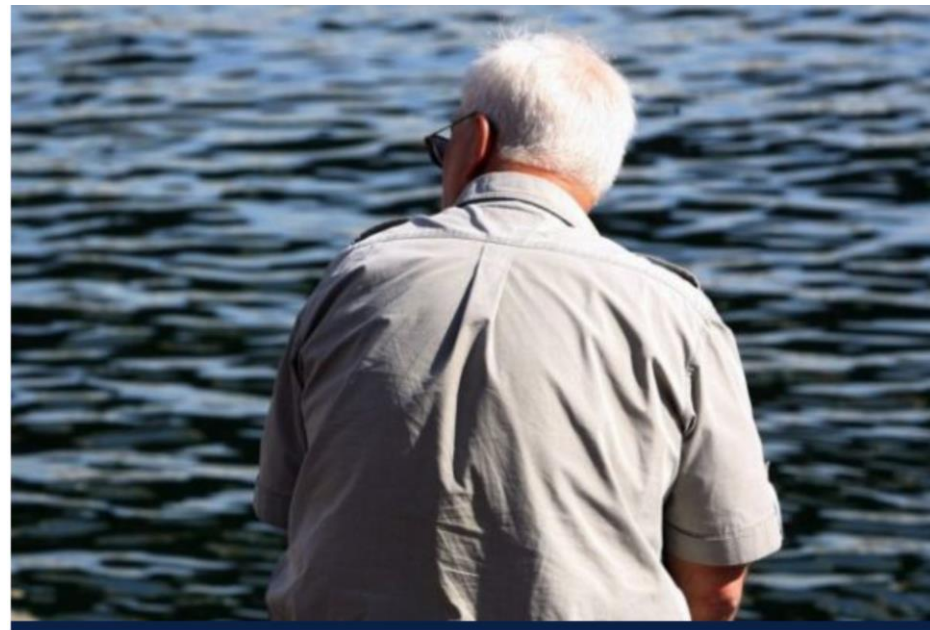
Mark Petersen

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Millennials:

Is there room for me in this city?

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Key Workers Housing!

A new campaign looks to shift the affordable housing conversation in Houston.



Downsizers

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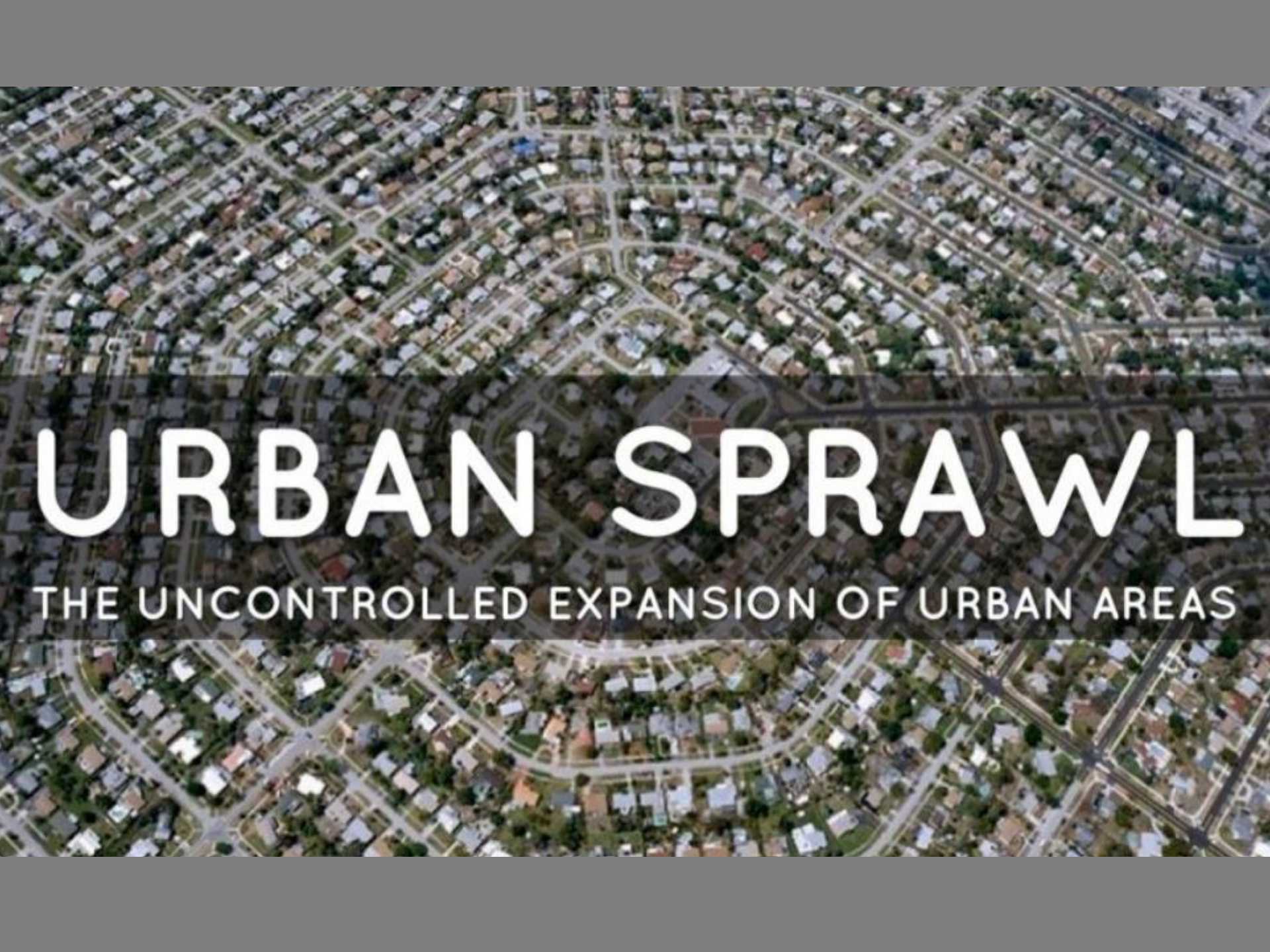
**Design Matters: Innovative
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Age in Place

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Nation's Health**

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URBAN SPRAWL

THE UNCONTROLLED EXPANSION OF URBAN AREAS

WEDNESDAY 27°C MIN 20°
Currently 21° Feels like 21°

LOCATION: Brisbane, Qld
Change

[Just In](#)
[Australia Votes](#)
[World](#)
[Business](#)
[Sport](#)
[Science](#)
[Health](#)
[Arts](#)
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BREAKING NEWS Wikileaks founder Julian Assange has been sentenced to 50 weeks' jail for absconding while on bail, when he fled to the Ecuadorian embassy in London in 2012. [Read more...](#)

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Email
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Lower house prices not translating into more affordable housing, as loans become harder to get

7:30 By Peter McCutcheon
Updated 6 Mar 2019, 5:05pm

PHOTO: Karen Stern is struggle to get finance to upgrade from a unit to a house. (ABC News)

Falling house prices, particularly in Australia's biggest cities, are doing little to improve housing affordability.

RELATED STORY: House price falls are bad news for car dealers. The RBA explains why

RELATED STORY: 'Every market losing steam' as housing

HOUSING MARKET

Enter your suburb

How low can you go? Data shows impact of property downturn in your suburb

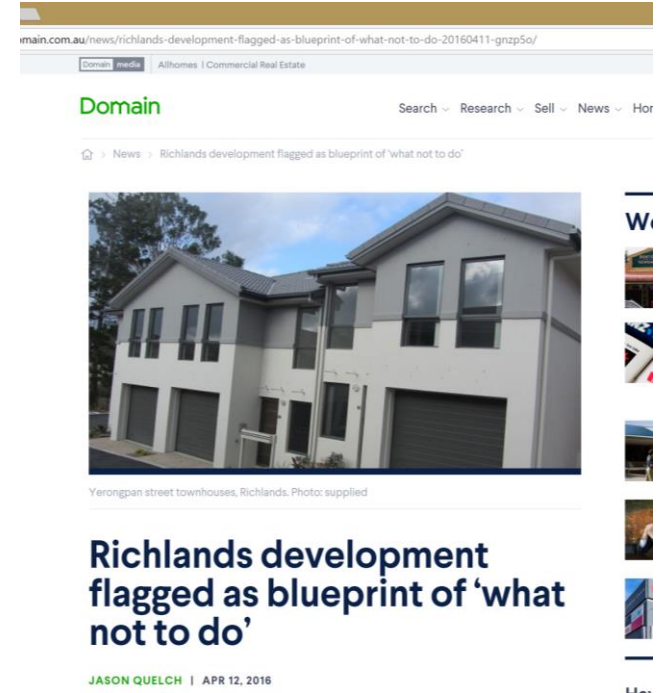
RBA says rate cuts and QE possible with housing in 'uncharted territory'

House prices in sharpest drop since GFC and 'will continue to trend lower'

House prices are falling.

Housing Affordability

The fact that the chance of owning a home for 25-35 year olds has dropped to just 22% is a wake up call to any average Australian citizen



DO WE PASS THE PUB TEST?

Developer challenges ruling on townhouses in low density zone



 Holland Park residents protest against the townhouse development proposed for Eric Rd.

“We will fight this to the death,” Mrs Fraser said.

“If they started with something that was a bit more considerate of the environment and the neighbourhood we may not have got so up in arms. This proposal was about as offensive as it could get.”



CONTEXT LEGEND:

- SUBJECT SITE
- EXISTING BUS STOP
- ▲ DEVELOPMENTS OF INTEREST

Received

1/04/2019

BCC DS

aad

TOWN PLANNING
ARCHITECTURE
PROJECT MANAGEMENT

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Issue Date	Issued By	Issue Description	Issue Number
29.11.18	RN	Tree Design Revision	26
13.12.18	RN	For Approval	28
12.02.19	RN	RFI For Approval	33
01.04.19	RN	RFI For Approval	37

CLIENT:
YQ Property Pty Ltd

PROJECT DESCRIPTION:
25 Townhouses

LOCATION:
25, 27, 31, 35 Eric Road
Holland Park

RPD 1 RP70247, L1 RP74201, L2
RPB3372, L3 RPB3372

DATE ISSUED:	NORTH:	DWG TYPE:
29.11.18		SITE CONTEXT AERIAL
DRAWN BY:		SCALE:
RN		1 : 20 @ A3
CHECKED BY:		JOB NO:
GK		3719_DA
		SHEET NO:
		D02
		ISSUE:
		37

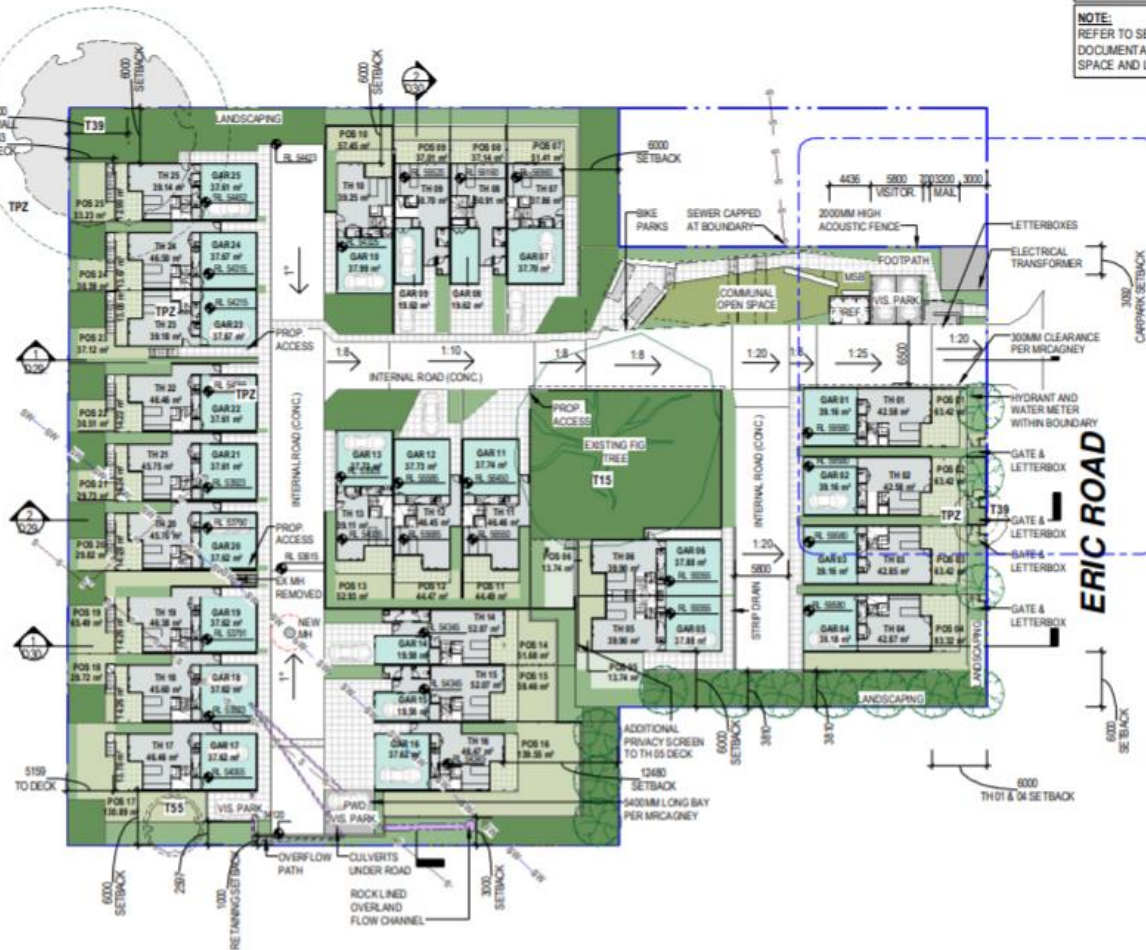
BRISBANE
175 Given Terrace
Paddington, QLD p: (07) 3348 2211

SYDNEY
24 Collins Avenue
Brighton-Le-Sands, NSW p: (02) 9559 4912

central@aadarchitects.com.au
0800444444

LVL0 AREA		LVL0 POS	
TH	AREA	TH	AREA
TH 01	43 m²	POS 01	63 m²
TH 02	43 m²	POS 02	63 m²
TH 03	43 m²	POS 03	63 m²
TH 04	43 m²	POS 04	63 m²
TH 05	40 m²	POS 05	14 m²
TH 06	40 m²	POS 06	14 m²
TH 07	38 m²	POS 07	51 m²
TH 08	51 m²	POS 08	37 m²
TH 09	51 m²	POS 09	37 m²
TH 10	39 m²	POS 10	57 m²
TH 11	46 m²	POS 11	44 m²
TH 12	46 m²	POS 12	44 m²
TH 13	39 m²	POS 13	53 m²
TH 14	52 m²	POS 14	52 m²
TH 15	52 m²	POS 15	59 m²
TH 16	46 m²	POS 16	140 m²
TH 17	46 m²	POS 17	131 m²
TH 18	46 m²	POS 17 (TERR)	14 m²
TH 19	46 m²	POS 18	29 m²
TH 20	46 m²	POS 18 (TERR)	14 m²
TH 21	46 m²	POS 19	65 m²
TH 22	46 m²	POS 19 (TERR)	14 m²
TH 23	39 m²	POS 20	30 m²
TH 24	47 m²	POS 20 (TERR)	14 m²
TH 25	39 m²	POS 21	30 m²
TOTAL	1113 m²	POS 21 (TERR)	14 m²

LVL0 GARAGE		TOTAL	
TH	AREA		
GAR 01	39 m²	POS 22	31 m²
GAR 02	39 m²	POS 22 (TERR)	14 m²
GAR 03	39 m²	POS 23	37 m²
GAR 04	39 m²	POS 23 (TERR)	13 m²
GAR 05	38 m²	POS 24	30 m²
GAR 06	38 m²	POS 24 (TERR)	14 m²
GAR 07	38 m²	POS 25	33 m²
GAR 08	20 m²	POS 25 (TERR)	13 m²
GAR 09	20 m²		
GAR 10	38 m²		
GAR 11	38 m²		
GAR 12	38 m²		
GAR 13	38 m²		
GAR 14	20 m²		
GAR 15	20 m²		
GAR 16	38 m²		
GAR 17	38 m²		
GAR 18	38 m²		
GAR 19	38 m²		
GAR 20	38 m²		
GAR 21	38 m²		
GAR 22	38 m²		
GAR 23	38 m²		
GAR 24	38 m²		
GAR 25	38 m²		
TOTAL	876 m²		



NOTE:
TOWNHOUSES 17 - 23 TO BE POST AND PIER
CONSTRUCTION OVER NGL.

NOTE:
REFER TO SEED LANDSCAPE DESIGN
DOCUMENTATION FOR COMMUNAL OPEN
SPACE AND LANDSCAPE DESIGN.

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1/04/2019
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DEVELOPMENT APPLICATION	Issue Date	Issue By	Issue Description	Issue Number
	11.02.19	RN	For Information	32
	12.02.19	RN	RF1 For Approval	33
	22.03.19	RN	RF1 For Approval	36
	01.04.19	RN	RF1 For Approval	37

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DATE	BY	DATE	BY
11.02.19	RN	12.02.19	RN
22.03.19	RN	01.04.19	RN

BRISBANE
17/17 Green Terrace
Paddington, QLD 4026 (p. 07) 3048 2233

SYDNEY
24 Colingwood Avenue
Brighton, N.S.W. 1586 (p. 02) 9397 4912

MELBOURNE
24 Colingwood Avenue
Brighton, VIC 3186 (p. 03) 9397 4912

PERTH
24 Colingwood Avenue
Brighton, WA 6150 (p. 08) 9397 4912

ADelaide
24 Colingwood Avenue
Brighton, SA 5062 (p. 09) 9397 4912

Canberra
24 Colingwood Avenue
Brighton, ACT 2600 (p. 10) 9397 4912

Darwin
24 Colingwood Avenue
Brighton, NT 0800 (p. 11) 9397 4912

Hobart
24 Colingwood Avenue
Brighton, TAS 0300 (p. 12) 9397 4912

Perth
24 Colingwood Avenue
Brighton, WA 0800 (p. 13) 9397 4912

Sydney
24 Colingwood Avenue
Brighton, NSW 0200 (p. 14) 9397 4912

Townsville
24 Colingwood Avenue
Brighton, QLD 0700 (p. 15) 9397 4912

Wollongong
24 Colingwood Avenue
Brighton, NSW 0200 (p. 16) 9397 4912

Wynyard
24 Colingwood Avenue
Brighton, TAS 0300 (p. 17) 9397 4912

aad

TOWN PLANNING

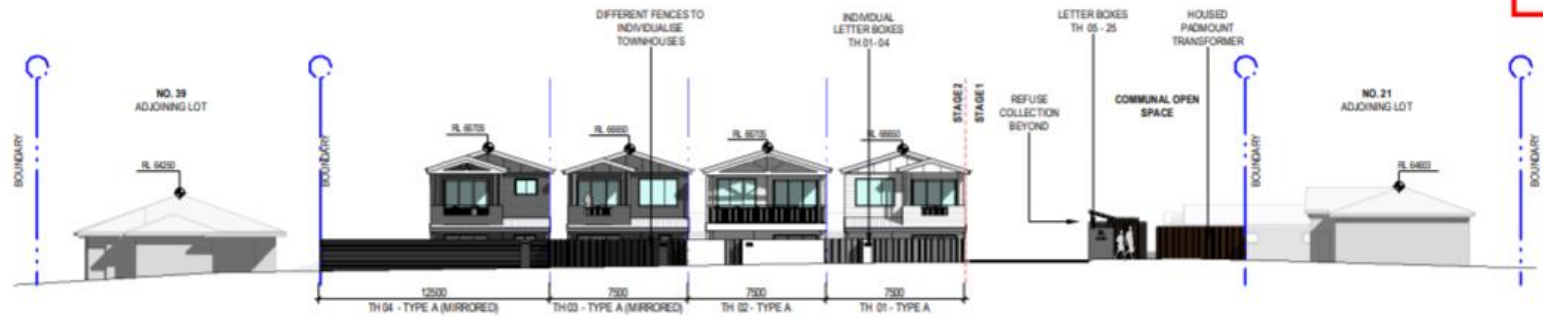
ARCHITECTURE

PROJECT MANAGEMENT

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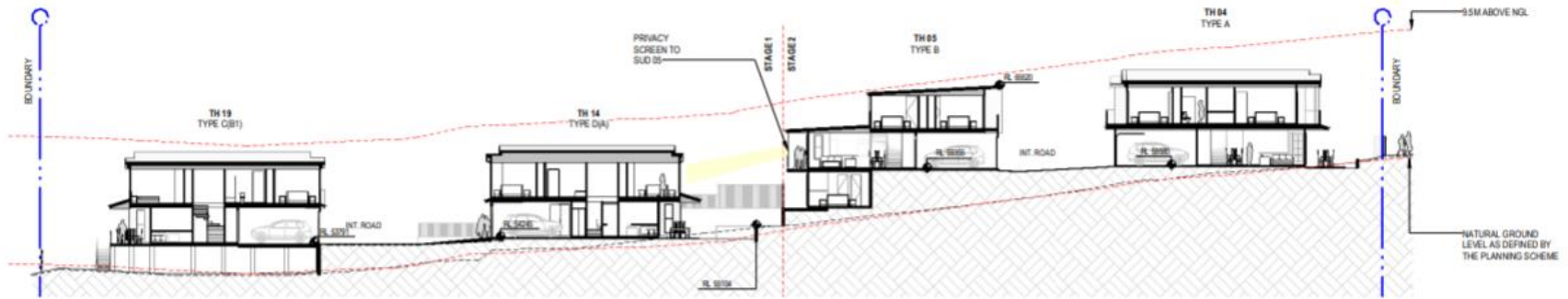


1 ELEVATION (ERIC ROAD) - NORTHEAST
Scale 1 : 250

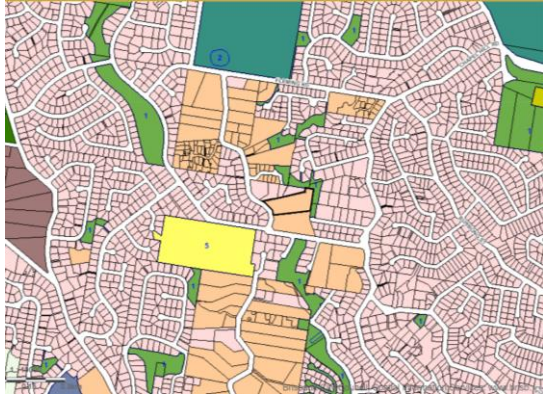
Received

1/04/2019

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1 SECTION 3 - THROUGH TOWN HOUSES 04, 05, 14 & 19
Scale 1 : 300



Land Use V Form & Tenure



Cookie-cutter Designs



Portobello neighbourhood
Notting Hill, London



Fort Greene neighbourhood
Brooklyn, NYC



The Mansions rowhouses
Milton, Brisbane

Symmetry | Balance | Harmony



Deliver on the Promise





A Place for Tiny Houses

Exploring the possibilities [Tiny House Planning Resource for Australia 2017](#)



esc consulting

TINY HOUSES

PLANNERY.co

SHELTER
because housing matters

Griffith
UNIVERSITY

TINY
HOUSES



Innovation

➤ Sustainable Sydney 2030

✓ **Planning for 2050**

Sydney 2050 community consultations

Alternative housing

➤ Better infrastructure

➤ Green Square

➤ Changing urban precincts

Alternative housing



Now open

To lodge a proposal [you need to register first](#).

The Ideas Challenge closes at 5pm on Wednesday 8 May 2019.

Ideas challenge

The Alternative Housing Ideas Challenge is now open.

We're calling for ideas to boost the diversity of housing across the city and wider community, with a focus on identifying and developing new models to increase affordable alternative housing supply.

The Ideas Challenge is open to anyone with new and innovative ideas for the housing sector, including property professionals, financiers, lawyers, community organisers, policy managers, planners, designers and students. Encouraging new ways of thinking about housing, up to 6 participants will receive \$20,000 each to further develop their concepts following consideration by an independent jury.

Briefing session

A briefing session was held on Thursday 11 April at Town Hall House.

The session was recorded and the video will be available after you [register for the Ideas Challenge](#).

Key dates

- Ideas Challenge opens at 6am on Tuesday 26 March.
- Questions and answers close at 5pm on Friday 26 April.
- Ideas Challenge closes at 5pm on Wednesday 8 May.

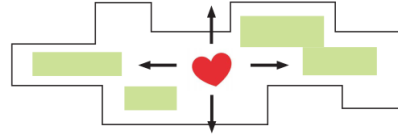
Contacts

Linda Elkins

Design Competition

AROUND THE CORNER :

eCo-Housing for young families



eCo-Housing strives to provide greater housing affordability while promoting vibrant community life and reducing overall environmental impacts. It supports design and processes geared for families to decrease alienation, promote social exchange, and increase resource sharing. Additionally, it supports connection to daylight and natural vegetation, and a holistic approach to sustainable living.

Social Innovation: The design of the mews layout with shared green space is to promote social exchange. It forms the heart of the community and helps to increase chance encounters and connectivity for residents. A crowdsourced or co-created landscape design is the first step to enhancing community cohesion. Children and adults participate in curating the landscape realm (and hopefully take care of it too!) Additionally, a community amenity room is provided in the "flex corner" which can serve as either a foodsharing space, community living room, or child minding area. An urban garden serves the multigenerational aspect of the housing, and becomes celebrated during shared dinners and neighbour gatherings. A cozy firepit, longtable dinners, hide & seek, foodsharing, co-creating, are all imagined here.

Affordability Innovation: (Density Mix) By converting 2 single family homes to 17 family homes of 2-4 bedrooms, greater affordability is attainable while not sacrificing the quality of indoor and outdoor environment. When structured between 16-17 units, project hard cost of 6,907,060 result in average cost per sf of \$234, to the consumer, well below market averages. Hard costs build in passive house and "landscaping" costs. The proposal requires setbacks relaxation for this configuration, however further density configurations can be included without affecting scale and character by exploring half levels within the roof and half sunk floors.

(Lot Optimization) The vast majority of Surrey residential lots do not contain laneways. This means that adjoining 2 long corner lots offer the most street facing area per square foot of land. In this configuration, a finer grain of higher density is possible than alternative lot configurations. By reducing the land cost factor in the development, resources can be allocated to service value-added design, community amenity, and support affordable housing solutions and partnerships.

(Soft Savings) Dedicated car share and bike-share locations reduce the cost of car ownership. Additionally, the nature of co-housing is community living with areas for urban gardening, food, and resource sharing.

(Financing Structure) There are multiple pathways to financing. Traditional single source private development is one way, or alternatively owners can form a co-housing group for shared equity financing. Thirdly, various arrangements for partnerships between private-public sector could work in combination.

	Area Sq.M	Area Sq.f	Cost \$
Site area	1557	16,759	1,975,000
Plot 1)	788	8481	
Plot 2)	769	8277	
Building Area	2182	23,486	
FSR	1.40		
Property Setback	Front	Back	Side
Proposed Setback	6	6	2
	4.2	/	0.6
Building footprint	846		
Permeable Area	708		

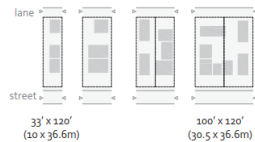
*Flex corner : 1000 sf community, retail, or residential

Mobility	#
Parking	15
Carshare	2
Bike Storage	16

Construction costs	
\$210 per sf	4,932,060
(incl. +\$5 /sf passive house)	
(incl. +\$10 /sf "landscaping")	

Units Types	2 Bed 850-950sf	3 Bd + den 1050 sf	4 Bed 1480 sf	4 Bed + den 1130-1510 sf	5 Bed + Den 2250 sf
Subsidized Rental	1 - 2*	1			
Market Rental	1			2	
Townhouse	4		2	2	
Mew House	1				2
16 - 17 Units	7	1	2	4	2
	50% 3-4 BD			50% 4-5 BD	

Vancouver lots



Surrey lots



2 families
to
17 families



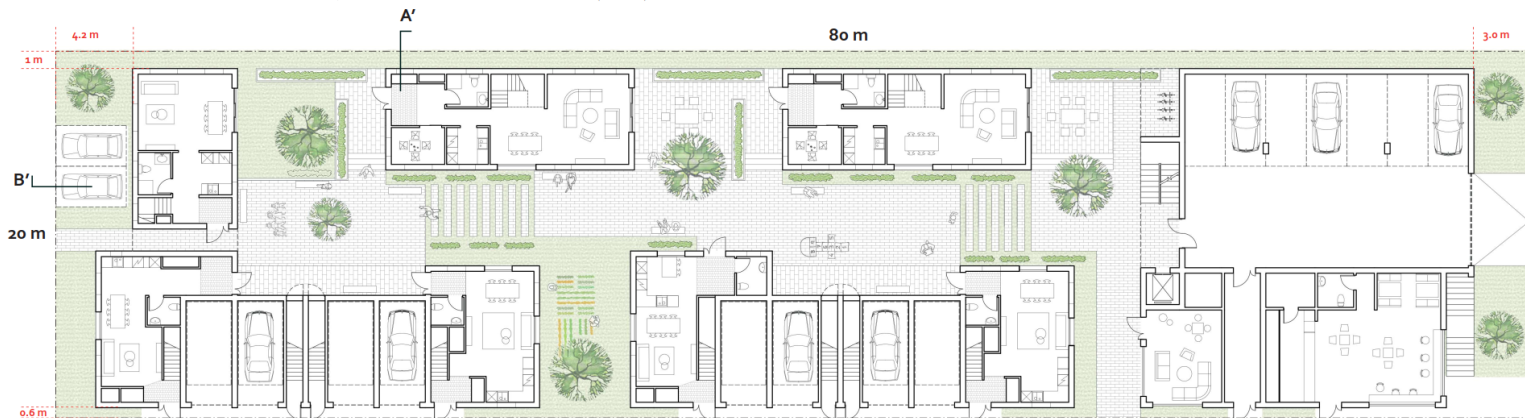
20 % Market Mew
(Multi-generational)



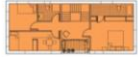
30% Rental
10% Support



45% Market
Townhouse



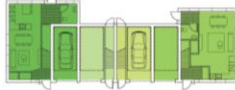
Mew House



The 1 1/2 storey mew house is designed with the possibility of bedrooms on each level for multi-generational families.

It's low height is intended to limit obstruction and shadowing onto the neighbouring backyard

Townhouse



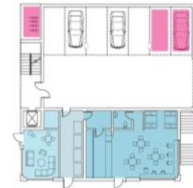
Rental Apartment



The expanded corridor allows flexibility for unit layouts and ensures adequate facade surface area in anticipation of adjacent lot development.

These spaces become niches for bike storage, planting, and social space while providing sight-lines through the mews.

Flex Corner



Bike + Car Share

Neighborhood Cafe



Co-working Space



Caretaker Unit

Community flex space

Unit Design:

The units have been designed to form both a direct and visual connection to interior garden pathway while also avoiding overlooks to protect privacy. Stoops and porches are blended into the pathway to form a range of semi-private to private zones.

The organization of the housing promotes mixture for different family types and needs, ranging from multigenerational families on 3 floors to younger families benefiting from single floor layouts.

Construction Design:

Higher standards in insulation also mean thicker walls. The idea is to pull structural loading to the facade to allow flexibility of renovations for the needs of future residents or changing demographics.

Underground garage is not proposed in order to reduce foundation and concrete costs.

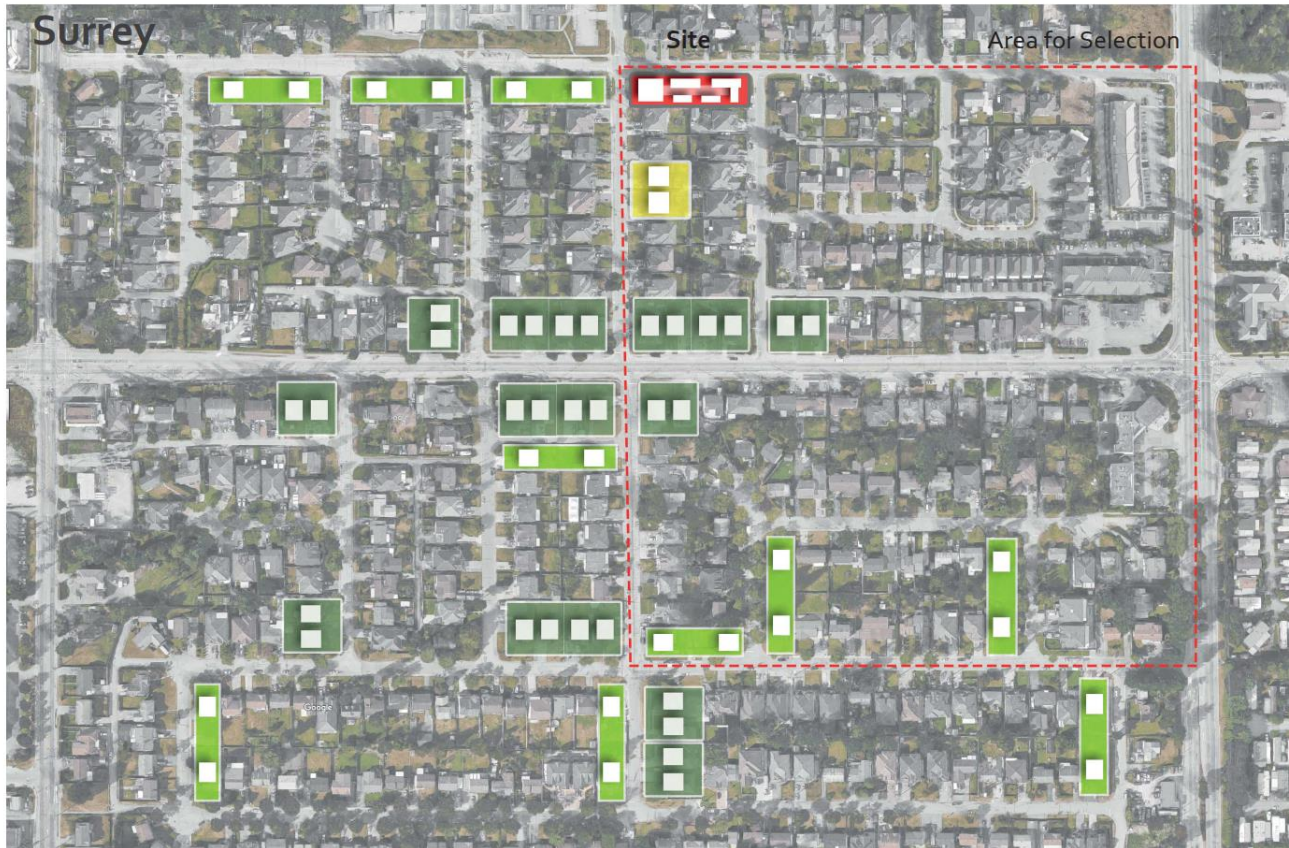
Section A'



Section B'



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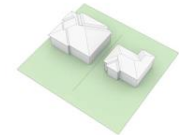


Lot Rationale

Surrey lots are unique from Vancouver lots because they rarely contain a laneway. Coupled with large plot sizes and greater street setbacks due to dykes, residential streets are non-places that lack quality definition in the public to private edges.

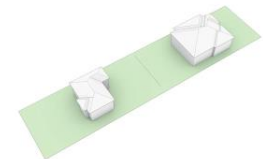
The focus of this proposal is on long corner "front-back" lots. Among all lot types provide the greatest street surface to area ratio. Per dollar of land cost, front-back lots provide the most daylight and solar exposure.

Corner lot to road edges are often 6.5 meters from the property line with an added 6 meter setback. This proposal seeks to relax setback requirements by half with potential build-to-line conditions to define street edges.



1.0 Side by Side lot

At least two configurations exist for the side by side lot - A corner type and an in-block type. In-block configurations represent approx 85% of lot types in the urban fabric. The pair of 20x40 lots form a 40x40 lot configuration.



2.0 Front to Back lot

80 x 20 meter lot configurations have the greatest street exposure to area ratio. Due to the unique configuration with 3 edges, it defines 2 corners simultaneously and becomes valuable as setting the pace for setbacks and future block structures.



GETTING TO YES – No Silver Bullet

- **Community engagement**
 - Representative, honest, informed, problem-solving
- **Brave Public / Planning Policy**
 - Focused on affordability, community need, environment
 - Form based V Zone based codes
 - State led V local control
- **Design Excellence & Innovation**
 - Demonstration Projects
 - Design Competitions
- **Innovative Housing Models**
 - Nightingale, Tiny house
- **Sustainability**

Call to Action

Having a community conversation

INFORM

An accessible resource
that establishes a
dialogue around what
makes good
development

ADVOCATE

Balance the conversation
about development by
putting forward
the yes case

INSPIRE

Inspiring good
development outcomes
that feature design
excellence, sustainability,
innovation and
community dividend.