



GLOBAL AWARDS

T H E M E

**water &
development**



GLOBAL AWARDS



EVENT PROGRAMME

12:00 Welcome

12:05 Liesl Vivier

DAIDA Foundation Board Member

12:15 Dr. Anita Patil Deshmukh

Director, PUKAR ngo

Chief Guest

12:30 Shyam Khandekar

Representative of the jury

12:40 Award winners announcement

12:50 Award winners presentation

**13:20 MyLiveableCity publication
announcement**



Liesl Vivier

Architect - Urban Planner, Zimbabwe & Netherlands

DAIDA Foundation Board Member

MISSION STATEMENT OF DAIDA

To support institutions or groups of individuals involved in improving the infrastructure and living conditions of vulnerable citizens in cities of the developing world.

Through action on ground and through education, research and/or transfer of information.

DAIDA Foundation Board Members

Liesl Vivier

Architect - Urban Planner, Zimbabwe & Netherlands

Leo Lodder

Development Economist, Netherlands

Siddharth Khandekar

Housing & Real Estate Consultant, Netherlands

Steven Sterk

Legal Consultant, Netherlands

CHAIR:

Shyam Khandekar

Urban Planner & Architect, India & Netherlands

Countries where DAIDA is supporting projects

India, Thailand, Somalia, Kenya, Zimbabwe.



Just some of the DAIDA projects

Publication
grant for book
**AFFORDABLE
HOUSING &
INCLUSIVE
CITIES 2019**

**Youth
Fellowship
Program of
PUKAR ngo in
Mumbai India**

Research
into Housing
Improvement &
Slum Upgrading
in Thailand

**Provision
of VILLAGE
WATER PUMPS
in Puntland,
Somalia**

**Grant for
setting up
CARFREE
CITIES**

Journey Towards
Dignity Program
for young girls
of PUKAR ngo in
Mumbai, India

Setting up
INFORMATION
HUB FOR
WOMEN FROM
RESETTLEMENT
COLONY,
Chennai, India

**SCHOOL FEES
AND TRAINING
PROGRAM
in Harare,
Zimbabwe**



Dr. Anita Patil-Deshmukh

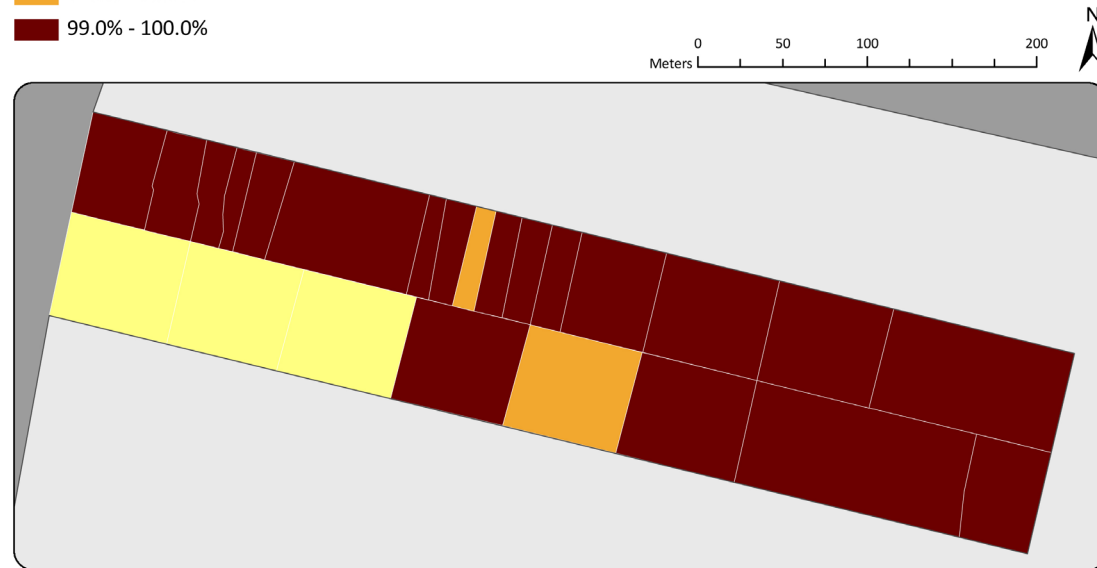
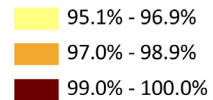
A USA trained faculty neonatologist by profession, self-taught social scientist by passion and developmental researcher by preference. She is the executive director of Partners for Urban Knowledge Action and Research (PUKAR). For her pioneering work with Barefoot Researchers in slums, she was awarded the Innovator of the Year Award from Harvard School of Public Health in 2012 and an honorary PhD from Bradford University in 2019.

Kaula Bandar Water Story

Kuala Bandar 2009 Ford Survey

Percent of Households that Purchase Water

Legend

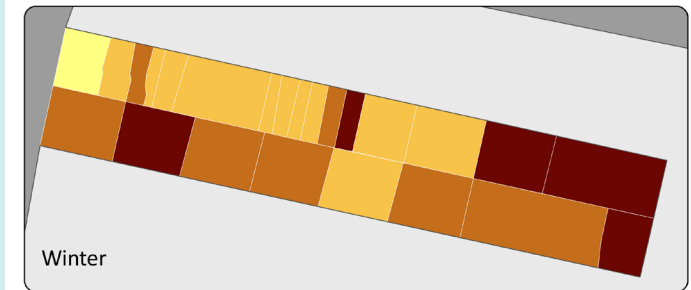
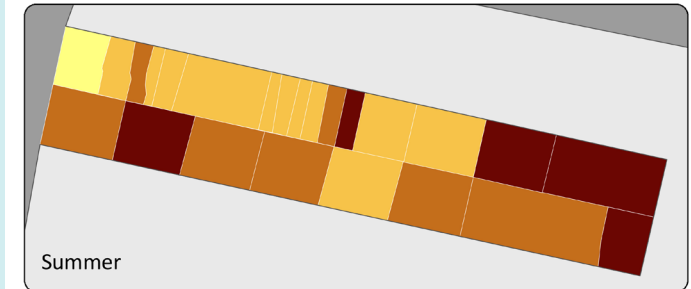
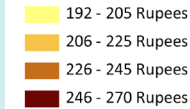


Created by: Dana Thomson for PUKAR, 2010

Kuala Bandar 2009 Ford Survey

Average Cost of Purchased Water

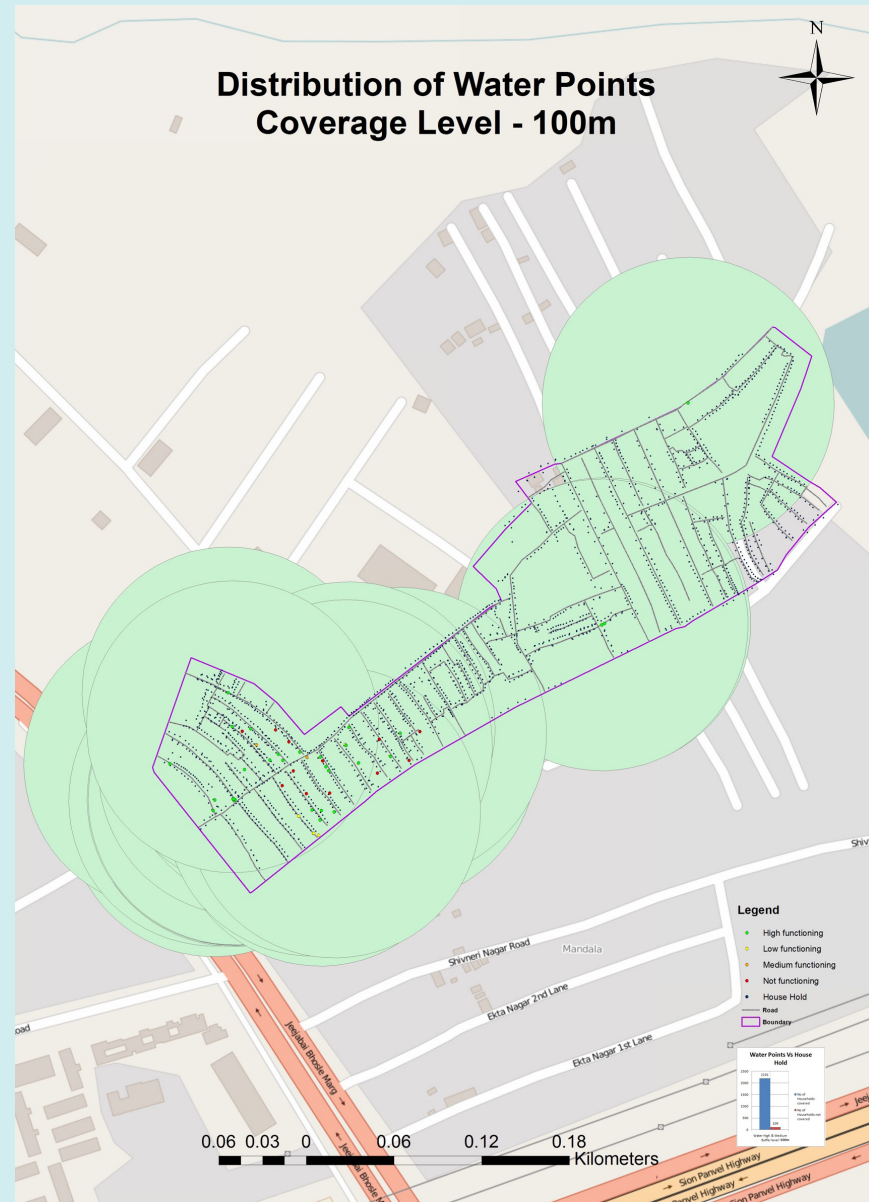
Legend



Created by: Dana Thomson for PUKAR, 2010

95 % of households did not get enough water to meet the World Health Organization's (WHO's) recommended minimum usage of 50 litres per capita per day (LPCD).

48 % per cent of households did not even get 20 LPCD, a usage level associated with "high" health risk according to WHO.



Journey Towards Dignity

“Journey Towards Dignity” where we teach some of the most marginalized adolescent girls everything about puberty, Menstrual health and Hygiene, Reproductive Health and Hygiene, sex and gender, sexual and romantic relationships and gender based violence and child sexual abuse. It is a 22 module course taught over 30 weeks. Shyam and DAIDA have supported it for 3 long years and have helped close to 2000 girls.





Shyam Khandekar

Founder of DAIDA FOUNDATION is the Chairman of its Board of Trustees.

An architect, urban-planner and urban-designer. He is also the co-founder of MY LIVEABLE CITY, an international knowledge platform that publishes magazines & books and organizes conferences and educational programs.

Shyam is co-author & editor of book AFFORDABLE HOUSING & INCLUSIVE CITIES (2019 ORO).

Shyam Khandekar



Founder of DAIDA FOUNDATION is the Chairman of its Board of Trustees. He is an architect, urban-planner and urban-designer who has led multi-disciplinary design teams in major urban and landscape projects in Netherlands and India.

Shyam Khandekar is the co-founder of MY LIVEABLE CITY, an international knowledge platform that publishes magazines & books and organizes conferences and educational programs. He believes cities can only be called successful and sustainable if they can be made truly liveable for all. He is author of the book *Designing for Sustainability through Upcycling* (nai010, 2020) and co-author of the book *Affordable Housing, Inclusive Cities* (ORO, 2019). He has lectured extensively about his thoughts and his designs at universities and conferences around the world.

Melissa Navarra



An Assistant Professor in Ateneo de Manila University, Philippines teaching Sociology. She has over two decades of government experience in involuntary eviction, resettlement, and housing prior to joining the Ateneo Faculty. During years in the government, as Head of the Resettlement Division, she designed, pioneered, and led government's Participatory Resettlement Monitoring with "Community Building" in resettlement sites in different provinces in the Philippines through the "Community Organizing and Community Building Approach" under USD 4.6 million budget ; led the participatory remedial interventions in 18 resettlement sites with 30,000 families and secured USD 36 million budget.

Melissa is also the Executive Director of Joly Homes Foundation, an NGO that implements community organizing in informal settlements and resettlement sites towards formation of cooperative and social enterprises, and initiates policy review and formulation in the area of resettlement and housing.

Claudio Acioly Jr.



An architect and urban planner, a development practitioner with nearly 40 years of experience in more than 30 countries working as a practicing expert, program manager, resident technical and policy advisor or short-term consultant to governments, bilateral and multilateral organizations, academic institutions, civil society organizations and community-based organizations.

Acioly specialized in housing and slum upgrading. Throughout the years he worked intensively in the nexus housing and land policies-city development strategies, combining it with capacity building, programme development and policy implementation.

- **Ain Shams University**

- **Environmental Planning Department, School of Planning and Architecture Bhopal**

- **Landscape Department, School of Planning and Architecture Bhopal**

- **Urban and Regional Planning Department, School of Planning and Architecture Bhopal**

- **Urban Design Department, School of Planning and Architecture Bhopal**

- **The Maharaja Sayajirao University of Baroda**

- **University of Bonn - Department of Geography & United Nations University**

- **IHS, Institute for Housing and Urban Development Studies**

- **Jamia Millia Islamia**

- **KU Leuven**

- **University of Mumbai**

- **University of Twente**

Ain Shams University, Egypt

- Urban waterscapes and water service provision in informal settlements Lessons for sustainable water access in Lima, Peru- **Maria Valverde**
- Exploring the Spatial Determinants of Tuberculosis in the Slums of Lima-**Mauricio Gilbonio Bocanegra**
- The Boundaries between Us. Territorial Functioning in Cairo's Urban Environment - **Nagla El Khoreiby**

Environmental Planning Department, School of Planning and Architecture Bhopal, India

- Invisible Aspect of Planning and Health - **Faiza Jamal**

Landscape Department, School of Planning and Architecture Bhopal, India

- Landscape Design for a Coastal River: The Case of Cooum River, Chennai - **Sahana D**
- Eco-restoration of Urban Pond System, Darbhanga, Bihar - **Vinita Kumari**
- Restoration and Conservation of an Urban Wetland – Pallikarani, Chennai - **Yamini T**

Urban and Regional Planning Department, School of Planning and Architecture Bhopal, India

- Assessment of urban water security with system diagnostic approach – a case study of Bhopal - **Shruti Gupta**

Urban Design Department, School of Planning and Architecture Bhopal, India

- An Ecological Approach Towards Shaping Urban Peripheries: Case of Urban Flooding in Chennai City - **Jayashree Chandrasekaran**
- Re-negotiating Lost Edge of Mumbai's Mithi River - **Aniruddha Madav**

The Maharaja Sayajirao University of Baroda, India

- Planning As If Upper Watershed Matters, Vishwamitri River's Case - **Shreya Bhaskar Modi**

University of Bonn, Germany - Department of Geography & United Nations University

- The Role of Social-Psychological Factors for the Adoption of Domestic Rainwater Harvesting as a Measure of Adapting to Urban Water Scarcity in Rondebosch, Cape Town - **Dominic Sett**
- What explains success in collective adaptation? - A case study of two flood-affected communities in Lagos, Nigeria- **Simon Wagner**

IHS, Institute for Housing and Urban Development Studies, Netherlands

- Social Vulnerability to Extreme Water Events and the Outcomes of Resettlement: A Case Study on the Women in Kannagi Nagar, Chennai - **Ishita Vedamuthu**
- The Spatio-Temporal Effect of a Flooding Disaster to the Economic Geography of a City: The Case of Tropical Storm Sendong to Cagayan de Oro City, Philippines - **Jeffy John Q Tomarong**
- The effect of landuse change in urban riverfront eco-restoration projects on land drawn capabilities. Case study of the Cooum, Chennai, India - **Ahmed Tarek AlAhwal**

Jamia Millia Islamia, India

- Re-establishing the linkages of water-system in Srinagar City - **Syed Suhaib Naqshbandi**
- Regenerating balance between the water systems & human settlements: A case of Bagjola Khal in Kolkata - **Tazteen Alam**

KU Leuven, Belgium

- Reinvigorating mountainous landscapes. A Himalayan urbanism - **Zeba Amir**
- Productive scattered metropolis. Activating inertial landscapes of Amman - **Mahmoud Alsalti**
- Refabricating Taichung's productive landscape. A design investigation coastal region of Taichung city, Taiwan - **Jui Yi Hung**

University of Mumbai

- Rejuvenation of the hydrological regime, and socio-ecological re-activation of the lakes in Old Panvel - **Noopur Sejpal**
- Reimagining a lost Riverscape: Case of Poisar River in Mumbai - **Swanand Mahashabde**
- A Landscape Approach to Nallas in Navi Mumbai - **Uttara Nalawade**

University of Twente, Netherlands

- Assessing the Spatial Transferability of Fully Convolutional Networks for Slum Mapping - **Yunya Gao**

**PERU • CAIRO • BHOPAL • CHENNAI • BIHAR • MUMBAI • BARODA • GERMANY • NIGERIA •
PHILLIPINES • SRINAGAR • KOLKATA • AMMAN • TAIWAN • SOUTH AFRICA • RIO DE JANEIRO**





GLOBAL AWARDS

Shortlisted participants

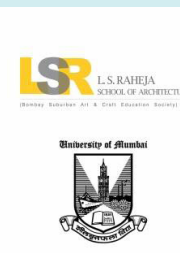


KU Leuven, Belgium

Mahmoud Alsalti

Productive scattered metropolis. Activating inertial landscapes of Amman

Supervised by: Prof. Bruno de Meulder and Julie Marin



University of Mumbai, India

Noopur Sejpal

Rejuvenation of the hydrological regime, and socio-ecological re-activation of the lakes in Old Panvel

Shilpa Bakshi Chandawarkar and Hrishikesh Phadke



KU Leuven, Belgium

Jui Yi Hung

Refabricating Taichung's productive landscape. A design investigation coastal region of Taichung city, Taiwan

Supervised by: Prof. Bruno de Meulder and Prof. Kelly Shannon



University of Bonn

Dominic Sett

The Role of Social-Psychological Factors for the Adoption of Domestic Rainwater Harvesting as a Measure of Adapting to Urban Water Scarcity in Rondebosch, Cape Town

Prof. Dr. Matthias Garschagen



Jamia Millia Islamia, India

Syed Suhaib Naqshbandi

Re-establishing the linkages of water-system

Supervised by: Ar. Intekhab Alam



Ain Shams University

Maria Valverde

Urban waterscapes and water service provision in informal settlements Lessons for sustainable water access in Lima, Peru

Prof. Mohamed Salheen, Prof. Astrid Ley



Landscape Department, School of Planning and Architecture Bhopal, India

Sahana D

Landscape Design for a Coastal River: The Case of Cooum River, Chennai

Supervised by: Prof. Saurabh Popli



IHS, Institute for Housing and Urban Development Studies

Ishita Vedamuthu

Social Vulnerability to Extreme Water Events and the Outcomes of Resettlement: A Case Study on the Women in Kannagi Nagar, Chennai

Dr. Maartje van Eerd and Somesh Sharma



GLOBAL AWARDS

The Winners....



GLOBAL AWARDS

JOINT

3rd

PRIZE

Sharing €4000



KU Leuven, Belgium
Jui Yi Hung

Refabricating Taichung's productive landscape.
A design investigation coastal region of Taichung
city, Taiwan

Supervised by:

Prof. Bruno de Meulder and Prof. Kelly Shannon



Jamia Millia Islamia, India
Syed Suhaib Naqshbandi

Re-establishing the linkages of water-system in
Srinagar City

Supervised by:

Ar. Intekhab Alam



DAIDA FOUNDATION, NETHERLANDS,
WITH THE MISSION TO IMPROVE THE
INFRASTRUCTURE AND LIVING CONDITIONS IN
URBAN AREAS OF THE CITIES OF THE DEVELOPING
ECONOMIES, BESTOWS ITS
DAIDA FOUNDATION GLOBAL AWARD
FOR THE MOST RELEVANT THESIS ON THE THEME
OF WATER AND DEVELOPMENT

JOINT 3rd PRIZE

Jui - Yi Hung

KU Leuven, Belgium

FOR THE THESIS

Refabricating Taichung's productive landscape.
A design investigation coastal region of
Taichung city, Taiwan

25.02.2021



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ECONOMIES, BESTOWS ITS
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OF WATER AND DEVELOPMENT

JOINT 3rd PRIZE

Syed Suhaib Naqshbandi

Jamia Millia Islamia, India

FOR THE THESIS

Re-establishing the linkages of water-system
in Srinagar City

25.02.2021


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GLOBAL AWARDS

2nd

PRIZE

€5000



IHS, Institute for Housing and Urban Development Studies

Ishita Vedamuthu

Social Vulnerability to Extreme Water Events and the Outcomes of Resettlement: A Case Study on the Women in Kannagi Nagar, Chennai

Supervised by:

Dr. Maartje van Eerd and Somesh Sharma



DAIDA FOUNDATION, NETHERLANDS,
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ECONOMIES, BESTOWS ITS
DAIDA FOUNDATION GLOBAL AWARD
FOR THE MOST RELEVANT THESIS ON THE THEME
OF WATER AND DEVELOPMENT

2nd PRIZE

Ishita Angelina Vedamuthu

IHS, Erasmus University, Netherlands

FOR THE THESIS

Social Vulnerability to Extreme Water Events and
the Outcomes of Resettlement: A Case Study on the
Women in Kannagi Nagar, Chennai

25.02.2021





GLOBAL AWARDS

1st

PRIZE

€6000



Ain Shams University, Egypt

Maria Valverde

Urban waterscapes and water service provision in informal settlements Lessons for sustainable water access in Lima, Peru

Supervised by:

Prof. Mohamed Salheen, Prof. Astrid Ley



DAIDA FOUNDATION, NETHERLANDS,
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ECONOMIES, BESTOWS ITS
DAIDA FOUNDATION GLOBAL AWARD
FOR THE MOST RELEVANT THESIS ON THE THEME
OF WATER AND DEVELOPMENT

1st PRIZE

Maria Carmela Valverde Gonzales

Ain Shams University, Egypt

FOR THE THESIS

Urban waterscapes and water service provision in
informal settlements Lessons for sustainable water
access in Lima, Peru

25.02.2021



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GLOBAL AWARDS

Winners Presentation



Ain Shams University, Egypt

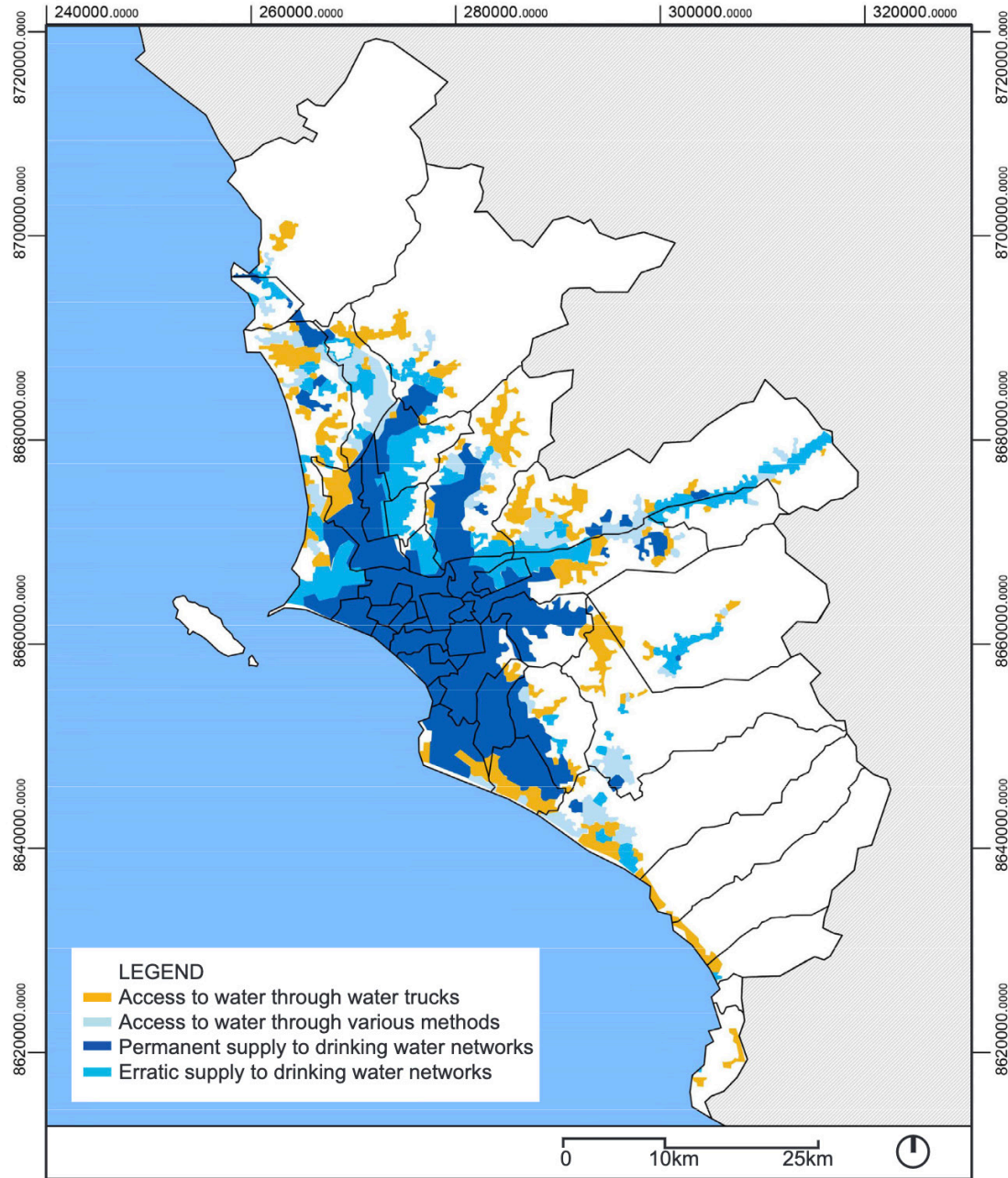
Maria Valverde

Urban waterscapes and water service provision in informal settlements Lessons for sustainable water access in Lima, Peru

SYNOPSIS

This investigation aims to unpack the diverse water delivery configurations in informal settlements from the peri-urban hillsides. It draws on qualitative fieldwork in three barrios from the JCM settlement to underline their perspectives and experiences for water access, in contexts of climatic variability and uncertain future water availability. Highlighting the realities of under-theorized water supply practices in informal settlements will contribute to comprehensive water policy goals and sustained interventions of the water utilities that guarantee human rights to water, sanitation, and a healthy environment.

1
PRIZE



2 PRIZE



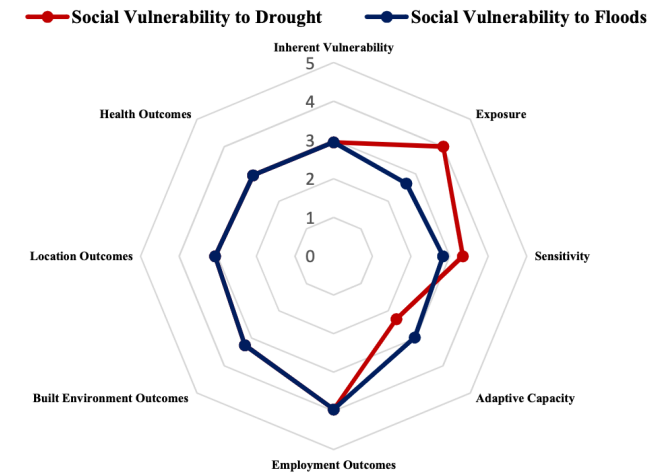
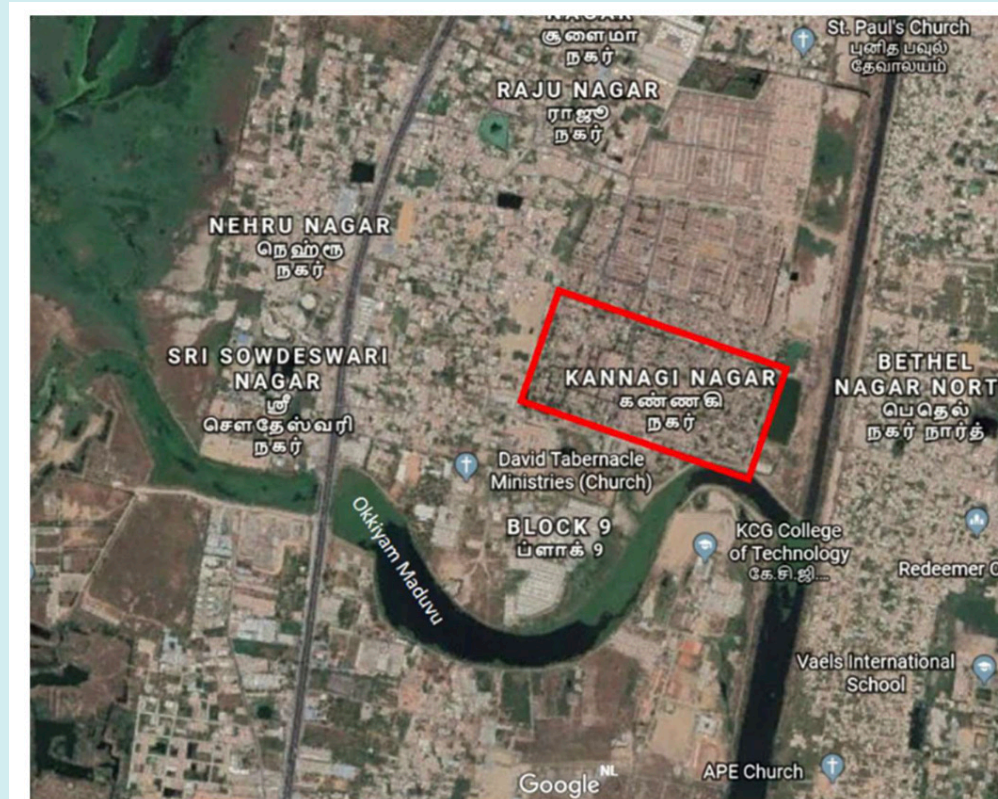
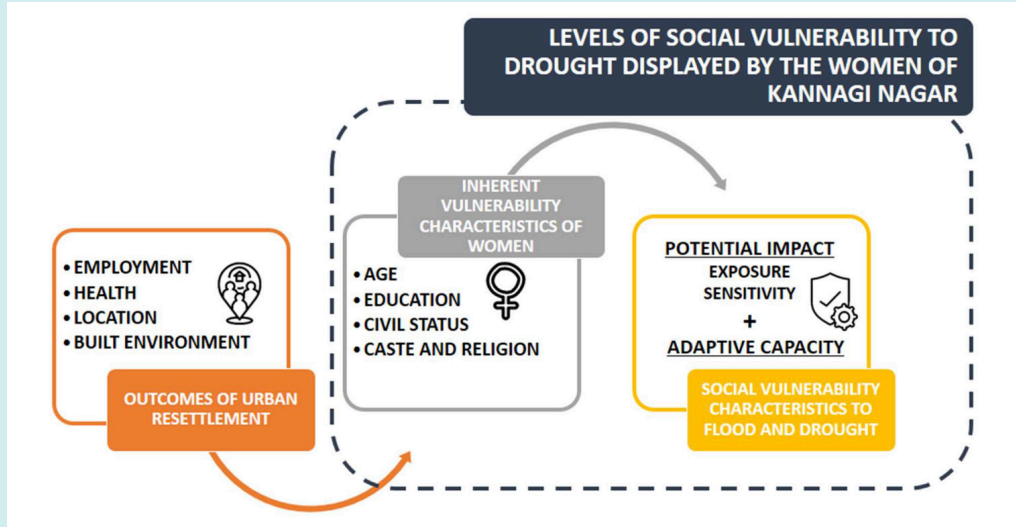
IHS, Institute for Housing and Urban Development Studies

Ishita Vedamuthu

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Graph 23: Levels of Social Vulnerability to extreme water-events and the Outcomes of Resettlement (Author, 2019)

3 PRIZE



KU Leuven, Belgium

Jui Yi Hung

Refabricating Taichung's productive landscape.
A design investigation coastal region of Taichung
city, Taiwan

SYNOPSIS

Taichung, located on the west side of the Dadu plateau, is representative of most Taiwanese metropolitan regions where massive real estate development and government proposals are reconfiguring rural farmlands in search higher profits. The study develops a vision that enables region's intrinsic ecology to be accentuated, while mitigating pollution generated from the industrial area and adapting to the predicted consequences of climate change, particularly flooding. Abandoned farmlands provide a strategic opportunity and a new rural and urban relationship. Robust forest and wetland systems are re-constructed and new typologies are developed to respond to new ecologies.



3 PRIZE



Jamia Millia islamia, India

Syed Suhaib Naqshbandi

Re-establishing the linkages of water-system in Srinagar City

SYNOPSIS

The Sustainable Development Goal for reducing water related natural disasters requires integrated and heuristic approaches considering traditional practices related to water management, use of scientific advancements and emphasis on human –water linkag-es.Traditional Adaptive landscape strategies of; linking the different water bodies by dig-ging waterways locally called as (Khuls) and reserving land parcels to act as wetland during high water yield, has evolved as the indigenous mechanism of flood control across Valley of Kashmir, India.The vernacular tradition of adapting water in the land-scape has also resulted in developing intricate human relationship with water which al-lowed Srinagar capital city of Kashmir to emerge as distinct culture and economically prosperous civilization in the past. The manifestation of this past wisdom, in the shape numerous waterways (Khuls) are being converted into roads for increased mobility needs today.In this study,events of change in natural hydrology and their latter impacts were correlated by preparing chronological time line,also spatiotemporal changes in wa-ter bodies and wetlands were assessed using Topographic maps from 1900-2011.Major events of disturbance in natural hydrology were found, the conversion of historical water stream (Markhul) into vehicular road in 1975 was observed to have laid serious ecologi-cal, social and economic impacts. The area of wetlands in Srinagar alone has significant-ly reduced from 54897acres in 1900 to 9000 acres in 2020, the spatial extent of freshwa-ter bodies has reduced from 9970acres in 1900 to 6246acresin 2020.It is concluded that by restoring historical water streams (khuls) and fostering human-water relationship resil-ience towards floods and water woes can be achieved, the vision developed during this project can help develop framework to achieve goals of SDG 13: Climate action.

Existing Physical Infrastructure - Srinagar City

WATER SUPPLY

Source: Sind Nallah, Doodhganga
Per Capita Water supply - 104 LPCD
Current WTP capacity - 60 MGD
/12 population
Water Demand by 2036 - 150 MGD
Current Water charges - Rs180/HH
O & M Incharge Institution - PHE

SEWERAGE & SAPPAGE SYSTEM

Existing Coverage of Sewer Network - 35%
Per capita Water supply - 104 LPCD
Per capita waste water generation - 70LPCD
Total waste water generation - 201 MGD
Current STP Capacity - 54 MGD
GAP - 150MLD (70%) is disposed
directly in waterbodies
O & M Incharge Institution - UED/NBCC

STORM WATER DRAINAGE

Area covered by storm drains - 40 %
Sewerage mixing in drains - 100 %
Water logging in year - 75 times
Waterlogging points - 93 points
O & M Incharge Institution - SMC

MUNICIPAL SOLIDWASTE

Total waste generation - 450MT
HH Collection %age - 60%
Waste segregation %age - 0%
O & M Incharge Institution - SMC



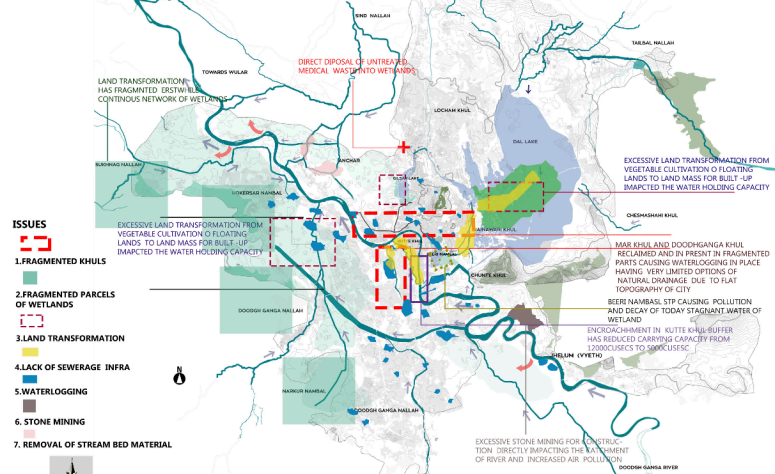
VIEW OF SEWERAGE AND SOLID WASTE SERVICES ALONG KUTTE KHUL (source:author)

LACK OF SOLIDWASTE AND SEWERAGE SERVICE ALONG RAINWATER KHUL

AGEING BERI NAMBAL STP CAUSING EXCESSIVE POLLUTION TO LAKE

Sources (Data): Author, JKUED, SMC, JKERA
Sources (Map): Author.

Issue Map



SECTION



BIRDS EYE VIEW

PAST



CURRENT



PROPOSED



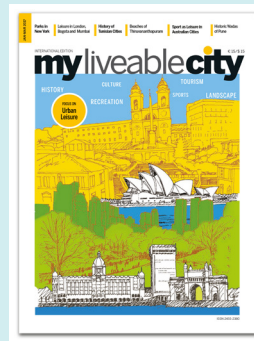
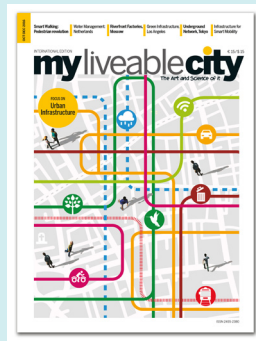
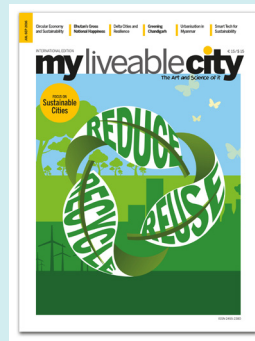
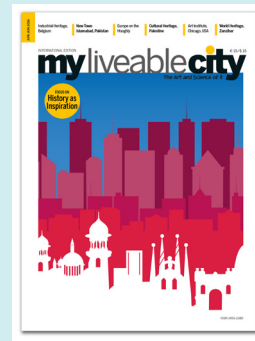
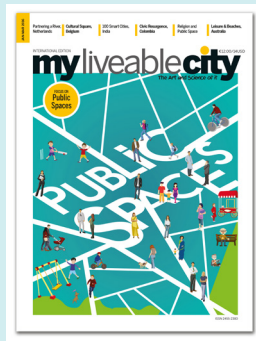
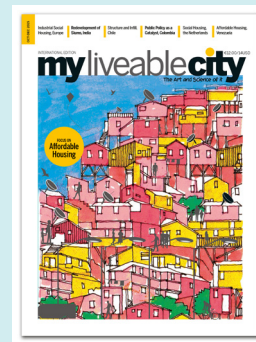
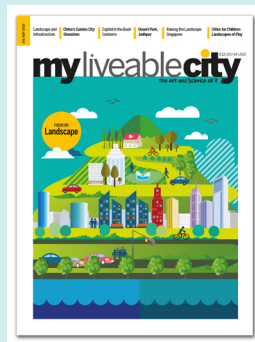
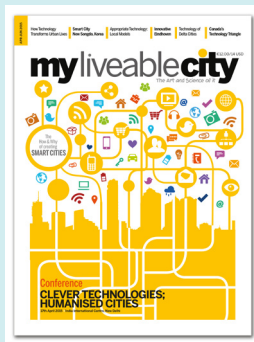
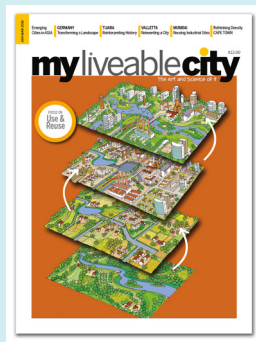
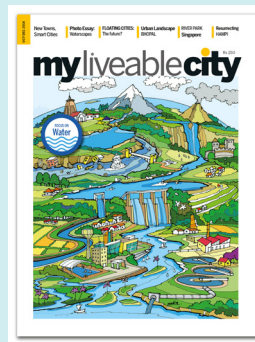
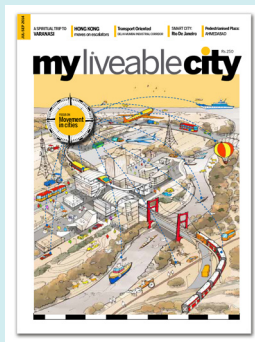
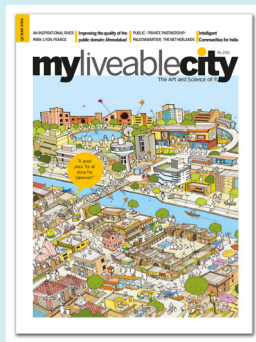


GLOBAL AWARDS

myliveable**city**

Announcement

my liveablecity



City Lights
A fast-paced glimpse at the vitality of cities

10
Product Design
Experiences to provide peace of mind



The Joy Of Cities

Designing, planning and developing cities in the context of their past, present and future



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Covid and the city

We're only as healthy as our environment



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Designing Healthy Cities

What ails our cities and what can cure them



27 Building Blocks to Healthy Cities

What it takes to keep a city fit



30 Creating Better Urban Ecosystems

An important step especially for Indian cities



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Designing for Adaptability

Rensuring old buildings to create a healthier and affordable city



42

The People-Plant Potion

The medicinal properties of plants could save the world



46

Biodiversity and Us

Enhancing ecosystems plays an important role to make a healthy city

Urban Blueprint

A series of case studies that capture the transformational qualities of well-designed cities



49

In the Green of Health

Green open spaces are essential to good health



54

Moscow

What will make it more joyful to live here



60

Rajasthan

Looking to our past can create better cities for the future



66

Birmingham

Breaking new life into a city



70

Tohono O'odham

Preserving their culture is the right thing to do



76

Building a Garden City

Let's bring our source of food closer to home

Provocateur

A hard-nosed look at what makes cities liveable or unliveable!



82 Saving the Planet

Educating urban professionals to build healthier cities

Change Agents

Meeting up with city leaders and organisations who are making a difference



85 Interview

Anne Misley

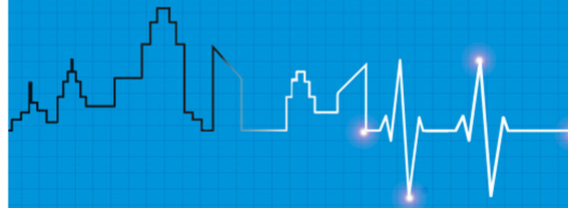
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ARCHITECTURE DESIGN LANDSCAPE URBAN PLANNING

FOCUS ON
Health &
the City

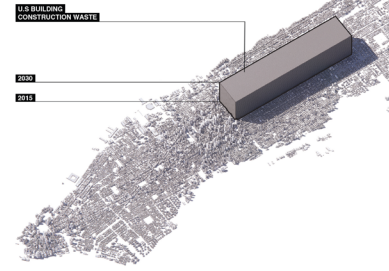


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In the late 1950s, Dutch Architect Herman Hertzberger opined that architecture should "...do more with less... the point is not to build more buildings but to revise the buildings we have." Along with John Habraken, they believed that the architect's role was not to provide a complete solution but a spatial framework to be filled in by the users.¹ There is no time more significant than the present when this notion could take root. The pandemic has struck a blow to the very aspects that brought us together: our streets, cafes, restaurants, workplaces, shared housing, cultural institutions and public places. It also exposed the inequalities in our cities and the disparity in the access to housing, healthcare and public spaces. Studies reveal a disproportionate number of deaths in lower income group communities since social distancing was impossible in overcrowded housing.² The costs of inaction are too high: carbon emissions made a sharp rebound after lockdown restrictions eased in various cities across the world compromising air quality and threatening to exacerbate the very symptoms of the disease. Even before the pandemic, buildings were responsible for 39% of global carbon emissions, and about one-third of emissions in the U.S., of which 90% construction debris ends up in landfills. There is a growing urgency to address energy and emissions from buildings and construction if ambitions for a 2°C reduction in global temperatures are to be achieved. An overhaul of construction methodology and

our approach to building is front and centre in debates about how to arrest climate change. The twin crises demand us to be more thoughtful, efficient and democratic in our distribution of resources. Creating systems that have multiple lives, are accessible to many and flexible enough to allow for a diversity of usage for extended periods of time, have both ecological and economic urgency.



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Diagram illustrating the projected US building construction waste over a 25-year time frame were it to occupy the entire Central Park in New York City



Adaptive reuse of a 1970s office building into a 140-unit residential development

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Thinking on their feet: Adapting city streets
Expecting the rise in vehicular traffic as people return to private vehicles and their effect on pollution and congestion, cities such as Paris, London and Milan were quick to adapt their network of streets to accommodate more pedestrians and cyclists and ban cars from entire districts. Streets are being used for outdoor dining, allowing the restaurants and cafes that were suffering for lack of customers to remain open. Using as little as paint and traffic cones they tactically adapted to the public need for outdoor life.

These changes may well be on their way to becoming more permanent. In a move that could usher the next era of urban street life, city governments across the world pledged various proportions of their roads to dedicated pedestrians and bike lanes, eliminating private vehicles altogether. The versatility of the existing city grids and the combination of

progressive governance and political will made possible what would otherwise have taken years of bureaucratic paperwork. The opportunity is ripe to adapt our cities to be less car dependent, place pedestrians and cyclists at the core and to prioritise safety and health over traffic.

Could obsolete building stock be used to meet the scarcity for affordable housing?

The pandemic accelerated a trend in remote work that was already underway. At the time of writing this, several industries were considering extending their work from home policies permanently. This will impact not just the way we live and work but subsequently how we plan our cities. While it is too early to predict what changes this would entail, the future office will be designed around interactivity and be less about meeting cubic counts. The bulk of older office stock with smaller floor plates and outdated ventilation systems, especially those that were already vacant pre-Covid, will be hard to lease. They may, in fact, be better suited for residential use, given their location in downtown areas that are central, walkable, lively and well-connected to mass transit.

Several cities use tax credits and abatements to incentivise office-to-apartment conversions in areas that have a glut of obsolete office stock and an undernourishment of residential units. Such conversions are not new; over the last few

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