



Thinking Beyond the Box
Building Complete
Communities

IDEAS FOR RURAL
PROJECTS

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What is important in Life?

- Food and shelter
- Health
- Friendship & Family
- 2 • Making meaningful contributions to the community

The Ontario Design Problem

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- Income is low vs construction costs
- Available subsidies do not match demand
- Half the people who need affordable housing are old, and this will be their last home
- The other half are younger, and this may be a stepping stone

Specific Rural Considerations

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- Construction costs are similar
- In Northern Ontario, Site preparation costs can be very high.
- Economies of scale are not possible.
- Transit system are non-existent. Taxis are available but expensive.
- Ecological considerations can be expensive.
- Higher portion the population are seniors
- Incomes are lower
- Strong community connections

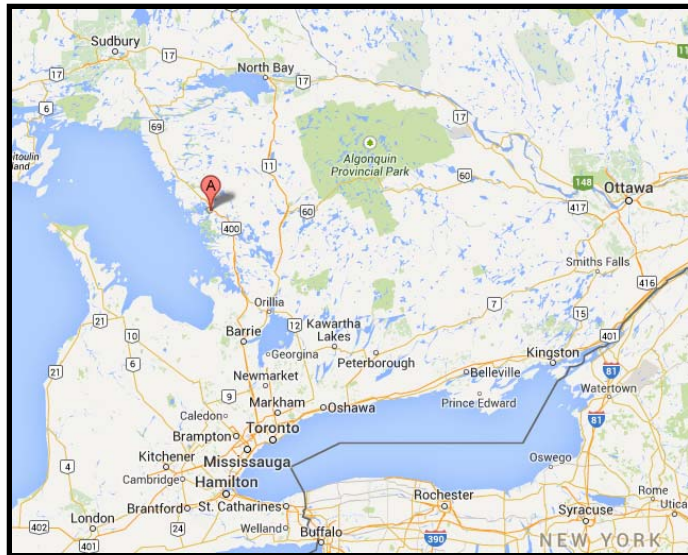
How we age

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- Loose our ability to drive
- When frail, need a sheltered supportive dwelling
- Don't need hospital care until very end of life, if at all.

Case 1 Parry Sound

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- Town of 6000 people
- Located in the Georgian Bay Biosphere reserve
- Main industries are administrative, retail, serving local and summer resident populations, and tourism
- Between Toronto and Sudbury

Parry Sound: The Problem

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- 900 people on the waiting lists, housing for singles is the greatest need. Targeting 5-20k annual income
- Of those in Housing need in this income bracket, 50% are seniors.
- 80% of the seniors are women
- Other include college students, and those working $\frac{3}{4}$ jobs at the big box retail mall.

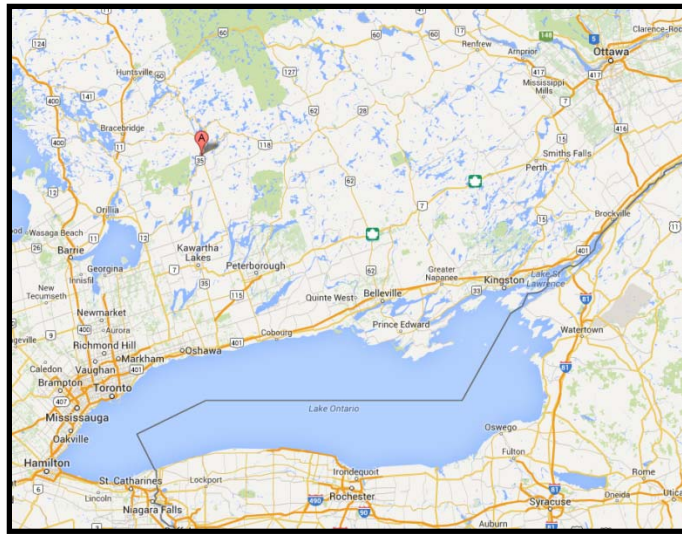
Parry Sound; The Solution

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- Retrofit of public building, demolishing as little as possible
- Access to shops, food, religious institutions, The Library and restaurants
- Joint use with a community centre
- Multiple tenant types
- Very small units

Case 2 - Minden Hills

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- Town of 5,655
- Walking trails along the river
- New retail

Minden Hills : The problem

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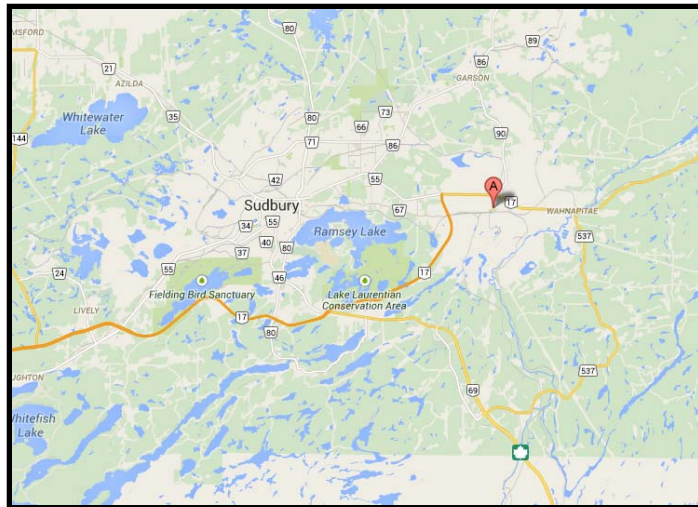
Minden Hills - The Solution

- Co-owned housing
- 6 residents

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Case 3 - Coniston

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- With Nickel Centre, it had a population of 13,000 in 2000, when it became part of greater Sudbury

Coniston : The problem

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- A seniors membership-based nonprofit wishes to create retirement housing for its members
- Project target is 50 2 bed units
- Rental rate is 80% of market rate as set by Sudbury

Coniston: The Solution

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- Land gifted by Sudbury is rocky and contains environmental areas
- Wood frame is less expensive, but blasting and environmental mitigation. And safety concerns required for the larger area make this option too more expensive.
- Concrete structure required reduced sprinkler requirements
- Local Contractors interested in negotiated construction costing