

## Housing: Affordable, Sustainable and Diverse

Manchester District will house 100,000 people in approximately 40,000 units.

The housing types will range from single-family detached neighbourhoods to high-rise condominiums of 20+ storeys. Mid and high-rise housing will be predominantly mixed use including retail and commercial activity but also appropriate light industrial. See poster for an example of residential land use for 100,000 residents.

LEED-ND and LEED platinum or Living Building standards (<http://bullittcenter.org>; <http://cirs.ubc.ca>) will be the standard. The Passivehaus, and Net Zero (<http://www.riverdalenetzero.ca/Home.html>; [http://www.avaloncentralalberta.com/html/build\\_green/discovery\\_3\\_house.php](http://www.avaloncentralalberta.com/html/build_green/discovery_3_house.php)) carbon and energy homes are current examples of water, material and energy efficiency.

Affordability will be achieved by use of city-owned lands to build a range of affordable housing from municipal government owned and operated social housing to cooperative and co-op housing. Community land trusts will be established to protect affordability from land price inflation.

The district will have an abundant supply and diversity of entry-level and mid-level housing choices to ensure community life cycle is accommodated. This diversity will ensure enough children to keep local schools viable and will enable “aging-in-place”.

Housing is integrated so that non-market housing is indistinguishable from market housing. Manchester will include a large supply of rental housing.

One strategy for maintaining affordability, low carbon and livable neighbourhoods will be the reduced auto share of modal split. Requirements for surface and underground parking will be significantly reduced. Car space will be separated from housing and purchased separately, some residential neighbourhoods will be built car-free modeled on the Vauban, Germany model.

The residential, commercial/retail and industrial/manufacturing land use mix will vary across the district and block by block and even building by building. Predominantly industrial activity will occur on the Central east district of Manchester and as you move in a radial fashion east, north and south retail and residential will increase. Residential will be concentrated in the TOD nodes. Commercial will be concentrated along the street-car corridors.

Across the district the triple mix will occur at different scales, district, sub-district, block and building. At the building scale for example a variety of live-work will be encouraged from office and professional to arts, craft, and light industrial fabrication where design, fabrication, retail and residential could locate in the same building.