



COLLECTIVE PRIVATE COMMISSIONING AND THE CANADIAN SUBURBS

P5 PRESENTATION

Ermal Kapedani / TU Delft / January 2013

CONTENTS

1. POST WAR SUBURBS IN CANADA

2. PROBLEM AND AIM

3. COHOUSING AND CPC

4. SITE AND CONCEPT

5. URBAN BLOCK

6. BUILDING BLOCK

7. DWELLING UNIT

POST WAR SUBURBS IN CANADA

SUBURBS TAKE OVER AFTER WWII

The form of post war suburbs is similar in many cities

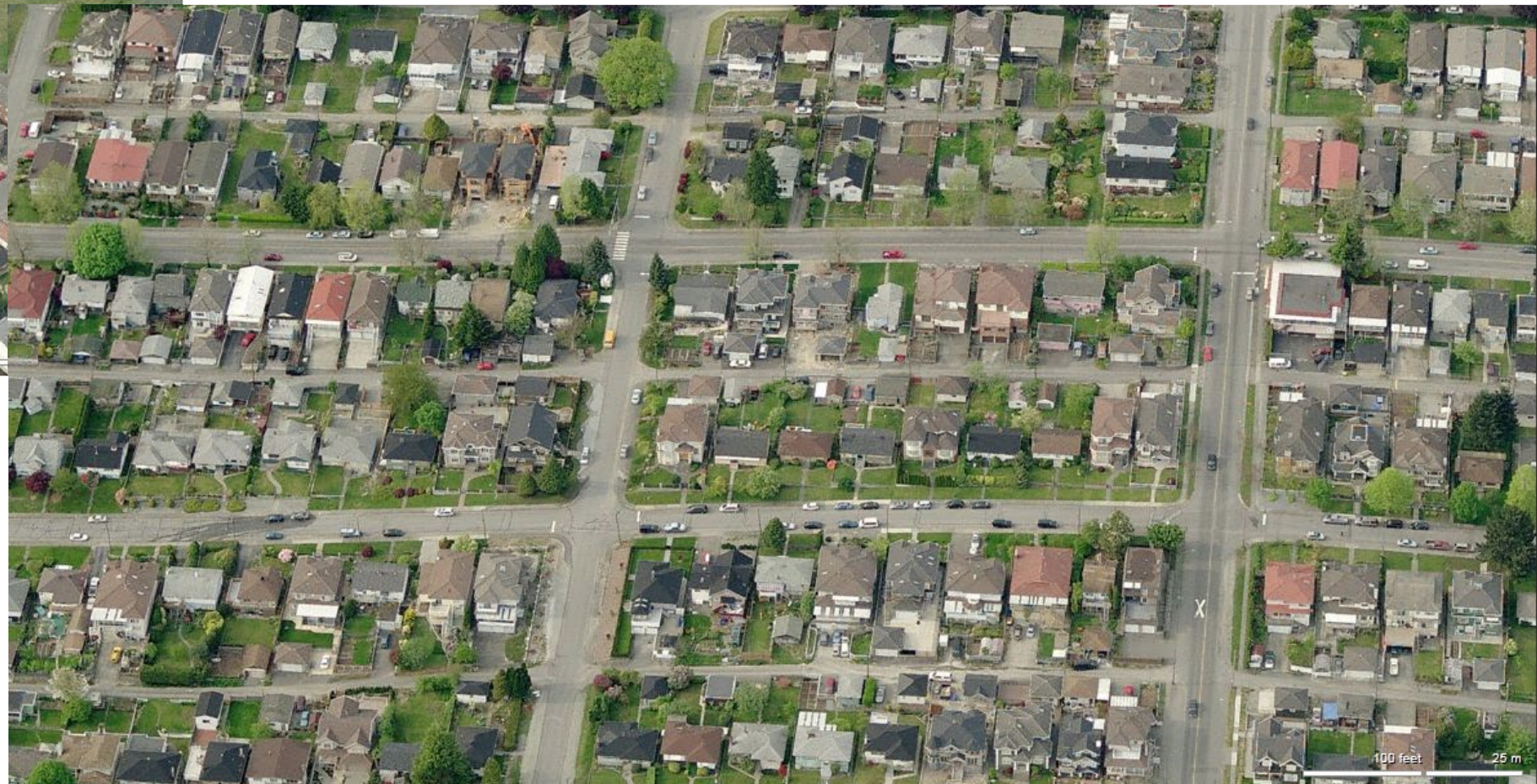
Toronto



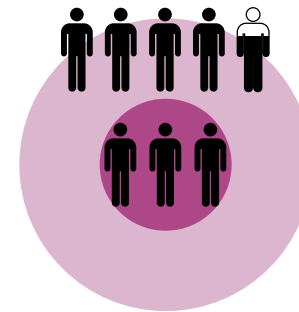
Montreal



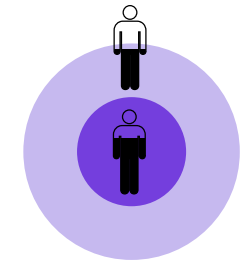
Vancouver



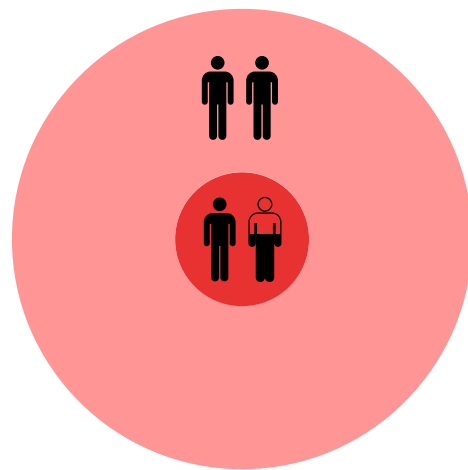
CITIES OF SUBURBS



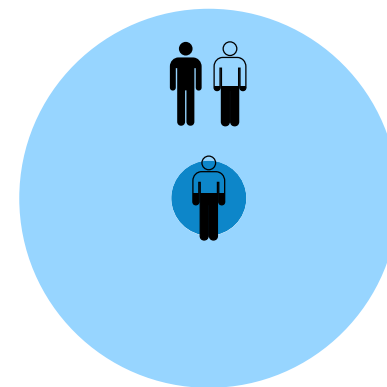
LONDON = 7.7 Million



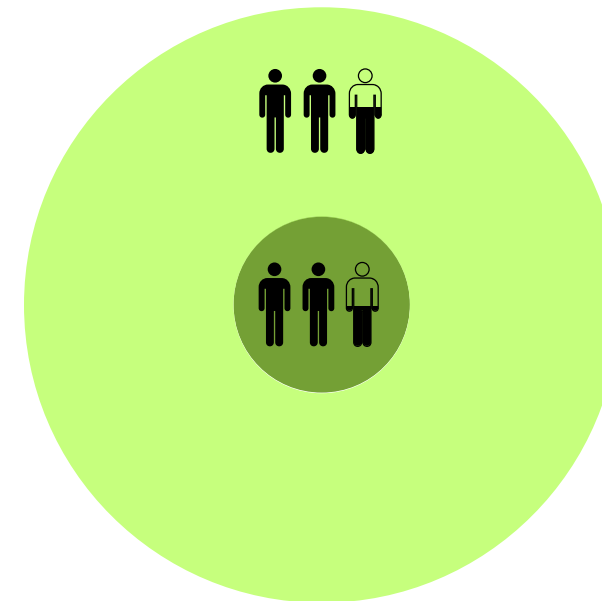
AMSTERDAM = 1.2 Million



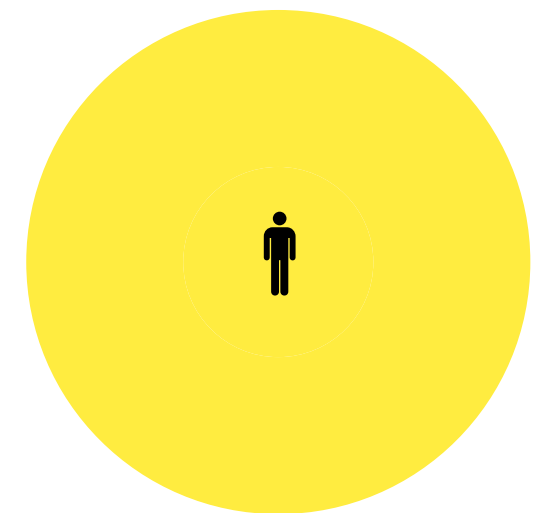
MONTREAL = 3.6 Million



VANCOUVER = 2.1 Million

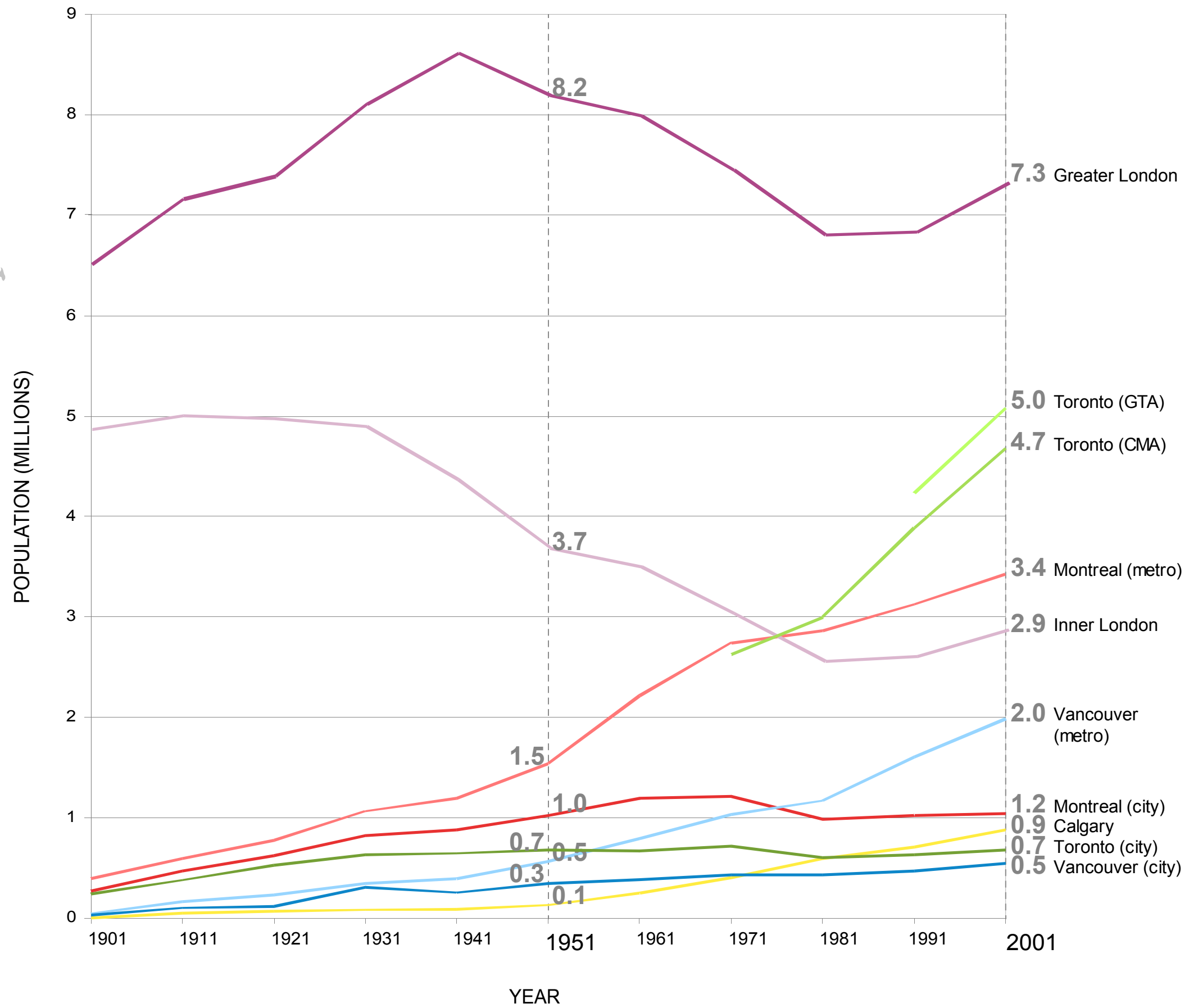


TORONTO = 5.1 Million

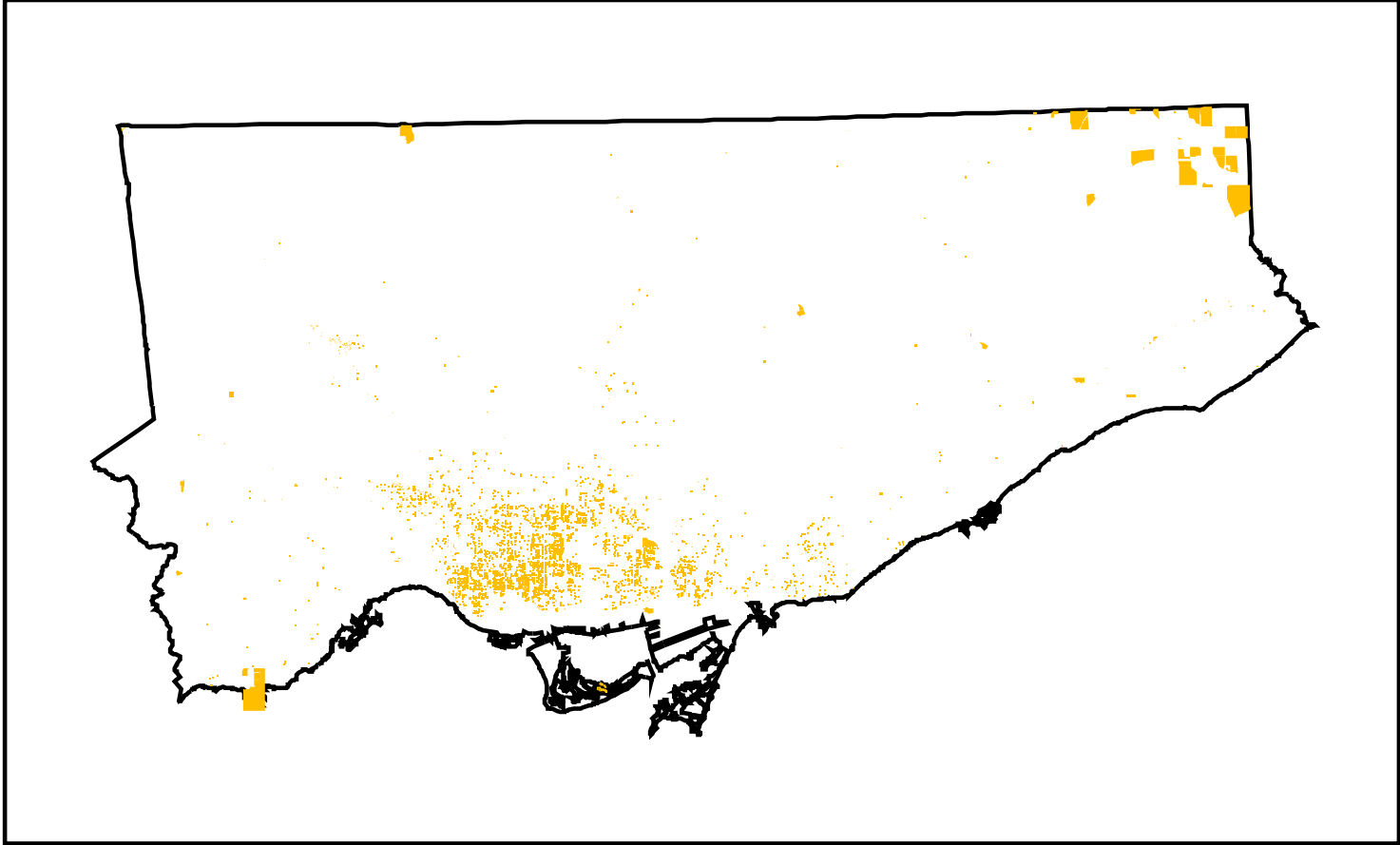


CALGARY = 1 Million

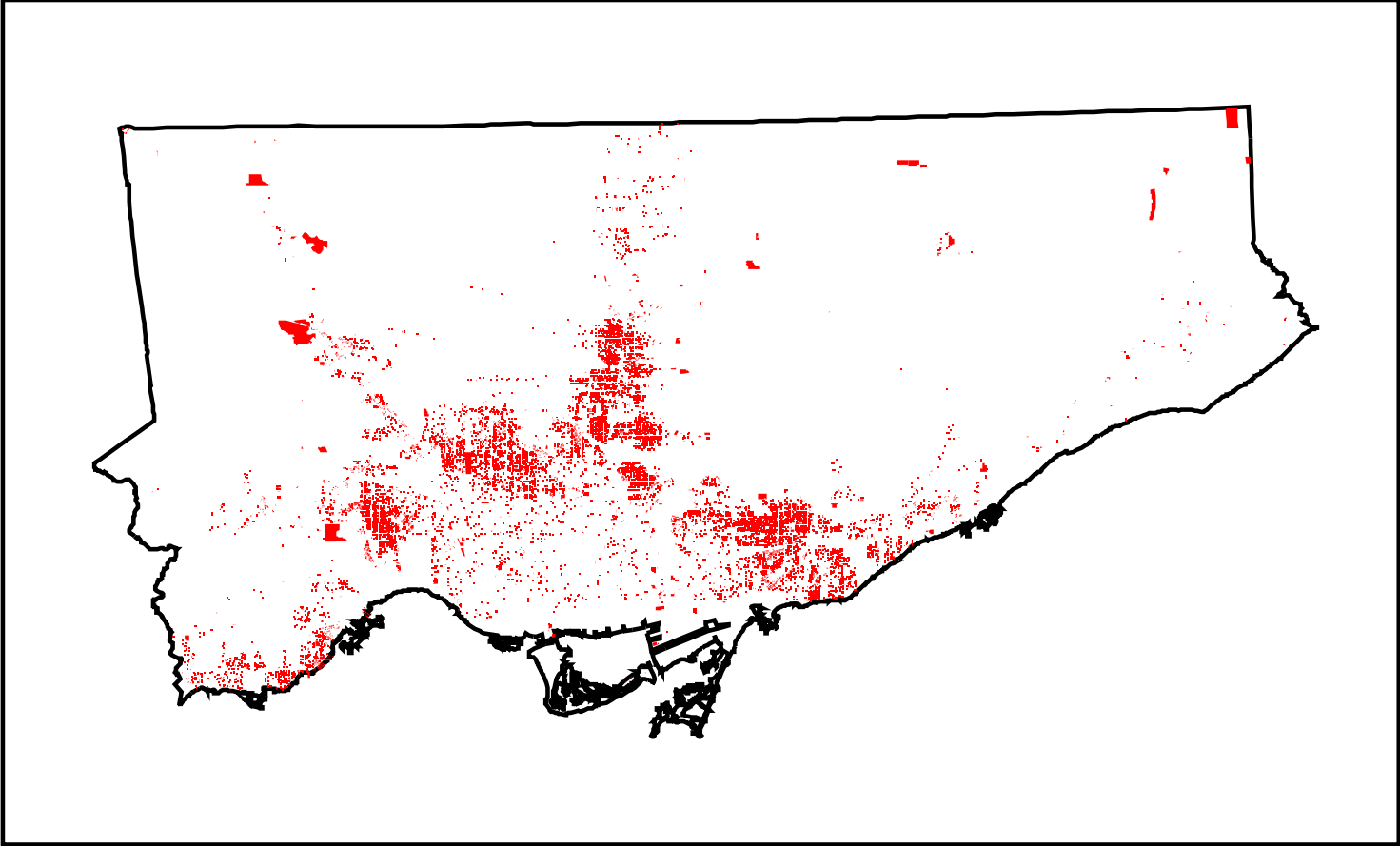
CITIES OF SUBURBS



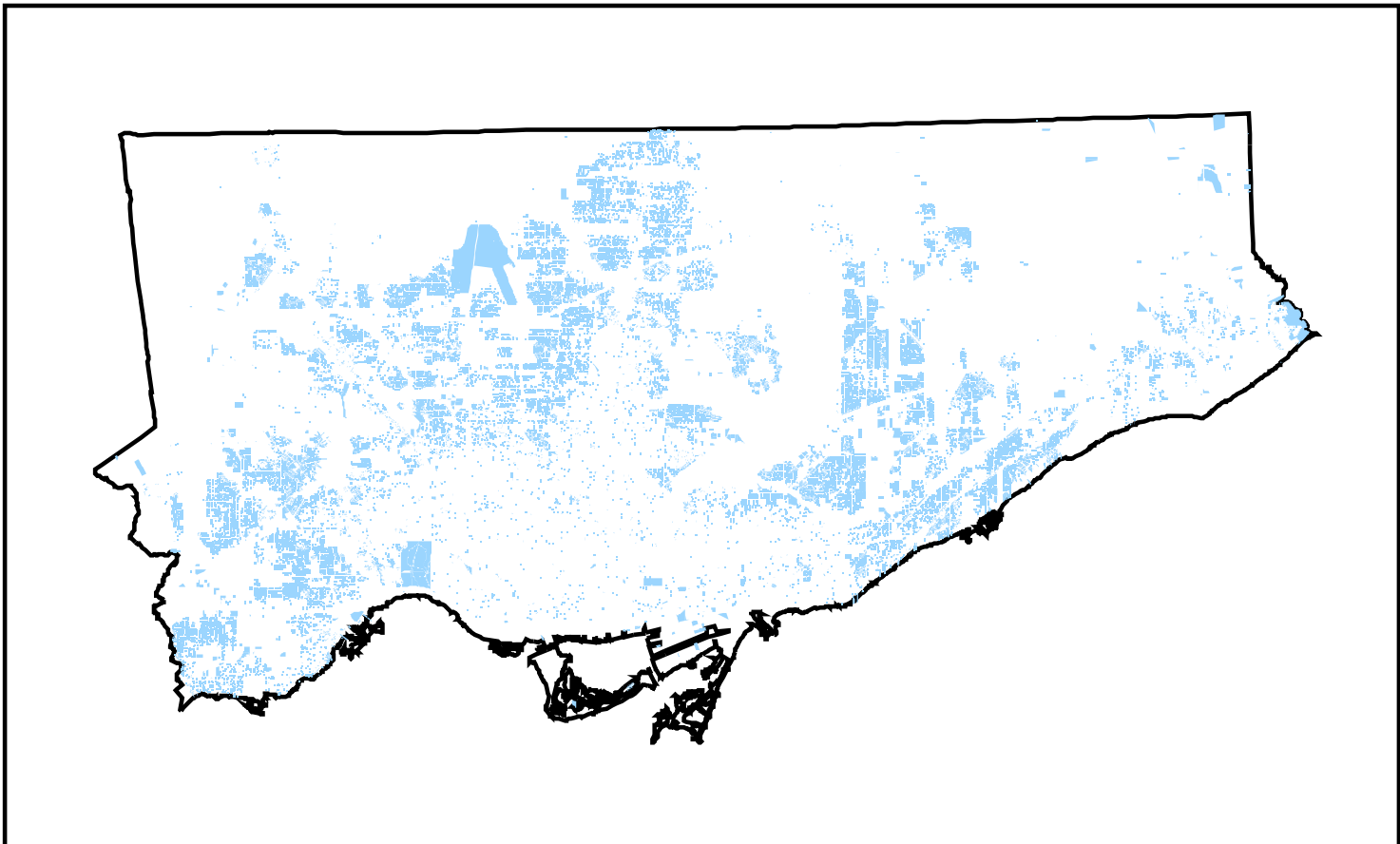
Buildings Constructed Pre 1901



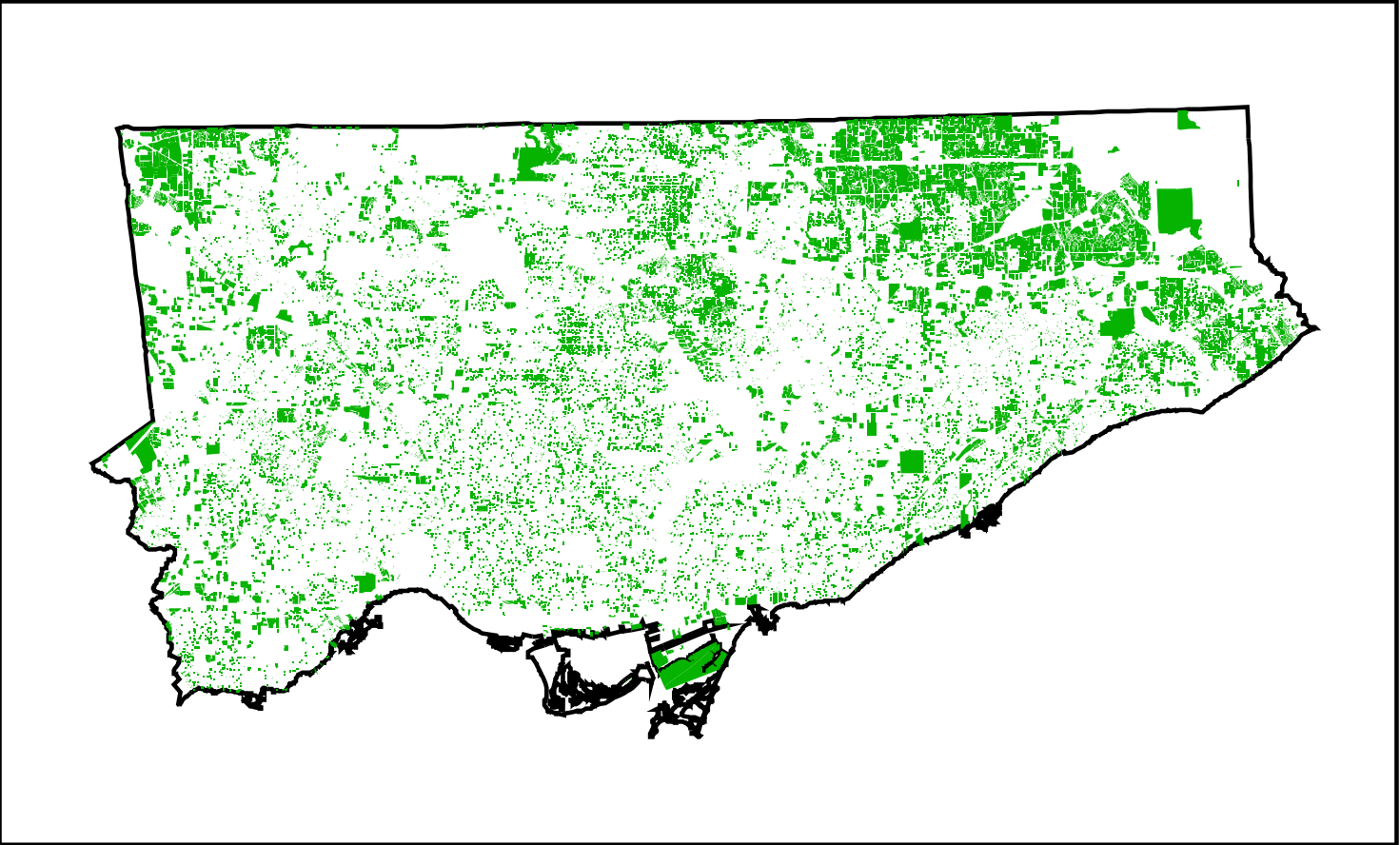
Buildings Constructed Post WW I (1919-1929)



Buildings Constructed Post WW II (1945-1955)



Buildings Constructed Post 1970



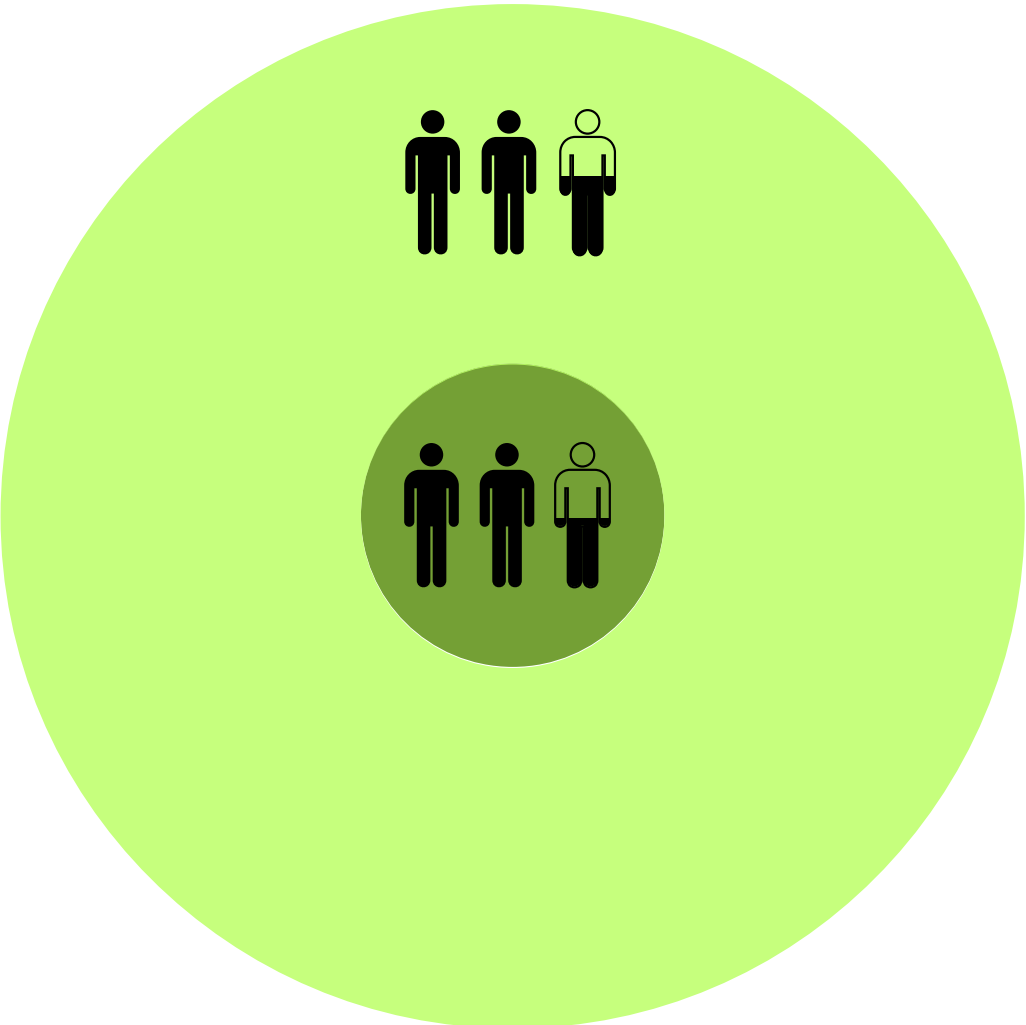
MATURE SUBURBS




MID TOWN SUBURBS

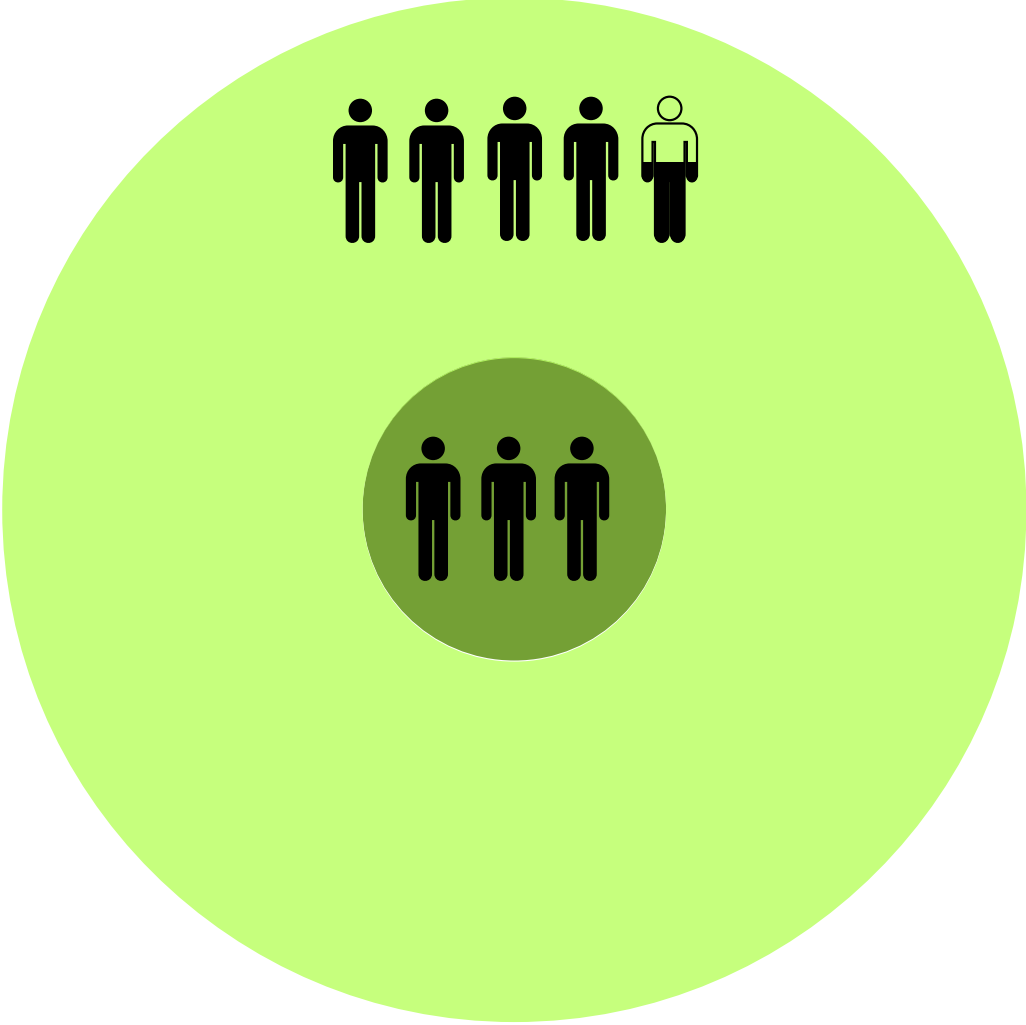



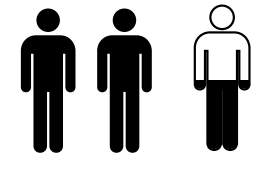
2006




GTA = 5.1 Million

2031



 + 
GTA = 7.5 Million

CHANGING SURROUNDINGS

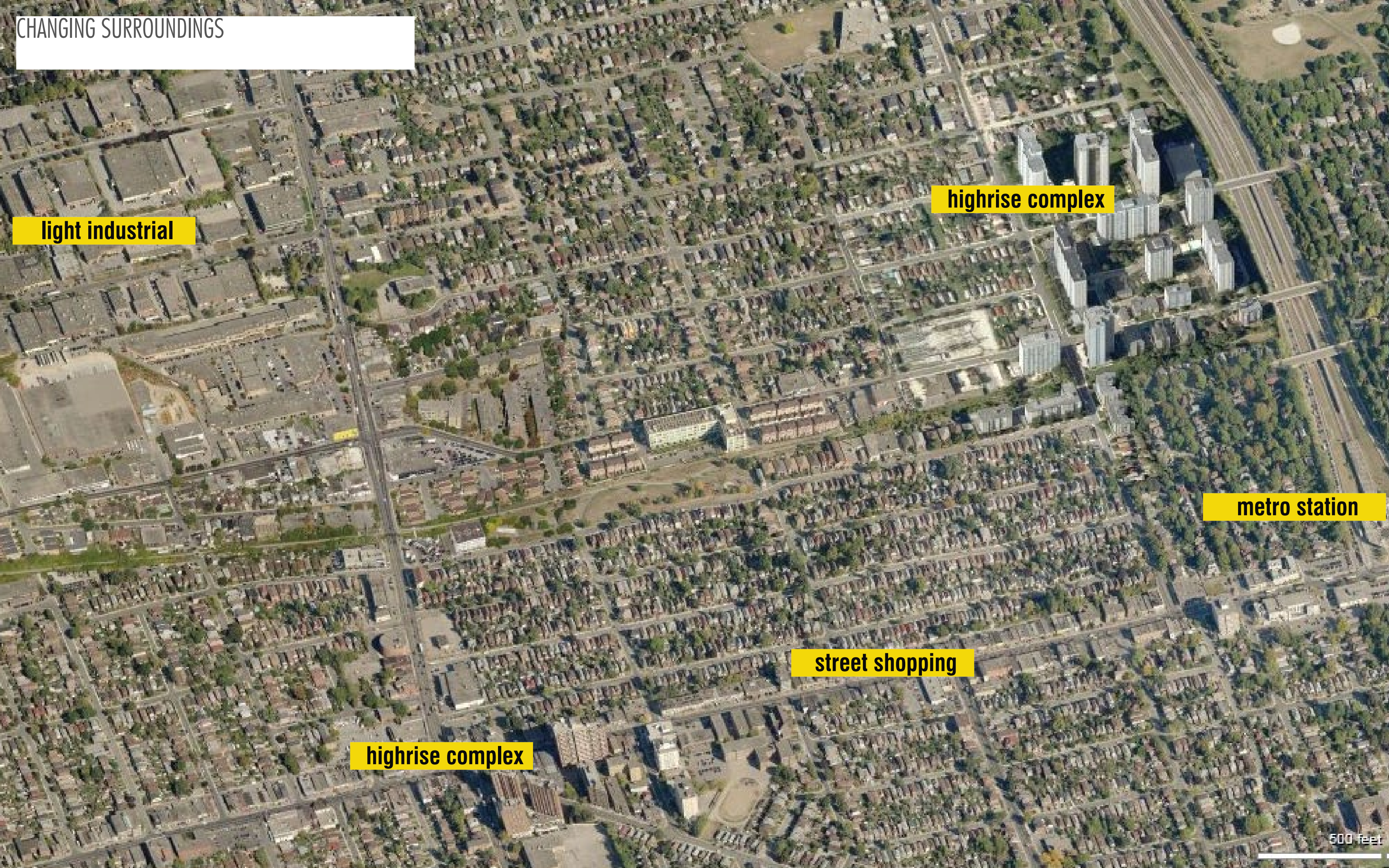
light industrial

highrise complex

metro station

street shopping

highrise complex



REDEVELOPMENT OF SUBURBS



REDEVELOPMENT OF SUBURBS

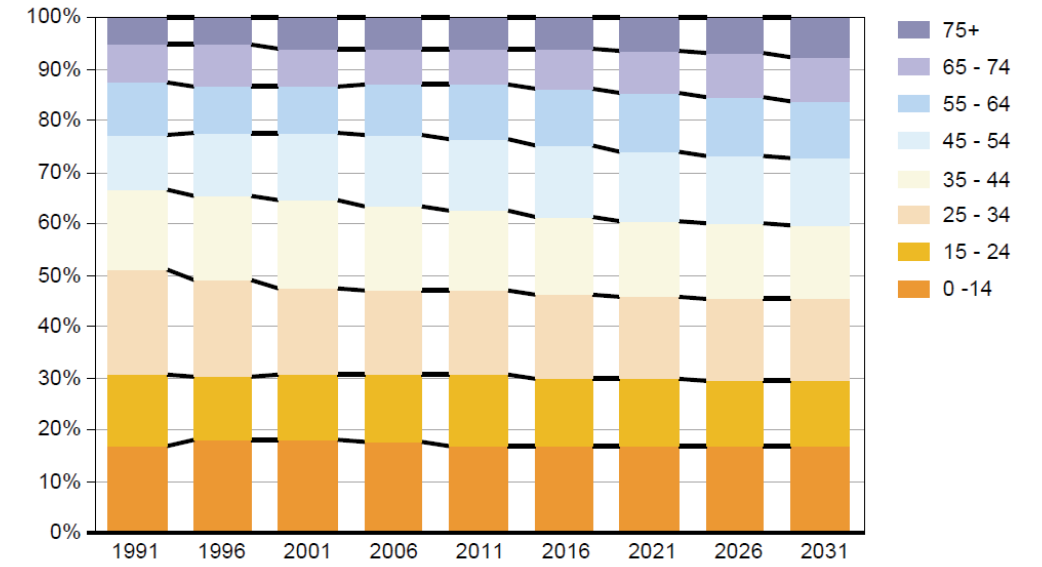
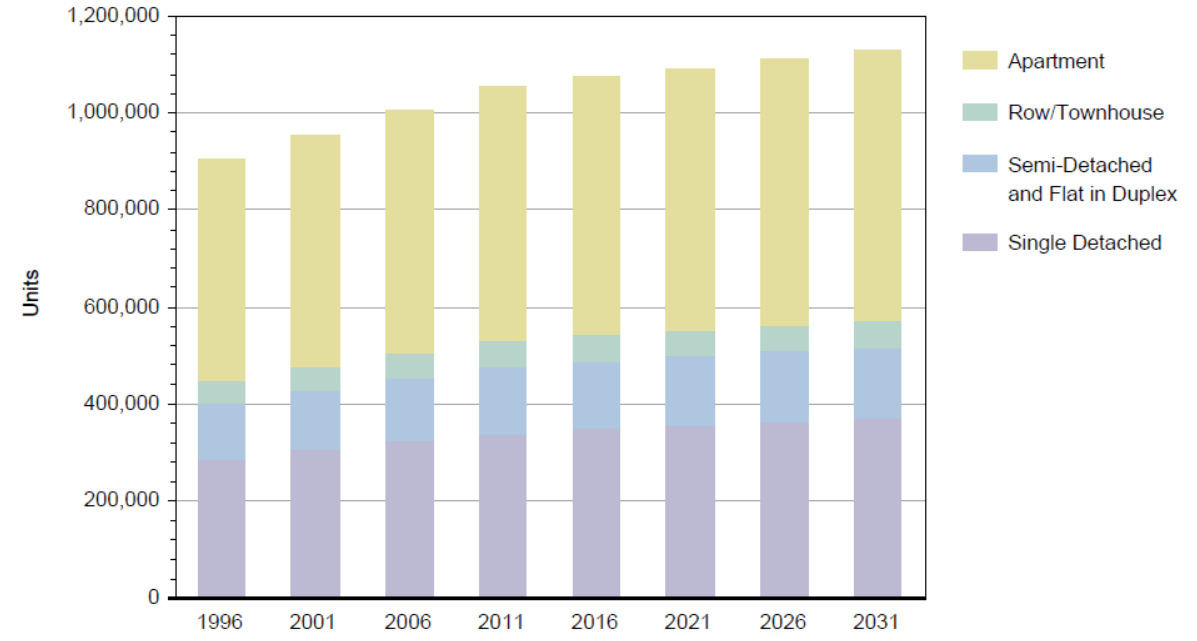
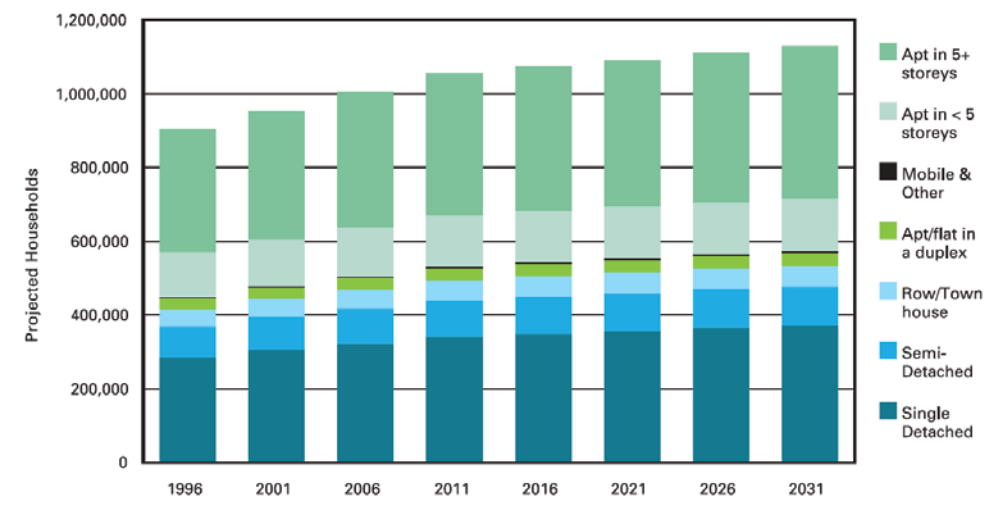
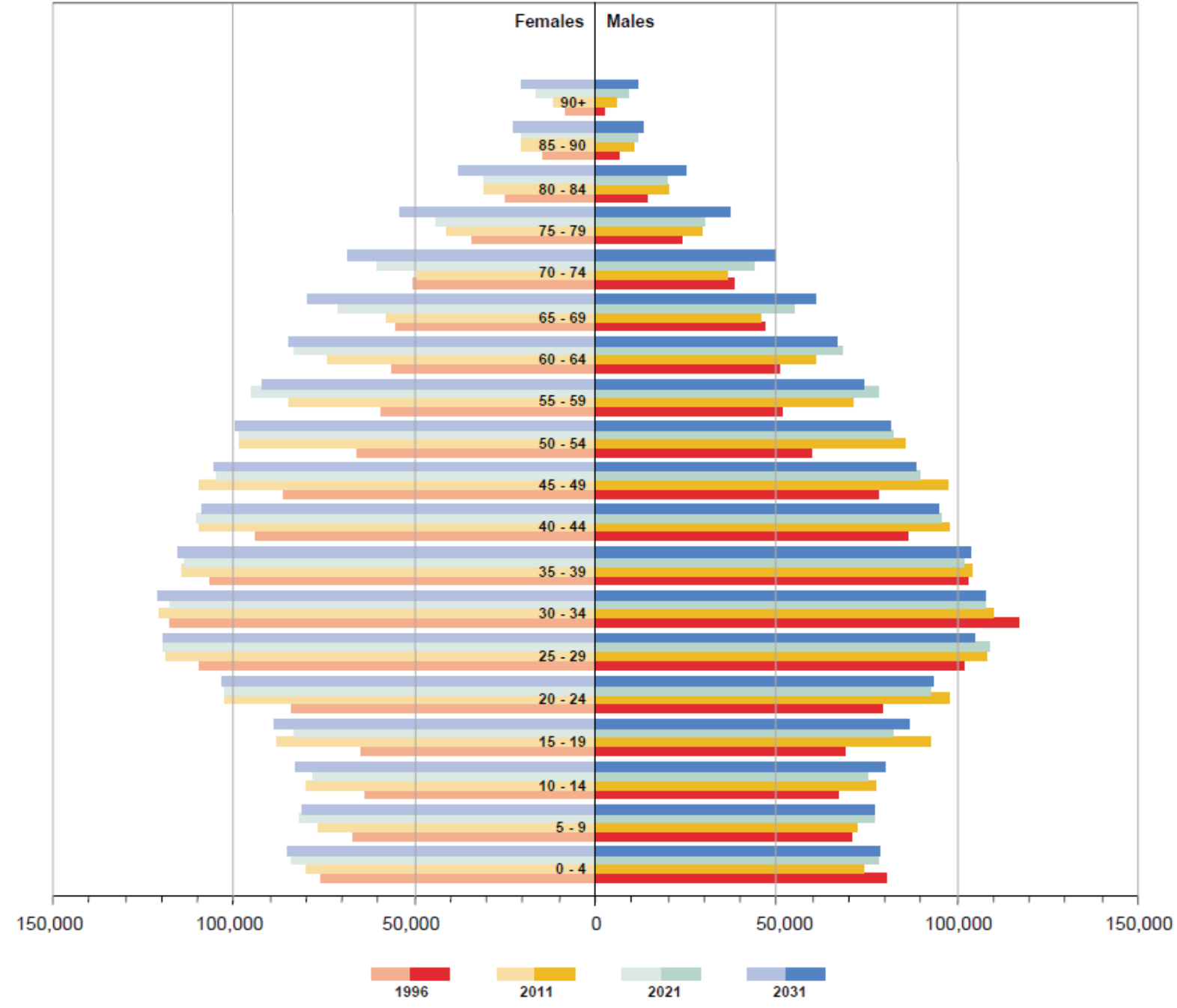


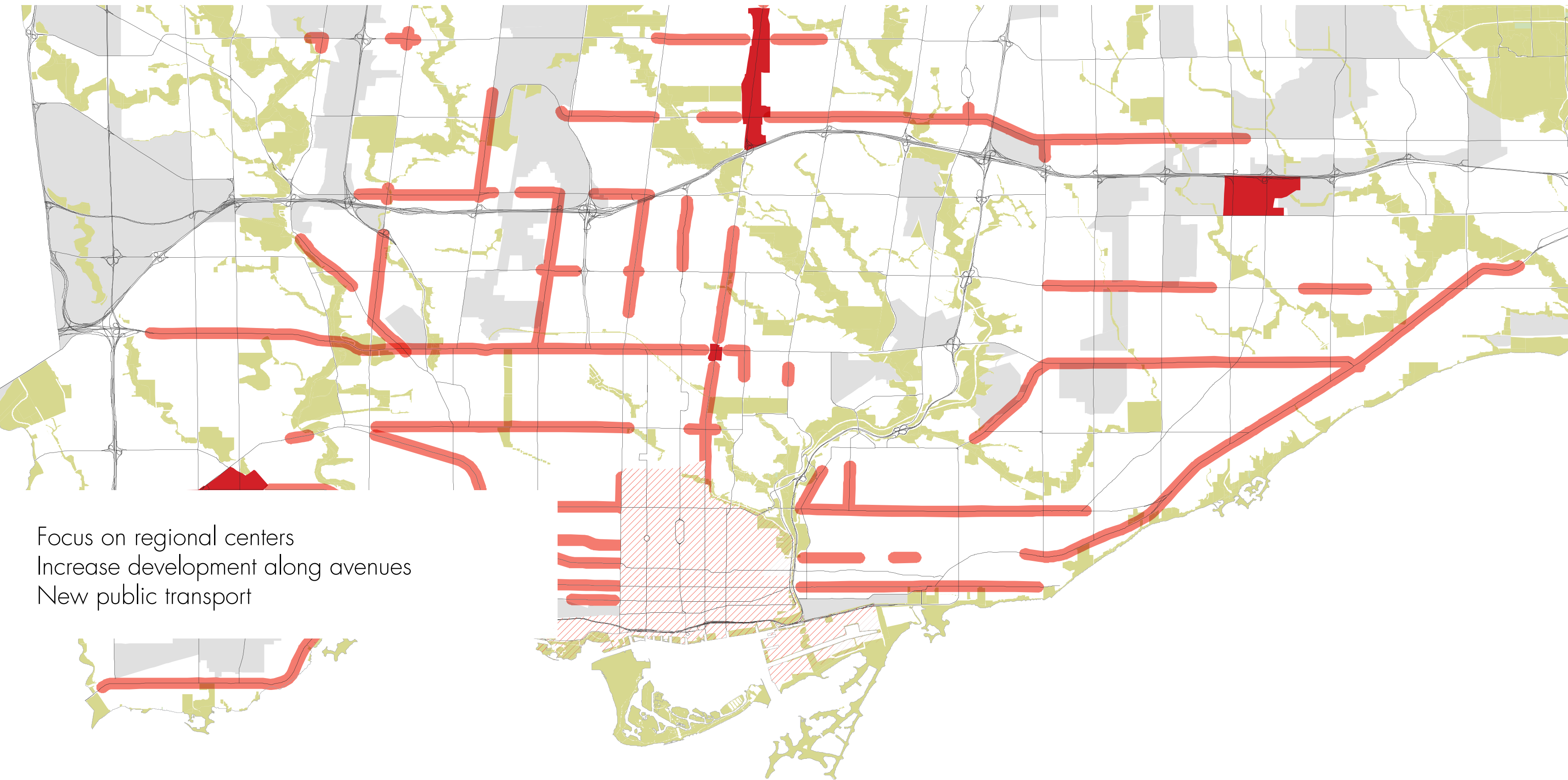
DEMOGRAPHIC SHIFTS

Average Torontonionian:

Older, Single, Poorer

...also less married and more gay





Focus on regional centers
Increase development along avenues
New public transport

What about the suburbs?

2. PROBLEM AND AIM

NORMAL DEVELOPMENT



(even more) UNSUSTAINABLE

- House by house
- Low density
- Not appropriate for future demographics
- Urban structure stays the same
- No public or common urban spaces



If suburban redevelopment continues in the current direction it will be a **missed opportunity to foster social cohesion** and environmental sustainability of neighborhoods.

Intelligent interventions are required.

FROM THIS....



NOT THIS!!



BUT THIS....





BUT THIS....

GOALS:

- higher density
- higher diversity
- collective and public spaces
- commercial spaces
- qualities of suburbia
- accommodate future developments
- Include current owners

- Lots written in general about suburban “problem”
- Solutions are often too theoretical
- Few practical solutions
- Still rely on standard process
 - Projects that require a developer to buy out large number of houses
 - Developer and city are enlightened
- This is how the city of Toronto tackles the problem
- European literature on transformation of housing estates

Social cohesion as integral to long term
viable communities

COHOUSING AND COLLECTIVE PRIVATE COMMISSIONING

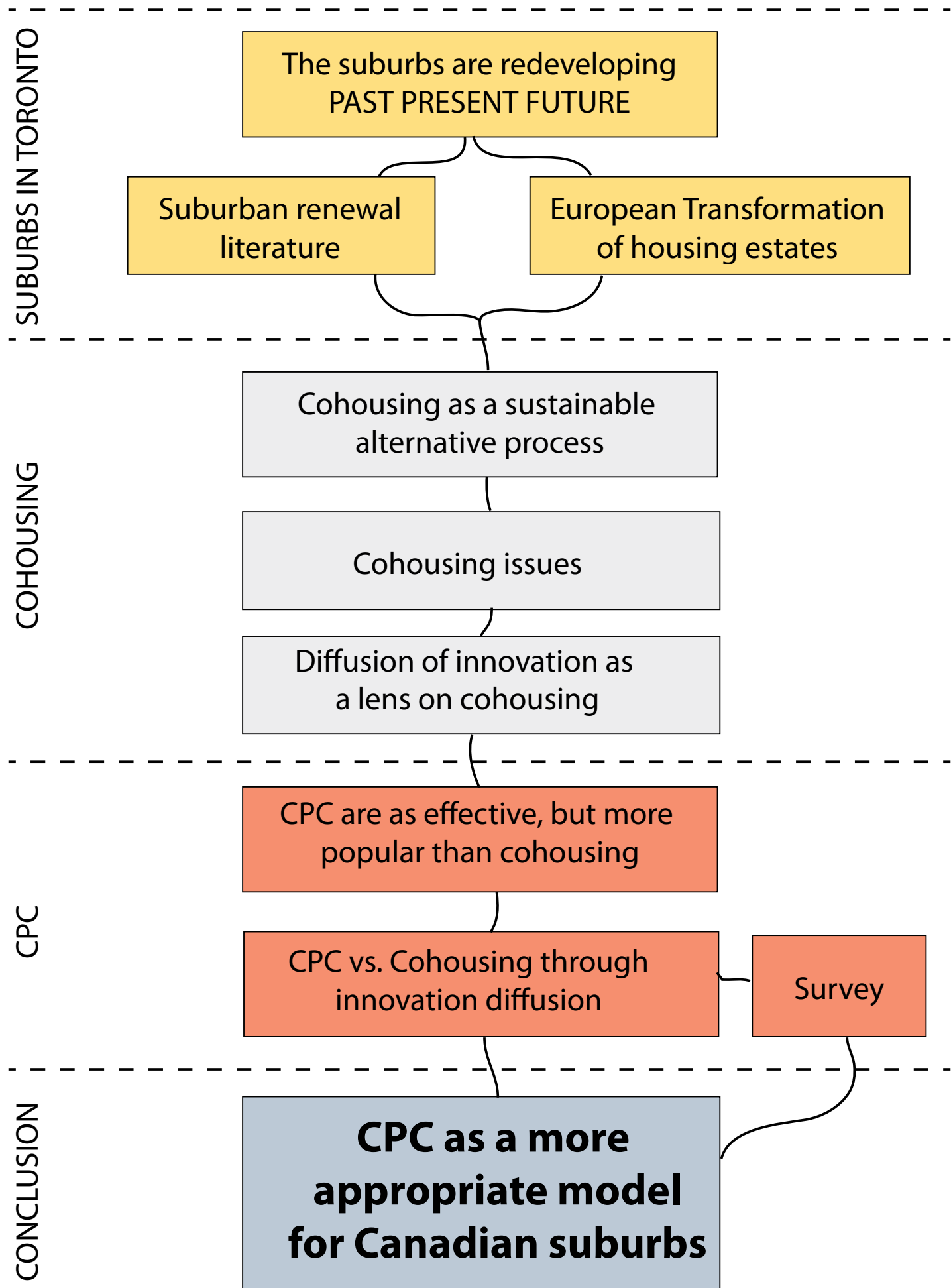
- Lots of research on Cohousing showing they have social cohesion and environmental sustainability
- But they are not popular
- The Netherlands has CPC which looks similar and is popular

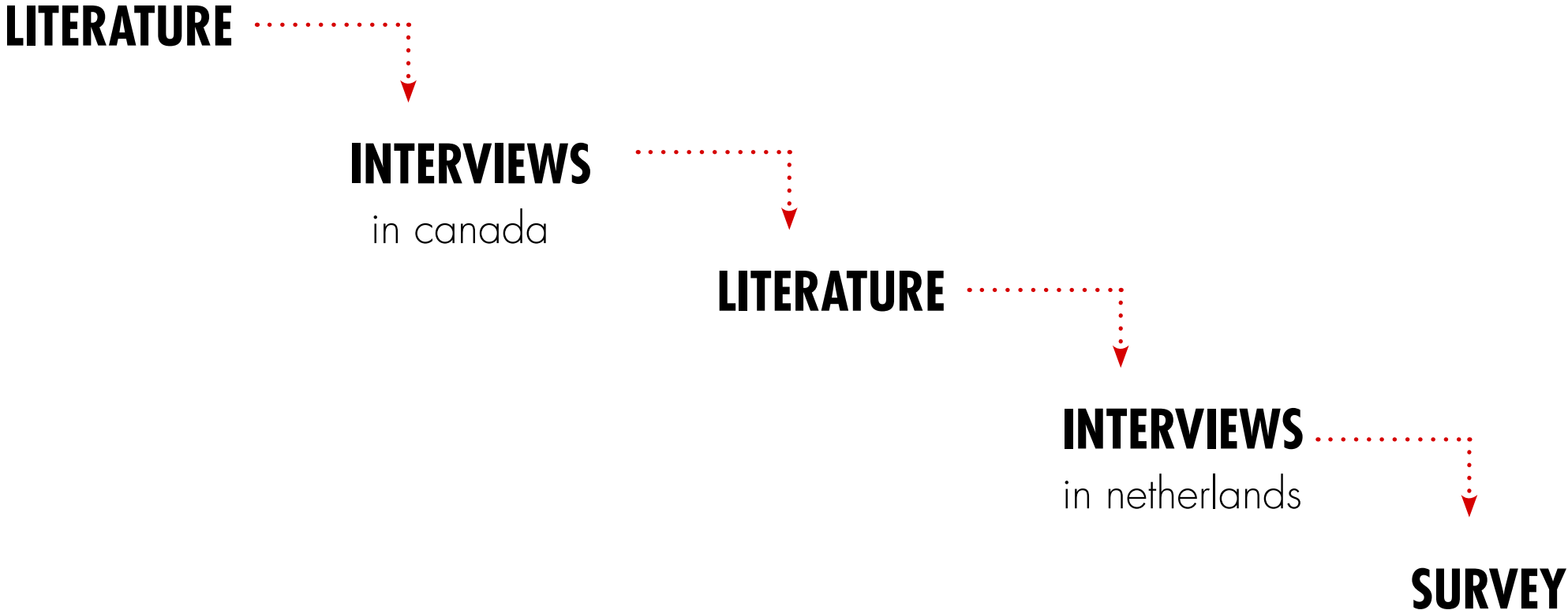
Can CPCs be a more effective option than Cohousing in contributing to a sustainable redevelopment of Canadian suburbs?

This question can be broken down into three sub questions:

1. What are the **weaknesses of Cohousing** in their application in Canada and how can they be addressed?
2. How does **CPC** as practiced in the Netherlands **compare** with Canadian/American **Cohousing**?
3. Does **CPC have advantages** that would be transferrable and effective **in popularizing it in Canada**?

RESEARCH PATH





SUSTAINABILITY DEFINITION

Based on People Planet Profit + Project

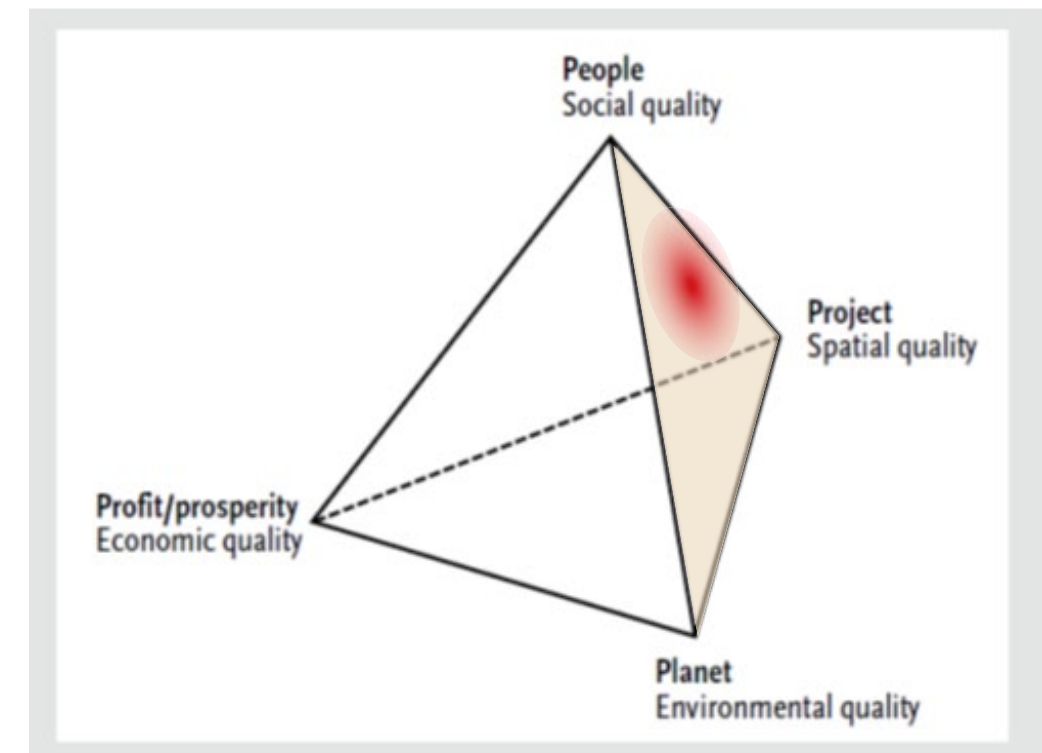
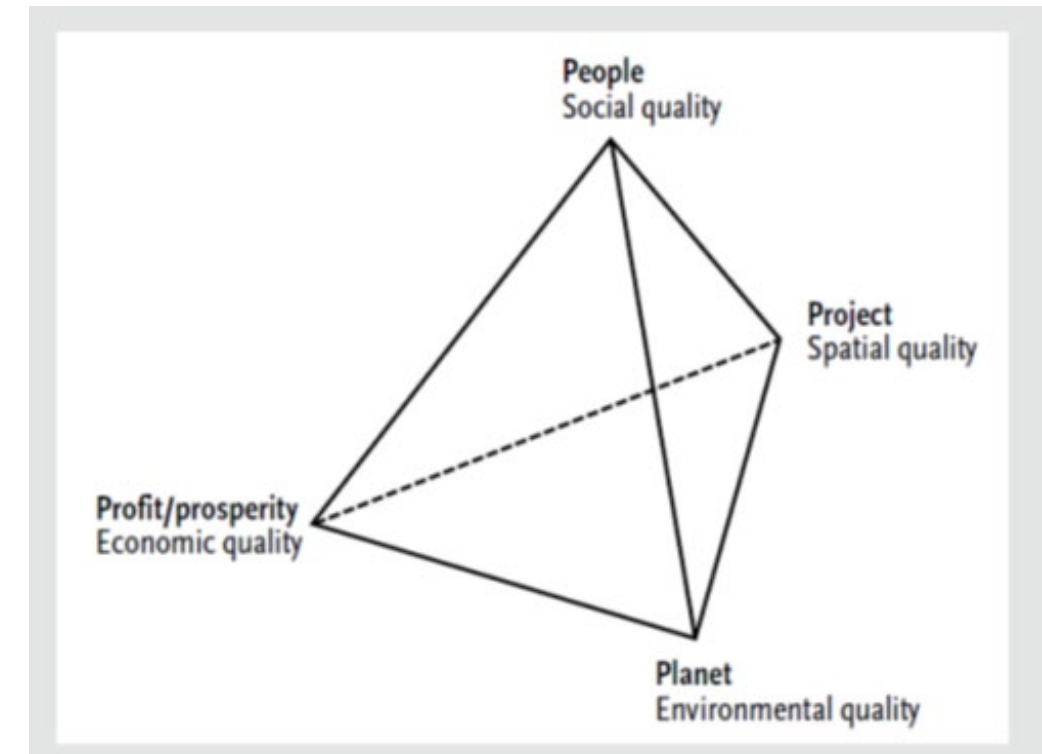
(Duijvestein 2004)

“The third generation wants to simplify the everyday life cycle of people, the daily clinch between time and distance. It aspires to neighbourhoods where time and distance are the spearhead of the design.

The neighbourhood must also be able to **adapt to the life phase** of the residents and changes in lifestyle. Buildings become more sustainable as a result, but **what matters most is that the social quality of daily life is accorded central place.**

This is where the leap to sustainability is made.”

(Gruis et al. 2006)



3. COHOUSING AND CPC

WHAT IS COHOUSING

McCamant and Durrett (1994):

- Participatory process
- Social Contact Design (SCD)
- Extensive Common facilities
- Resident Management
- Non-hierarchical structure
- Separate incomes



WHAT IS COHOUSING

- Optimum Community size – about 12-30 dwelling units
- Purposeful separation from the car
- Shared evening Meals
- Varied levels of responsibility for development process

COHOUSING = PROCESS + IDEOLOGY



BENEFITS

- SOCIAL COHESION
- ENVIRONMENTAL SUSTAINABILITY

...but not popular ...



COHOUSING IS NOT POPULAR



ONLY 10 PROJECTS IN 20 YEARS

Terra Firma - Ottawa, Ontario

PROBLEMS



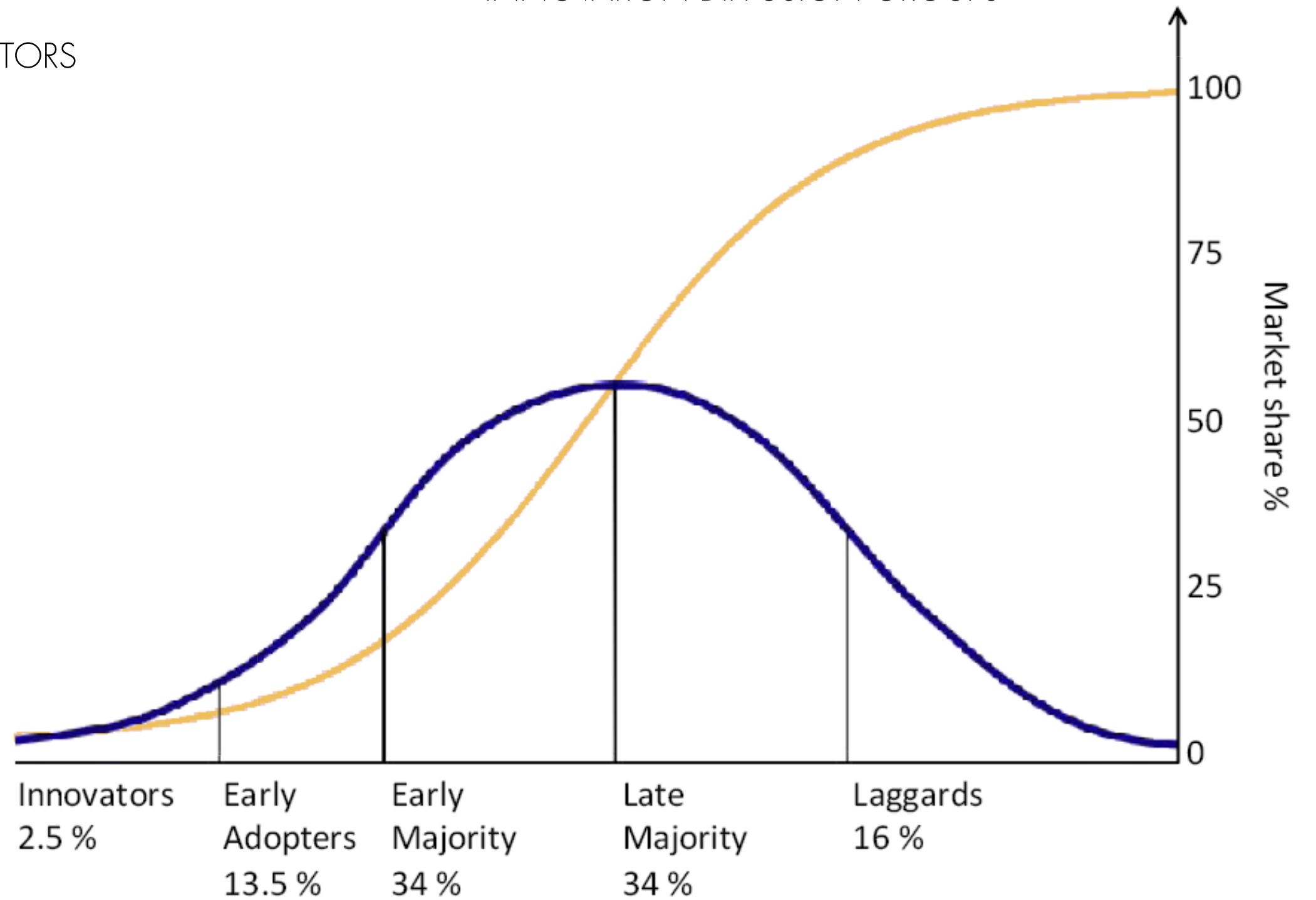
Research by Jo Williams and interviews in Canada:

- Time and financial commitment,
- Financial risk and problems getting finance,
- Need for a great deal of management and technical expertise,
- Difficulties in competing for sites with developers.

INNOVATION DIFFUSION FACTORS

- Relative Advantage
- Compatibility
- Complexity
- Trialability
- Observability
- Path dependence

INNOVATION DIFFUSION GROUPS



WEAKNESSES OF COHOUSING

- Inconvenient and low social prestige
- Significant time and money commitment
- Difficulty finding land
- Negative perception of the collective housing label and negative past experiences with collaborative housing
- Less privately owned space
- Heavy involvement in post occupation activities

Not consistent with dominant values and needs

- Individualism and freedom
- Privacy

Great deal of expertise needed to manage the complex process

Lack of demographic diversity despite efforts

WEAKNESSES OF COHOUSING

Great deal of expertise needed to manage the complex process

Lack of demographic diversity despite efforts

Lack of rental units to “try-before-you buy” the lifestyle

Marketing strategies showcasing benefits and forming public opinion are underdeveloped

Path dependency

- Current top-down approach towards supply of housing
- Delivery structures and expertise for cohousing are different

COHOUSING AND CENTRAAL WONEN

both are a PROCESS AND AN IDEOLOGY



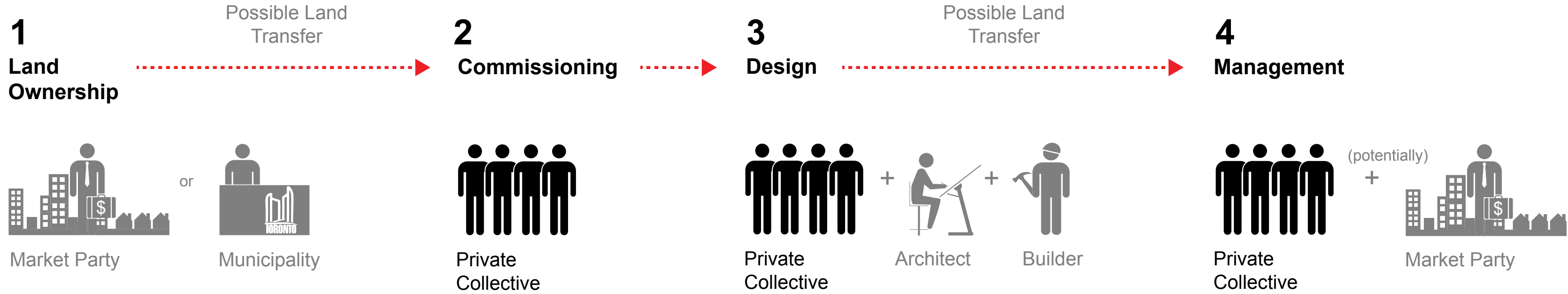
COLLECTIVE PRIVATE COMMISSIONING

- newer than central wonen
- much more popular
- has serious attention of government and private sector
- same social and environmental benefits

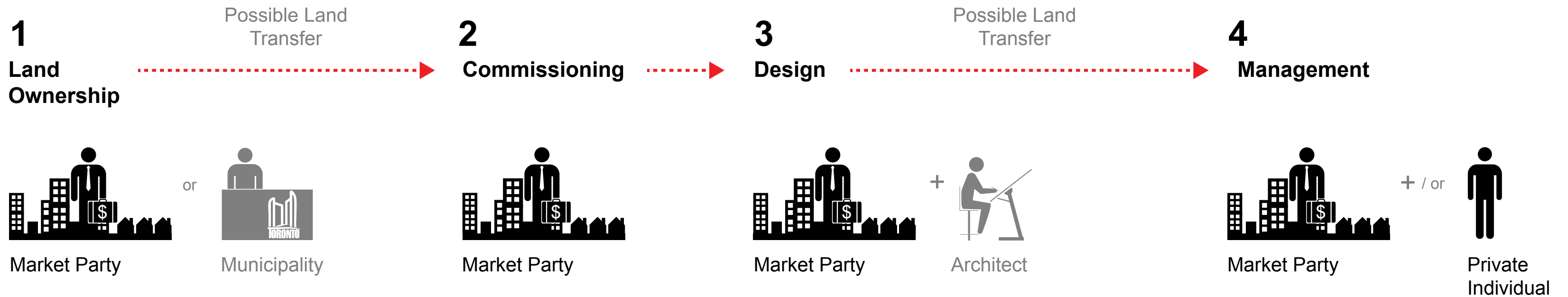


CPC PROCESS

CPC DEVELOPMENT



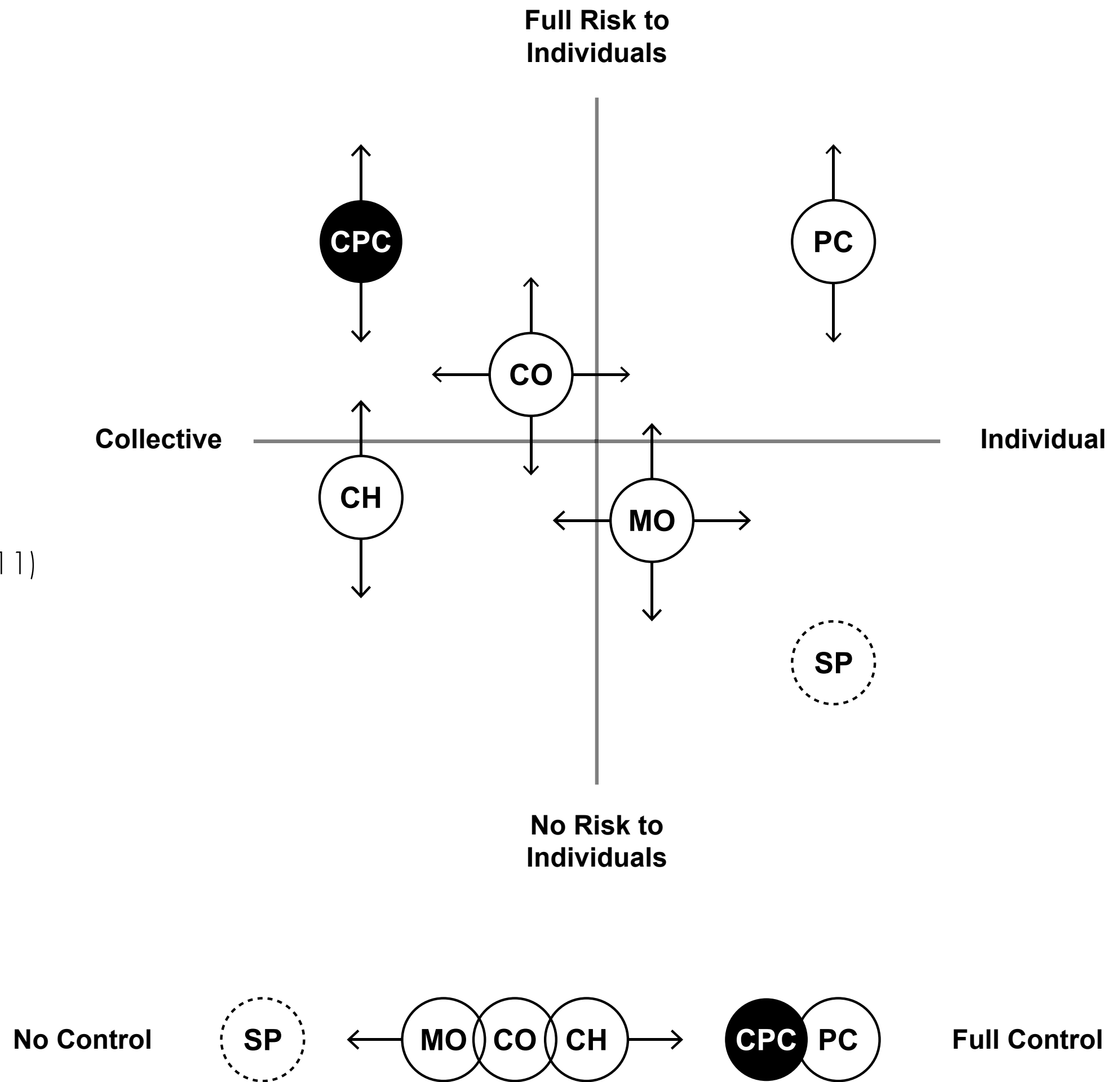
STANDARD DEVELOPMENT



CPC PROCESS

"A form of commissioning whereby a **collective of like-minded private parties** acquire the piece of land or pieces of land and **jointly decide** how, and with which parties, the homes, private spaces and sometimes even public spaces are to be laid out and constructed"

(Boelens 2011)



COHOUSING AND CENTRAAL WONEN

both are a PROCESS AND AN IDEOLOGY



COLLECTIVE PRIVATE COMMISSIONING

α PROCESS AND AN IDEOLOGY



CPC VS COHOUSING

Research through 5 Expert interviews and SEV studies

Parameters	Cohousing	CPC
Time & financial commitment	High and necessary commitment	High and necessary commitment
Finding land	Difficult to compete with developers and can lead to NIMBY resistance	Difficult to compete with developers but with less NIMBY resistance
perception of the collective / social housing label and pre-conceptions of collaborative housing	Negative perception and negative associations with fringe social groups or with cults	The collective is less visible or important. Associated to positive self-build traditions
Private space and privacy	Designed so that one can retreat into private space. Usually smaller private units and no individual back yards but gradients of privacy	Little difference from standard housing choices.
Involvement in post-occupation activities	Temporary withdrawal is possible, but overall it is necessary and demanding	Members can choose to manage themselves or hire outside contractors, or a combination.
Individualism and freedom	It is a lifestyle where community is a very important component. Individuality is still protected, but is considered an evolution of communal ideals from the 1960s. Community is the goal.	An extension of self-build traditions, not a lifestyle. Community develops inadvertently through social interaction during process, rather than a conscious choice. Individual housing is the goal.
Privacy	Privacy is actually protected, but perception from outsiders is that it is not.	Privacy protected and perceived so by outsiders.
Development Process	Complex	Complex
Diversity/Inclusivity	Diversity is a goal, but the vast majority are white middle age, middle class, professionals.	Diversity is not always a goal. Past CPC members have been largely the same as Cohousing members, but in the last few years CPC have become really popular with starters and seniors.
Lifestyle differences and Try-before-you-buy	Significantly different lifestyle to standard neighborhood. Rarely implemented rental units which are needed to showcase the benefits of the lifestyle.	It is a process not a lifestyle, so trial of lifestyle is not necessary. Rental units easier to implement.
Marketing strategies	Underdeveloped marketing, but has national networks and much academic literature on the subject espousing its benefits.	Underdeveloped as of yet, but quickly developing because of involvement from private and public organizations as well as startup companies trying to promote and facilitate the process.
Process familiarity	Unfamiliar process	Unfamiliar process
Delivery structures and expertise	Different from established process and has strong need for expertise	Different from established process and has strong need for expertise

CPC VS COHOUSING

Research through 5 Expert interviews and SEV studies

PRACTICAL ISSUES ARE SIMILAR

- issues related to the collaborative planning process

- a descendant of self-build housing
- **lack of collective ideology ideology**
(avoids stigma and fear of collectivity)
- more compatible with current cultural values as well as emerging ones

Parameters	Cohousing	CPC
Time & financial commitment	High and necessary commitment	High and necessary commitment
Finding land	Difficult to compete with developers and can lead to NIMBY resistance	Difficult to compete with developers but with less NIMBY resistance
perception of the collective / social housing label and pre-conceptions of collaborative housing	Negative perception and negative associations with fringe social groups or with cults	The collective is less visible or important. Associated to positive self-build traditions
Private space and privacy	Designed so that one can retreat into private space. Usually smaller private units and no individual back yards but gradients of privacy	Little difference from standard housing choices.
Involvement in post-occupation activities	Temporary withdrawal is possible, but overall it is necessary and demanding	Members can choose to manage themselves or hire outside contractors, or a combination.
Individualism and freedom	It is a lifestyle where community is a very important component. Individuality is still protected, but is considered an evolution of communal ideals from the 1960s. Community is the goal.	An extension of self-build traditions, not a lifestyle. Community develops inadvertently through social interaction during process, rather than a conscious choice. Individual housing is the goal.
Privacy	Privacy is actually protected, but perception from outsiders is that it is not.	Privacy protected and perceived so by outsiders.
Development Process	Complex	Complex
Diversity/Inclusivity	Diversity is a goal, but the vast majority are white middle age, middle class, professionals.	Diversity is not always a goal. Past CPC members have been largely the same as Cohousing members, but in the last few years CPC have become really popular with starters and seniors.
Lifestyle differences and Try-before-you-buy	Significantly different lifestyle to standard neighborhood. Rarely implemented rental units which are needed to showcase the benefits of the lifestyle.	It is a process not a lifestyle, so trial of lifestyle is not necessary. Rental units easier to implement.
Marketing strategies	Underdeveloped marketing, but has national networks and much academic literature on the subject espousing its benefits.	Underdeveloped as of yet, but quickly developing because of involvement from private and public organizations as well as startup companies trying to promote and facilitate the process.
Process familiarity	Unfamiliar process	Unfamiliar process
Delivery structures and expertise	Different from established process and has strong need for expertise	Different from established process and has strong need for expertise

CPC VS COHOUSING

Research through 5 Expert interviews and SEV studies

PRACTICAL ISSUES ARE SIMILAR

- issues related to the collaborative planning process

CPC IS BETTER AT DEALING WITH IMAGE ISSUES

- a descendant of self-build housing
- **lack of collective ideology ideology**
(avoids stigma and fear of collectivity)
- more compatible with current cultural values as well as emerging ones

Parameters	Cohousing	CPC
Time & financial commitment	High and necessary commitment	High and necessary commitment
Finding land	Difficult to compete with developers and can lead to NIMBY resistance	Difficult to compete with developers but with less NIMBY resistance
perception of the collective / social housing label and pre-conceptions of collaborative housing	Negative perception and negative associations with fringe social groups or with cults	The collective is less visible or important. Associated to positive self-build traditions
Private space and privacy	Designed so that one can retreat into private space. Usually smaller private units and no individual back yards but gradients of privacy	Little difference from standard housing choices.
Involvement in post-occupation activities	Temporary withdrawal is possible, but overall it is necessary and demanding	Members can choose to manage themselves or hire outside contractors, or a combination.
Individualism and freedom	It is a lifestyle where community is a very important component. Individuality is still protected, but is considered an evolution of communal ideals from the 1960s. Community is the goal.	An extension of self-build traditions, not a lifestyle. Community develops inadvertently through social interaction during process, rather than a conscious choice. Individual housing is the goal.
Privacy	Privacy is actually protected, but perception from outsiders is that it is not.	Privacy protected and perceived so by outsiders.
Development Process	Complex	Complex
Diversity/Inclusivity	Diversity is a goal, but the vast majority are white middle age, middle class, professionals.	Diversity is not always a goal. Past CPC members have been largely the same as Cohousing members, but in the last few years CPC have become really popular with starters and seniors.
Lifestyle differences and Try-before-you-buy	Significantly different lifestyle to standard neighborhood. Rarely implemented rental units which are needed to showcase the benefits of the lifestyle.	It is a process not a lifestyle, so trial of lifestyle is not necessary. Rental units easier to implement.
Marketing strategies	Underdeveloped marketing, but has national networks and much academic literature on the subject espousing its benefits.	Underdeveloped as of yet, but quickly developing because of involvement from private and public organizations as well as startup companies trying to promote and facilitate the process.
Process familiarity	Unfamiliar process	Unfamiliar process
Delivery structures and expertise	Different from established process and has strong need for expertise	Different from established process and has strong need for expertise

CPC IN CANADA - HOW?

- **Neighbors** in suburban neighborhoods
- small houses and big lots
- **assemble their land** in order to allow for different typologies (higher land values)
- no need for much initial financing
- decide together what, when, and with who they want to build and live.

already happening...



CONCLUSION

LIKE COHOUSING, COLLECTIVE PRIVATE COMMISSIONING CAN BE A USEFUL HOUSING DEVELOPMENT METHOD WHEN THE GOAL IS A REDEVELOPMENT OF THE POST WAR SUBURBS THAT IS SOCIALLY AND ENVIRONMENTALLY SUSTAINABLE.

CONCLUSION



LIKE COHOUSING, COLLECTIVE PRIVATE COMMISSIONING CAN BE A USEFUL HOUSING DEVELOPMENT METHOD WHEN THE GOAL IS A REDEVELOPMENT OF THE POST WAR SUBURBS THAT IS SOCIALLY AND ENVIRONMENTALLY SUSTAINABLE.

THE ADVANTAGES THAT CPC SHOWS OVER COHOUSING IN THE NETHERLANDS WOULD ALSO BE ADVANTAGEOUS IN MAKING IT A MORE BROADLY APPEALING AND THEREFORE MORE EFFECTIVE IN CANADA.

INDIVIDUALITY & COLLECTIVITY

A BUILDING MAY BE MADE TO SUIT THE TEMPER, GENIUS AND CONVENIENCE
OF THE INHABITANT.

Rawlins

THE RANDIAN, INDIVIDUALIST MYTH RESTS ON A FUNDAMENTAL MISTAKE. MARKETS WITHOUT MORALITY, INDIVIDUALS WITHOUT COMMUNITY, LIBERTY WITHOUT ORDER. NONE OF THESE ARE ENOUGH.

Will Munsil

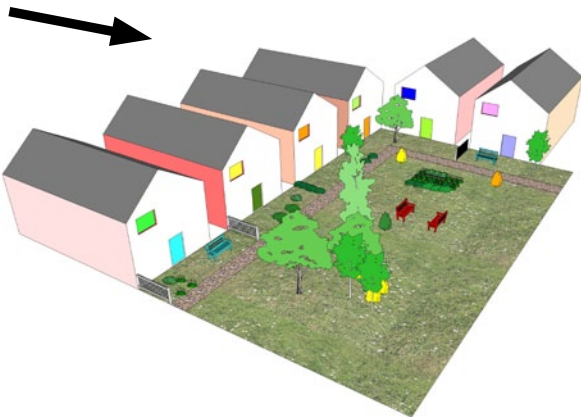
THE INDIVIDUAL IS UNIQUE IN THE SENSE THAT HE HAS A HARMONIOUS
RELATIONSHIP WITH THE COLLECTIVE AND A GENUINE SOCIAL RESPONSIBILITY,
YET CHOOSES NOT TO WEAR A SOCIALLY ACCEPTABLE FACADE BY REFUSING TO
ACCEPT THE PREVAILING STANDARDS .

Carl Rogers

conformity



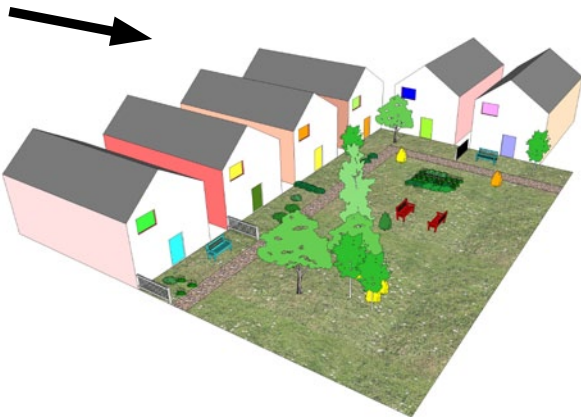
community



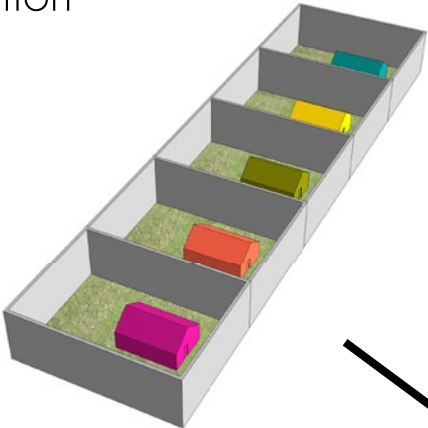
conformity



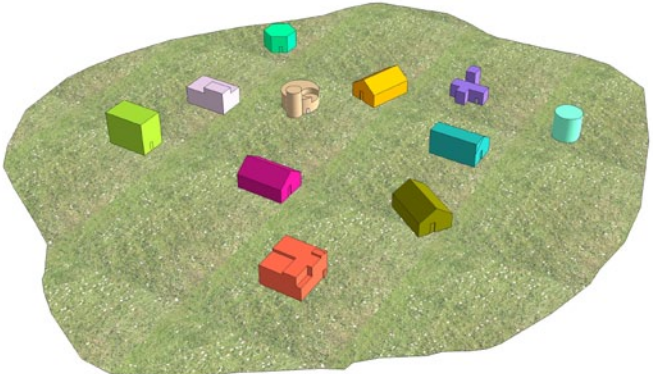
community



isolation



individuality



INDIVIDUALITY **AND** COMMUNITY

EXPRESSION OF THE SELF

SPACE
FOR

NURTURING SOCIAL RELATIONSHIPS

RESPONSIBLE FREEDOM IS THE BASIS OF SOCIA
SION

David Bidney

DURKHEIM'S "**COLLECTIVE CONSCIOUSNESS**"

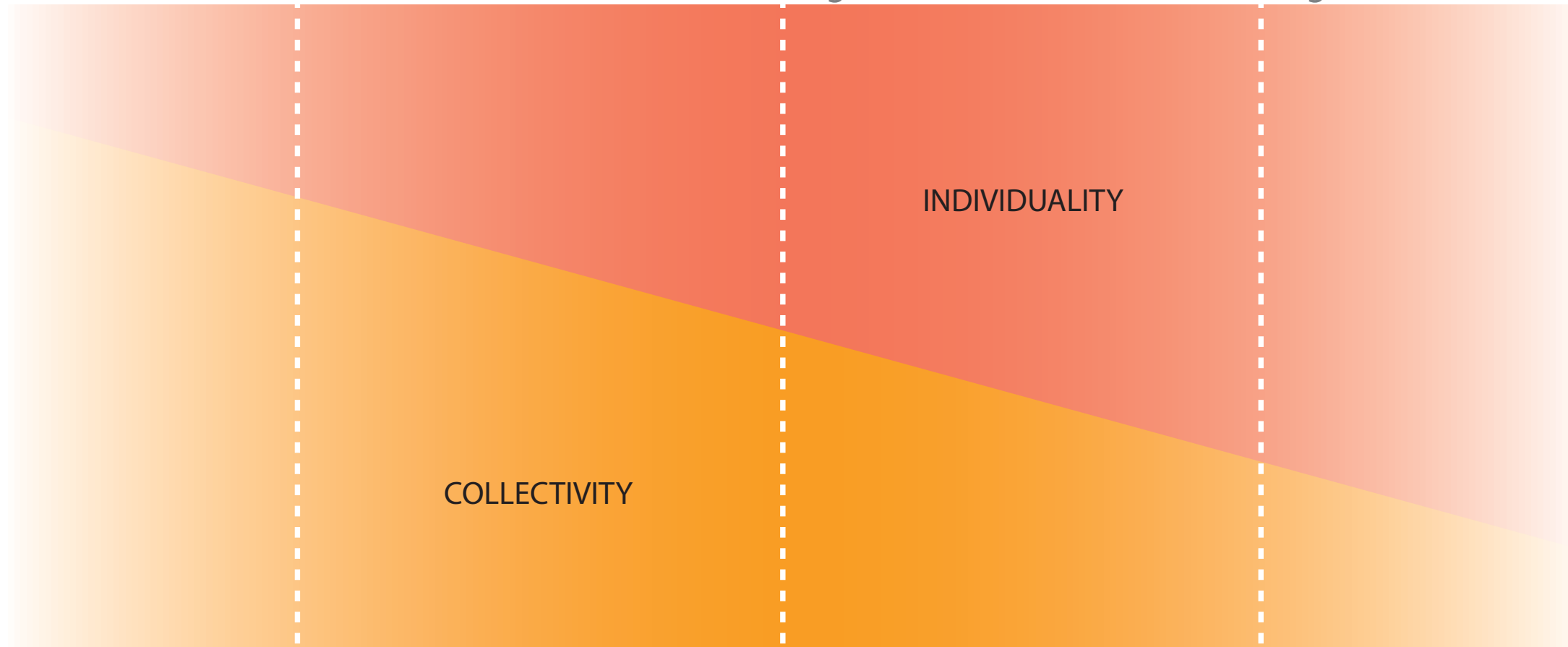
OVERALL APPROACH

DESIGN SCALES

urban block

building

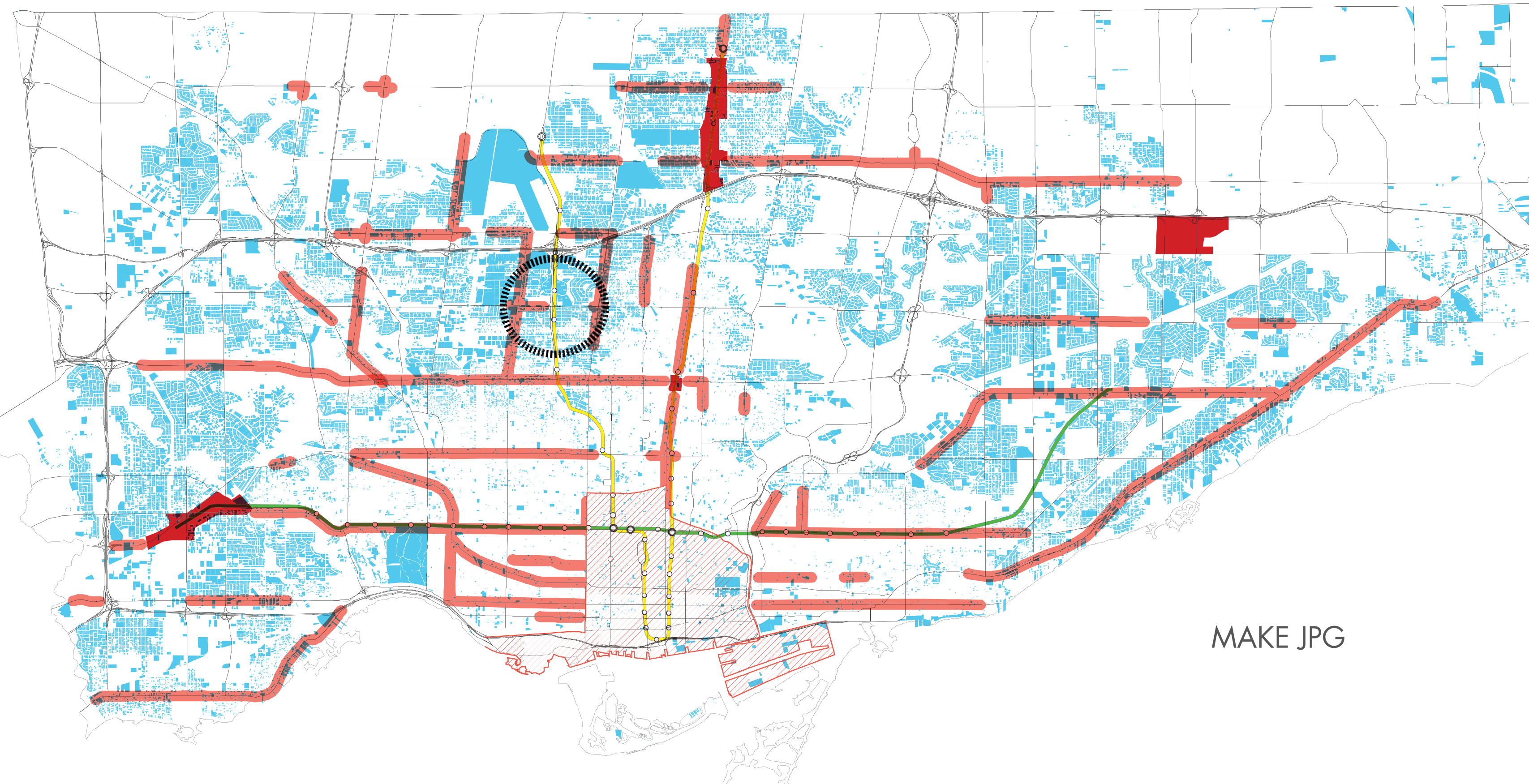
dwelling



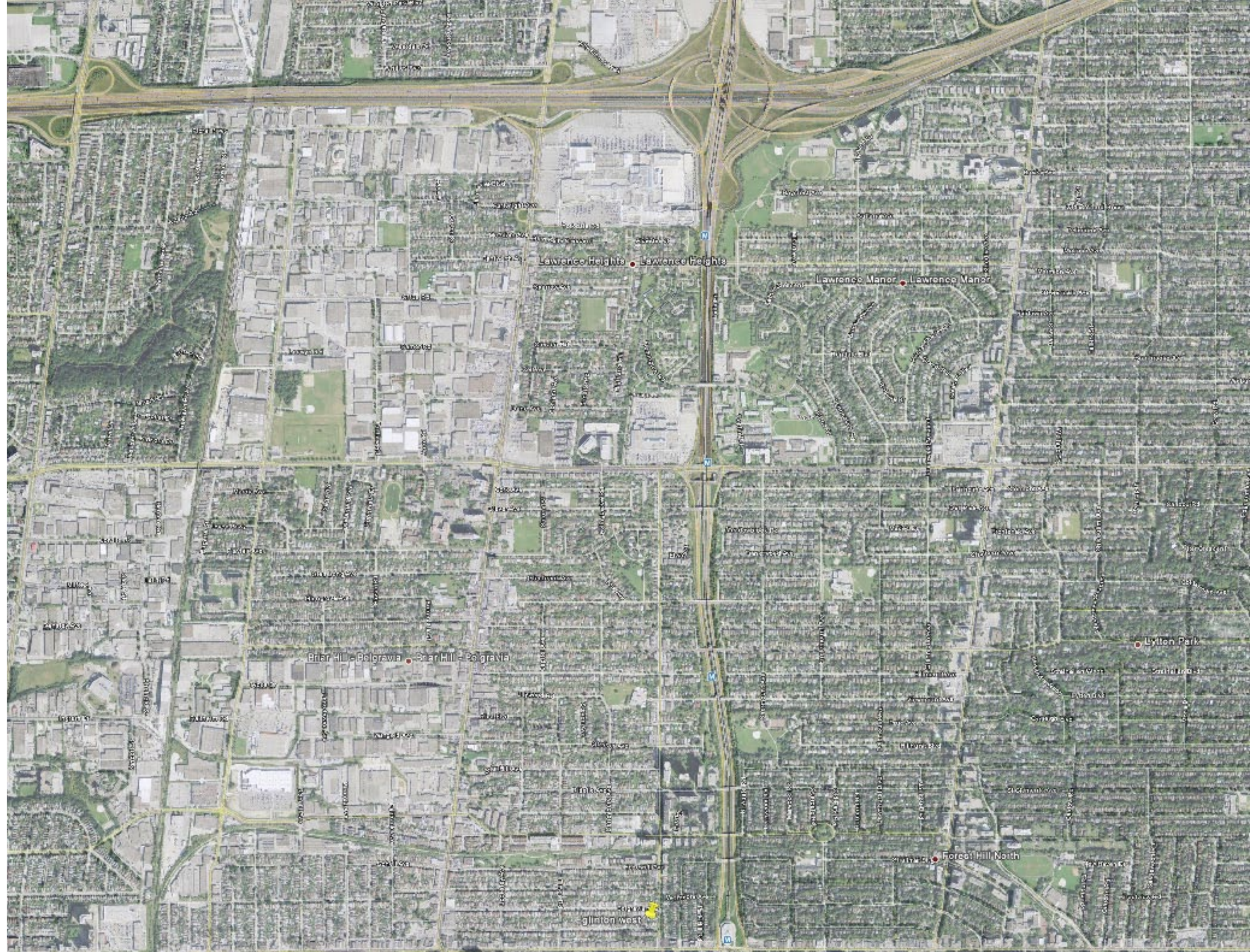
COLLECTIVITY

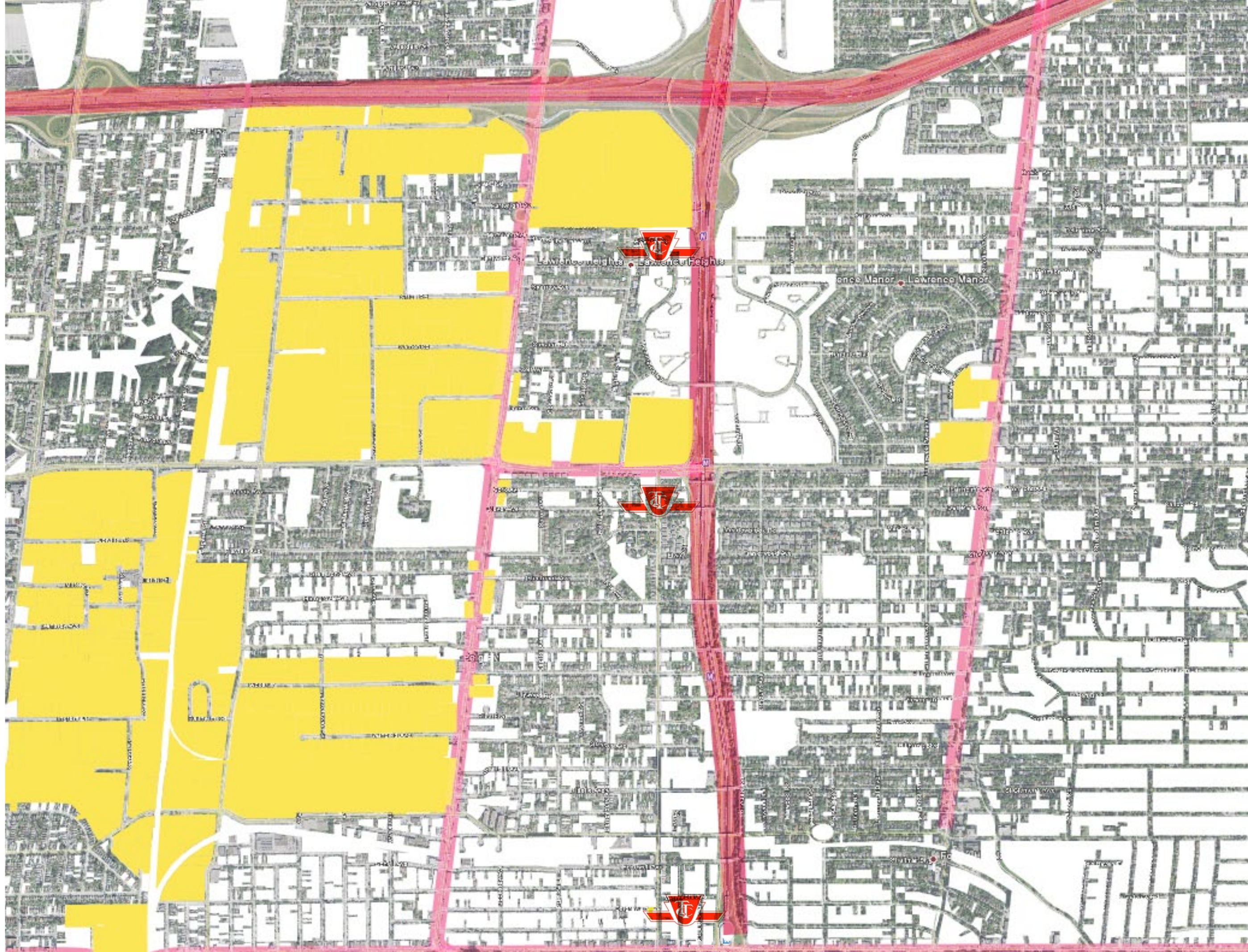
INDIVIDUALITY

THE SITE



MAKE JPG

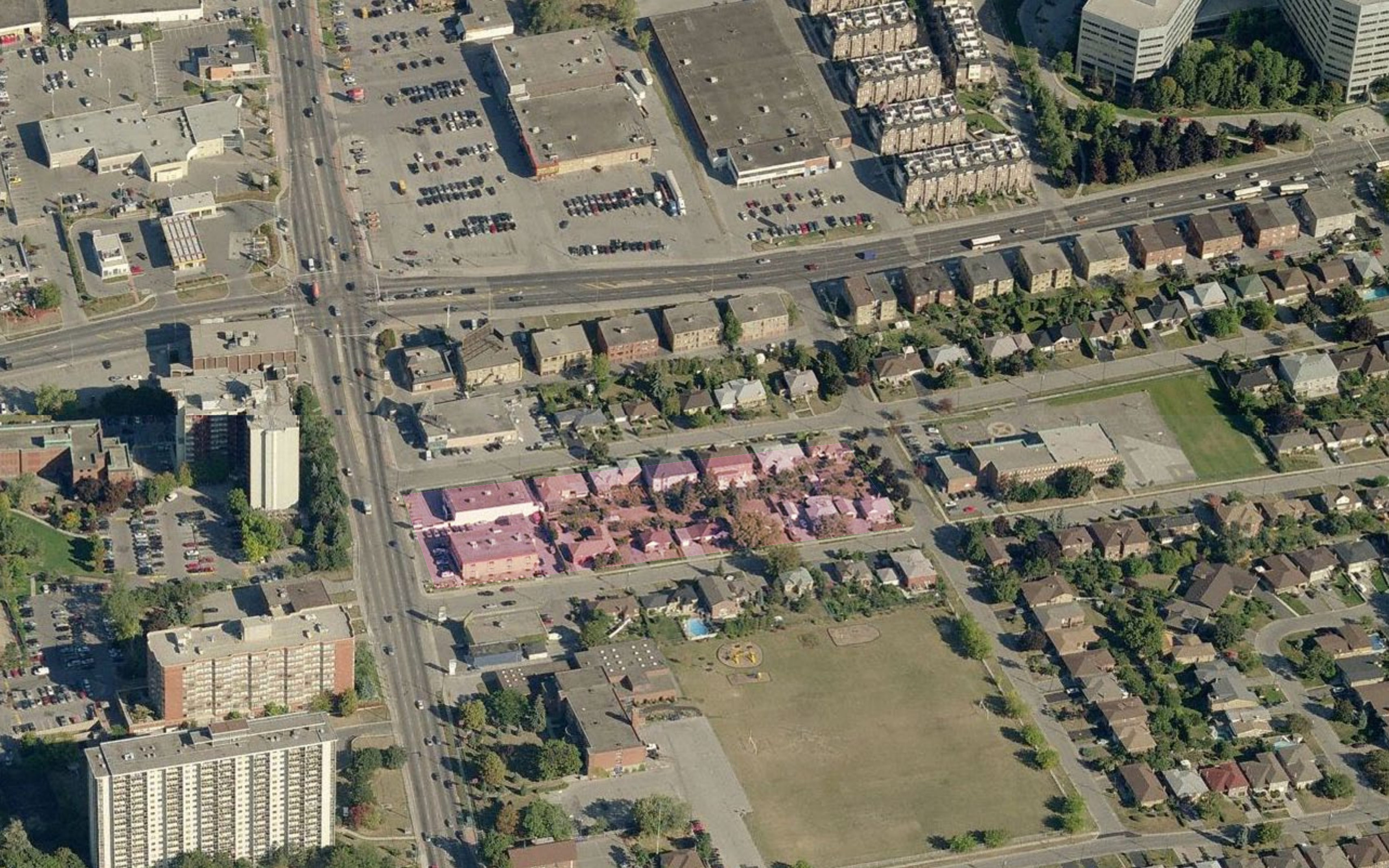




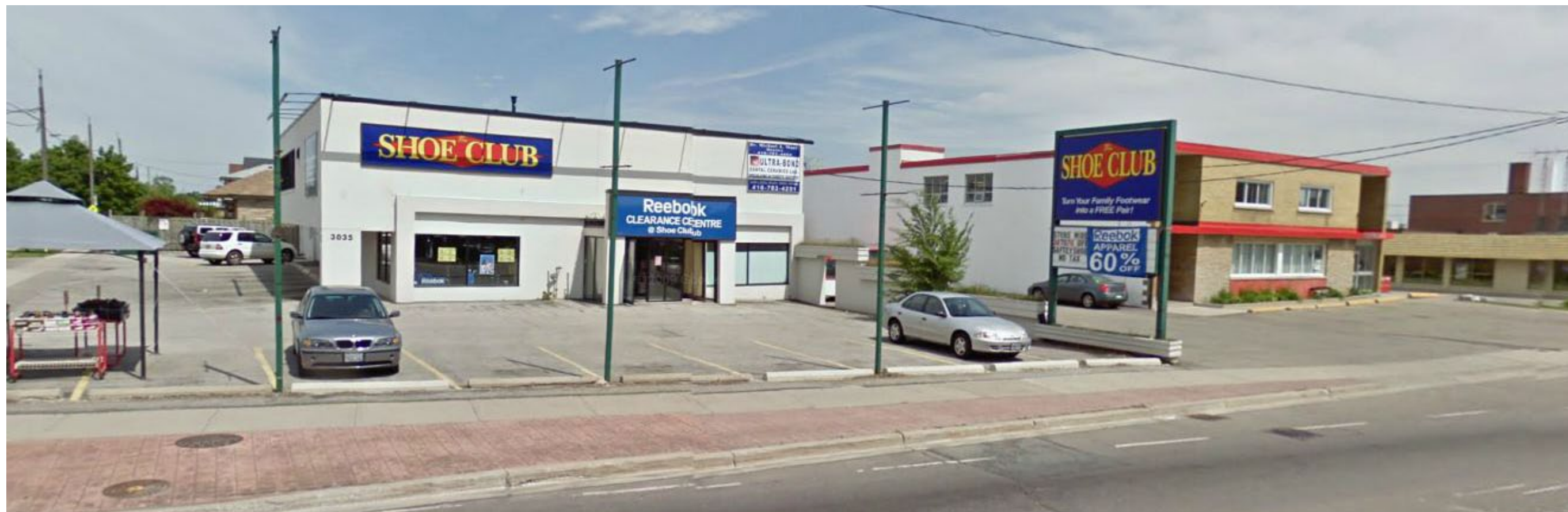


















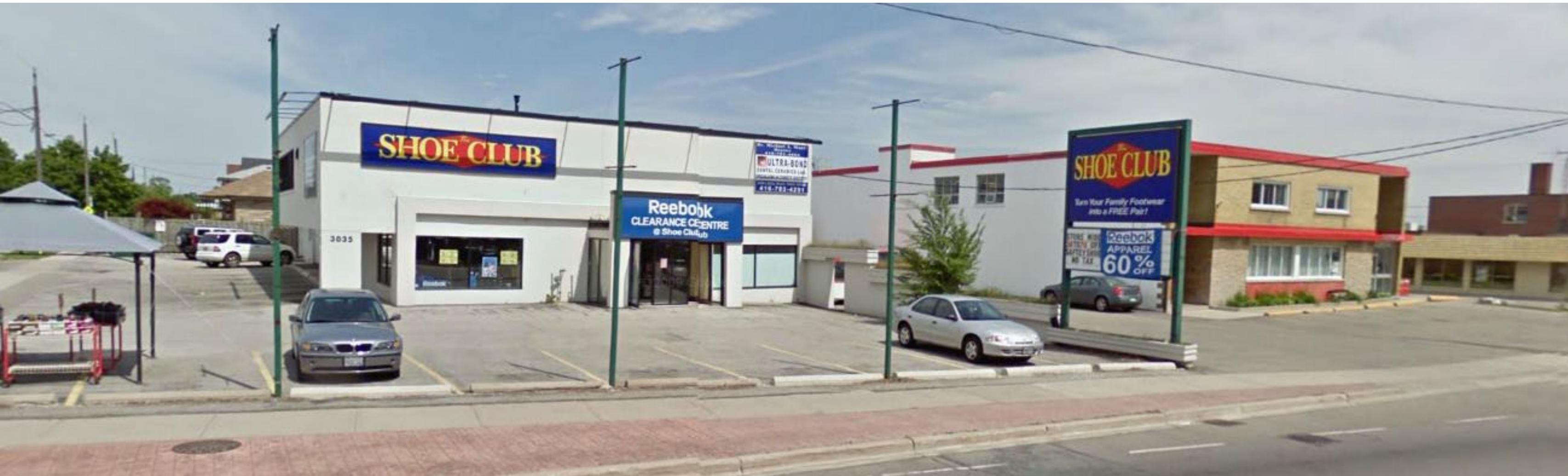
SHOE CLUB

Reebok
CLEARANCE CENTRE
@ Shoe Club

SHOE CLUB
Turn Your Family Footwear
into a FREE Pair!
Reebok
APPAREL
60%
OFF

ULTRA-BOND
DENTAL CERAMIC LAM
410-781-4014

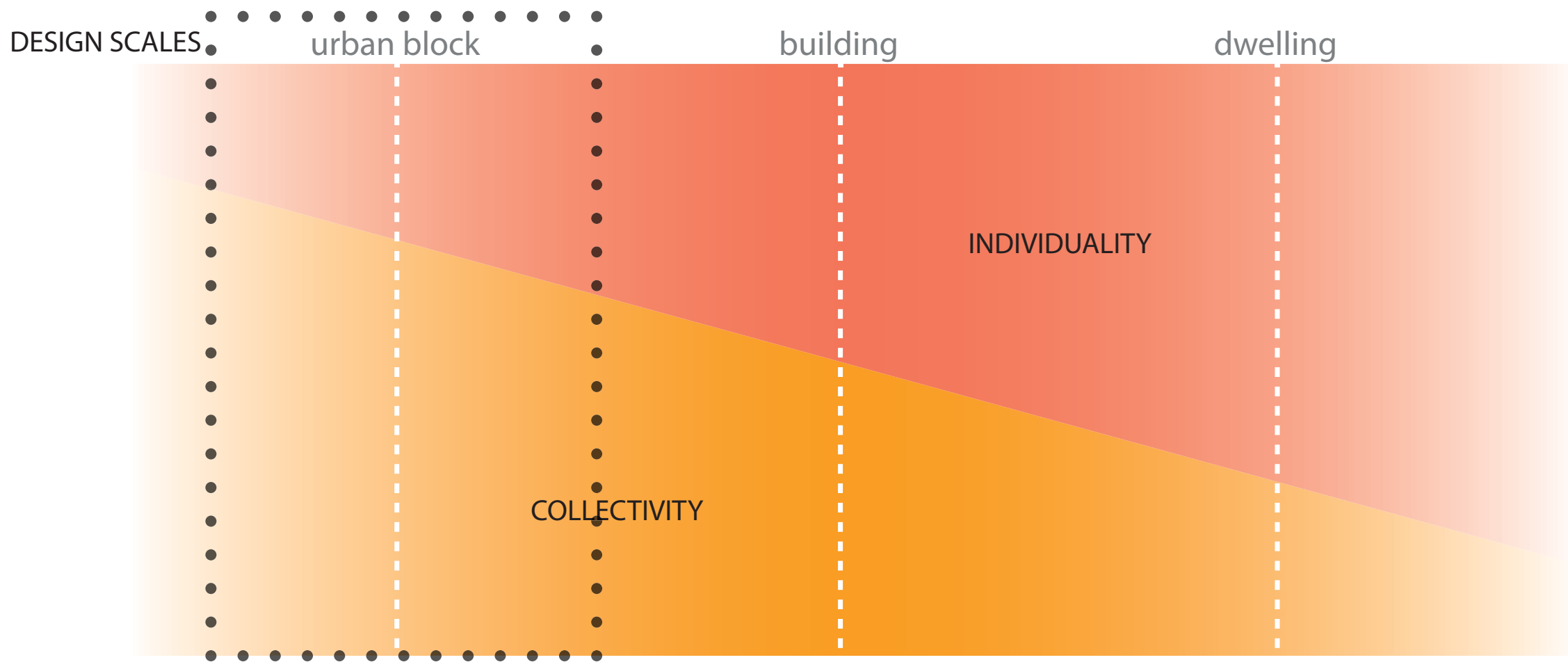
3035

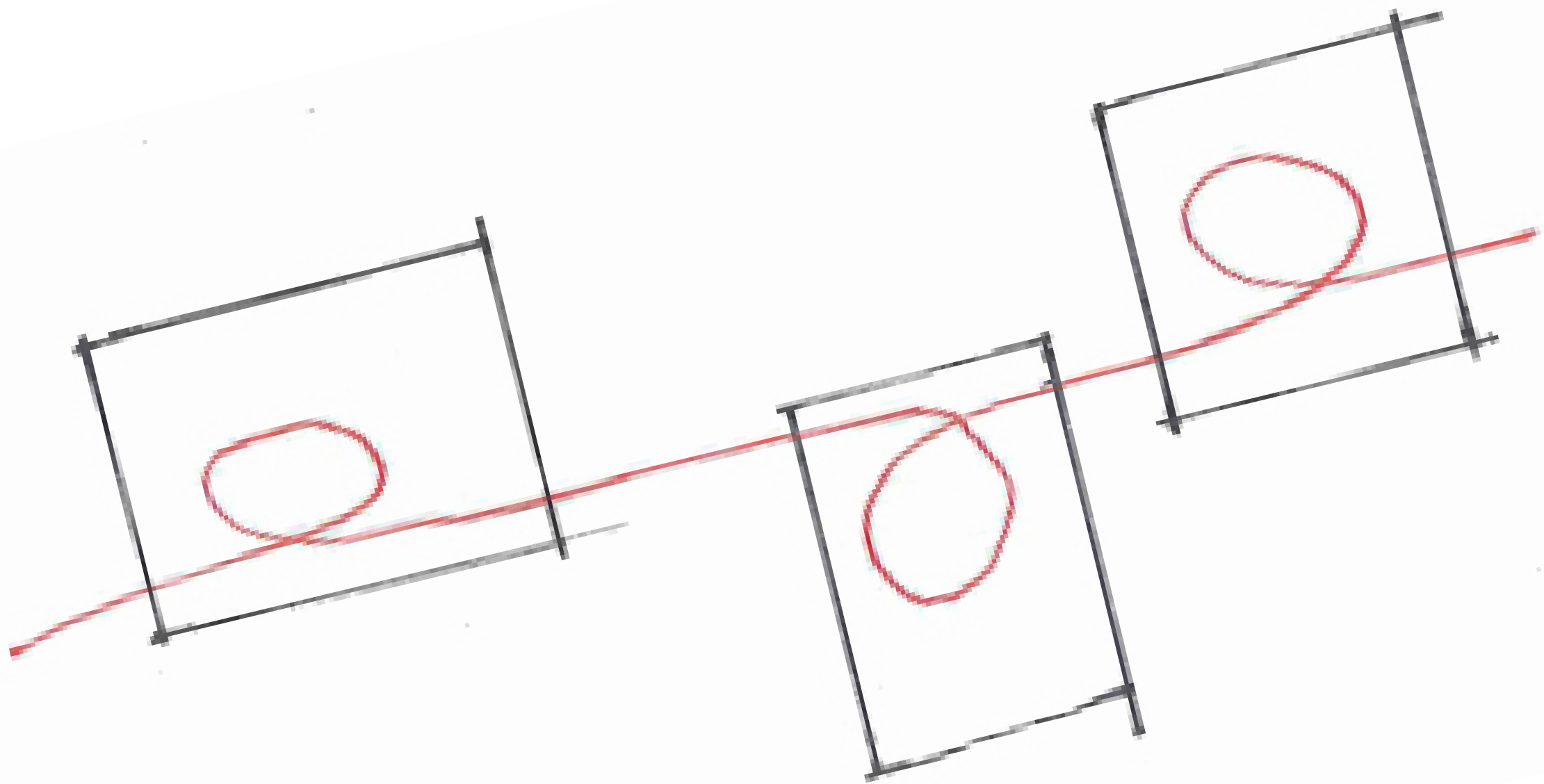


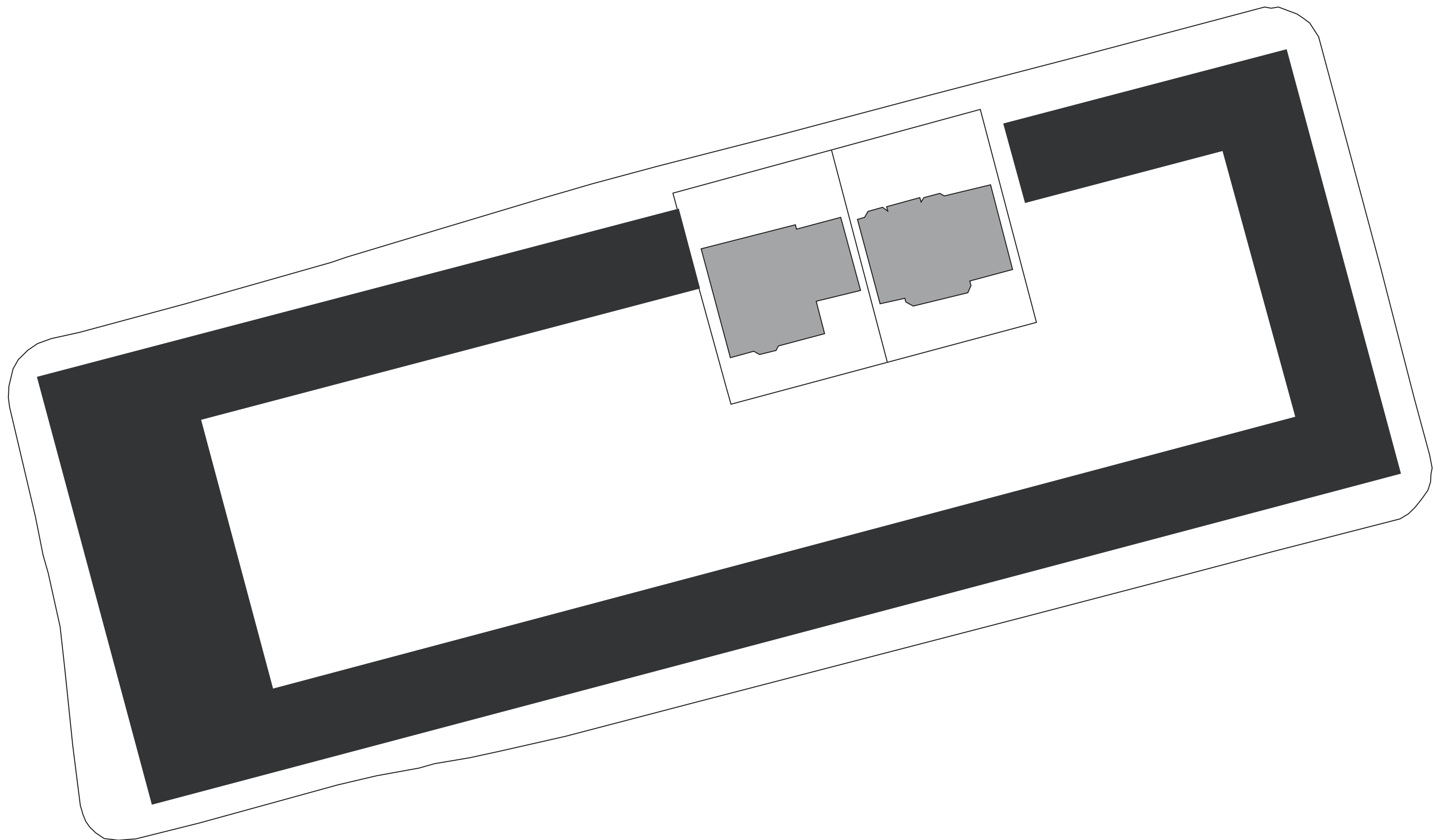


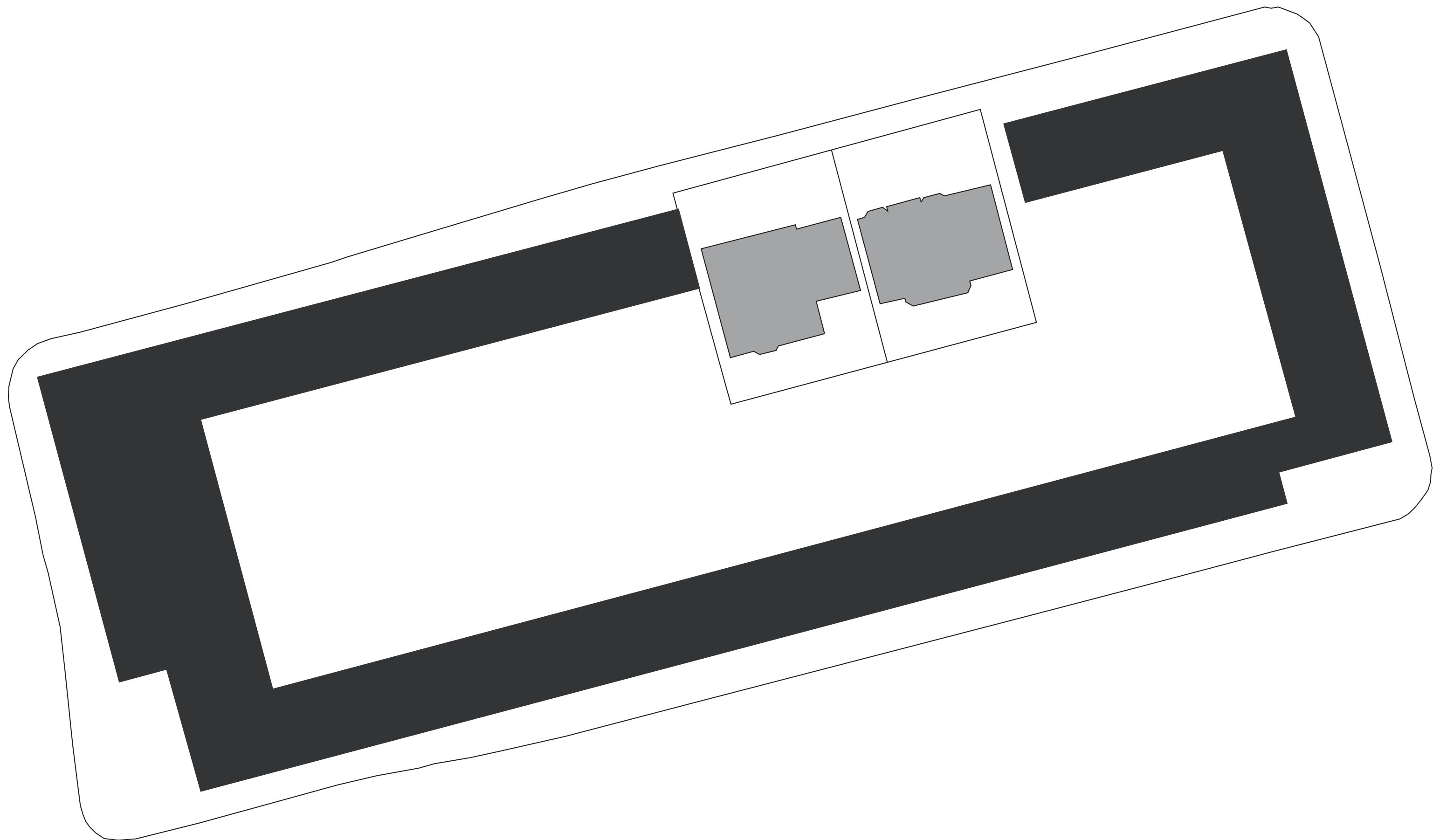


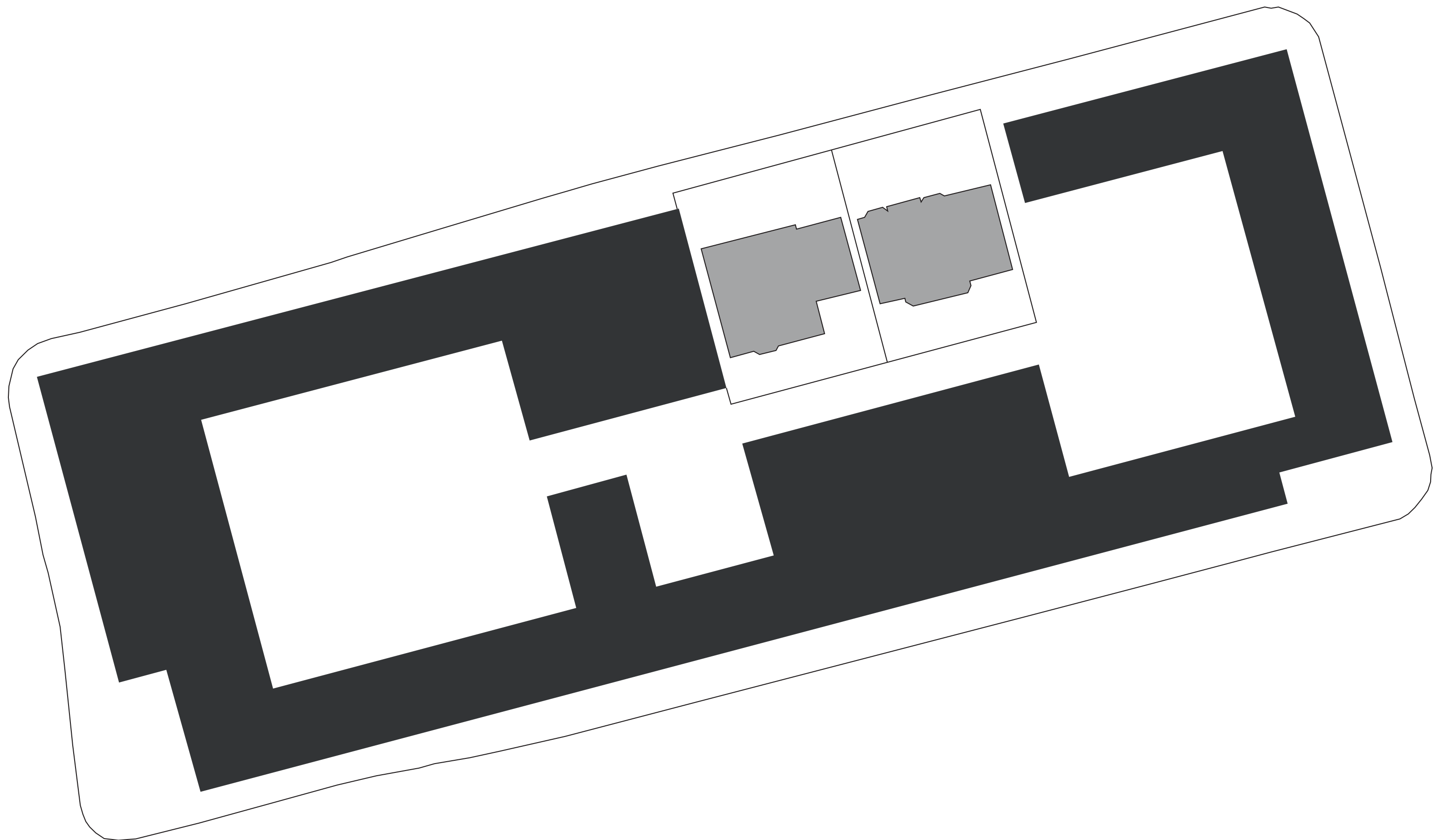
THE URBAN BLOCK

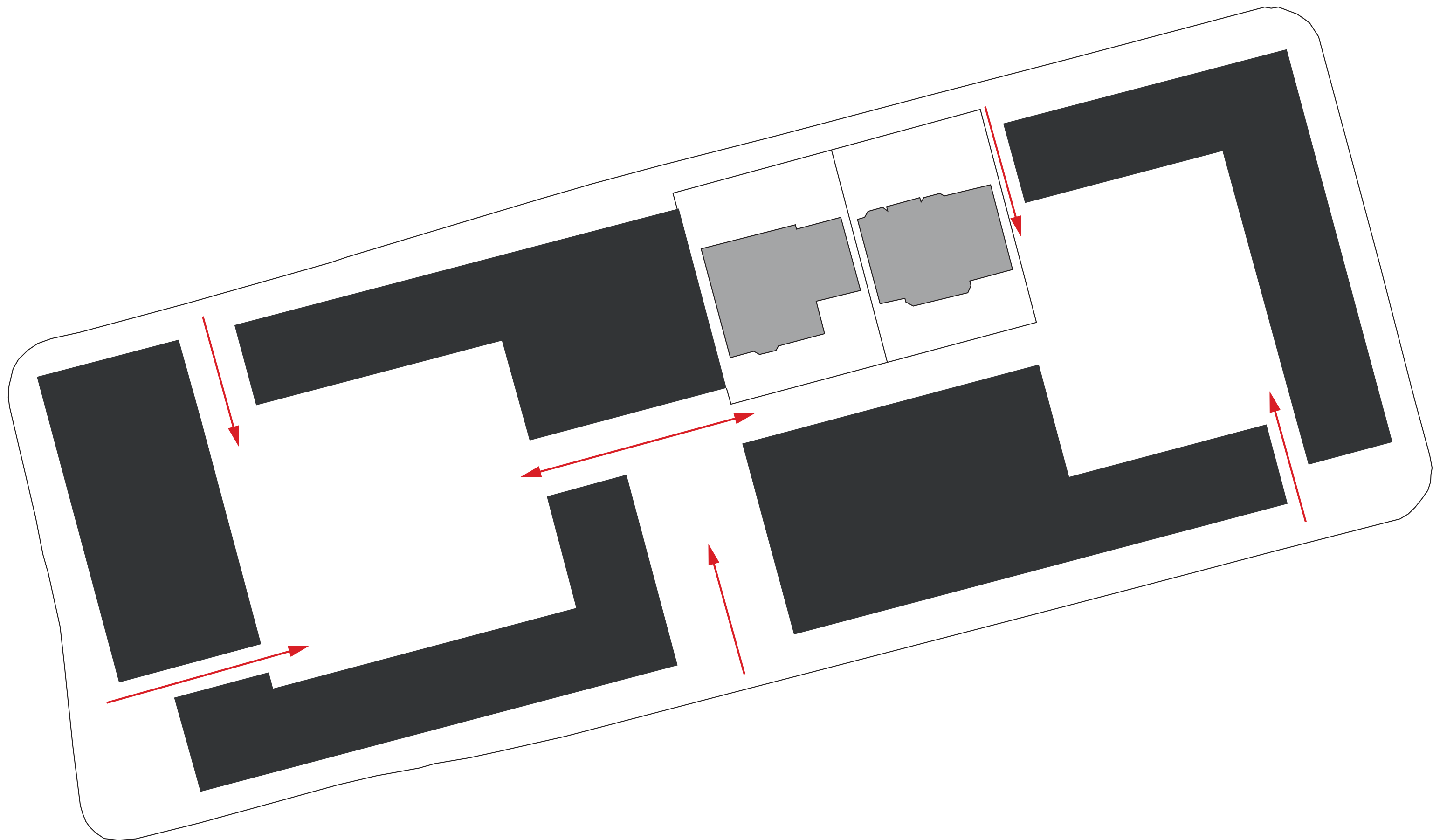




















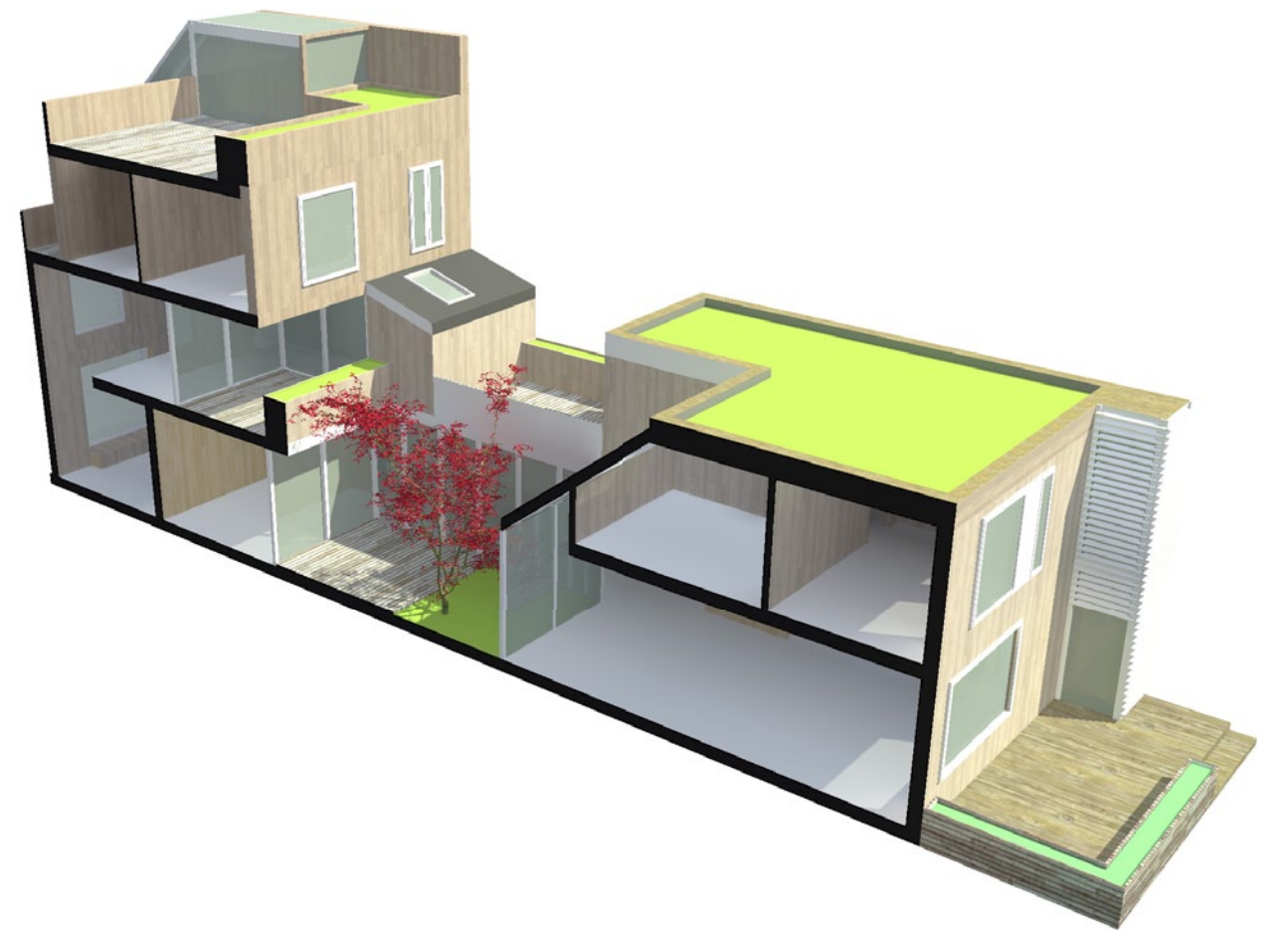








THE BUILDING BLOCK

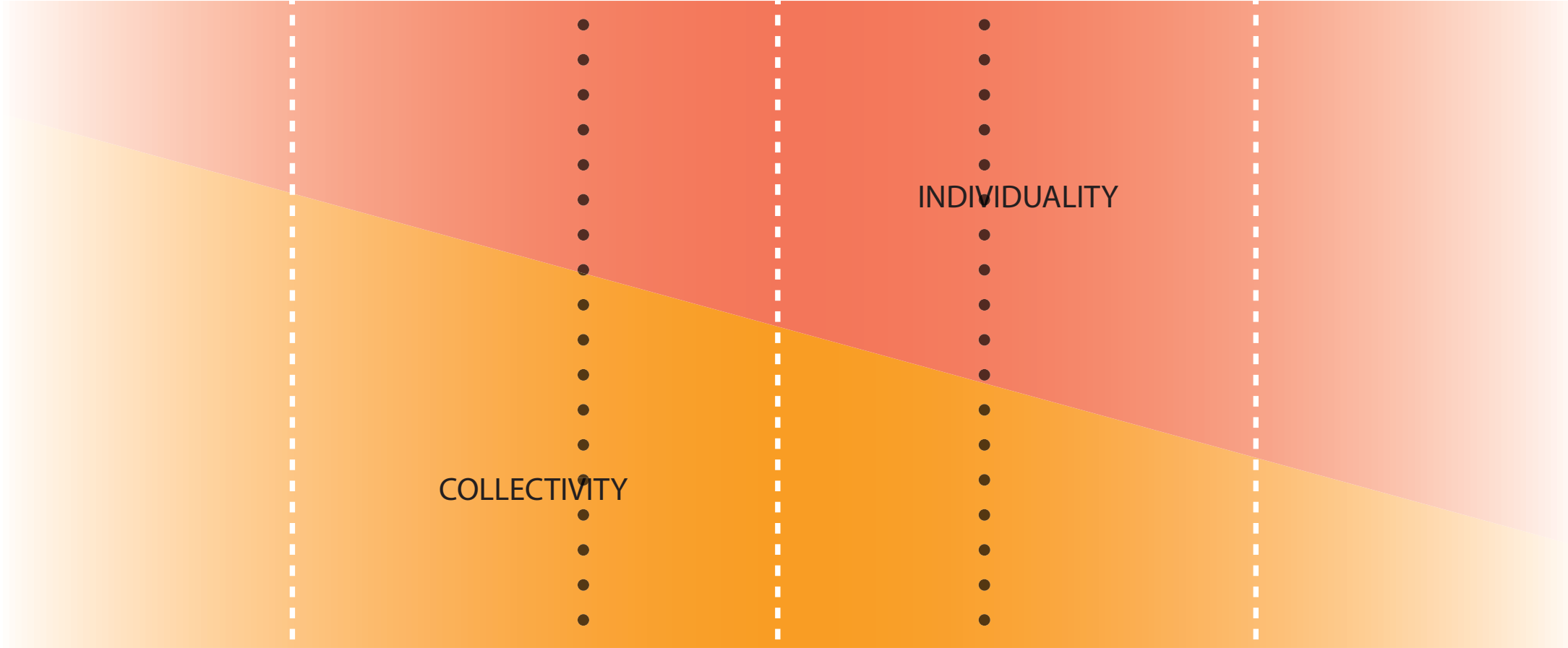


DESIGN SCALES

urban block

building

dwelling



COLLECTIVITY

INDIVIDUALITY







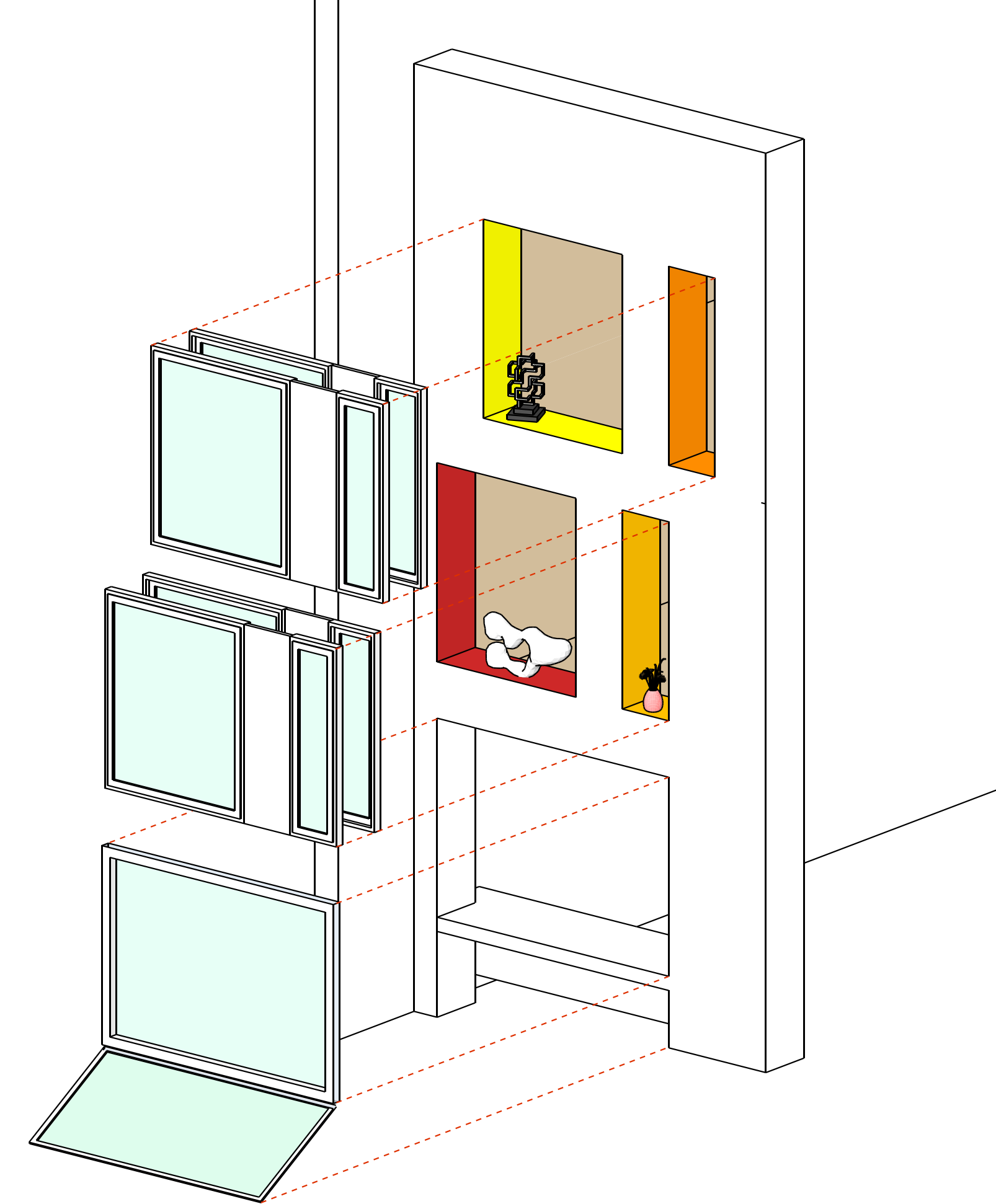
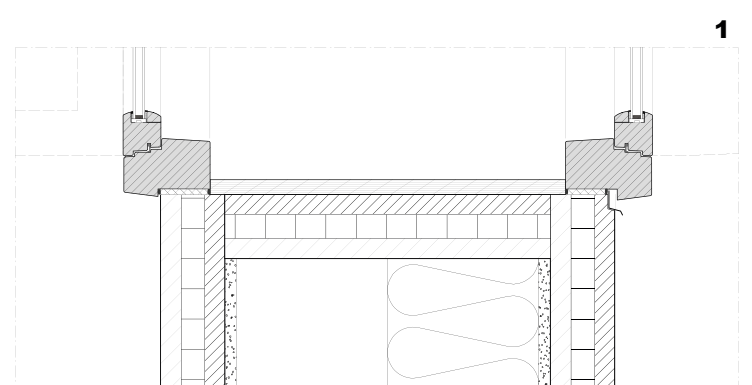
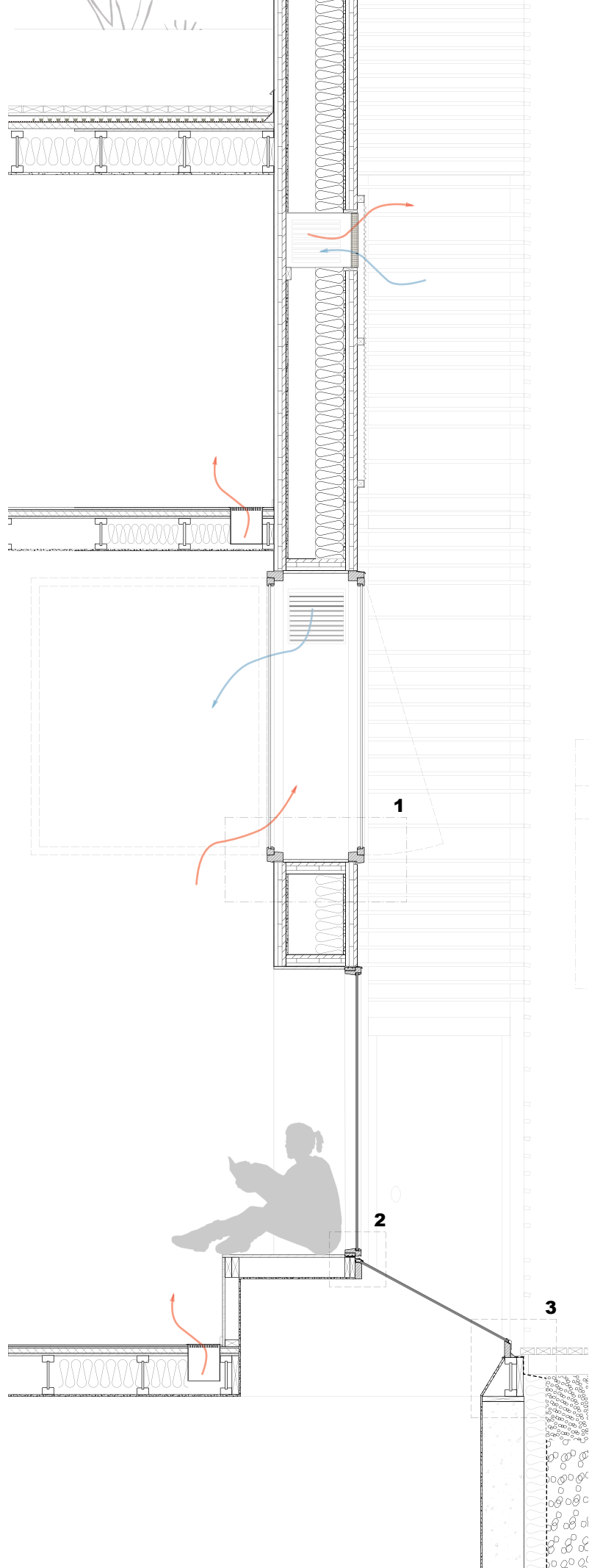
©2011 Google

56

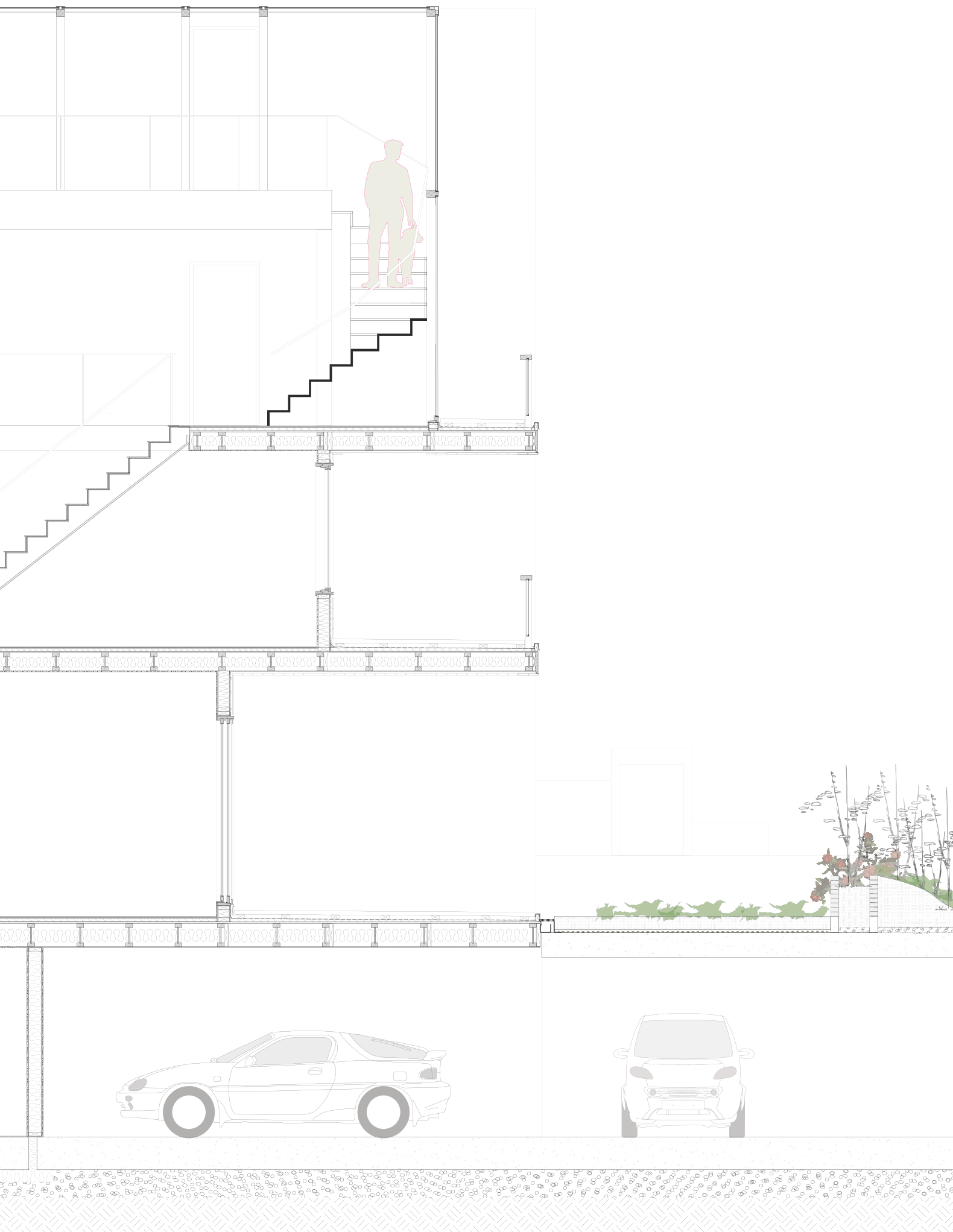
58

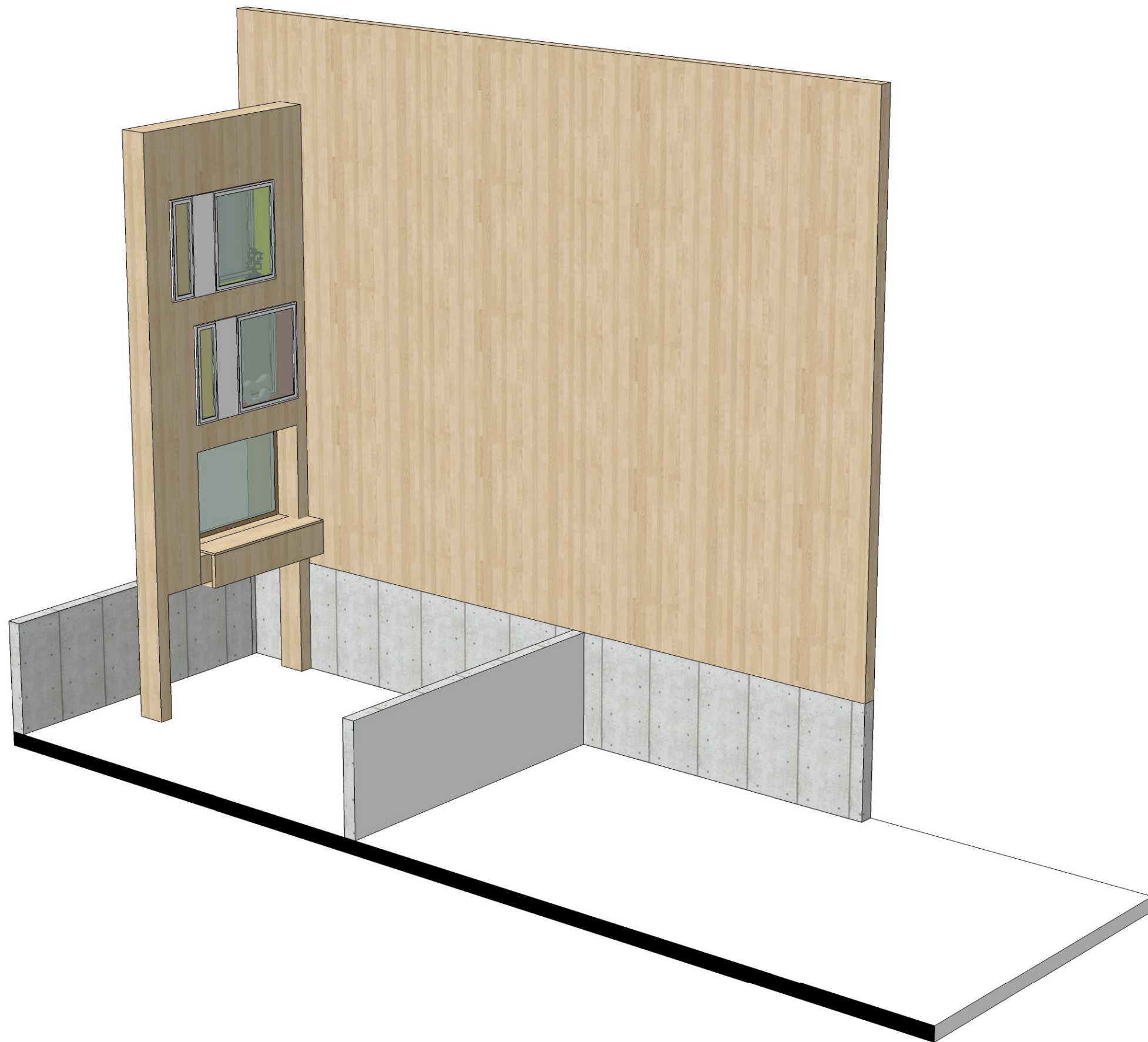




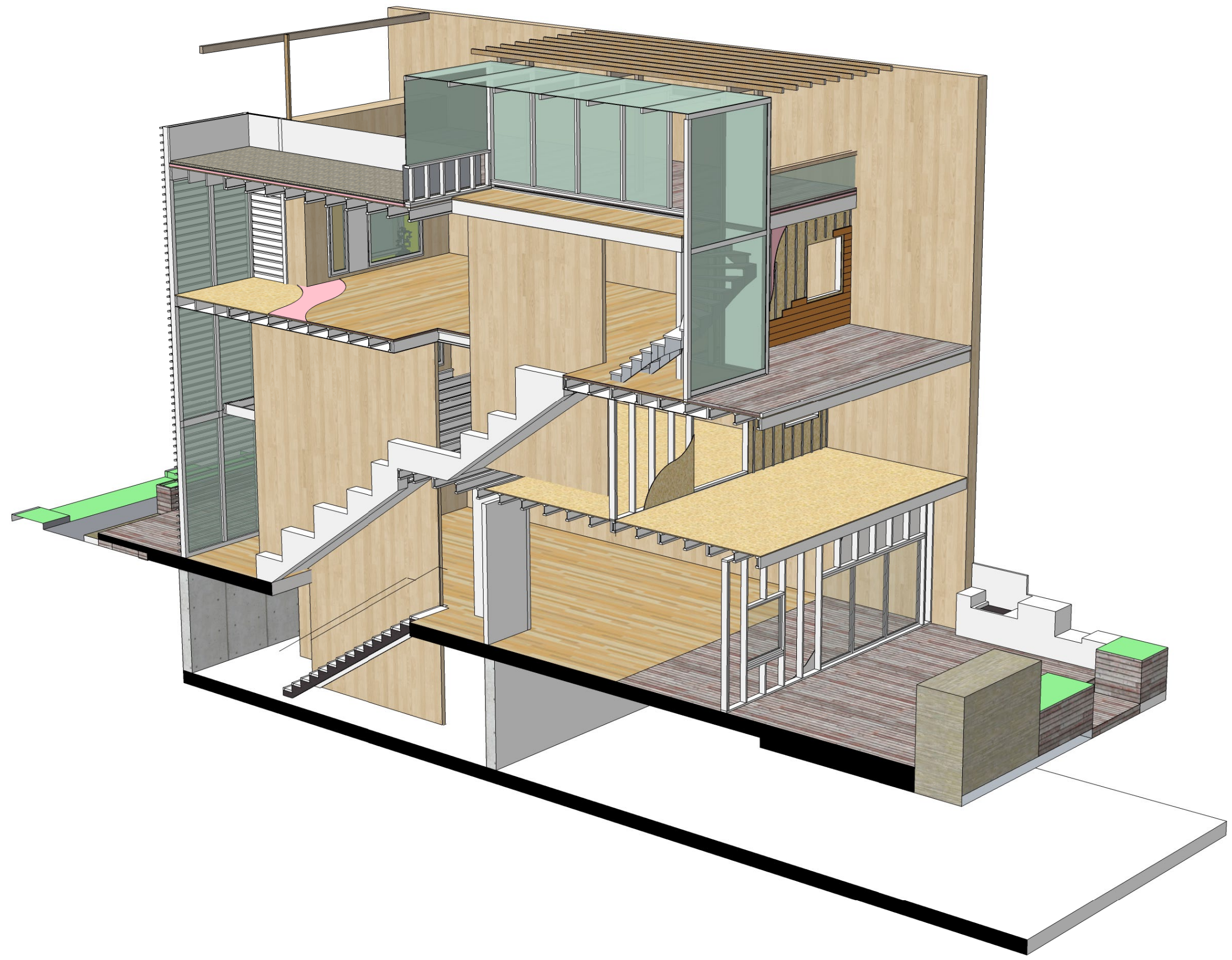












THE DWELLING

SALES OFFICE
213 Harvie Road
705.719.6669

Towns
\$225⁹⁹⁰ from
Includes
Hardwood!!

Detached
\$259⁹⁹⁰ from

SOUTH
woods
where families grow

NEW SITE

New Model Homes!

55% SOLD in 5 Weeks!

Hurry In!

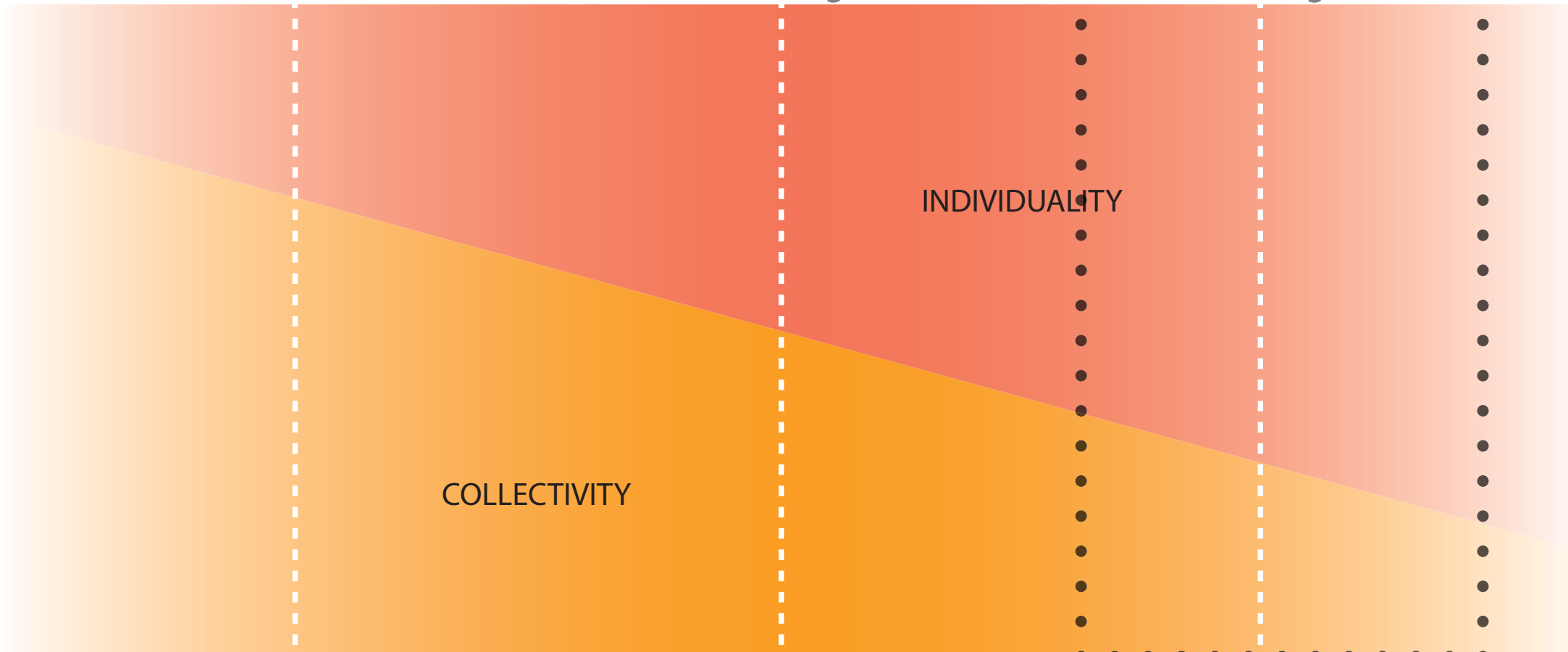


DESIGN SCALES

urban block

building

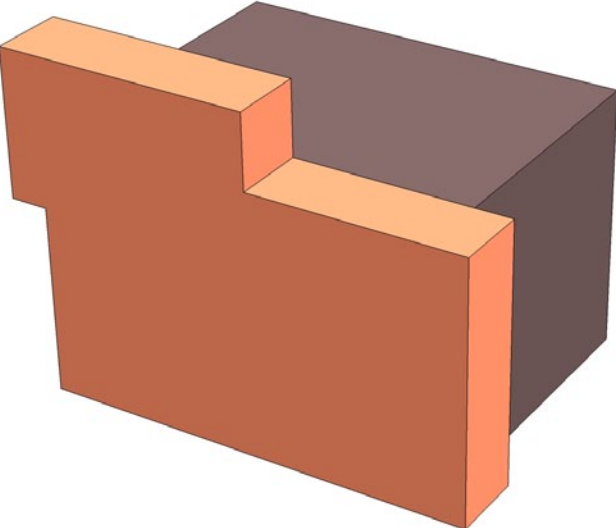
dwelling

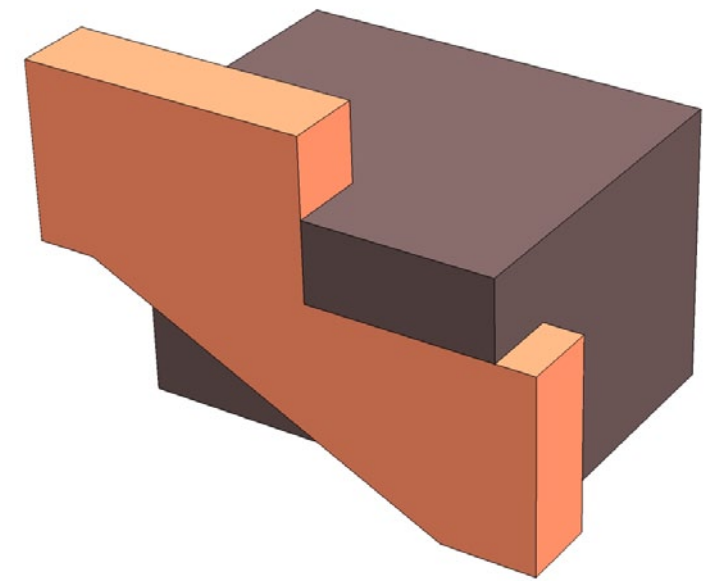
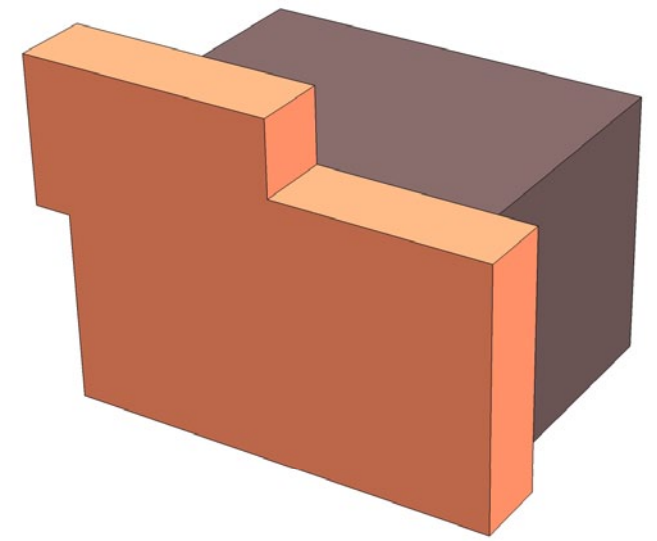


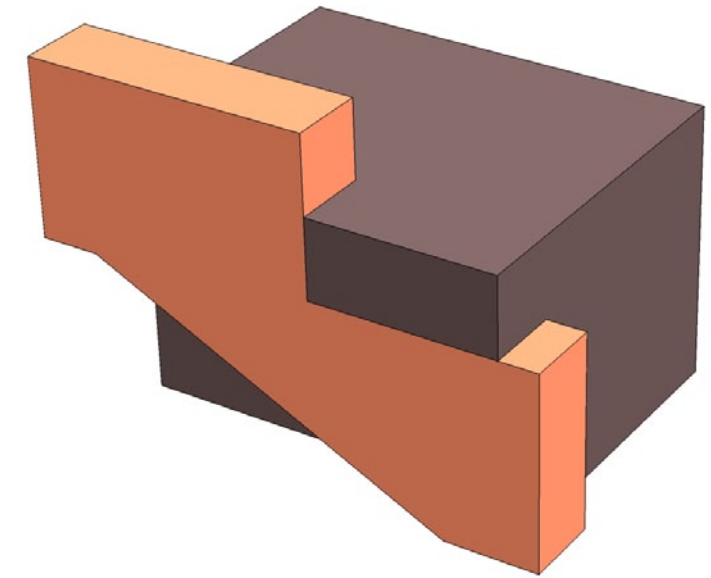
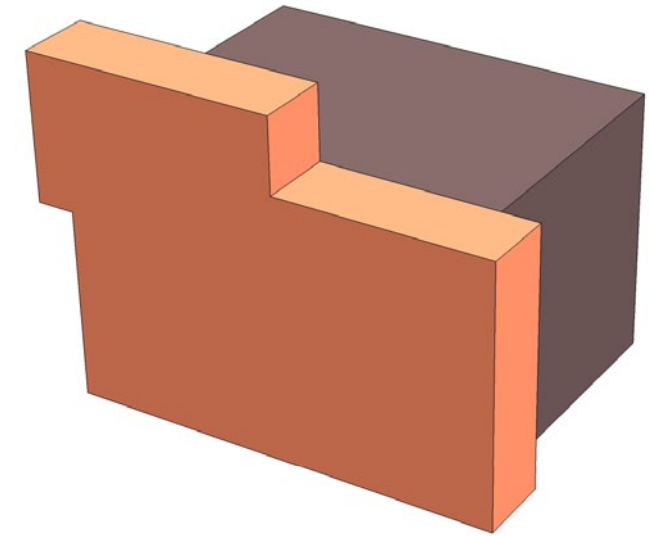
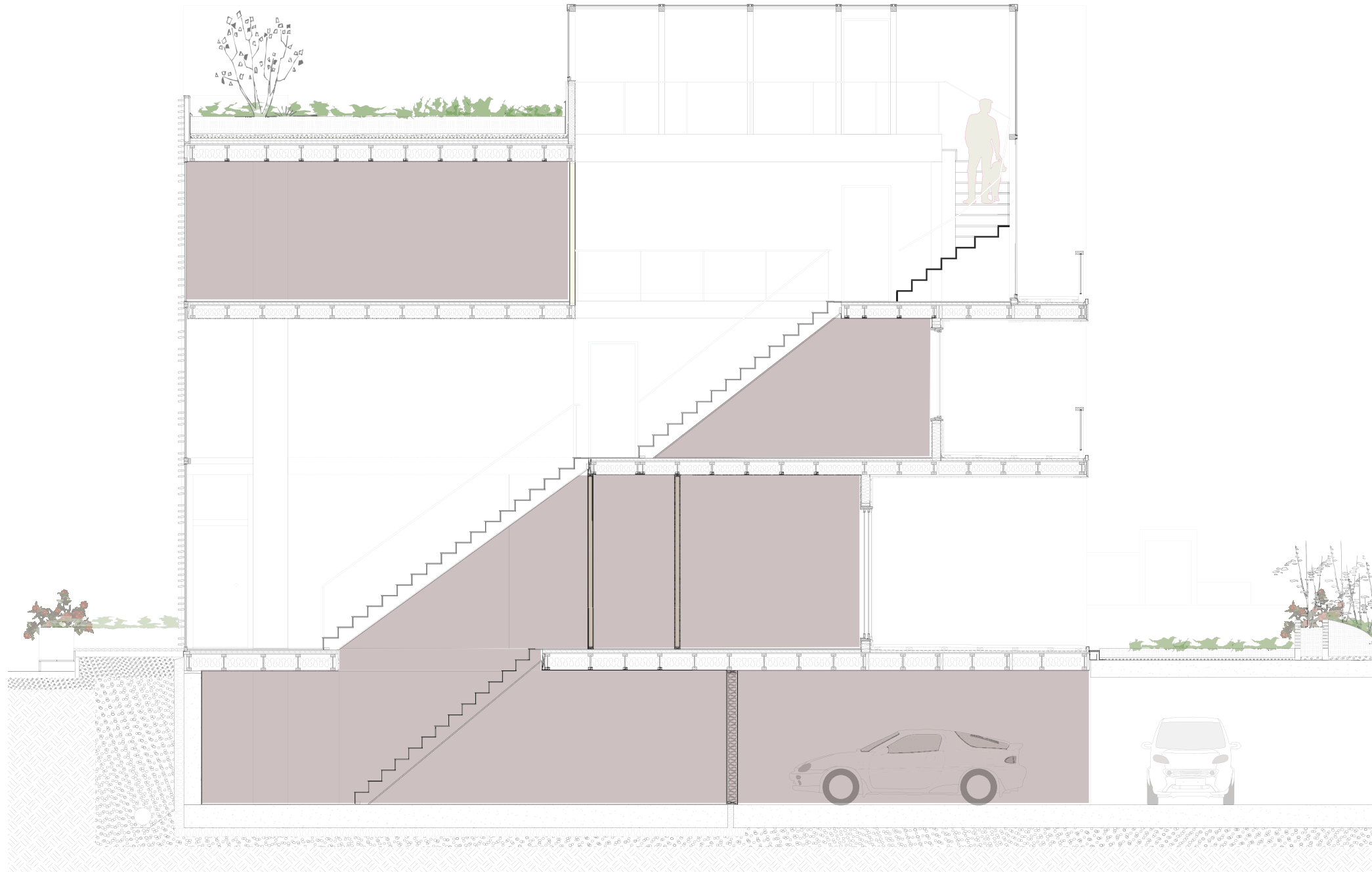
COLLECTIVITY

INDIVIDUALITY



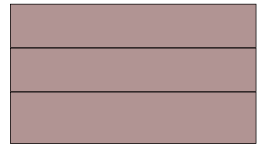
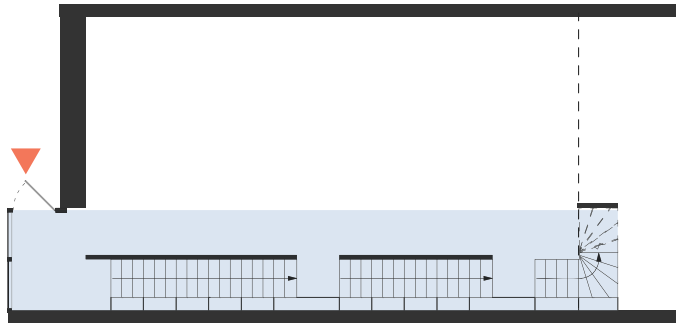


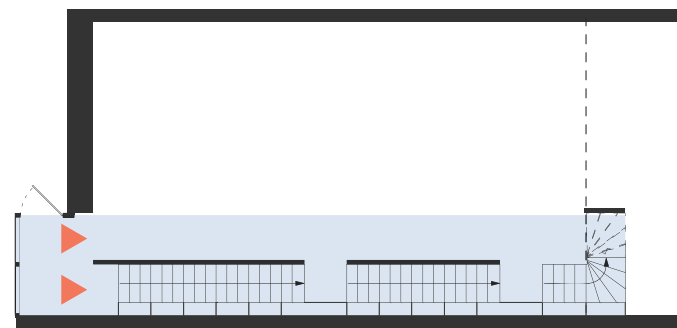
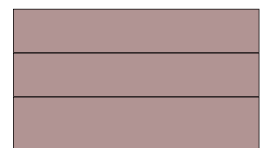
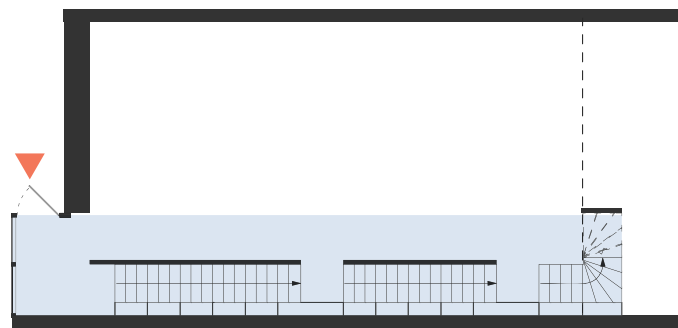


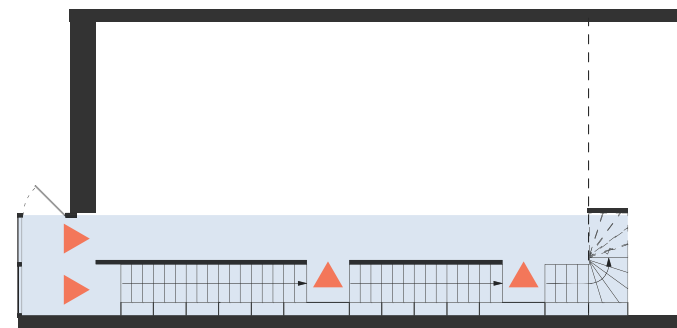
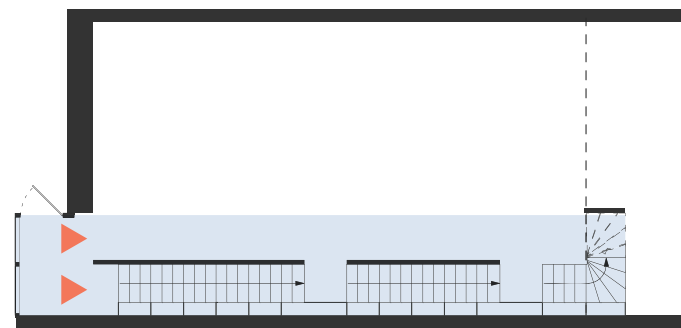
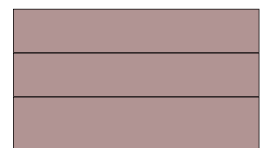
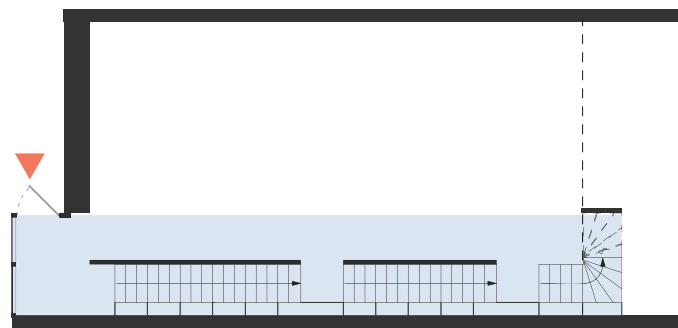


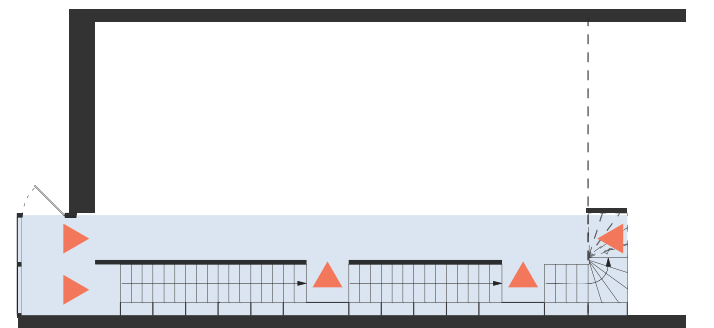
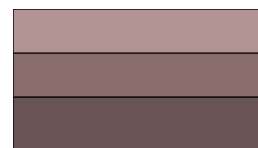
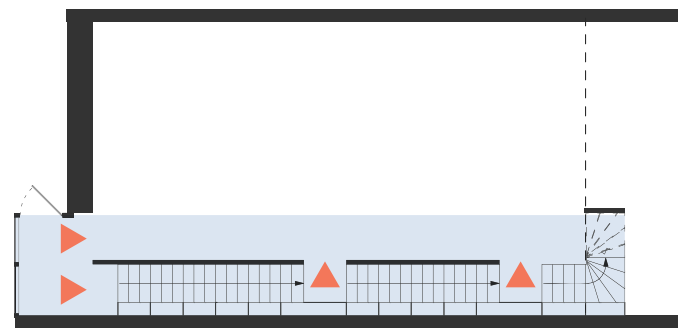
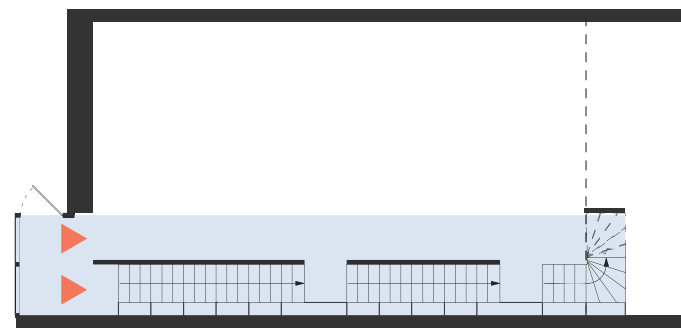
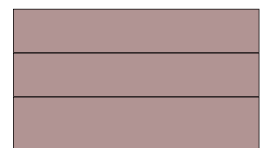
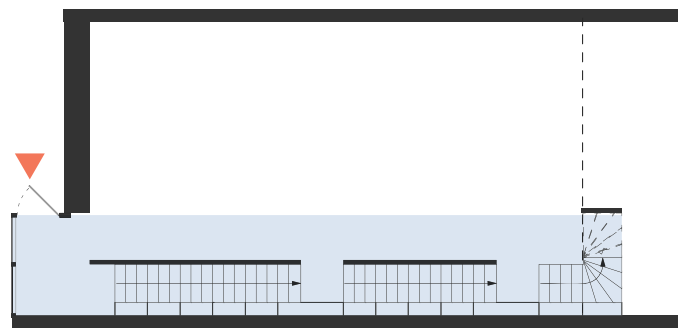


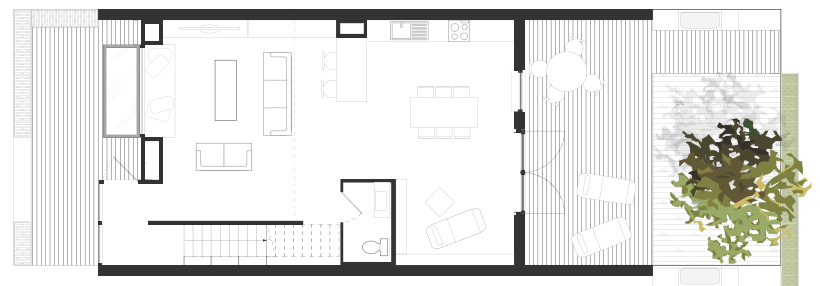
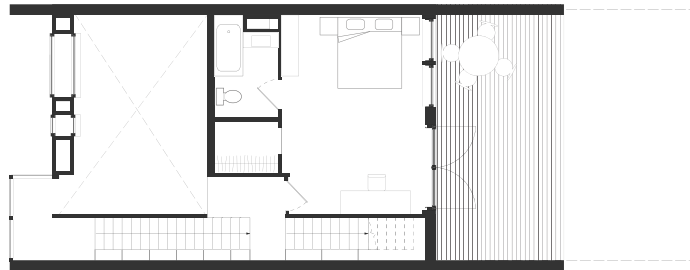
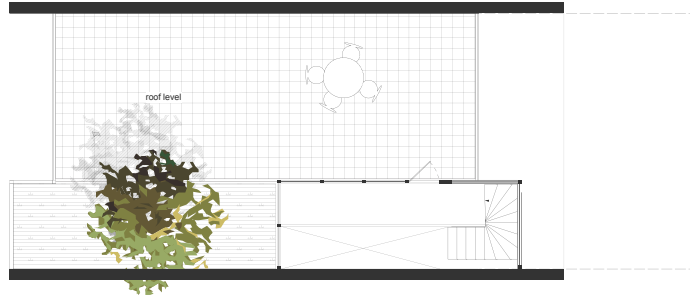






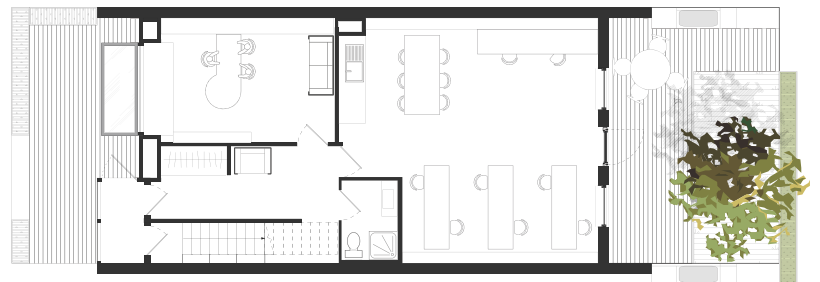
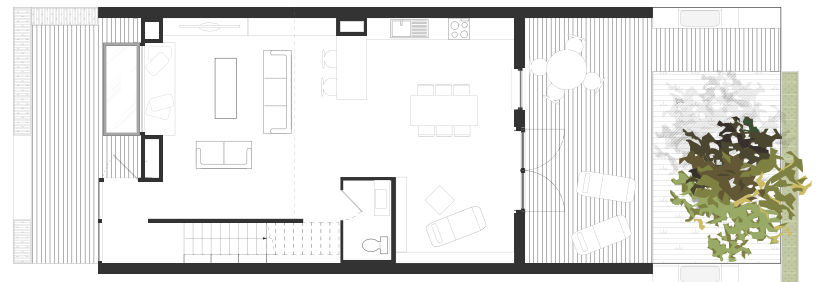
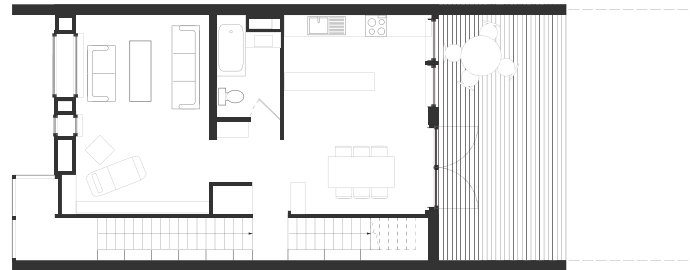
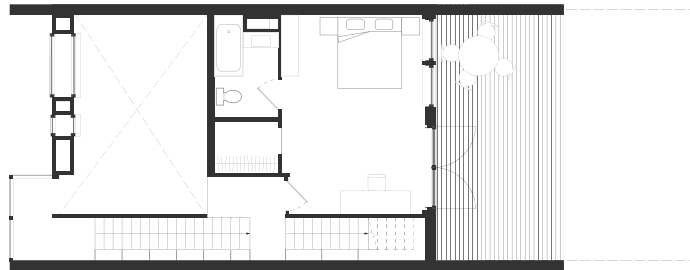
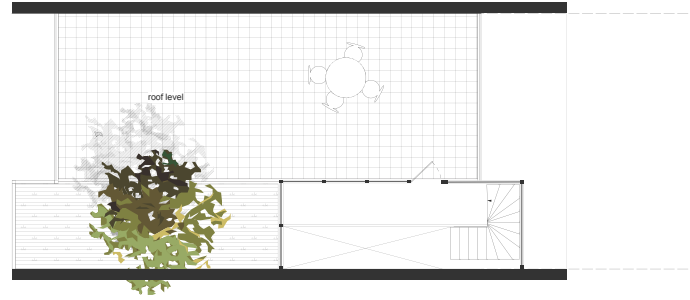
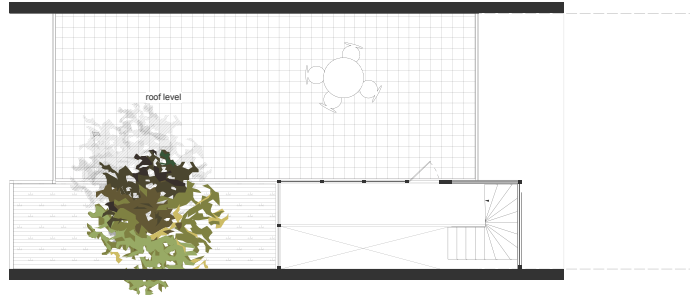






1 SINGLE FAMILY HOME - 215M²



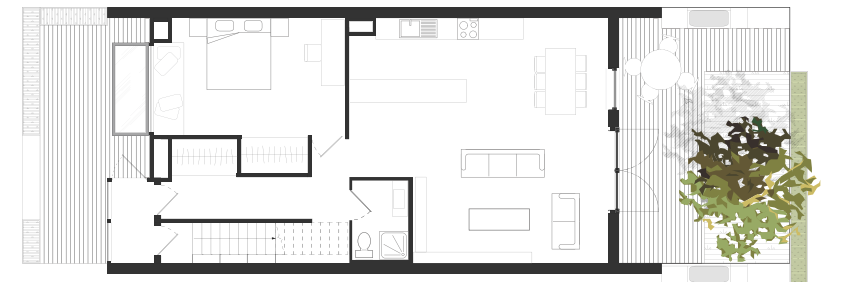
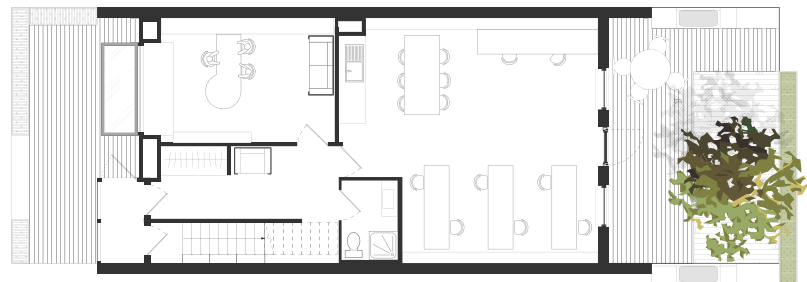
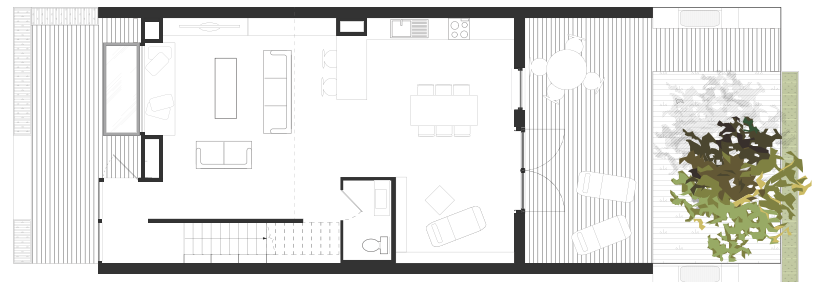
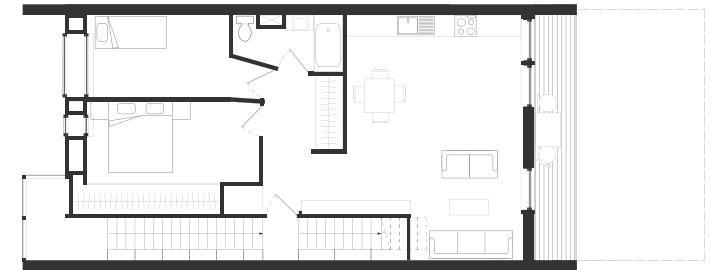
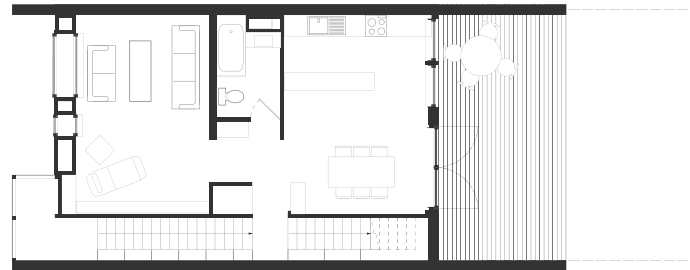
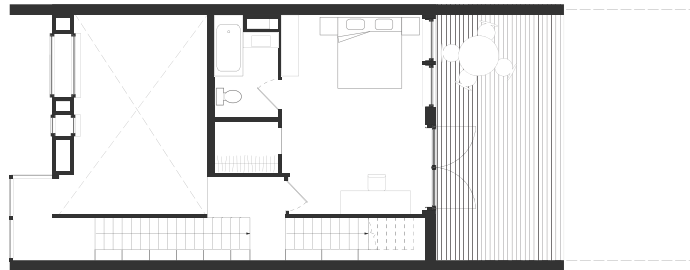
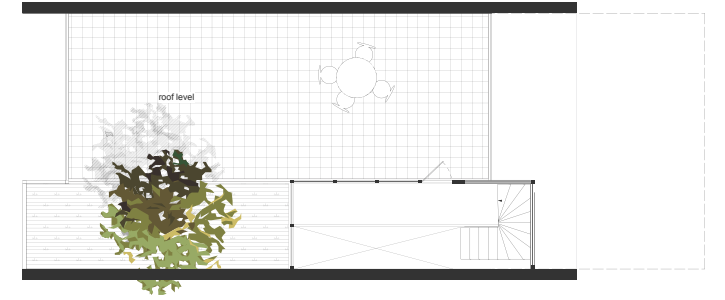
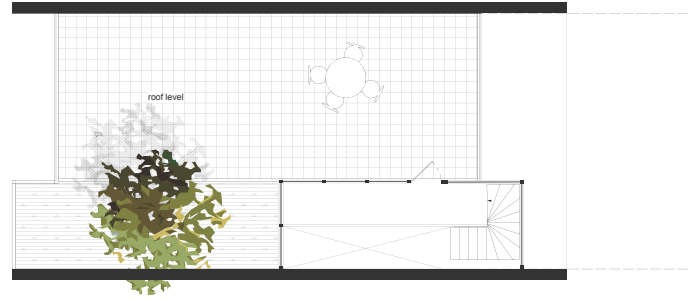
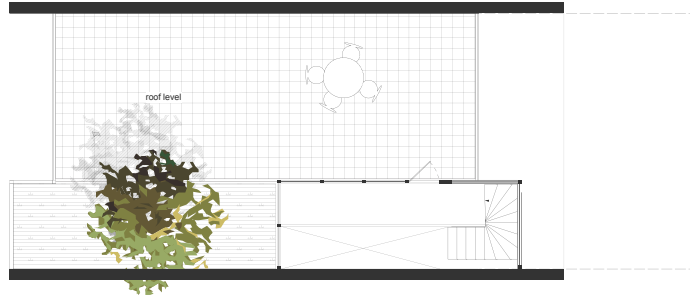


1 SINGLE FAMILY HOME - 215M²



1 OFFICE SPACE - 85m²
1 MAISONETTE - 125m²





1 SINGLE FAMILY HOME - 215M²

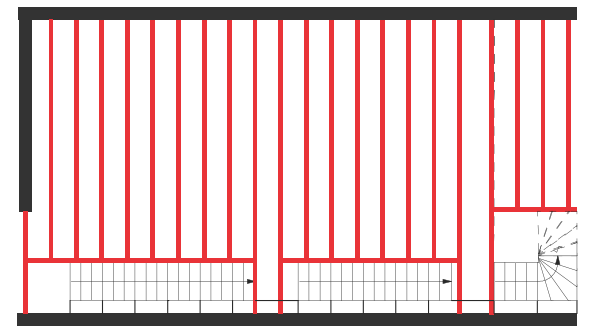
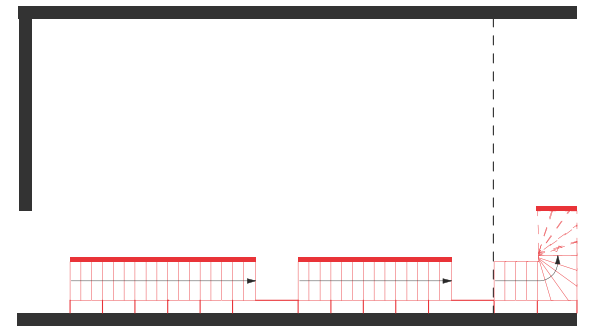


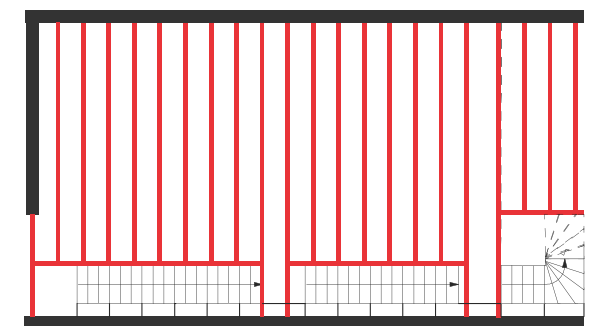
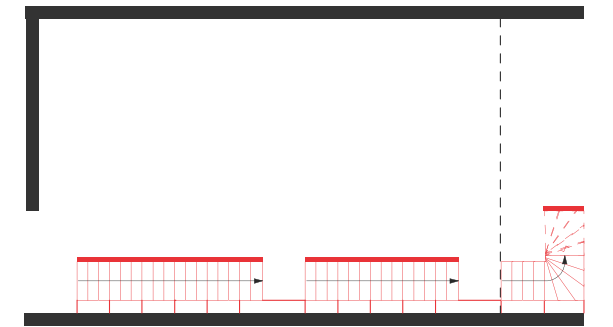
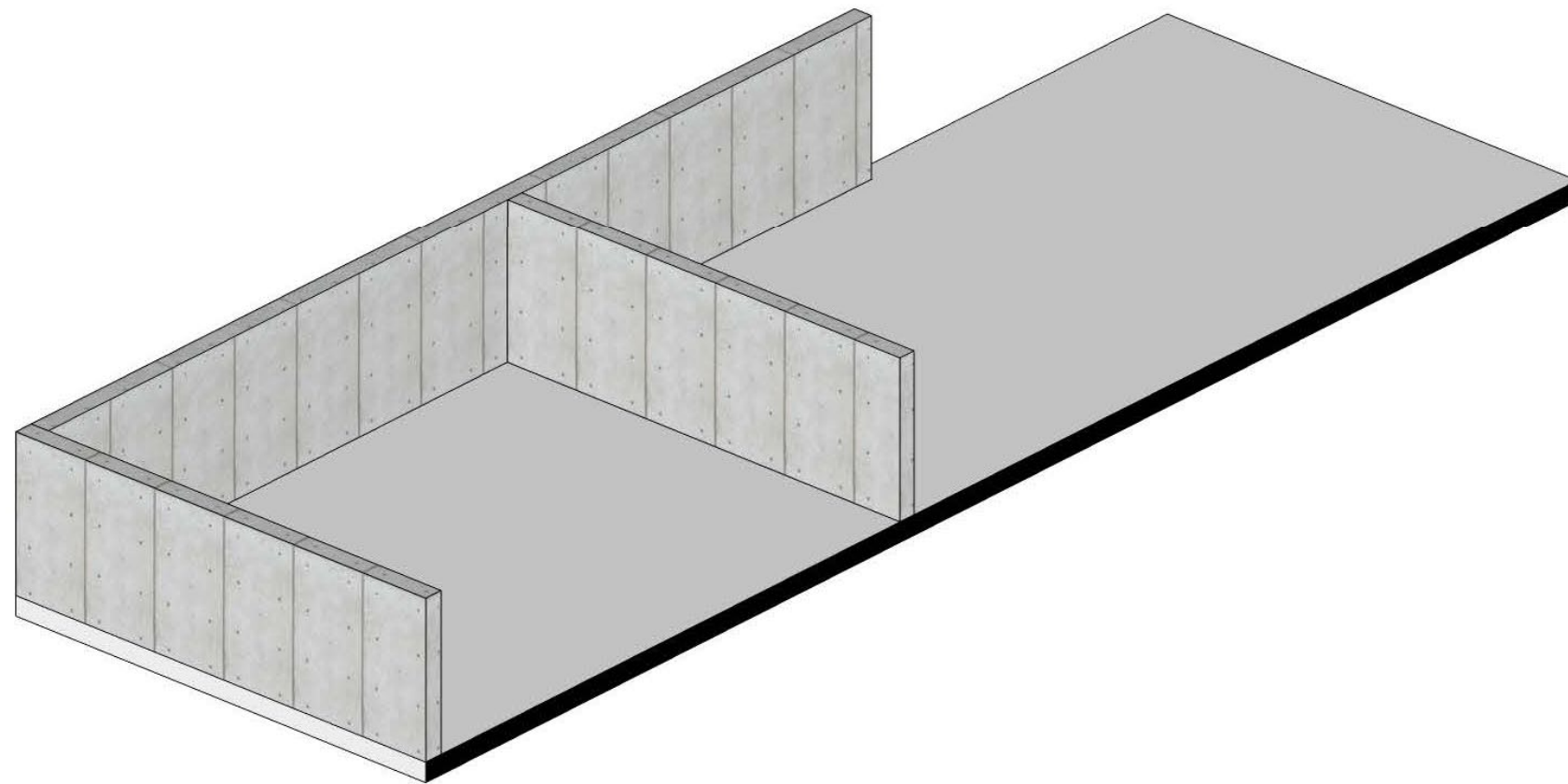
1 OFFICE SPACE - 85m²
1 MAISONETTE - 125m²

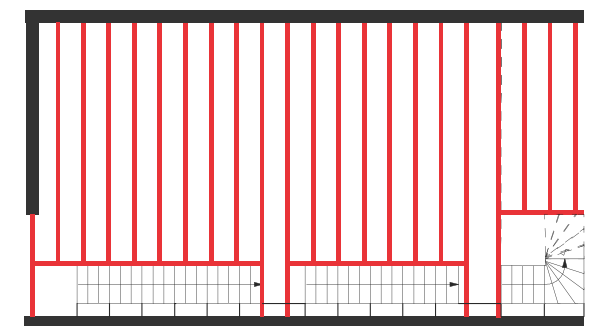
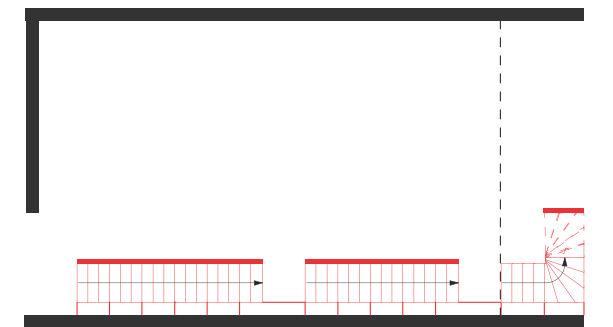
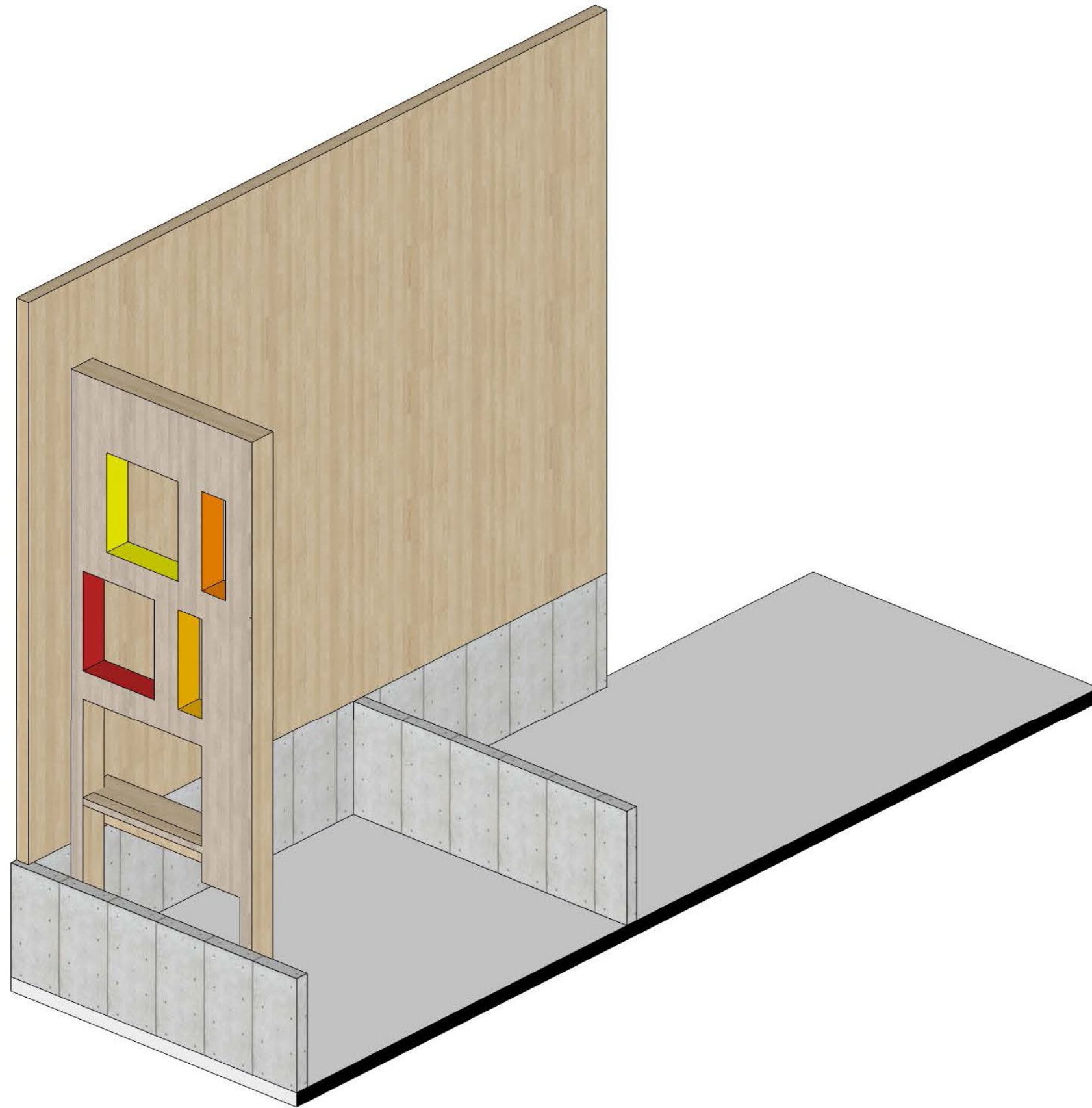


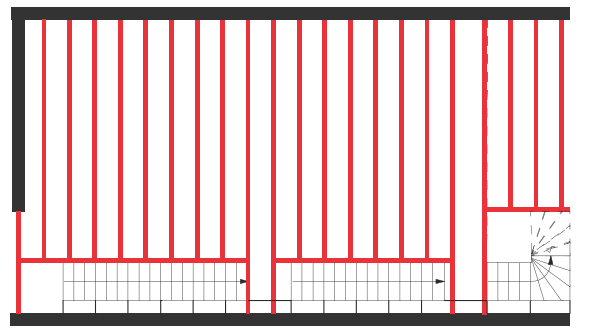
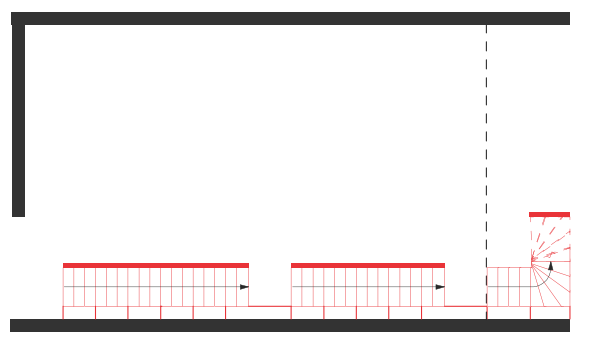
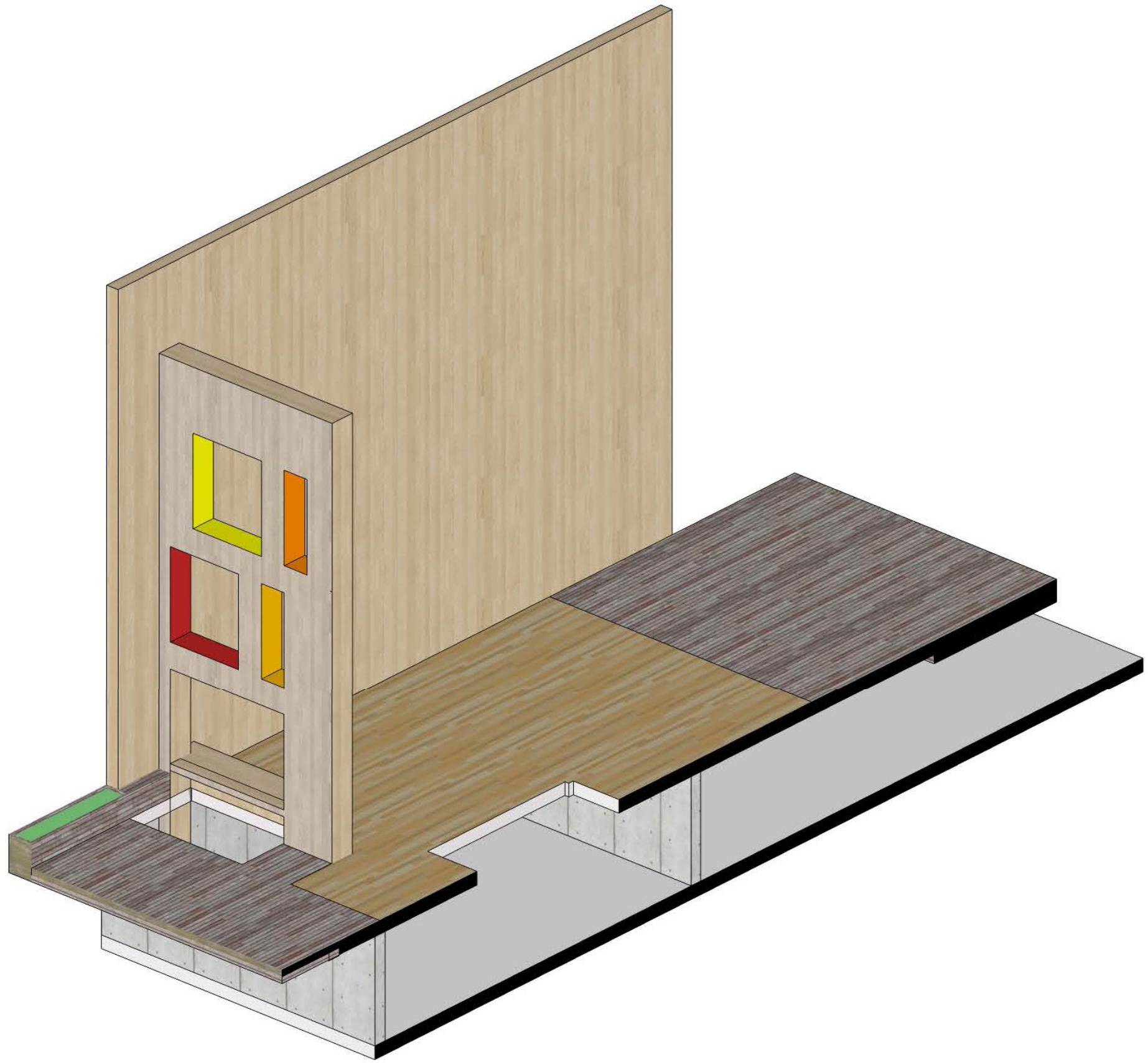
3 APARTMENTS - 70m²

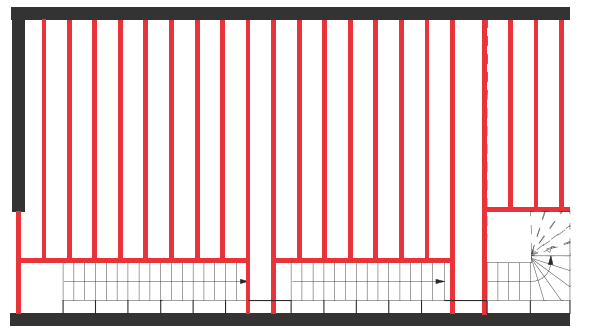
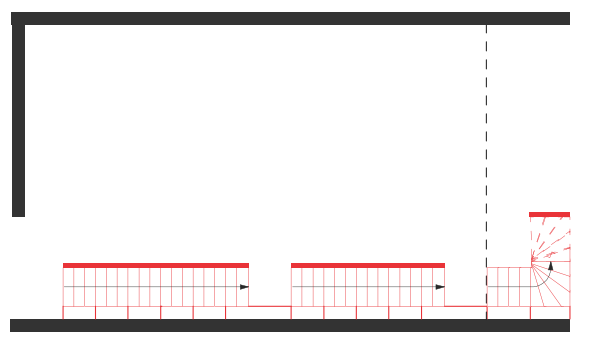
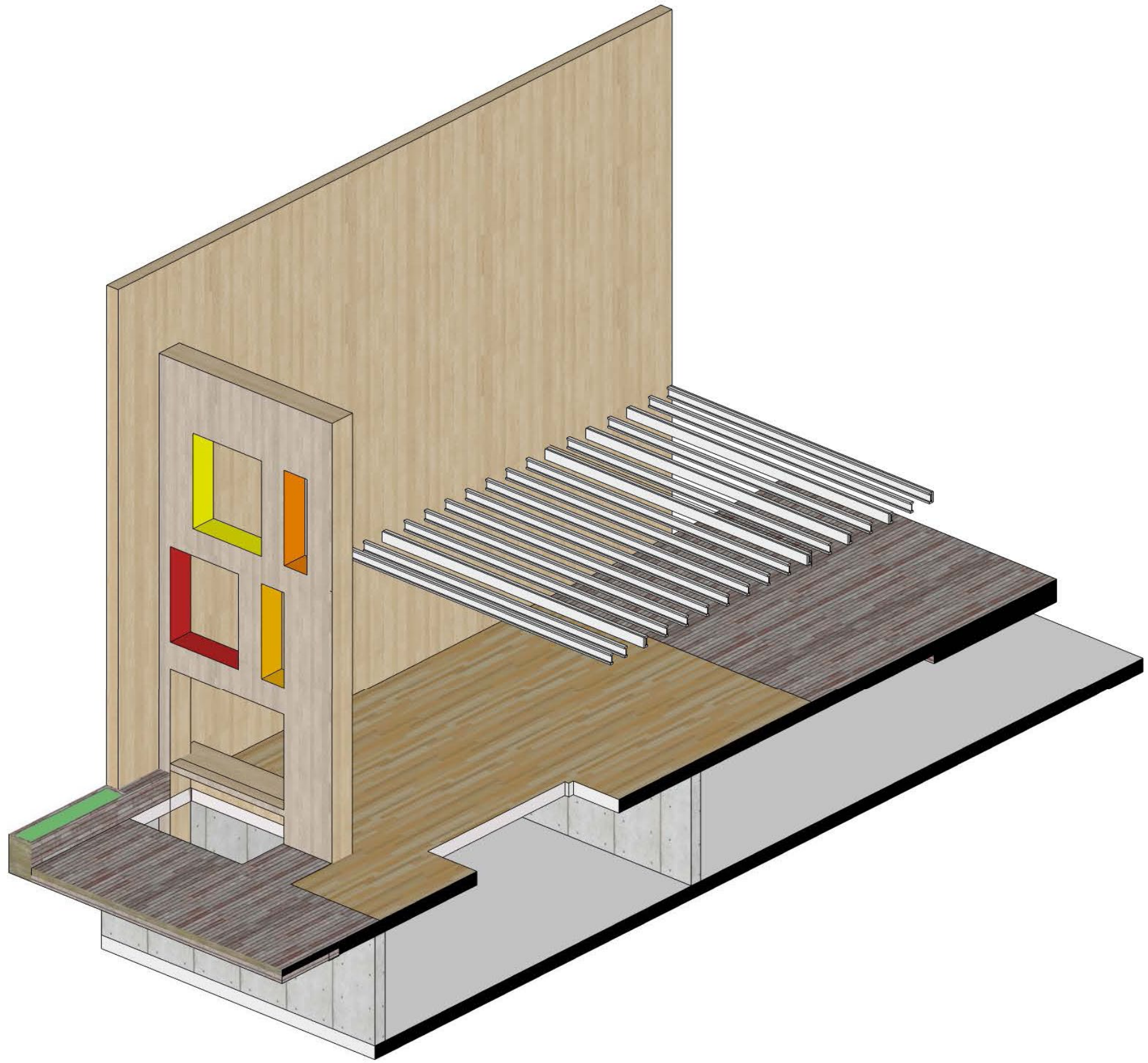


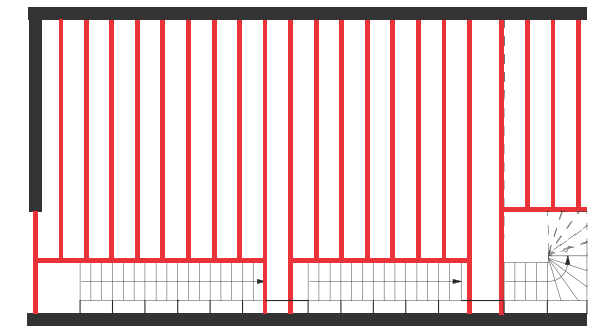
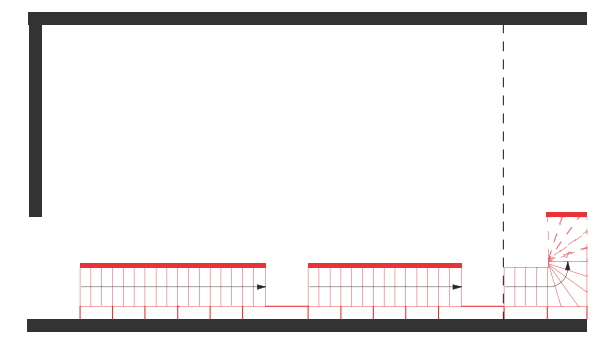
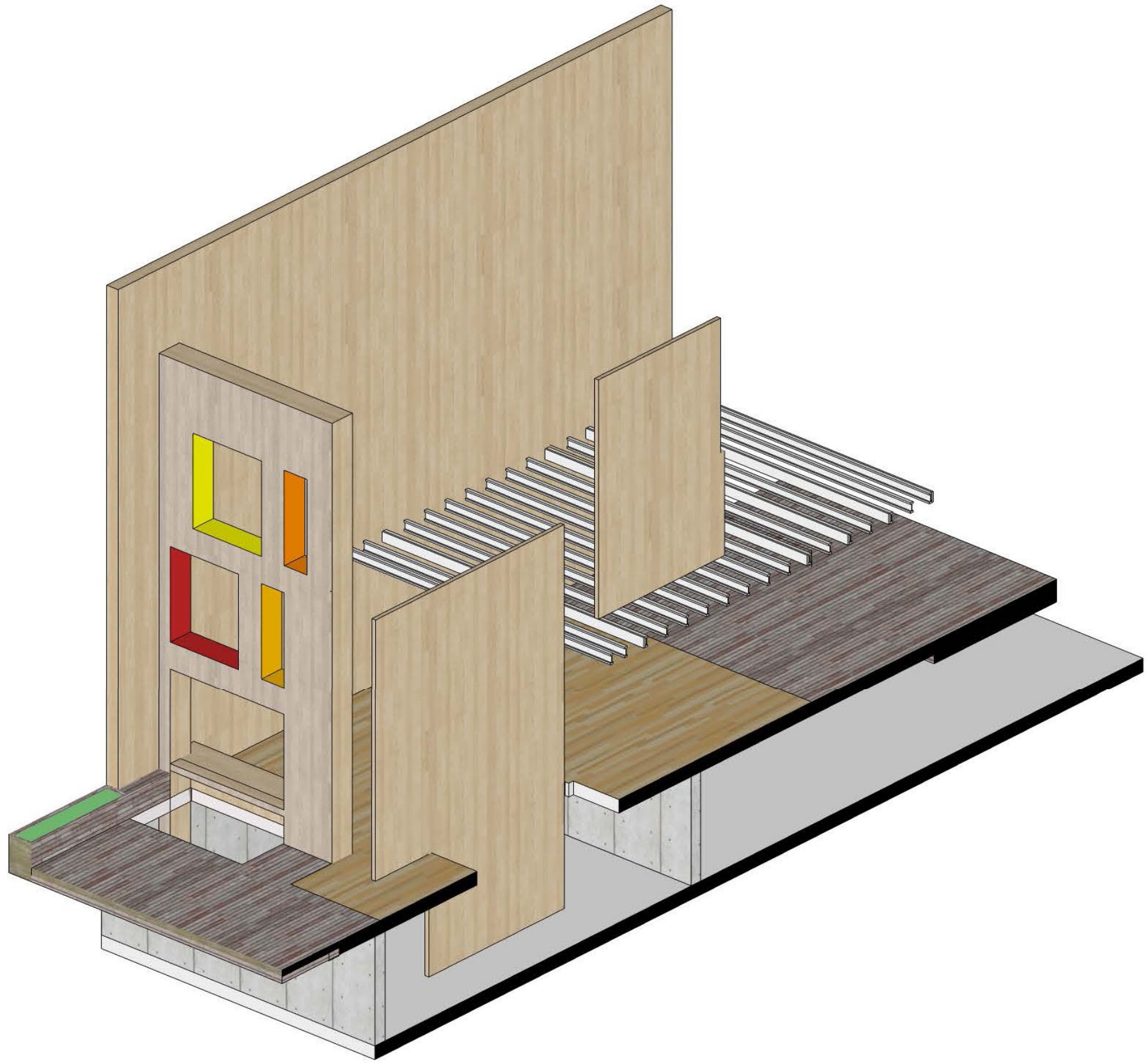


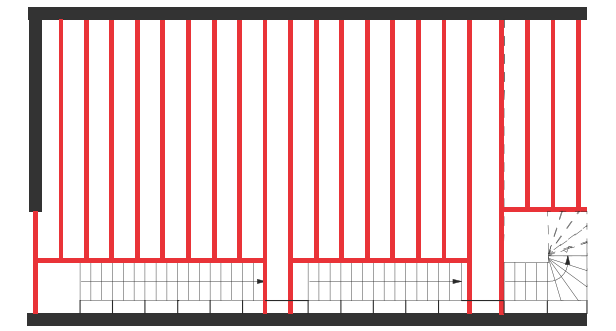
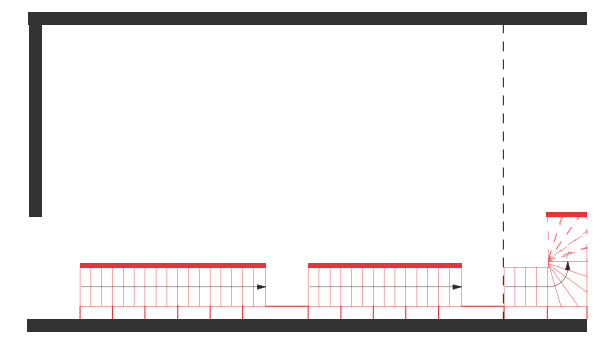
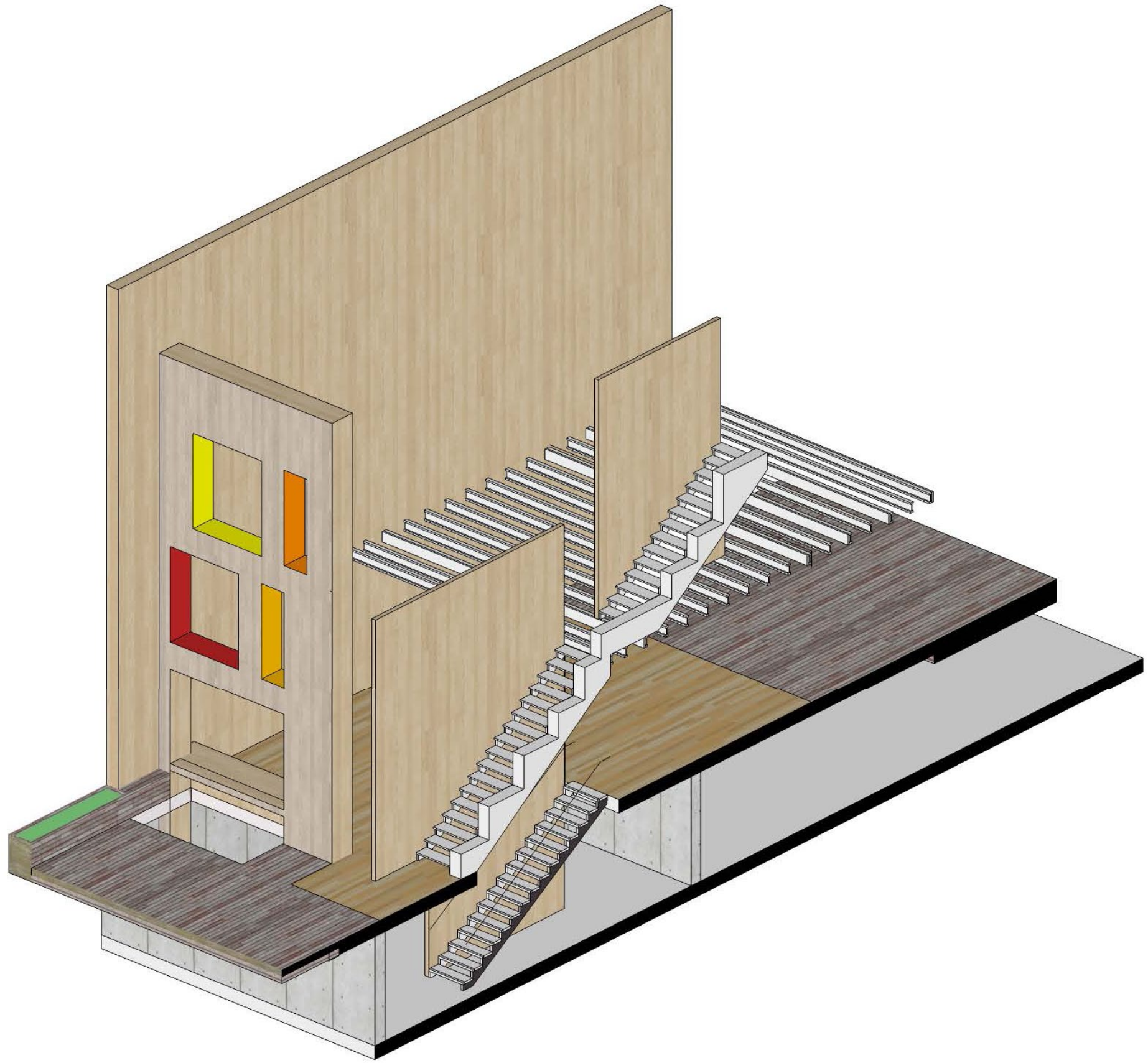


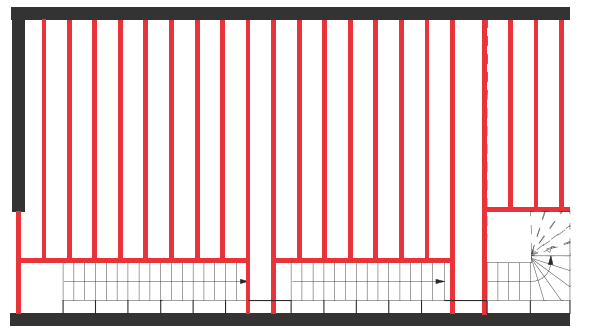
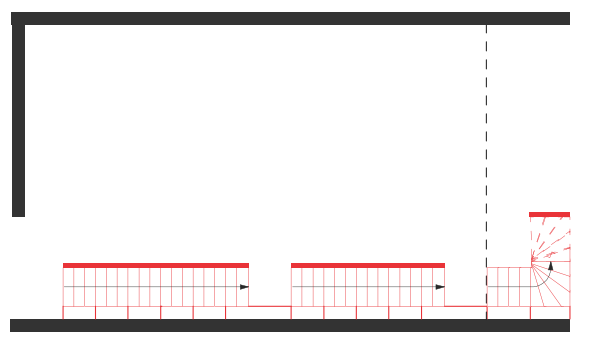
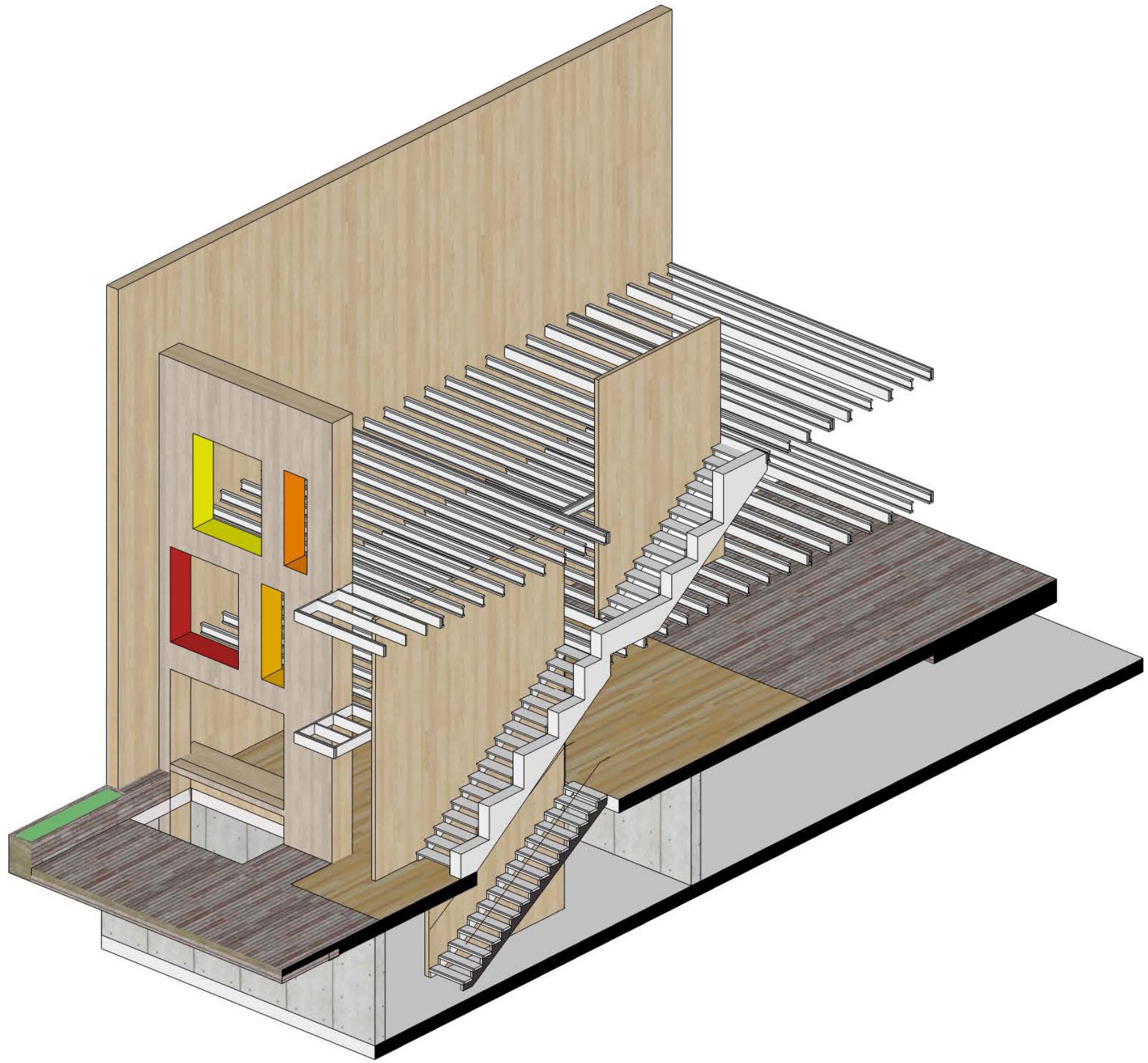


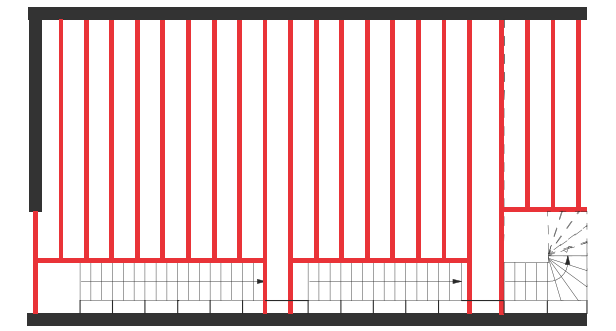
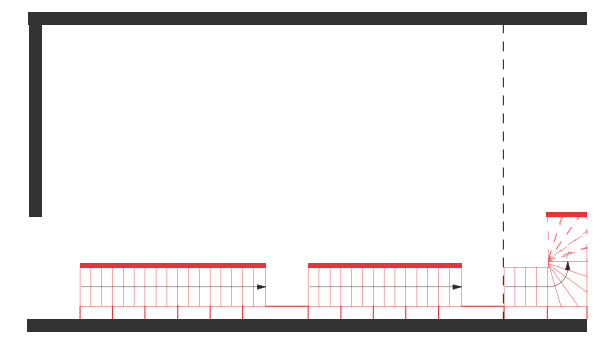
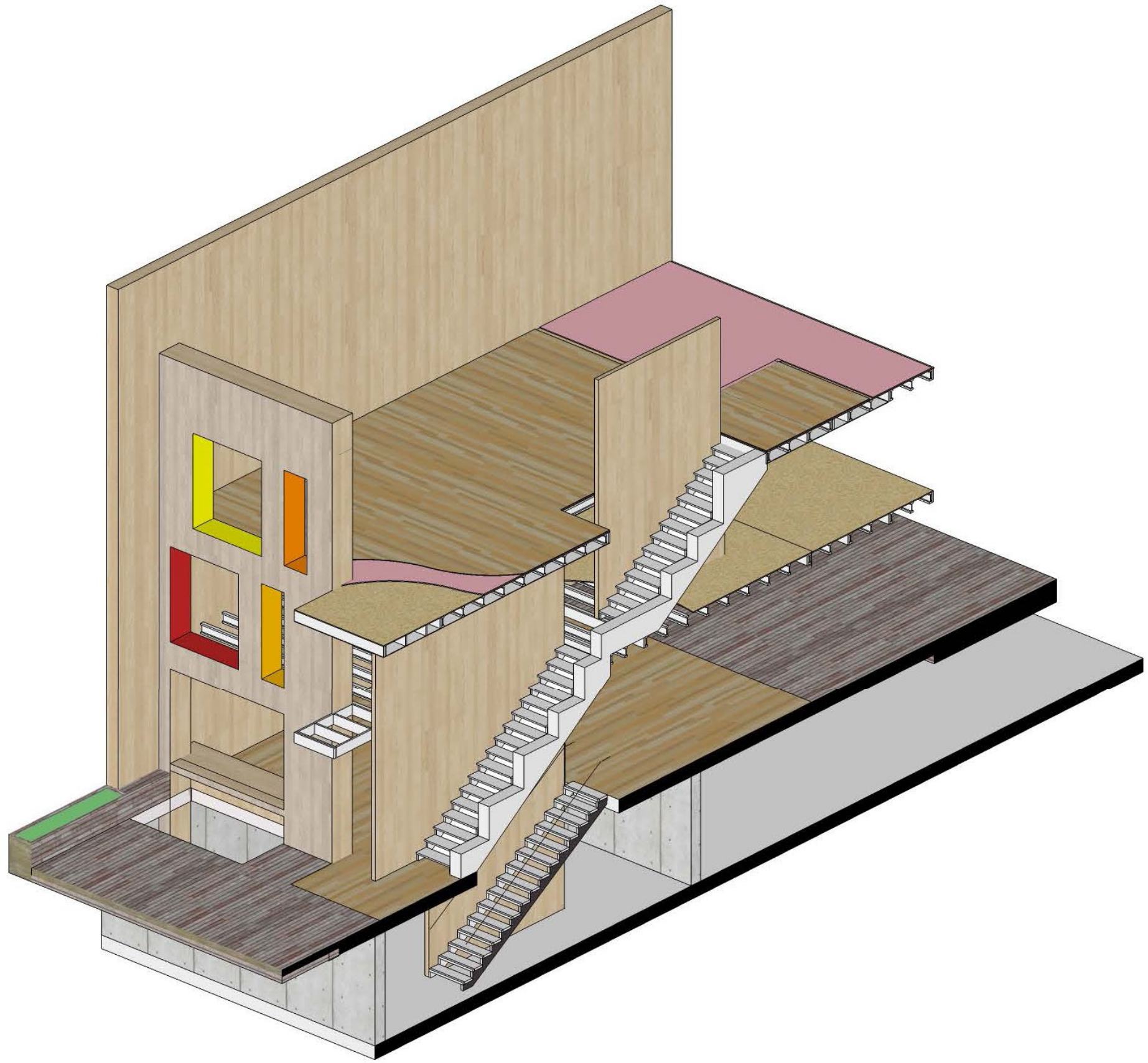


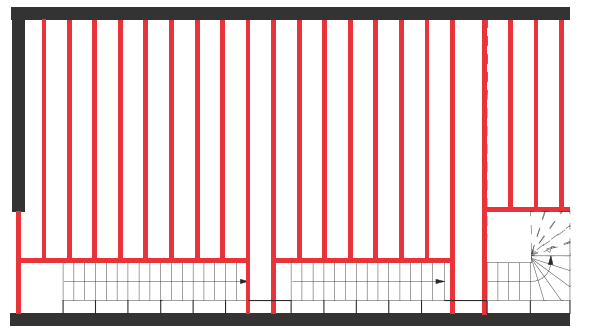
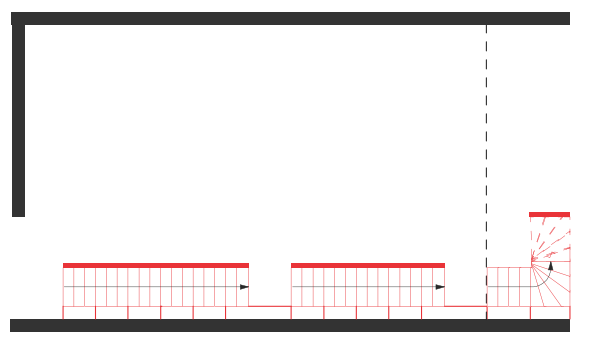
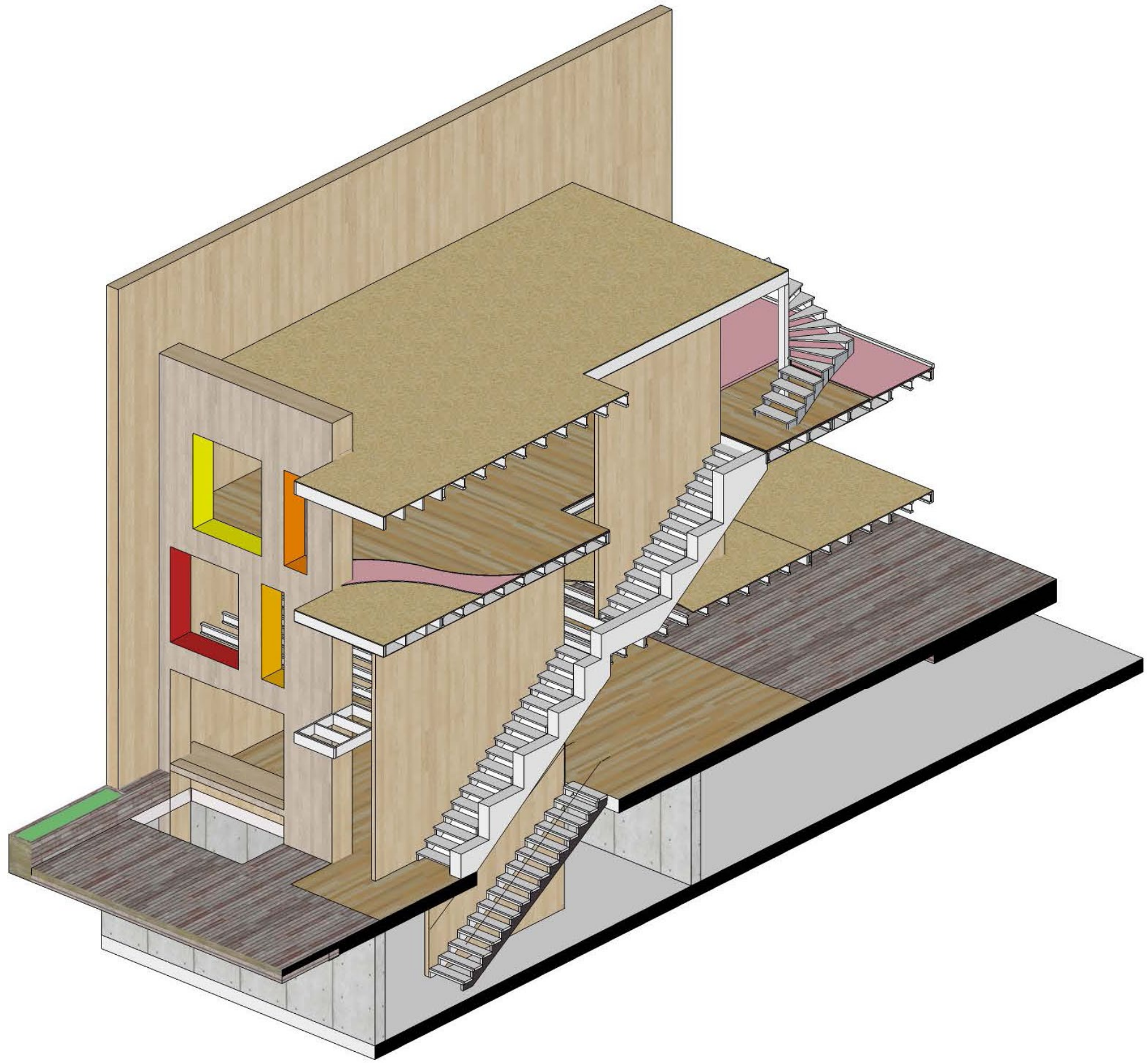


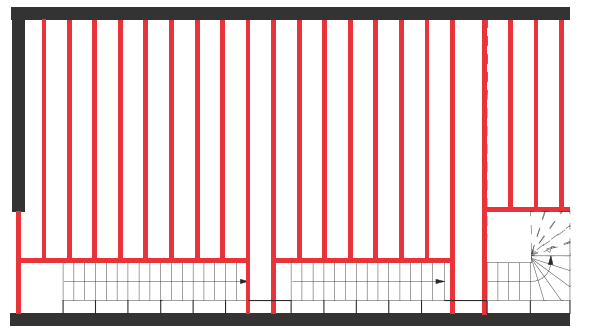
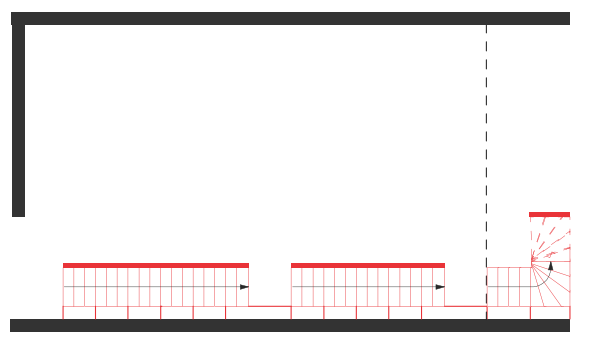
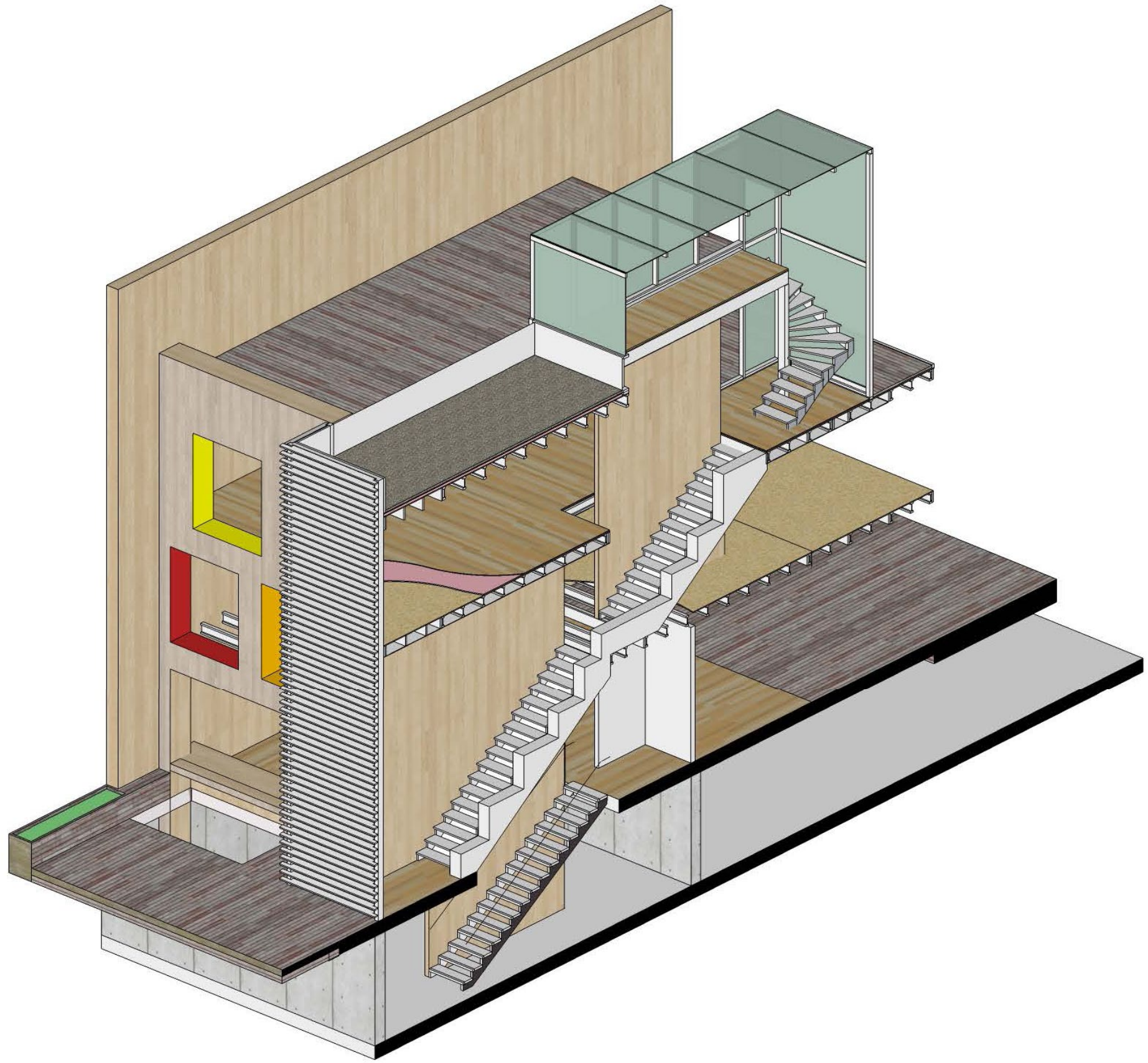


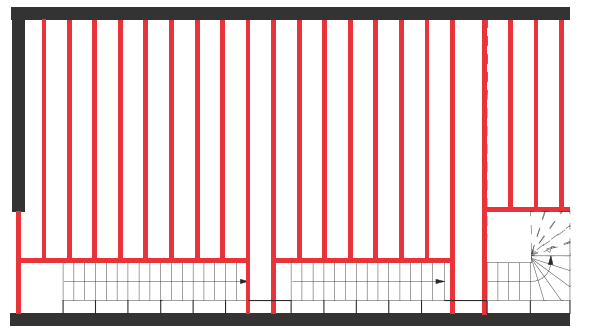
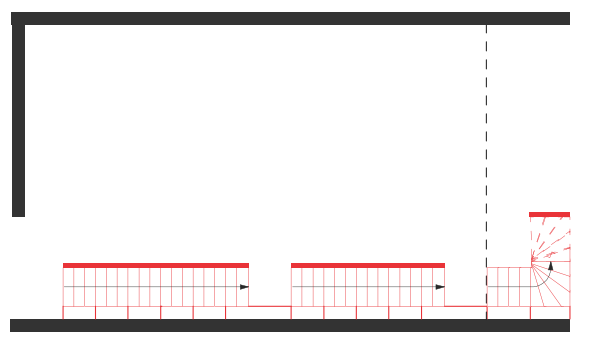
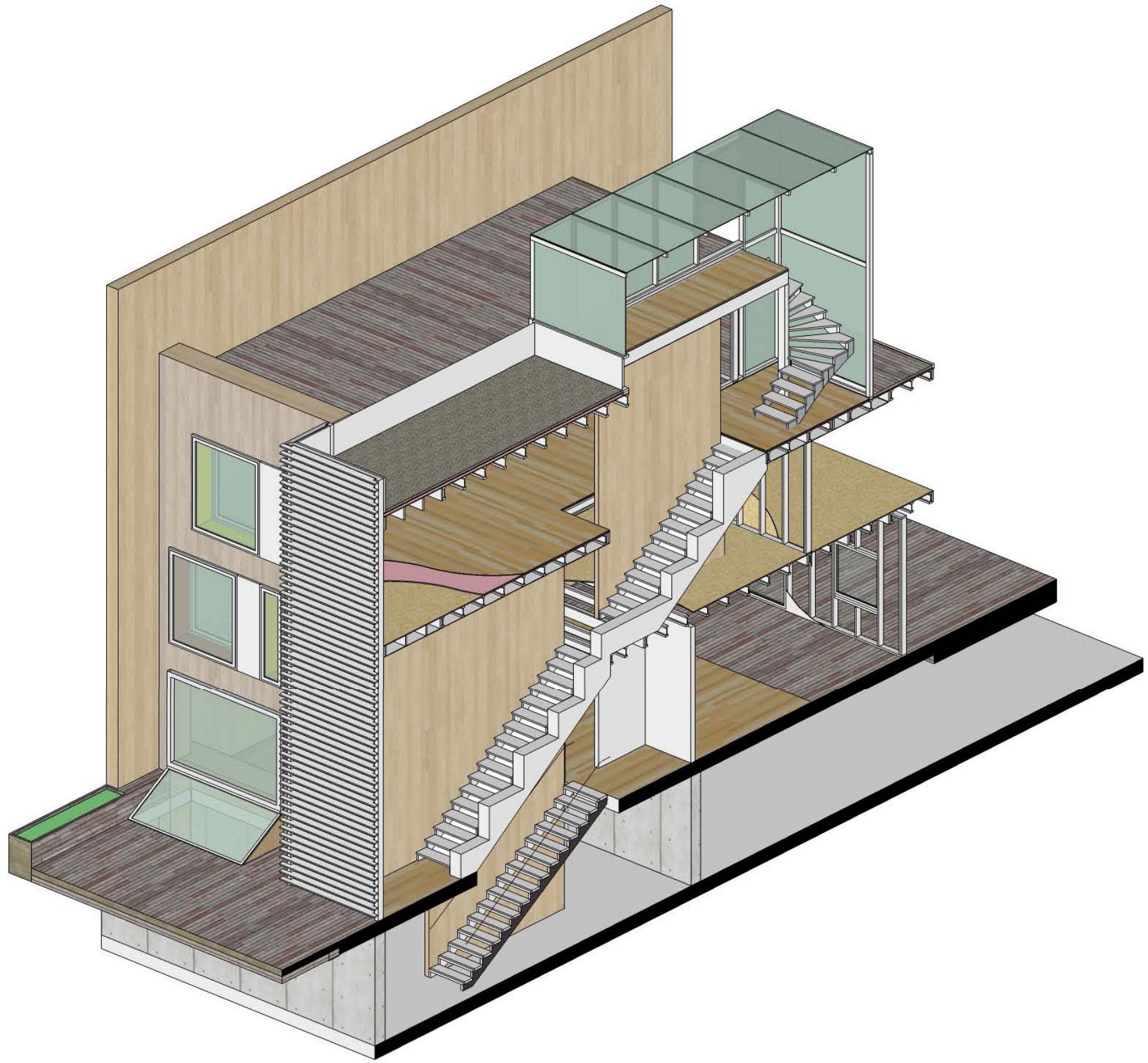


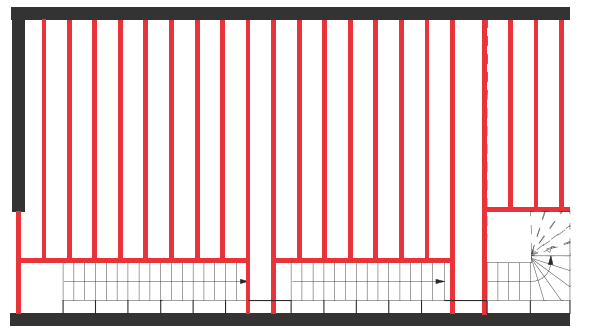
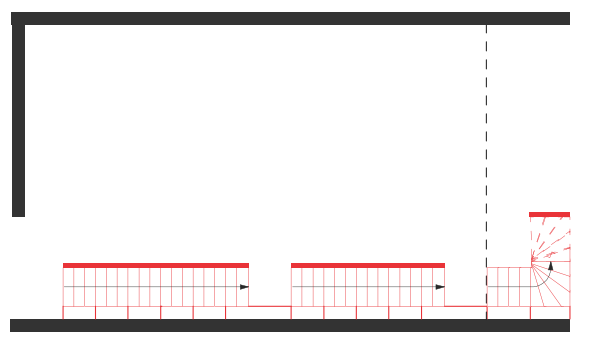
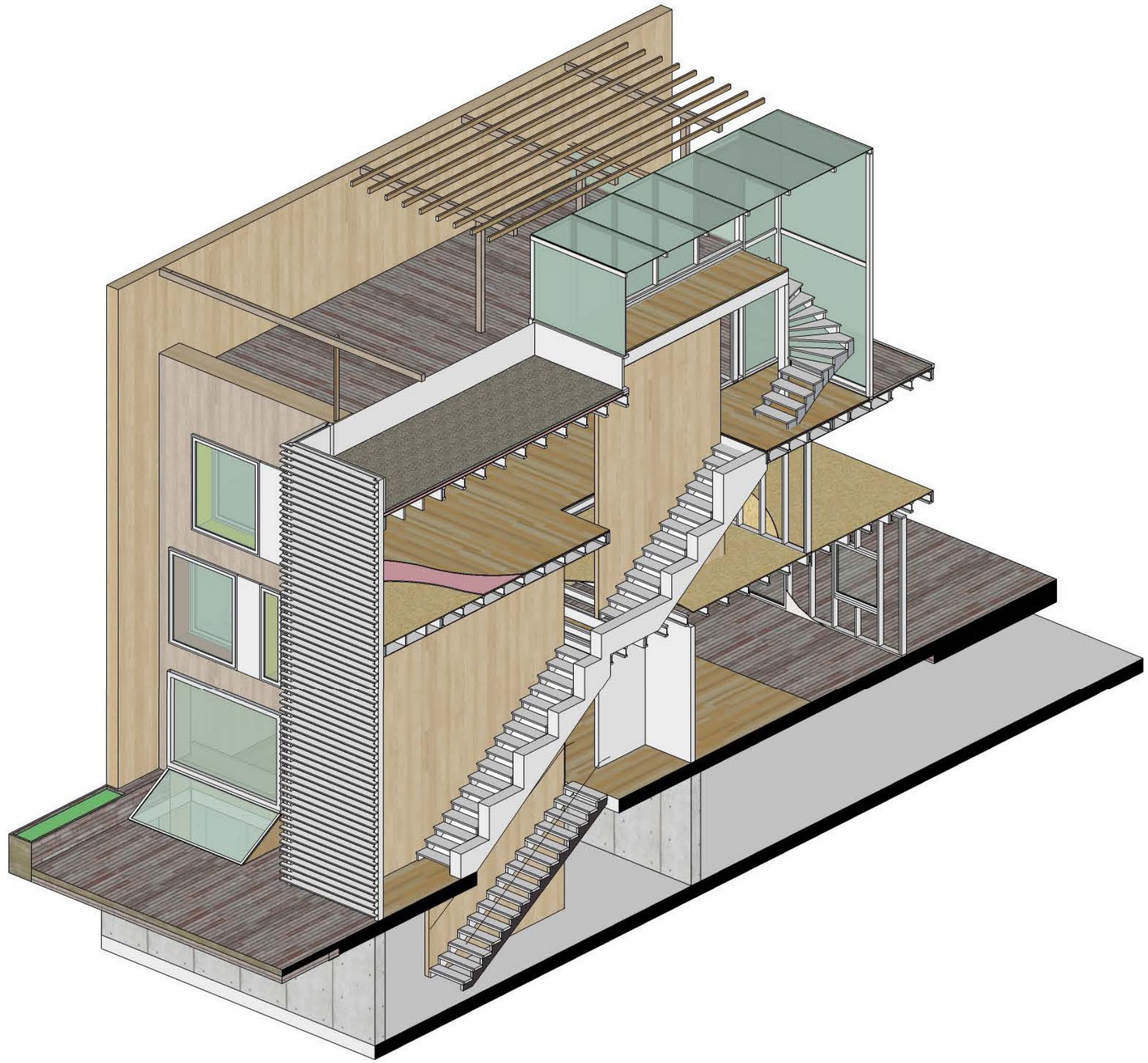


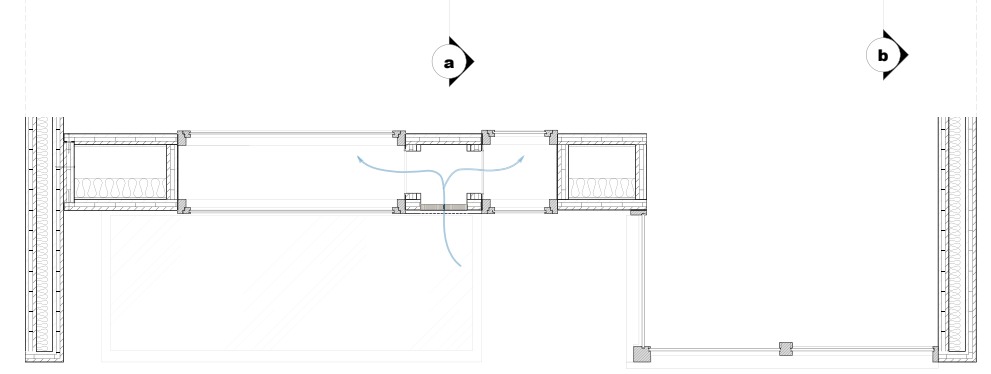
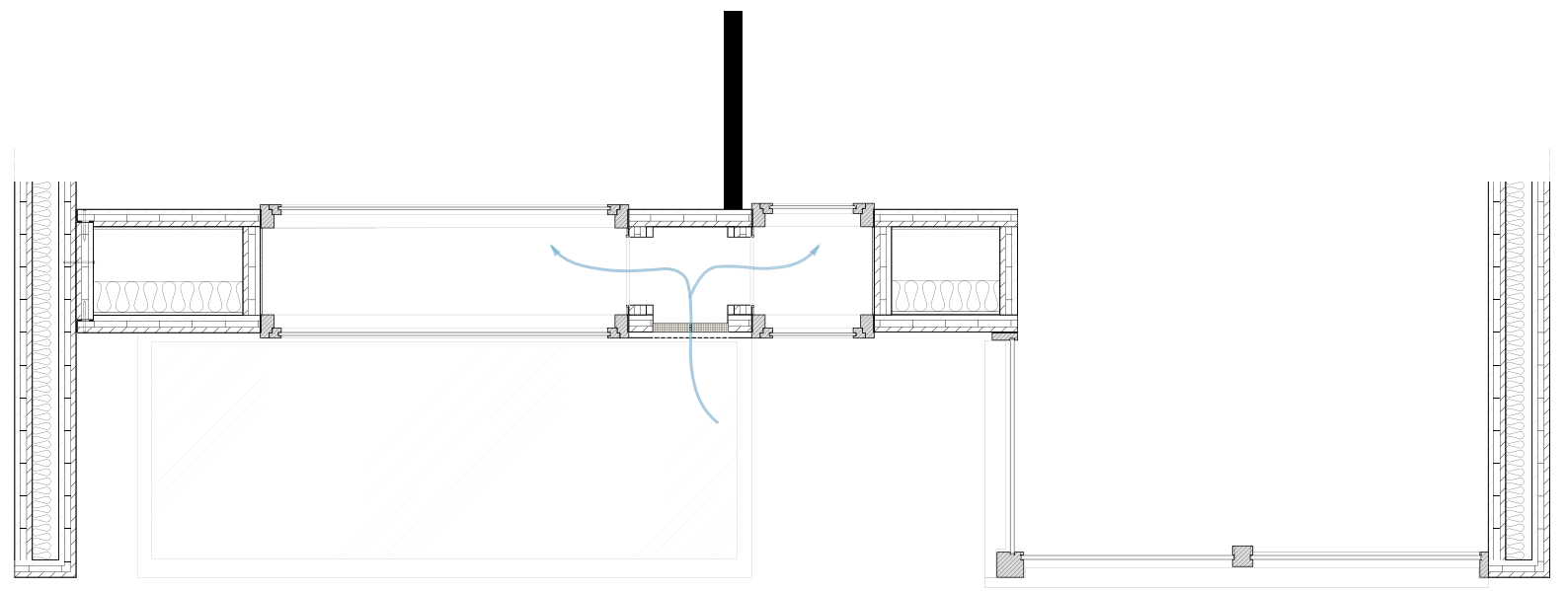
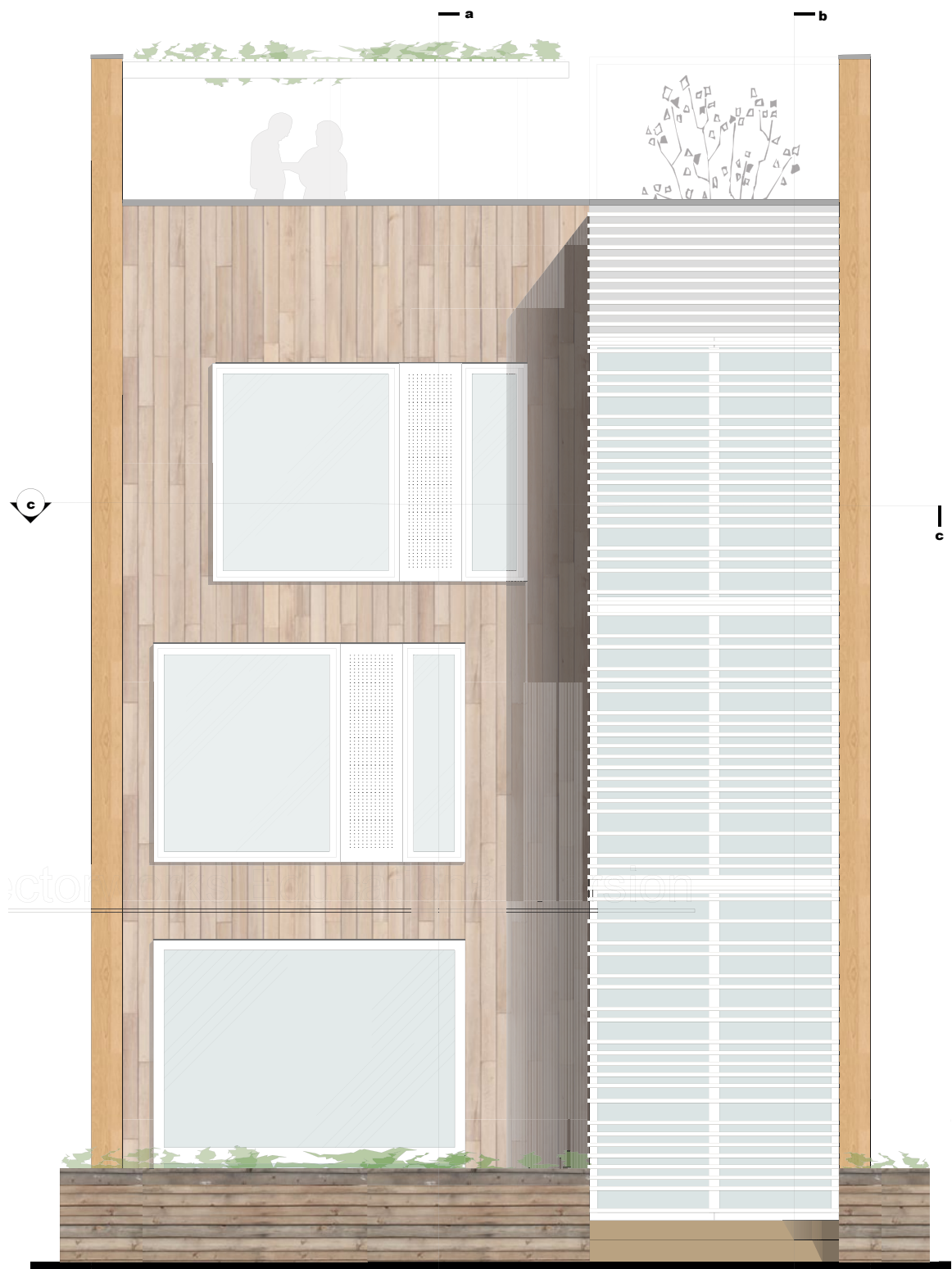


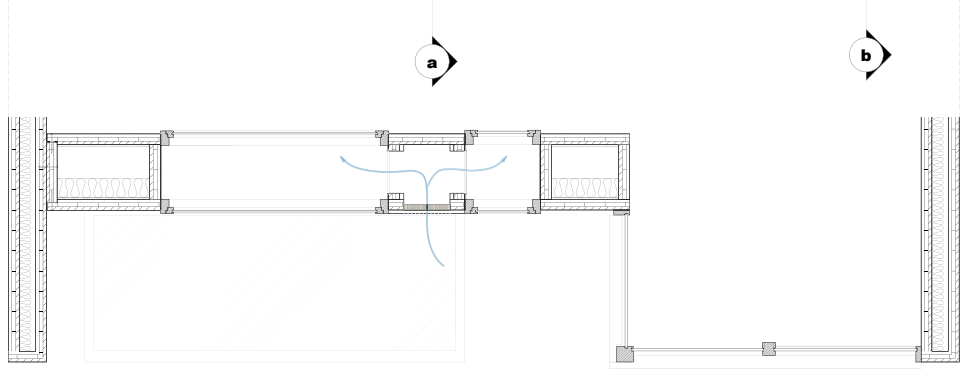
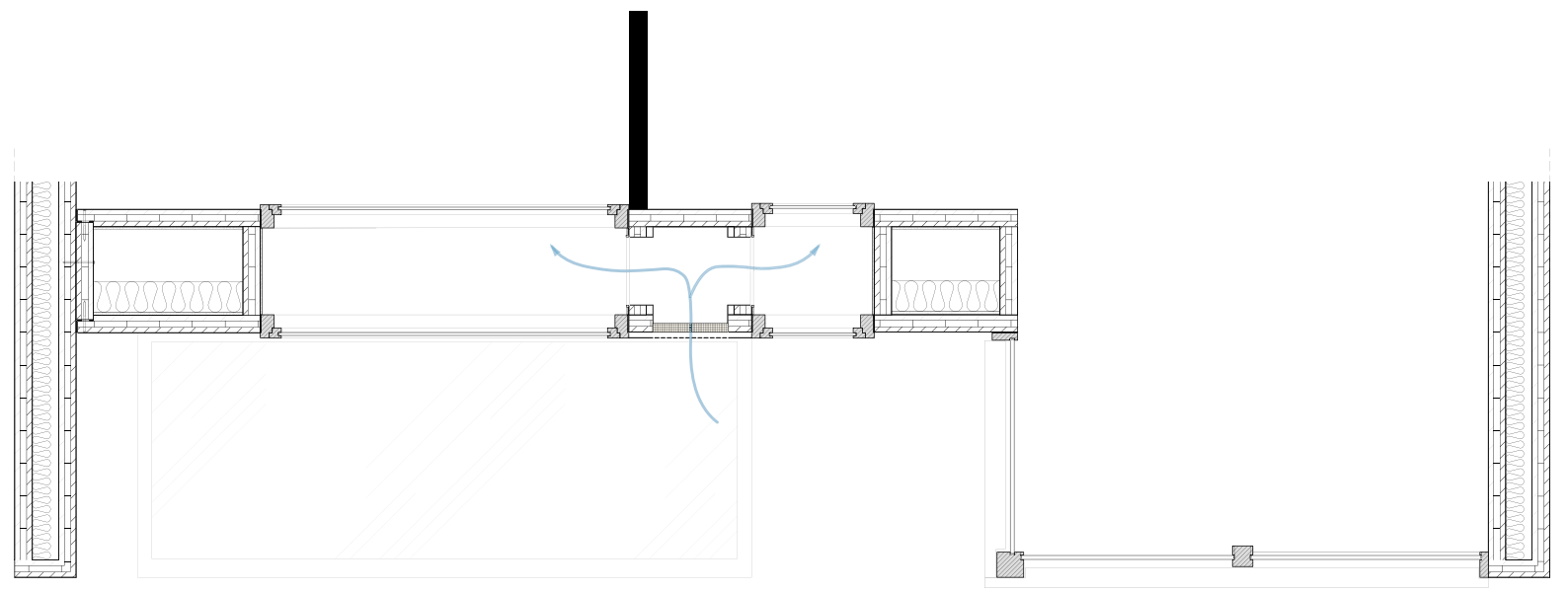
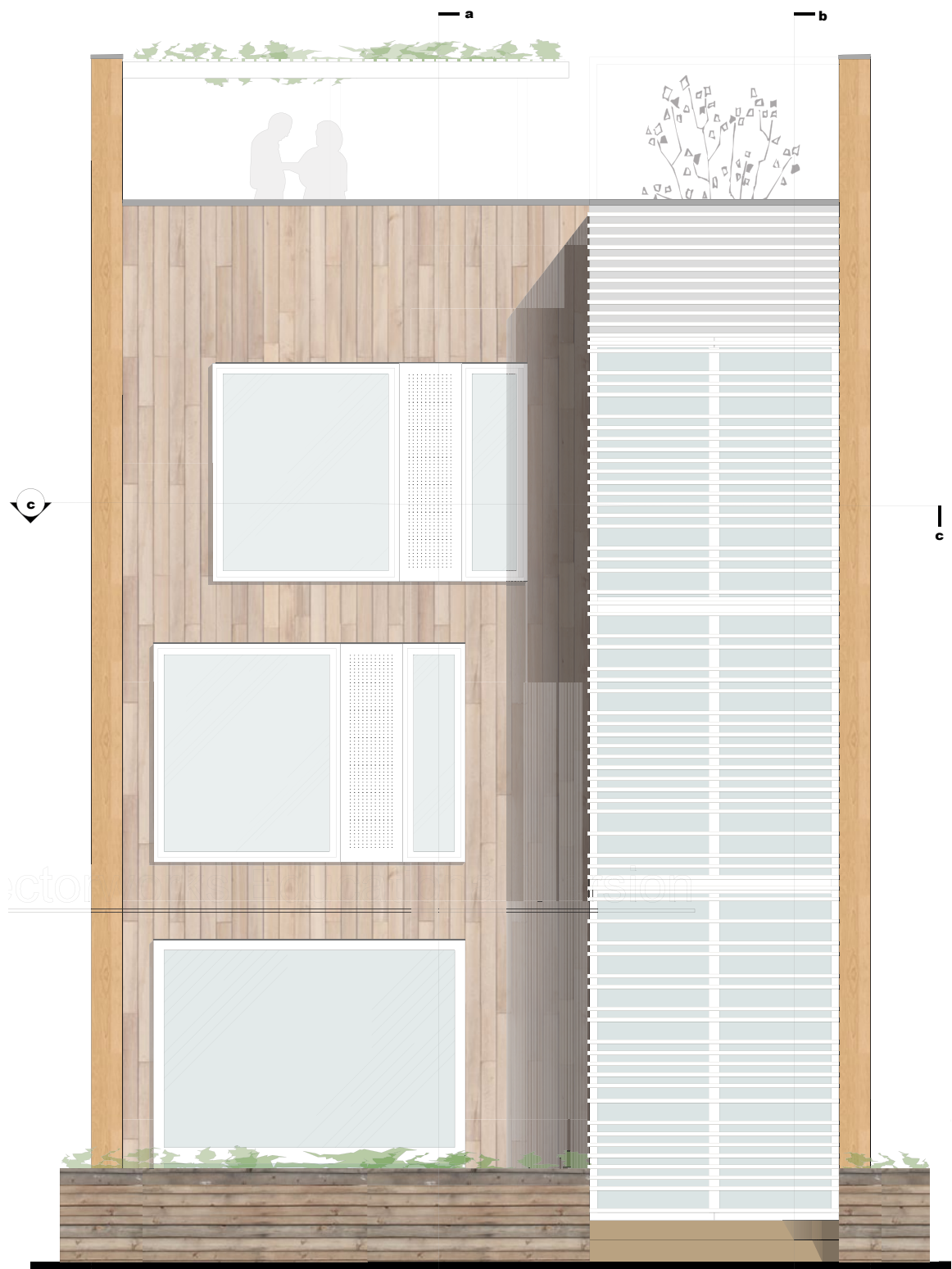


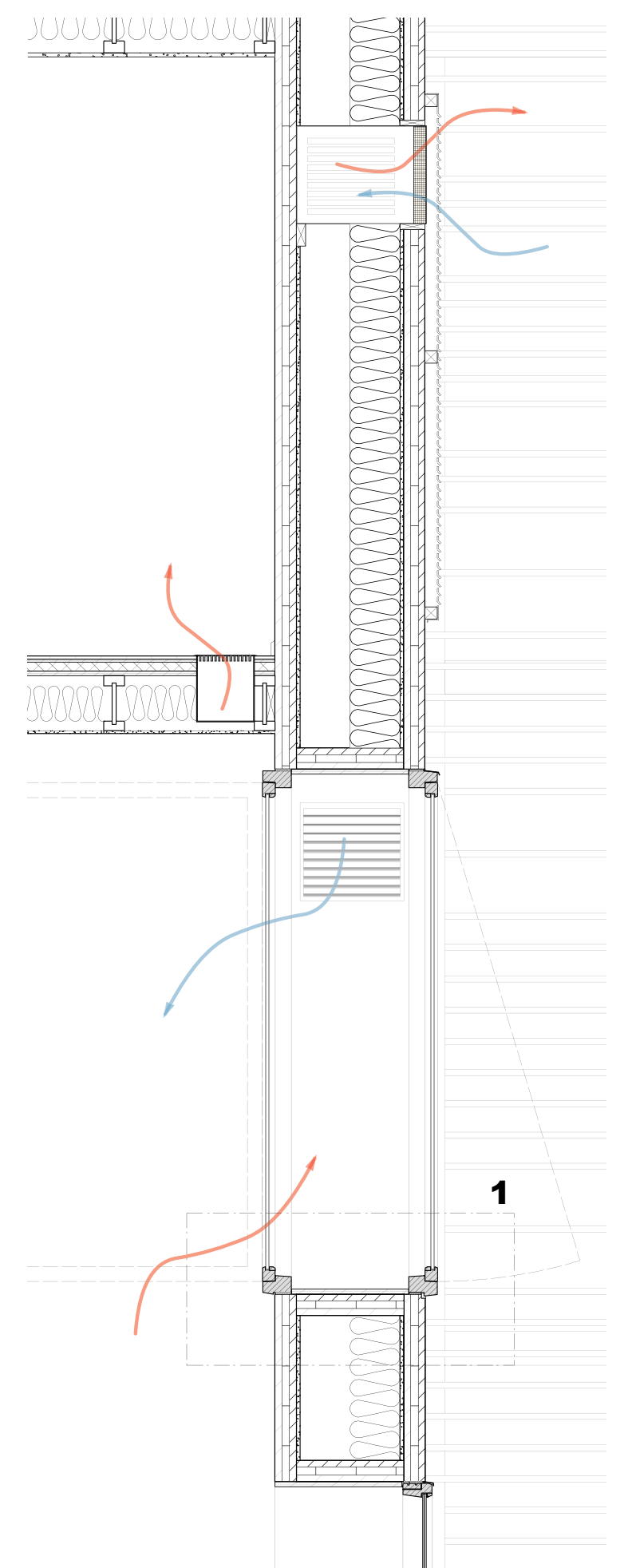
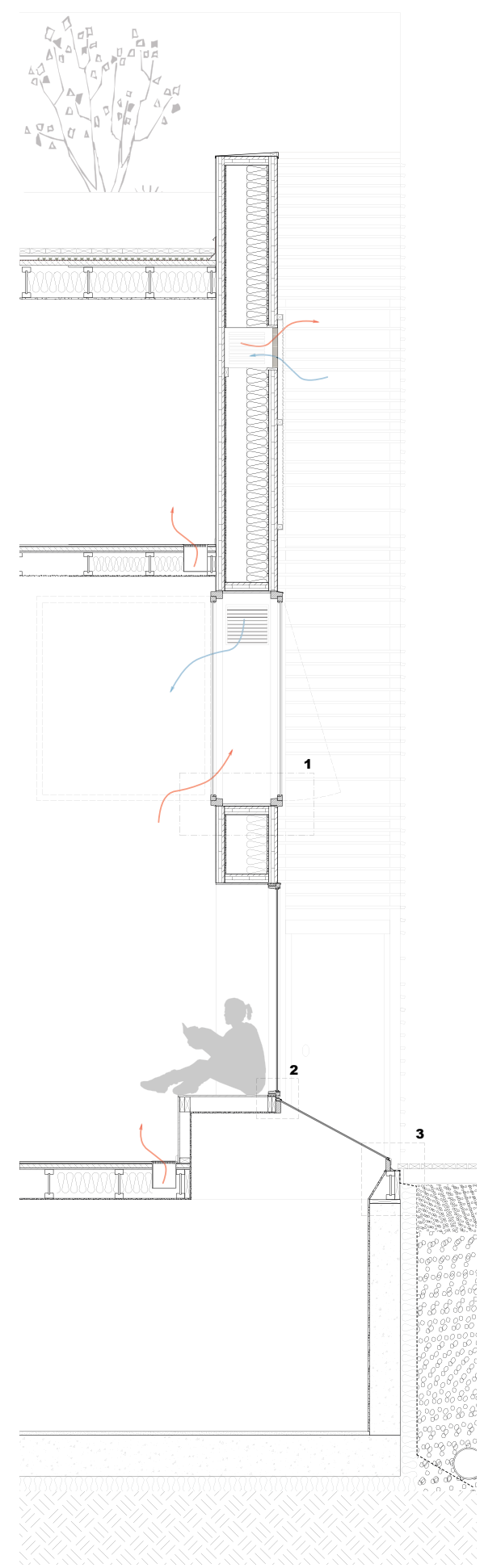
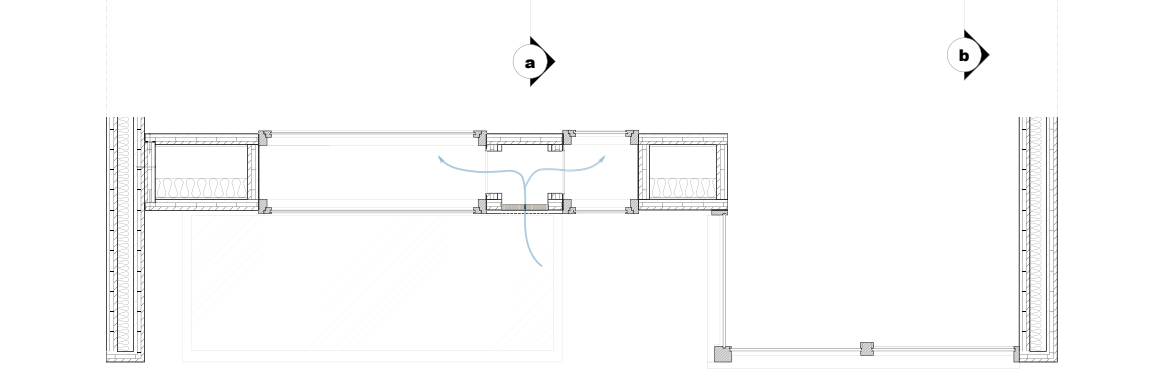
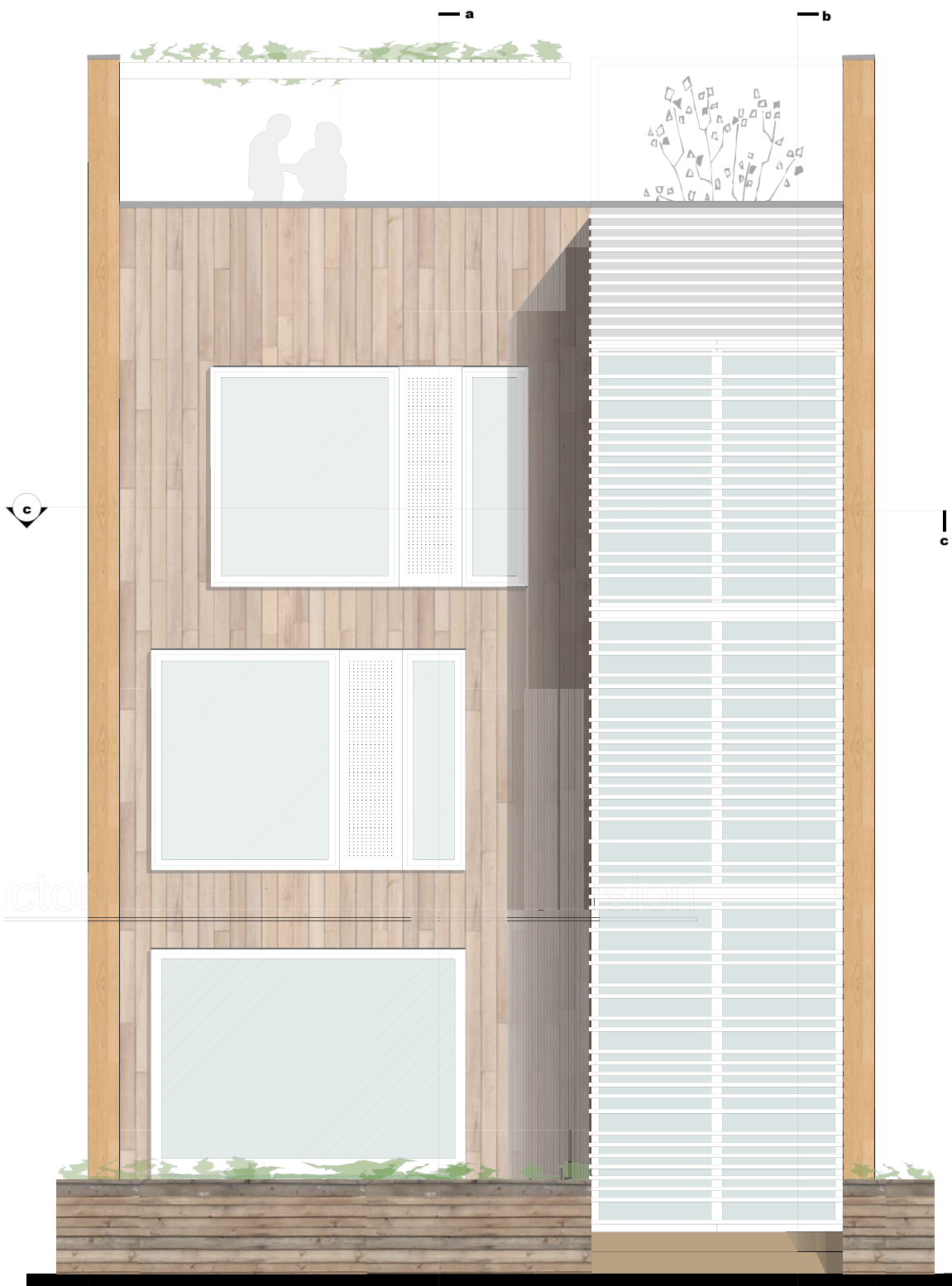














A BUILDING MAY BE MADE TO SUIT THE TEMPER, GENIUS AND CONVENIENCE OF THE INHABITANT. ...THE ARCHITECT MUST LEAVE A BLANK STONE.