

IMPSOL: new housing paradigms

Community building



1. DEFINITION OF PROTECTED HOUSING

85 mixed dwellings. Cornellà de Llobregat | Peris + Toral Arquitectes

Limited price

Regulated area

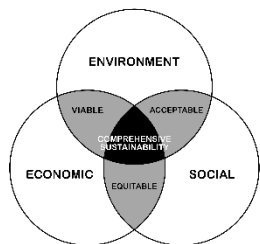
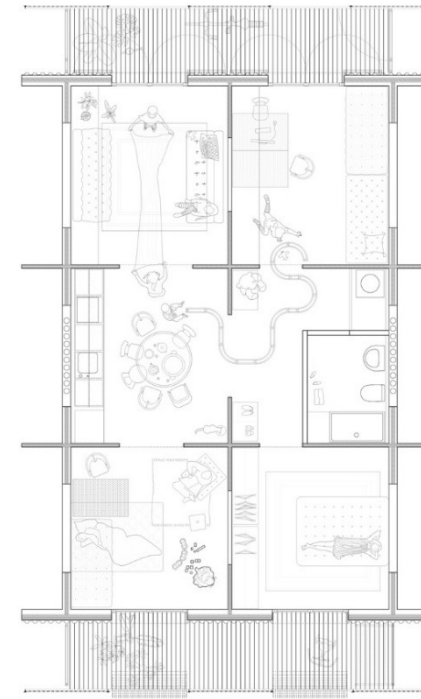
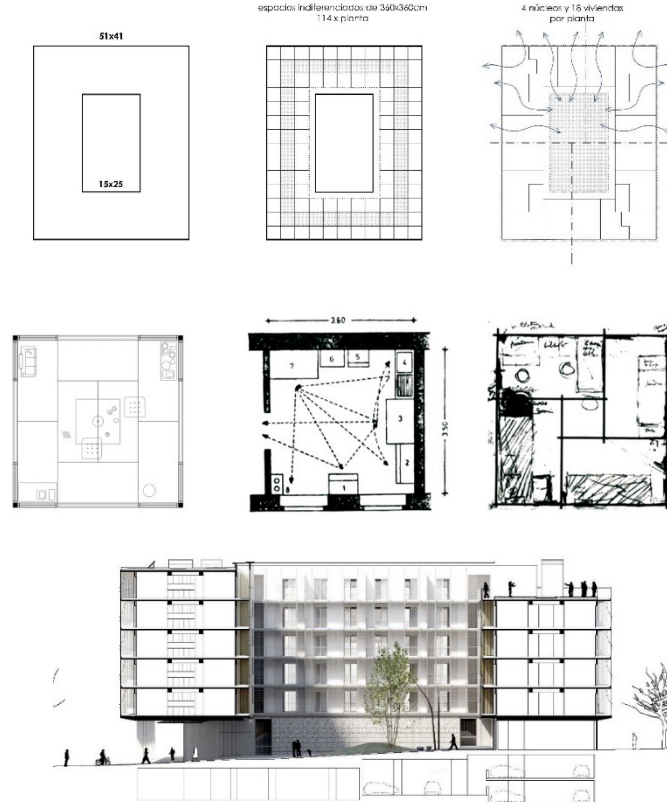
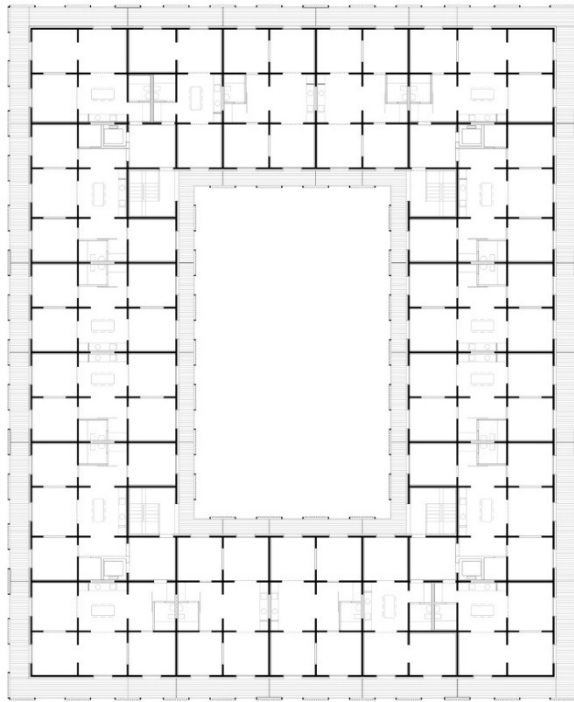
Habitual

Catalan registry

Income threshold for accessing

Permanent housing qualification

Regulated transmission



Integrated kitchen

Non-hierarchical spaces

Chained rooms

Intermediate spaces for thermal comfort

Intermediate spaces for social interaction

1. DEFINITION OF PROTECTED HOUSING

85 mixed dwellings. Cornellà de Llobregat | Peris + Toral Arquitectes



Sale

Rent

Targeted social housing



Cession of use

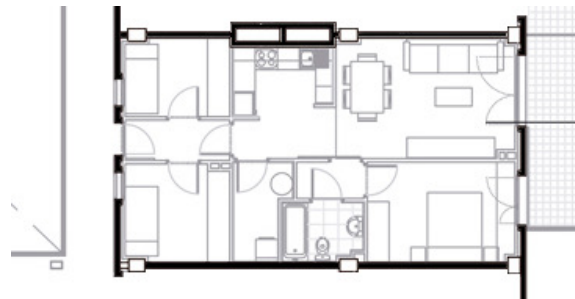
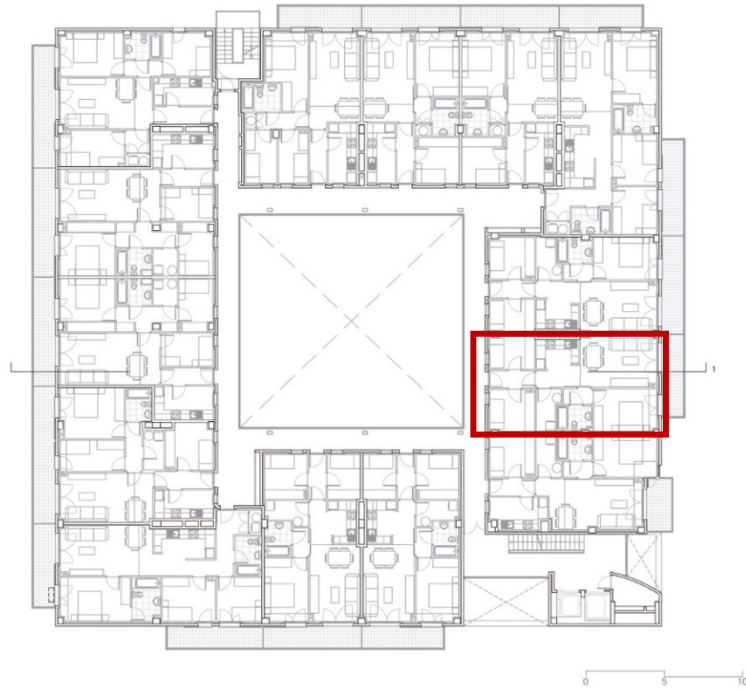


Cooperative

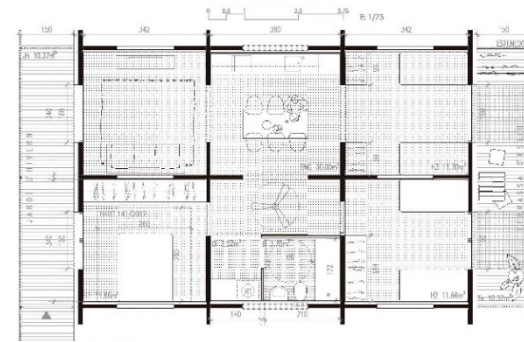
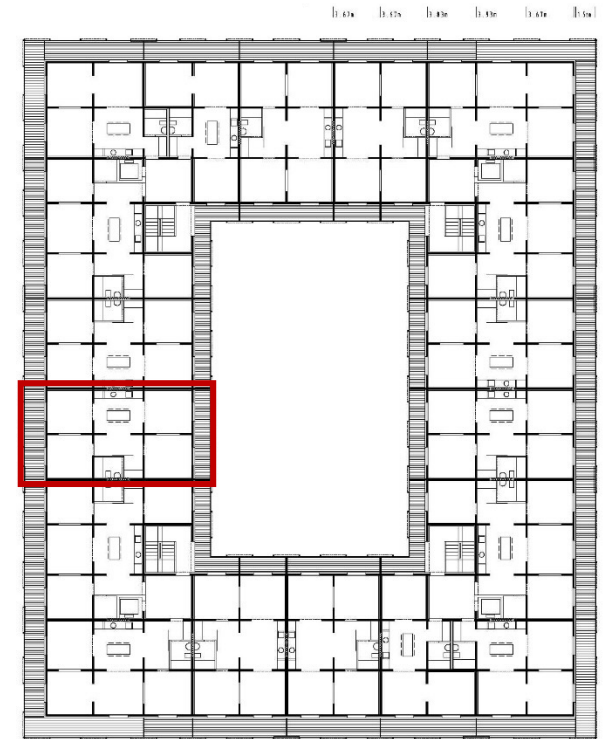
Co-living

1. DEFINITION OF PROTECTED HOUSING

85 mixed dwellings. Cornellà de Llobregat | Peris + Toral Arquitectes



2009
Edifici Sandor
Cornellà de Llobregat
Planta tip



2019
Edifici Pisa
Cornellà de Llobregat
Planta tip

2. HOUSING DESIGN AND CHARACTERISTICS

136 mixed dwellings. Gavà | Harquitectes

Permanent social infrastructure

Architectural quality

Energy efficiency

Flexible

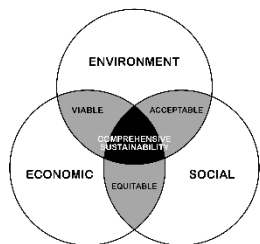
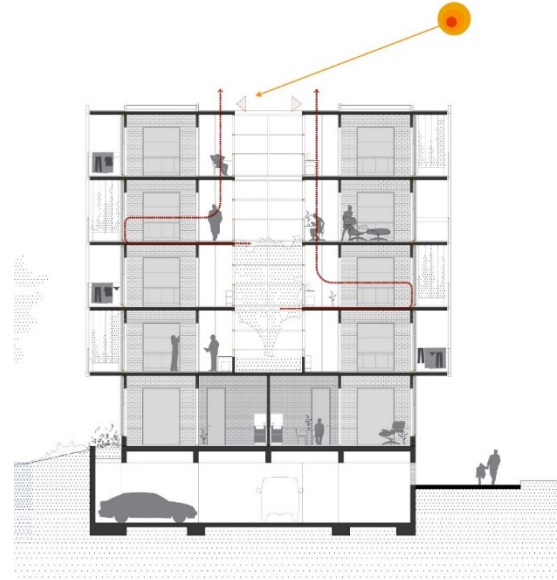
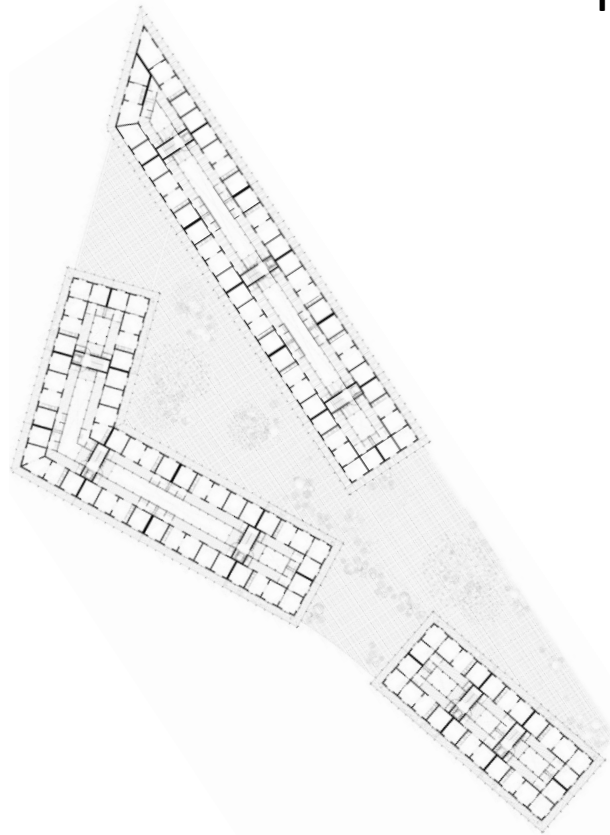
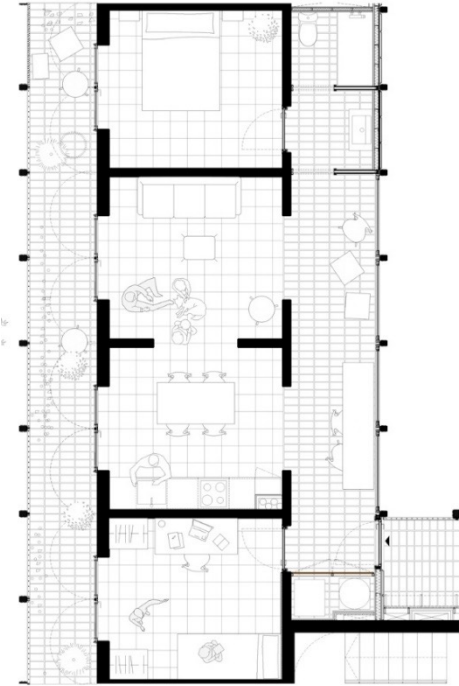
Inclusive and neutral

Innovation industrialisation

Identity building

Self-sufficient financing

Low maintenance



Integrated kitchen

Non-hierarchical spaces

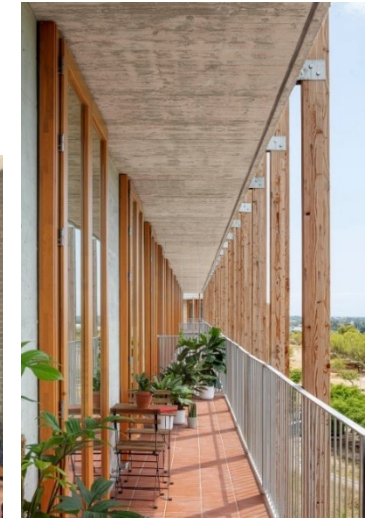
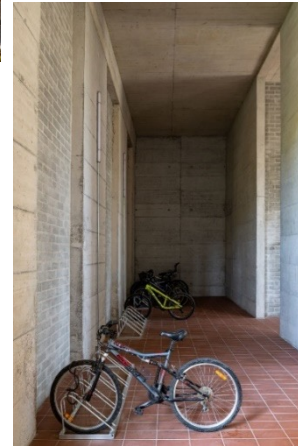
Chained rooms

Intermediate spaces for thermal comfort

Intermediate spaces for social interaction

2. HOUSING DESIGN AND CHARACTERISTICS

136 mixed dwellings. Gavà | Harquitectes



**Minimum
regulation**

Accessibility

**Ventilation
Lighting**

**Shared
spaces**

**Minimum height
Minimum façade**

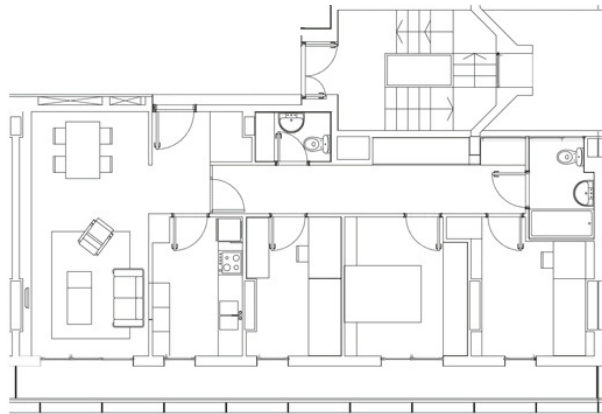
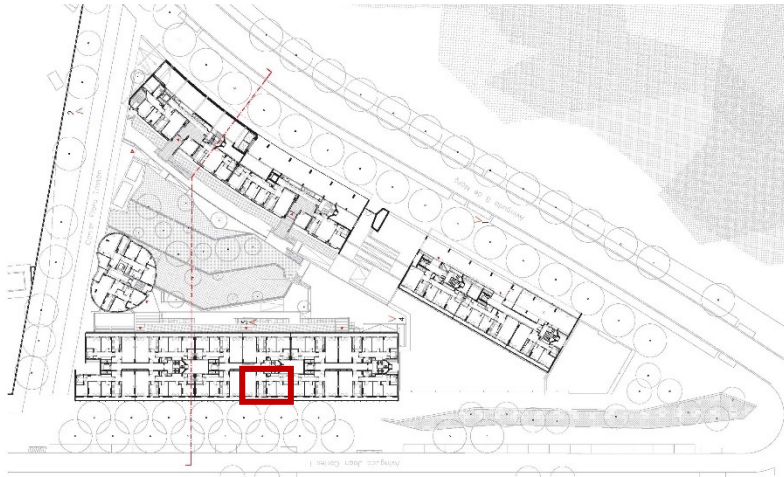
**Space
dimensions**

**Toilet
Laundry**

**Intermediate
spaces**

2. HOUSING DESIGN AND CHARACTERISTICS

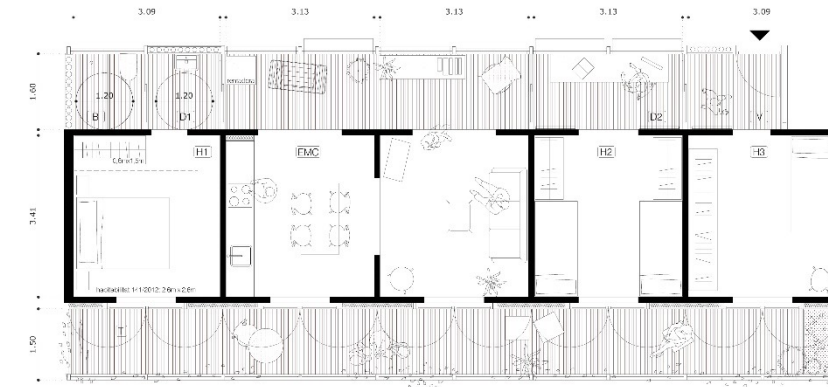
136 mixed dwellings. Gavà | Harquitectes



2009
Edifici B1
Gavà
Planta tipo



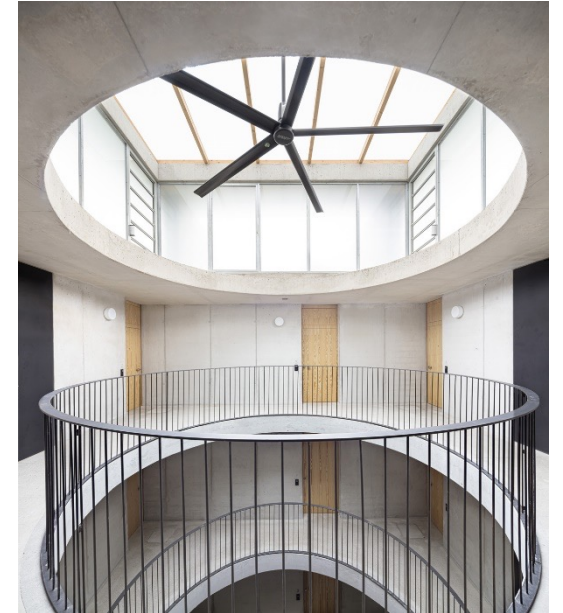
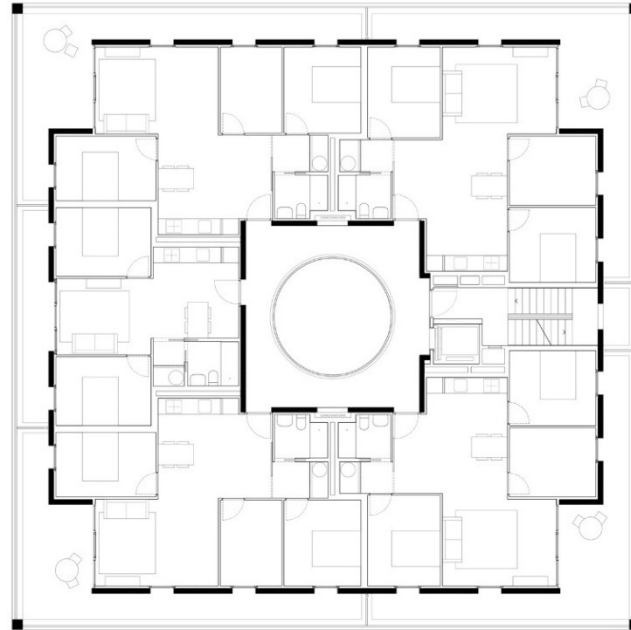
PLANTA TIPUS a 1:500
0 5 10 15 20



2019
Edifici B2
Gavà
Planta tipo

3. DEVELOPMENT DIAGRAM

30 rental dwellings. Sant Just Desvern | Data AE + Xavier Vendrell Studio



Decision + commitment

In compliance with agreement

Definition of actions

Planning
Development project
Building project

Competition of ideas

Quality

Implementation

Urbanisation
Building

Commercialisation

Communication
Selection
Assignment by draw

Delivery

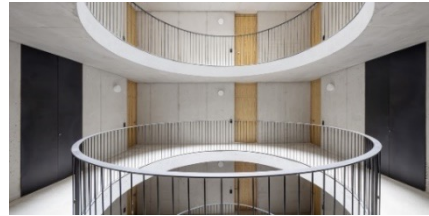
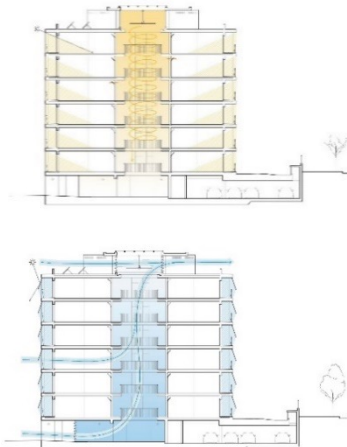
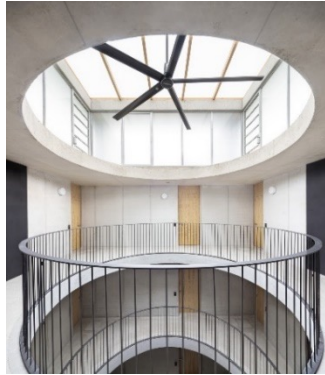
Sale
Rent
Cession of use

Maintenance and dissemination

Guides
After-sales
Visits

3. DEVELOPMENT DIAGRAM

30 rental dwellings. Sant Just Desvern | Data AE + Xavier Vendrell Studio



Competition of ideas

Objective: attracting talent

2 rounds competition
1st submission 1 A3
2nd submission 2 A2

Minimum administrative documentation
Anonymous
Universal, no credit needed

Remuneration
Pre-established rate
Quality-based awarding

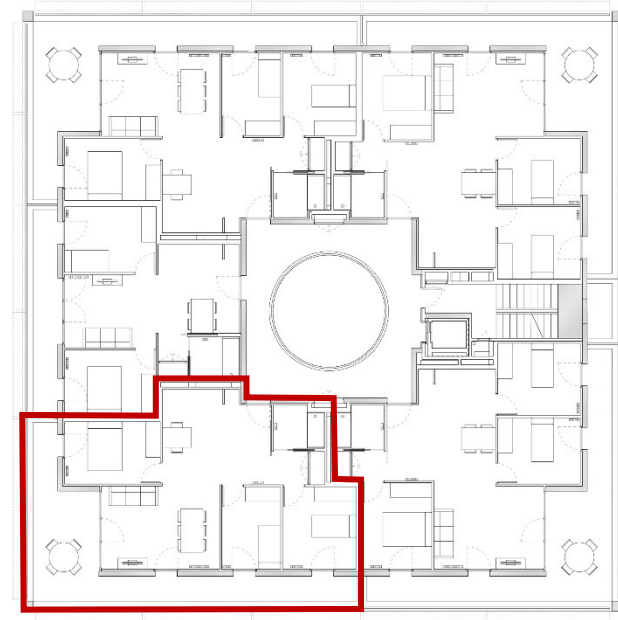
External jury
Participation of the Town Council
Exhibition and debate

3. DEVELOPMENT DIAGRAM

30 rental dwellings. Sant Just Desvern | **Data AE + Xavier Vendrell Studio**



2009
Begues
Planta tipo



2019
Sant Just Desvern
Planta tipo

4. FINANCING

40 rental dwellings. Sant Feliu de Llobregat | MAIO

Land purchase

Affordable selling

Land cession

Affordable rent

Access to bank

credit

BEI/ICO/IFC/private bank

Grants

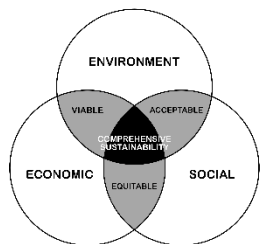
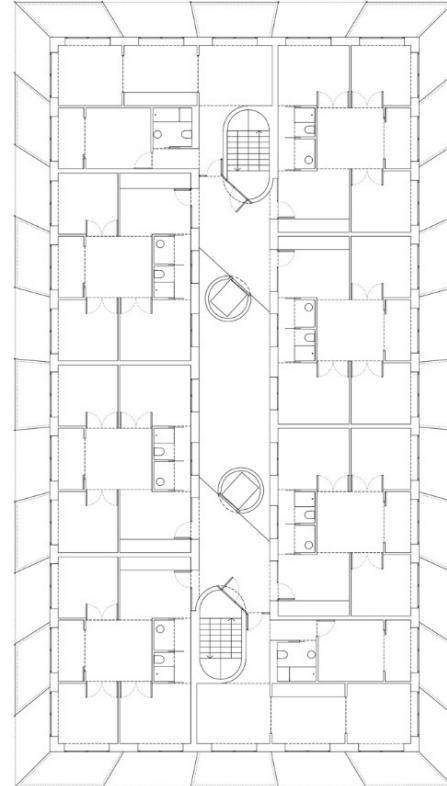
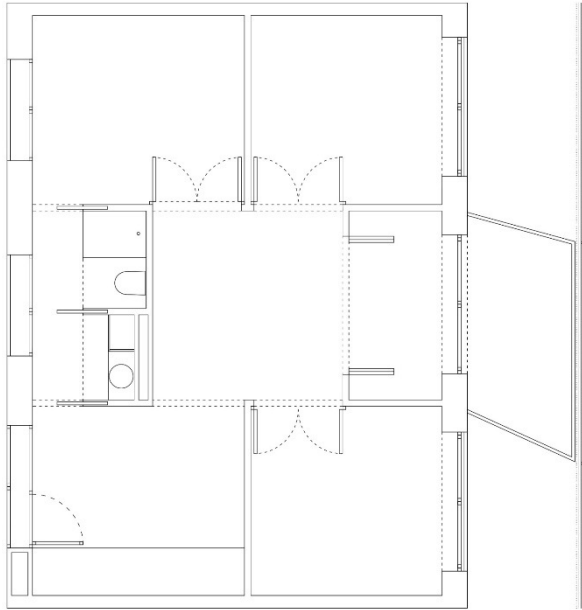
Ministry/Next
Generation Funds

Taxation

VAT, permits,
property tax

Subsidies

Social services



Integrated
kitchen

Non-hierarchical
spaces

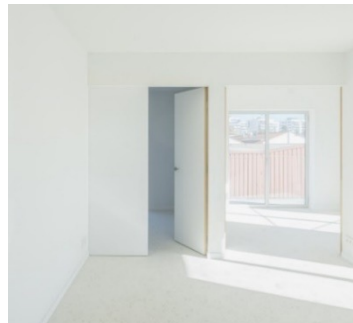
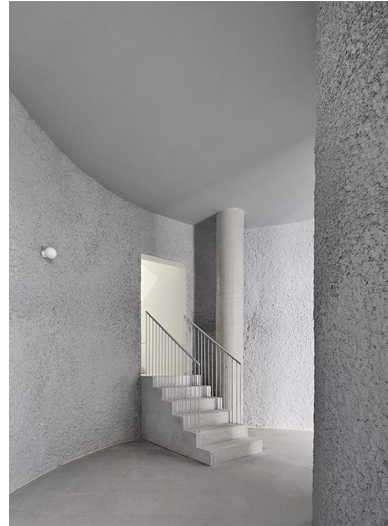
Chained
rooms

Intermediate spaces
for thermal comfort

Intermediate spaces
for social interaction

4. FINANCING

40 rental dwellings. Sant Feliu de Llobregat | MAIO



Grants
Next Generation
Funds

Industrialised
construction

Sustainability
Energy efficiency

Waste reduction
in construction
process

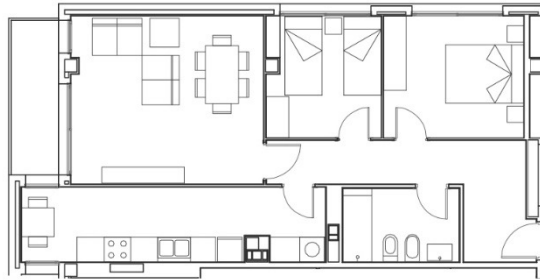
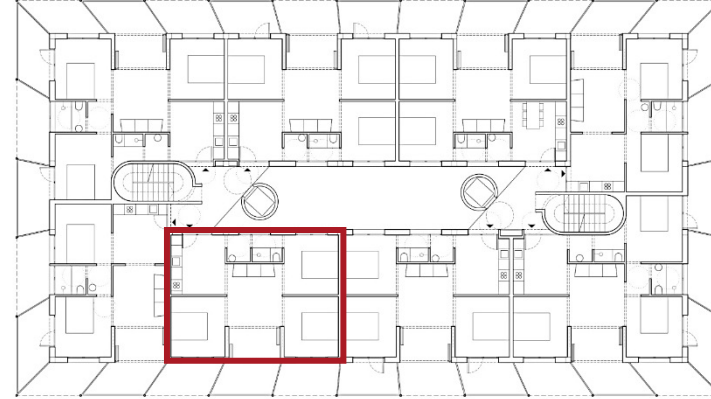
Public-private
collaboration

Rent

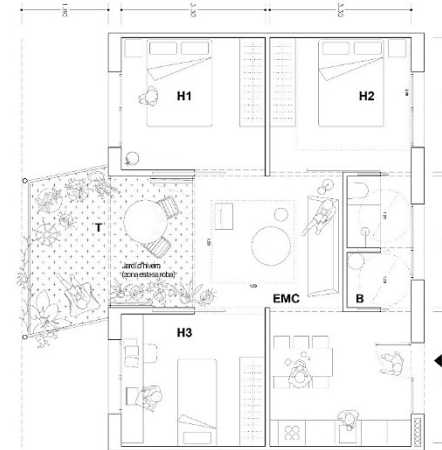
Price

4. FINANCING

40 rental dwellings. Sant Feliu de Llobregat | **MAIO**



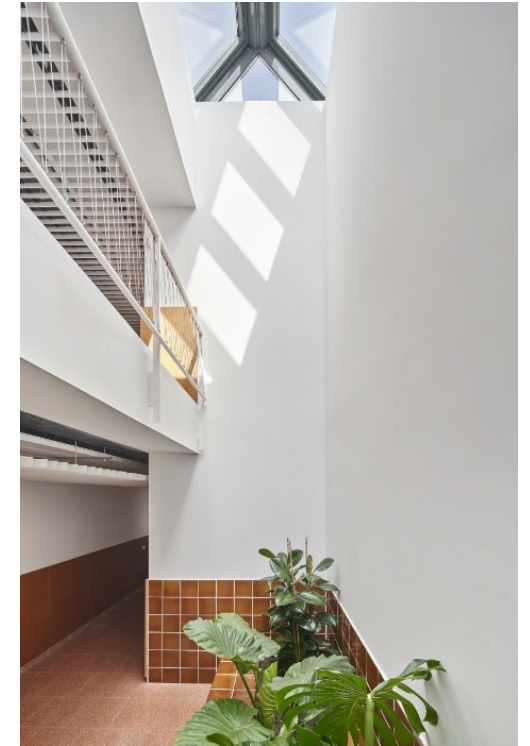
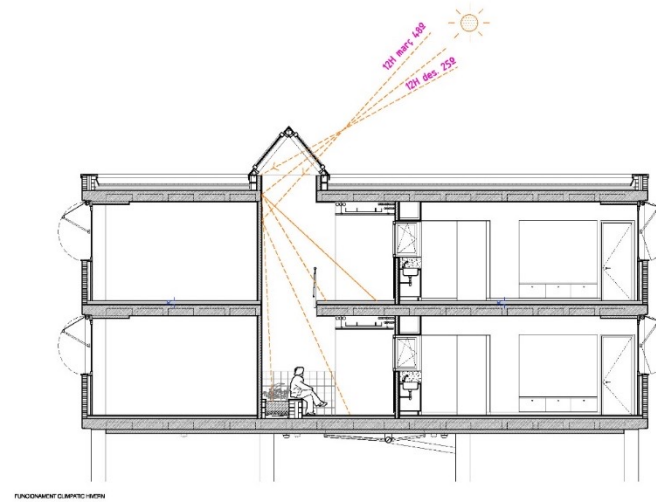
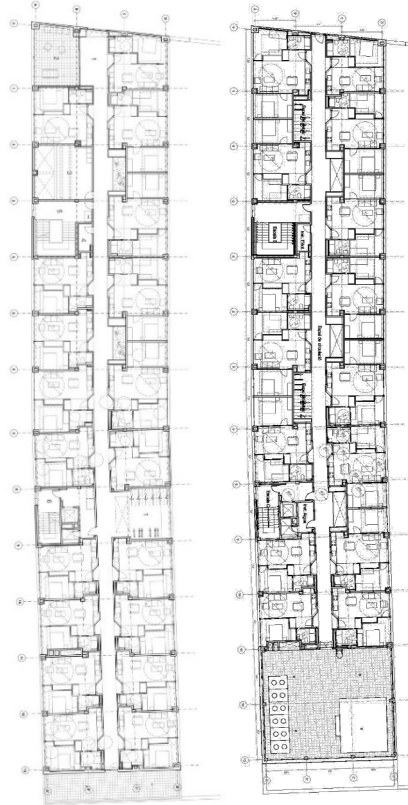
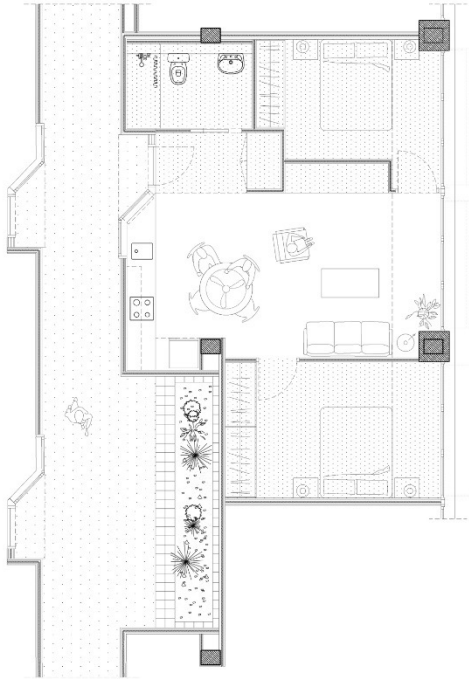
2009
La Granja
Molins de Rei
Planta tipo



2019
Anselm Clavé
Sant Feliu de Llobregat
Planta tipo

5. HOUSING METROPOLITAN POLICIES

34 targeted social housing dwellings. Sant Feliu de Llobregat | MIM-A arquitectes



Analysis and public policies

Metropolitan Housing Observatory
PDUM
Local Housing Plans

Refurbishing and urban renovation

CMH

Promoting affordable rent

Public-private operator
HMB

Promoting affordable sale/rent

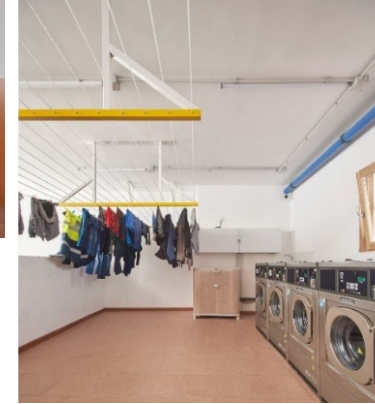
IMPSOL
Land management
Planning
Urbanisation
Promoting

Other options

Cession of use
Collaboration with cooperatives

5. HOUSING METROPOLITAN POLICIES

34 targeted social housing dwellings. Sant Feliu de Llobregat | **MIM-A arquitectes**



Social innovation

Co-creation workshops

Citizen's participation

Public-private collaboration

Social awareness

Inclusion of the young

Inclusion of disability

Shared life

Cross-generational

Participation of the elderly

Communal intermediate spaces

Volunteering

Cluster Additional communal room

Cafeteria with work inclusion

Toronto's Response to Housing and Homelessness Challenges

IURC Urban Planning Network
June 20, 2024



Two Housing Crises

“Toronto...is facing two housing crises – one in which rising rents have made it increasingly unaffordable for middle income earners to live in the city; and a second crisis of a lack of deeply affordable and supportive housing for those people with low incomes, or who are experiencing family, physical, mental health and addiction struggles. These intersecting but separate crises require different policy solutions.”

From the ‘Perspective on the Rental Housing Roundtable’ Report

Matti Siemiatycki and Karen Chapple

Housing Need in Toronto

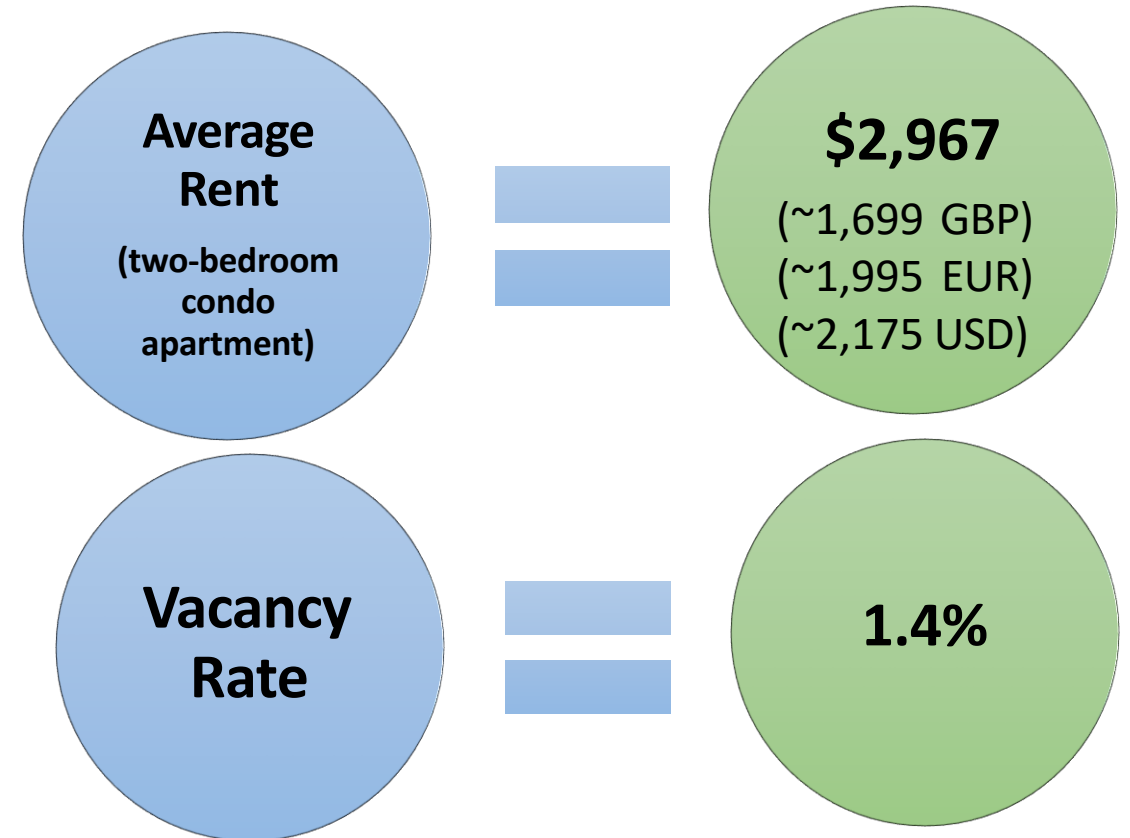
The city is facing **ongoing housing and homelessness crises**:

- **Almost 11,000** individuals were experiencing active homelessness (end of April 2024).
- **Almost 87,000 households** are on the waitlist for subsidized housing.
- **Nearly 80%** of full-time minimum wage households cannot afford to live in the city.



Housing System Pressures

- Toronto's population is estimated to grow by 1 million people by 2046 to over 4 million residents.
- Rents have increased at a faster pace than incomes and social assistance.
- Aging and limited rental housing stock.



Source: CMHC's 2023 Annual Rental Market Report

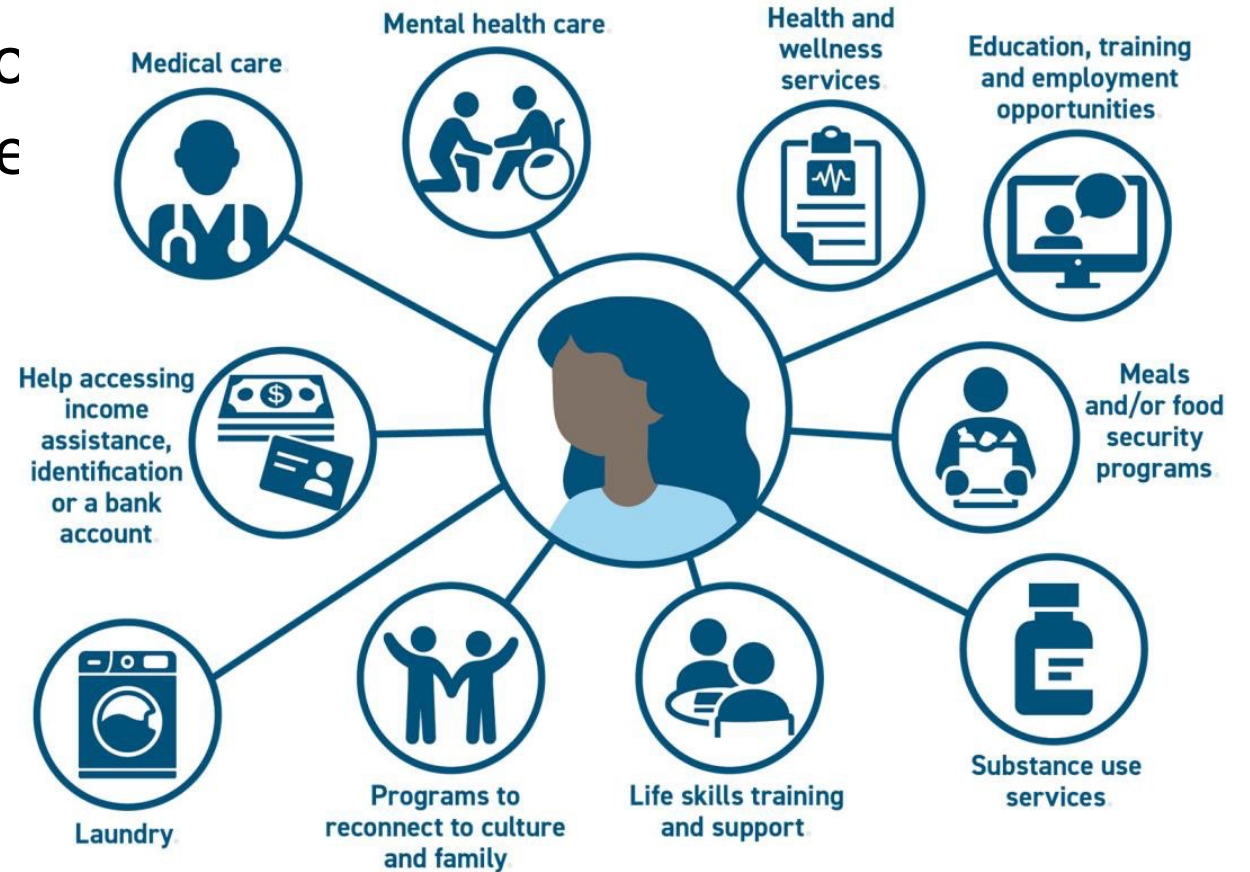
Supportive Housing

- Supportive housing is deeply affordable housing (most commonly with rents geared to income) with individualized housing stability, well-being and social supports, that help people to live independently.



Supportive Housing Delivery Response

- Managed by non-profit housing c building management experience supports.



Increasing Supply of Supportive Homes



City land, financial incentives, and capital funding

Federal capital funding

Provincial operating funding

Innovative Construction Technologies

Modular construction- Finished modules are manufactured, delivered on-site and stacked over a foundation by crane.



Modular Supportive Housing Projects



540 Cedarvale (East York)



11 Macey Ave (Scarborough)

Innovative Construction Technologies

Mass timber construction - Wood building elements are manufactured and assembled on-site, over concrete foundation.





THANK YOU