

## Bannerman Green Not-for-Profit Housing Co-op Inc.

### Hello Neighbours:

We are writing to invite you to be part of an exciting new opportunity in the St. John's community in North Winnipeg. A number of your friends and neighbours are in the process of forming a housing co-operative and are looking at creating some affordable housing in the neighbourhood. A parcel of land has been purchased for the co-op at 64 Bannerman Avenue, at the corner of St. Cross Street, as a starting place for the project. On the reverse side of this letter we have attached the Project Charter of Bannerman Green Not-for-Profit Housing Co-op Inc. that describes the principles of the proposed housing co-op. We have also included below the names of some of the initial members of the co-op for your information.

We are inviting neighbours to participate in the design of the co-op – either by becoming a member or by participating in a Collective Design Process where we invite you to participate with co-op members to offer your input into the form, scale and texture of the project. After reading our charter, you may also know other people who may be interested.

Normally, we would invite interested community people to come to a public meeting in the school gym; however in these COVID times, we will be holding an on-line process in the next couple of weeks to undertake this consultation. If you are interested in joining the co-op, obtaining more information on housing co-operatives or are interested in joining the virtual community consultation, please call Bill at 204.589.1853; Jim at 204.589.2559 or Dudley @ 204.582.2255 respond via email to [bannerman64@shaw.ca](mailto:bannerman64@shaw.ca) or talk to any of your neighbours listed below.

Sincerely,

Jim Chapryk  
Bill Dunn  
Laura Donatelli  
Don Hurst  
Karen Hurst  
Ron Wasylycia-Leis  
Joyce McInnes

Brad Nance  
Karin Seiler  
Joan Thomas  
Kaitlin Thomas-Dunn  
Dudley Thompson  
Eleanor Thompson  
Judy Wasylycia-Leis  
Terry Woods

## **Bannerman Green Not-for-Profit Housing Co-op Inc.**

### **Project Charter**

The intent of **Bannerman Green Housing Co-op Inc.** is to create a new affordable not-for-profit housing co-operative in North Winnipeg that is founded on the following principles:

**1. Sustainability:** To create a supportive residential environment in North Winnipeg that demonstrates how to live lightly on the planet incorporating the highest standards of sustainability and resilience with a commitment to a “climate positive” building with third-party certifications demonstrating net zero energy and zero-carbon production, along with resilience in water, active transportation, food production and sustainable materials.

**2. Beauty:** Through an inclusive design process to create a place of beauty, simplicity and wholeness that fits comfortably into the neighbourhood and reflects the history, natural setting, character and spirit of the wider community.

**3. Diversity:** To build mixed and integrated housing that embraces diversity in all its manifestations and includes residents of different ages, economic backgrounds, gender, family sizes and cultures.

**4. Stability:** To ensure governance of the co-op by a not-for-profit board comprised of residents that will provide stable rents and operating costs and provide local control in the neighbourhood long into the future.

**5. Cost-effectiveness:** To target cost-effective construction while not compromising possible additional costs for the commitment to a net-zero goal.

**6. Consensual decision-making:** To base co-op decisions on a respectful consensus model as defined in our by-laws.