

CENTRE VILLAGE

Multifamily Affordable Housing



Project Data

Centre Village is a housing project that focuses on the issues of maximizing density in an urban site while providing a rich variety of spaces and forms to inspire the feeling of a micro-community. Composed entirely from compact and easy-to-build modular units, the neighborhood provides 25 housing units in a lot originally intended for 6 single-family detached houses while also providing enough space for a variety of communal gatherings.

Architects - 5468796 Architecture + Cohlmeier Architecture Limited

Location - Winnipeg, Canada

Year - 2010

Unit Count - 25

Eight 1-bedroom

Seven 2-bedroom

Eight 3-bedroom

Two 4-bedroom

Resident Profile - Underprivileged families

Total SQ. Footage - 15,000 sq ft

Financing/Cost - \$2.5 Million

Home Qualities

Centre Village's provides its residents with a model of a micro-community. However, it restrains itself from providing any public amenities and manages to give each housing unit its necessities. The simple facade treatment emphasizes a lively, yet unified aesthetic with its varied window sizes. Surrounding the interior courtyard with housing provides the neighborhood with an embedded safe and calm place for children to play. A wide variety of windows from the enclosing units gives parents multiple viewpoints to act as guardians. This project focuses on giving families efficient and lively interiors with accents of orange paint.

Sustainability

The project's main contribution to the ongoing discussion of sustainability is its innovative approach to an affordable, yet quality standard of living in both public and private realms that can be achieved with densified living. With the average home size in North America approaching 2,400 s.f., Centre Village challenges citizens to rethink how we house ourselves.

"When we live smaller we use less energy, generate less waste and become more intelligent and intentional consumers." - 5468796 Architecture

Context + Community

The project is located directly north of one of Winnipeg's major housing districts, the typology of which is vastly dominated by row housing. This particular type of row housing stretches each site lot the entire width of the block and thus provides the conditions for long narrow housing with streets alternating between the double front facade and a double back facade of housing program. Another consequence of the resulting form is a series of intimidating alleyways between houses that serve little to no use for residents. Centre Village wishes to go beyond this typology by arranging its units into a dense composition that minimizes the width and depth of these alleys so as to allow for the creation of a common courtyard space and a larger common alleyway that can be used both by pedestrians and vehicles for circulation through the block.

Organization

Centre Village's formal arrangement and circulation system is a type of distorted townhouse system in which each housing unit has been given its own entrance. The cantilevered living spaces further the experience of walking through a transformative community in which many units have come together to compose a whole. The units range from 1-4 bedroom arrangements that range from 375 to 875 sq. ft. Distributing the spaces within across 2-3 floors, Centre Village gives residents a capacity for privacy that typical multi-family housing and apartment blocks are unable to. The project focuses providing inspiring public spaces to build social relationships.



