

# Building Intentional Community: Co-Housing to address Social & Economic Challenges



THE UNIVERSITY OF BRITISH COLUMBIA

[kelownacohousing.strikingly.com](http://kelownacohousing.strikingly.com)

**SMART<sup>er</sup> Growth**  
**PARTNERSHIP**

## Tonite's CoHousing Meeting Objectives:

- ✓ Get more informed on the what and why's of CoHousing for Kelowna
- ✓ Connect you to like-minded neighbours & explore possibilities together
- ✓ Invite you to become part of Kelowna's 1<sup>st</sup> CoHousing Cohort

## Tonite's MC: Gord Lovegrove

Gord Lovegrove P.Eng., M.B.A., Ph.D.

Founding partner | SMARTer Growth Partnership

Associate Professor | Faculty of Applied Science | UBC School of Engineering

Research to help resolve issues that impact the sustainability of our global community

# TONITE'S AGENDA

6:30 to 7 pm: Registration & Survey

7 to 7:45 pm: Acknowledgements

Social, economic context

How CoHousing works

UBCO student designs

Q & A, give us feedback

7:45 to 8 pm: Break & networking

8 to 8:45 pm: CoHousing Design Charrettes

8:45 to 9 pm: Summary & Next Steps

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# OUR STUDENTS & PARTNERS!

School of Engineering (Gord Lovegrove, supervisor)

Steven Howard, Gabriel Musgrave,

Jiale Li, Joshua Engstrom, Zach Raposo

School of Management (Dr Greg Reutz, faculty sup'r)

Michael Macdonnell, Andrew Martin,

Mahlon Head, Neo Ma

Kelowna Intentional Communities: Greg Harris

SMARTer Growth Partnership





# SMARTer Growth Partnership

[smartergrowthpartnership.ca](http://smartergrowthpartnership.ca)



- Board members: Gord & Karen Lovegrove, Craig Hostland, Daniel Joseph, Blair Irwin, Gary Janzen, Roger Liegmann, David Saltman, Ray Taheri, Joan Bottorff, Amarjit Singh Lalli, Jonathan Baynes, Shannan Schimmelmänn, Jonathan Palmer, Kelsey Roberton, Robert Stupka
- Our Vision: Encourage governments across Canada to adopt SMARTer Growth Solutions that help improve a sustainable quality of life; affordability, connectivity, safety and the environment of our communities.
- Our Goals: We will achieve this by helping to envision, fund, inform and assist executing SMARTer Growth solutions for governments across Canada. Our team will work with third-party and non-profit organizations to promote, encourage and assist in the realization of common SMARTer goals for their communities.



# SOCIAL & ECONOMIC CONTEXT: OUR HYPOTHESIS

- ✓ We can do better with what we have to sustain a desirable quality of life that promotes healthier, safer and more prosperous residents and businesses and visitors



## **MOTIVATION: CONNECTING OUR COMMUNITY**

- Isolation is worse for our physical health than smoking 15 cigarettes a day; Facebook doesn't 'cut' it; we were created for relationship

## **MOTIVATION: FILLING OUR MISSING MIDDLE**

- Housing prices are high; rental vacancies are low, what can we do to increase supply, address affordability, and keep Quality of Life?

## **MOTIVATION: RESILIENCE**

- The key to physical recovery, mental health, & hope for the future starts with a sense of community = life is a team sport!

## **MOTIVATION: IT TAKES A VILLAGE**

- Sense of community starts with knowing and trusting your neighbors. Aging in place and raising our families in the same community helps. Trusted neighbors help care for our loved ones – seniors, kids, pets



# What CoHousing is: Does this appeal to you?

Cohousing happens when a group of like-minded people choose to 'do life together'. “Communities are intentional, collaborative (co-developments) created with a little ingenuity. They bring together the value of private homes with the benefits of more sustainable living. That means residents actively participate in the design and operation of their neighborhoods, and share common facilities and good connections with neighbors. All in all, they stand as innovative and sustainable answers to today's environmental and social problems.”

([cohousing.org](http://cohousing.org))





# cohousing.org



Creating Community, One  
Neighborhood at a Time



Search...

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- Finding Cohousing
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- Living in Cohousing
- Aging in Cohousing
- Group Process
- Donate to Coho/US



Innovative. Sustainable. Home.

Cohousing communities are intentional, collaborative neighborhoods created with a little ingenuity. They bring together the value of private homes with the benefits of more sustainable living. That means residents actively participate in the design and operation of their neighborhoods, and share common facilities and good connections with neighbors. All in all, they stand as innovative and sustainable answers to today's environmental and social problems. **Welcome home.**

- Cohousing in the News
- Cohousing Blogs

[Conference Presentations](#)

## A Thank You to Jeff Zucker, Stepping Down from Coho/US Board

Submitted by Alice Alexander on November 15, 2017

### Alice Alexander, Durham Cohousing (Durham NC)



Today is Jeff Zucker's last day on the Coho/US Board, and a good time to thank him for his service! Jeff joined the board in late 2013, when the organization was contracting, with multiple challenges. He was one of just six board members when I became Executive Director in April 2014, and the only one who wasn't imminently terming off! Thankfully, board members Bill Hartzell, Laura Fitch and Dick Kohlhaas agreed to serve through the 2015 conference, providing critical stability.

[read more](#) | [alice alexander's blog](#) | 1 comment | [log in](#) or [register](#) to post comments 52 reads

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- [Rare Opportunity to Embrace Community](#)
- [Emerson Commons - Cohousing near Charlottesville, Virginia](#)
- [Join a Green, Intergenerational Cohousing Community near Sacramento!](#)







## Building Community with Cohousing

Our goal is to promote cohousing in Canada. Membership in CCN has many benefits. To find out more about how being a member can benefit you click below!

Resource for cohousing communities in Canada, working together to create healthy sustainable communities.



### What is Cohousing?

Cohousing Neighbourhoods... Some people call them a return to the best of small-town communities. Others say they are like a traditional village ....

[Read More](#)



### Find a Cohousing Community

This is a great resource for finding the Cohousing communities available to you.

[Read More](#)



### Frequently Asked Questions

There are many many things that people have to consider when looking at Cohousing options.

[Read More](#)

# How CoHousing differs from . . . .

- × Walled communities – no walls, more sharing
  - × Seniors communities – multi-generational (or not)
  - × Co-Op Housing – average 100 m<sup>2</sup> units + activity centre
  - × Social Housing – market pricing, community controlled
  - × Traditional neighborhoods – retrofittable into co-housing
  - × Apartment buildings – If you really want an apt, go for it!
  - × Developer built – co-developed by CoHousing cohort
- ✓ Biggest thing about co-housing: Central activity hub where community meals (typically suppers) are shared daily (folks take turns cooking once or twice month).



# OTHER THINGS YOU TYPICALLY SEE & DO IN COHOUSING

- ✓ Code of community values
  - ✓ e.g. shared meals, cook once a month, play nice
- ✓ Dispute resolution
- ✓ Car sharing (or not) – save on space @ \$30,000/stall!
- ✓ Craft room – shared tools
- ✓ Internal ‘play streets’ – CPTED – peace of mind
- ✓ Workshop – shared tools
- ✓ It takes a community to raise a child
  - ✓ Surrogate grandparents, free babysitting, practise
- ✓ Community gardens & playgrounds in ‘pooled’ green





# What CoHousing looks like:

## Co-designed from scratch

- Less than a single family home, comparable to a condo
  - Save typically 15% on construction
  - Shared resources, smaller footprint, shared meals



Windsong,  
Langley

4 acres  
34 homes  
1996





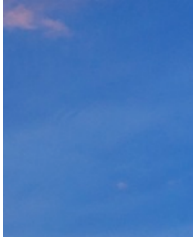


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# MULTI-STORY CONDO'S





# Existing Neighborhoods RETROFIT

## N Street Cohousing

Davis, California



### Case Study:

1. Neighbors
2. Relationship
3. Don't rush it
4. Enjoy meals together
5. Consensus decisions
6. Everyone gets a vote
7. Everyone pitches in
8. Dispute resolution process is respectful

N Street is a cohousing community that was started in 1986 when two tract homes built in the early 1950s took down their side fences. We started using a garage as a common house in 1988 after reading *Cohousing: A Contemporary Approach to Housing Ourselves* by Mccamant and Durrett.

"N" Street continues to grow slowly, adding one house at a time. We currently have expanded to 20 houses, 13 homes on "N" Street that back up to 7 homes on the adjacent street. (Two of the homes on N Street are across the street from the community but are occupied by active members.) The removal of fences has created a beautiful open-space area that includes vegetable, flower gardens; a play structure; a hot tub; chicken coop, large grassy area, pond, and more.

We enjoy sharing community meals in our newly rebuilt common house three to four times per week and work parties once a month. We have a rich set of traditions including coming of age ceremonies. We are a mixed community of half renters and half homeowners of around 11 kids and 50 adults.

We make decisions by consensus with everyone having an equal ability to participate after having lived in the community for three months and having attended three meetings. We use a modified consensus where a 75% super majority can vote if consensus cannot be reached after six meetings and three months of effort have passed. So far, we have never gone through that whole process to a vote.

### Community Info:

<http://www.nstreetcohousing.org>

Status: Established (At least 4+ adults, 2+ years)

Move-in: 1986

Location: Urban

Land: 3 acres

Units: 18

Common House Size: 1600

### Contact:

N Street Cohousing

724 N St

Davis, California 95616

[kevin@wolfandassociates.com](mailto:kevin@wolfandassociates.com)

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*Last updated: December 5, 2015 at 2:43 PM*

*For more information, please see the [complete community listing on the FIC Communities Directory](#)*

# Where CoHousing happens:

In BC:

- Kamloops, Vancouver
- Langley, North Van, Nelson, Kelowna?

Across Canada:

- Ontario, Saskatchewan,

Globally:

- UK, Denmark, Israel

In 36 US States:

- 165 Communities
  - 148 Completed
  - 17 Building
- 140 Forming
  - 35 have acquired land they are developing



# THE LITMUS TEST – IS COHOUSING FOR YOU?

Four things that make it different from a strata/multi-family:

1. Designer/developer of your future home – amazing way to get to know your future neighbors – highest highs/lowest lows - become dear friends & family – shared conflict brings us closer together!
2. Extensive common areas where you can share life together – opportunities for socialization
3. Decisions by consensus – everyone is involved – great for folks that like fairness. They will not get all they want, but better decisions. Involves compromise. Move forward with much more cohesiveness and quicker momentum.
4. Conflicts happen – resolution mechanisms pre-exist, and require clear & real relationships – this is not Facebook. When something bugs me about you, I am going to come speak to you about it. A very high trust environment. Prepared to be real, to be challenged.





# UBCO STUDENT PRESENTATION COHOUSING POSSIBILITIES IN KELOWNA

- ✓ Several UBCO engineering and management students have been working hard to check out the possibilities for CoHousing in Kelowna, checking out possible locations, costing possible design scenarios, working up possible sketch concept designs
- ✓ Lets hear from them now briefly, more details to follow at 8 pm upstairs in the 2<sup>nd</sup> floor lounge where we'll have them help us conduct our mini-design charrette





# Kelowna Cohousing

UBCO Engineers

Steven Howard, Gabriel Musgrave,  
Jiale Li, Joshua Engstrom, Zach Raposo



“

## Project Needs Statement

*Cohousing addresses the rising demand for more affordable housing, while providing people who feel socially isolated, the opportunity to be part of a diverse and active community that boosts social interaction.*

”



# Constraints

Core elements:

Community house

Children's play area

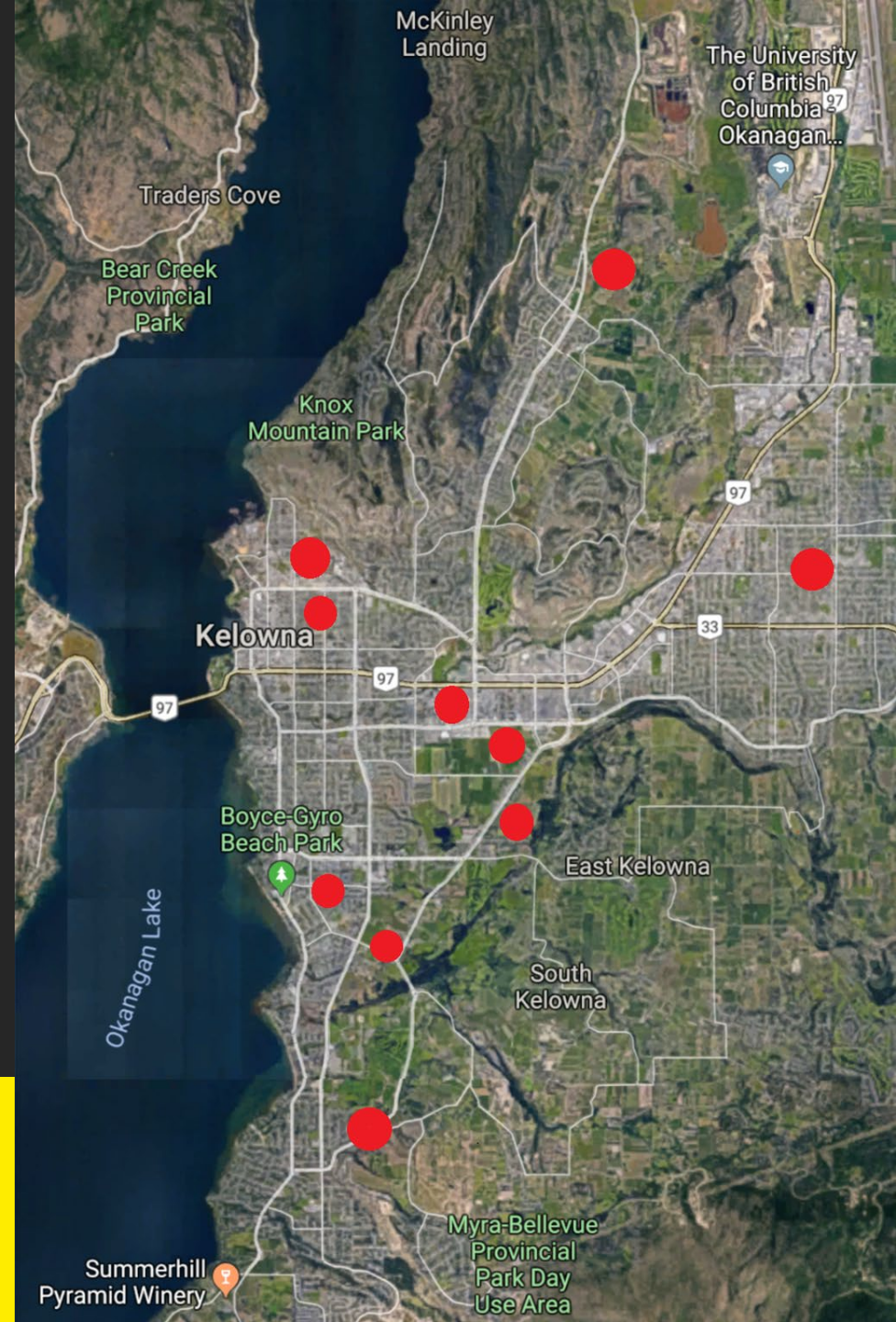
Average unit sizes-100 m<sup>2</sup>

5% accessible units



# 10 Locations

- Rutland - Lanfranco Rd.
- Mission - Clement Ave.
- Glenmore - Springfield Rd.
- North End - Raymer School
- Swamp Rd - Helen's Acres





# Site Evaluation

- Used Multiple Account Evaluation (MAE)
- Each MAE category was based on 4 subcategories

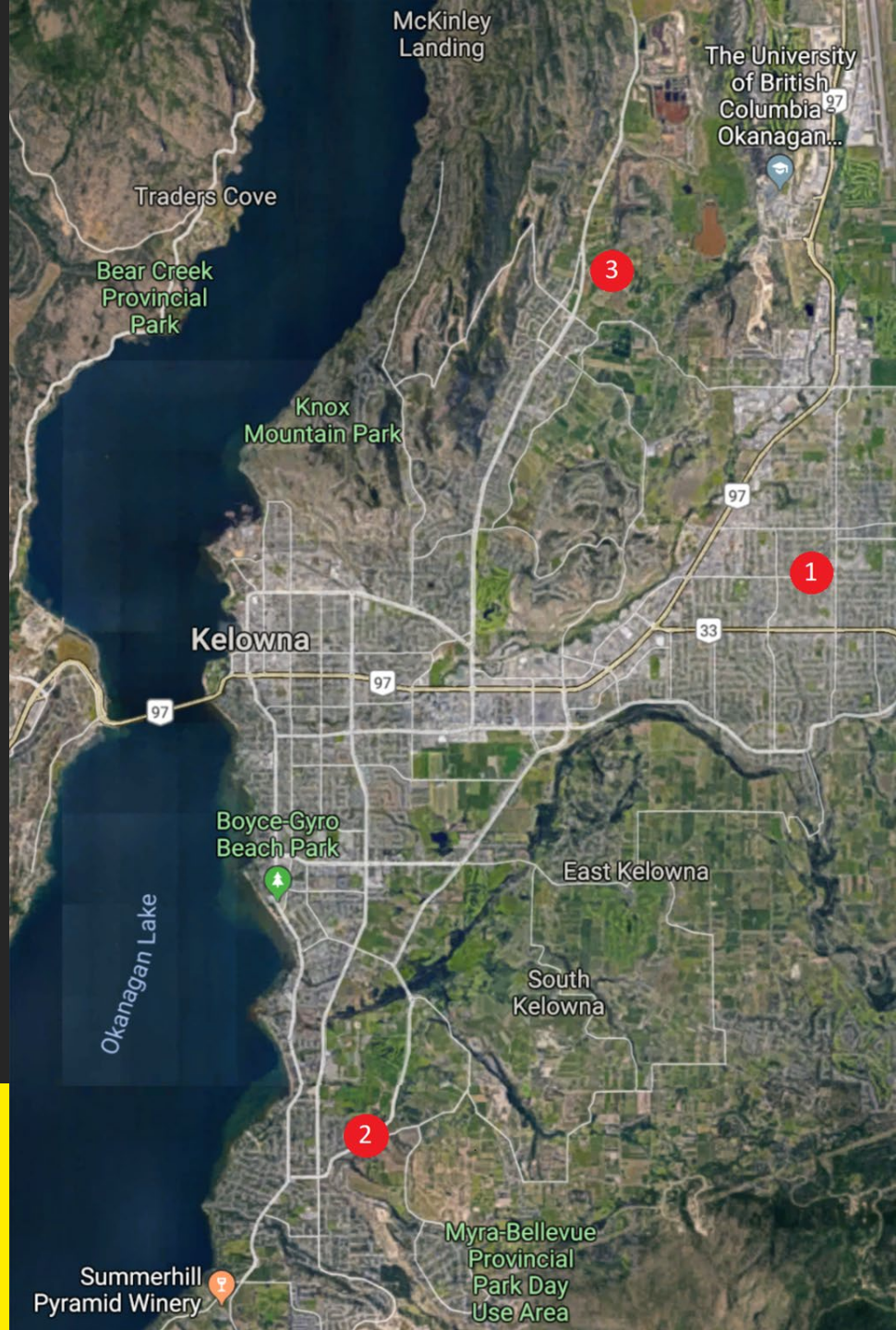
MAE Kelowna Cohousing	OPTIONS			
	Weights	Glenmore near Scenic	Dehart at Swamp	Rutland Near Transit Exch.
COST/AVAILABLE SPACE	0.44	7.41	7.98	6.03
LOCAL AMENITIES	0.30	4.16	2.54	7.06
TRANSPORTATION	0.10	2.63	5.40	6.71
SAFETY	0.15	5.20	5.88	6.38
OVERALL	1	5.61	5.77	6.46





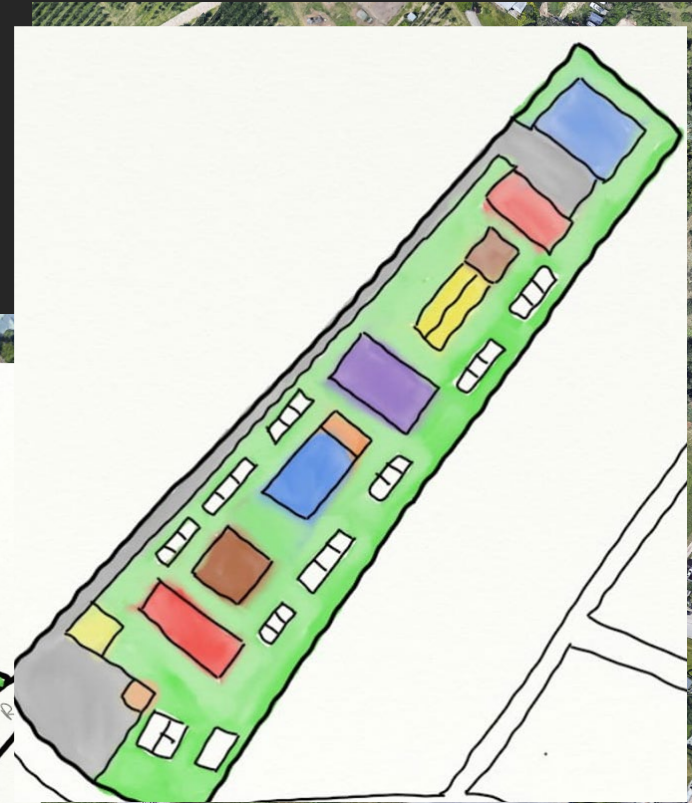
# Top 3 Locations

- 1. Rutland
- 2. Mission
- 3. Glenmore

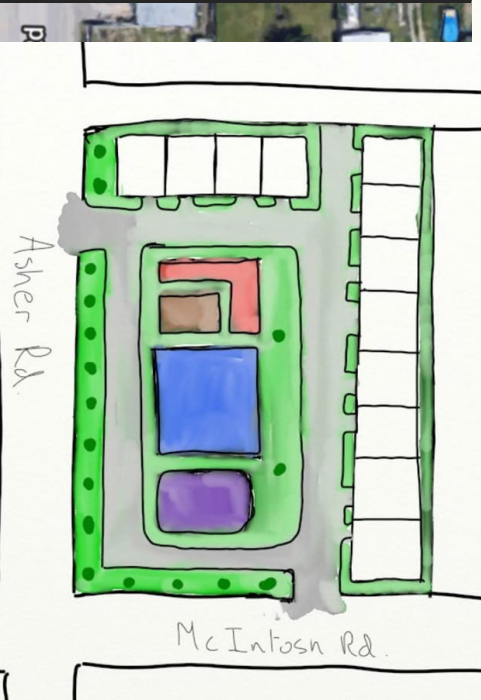


# Glenmore

## Mission



## Rutland





# Local Amenities



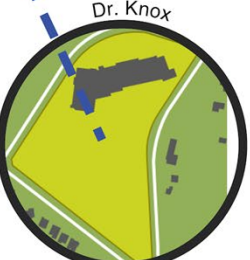
## Local Amenities



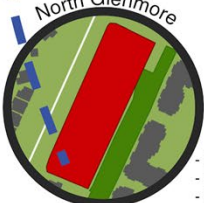
- 15-minute walk
- Grades K to 6



- 5-minute drive
- IGA
- Shopper's Drug Mart
- Starbucks
- Bosley's



- 20-minute walk
- Grades 7 to 9
- French Immersion



- 5-minute drive
- EK's Grill
- Brandt's Creek Pub
- Domino's Pizza

These maps are purely conceptual and should not be considered indicative of a final location having been selected. The location selection process will continue as the project progresses, and the locations shown here serve as suggestions for amenities to look for during the cohousing location selection process.



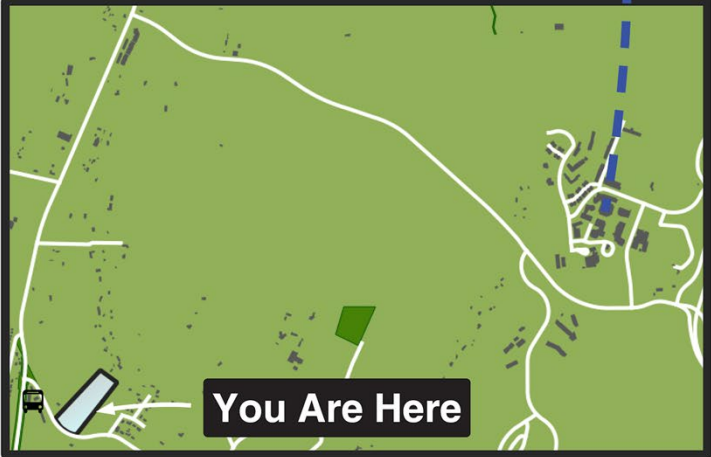
# Local Amenities

## Local Amenities



- 5-minute drive
- Bus access (30-min frequency)

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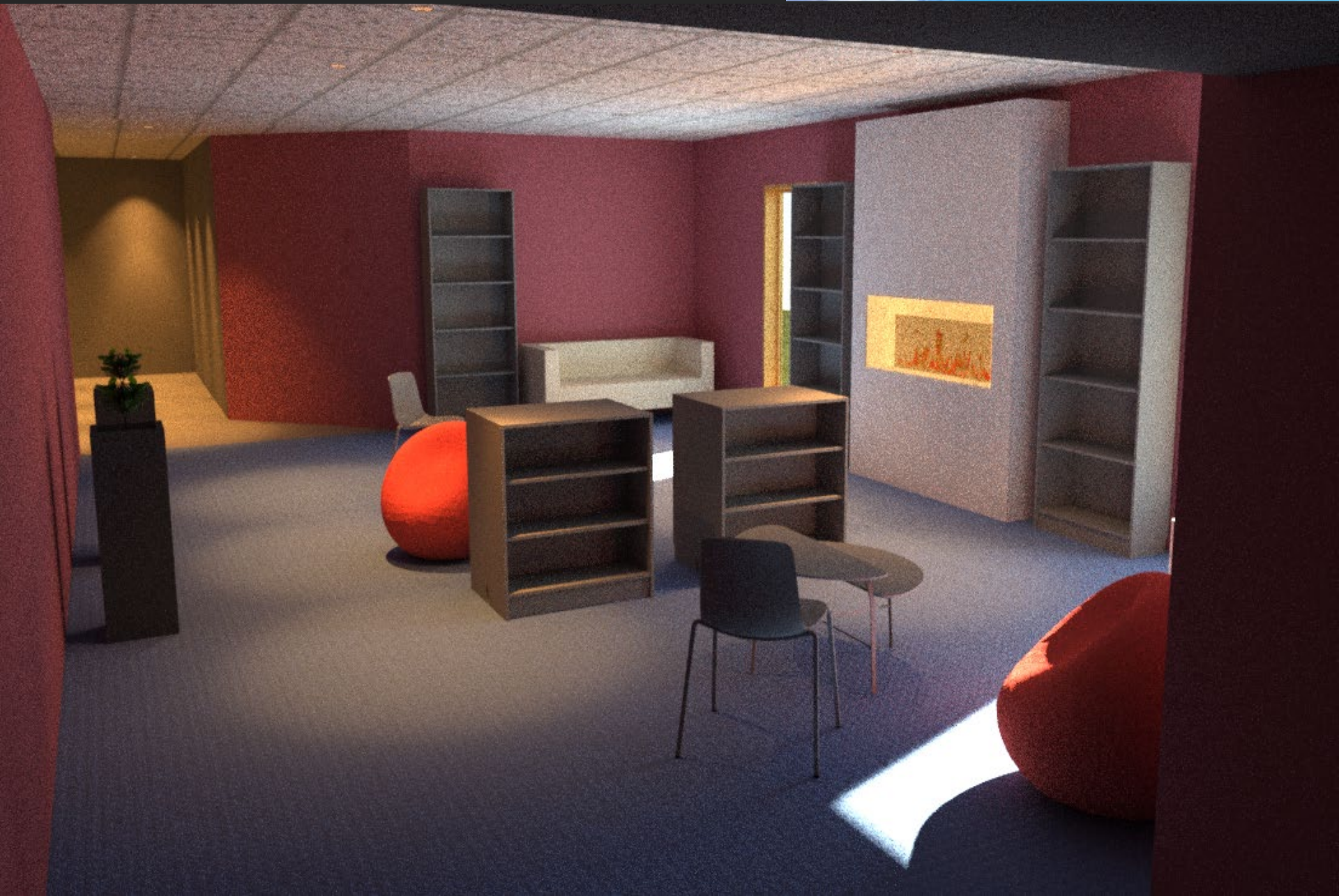


# Community Checklist

- list of ideas at your table
- brainstorming ideas we thought of, but in the end it's up to YOU!











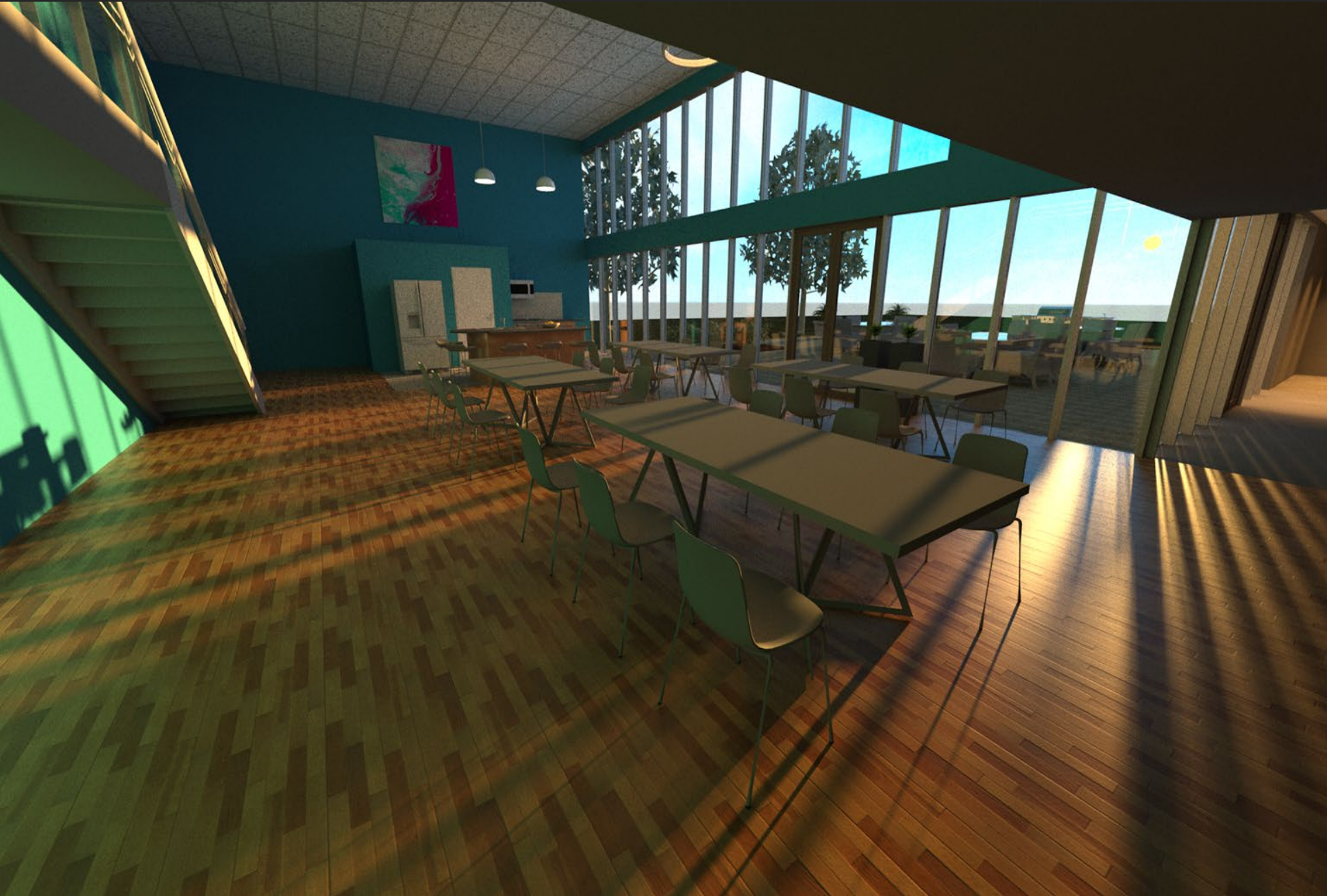














# Construction Cost Analysis

- ❑ construction costs of units
- ❑ construction costs of community house
- ❑ initial costs
- ❑ other community construction costs



# Construction Budget: Year one Through to Completion (Y4)

	Low	Medium	High
<b>Costruction Costs of Units</b>	25 units \$ 7,500,000.00	33 units \$ 9,900,000.00	40 units \$ 12,000,000.00
<b>Costruction Costs of Common House</b>	\$ 800,000.00	\$ 800,000.00	\$ 800,000.00
<b>Intial Costs</b>	\$ 2,300,600.00	\$ 3,173,000.00	\$ 3,999,440.00
<b>Other Costs</b>	<u>\$ 1,055,905.00</u>	<u>\$ 1,136,385.00</u>	<u>\$ 1,227,969.60</u>
<b>Total</b>	<u><u>\$ 11,656,505.00</u></u>	<u><u>\$ 15,009,385.00</u></u>	<u><u>\$ 18,027,409.60</u></u>
<b>For Each Unit</b>	\$ 466,260.20	\$ 454,829.85	\$ 450,685.24



# In the End...

It's up to YOU to design the community!



# Join Us...

Feel free to join us upstairs after  
the break!





# Be Real, take a sober second thought before you jump in

- ✓ This is NOT a done deal – we just have a dream, we do NOT guarantee success! We DO guarantee growth!
- ✓ This is a HUGE commitment
- ✓ No one ever feels READY
- ✓ So we are going to meet and start discussions:
  - ✓ It will involve facilitators, meetings & your time
  - ✓ We can meet at UBCO, but will need child care and snacks
  - ✓ We have facilitators in mind, but they charge fees that ‘we’ (you, me, others) must cover . . .
- ✓ [gord.lovegrove@ubc.ca](mailto:gord.lovegrove@ubc.ca)
- ✓ [kelownacohousing.strikingly.com](http://kelownacohousing.strikingly.com)



# NEXT STEPS

- ✓ Student Presentation
- ✓ Networking Break
- ✓ Design Charrette to find out more and explore possibilities in Kelowna
- ✓ Invitation to become member of Kelowna's 1<sup>st</sup> cohort:
  - ✓ \$250 per family unit NON-refundable to enter a 6-month facilitated process of relationship building & co-planning - co-design and co-development!
- ✓ [kelownacohousing.strikingly.com](http://kelownacohousing.strikingly.com)





# 1<sup>st</sup> Cohort Members: Next steps

- ✓ STEP 1: \$250 per family unit NON-refundable to enter a 6-month facilitated process of relationship building & co-planning toward forming a legal entity (strata company)
  - ✓ STEP 2: If sufficient Net Worth, a further \$5,000 toward land options and development process
  - ✓ STEP 3: Land purchase, development approvals
  - ✓ STEP 4: Build!
- 
- ✓ [kelownacohousing.strikingly.com](http://kelownacohousing.strikingly.com)



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[https://ubc.ca1.qualtrics.com/jfe/form/SV\\_9X168Cs96r8SqJ7](https://ubc.ca1.qualtrics.com/jfe/form/SV_9X168Cs96r8SqJ7)

**Questions?**





# Video's on cohousing: Cohousing.org



*Creating Community, One  
Neighborhood at a Time*



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## Cohousing Videos



Cohousing: Is it right for you?



Cohousing communities help prevent social isolation



2017 Conference Videos



Co-housing—Community at its Best | Erica Elliott | TEDxABQ

