

# Sustainable Micro-Living for Young Adults

## *A sustainable zoning proposal to solve the rental crisis*

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<b>Background</b>	<p>Currently, in the city of North Vancouver, rent takes up 90% of a full-time minimum wage. According to the Canada Mortgage and Housing Corporation (2018), rent should not be more than 32% of net income. The unreasonably high rental prices in the city of North Vancouver make it nearly impossible for young adults in university, minimum-wage, or starter level jobs to save enough money for the down payment of a home. Many young adults who work or go to school on the North Shore do not have the ability to live on the North Shore, meaning they have to commute and add to greenhouse gas emission. This dilemma creates a less environmentally sustainable city, that lacks age diversity, as most young adults are forced to move further away from the city of North Vancouver in order to find affordable housing.</p>
<b>Relevance to City Goals</b>	<p>One of the city of North Vancouver's goals is creating a "highly livable community that is resilient to climate or other changes, and sustainable in its ability to prosper without sacrifice to future generations." (City of North Vancouver, 2018) Our project aims to meet that goal by providing affordable rental options through new zoning laws for the 18-35 age demographic.</p>
<b>Overview of the Project</b>	<p>Just as there are designated lots zoned for seniors in need of housing, a lot zoned specifically for young adults, aged 18-35 is being proposed. Within this lot, an apartment building designed with a micro-living, common space, and green space focus will help address energy poverty and housing prices.</p>
<b>Project Details</b>	<p>The proposed building would host multiple levels of micro-living apartments and common spaces. Each apartment would be self-contained with small kitchen amenities, to allow for a level of independence. But each floor would feature a large common space with laundry, a full size kitchen, living space, and work cubicles. This allows for communal living in an independent and sustainable way.</p>
<b>Key Findings and Recommendations</b>	<p>In order to lower the cost of temperature control, and negate the high energy usage of individual-unit temperature control, the the building would operate a forced air system. This type of system is 90-100% energy efficient, and allows for lower energy costs and usage.</p>
<b>Next Step/Future Research</b>	<p>The next steps involve finding developers and partners interested in backing the building. Finding tenants will not be difficult, as there is a high demand for affordable rent. The bigger issue will be having to turn away the many people who will apply once the building is full.</p>

This student project was developed as part of a CityStudio North Vancouver course collaboration.

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