

# COLLECTIVE DESIGN PROCESS FOR OLD GRACE HOUSING CO-OPERATIVE Winnipeg, Manitoba



November 2014

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ARCHITECTS INC.

# BACKGROUND DATA

The following is a summary of project requirements as established by Manitoba Housing:

- 1. Project for two parcels of land**
- 2. Project proponents are non-profits or co-operatives only**
- 3. Project is for a mix of 50% affordable and 50% market housing**
- 4. Building height not to exceed 3 storeys**
- 5. Project size not to exceed 60 units on large and 10 on small lots**
- 6. Project to be visitable and accessible**
- 7. Project to exceed sustainability of Manitoba's Green Building Program**
- 8. Building design to be compatible with existing neighbourhood**
- 9. Project to include a mix of seniors, families and persons with disabilities**
- 10. Manitoba Housing to maintain majority ownership stake in the project**

# PART 1

## NEIGHBOURHOOD CONTEXT



**Theme: PRIORITIES: What are the core issues that you want to see in the project?**

**Comments:**

**What type of housing is most suited to the area?**

- \* Resiliency and sustainable
- \* Combination of townhouses and walk-up apartments
- \* Design complements the area
- \* Passive design
- \* Esthetically uplifting, wonderful character, full of spirit
- \* Aging in place
- \* Visitable with elevators/accessible
- \* Community gardens / greenhouse
- \* Inclusive and multi-generational
- \* Energy efficient for long term; net zero ready
- \* Supportive of co-op model; joint ownership and shared amenities
- \* Co-housing model with shared spaces for common meals
- \* Community, not just an apartment block
- \* Terraced housing for solar aspect
- \* Townhouses have exterior doors/porch on street
- \* Transition to net zero - not being oil dependent
- \* Own sources of food
- \* Diversity - Mixes incomes/ages
- \* Perma culture
- \* Surprise in the layout of 2 sites - natural division
- \* More affordable housing than market housing
- \* Laundry to be shared, not individual
- \* Common space is most important
- \* Small living spaces
- \* Mix of housing tastefully done
- \* Central atrium
- \* Winter friendly
- \* Trees and green space
- \* Coffee shop
- \* Daycare
- \* Commercial kitchen
- \* Woodworking/craft/art space
- \* Not big and boxy
- \* Inviting to rest of community
- \* Attractive building - colour and texture
- \* Cozy, accessible, warm woods, sunny
- \* Affordability
- \* Sheltered space - courtyard or porch
- \* 6 groups of 10 in pods
- \* Daylighting for interiors

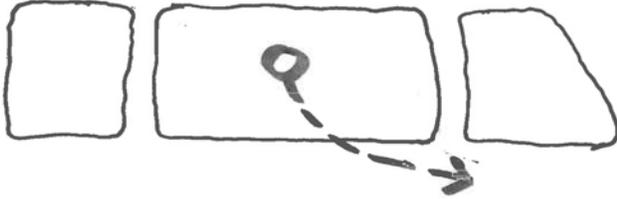
COLLECTIVE DESIGN PROCESS

WORKSHEET 1

**Theme: NEIGHBOURHOOD CONNECTIONS: What is the most important connections around the site?**

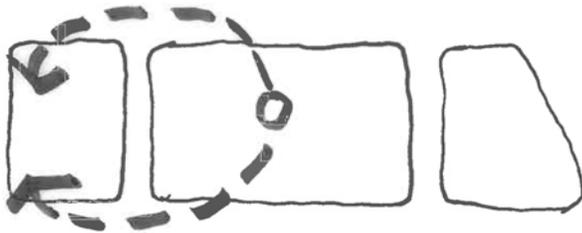
**Comments:**

**Option A: Connect to parks**



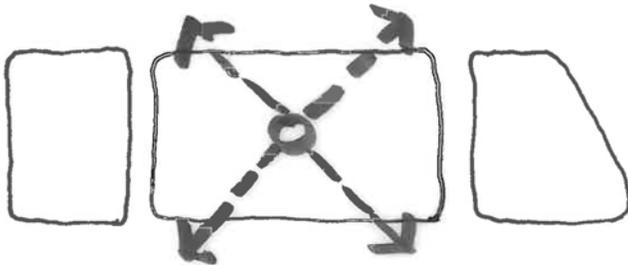
- \* Connection to Vimy Ridge Park is good
- \* Arlington St. very busy am and pm
- \* Do we want people cutting thru site?

**Option B: Connect to Neighbourhood shops to South**



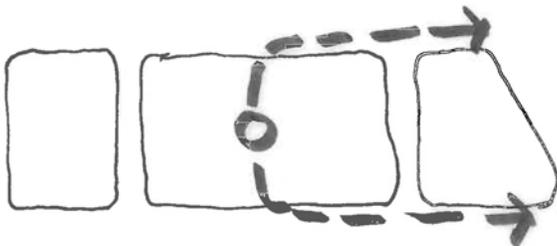
- \* Connection to schools for kids
- \* Important - no one focus
- \* Tunnel to De Lucas

**Option C: Connect to residential neighbourhood**



- \* Connects all options
- \* This will connect best to community
- \* Inviting to community
- \* All are important
- \* More open to community
- \* Not to be an island
- \* Don't want all community walking through

**Option D: Connect to transit & Portage Avenue**



- \* Evanson St. - lots of foot traffic
- \* Need easy access to transit
- \* No steps on ground level
- \* Arlington bus route #10

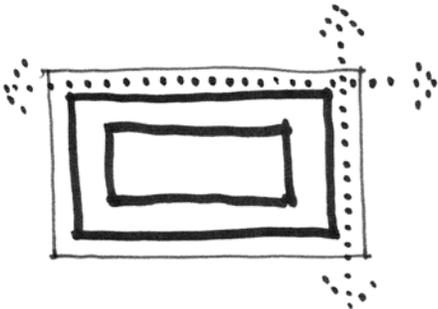
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WORKSHEET 2

Theme: ROUTES - What is the best way to connect pedestrian activity with the site?

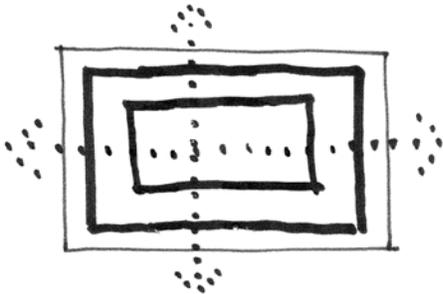
Comments:

Option A: Perimeter routes



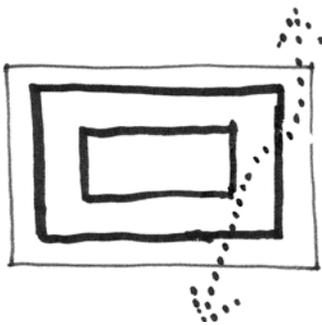
- \* Preference for less activity through site - safer for kids?
- \* Good for security
- \* 4-season greenhouse
- \* Good pedestrian traffic on Evanson St.

Option B: Central route through the lands



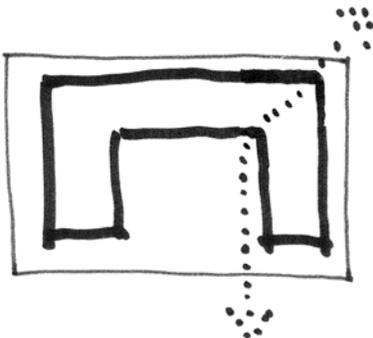
- \* Mostly residents inside to contribute to community
- \* Like this option - more accessibility and openness
- \* Ease of entry to personal space
- \* What about safety and privacy?
- \* OK if privacy/safety are considered
- \* Like idea of atrium

Option C: Tangential route



- \* If a common space with staff, like a coffee shop, then this works
- \* Concern about co-op being too open
- \* Keep lane closed
- \* Open but mostly private

Option D: Angled route



- \* Connection to smaller site with angle
- \* Like open space - not as closed-in as above options
- \* More welcoming to others

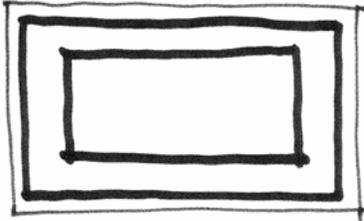
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WORKSHEET 3

Theme: CENTRAL COURTYARD - How should a courtyard be defined?

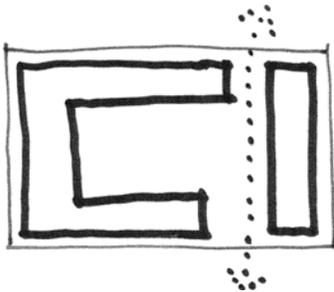
Comments:

Option A: Private for residents only



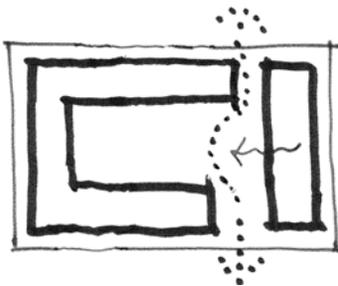
- \* No to walled - for community life
- \* Used by co-op members and invited community for certain events
- \* Sheltered courtyard
- \* Sunny space for garden
- \* Larger/higher on north
- \* Protected Utopian paradise
- \* Winter play space
- \* Too private

Option B: Part private/part public



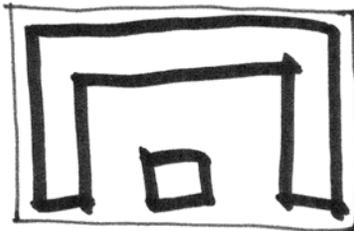
- \* Better option
- \* Daycare at one side
- \* Tiered
- \* Paved area benches
- \* Fruit trees/flower beds
- \* Artwork
- \* Common space
- \* Well-lit enhances safety

Option C: Retail in Courtyard



- \* Most like this
- \* Nice buffer to Arlington
- \* Passive design/solar power
- \* Craft sales in centre/festivals
- \* Hill to create amphitheatre for summer concerts/sleds in winter
- \* This one is closest
- \* Trees on inside are nice
- \* Good control with a base of access and privacy
- \* Don't want to take away local business

Option D: Other



- \* Building as a buffer to Arlington

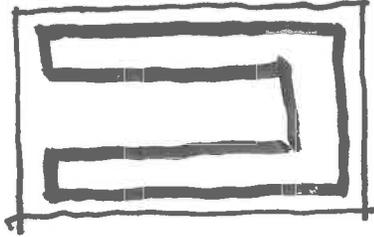
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WORKSHEET 4

Theme: DENSITY: How should the building density relate to the site?

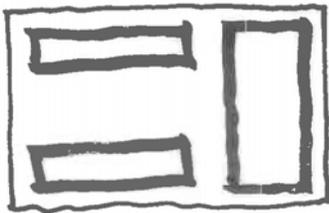
Comments:

Option A: Equal on all sides



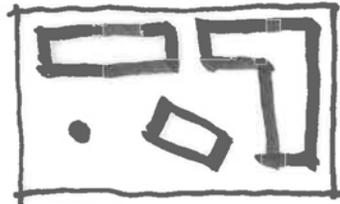
- \* Too monolithic
- \* High density
- \* Boring

Option B: Height on North



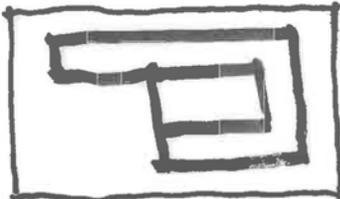
- \* Good to optimize sun
- \* BTC most appealing
- \* Counteracts privacy
- \* Good for public access
- \* Multiple access points public and residents
- \* Passive heating
- \* Tier with 3 storey/2 storey/1 storey; N to S

Option C: Courtyard at Old Chimney



- \* Like asymmetry of this one
- \* Like courtyard on Preston
- \* Less energy efficient
- \* Not practical with old chimney
- \* Common area in centre like Spokes
- \* Too open to public?

Option D: Tiered



- \* Offers flexibility
- \* Reflects neighbourhood
- \* Basically most interesting
- \* Different roof lines
- \* Can we ask for more than 3 storeys?

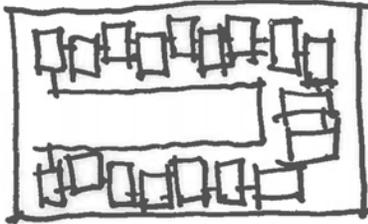
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WORKSHEET 5

Theme: DENSITY: What is the best way to plan 60 units on the site?

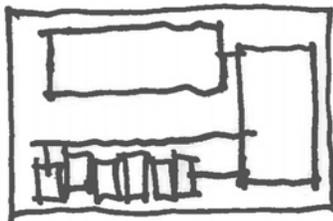
Comments:

Option A: High density townhouses



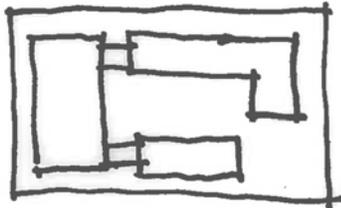
- \* Most like this
- \* Individual feel
- \* Individual look on front
- \* Exciting aesthetics
- \* Energy efficient?
- \* Green space/accessibility concerns
- \* Connect on back so you can go to common area in January

Option B: Diversity of forms



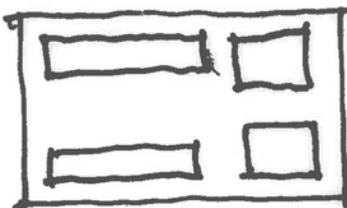
- \* Preferred option
- \* Like variation
- \* Like varying shapes and sizes
- \* Like more flexibility
- \* Visually a barrier to community
- \* Use Preston as garden and parking

Option C: Apartment near lane



- \* Remember garden
- \* Will block sun

Option D: Corner density



- \* Design for N-S sun exposure and terracing

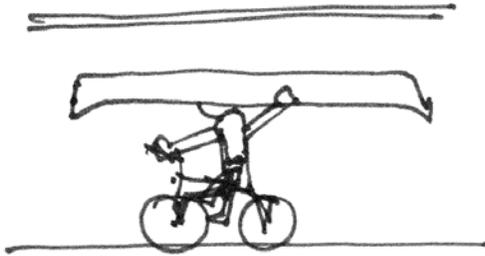
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WORKSHEET 6

Theme: TRANSPORTATION OPTIONS: How can design create ideas to rethink the car?

Comments:

Option A: Add indoor shelter



- \* Bike containers
- \* Canoe down to the river
- \* Like lock-up room on main floor
- \* Good for diversity of uses
- \* People using car pay extra
- \* Build over parking

Option B: Reduce parking ratio per suite



- \* Electrification important for cars
- \* Parking is a real problem
- \* Plan a parking strategy
- \* Underground parking or alternatives
- \* Scared about excess parking on street
- \* Want to reduce parking

Option C: Eco-transit pass with purchase



- \* Build in to co-op
- \* May be negotiable with City
- \* Group shopping trips

Option D: Car share



- \* Absolutely
- \* Most attractive
- \* Good for neighbours too
- \* Ease of use - no second cars
- \* Electric car
- \* 2 car shares

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WORKSHEET 7

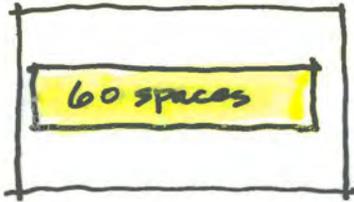
Theme: PARKING: What is the most acceptable parking arrangement for 60 units?

Comments:

Option A: 1.2 spaces/ unit - ZONING CONFORMANCE



Option B: 1.0 spaces/ unit - ZONING CONFORMANCE  
+ mixed use



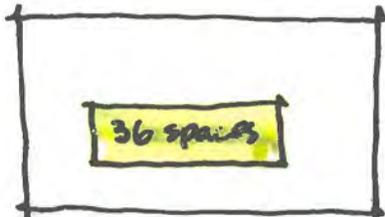
\* Too much

Option C: 0.8 spaces/ unit - ZONING CONFORMANCE  
+ 1 car share



\* Seems most reasonable  
\* Underground and some above  
\* Use as a revenue stream for non-residents  
\* Roof-top garden over

Option D: 0.6 spaces/ unit - + 2 car share



\* This one best  
\* If Preston for parking, this might be an option  
\* Minimum  
\* Room for visitor parking  
\* How about 3 car shares - due to larger community use

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WORKSHEET 8

**Theme: COMMUNITY BENEFITS: What are the features that can most benefit the wider community**

**Comments:**

**Option A: Car share location**



- \* Great idea
- \* A real plus

**Option B: Daycare**



- \* Part of a founding model for a co-op
- \* Could be part of common space
- \* Several recognize need
- \* Attracts families
- \* Intergeneration - brings kids in from the community
- \* Lots of space - little revenue
- \* Not sure if there is a demand for this - study it first
- \* Increases need for parking and traffic

**Option C: Community meeting room/ laundry / café**



- \* This is a good one
- \* Exists in community already
- \* Less important if we already have a common space
- \* Not as important
- \* No laundry and good meeting room
- \* No café (some)
- \* High ceilings

**Option D: Public plaza / green space**



- \* With a fountain, it would benefit larger community
- \* Madison residents would use it
- \* Public space would be good
- \* Concerts, somewhat closed space
- \* No, there is a park nearby

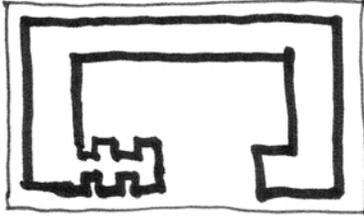
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WORKSHEET 9

Theme: INTERCONNECTION: How do you want the cooperative to appear?

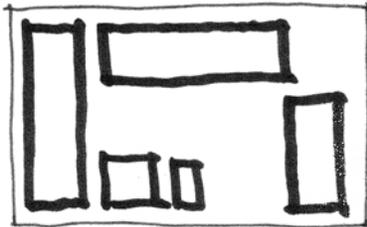
Comments:

Option A: As one unified building



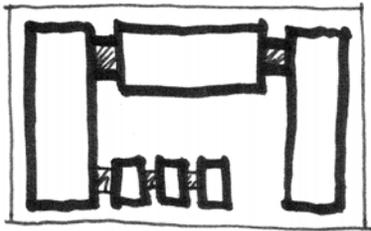
- \* Some acceptance of this one
- \* Not s one unified building

Option B: As separate buildings



- \* Varied shapes and sizes is mot appealing
- \* No, too isolated

Option C: As separate but connected buildings



- \* Like this option with passages to connect for winter
- \* Like connections for winter
- \* Connect to common space
- \* Combines best of 'B'
- \* Opportunities for varied designs
- \* No monoliths
- \* Subject to cost

Option D: As an extension of the neighbourhood pattern



- \* Most like this one
- \* Combine options C and D
- \* No individual units/no blocks

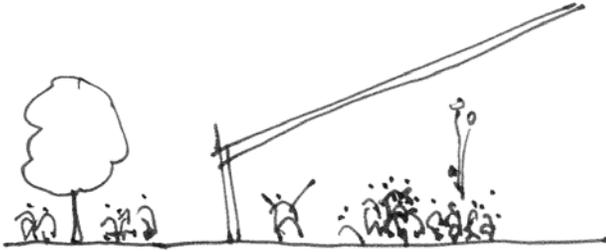
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WORKSHEET 10

Theme: COMMUNITY: What are the most important features to create a sense of community?

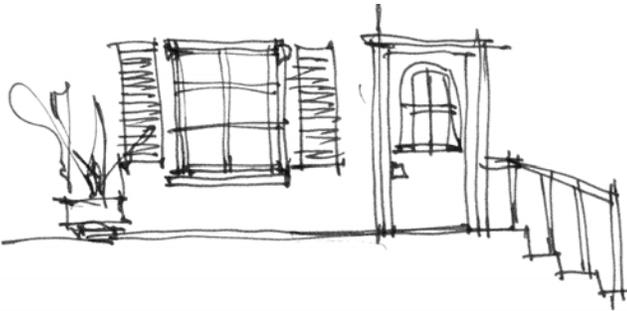
Comments:

Option A: Gathering places



- \* Good idea
- \* Atrium
- \* Roof garden
- \* Outdoor plaza

Option B: Materials and textures



- \* This works
- \* These all make sense
- \* Like porch and separate entries
- \* Cozy, warmth, wood, light
- \* Feels healthy
- \* Earth tones

Option C: Scale and diversity



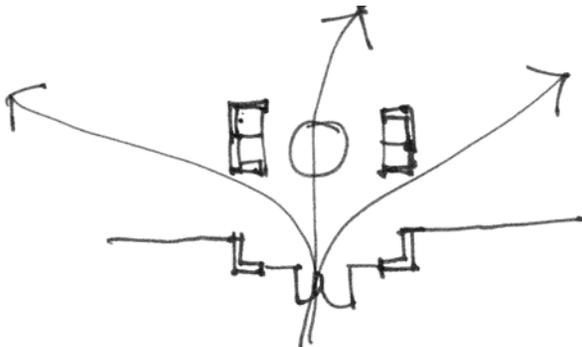
- \* Like this one
- \* Beauty is important and can integrate, but also isolate if not consistent with neighbourhood
- \* No monoliths
- \* Sunlight



Option D: Common entrance



- \* Very important
- \* Accessible more than common
- \* Ability to move easily through
- \* Good security
- \* Everyone should have private access
- \* Community mailbox, bulletin board at entrance
- \* TV ok here for community items



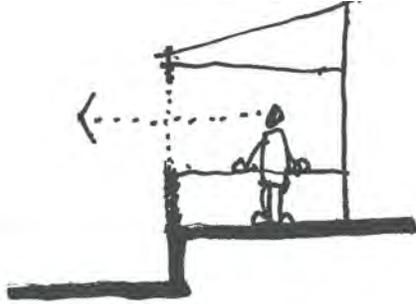
COLLECTIVE DESIGN PROCESS

WORKSHEET 11

Theme: EXTERIOR TEXTURE: What are the most appropriate exterior features?

Comments:

Option A: Porch and Verandah



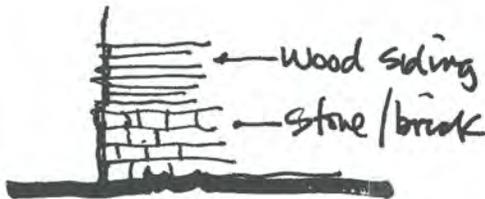
- \* Needs to be both visitable and grade changer
- \* Important but costly
- \* Common area with screened verandah on south
- \* Some public/some private
- \* Mosquitos!
- \* Facing street
- \* Light and fresh air

Option B: Steps to front door



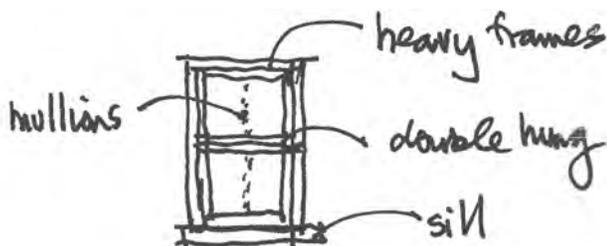
- \* Not accessible
- \* Include ramp to porches
- \* Some steps but not all, due to mobility
- \* No steps
- \* Bannister, if stairs
- \* Public access
- \* Accessibility is more important, but stairs are aesthetically pleasing
- \* Maintenance and liveability issues

Option C: Materials



- \* Use materials in area
- \* Sustainable materials
- \* Brick and wood siding and tyndal
- \* Not Corydon Avenue corrugated metal
- \* No plastic/vinyl

Option D: Window types



- \* Opening windows
- \* Fit into overall energy conservation
- \* Big and lots of light
- \* Insulated fibreglass
- \* Not double hung
- \* Less important detail

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WORKSHEET 12

**Theme: OPEN SPACE: What is the most important open space for the community?**

**Comments:**

**Option A: Community garden**



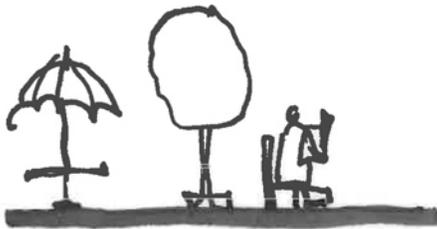
- \* Food production garden
- \* Connect to St. Margarets church - already has a garden



**Option B: Public plaza**



- \* Combination of all co-op members in common space
- \* Lots of trees
- \* Shade trees
- \* An invitation to everyone



**Option C: Passive children's play area**



- \* Like this for daycare/co-op kids/community
- \* Need trees and shade
- \* Don't need another play area



**Option D: Natural landscaping**



- \* Important
- \* Natural landscape key
- \* Attract local fauna (chimney swifts)
- \* May not have space for this
- \* Not a priority



COLLECTIVE DESIGN PROCESS

WORKSHEET 13

Theme: EXTERIOR IMAGE: What features do you like the most?

Comments:

A:



- \* Several didn't like this one
- \* Looks like a hospital
- \* Part of a combination
- \* Possibility for roof garden
- \* Variety

B:



- \* This was most liked by our group
- \* Like the roof slopes and character to match Wolseley
- \* Like traditional look
- \* Every unit to have some outside space
- \* Like the curved entrances
- \* Don't want multiple entrances
- \* Snow melt in valleys?

C:



- \* Like this one
- \* Combination of B and C
- \* Flat roof can provide for roof gardens
- \* Like balcony
- \* Like windows and appearance
- \* Vertical diversity
- \* Looks expensive
- \* No flat roofs
- \* Too swanky for neighbourhood

D:



- \* Fits into Wolseley
- \* Combination of all
- \* Like trees for shade
- \* Not sure about this one

Theme: EXTERIOR IMAGE: What features do you like the most?

Comments:

A:



- \* Trees key
- \* Beautiful front yards
- \* Close to street is nice
- \* Integrates with street
- \* Walkable
- \* Lots of natural light
- \* Looks like NYC brownstones

B:



- \* Like a village
- \* This is what I envision
- \* Like covered entry with trellis
- \* Provides space behind for commons
- \* Nice scale
- \* Pitched roof ideal for solar

C:



- \* Combination brick, glass and siding
- \* Like texture and differentiation
- \* Not too contemporary
- \* Waterfront not Wolseley

D:



- \* Fits with neighbourhood for apartments and could look good similar to townhouses
- \* Like gable window treatment
- \* Similar to original Grace hospital
- \* Too suburban
- \* Scale too large
- \* Looks fake

# PART 2

## COMMUNITY PREFERENCES



COLLECTIVE DESIGN PROCESS

WORKSHEET 15

**Theme: SERVICE AMENITIES: What are the most important services in the co-operative?**

**Comments:**

**Option A: Coffee shop**



- \* No private coffee shop
- \* Coffee shop not competing in neighbourhood
- \* Coffee only internal for co-op
- \* Incorporate into kitchen
- \* Already in neighbourhood

**Option B: Commercial greenhouse**



- \* Small for co-op members; co-op greenhouse
- \* Not essential
- \* Humidity in winter to add to passive healthy place
- \* Costs for winter heating
- \* Needs lots of roof tops
- \* Commercial or for co-op members/

**Option C: Small business offices**



- \* For co-op members only
- \* Yes for rent to members and community residents
- \* Common workspace
- \* Hassle to monitor

**Option D: Other**

- \* Kitchen and MPR to rent
- \* Small micro library
- \* Workshop
- \* Craft shop
- \* Laundry room
- \* Composting/recycling
- \* Yoga
- \* Home care aging in place
- \* Hair dresser/sewing
- \* Gym or fitness

**Theme: AMENITIES: What are the most important amenities in the co-operative?**

**Comments:**

**Option A: Vegetable gardens**



- \* Good idea in public areas
- \* Absolutely
- \* Roof top as well
- \* In some areas



**Option B: Fitness area**

- \* Small facility
- \* Not sure
- \* Shuttle to Sherbrook pool or Y
- \* Whirlpool and sauna (cost of maintenance?)
- \* Part of multi-purpose space



**Option C: Guest rooms**



- \* Good idea
- \* Interesting
- \* At least a bedroom and bath
- \* Rent by members



**Option D: Community kitchen**



- \* Really like this idea
- \* Very important
- \* Attach to multi-purpose
- \* Swan's co-housing in Oakland



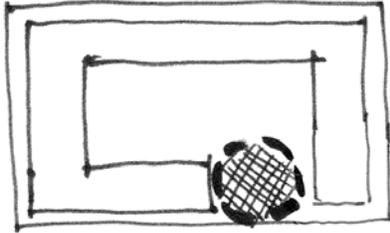
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WORKSHEET 17

**Theme: AMENITIES: Where should common space amenities be located?**

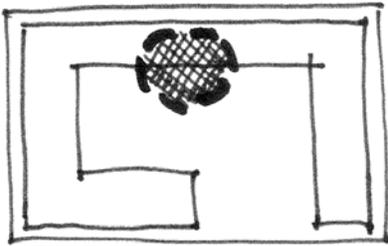
**Comments:**

**Option A: Public corner and community interface**



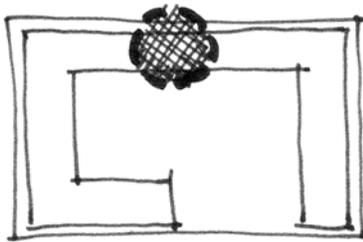
- \* Not closed off and not private
- \* For daycare or coffee shop, connect to street
- \* Public interaction, NOT in centre of members living space
- \* Some place central and easily accessible
- \* Important to be open to community
- \* Near entrance on ground floor
- \* Good to interface with community
- \* Like Tall Grass bakery, with benches

**Option B: Private interior courtyard**



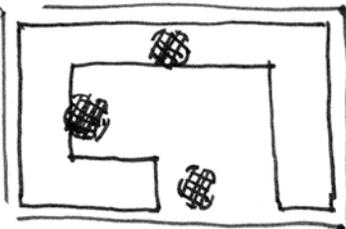
- \* Important to build community with co-op members
- \* Not too far from community
- \* Along a natural path
- \* Gardening more internal

**Option C: Rooftop with a view**



- \* This as secondary space for maximum sun exposure - not as main space
- \* Summer space for picnics
- \* Saves space

**Option D: Other**



- \* Maybe some common space on each floor
- \* Far entrance to build community, the public spaces need to be near traffic flow areas
- \* Prioritize sun for living spaces (not laundry, kitchen)

**Theme: WINTER CITY: What are the most important features to enhance winter city living ?**

**Comments:**

**Option A: Atrium with trees and vegetation**



- \* At common area
- \* Central glassed walkway
- \* Include a water feature
- \* Light and sun essential
- \* Integrate with walkways
- \* Living hallway
- \* Lounge at entrance

**Option B: Winter green outdoor landscaping**



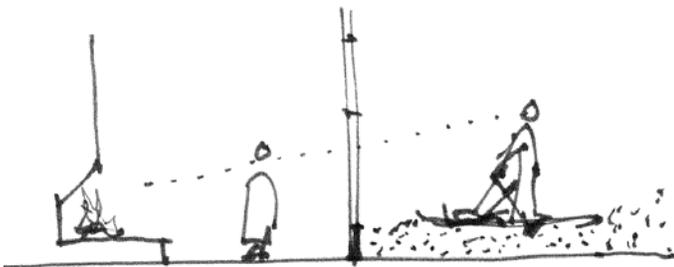
- \* Sled hill
- \* Colourful winter berries
- \* Fruit trees
- \* Native grasses in winter
- \* Walk on plaza

**Option C: Indoor connected spaces for walking**



- \* Comfort and practical
- \* As long as there is light
- \* Atrium integration
- \* Like college clusters
- \* Wheelchair accessible
- \* Through common areas

**Option D: Community fireplaces and ski connections**



- \* Interior fireplaces would be good
- \* Outdoor fire pit
- \* Not essential
- \* Parks offer this

COLLECTIVE DESIGN PROCESS

WORKSHEET 19

Theme: **LANDSCAPE FEATURES:** What landscaping features best identify the co-op?

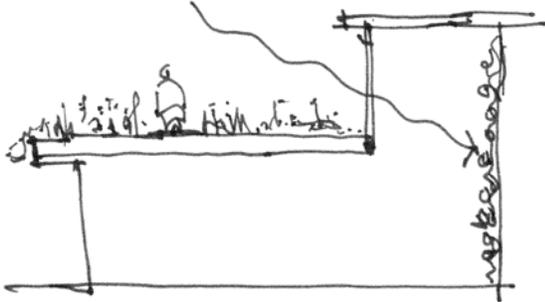
**Comments:**

**Option A: Storm Water Management (Bioswales/eco streams/rain barrels)**



- \* Like all of these
- \* Roof garden
- \* Retention of storm waters
- \* Would need some topography
- \* Not enough room?
- \* Mosquitoes and stagnation?

**Option B: Roofs and walls (green roofs, living walls)**



- \* Contribution to heat and cool
- \* Grapes over plaza
- \* Management issue
- \* Least attractive issue

**Option C: Ground covers (native plantings/naturalized grass)**



- \* Integrate with high traffic areas
- \* Child friendly areas
- \* Not take away from food production

**Option D: Gardening (Community vegetable gardens, personal gardens, flowers)**



- \* Raised beds
- \* Herb garden - sun exposure
- \* Use compost for gardens
- \* Rain water for gardens

Theme: SAFETY: What do you consider most important for personal safety?

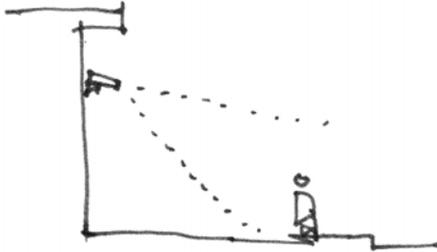
Comments:

Option A: Eyes on the Street



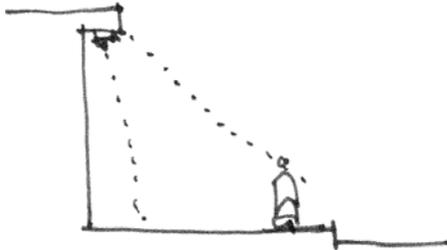
- \* Key to safety
- \* Lots of windows onto street
- \* Need to feel safe to report
- \* Promote lots of walking traffic around the site

Option B: Cameras



- \* Not this one
- \* Lease favourable
- \* Totalitarian
- \* Not necessary
- \* Co-op members need to build community
- \* Discreetly, if required

Option C: Bright lighting



- \* Motion-sensored lighting
- \* Consensus on this one
- \* Very important
- \* Too institutional

Option D: Private security/ambassadors



- \* No hired security
- \* Only if design didn't provide safety
- \* Will happen naturally

**Theme: SUSTAINABILITY LEVEL: How far should we go for sustainability?**

**Comments:**

**Option A: PASSIVE HAUS/ NET ZERO**

70-90 % better energy savings  
 on site renewable energy generation  
 70% water savings  
 Geothermal utility  
 solar hot water  
 Green roof  
 Global leader  
 8-10% capital cost premium



\* All in favour of this option and into best envelop  
 \* Net zero ready as much as we can within budget  
 \* Go to the top, aim him  
 \* No electric baseboards  
 \* Passive heating/insulating  
 \* Lifecycle approach  
 \* Be adaptable for future when electricity is too expensive  
 \* Consider PV electric

**Option B: LEED PLATINUM**

60% better energy savings  
 on site renewable energy generation  
 net zero ready  
 50% water savings  
 geothermal/solar hot water  
 Green roof  
 Global leader  
 8-10% capital cost premium

**Option C: LEED GOLD**

50% better energy savings  
 40% water savings  
 Green roof  
 Powersmart  
 National leader  
 5-7% capital cost premium

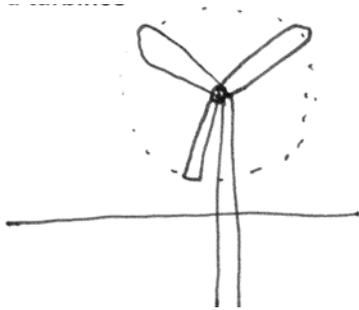
**Option D: LEED SILVER**

40% better energy savings  
 30% water savings  
 Powersmart  
 Meets minimum standards  
 2-4% capital cost premium

**Theme: DEMONSTRATION FEATURES: What identifies a sustainable co-operative?**

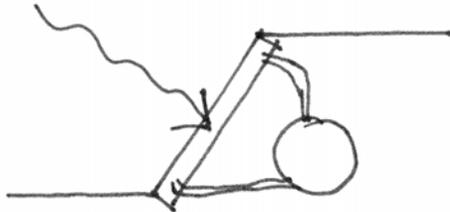
**Comments:**

**Option A: Wind turbines**



\* Not an urban option

**Option B: Active solar/photo voltaics**



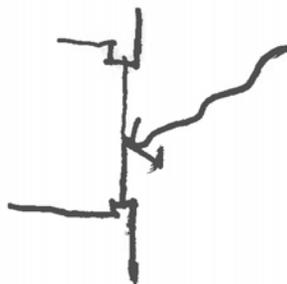
\* Good idea  
\* If affordable and payback

**Option C: Passive commercial greenhouse**



\* Not a priority  
\* Yes this one, not commercial

**Option D: Passive Features**



\* Key to design  
\* Superinsulation  
\* Eaves for summer shade  
\* Brise soleil shading

**Theme: SUITE FEATURES: What features do you like the most?**

**Comments:**

**Option A: Second Bathroom**



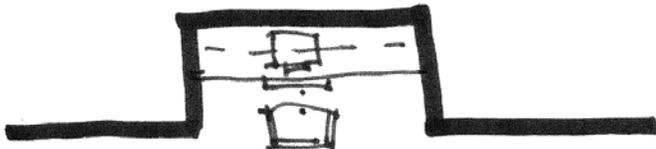
- \* Not necessary
- \* Ensuite possibly
- \* For market units/seniors

**Option B: Bay Window**



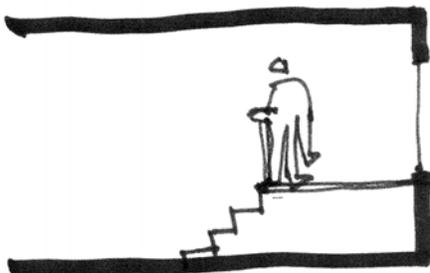
- \* Like this for light and eyes on street
- \* Light is a priority
- \* Space for plants - wide window ledges
- \* No, but big windows

**Option C: Office alcove**



- \* Practical
- \* Work space in suites is good
- \* Could be in multi-use space

**Option D: Raised loft**

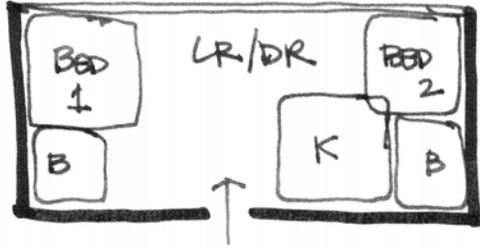


- \* Flexible for small units
- \* Good use of space - storage under
- \* Attractive option
- \* No wasted space
- \* Not necessary
- \* Accessibility?

Theme: SUITE LAYOUT: What are your preferences to suite layout?

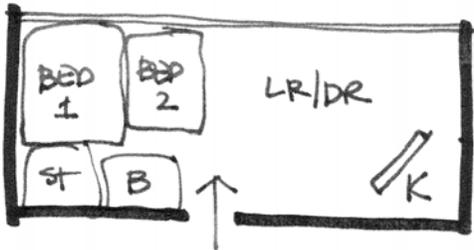
Comments:

Option A: Split bedrooms



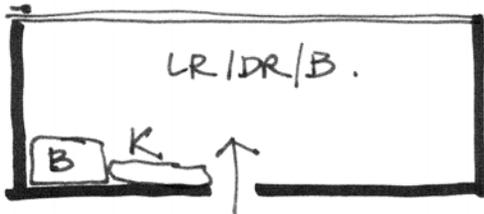
- \* Some like this
- \* Parents with older kids may appreciate this
- \* Separate room mates
- \* Separate for snoring

Option B: Clustered bedrooms



- \* Preferred
- \* Less wasted space
- \* Hall is wasted space

Option C: Open loft/ owner fit-up



- \* Maximum flexibility
- \* Use room dividers
- \* Moveable joists and walls

Option D: Other

- \* No hall or wasted space
- \* Some 3-bedroom units
- \* Some of each

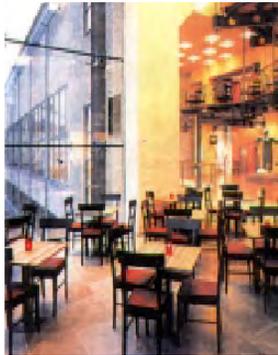
COLLECTIVE DESIGN PROCESS

WORKSHEET 25

Theme: COMMON AREAS: What features do you like the most?

Comments:

A:



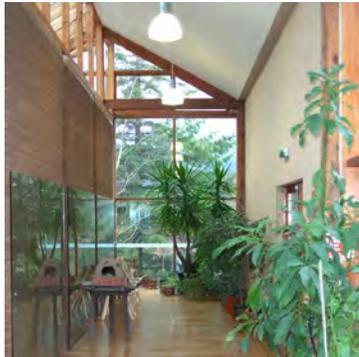
- \* Light is beautiful
- \* Chairs and tables
- \* Height is spacing
- \* Small tables that can be put away
- \* Too sterile
- \* Not cozy

B:



- \* Looks comfortable
- \* Not multi-functional
- \* Too sterile

C:



- \* Beautiful greenery
- \* Windows
- \* Likes height and light
- \* At end of common space

D:



- \* Warmth
- \* Cozy
- \* Wood and texture
- \* Height good
- \* More seating
- \* Stairs?
- \* Should include kitchen and eating area

Theme: COMMON AREAS: What features do you like the most?

Comments:

A:



- \* More seating
- \* Like the light
- \* Cozy
- \* Easy access

B:



- \* Atrium with plants
- \* More seating in here
- \* Terrarium
- \* Like a jungle

C:



- \* Not an attractive space but common eating is good
- \* Like wood
- \* Ceiling too low

D:



- \* Yes
- \* Great to have
- \* Shared workspace

COLLECTIVE DESIGN PROCESS

WORKSHEET 27

Theme: COURTYARD IMAGE : What features do you like the most?

Comments:

A:



- \* Water
- \* Feeling of natural world
- \* Combine gardening with courtyard
- \* Not enough room or practical

B:



- \* Gathering
- \* Like flexibility
- \* Really stark

C:



- \* Group seating is a good idea
- \* Like the bricks
- \* Individual seating areas better than one big space
- \* Little too stark

D:



- \* Like this one
- \* Screen is essential
- \* Mosquitoes?
- \* Too dark but like plants

COLLECTIVE DESIGN PROCESS

WORKSHEET 28

Theme: COURTYARD IMAGE : What features do you like the most?

Comments:

A:



- \* Cool shade options
- \* Like a verandah
- \* Could glass part in
- \* Screened in summer/glass in winter
- \* Like green space
- \* Winter city protection

B:



- \* Summer shade

C:



- \* Community feel
- \* Fire pit
- \* Path and grass is a nice combination

D:



Theme: SUITE IMAGE: What features do you like the most?

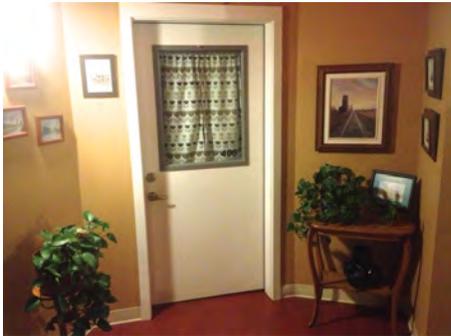
Comments:

A:



- \* Open concept is great
- \* Nice big window
- \* Open space

B:



- \* Like door with window
- \* A little entrance is good

C:



- \* Love height
- \* Lots of storage

D:



- \* Like window in kitchen
- \* Compact but inviting space
- \* Too dark

COLLECTIVE DESIGN PROCESS

WORKSHEET 30

Theme: SUITE IMAGE: What features do you like the most?

Comments:

A:



\* Like groups of tables

B:



\* Open kitchen  
\* Lots of storage  
\* Too modern

C:



\* Window is ideal  
\* Practical

D:



\* Gathering space  
\* Too dark

COLLECTIVE DESIGN PROCESS

WORKSHEET 31

Theme: SUITE IMAGE - What features do you like the most?

Comments:

A:



- \* Compact kitchen key
- \* Lots of storage
- \* Oven too low

B:



- \* Light

C:



- \* Light

D:



- \* Light and windows
- \* Height
- \* Overly modern

# PART 3

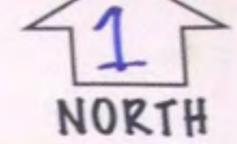
## SITE PLANNING



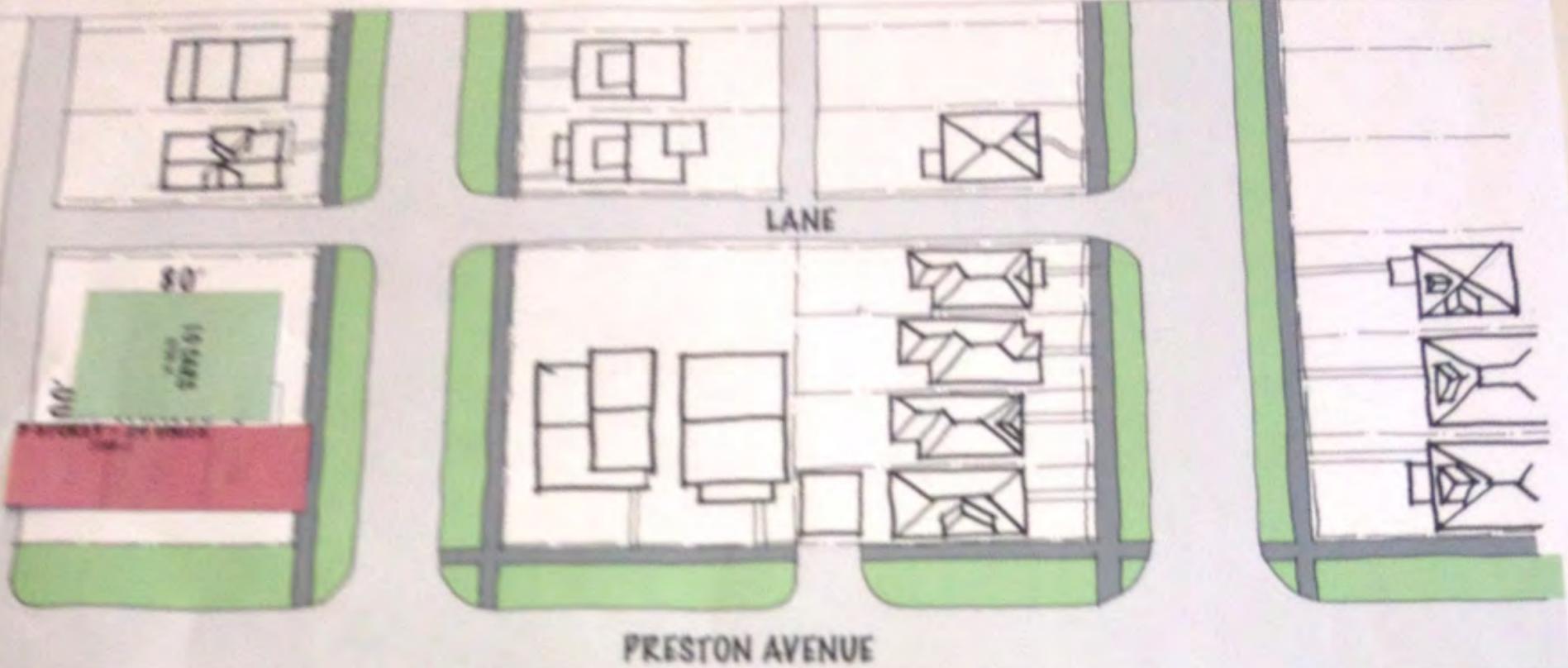
OLD GRACE HOUSING COOPERATIVE  
WOLSELEY SITE PLAN

SCALE 1" = 20'

76



Bernie



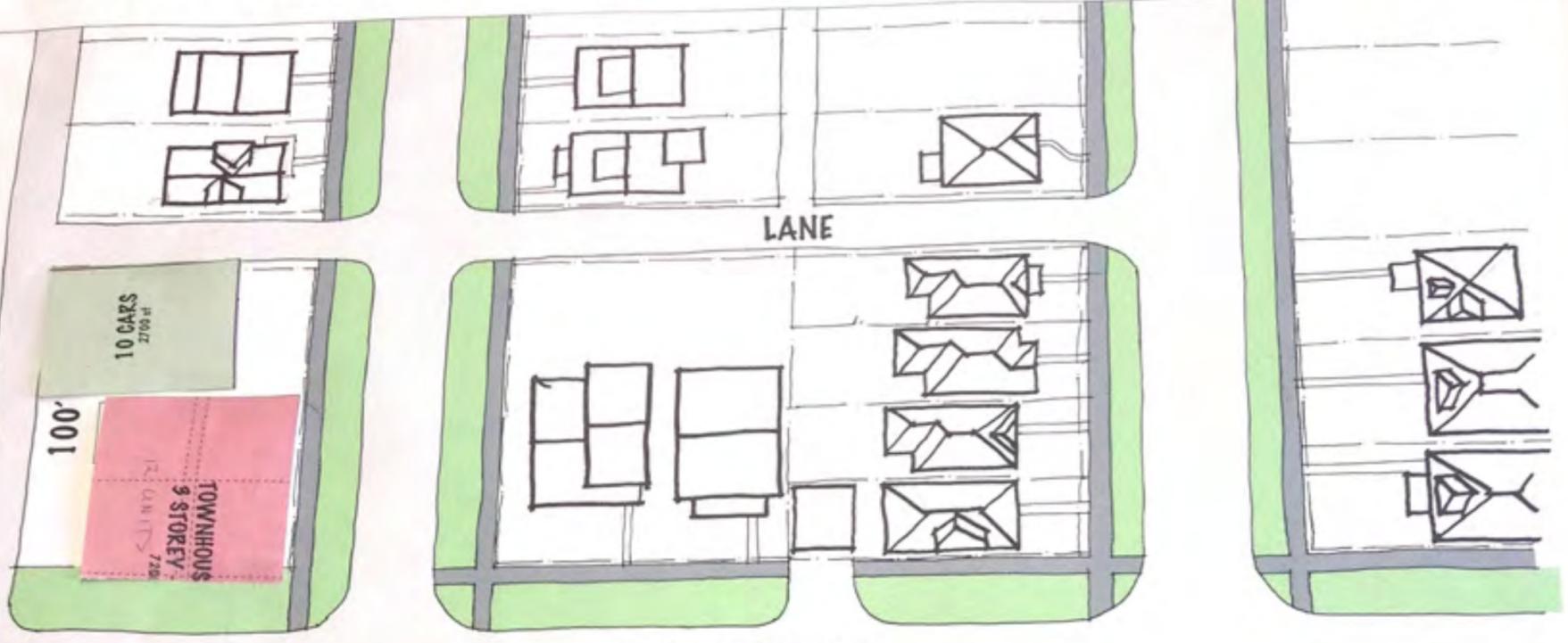
OLD GRACE HOUSING COOPERATIVE  
WOLSELEY SITE PLAN SCALE 1" = 20'



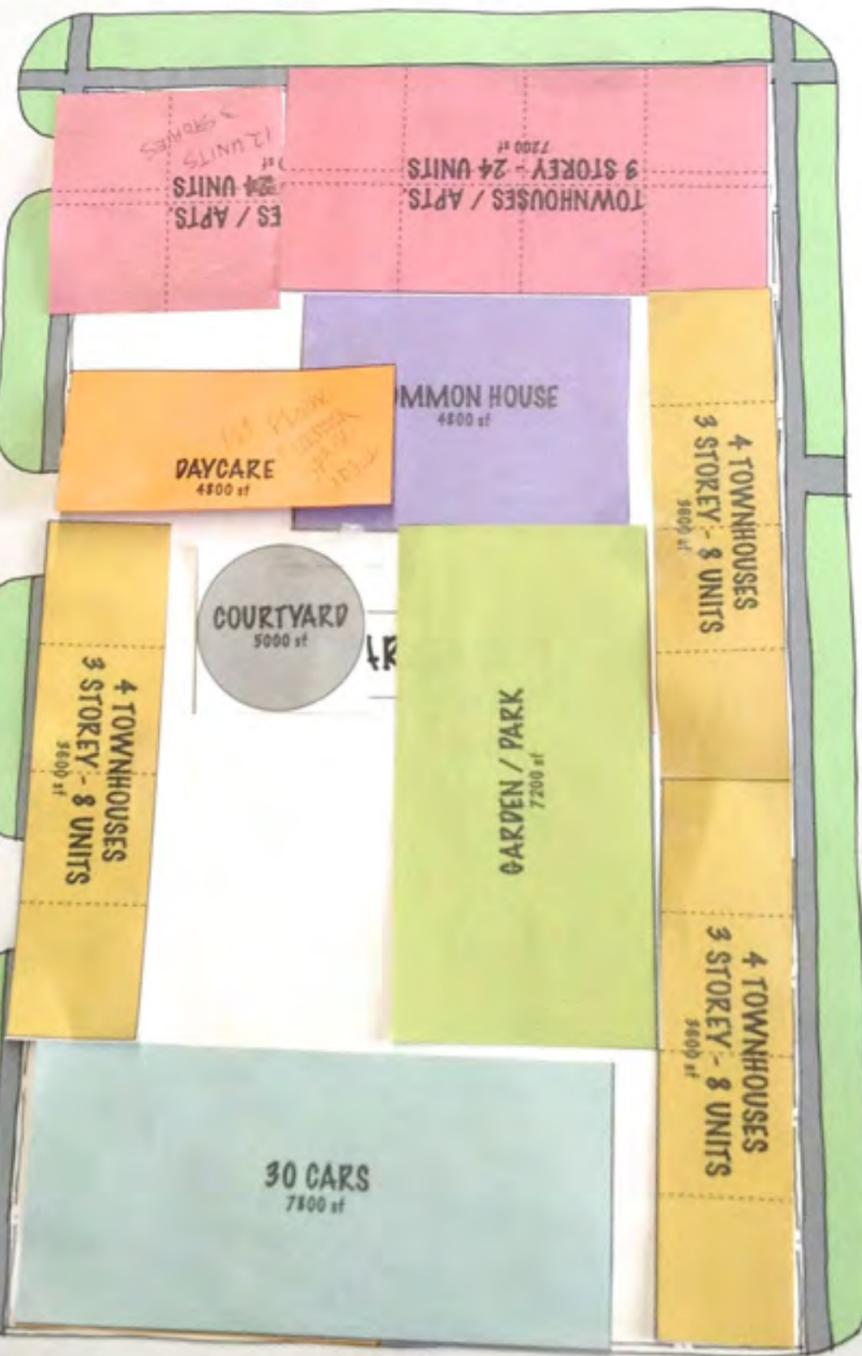
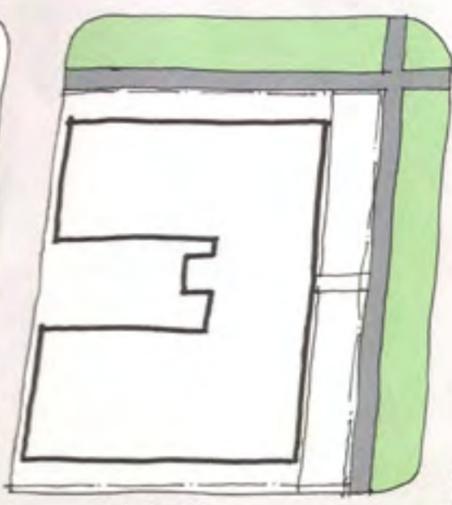
prairie  
architects inc.

# OLD GRACE HOUSING COOPERATIVE WOLSELEY SITE PLAN

SCALE 1" = 20'

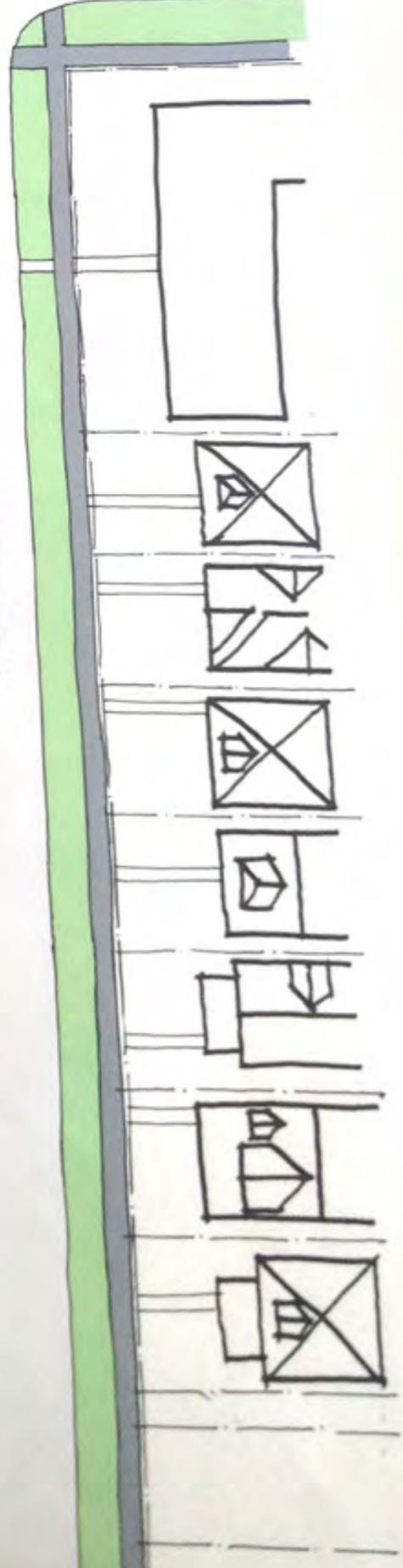
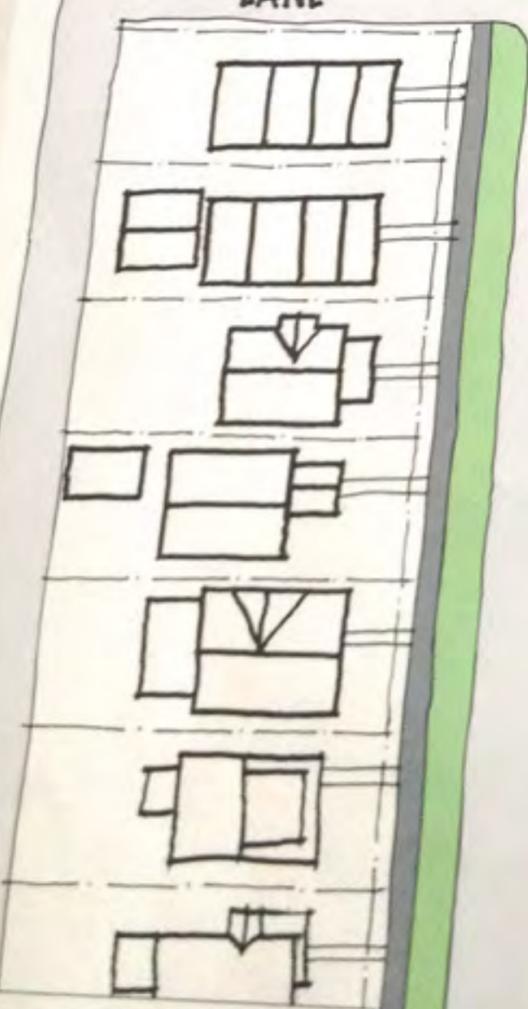


PRESTON AVENUE



EVANSON STREET

ARLINGTON STREET



LANE

# OLD GRACE HOUSING COOPERATIVE WOLSELEY SITE PLAN

SCALE 1" = 20'

NORTH



# OLD GRACE HOUSING COOPERATIVE

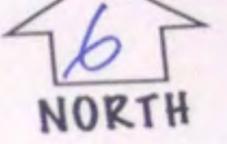
## WOLSELEY SITE PLAN

SCALE 1" = 20'



OLD GRACE HOUSING COOPERATIVE  
WOLSELEY SITE PLAN

SCALE 1" = 20'



80'  
PANCAKE  
4800 sf  
OWNHOUSES / APTS.  
1 STOREY - 12 UNITS  
5600 sf

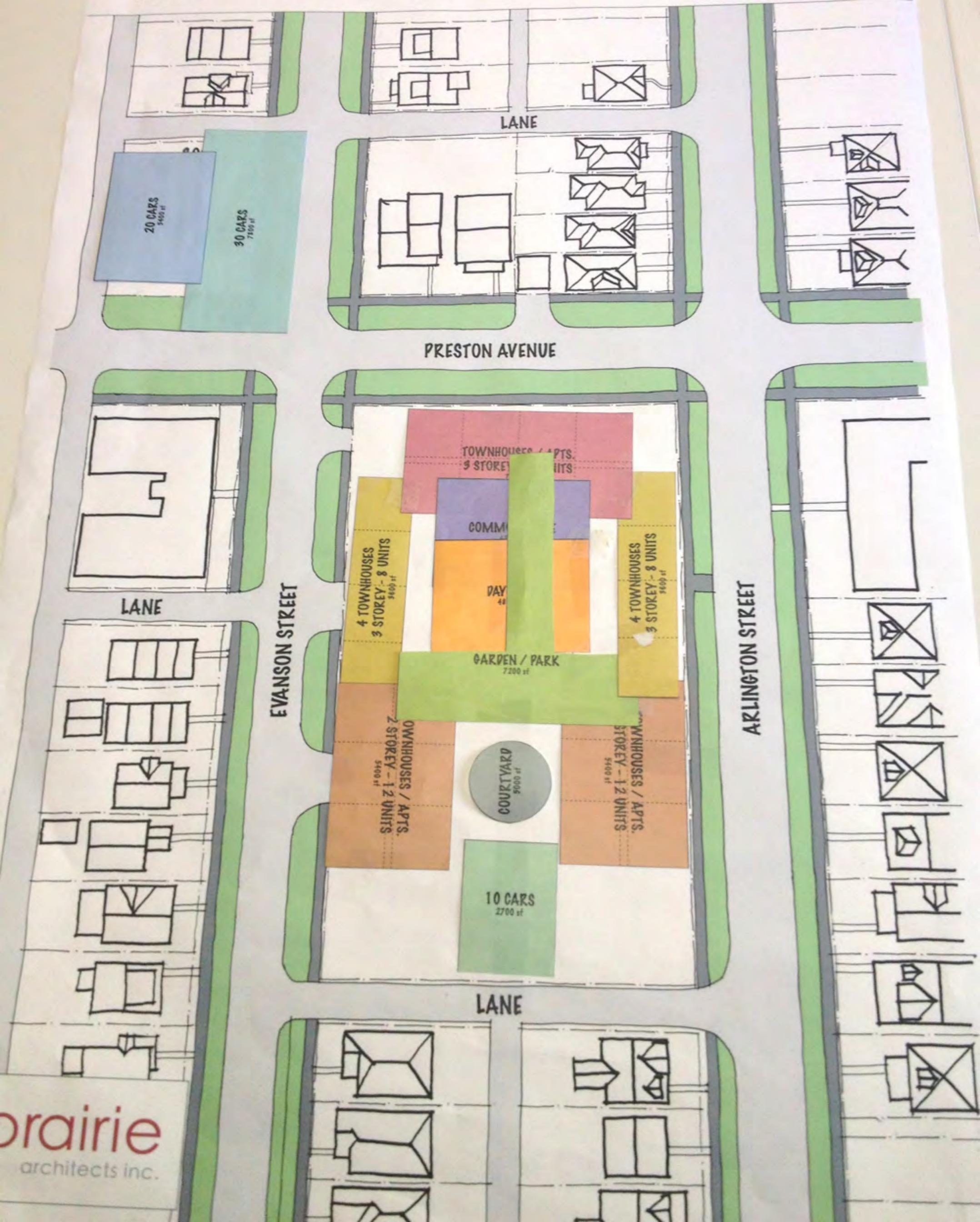
20 CARS  
5400 sf  
TOWNHOUSES / APTS.  
9 STOREY - 24 UNITS  
7200 sf  
TOWNHOUSES / APTS.  
9 STOREY - 24 UNITS  
7200 sf

4 TOWNHOUSES  
3 STOREY - 8 UNITS  
5600 sf  
TOWNHOUSES / APTS.  
2 STOREY - 12 UNITS  
5400 sf  
COMMON HOUSE  
4800 sf  
4 TOWNHOUSES  
3 STOREY - 8 UNITS  
5600 sf

GARDEN / PARK  
7200 sf  
10 CARS  
2700 sf

# OLD GRACE HOUSING COOPERATIVE WOLSELEY SITE PLAN

SCALE 1" = 20'



# OLD GRACE HOUSING COOPERATIVE WOLSELEY SITE PLAN

SCALE 1" = 20'



20 CARS  
3400 sf  
80'  
4 TOWNHOUSES  
3 STOREY - 8 UNITS  
3400 sf

TOWNHOUSES / APTS.  
9 STOREY - 24 UNITS  
7200 sf

TOWNHOUSES / APTS.  
2 STOREY - 12 UNITS  
3400 sf

COMMON HOUSE  
4400 sf

4 TOWNHOUSES  
3 STOREY - 8 UNITS  
3400 sf

TOWNHOUSES / APTS.  
2 STOREY - 12 UNITS  
3400 sf

COURTYARD  
5000 sf  
GARDEN  
720

10 CARS  
2700 sf

30 CARS  
7800 sf