



2019 PIBC - CPL Webinar

Webinar #10

PIBC Pecha Kucha 2019

Guests

Jane Jacobs

(as channelled through Sue Hallatt)

PlanGirl

(aka Emilie Adin)

Michael Geller

(Guru of all things Housing)

Thank you to our sponsors:





- 
1. Really?
 2. Pigs fly.
 3. Ugh.
 4. Yay!

Really... we're still talking about these things?













Never saw that coming...

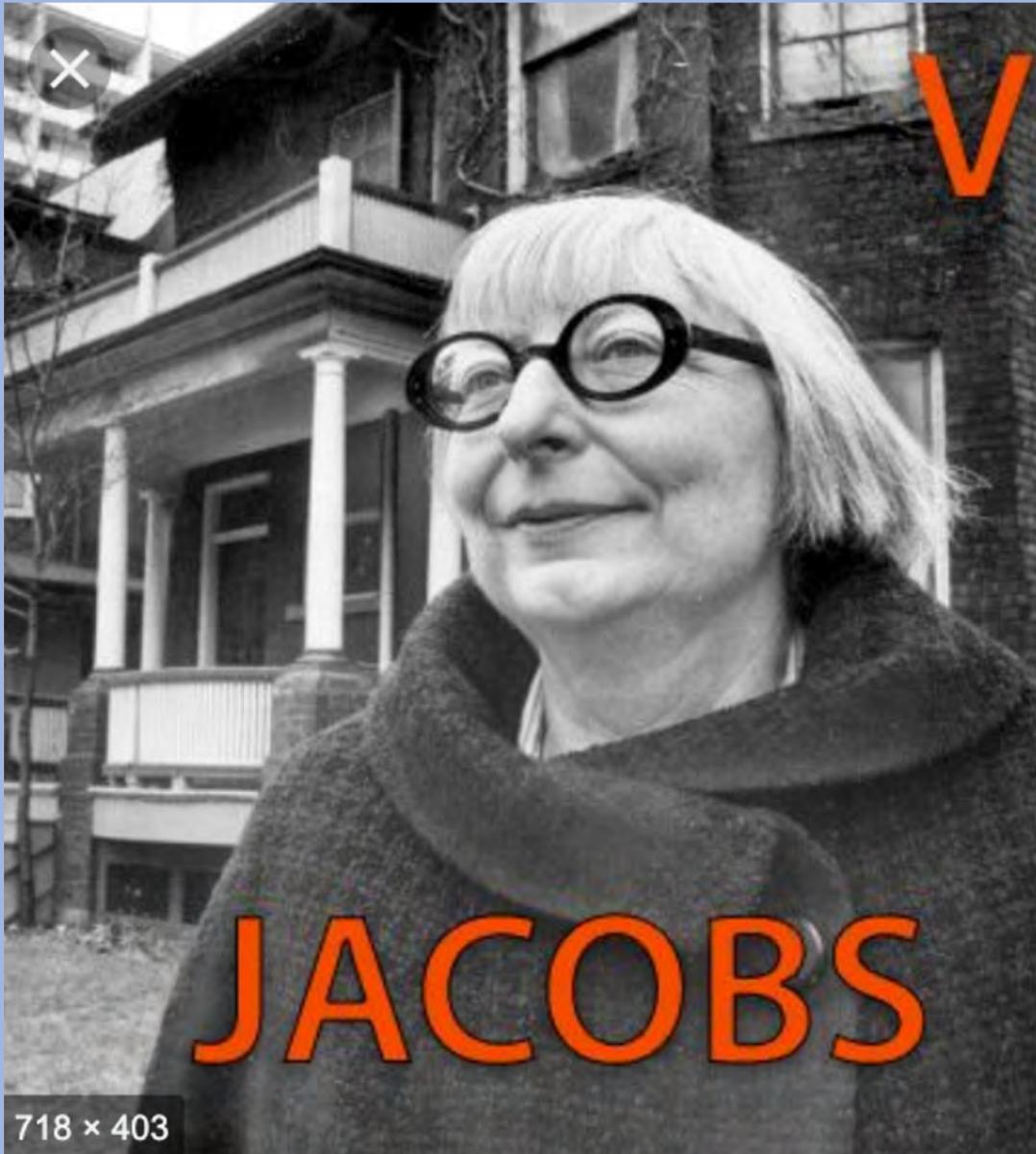




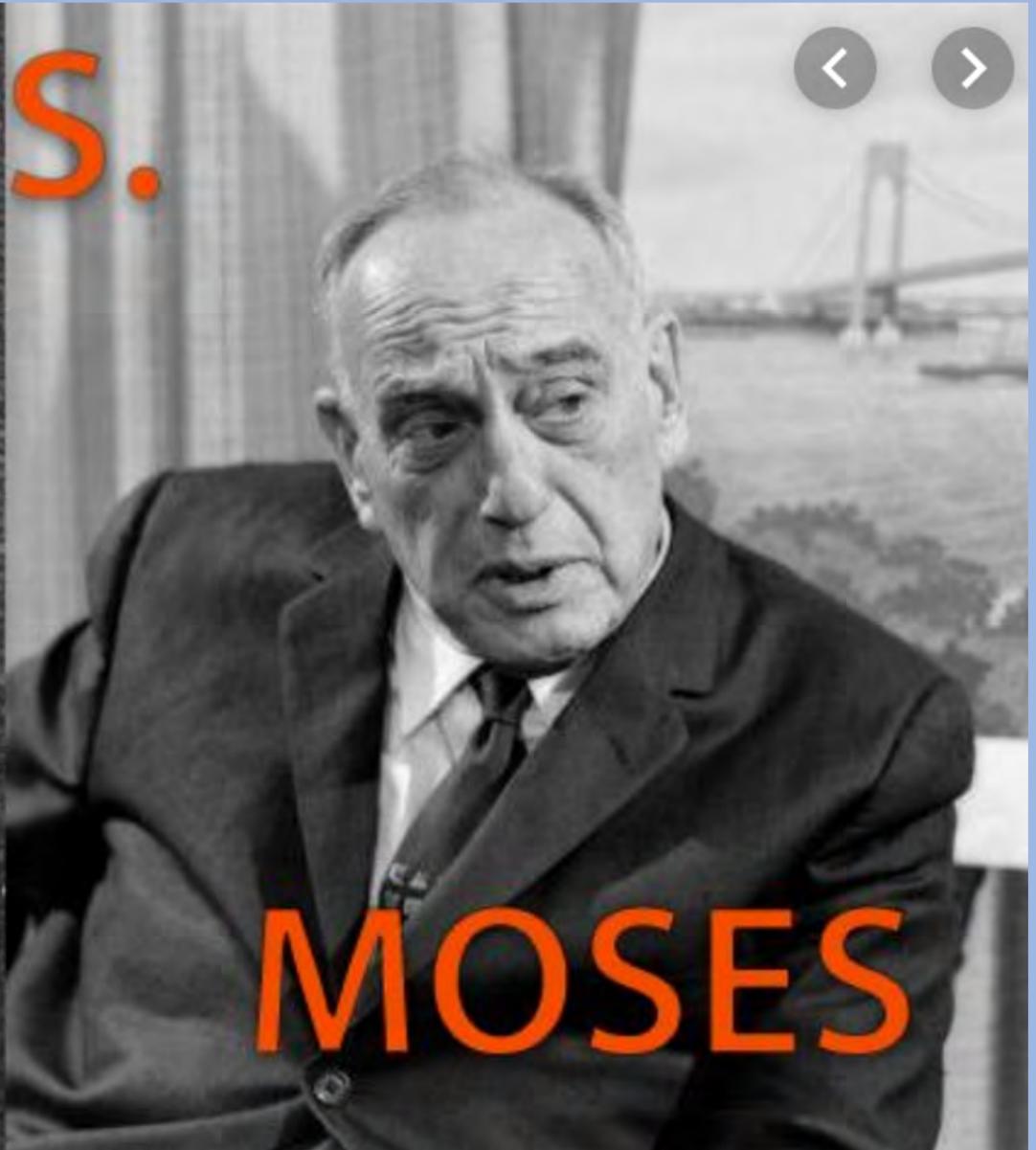








VS.



718 x 403



Ugh

















A podcast on people,
place, and the way
cities should be in
the 21st century.

**THIRD WAVE
URBANISM**



8 wishes
for my
fellow
planners



PLANGIRL DOES URBANISM
EMILIE K ADIN
DECEMBER 11, 2019



PLANGIRL VISITS IDYLIC LOCALES



KEEPING OUR BUILT ENVIRONMENT SAFE...



...FROM THE ABSENCE OF CRITICISM

**THE
PEOPLE
SPOTTER'S
GUIDE**

WIM BORREMANNS & SVEN VAN DEN EYNDE

VOL. I

**A
FIELD
GUIDE
TO
HUMANS**



LUU





URBANISM IN THE AGE OF SOCIAL MEDIA



HORROR ON THE HUDSON



BA NA HILLS (AKA BANAL HILLS)



FLÂNEUR / PLANNER



THE LENS LOOKER



SELFIE SUICIDE WATCH



MR. DISTRACTO



INSTAGRAM INFLUENCERS



INSTAGRAMMED SENSE OF PLACE



USING KIDS TO BUILD A BRAND



...AND PETS TOO



URBANISM IN THE AGE OF HIPSTERS

The Field Guide to Dumb Birds of North America

Matt Kracht



white-breasted
Butt Nugget

THE RISE OF THE HIPSTER BIRDWATCHER



THE RISE OF THE HIPSTER DEVELOPER



THE RISE OF THE TONGUE-IN-CHEEK PHOTO



THE AVOCADO TOAST PHENOMENON



THE NO PANTS SUBWAY RIDE



THE WORLD NAKED BIKE RIDE



URBANISM IN THE AGE OF DOG POOP





ABSURDIFICATION OF THE WOLF



21ST CENTURY: THE GREAT DOG PARK WARS



THE LARGE DOG/SMALL DOG WARS



URBANISM IN THE AGE OF CLIMATE CHANGE



A WHEELY BIG DEAL



NO FAMILY TOO SMALL



NO DOG TOO SMALL



GREEN GROW-UP 1.0



GREEN GROW-UP 2.0



TRYIN' HARD OR HARD CASH EXHIBIT 1



TRYIN' HARD OR HARD CASH EXHIBIT 2



CONSTRUCTION AS PERFORMANCE ART



BETTER NOW THAN LATER



GRAFFITI TALK



FACEBOOKERS AT A DYNAMITE MEAL



KENTUCKY FRIED PANCAKES



snob's
suck's

NO
APOCATASTROPHE!

*
SNOB
SUCK



OH STOP IT









THE TRAIL NEVER ENDS



BUT, PLANGIRL, IS THIS THE END?

FOR SALE

**LAND
ASSEMBLY**

THE SHAMELESS ONE-LINER



PIBC Pecha Kucha

*“And finally, the ‘guru’ of all things housing
will present his unconventional
(and perhaps slightly controversial)
ideas on housing and planning”*

Michael Geller Architect AIBC, FCIP, RPP, MLAI
www.michaelgeller.ca www.gellersworldtravel.blogspot.com

PechaKucha (Japanese: ぺちやくちや,
IPA: [petʃa kɯtʃa],^[1] *chit-chat*) is a
storytelling format where a presenter shows
20 slides for 20 seconds of commentary each
(6 minutes and 40 seconds total).

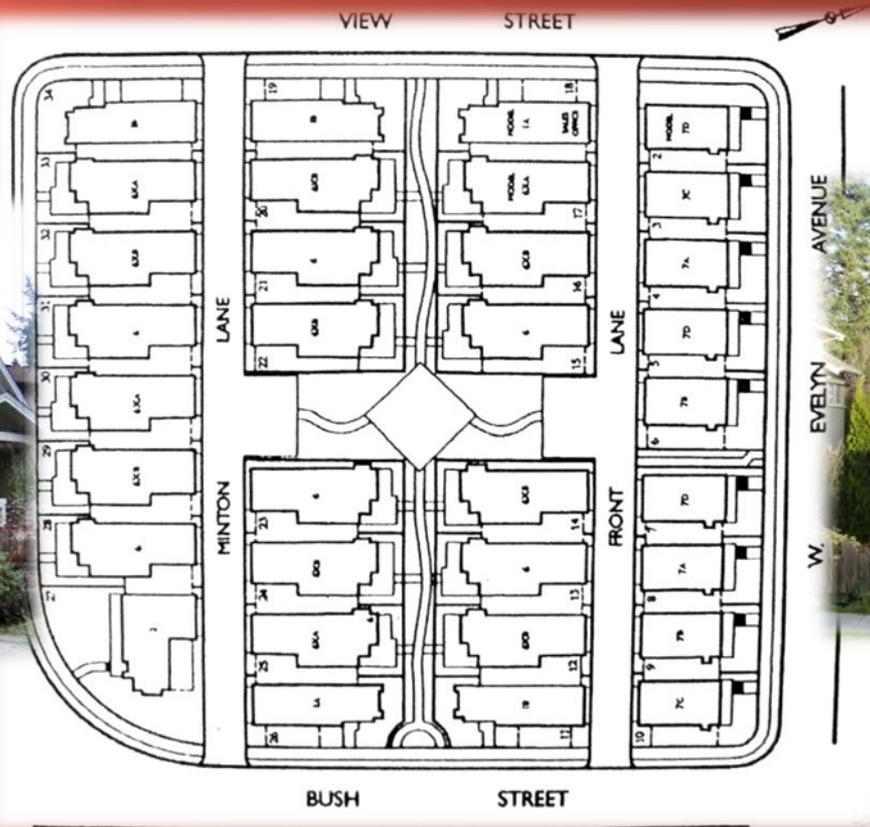
I'm afraid I have 32 slides and will talk for a
bit more than 6 minutes and 40 seconds!

This presentation was inspired by my 2011 Christmas Card!



In the spirit of holiday giving
The Geller Group is pleased to offer
12 AFFORDABLE HOUSING IDEAS
for the
12 DAYS OF CHRISTMAS...

On the first day of Christmas
SMALLER HOMES ON SMALLER LOTS



Why not 1200 sq ft detached homes on 25 foot wide lots?
It's being done elsewhere. Sometimes 12 to 15 units/acre!

On the second day of Christmas
SEMI-DETACHED HOMES ON
SINGLE FAMILY LOTS



Call them what you like, semi detached, side by side duplexes;
a generic form of housing in England is rarely built in Vancouver.
Design them to be asymmetrical & look like one big house!

On the third day of Christmas

WHY NOT THREE SMALLER HOMES ON
A SINGLE FAMILY LOT?



Geller Properties' Hollyburn Mews in West Vancouver is replacing
3 single family houses with 3 duplexes and 3 coach houses...

On the fourth day of Christmas

A QUADRAPLEX: 4 HOMES ON A SINGLE LOT



They build them in North Vancouver, and occasionally in Kitsilano: here's an effective way to increase density and create a more affordable housing choice

On the fifth day of Christmas
'FEE SIMPLE' individually owned row houses



The most generic form of housing in the world, they are being built all over Toronto but rarely in Metro. Vancouver must make legal changes so townhouse buyers can avoid being part of a strata!

On the sixth day of Christmas
A CALGARY 'six-plex or SEATTLE six-pack'



In Calgary what appears to be a very large house is really six separate walk-up apartments; and in Seattle, six townhouses are creatively squeezed onto a 50' by 120' corner lot

On the seventh day of Christmas
STACKED TOWNHOUSES



This alternative housing form offers individual grade access to single, double or three storey units. Suitable for young families with children they're being built all over Toronto!

On the eighth day of Christmas

SHARED EQUITY OWNERSHIP

The Affordable City: Municipal Support for Shared Equity Homeownership



Burlington Associates
In Community Development



This 'hybrid' alternative to rental or conventional ownership helps first time buyers get into the marketplace. Popular in UK and some American states, it's worth trying in Vancouver

On the ninth day of Christmas FACTORY BUILT 'RELOCATABLE' HOUSING FOR THE HOMELESS

news Architect touts speedy construction of modular homes

By Cheryl Rossi
Staff writer

If construction on modular homes started today, 60 new units for Vancouver's homeless residents could be open by Labour Day, says architect Michael Geller.

was the perfect spot to focus on for his \$25,000 study funded by and recently submitted to B.C. Housing.

He and NSDA Architects have designed 60 units of stacked modular housing for parkside.

and fire sprinklers, Geller believes he could provide suites with 250 square feet. The rooms would be up to 130 square feet with ac-

a council seat as an NDP candidate last fall. "What is an appropriate standard when you're

but she wants to see a cost-benefit analysis.



Michael Geller has a background in architecture, planning, real estate consulting and property development and is on the adjunct faculty at Simon Fraser University's Centre for Sustainable Community Development.

WHAT CAN BE DONE?

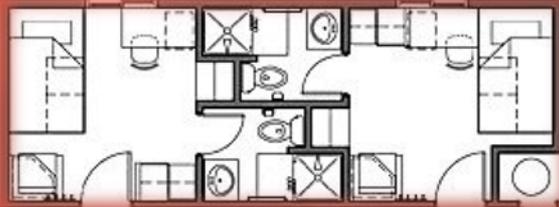
Michael Geller

What are the key things that need to be done to improve the housing situation for people in the Downtown Eastside?

As we hear over and over again, there is no one easy answer to housing the homeless, but I would like to put forward two ideas which I believe would improve the current situation. While we wait for permanent housing to be constructed, we should build small, temporary housing developments on vacant lots around the city, using pre-fabricated buildings. If we

start today, we can have the first homes completed by Canada Day. This housing need not look like a trailer park; it could be quite beautiful and relocated many times, as required. The cost of a small suite with a private bathroom would be less than \$45,000, or 1/10th the cost of the Olympic Village social housing. I have the plans. However, many homeless

people need more than a roof over their heads. They also need support services for mental illness and addictions. We should take some of the money now being spent on policing and hospital facilities for the homeless and immediately redirect it to finance more drug treatment facilities and mental health workers. We cannot afford not to.



I know, you've heard this one before! But I still think these durable small units, with or without private bathrooms, would be preferable to many shelters, at less cost over time.

On the tenth day of Christmas
'SUITES WITHIN SUITES' AND
'CONVERTIBLE' HOUSING



Option A 2-Bedroom
Area 560 sq ft



Option B 1-Bedroom
Area 560 sq ft

Legend:
Bed
Living

NSDA
ARCHITECTS

Flex Unit

Scale:
1/4" = 1'-0"

By creating rental suites within apartments and townhouses, and flexible 1 bedroom apartments like these at SFU, potential buyers and renters can have more affordable housing choices.

On the eleventh day of Christmas

LANEWAY HOUSES...FOR SALE!



While laneway housing is creating 'gentle density' and new rental housing, it's expensive. So why not allow some laneway houses to be sold, starting with larger corner lots?

On the twelfth day of Christmas

BUILD OVER EXISTING PARKING LOTS



By reducing parking standards, we can also make better use of existing parking lots for a variety of housing. In the spirit of the holiday season, why not start withchurches!

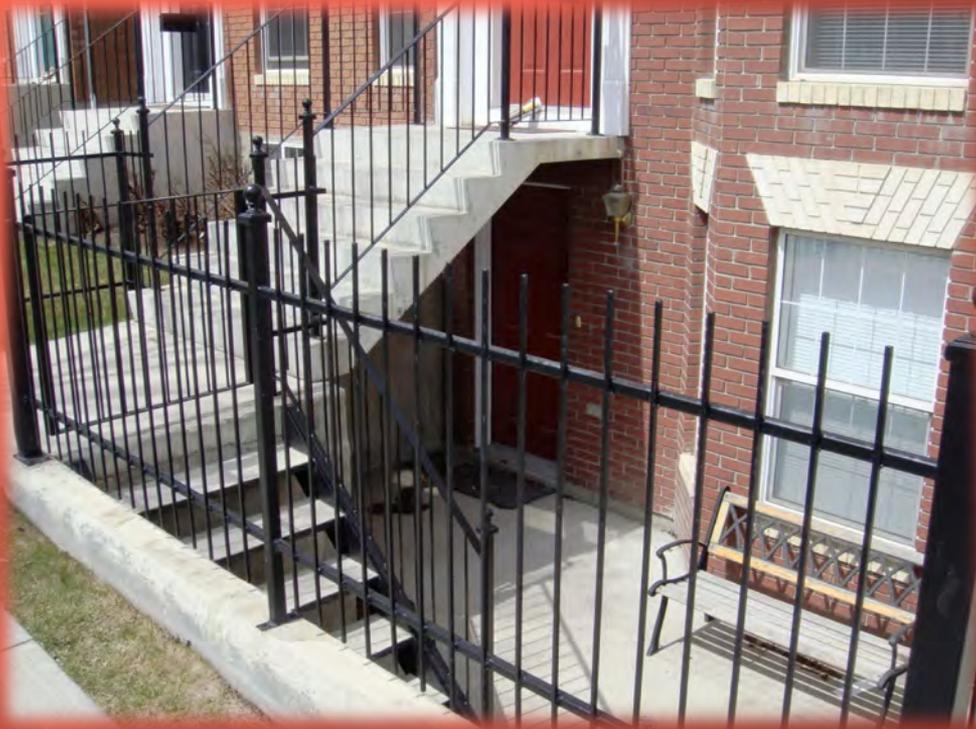
Sadly, 8 years have passed, and housing is even less affordable for many, so here are
12 ADDITIONAL AFFORDABLE
HOUSING IDEAS
for the 12 days of Christmas

On the first day of Christmas
EVEN SMALLER SUITES



While this 'economical arrangement of bedroom spaces in a converted house' may be too small, the 398 sq.ft. 2-bedroom unit from Auckland works. (But Emily must reduce min unit sizes)

On the second day of Christmas
BASEMENT SUITES IN DUPLEXES AND
TOWNHOUSES FOR RENT...AND SALE



north shore news  MENU
Canada's #1 Community Newspaper

Home  Real Estate

Opinion: Basement Suites in Duplexes and Townhouses, and For Sale?

The move to legalize basement suites has helped with housing supply, but let's take it further, says planner and architect Michael Geller

Michael Geller / Vancouver planner, architect and real estate commentator



MAY 12, 2015 07:36 AM



The move to legalize basement suites has resulted in very affordable housing, so why not allow basement suites in all duplexes and townhouses both for rent and sale?

On the third day of Christmas
FLOATING MULTI-FAMILY HOMES!



Since some fear we're running out of land, and to address rising sea levels, why not floating townhouses and apartments?

On the fourth day of Christmas

MORE INTERESTING MODULAR HOUSING



While pleased my relocatable modular housing concept was finally implemented, modular housing offers so much more design potential!

On the fifth day of Christmas
BUILDING ON ROOF TOPS



Allowing new housing on rooftops could make use of otherwise vacant spaces and help finance building renovations & upgrades!

On the sixth day of Christmas

BUILDING ON GOLF COURSES



Selling a
140' strip
of land
along
Cambie
Street
could pay
for a lot
of
affordable
housing
across the
city!

While I don't advocate replacing all golf courses with housing and parks, I see no reason for not taking a strip off the Langara Course!

On the seventh day of Christmas

MIX HOUSING AND INDUSTRIAL SPACE



A good example: 900 block East Hastings

Today's industry is not your grandfather's industry. Why not allow residential above and beside some industrial buildings, (as long as industrial FSR is maximized)?

On the eighth day of Christmas

RETRACTABLE GLASS BALCONY SYSTEMS



European retractable balcony systems do not fully 'enclose' a balcony but make it more usable by reducing noise and pollution and improving energy performance. Check out www.lumon.com

On the ninth day of Christmas

MULTI-FAMILY LANEWAY HOUSING

THE GLOBE AND MAIL

Vancouver's laneway housing
expanding with apartment buildings

FRANCES BULA

VANCOUVER — Special to The Globe and Mail

Published Friday, Nov. 27, 2015 2:25PM EST

Last updated Friday, Nov. 27, 2015 2:29PM EST



As first proposed in my report to the Mayor's Task Force on Affordable Housing, why not stack modules along multi-family lanes to create affordable townhouses and apartments?

On the tenth day of Christmas

DUTCH STYLE DO-IT-YOURSELF HOUSING



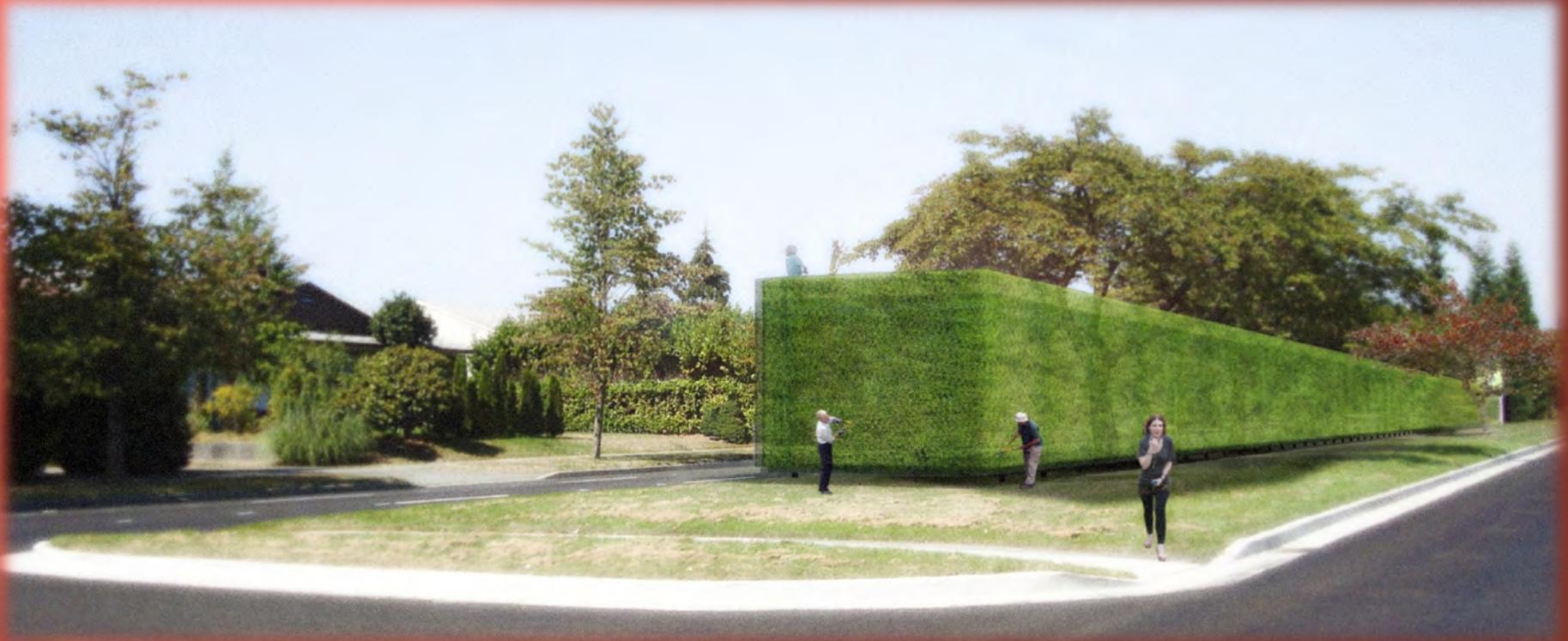
In Almere Netherlands, the government allows residents to buy a lot and build whatever they want. It isn't always pretty, but it's certainly intriguing...and more affordable!

On the eleventh day of Christmas
INFILL ON HERITAGE PROPERTIES



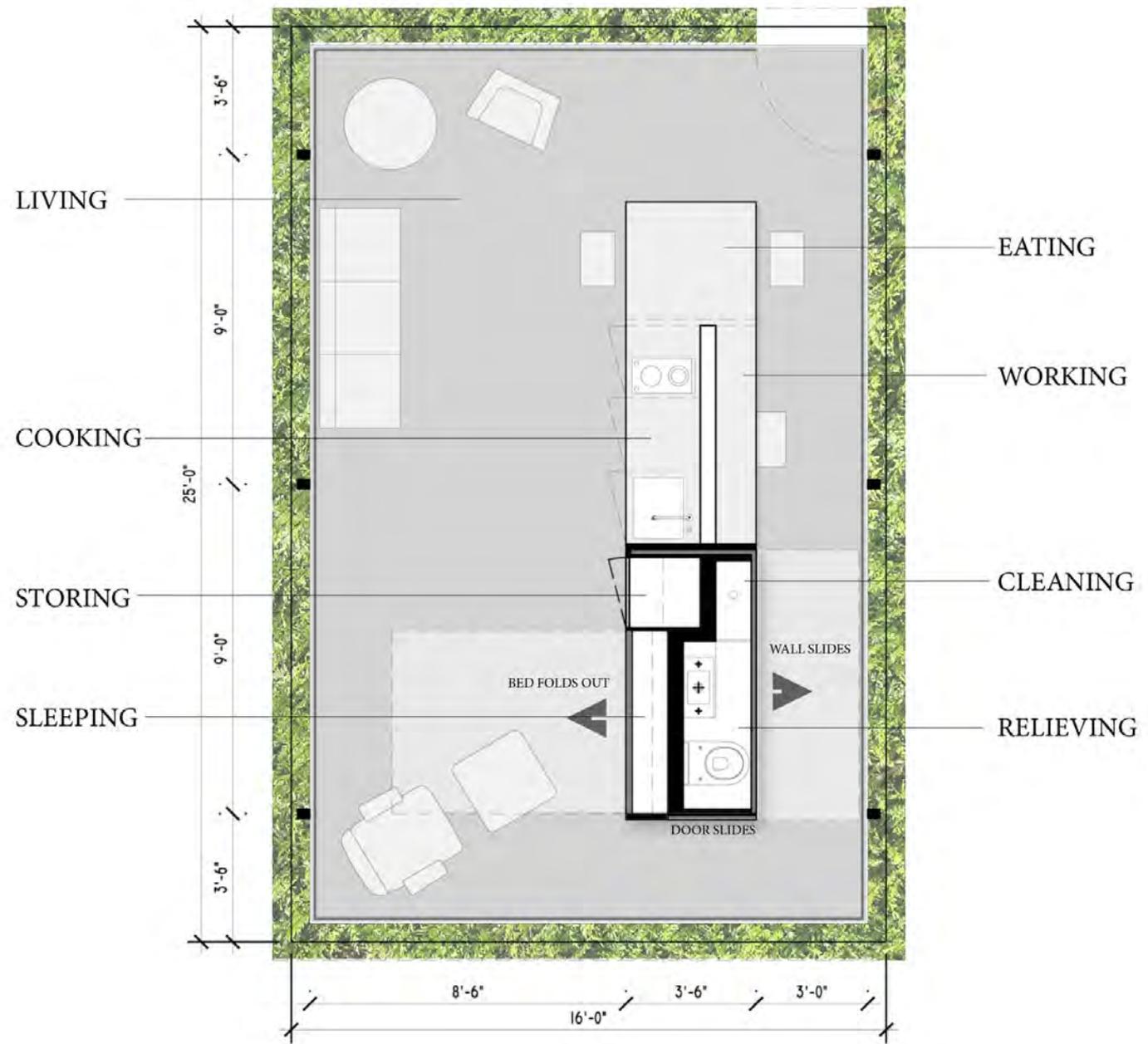
Ambleside Mews in West Vancouver is my latest example of how conserving heritage properties can also result in more affordable housing choices. www.amblesidemews.com

On the twelfth day of Christmas
INFILL HOMES ON FRONT LAWNS OF
SHAUGHNESSY & WESTSIDE PROPERTIES



Why not place modular homes on the spacious front yards throughout the Westside? To address neighbourhood concerns they could be designed as giant hedges! (RUF Fantasy Project)

AN INTEGRATED PLANTING TRAY AROUND THE PERIMETER WITH HYDROPONICALLY GROWN HEDGES CREATE THE OUTER SKIN.



**THE PROPOSAL IS FOR A
SERIES OF 16-BY-25-FOOT
PRE-MANUFACTURED HEDGE
UNITS WITH FACTORY DIRECT
DELIVERY**



factory direct delivery

Camo-Density

or:

*“how I learned to love
living in a hedge”*



It could be lovely living in a hedge



TO CONCLUDE: WHEN IT COMES TO AFFORDABLE HOUSING THERE'S NO ONE-SIZE-FITS-ALL SOLUTION. HOWEVER, I HOPE I HAVE GIVEN YOU SOMETHING TO THINK ABOUT. HAPPY HOLIDAYS!



PIBC PLANNING
INSTITUTE
OF BRITISH COLUMBIA

*FORWARD THINKING
SHAPING COMMUNITIES*

Thank You!

Friendly CPL Reminder

Log in online & record your 1.5 CPL units earned today!

2020 Webinar #1 – February 5th

Provincial Planning Outlook: Strategic Statistics "to Get the Job Done!"

Featured Keynote Speaker:

**Ryan Berlin, Senior Economist, Intelligence
Rennie**

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