

The background features a light blue gradient with white line-art icons. At the top left is a sun with rays. Below it are various buildings of different heights and styles. A train is shown in the middle left, and a bus is below it. A car is in the bottom left, and a bicycle and a person walking are at the bottom. On the right side, there are trees and a person's face with a smile. The text 'Housing impacts our wellbeing' is centered in a bold, black, sans-serif font.

Housing impacts our wellbeing

2024 05 02 Panel

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Driftwood Village cohousing



Intentional community

An illustration of a vibrant, multi-story residential courtyard. The buildings are rendered in soft, pastel colors like light blue, purple, and pink. In the foreground, a woman in a white apron and hat pushes a wheelbarrow filled with plants. To her left, a man in a red shirt and blue pants walks. In the center, a woman sits on a blue bench, and another woman in a red dress stands nearby. A man with a cane and a woman in a wheelchair are seated at a table under a blue and white striped umbrella. Another man is working at a table under a yellow and white striped umbrella. A woman in a yellow top is walking on a red ramp on the right side of the courtyard. The scene is filled with greenery, including stylized trees and plants. Five speech bubbles are overlaid on the scene, each containing a statement about the benefits of the community.

I can rely on neighbourly support to help me age in the right place

I can rely on my neighbour when I need someone to watch my kids

I can share tools and resources with neighbours

I have social connections right at my doorstep

Without **affordable** housing **choices** that provide **secure tenure**, all of these other wellbeing goals cannot be achieved!



What if we start **thinking**
about our homes as
catalysts for social
connection that can positively
impact all aspects our da
lives?



Federal Housing
policies

Provincial Housing Bills

Building code changes
(cooling, adaptable
units, mass timber)

BC Builds & Rental
protection fund



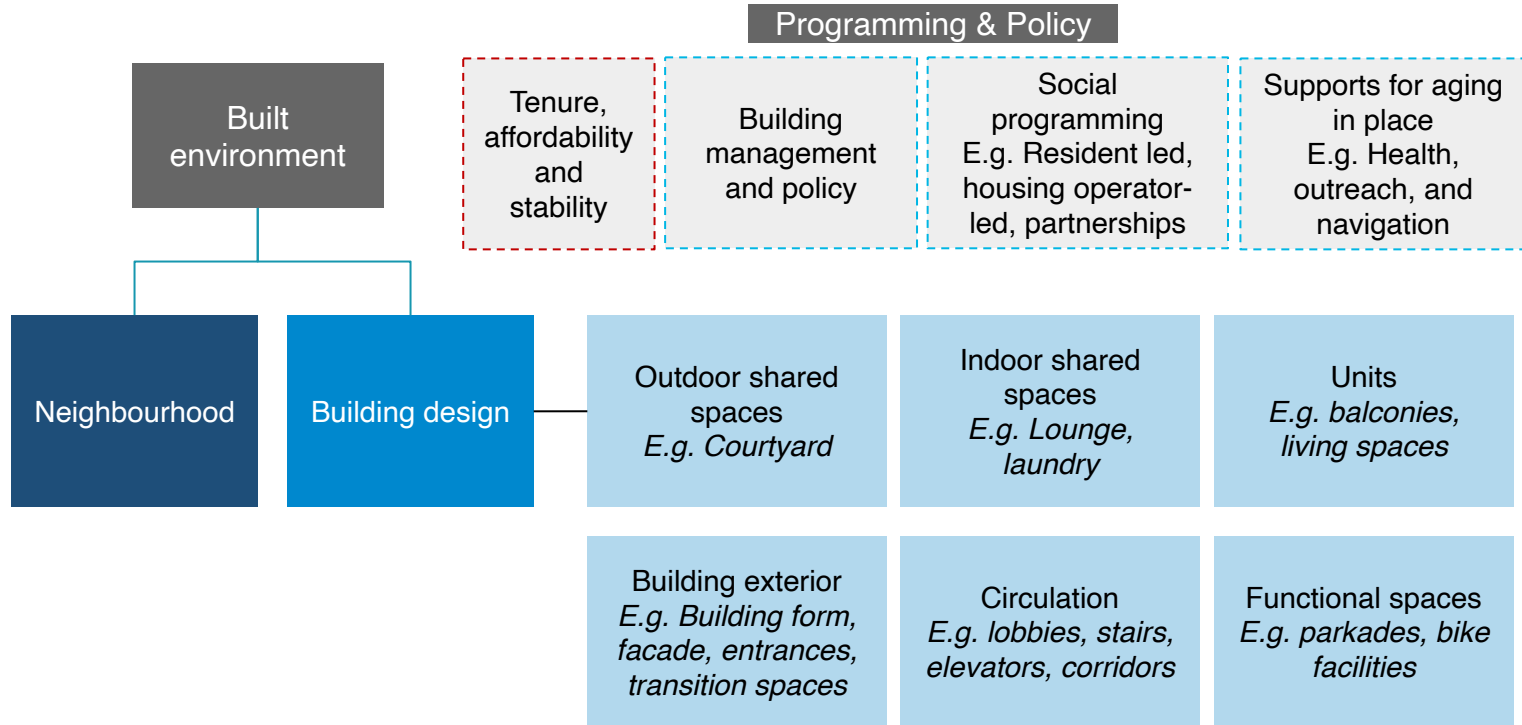
Affordability (and shift
in tenure to more
renters)

Long approval times

Shifting
demographics
(including aging
population)

Climate change

Aging in the right place



Spectrum of neighbourly interactions

Building design

Buildings can be designed to encourage residents to bump into each other and linger in common spaces

Building design & programming

Social programming can help residents make the jump from acquaintances to meaningful relationships. The design of physical spaces facilitates successful programming.



The background features a light blue gradient with white line-art icons. At the top, there are icons for a sun, clouds, and a city skyline with various buildings. Below the skyline, there are icons for a bus, a car, a bicycle, and a person walking. At the bottom, there are icons representing social interaction, including two faces (one smiling, one neutral) and a film reel.

Understanding social connection in multi-unit housing

Happy Homes Toolkit



Designed to Engage



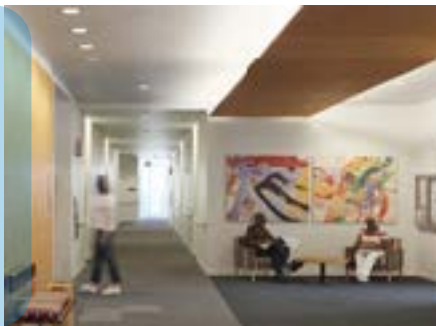
Building the case for wellbeing-focused design



Frequent connections with neighbours

1 in 4

Lobbies, corridors,
near elevators



1 in 5

Outside the
building



1 in 10

Common outdoor
spaces



1 in 10

Parkade



*Results from North Vancouver survey conducted by HNC, Happy Cities, and SFU

Images (right to left): Lakeside Seniors Housing & Mason West, David Baker Architects; Capitol Hill Cohousing, Grace Kim; Little Mountain Cohousing

Access to amenity spaces is associated with...

Higher
likeliness of
knowing
neighbours

Better overall
social
connections

Greater
willingness to
ask
neighbours for
help

Feeling less
lonely

Current regulation for amenity spaces...

- You must have xx square feet/ metres of amenity space
- Additional guidelines that aren't mandatory.
(Sometimes with unclear or outdated wording)
- Variable design outcomes (good and bad)

What are the unanswered questions?

Person-based / outcome based design...



I'm a person who uses a wheelchair... Can I safely visit my neighbours or host and event at the building?



I'm a newcomer to Canada... Where do I bump into my neighbours so I can build my network?

I'm an older adult... Where do I host my tai chi group?




I'm a single adult with a super busy schedule... Where do I meet my neighbour for coffee?



I'm a child... Where can I safely ride my scooter and play with my neighbours?





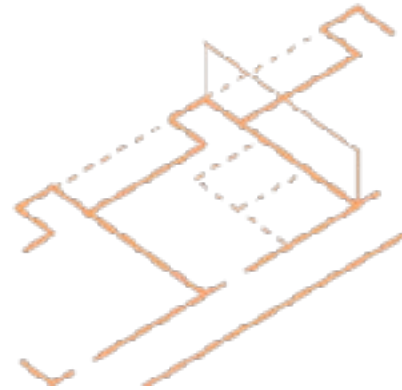
Design principles for age-friendly, resilient, social communities

Design solutions across realms

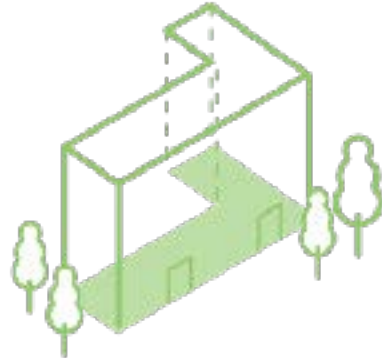
Neighbourhoods



Units



Buildings



Programming & management



And typologies



Single detached house

Duplex or multiplex

Townhouse or rowhouse

Low-rise apartment

Mid-rise apartment

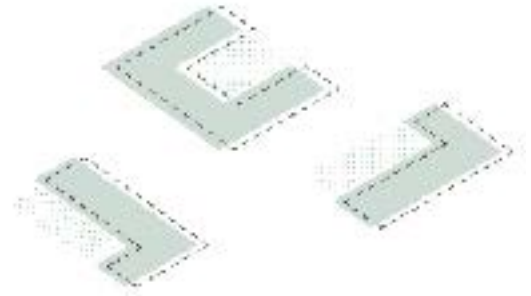
High-rise apartment

Design principles

Location	Interaction	Activation
Inclusion	Transition	Evolution

Location

- Locate spaces in convenient, visible, and prominent locations
- Multiply impact through co-location





Courtyard buildings

Thoughtful placement of amenities



Mixed-use communities

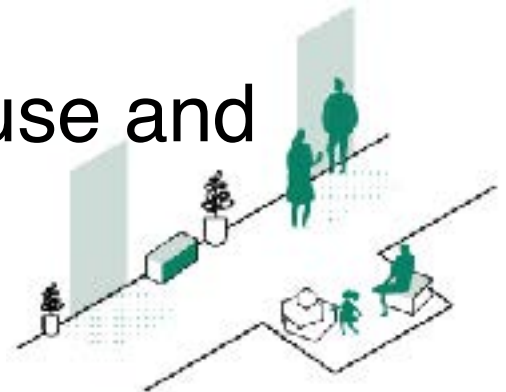
Integrated public spaces

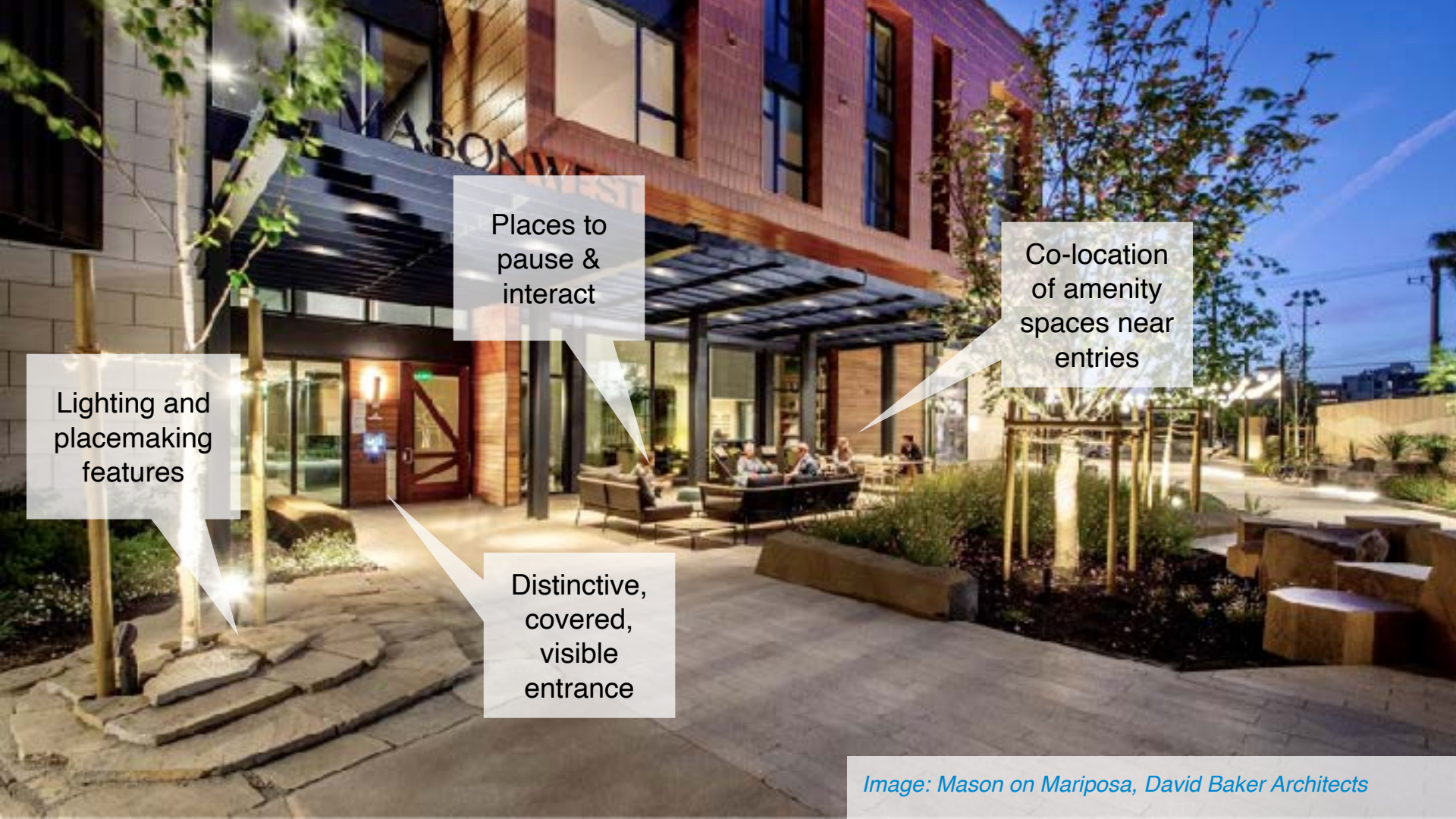
Image: Vindmollebakken Housing - Helen & Hard

Image: Mary Anne's Place, Placemaker Communities

Interaction

- Maximize the power of spontaneous daily encounters with neighbours through the design of circulation and functional common spaces
- Create comfortable places to pause and interact





Lighting and placemaking features

Places to pause & interact

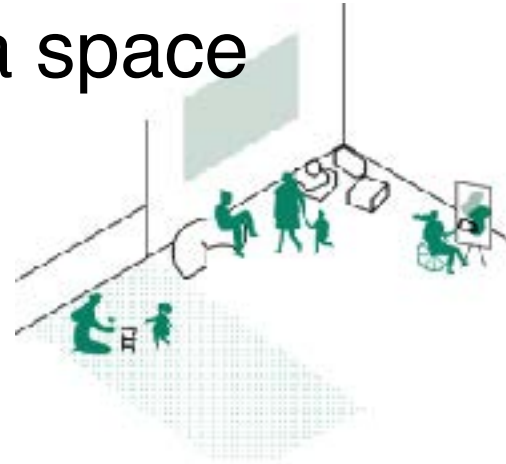
Co-location of amenity spaces near entries

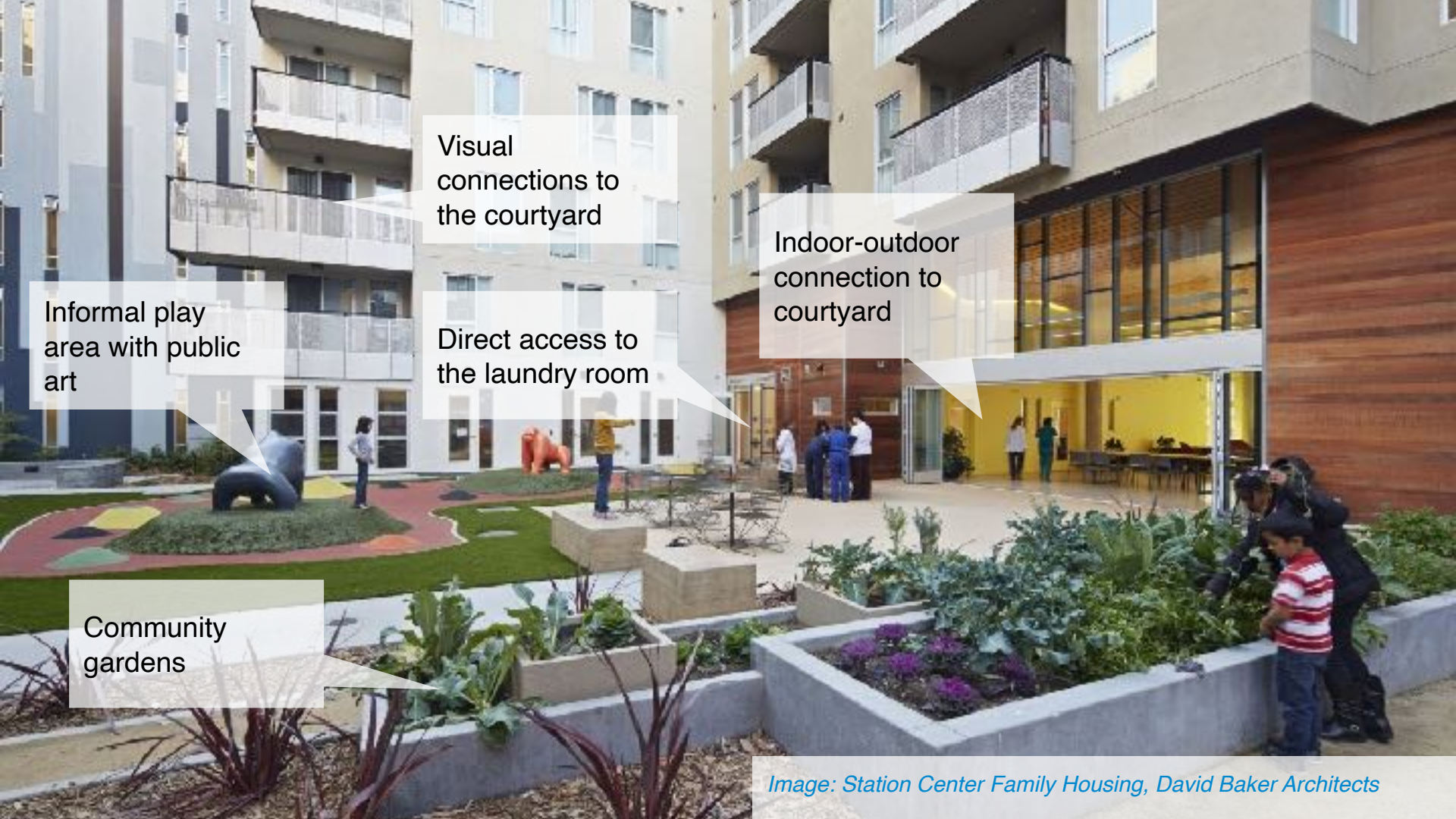
Distinctive, covered, visible entrance

Image: Mason on Mariposa, David Baker Architects

Activation

- Create a centre or heart for the community
- Create diverse scales of common spaces with intentional things to see and do
- Provide multiple reasons to visit a space through co-location





Visual connections to the courtyard

Indoor-outdoor connection to courtyard

Direct access to the laundry room

Informal play area with public art

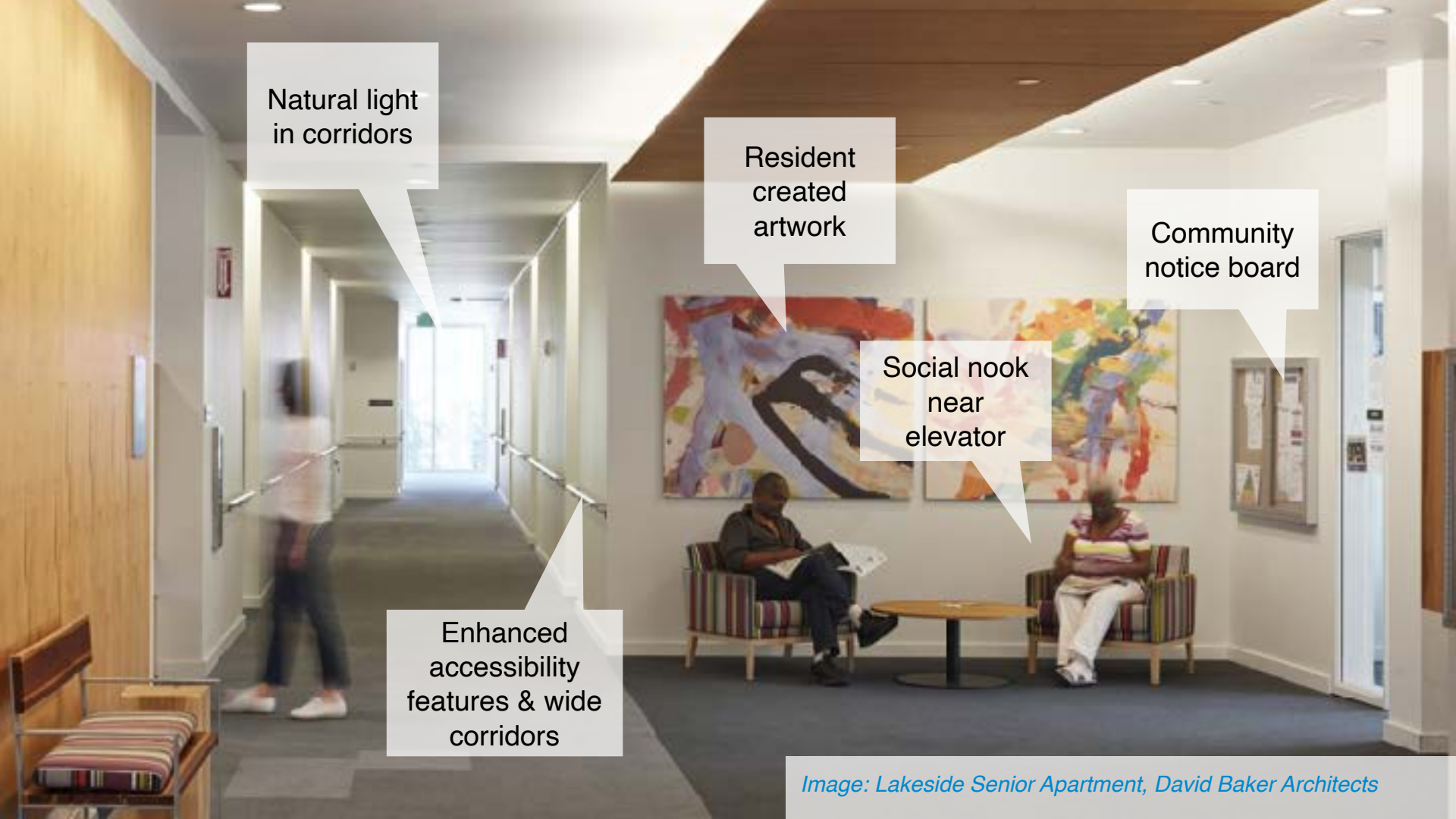
Community gardens

Image: Station Center Family Housing, David Baker Architects

Inclusion

- Create spaces that are accessible and safe for people of all ages and abilities
- Reflect cultural preferences and identities



A photograph of a modern apartment hallway. On the left, a person is walking away from the camera. The hallway is well-lit, with a large window at the end. On the right, two people are sitting in a social nook, reading a newspaper. The walls are white, and there is a large abstract painting. A community notice board is visible on the right wall. The ceiling has recessed lighting. The floor is carpeted. A wooden bench is visible in the foreground on the left.

Natural light
in corridors

Resident
created
artwork

Community
notice board

Social nook
near
elevator

Enhanced
accessibility
features & wide
corridors

Transition

- Balance high quality, livable private spaces with social spaces
- Consider thoughtful transitions and gradients from public to private





Active edges
with stoops

Landscaping &
architectural
elements for
transition



Natural light,
acoustics

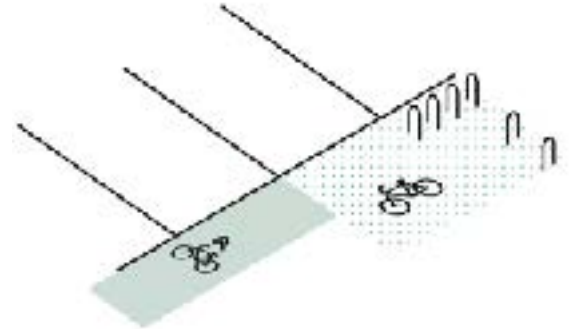
Flexible,
accessible, and
functional
layouts


Image: Lakeside Seniors Apartment, David Baker Architects

Image: Our Urban Village Cohousing


Evolution

- Allow residents to develop a sense of belonging through personalization and stewardship of common spaces
- Allow spaces to evolve with residents over time



A photograph of a children's activity room. The room features a colorful climbing wall with green, yellow, and blue triangular panels. To the right, there is a wooden ladder structure. The floor is covered with colorful mats in shades of purple, blue, and green. A large window is visible in the background, and the walls are painted in a mix of purple and white.

Kids activity room

A photograph of a workshop. The room is filled with various tools and equipment. A long wooden workbench is the central feature, with a pegboard above it holding numerous tools like wrenches, pliers, and screwdrivers. To the right, there is a large industrial machine, possibly a lathe or mill. The ceiling has exposed pipes and fluorescent lighting.

Workshop with shared tools

Image: Driftwood Village Cohousing, North Vancouver

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Thank you!

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