

## Talking Points for Proposal Presentation

1. Introduce the project

2. One Underlying Problem: Many senior residences in Kamloops are located too far away from amenities or are too mountainous to reach with limited mobility.

Solution Lying Within A Problem: (TO 500m GFLUM) Whereas North Kamloops is at the heart of city transportation routes which are very accessible due to the flat terrain north of the river.

Yew Park located in North Kamloops has repeated issues with vandalism and homeless refugees. But offers a great opportunity for the community to mend a lost link and rejuvenate the local street presence.

Having a plan to house all generations is pertinent to the future growth of Kamloops. Currently, there are not enough well-designed homes for seniors. Within Kamloops, there are only 10 semi-affordable housing options for 25,000 senior citizens. Affordable and accessible housing options need to be available as seniors reach stages in life where mobility is more limited and new restrictions are introduced to everyday life. It can be especially tough dealing with natural ground cover multiple times a year as a single or married senior.

This building design has broken down design criteria from case studies in co-housing as well as British Columbia building and accessibility minimum standards to produce the highest quality building plans possible. Even though accessibility is taken for granted every day there will be proper measures to ensure accessibility within the Yew Park building design.

Please note many design criteria are to be considered out of the scope of this building design due to the mass of information.

3. This building design can be simplified as a summation of all the factoring design criteria which are not simply compiled.

A large portion of the final Yew Park design was derived from finding case studies involving innovations in co-housing. Building design research was gathered and innovations in co-housing offered the most affordable units with the greatest independent social opportunity. Co-housing utilizes large, shared spaces for the kitchen, dining, and living room instead of each private unit containing all the spaces required to live. Fewer appliances in a design can cut down costs immensely as each plumbing fixture can cost up to \$2500 after installation.

Three final precedence case studies were selected after reviewing more than 50 senior residence floor plans. Each case study design was considered individually to outline desirable and undesirable design details from a co-housing design standpoint which created the driving project criteria. The Netherlands has had major rejuvenation and construction due to poorly designed existing buildings. This caused things over there to be highly unaffordable and inaccessible. Directly related, two of the three co-housing case studies used are senior

residences in the Netherlands. The Ginko and Da Zeester Projects of the Netherlands outline similar issues that Kamloops is having with affordability and accessibility. All of the Ginko and Da Zeester floor plans were in Dutch which helped keep things interesting. RareBirds Housing Co-operative was also considered as they have a great model of co-housing but lacks inaccessibility as there is no elevator. RareBirds is one of the only successful local co-housing innovations documented in the Kamloops area and houses 10 people sharing large common household spaces.

4. Due to a first design attempt without a second means of egress that was not fully enclosed the plans were disapproved. The egress stairs could not be added to the existing plan without removing half of the required parking. Parking had to be located at the rear of the building according to the Kamloops Official Community Plan and a 1.5m distance from the lane according to Kamloops Zoning Bylaws. The design process was attempted a second time using these failed design plans as reference.

5. After much scrutiny and many revisions later final floor plans were produced with attention to innovations in independently accessible co-housing. Levels 3 and 4 consists of senior housing.

6. ...

7. To increase the project density the second floor was designed for the use of multi-family dwellings was applied. This correlates with Ginko case study and the Kamloops Zoning Regulations as well.

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9. ...