



GENERAL SITE & SUSTAINABILITY

Concept

In order to contribute to the massive transformation to sustainable housing solutions that we require as a society over the next 20 years, we need bold, integrated and verifiable pilot projects in every community. To date, Winnipeg has few comprehensive residential demonstration projects. The intent of BGHC is to bring together a number of tested technologies and approaches in other jurisdictions into a comprehensive pragmatic framework that is a public demonstration for urban Winnipeg that provides radical, verifiable and sustainable high-performance metrics for community-based social housing. Innovative projects like BGHC will focus on emerging technologies that have a proven track record in other places. Key to this innovation is a transparent metrics that demonstrate actual costs and benefits of resilience in energy, water, carbon, food production and health. In order to truly provide fully affordable housing, it will be essential to reduce long-term operating and maintenance costs to reduce total monthly costs.

Our Project Charter

The intent of Bannerman Green Not-for-Profit 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:

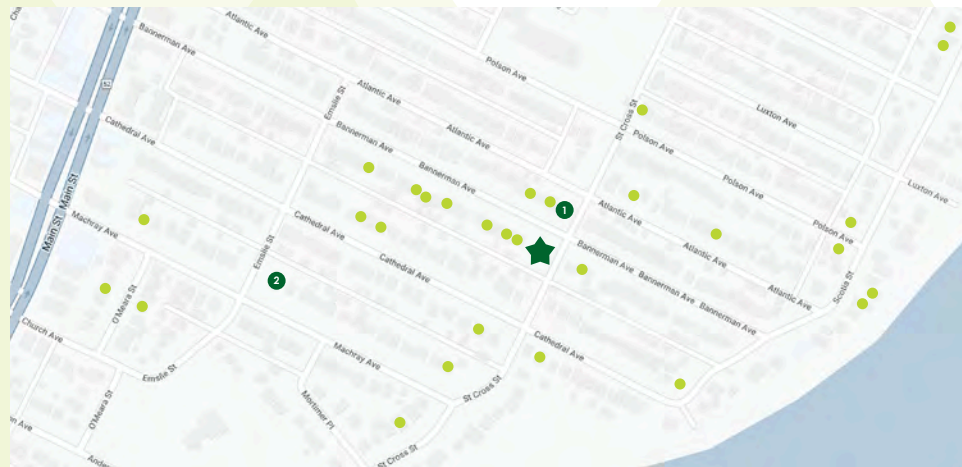
- Sustainability:** To create a supportive residential environment in North Winnipeg that demonstrates how to live lightly on the planet incorporating the highest standards of sustainability and resilience with a commitment to a "climate positive" building with third-party certifications demonstrating net zero energy and zero-carbon production, along with resilience in water, active transportation, food production and sustainable materials.
- 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.
- 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.
- Accessibility:** To provide accessible and barrier-free access throughout all public areas of the building ensuring a safe, dignified and welcoming environment for residents and visitors of all abilities.
- 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.
- Cost-effectiveness:** To target cost-effective construction while not compromising possible additional costs for the commitment to a net-zero goal.
- Participatory Decision Making:** To arrive at decisions in a way which is respectful, inclusive, and as informal as possible.



We are proposing to develop a scattered housing co-op in North Winnipeg with a total of 26 units - a central new building with 12 units on land owned by the co-op and two nearby clusters of 6 units each. 40% of the suites will be Affordable and 100% of suites will be fully visitable AND fully accessible. All suites will be zero carbon, net-zero energy with PassiveHouse, Living Building Challenge and Zero Carbon Building certifications. There will be no gas supplied to any of the sites and we anticipate net-zero feed-in for electricity.



Community oriented, biophilic design elements incorporated into the building design: 1) Reclaimed brick signage, 2) generous balconies, 3) greenhouse options, 4) integrated social spaces.



64 Bannerman Satellite Site Locations BGHC Local Members

Project Timeline



Accessible Design

All units and common spaces are accessible by ramp or elevator and are designed to be visitable with accessible door clearances. All suites have fully accessible washrooms.



Target Market Share

- 1 Bedroom: \$125,000
- 2 Bedroom: \$150,000
- 3 Bedroom: \$175,000

Target Affordable Share

- 1 Bedroom: \$500
- 2 Bedroom: \$750
- 3 Bedroom: \$1,000



The Project Team

- Prairie Architects
- Wolfrom Engineering
- Epp Siepman Engineering
- SMS Engineering
- HTFC Planning & Design
- J&R Cousins
- RDH Building Science
- MBuilds
- DSI Tandem Co-op Resources Ltd.
- Sun Certified Builders Co-operative
- Prairie House Performance
- Seefar Building Analytics

The Future / What is Next?

We will be working with our members, old and new, to continue the project through design and into construction, with an anticipated 2024 construction start date.

CO-OP LIVING IN WINNIPEG'S NORTH END