



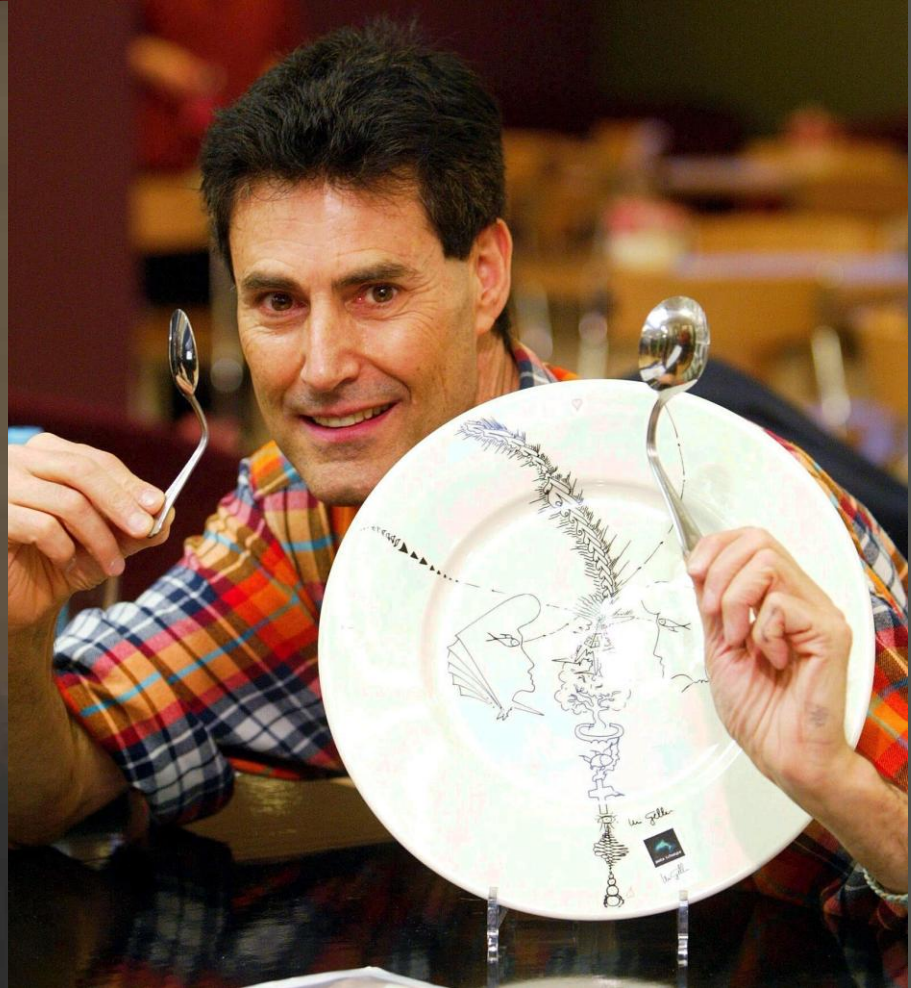
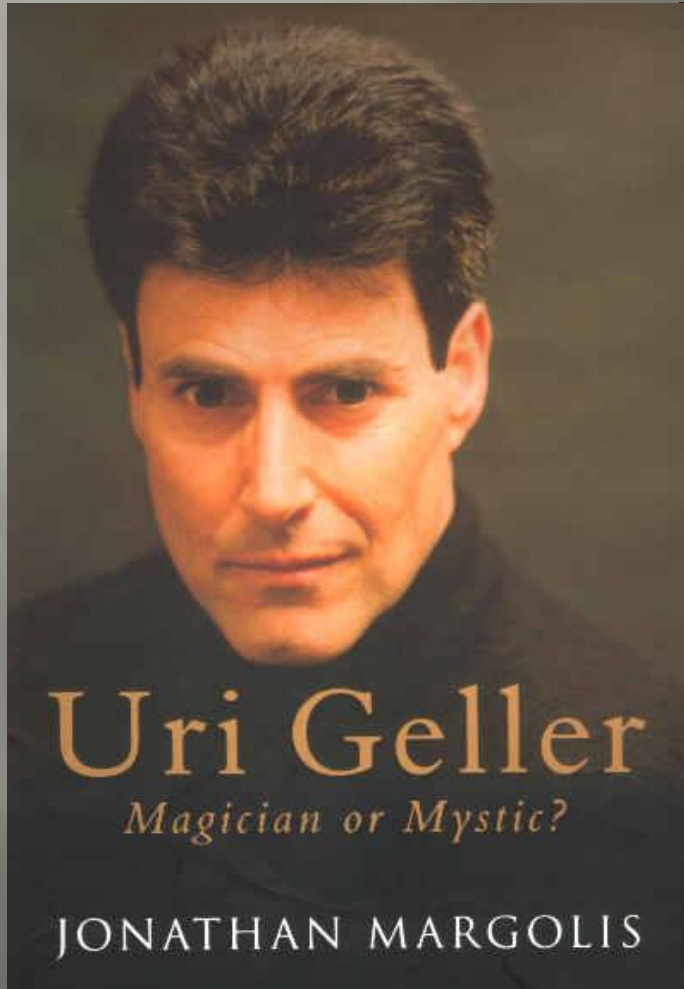
Seniors Taking Action: Rightsizing Your Home on the North Shore

Michael Geller B.Arch MAIBC FCIP RPP

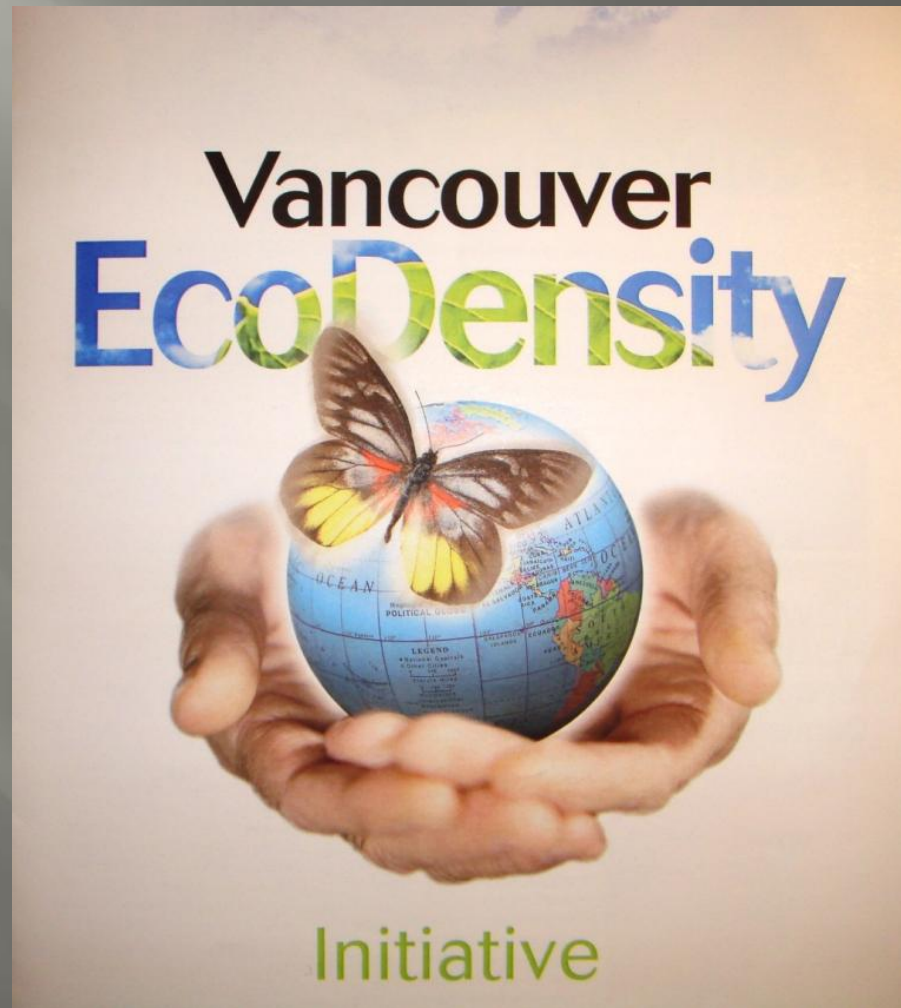
www.michaelgeller.ca www.gellersworldtravel.blogspot.com

I know what some of you
are thinking...

Like my distant cousin Uri Geller I
can read minds!



“I hope he’s not here to preach that Vancouver EcoDensity thing...”



“or try to sell me something”



*“I hope he doesn’t go on too long.
I’ve got some questions for the
panel”*

Andy Krawczyk~West Van
Housing Dialogue

Judi Whyte~Realtor extraordinaire

Cheryl Kathler~Former CNV
Planner

A guiding principle...



We are all different people, and we all
want different things.

There's no one solution that suits
everyone!



Let me repeat. There's no one solution that suits everyone!

As we get older we may all want different things...



As we get older...

Some of us will want to stay where we are right now...till they carry us out in a box!



(Although the house is starting to get too big!)

As we get older...



Some of us are moving to a golf course community in the sun!

As we get older...



Some of us may want to live in a hotel and have others look after us hand and foot!

As we get older...



Some of us might like to live on a cruise-ship!

As we get older



Some of us will want to move to an apartment

As we get older



Some of us may chose to move into a seniors housing facility

As we get older...

Some of us might decide to
shock our friends and move
into a *redneck mansion*...



However, most of us will want to stay in our communities...



But perhaps in more suitably designed housing

Let's look at current and alternative housing choices...



With design modifications, we should be able to remain in our homes for years to come...



I'll touch on this a bit more later on

Alternatively a smaller duplex may be an option for some...



For others a townhouse might
be a good option...



Whether we own or rent, an apartment is another option



For some, congregate housing or assisting-living may be appealing



For others, a care facility may be more appropriate...



However, there is a need for other housing choices...



Smaller houses on smaller lots



Danielson Grove by the Cottage Company, Kirkland WA Ross Chapin Arch

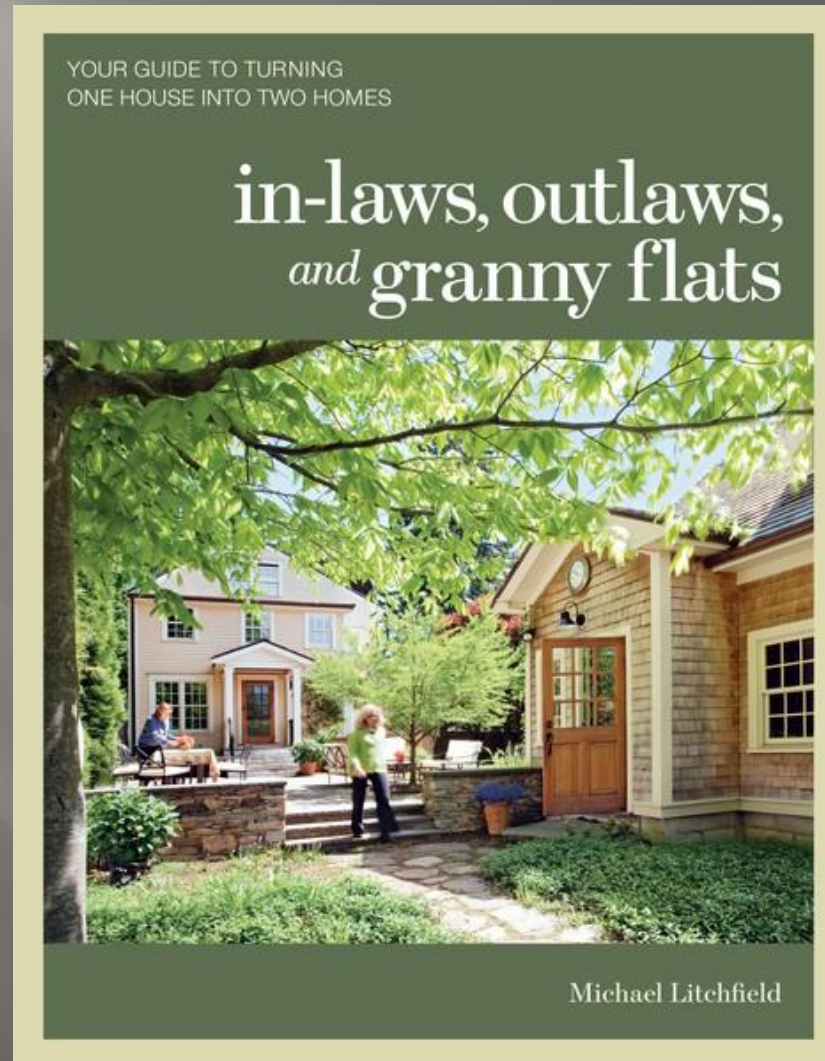
Even people who hate higher density housing often like this!



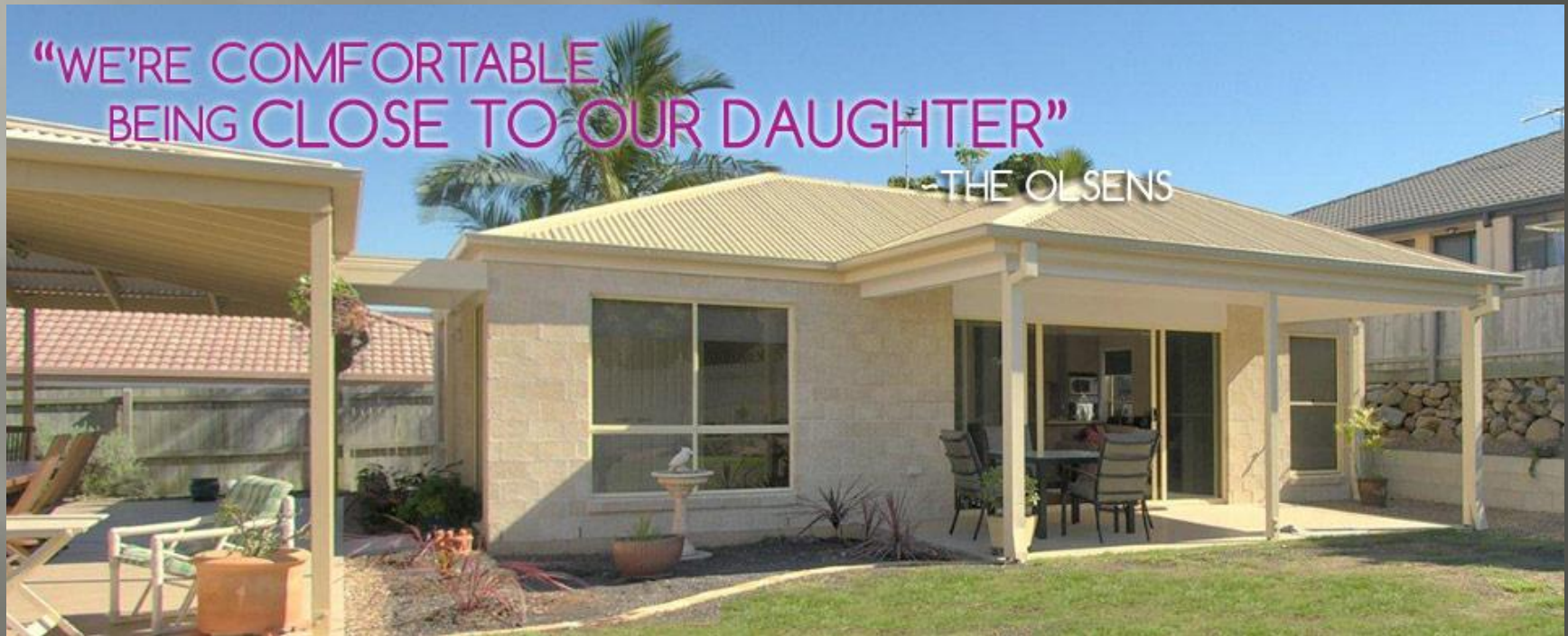
An idea gaining popularity in Vancouver and City of North Vancouver is 'laneway housing' or 'coach houses'



In Australia and UK they are often referred to as 'Granny Flats'



*“we’re comfortable being close to
our daughter”*





The size of the home is usually related to the size of the lot





For those who prefer a more modern look!

Design issues to be addressed



- Maximum height
- 'footprint' (no greater than a double garage)
- parking requirements
- rental or ownership
- building code requirements

Laneway Cottages Inc.



Some people worry that Vancouver's laneway housing is often out of scale or character with neighbouring properties



But it's not as bad as some Toronto examples!

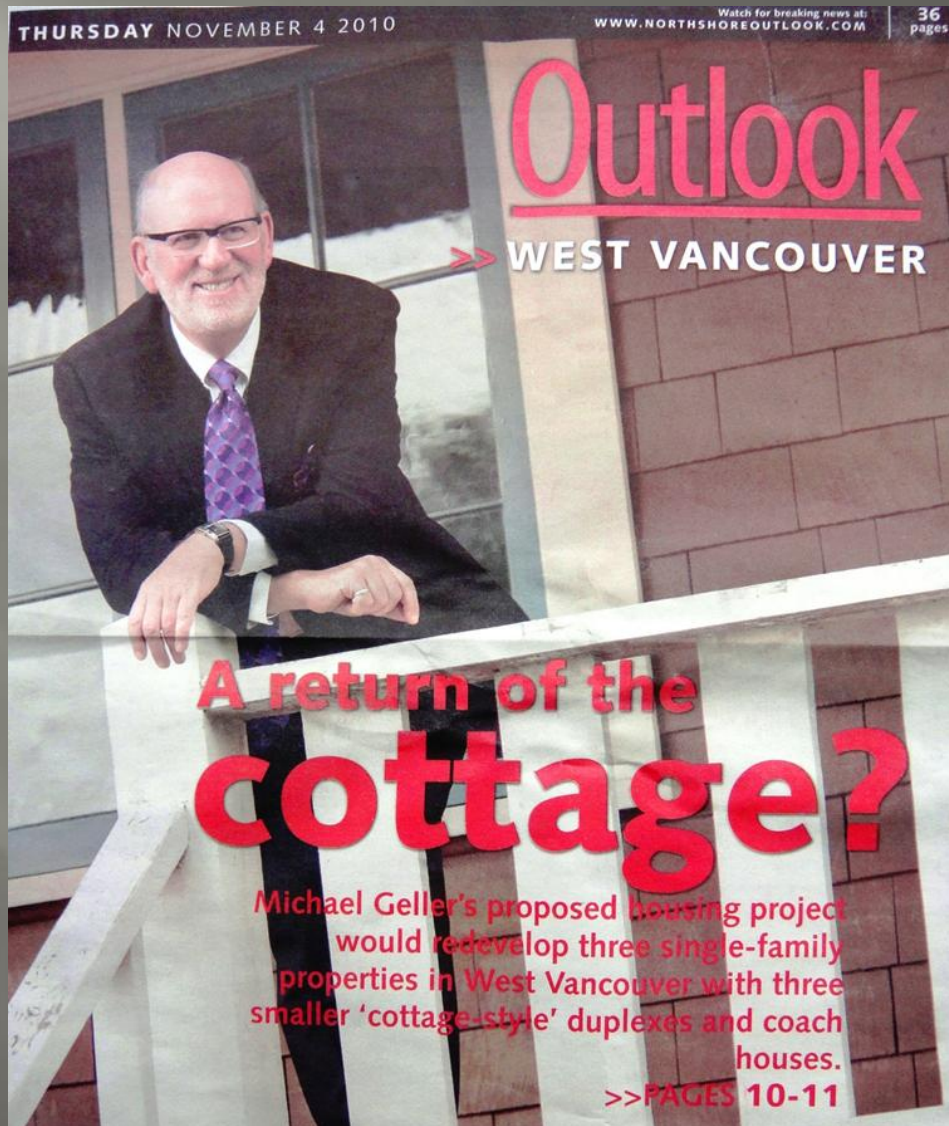
One of my beefs: garages designed as future living space...



I mean, does this VW Beetle really need French doors?



Hollyburn Mews, West Vancouver





3 single family lots, each redeveloped with a duplex and a coach house and garages for 3 cars

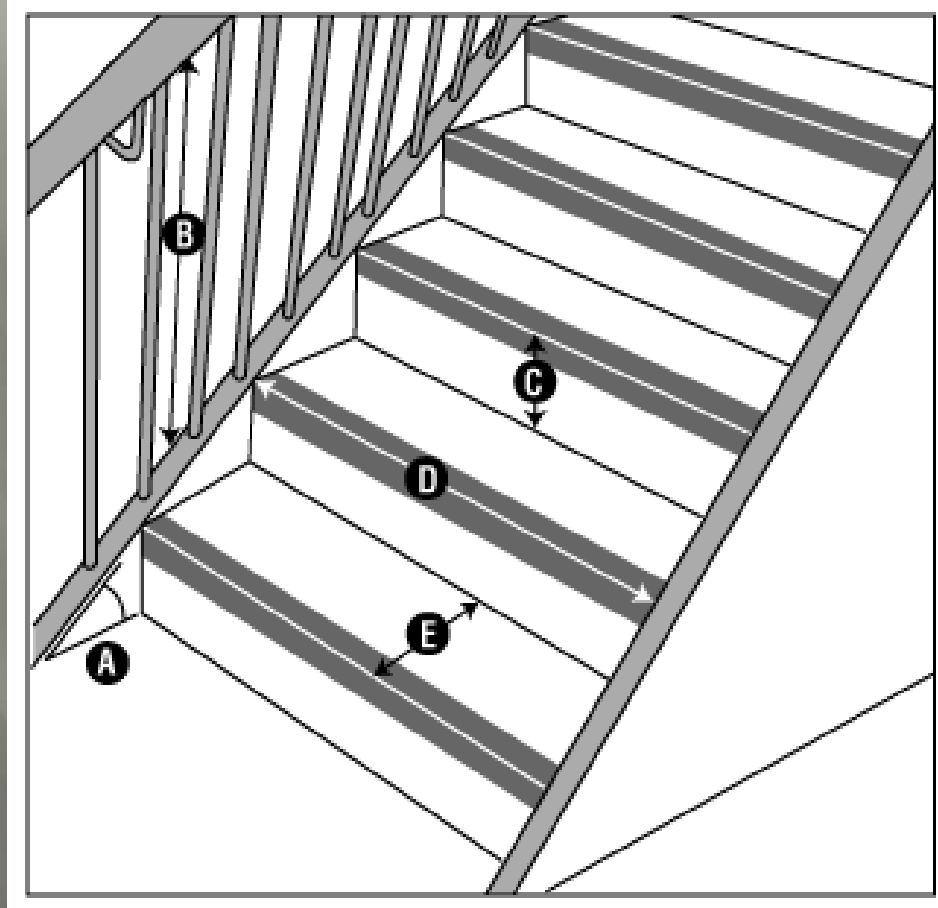


View from the lane



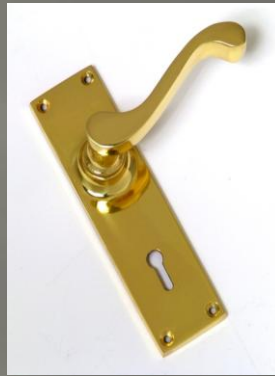
From the street it looks like three larger houses

The biggest problem at Hollyburn Mews for some seniors?



Accessibility, adaptability and livability features

- ❑ Kitchens -pantries, drawers and 'lazy susans'
- ❑ Better lighting
- ❑ Provision for support bars in bathrooms; medicine cabinets, drawers for toiletries
- ❑ Raised electrical outlets and lever hardware
- ❑ Wider corridors , wider stairs with backing for stair lift if ever required;
- ❑ Incorporation of SAFERHOME design standards



Fee-Simple Row Housing

SMALL STEPS FOR REHAB

EDITORIAL



FORUM

EMPLOYMENT JUSTICE

INSIGHT

FOR DAPHNE BRAMHAM 605-2139 / FAX 605-2522 / E-mail dbramham@pacificpress.southam.ca

THE VANCOUVER SUN

FRIDAY, OCTOBER 22, 1999 A21

Taking the condo out of the box

Freehold ownership of townhomes would spur urban planning and pro-

Townhouses best option for city dwellers

MICHAEL GELLER
SPECIAL TO THE SUN

As the population of Greater Vancouver surpasses two million, much has been written about the need to consider alternative forms of housing to accommodate growth in the regional district.

By "alternative," planners are usually thinking of something other than the traditional single family dwelling (SFD) set "in its own grounds," as they say in England. In recent years, the "grounds" typically comprise a 50-by-120 foot lot, with a 2,500-square-foot home hidden behind a two- or three-car garage. This form of development results in about 10 houses per hectare, which by international standards is considered a wasteful use of land.

The alternative is the multi-family dwelling, built at densities from 25 to 250 units per

I HAVE SUSPECTED FOR SOME TIME NOW that my children will never be able to buy a house in Vancouver, certainly not on the West Side. When the latest renovated house on our block, a relatively modest joint with an illegal bachelor suite in the basement on a 33-foot lot, was listed last week for \$725,000, that cinched it.

Vancouver has the highest housing prices in the country. Single-detached houses are certainly not within reach of the average family, even if there are two income earners. In fact, as a housing form for city dwellers, there is good reason to believe they're obsolete. None of the major European cities have them. We are simply behind the times.

At a recent housing conference sponsored by the Vancouver City Planning Commission, that exact point was raised, along with the question: Just who are we building housing for?

As urban futurist David Baxter said, it's "not how many people live here but how people live

allen garr

As a housing form for city dwellers,

are owned by people 60 years of age or older. More than anything, that phenomenon speaks to a lack of alternative housing so people can age in place. If selling the house means moving to Surrey, people won't budge.

Michael Geller, the developer currently

NEW HOMES

732-2521

The Weekend Sun • Saturday, December 21, 1996

POLYGON

Merry Christmas
from all of us at
Polygon

SECTION G

Analyst sees British row houses in our future

SUSAN BALCOM
Sun New Homes Reporter

Lower Mainland residential streets could begin to look like suburbs of London, or Edinburgh, as builders try new forms of housing to meet the needs of specific consumer groups.

Michael Geller, a developer and market analyst, says the time is right for some enterprising builders

hassles of strata title.

"Many people coming out of a house want to stay in their own neighborhood but they don't want to move into an apartment," says Geller, who is currently building condos for seniors in Kerrisdale.

"That market is looking for townhouses with some space and a bit of a garden area. Many of them would like that home even more if it wasn't part of a strata development. I predict we will see somebody introducing that next

ing with innovative housing, such as multi-use retail/commercial/residential buildings.

A logical next step is to build townhouses along established city streets. The units would be attached, but only one wall would be owned in common with a "party wall" agreement in place to address the legalities.

Geller says 1997 will see more developers trying to build smaller detached homes on smaller lots, where they can get municipal approval.

The hottest neighborhoods, he says, will be



While condominium living offers many benefits, it's not for everyone!

The Cowie Rowhouses



Experience
The joy
of life

**Cowie
ROW HOUSES:**

- Over 3000 sq.ft. of FREEHOLD (Non Strata) Luxury
- Advanced Anti Earthquake design.
- Includes laneway house
- Many GREEN features
- Finalist in Sam and Georgie Awards

SAM AWARDS
2010 FINALIST

Georgie

www.mykconstruction.com

MYK CONSTRUCTION

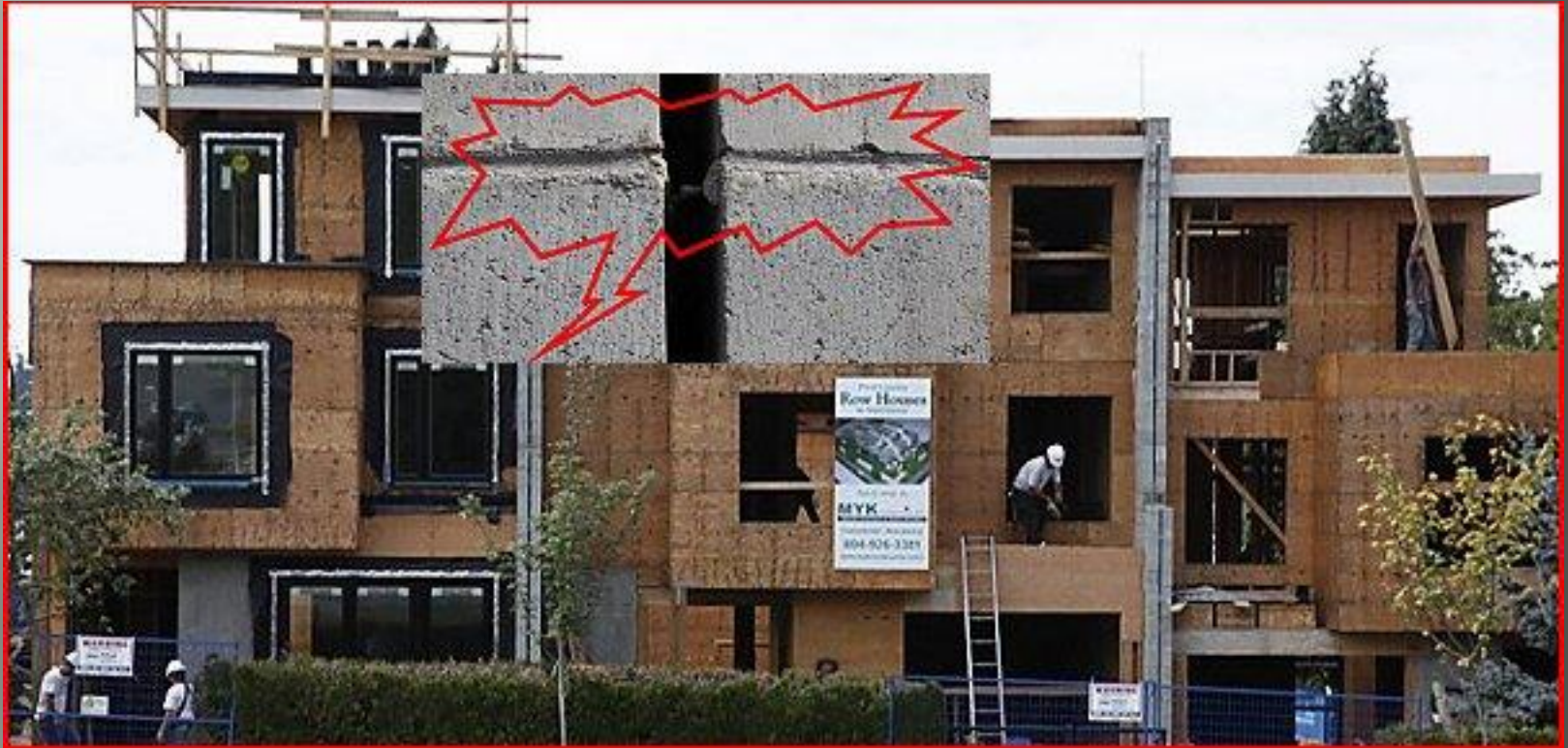


Cambie Street, Vancouver



They even had a laneway unit over the garage

An outstanding issue was the party wall agreement



However May 2012 legislative change allows Party Wall Agreements to run with the land

'Purpose-built' seniors condos

THE JEWISH WESTERN BULLETIN

62 Years
Serving
Pacific
Northwest
Jewry

Rosh Hashana
Edition III

Succot
Pages 4-6, 11

Seniors'
Forum
Page 10

Candlelighting: Friday, October 9, 6:15 p.m.

75¢ VOL. LIX, NO. 37 THURSDAY, OCTOBER 8, 1992 11 TISH

Jewish seniors' housing plan to have public hearing

By ETHAN MINOVITZ

Concerns about size and resulting traffic might not impede the development of a proposed apartment project for Jewish seniors.

"I don't think there will be any major modifications," said development consultant Michael Geller, whose plans for a 49-unit building on the west side of 42nd and Oak have been in the works for six years.

The project will go before a Vancouver city council public hearing in November and both neighbors and prospective tenants will have a chance to voice their opinions about the development, Geller pointed out.

About 35 area residents attended an information meeting last month at the JCC, organized with the assistance of Vancouver city hall.

"Some were quite supportive of the project, but others expressed concerns about traffic and the size of the building," Geller told *The Bulletin*. "We are going to take their concerns seriously at this stage."

Design plans for the building call for one and two-bedroom apartments ranging from 70-120 square metres in size. If city council approves the development, Geller believes construction could begin next spring and be completed 10 months later.

All units would be available for sale or rent but one, which would be occupied by a live-in manager couple, he said.

"The building is designed with a large multipurpose area and small kitchen. It's not proposed that meals be offered initially, but certainly, it's designed with the idea of communal Seders in mind," said the consultant.

Geller ascribes his involvement in the project to "a long-standing interest in developing alternative forms of housing for older people."

Two decades ago, Geller, then an architect for the Canada Mortgage and Housing Corporation, was involved in several housing projects directed at seniors with lower



Martin Tessier

MODEL OF the proposed 49-unit Jewish seniors' apartment complex at 42nd and Oak.

HOUSING — Page 8

From 4 storeys to 3!



The Province

It starts here.

Not 'first time buyers', but
rather 'last time buyers'!

SUNDAY MONEY

A condo project aimed at seniors at Oak Street and 42nd Avenue in Vancouver. Seniors have many specialized needs when it comes to housing.

Staff photo
by Arlen Redekop



'LAST-TIMERS' SOUGHT

Stories by Tony Wanless
Staff Reporter

Thousing development with seniors

be done in a project aimed at seniors that wouldn't be done in some other market," Geller says.

"When you say seniors' housing, people

range of disabilities — whether wheelchair accessible or merely changed subtly to take into account failing eyesight and stiff

Kitchen or bathroom counters shouldn't be the color of a floor, for example, because the line between them is often

Oak Gardens today!



Another seniors project...

SUNDAY, JANUARY 5, 1997 THE VANCOUVER COURIER 15

Three-storey development worries residents

Members of the West Kerrisdale Residents Association are concerned a proposed housing development

Kerrisdale area is being redeveloped without an overall plan. She and other mem-

Blenheim and Carnarvon, would permit a three-storey, 58-unit building

little bit."

The development was approved by council at a meet-

WEDNESDAY, APRIL 30, 1997 THE VANCOUVER COURIER 13

news

Council backs project despite residents concerns about traffic, density, greed

'Obscene' seniors complex coming to Kerrisdale

By Allison Appelbe
Staff writer

WHEN GEORGE PUIL SUPPORTED Kerrisdale residents opposed to a 58-unit seniors housing complex, one man expressed his satisfaction by repeatedly pounding a council chambers table.

But at the conclusion late Monday night of a three-night public hearing, the councillor stood conspicuously alone among his colleagues.

Council approved plans for Balclava Mews, to be occupied by people over 55, and to include features that will allow the ailing elderly to remain in their homes as

ment as "abusive and obscene." Residents argued it's too large for a single-family neighbourhood that, city research shows, has more houses but fewer residents than ever before. Some said a predominance of families with children who attend nearby schools make the area unsuitable for older people. "Why locate a seniors' development in an area that has a family focus?" asked a young mother.

And while several said they are not opposed to the higher density council is trying to introduce equitably throughout the city, they argued the complex will harm West Kerrisdale's character, with its large lots and abundant landscaping.

one I talk to as a serious threat to the integrity of our single-family neighbourhood."

Traffic is a big concern. But while traffic to UBC and short-cutting from Marine Drive is a problem the city will address later this year, much of it is generated within the area, in which two and even three-car households are the norm.

An added factor is nearby Crofton House School, to which parents drive their daughters. Senior students own cars and park on residential streets.

Residents repeatedly claimed the issue is developer Michael Geller's greed, and greedy resi-

contempt at Geller, seated a few feet away. "We don't make money in the city building projects, we make money rezoning land."

However, city real estate manager Bruce Maitland, while estimating Geller will make 15 per cent profit, dismissed Stuart's calculations, and argued that the only type of higher density development offering a fair return is a complex of this size.

After Puil accused a senior planner of impropriety in his modest support for the scaled-down project (and then failed to clarify his charge when asked to be explicit), Coun. Gordon Price led council's defence.

fundamentally about people who want to stay in their neighbourhood, and no, they're not going to live above stores, councillor."

Price said he can't ask other neighbourhoods to accept seniors housing when Kerrisdale won't.

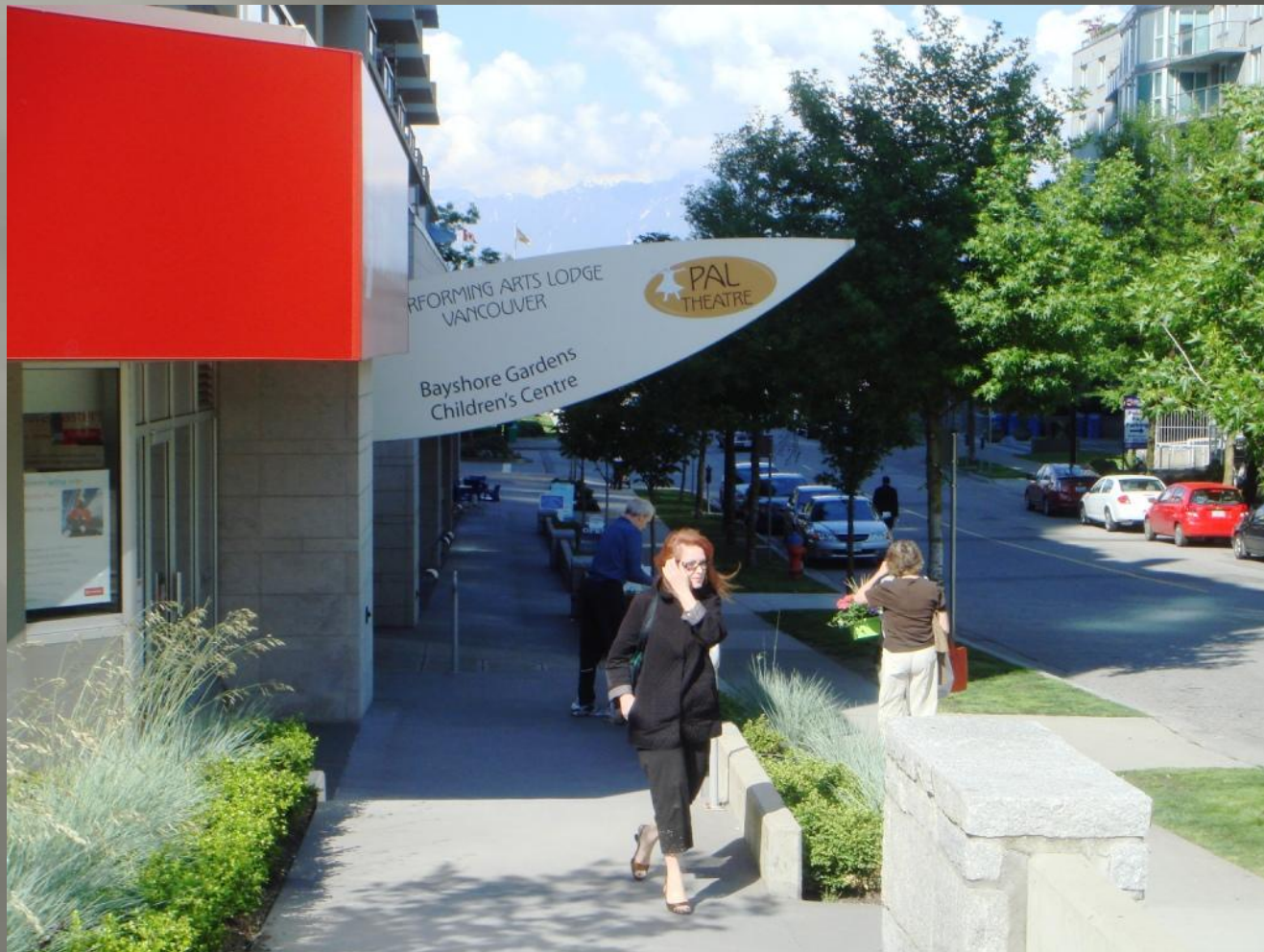
Mayor Philip Owen, angrily interrupted by Puil who remained slunk in his chair in rage, pointed to a city responsibility to increase density over the next 25 years as part of the Greater Vancouver Regional District's Liveable Region Strategy. "There's going to be 160,000 more people living in the city and we can't put up a wall," he said. (Ironically, Puil chairs the



The Lanesborough by Geller Properties/Polygon Homes



One final idea: Life-lease housing



Performing Arts Lodge

Coal Harbour, Vancouver



- ▣ 12 two bedroom life lease units help subsidize 99 affordable rental one bedroom suites;
- ▣ Land leased at no cost from City of Vancouver;
- ▣ Part of Bayshore, one of the most expensive housing communities in Canada

We need alternative forms of housing for North Shore seniors



In order to get the housing choices you want, you have to speak out!

DEPARTMENTS

THE FINANCIAL POST

Housing developments are aiming at seniors

How not to get the neighbors on your side

ELIZABETH Godley's Feb. 27 Back-ground/Commentary page piece on a meeting about planned high-rises at Langara Gardens was only partially complete. I believe she missed out the important elements.

Developer Michael Geller's problem was that he did all the wrong things, and this raised the ire of an audience that felt it had been railroaded, upstaged, and imposed on from the beginning.

● He had a prominent member of the Vancouver city



MICHAEL GELLER: audience felt railroaded

obvious that they are trying to profit from the misfortune of

made up about 9%.

The trend is one that is being seen throughout the Western

is becoming a developers and professionals. industry — along oriented business in on this ally lucrative

for seniors' fs will provide sell goods and

realize that older people ed in develop-

le. continue, by the 20% of Canada age 65 or

year 2021, an one million city's popula- the percent- at age group

FOR SALE REAL ESTATE



Michael Geller: Adjust bylaws

As architect Thomas Barton, of the U.S.-based architecture consulting group the **Martin Organization** points out: "It can aid in the

'Seniors have muscle to challenge zoning'

Canada's three million senior citizens may hold the greatest potential to change municipal zoning that restricts the type of innovative development needed for affordable retirement homes, according to the president of the Urban Development Institute of Canada.

Millward believes the only way to cope with the burgeoning demand is through a variety of projects involving the private sector, governments and joint private- and public-sector developments.

"The challenge of housing

A number of common zoning restrictions add to the cost and availability of seniors housing, Geller charged. These include parking requirements for more than one vehicle per unit; floor space ratios that favour large units; low density zoning in prime retirement areas; and res-

Cottages to Community

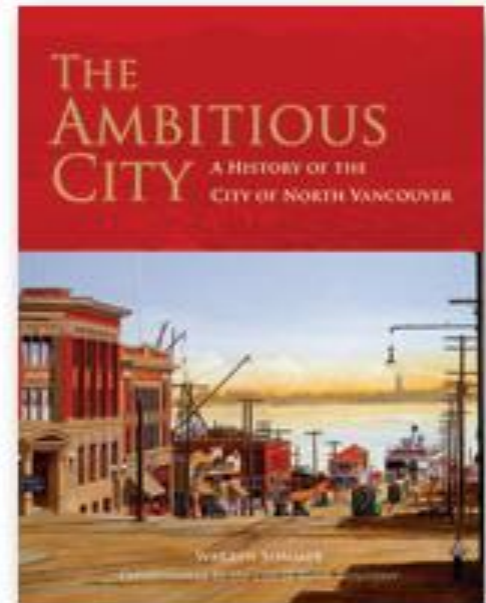
THE STORY OF WEST VANCOUVER'S NEIGHBOURHOODS

□ Howe



FRANCIS MANSBRIDGE

The West Vancouver Historical Society



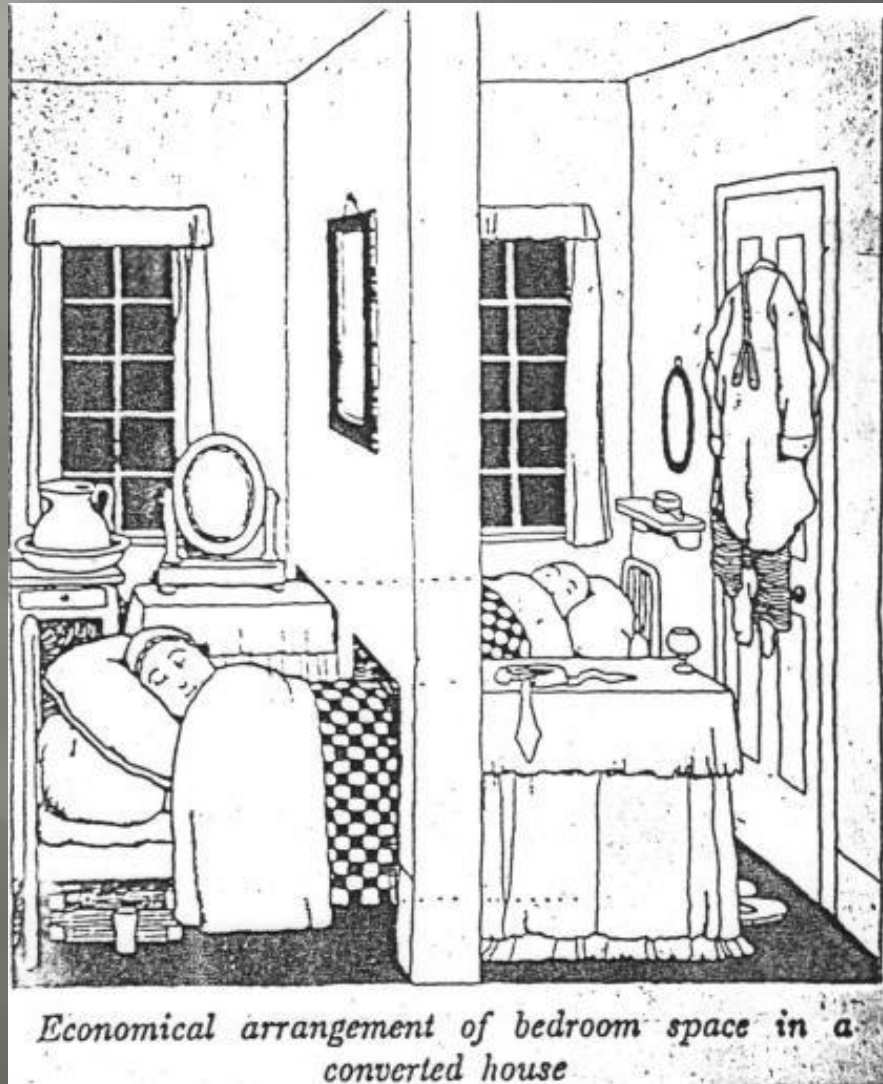
However, successful developments will have to respect North Shore history, context and unique character

For many a man's home
is his castle (and a woman's too)!



Port Townsend, WA

Many of us are ready to *downsize*, but
we're not ready to *downgrade*



I hope I have given you something to think about...



Michael Geller B.Arch, MAIBC, FCIP
geller@sfu.ca gellersworldtravel.blogspot.com