

Intent

Our intention is to create a 27 unit multifamily project to be designed and developed by the residents as a cohousing community.

This 2,744 m² (29,536 sq. ft.) site is located at the North side of East 33rd, 1/2 block West of Commercial Drive in the Kensington Cedar Cottage neighbourhood. The site is comprised of three legal parcels, each of which is a "double deep lot" (13.7 m x 66.4 m / 45' x 218'). Each of the lots contains an older single family home which has been converted to include a basement suite.

Cohousing features a process in which residents actively participate in the design and operation of their own neighbourhood and really co-develop it, making a custom neighbourhood that is more reminiscent of older, high-functioning neighbourhoods than today's more estranged environments. The result is a neighbourhood with privately titled homes, townhomes or apartments, with strata and common gathering spaces such as a community kitchen, guest accommodations and gardens that encourage frequent neighbourly contact and a village feel.

For additional information about cohousing and its benefits please see Appendix I of this document, or see the book "Creating Cohousing: Building Sustainable Communities" New Society Publishers, Gabriola Island.

Rezoning Rationale

The proposed rezoning meets the cities objectives around affordability with the KCC neighbourhood, efficient land use and is consistent with the cities future direction as articulated within the Mayor's Task Force on Affordable Housing.

The Kensington-Cedar Cottage Community Vision supports rezoning in all locations in the neighbourhood so long as affordability criteria are met (outlined in table 2.1 Additional Planning Not Required for Rezoning). A summary of affordability criteria attributable to our project are listed in Appendix II.

The double deep lots are not an efficient use of land in terms of

1. Amortizing public transit or
2. Amortizing public infrastructure
3. Making neighbourhood commercial facilities work

More importantly, this application is also consistent with the recently released interim report of the Mayor's Task Force on Affordable Housing. The Task Force picked up on themes previously articulated by the city, and introduced new themes such as collaboration. Our project takes the terms "collaborative" and "consultative" to a new level because homes were co-designed by future residents with the help of the foremost cohousing architect in North America, Charles Durrett. Our connection with the Mayors Taskforce on Affordable Housing is detailed in Appendix III.

Design Rationale

The cohousing design rationale is built on the intent of the future residents. It is not built brick-by-brick, but decision-by-decision by 20-25 future cohousing residents over many weekends and many months. The design is responsive to real people, and their real lives and values. While it is somewhat proforma dependent (future residents need to be able to afford it), it is not ego-driven or stylized; it is lifestyle-driven by future residents who want to know, support and care for each other. This design enhances these relationships with amenities like a covered courtyard, a common garden, and a common house.

I (Chuck Durrett) live in a cohousing, and appreciate the design every day because of the community and relationships it has fostered. The design enables me to actively engage with neighbors. This cohousing design accomplishes that even more so. Cohousing designs work inward and outward at the same time. They are giving to the larger neighborhood, providing gathering place, while nourishing the internal community, which stimulates and engages the larger neighborhood as a result.

It has to be aesthetic. There is nothing redeeming about the three single family houses currently on site. The existing houses are chaotic, unappealing, and dilapidated. Every neighborhood benefits from beautiful architecture.

Specific Design Rationale Components

- Lowered at the street level to feel like a two story building (while maintaining the affordability of three stories). Three stories is vital as these citizen developers struggle to maintain affordability.
- The entire first story is all at one level to facilitate universal design.
- Though utilizing three lots, great pains were taken to give Cedar Cohousing the appearance of two separate buildings when viewed from East 33rd Avenue, as opposed to looking like a monolithic structure.
- Roof pitches slope downward to the property line, therefore minimizing shadow on the neighboring properties.
- Familiar materials.
- Setbacks that go beyond the minimum.
- Lots of color ("I wake each morning feeling more cheery" is a common refrain from residents who live in this color scheme).
- Thoughtful landscape, carefully worked out with the future residents and neighbors of the larger neighborhood.
- Optimally day-lit, naturally ventilated, energy efficient houses.
- Design that is state of the art from a sustainability point of view, including clustered homes, an atrium, high performance insulation and non-toxic materials.
- Defensible space. Attractive new buildings that are well maintained serve to discourage crime through CPTED principles. The architecture and the lifestyle promotes accountability on the street.
- Appropriate use of the grade made underground parking possible, always a good idea when attempting to make a neighborhood feel less auto dominated.
- The design accommodates 26 parking spaces (including 2 spaces for shared-at-large automobiles).
- The common house supplements and in fact is an extension of the private house, which allows each of the houses to be smaller and more efficient. Houses are on average 890 square feet, and many of them serve families.
- The atrium allows residents to stay connected during inclement weather as well as allows for more energy efficient homes.

PRELIMINARY NOT
FOR CONSTRUCTION

McCaman & Durrett Architects
241 B Commercial Street, Nevada City, CA 95959
Tel: 530.265.9980 Fax: 530.265.4398

E-mail: info@cedarcohousing.com
BC License No. L3271



VANCOUVER COHOUSING
CEDAR COTTAGE
1729-35 E. 33rd Ave., Vancouver, BC

BASIC
REQUIREMENTS

REZONING APPLICATION
SUBMITTAL

Date 04 SEPT 2012

Scale AS NOTED

Drawn M&D

Job VAN

Sheet

01