

# KILLICK ECOVILLAGE - PROJECT PLAN

Updated May, 2026



Photo on Killick Ecovillage land by Tara Baker (2021)



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#KillickEcovillage

# TABLE OF CONTENTS

So you're ready to learn more, eh? Whether you're a new member, thinking about throwing your hat in, or just interested in this exciting project, we're happy to share more details:

1. Overview (p.2)
    - Executive Summary
    - Project Vision
    - Activities to Date
    - Location
  
  2. Key Innovations (p.5)
    - Cohousing
    - Ecovillage
    - Affordability
  
  3. Sustainability (p.11)
    - Energy
    - Land
    - Water
    - Waste Management
  
  4. Ownership Model (p.16)
    - Mutual Home Ownership Society (MHOS)
    - Monthly Housing Charge
    - MHOS Agreements
    - Leaving the Co-op
  
  5. Community Design (p.19)
    - Community Design Process
    - Community Design Goals
      - Sharing Economy
      - Climate Resiliency
    - Common House Design Goals
  
  6. House Designs (p.22)
- Appendices:
- A: Site Plan (p.24)
  - B: Common House Design (p.27)
  - C: House Designs (p.30)

# 1. OVERVIEW

## *Executive Summary*

Killick Ecovillage is a 51-home mixed-income intergenerational cohousing community situated on 57 acres of heritage farmland in Portugal Cove - St. Philip's, Newfoundland and Labrador. Our goal is to start construction in 2026, with construction completed by 2028. The project has been designed by and for the people who will live there and self-manage the community and permaculture farm.

Killick's cohousing model focuses on building a sense of community and strong relationships. Being intentional about "knowing one's neighbours" creates a strong informal social support network, resulting in outcomes such as: more active lifestyles, remaining in place as one ages, less reliance on private vehicles, and reduced loneliness. Busy families, single parents and those with one partner working away for long periods (as is the case for many in the local economy), seniors... everyone is better supported through community meals planned 5+ times per week, shared play and work areas, and neighbours who they know and trust.

The community is accessible to people with a wide range of incomes. Monthly fees are based on income (capped at about 35%), with a portion of these fees being repaid to residents when they decide to leave the community. Living costs will also be lower at Killick through local food and energy production, shared group expenses and amenities, shared transportation, bulk purchasing, community meals, and energy-efficient house design.

Killick is an "Ecovillage" community, planned with the environment and sustainable living in mind. Homes are energy efficient, food is grown on-site, shared tools and resources cut down on waste, and the land is managed with permaculture and biodiversity in mind. Private homes are smaller than average, ranging from 600sqft to 1400 sqft, supplemented by substantial shared community space, including: shared laundry, coworking, exercise and craft spaces, children and teen spaces, guest rooms, library, bulk food storage, and a large community kitchen and dining area.

The 51 homes will be built on approximately 5 acres, leaving over 50 acres for agriculture and nature preserves. The site is located at 39 Farm Rd in Portugal Cove - St. Philip's (PCSP), a town of 8000 people bordering the City of St. John's on Newfoundland's Avalon Peninsula. Our neighbourhood is designed for walkability with parking intentionally placed on the periphery so that children can safely play and residents can walk and wheel without concern for high speed vehicles or pollution. Using universal design principles, seniors and people with disabilities can easily get from their homes to the shared amenity spaces.

Research verifies cohousing's social, environmental, and economic benefits that extend beyond the cohousing residents themselves. Nearby neighbours and the wider municipality benefit from better land use (with preserved native forests and farm land), access to local food sources, economic activity during construction and after move-in, non-market housing options that are highly sought after and thus helps increase the value of homes nearby, a safer neighbourhood and reduced vehicle use, and less pressure put on downhill municipal infrastructure and residences (as almost all stormwater is maintained on the property).

**Vision**

Killick Ecovillage strives to be a diverse, multi-generational cohousing community located in a rural setting that offers affordable access to healthy homes, nature, and agricultural land.

We will intentionally create spaces and programming that foster community and offer opportunities to connect with neighbours. This emphasis on common spaces will allow for smaller private home footprints.

We strive to increase the quality of life of those living here by creating:

- a community that promotes an active lifestyle in all four seasons;
- access to fresh produce and animal husbandry;
- decreased reliance on traditional fuel and electricity sources through reduced vehicle reliance and an effort towards sustainable technologies and off-grid living (as far as we can within our budget);
- a sharing culture of tools, appliances, equipment, skills, etc; and,
- aging in community through universal design.

We utilize governance and decision-making tools that ensure all members have an equal and fair opportunity to determine the management and design of our community.

**Activities to Date**

2016-2018	Learning about cohousing and sharing the concept to build up a forming group Feasibility study and initial visioning workshops
2020-2021	Land selection and acquisition with initial community investment Incorporation of Cohousing NL to purchase land Governance design and training Initial project plan and budget
2021-2022	Participatory design workshops Consent by future residents to the concept designs Building membership and refining decision-making processes / governance
2022-2023	Discussions with municipality and rezoning to Ecovillage Concept architecture and engineering design Ownership model, structure and by-laws
2023-2025	Amalgamating Cohousing NL into Killick Ecovillage Co-operative Rezoning complete Start taking community investment
2026-2028	Final town council approval in principal (granted April 27, 2026) To be completed: <ul style="list-style-type: none"> <li>● Confirm construction funding and financing model</li> <li>● Development permits , Siteworks construction</li> <li>● Construction of homes and shared amenities</li> <li>● Initiate farming activities</li> <li>● Develop community policies, Move-in</li> </ul>

## Location

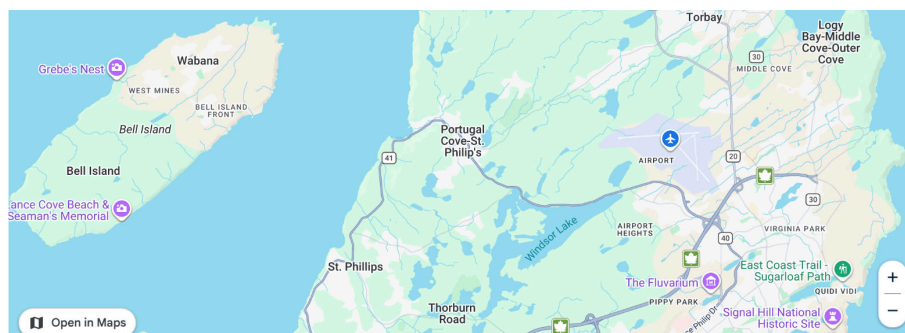
Killick Ecovillage is located in Portugal Cove - St. Philip's (PCSP), Newfoundland and Labrador. Our 57 acre property comprises rolling pastures, young forests, wetlands and a rocky outcrop. The housing development occupies less than 5 acres and is organized on contour to facilitate permaculture design and climate change mitigation, particularly planned to accommodate increasing rainfall over the next 60 years. The property was originally granted to the Churchill family in the late 1800s, who operated it continuously, primarily as a dairy farm, until a decade ago when Cyril Churchill sold the property to a private developer. The land has been unworked since then.

The property consists of a 8 acre lot bordering Farm Rd, and 49 acres of back farmland. Part of the front land is a beautiful pasture with stunning views of Conception Bay and Bell Island. This field has been designated as a community amenity, with equitable access to the view an important priority. This is part of the reason the housing development area is located further back in the property.

Along its back property line, the site borders an entire side of Northeast Pond, which is home to diverse fowl and wildlife, and is used for water recreation activities including fishing, swimming and boating. The property has five seasonal streams (not under provincial regulation) that will be remediated to clean up contaminants, maintain a more constant flow, and enhance biodiversity by planting a native forest along them. These intersect with the horizontal bioswale and food forest network to create a grid of wildlife corridors that will contribute to building up the site's biodiversity, climate resilience, and soil nutrient richness. The patches between corridors form agriculture pasture zones that will be managed regeneratively and sustainably.

The housing development itself is located 500m in from Farm Rd on two sites selected after multiple workshops that included: walking the land; mapping its amenities and constraints; overlaying this with existing zoning, vegetation and geological maps; and, understanding the existing and potential ecology and micro-climates. One significant factor for site selection was the presence of a fairly mature forested hill that acts as a windbreak for the houses.

Killick Ecovillage is located on the Portugal Cove side of town, just uphill from the Organic Farm and a commercial strip that includes 2 daycares, 2 convenience stores, and a lounge. Another couple small-scale organic farms are within walking distance. A little further, within biking distance (and walking distance for some), residents can easily access PCSP's post office, fire station, a number of restaurants located near the Bell Island ferry depot, a trendy café and garden centre, gas station, and (soon!) a Nordic spa. Downtown St. John's is less than 20 minutes away, with a variety of chain and specialty grocery and retail stores, parks and trails, university and hospitals, and a thriving cultural scene throughout the metro area. There is currently no public transit access in Portugal Cove-St. Philip's, though the village would be a logical place for bus system expansion in the future.



## 2. KEY INNOVATIONS

This project aims to help address some of the root causes of housing affordability, urban sprawl, and increased social isolation in Canada. The following describes a few of the ways these complex issues are considered and addressed through this project's innovations.

### *Cohousing*

Cohousing is increasing in popularity and scale across the world, both because of the benefits existing projects have demonstrated and the potential of the model to address fundamental housing issues. Canada, and the world, are in the midst of housing market failure due to the financialization of housing, reliance on the private sector for both market-rate and affordable housing, and construction costs far out-pacing incomes. All of these are addressed through the cohousing model.

Future residents participate substantially in the design, development and management of their own neighbourhoods. They are not motivated by profit, but by the social, environmental and financial benefits of their future homes. Significant participation and self-investment means that speculative investors are dissuaded, sometimes disallowed, from buying into cohousing projects. Thus, cohousing projects tend to prioritize long-term savings through quality material and methods, environmental stewardship, and community over individual gain.

Researchers have found people who live in cohousing are less lonely and feel more supported by their neighbours, and neighbourhood, than the general population. This is a result of both the physical design and enhanced community programming. Cohousing neighbourhoods are often designed in clusters or within buildings, with pathways and sitelines that create opportunities for seeing and chatting with neighbours regularly. Vehicles are relegated to the outskirts to create central common areas that are safe, clean, quiet (of traffic noises), and green. In contrast, housing in Newfoundland and Labrador trends toward sprawl and parcelization, resulting in either car-centric subdivisions with rare pedestrian infrastructure and even rarer public amenity space, or ribbon developments with homes spread along highways that have no consideration for non-vehicular movement. Across the province, except in St. John's historic centre, Walk Scores at or near zero suggest a lack of investment in climate action, transportation equity, and enabling active lifestyles as a result of almost complete reliance on private sector home building. Portugal Cove - St. Philip's, where Killick Ecovillage is located, has an average walk score of 1 out of 100 total points.

Cohousing also facilitates a lower cost of living and reduced consumption for residents, because it facilitates (and normalizes) sharing. Car-shares, community library, common play, work and exercise areas, all reduce the need for individual households to buy equipment, toys, books, etc. Bulk food buying, onsite Community Supported Agriculture (CSA) and food-growing systems reduce household spending on food, and at the same time increase the community's food security and reduce its environmental footprint.

Socializing, learning, exercise, dining and other self-directed community programming common to cohousing means that residents spend less time driving and more time building the social bonds that contribute to healthier living, better quality aging, more dispersed caregiving, and greater resiliency in emergency and disaster situations.

Killick Ecovillage uses Sociocracy as its governance model to enable consent-based decision-making and distributed power. Circles are given clear responsibilities and tasks, but members of the circle determine how the work is done and manage their own budgets, schedules

and work allocations. All circles answer to a central Coordination Circle, which answers to the Executive Committee. The Coordination Circle has representation from each of its sub-circles and the Executive, and its main role is to make sure all of the work is being done, no work or responsibilities overlap, help to resolve issues as needed, and withdraw responsibilities or work if a circle fails to progress.

This sociocracy system has proven to be an efficient decision-making system in other cohousing projects. As the decision-makers and priority-setters, community members create housing that is specifically aligned to their needs and priorities, and allows for innovations that might seem risky in traditional speculative models. The resulting homes are better suited to the residents and location, and the resulting neighbourhood is better connected and able to deal with conflict.

The trust and inter-personal communication that is built through the co-development process creates a space where community members are comfortable to share in development costs and risks, generating a pool of community investment - to add to government and traditional sources - that is rarely part of the housing development stack and allows for better financing terms, and thus lower cost housing.

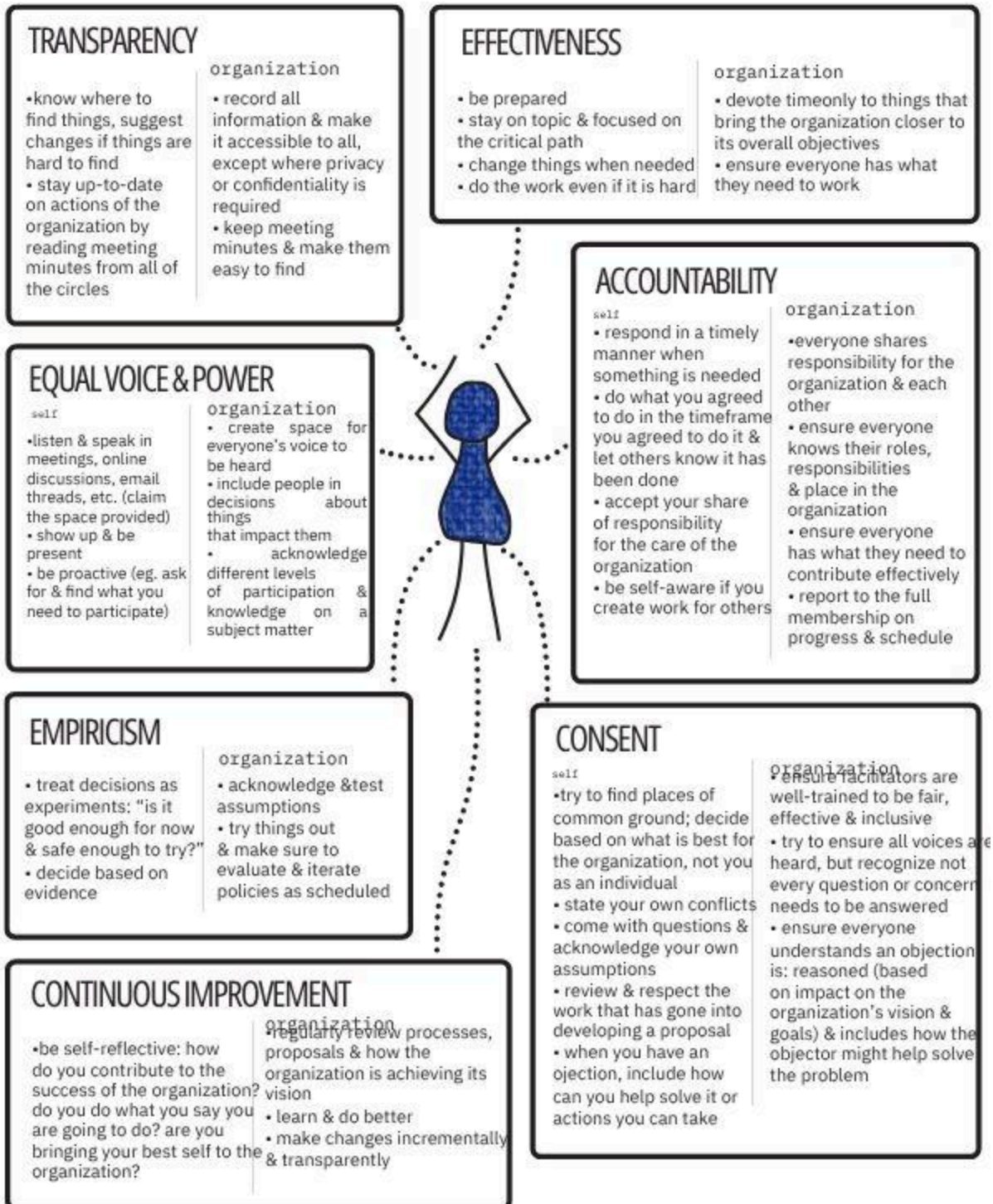
A summary of the research findings on the impact of cohousing include:

- **better aging in place**, and with informal supports that limit the need for medical and social service interventions and potentially in government spending (Williams, 2005; Ilg, 2009; Hudson et al., 2019; Lubik & Kosatsky, 2019; Puplampu et al, 2019; Scanlon et al, 2021; Weeks et al, 2022);
- **more sustainable lifestyles**, with cohousing residents generating a much lower environmental footprint compared to national averages (Meltzer, 2005; Allison, 2009; Chatterton, 2013/2016; Stevenson et al, 2016; Daly, 2017; Boyer, 2018; Hacke et al, 2019; Hudson et al, 2019; Lilac Learning Team & Bonner, 2020);
- **housing stock that is more aligned with modern needs and lifestyles** (such as allowing working from home, supporting working parent(s) in domestic and care-work areas) (Meltzer, 2005; Allison, 2009; Garciano, 2011; Chatterton, 2013; Jarvis, 2015; Daly, 2017; Boyer, 2018);
- **reduced pressure on government and non-profit support and health programs and services** due to the strong, informal support networks that develop within cohousing communities (Hasell & Scanzoni, 2000; Ilg, 2009; Jarvis, 2015; Meltzer, 2005; Tchoukayleyska, 2011; Toker, 2010; Vestbro & Horelli, 2012);
- **a lower cost of living** month over month for people living in cohousing (Fromm, 2012; Garciano, 2011; Hasell & Scanzoni, 2000; McCamant & Durrett, 2011; Meltzer, 2005; Vestbro & Horelli, 2012; Hacke et al, 2019; Lilac Learning Team & Bonner, 2020; Hudson et al, 2021); and,
- **a more engaged and active citizenry** that participates more in the democratic running of municipalities (Benson, 2017; Jarvis, 2015; Lilac Learning Team & Bonner, 2020; Nelson, 2018; Scanlon et al, 2021).

The following studies demonstrate the positive impacts of cohousing and ecovillages:

- Insights and social impact measurements from Marmalade Lane by TOWN (2023)
- Quantifying the environmental impact of ecovillages and cohousing communities by Daly (2017)
- Assessing the first Mutual Home Ownership Society in enabling sustainable living by Lilac Learning Team & Bonner (2020)

# PRINCIPLES OF SOCIOCRACY

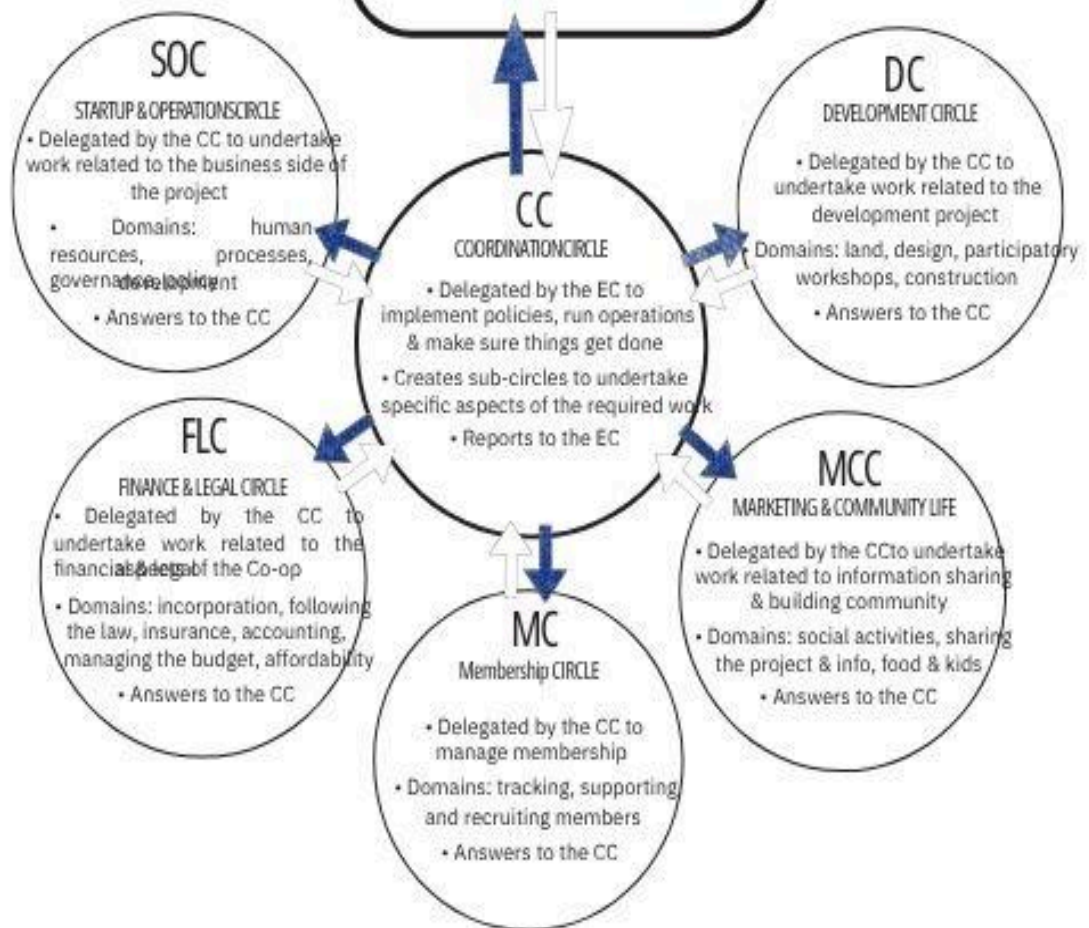


## FULL MEMBERSHIP

- All members holding a share in the Co-op
- Members need to be consented in
- Members collectively own the Co-op & share in the responsibility for it
- 1 member = 1 vote (no proxies)
- Able to be a director and vote in director elections held during the AGM
- Members set and/or change the by-laws & governance structure at General Meetings

## EXECUTIVE COMMITTEE (EC)

- Directors legally have a fiduciary duty to the Co-op and its members
- Only Co-op members are eligible to be directors and can vote in director elections
- The EC can have up to 3 non-directors invited by the circle to fill capacity gaps
- Ultimately the EC is responsible for the operations, management and policies of the Co-op, but it delegates these responsibilities to circles via a sociocratic circle structure



## EXECUTIVE COMMITTEE

- Operates by consent as a sociocratic circle
- LEAD - Is typically also the Co-op President, overseeing the EC including ensuring laws are abided, obligations met, projects progressing in line with vision and laws; caring for Co-op operations unless a Managing Director is hired
- FACILITATOR - Plans and runs the meetings
- EXECUTIVE SECRETARY - Oversees Co-op's records
- TREASURER - Oversees Co-op's finances & budget
- DELEGATE - EC's representative at the CC

## ALL OTHER CIRCLES

- Operates by consent as sociocratic circles
- LEAD - Makes sure the circle is meeting its aim & operating within its domain, representing the circle in its parent circle & ensuring the circle is running smoothly and effectively
- FACILITATOR - Plans and runs the meetings with the Lead
- SECRETARY - Note-taker and supports the Facilitator
- TIME-KEEPER - Ensures meetings run on time
- OTHER - Circles can create their own operational roles, sub-circles and helper circles (work teams) as needed

## **Ecovillage**

This project is both cohousing and ecovillage because it situates the clustered housing development next to (and embedded with) sustainable agriculture, and considers the land and infrastructure development more holistically. This creates additional impacts including:

- enhanced food security and access to healthy food embedded in the neighbourhood
- model of urban growth that demonstrates denser housing development while also preserving farmland
- model of community-supported farming embedded in a housing project, providing an adjacent customer base, social connection and physical help as needed to the farmer(s), creating a less isolating and more sustainable agriculture sector
- protection of the natural landscape and farmland in perpetuity, allowing long-term regenerative planning
- climate resilience through naturalized surface water management using bioswales and extensive, diverse planting that supports enhanced biodiversity, reduced erosion and soil nutrient loss, protection against flooding downhill from the project and limited impact on existing municipal infrastructure, and stronger root systems - all to mitigate the impacts of the stronger, more sudden rain and wind events predicted for the future
- model of rural development in Newfoundland and Labrador that increases housing stock, while also maintaining “rural character”, preserving agriculture and natural landscapes, and recreating the community-based informal support systems that were critical to the health of the province’s outport communities in the past

## **Affordability**

While the Canadian housing sector would benefit from the addition of more cohousing and ecovillage concepts, the ability to make them affordable and broadly accessible geographically and socio-economically is difficult. Most cohousing in Canada is at or above market housing prices despite the goal of most groups when forming to be accessible, affordable and inclusive (Reid Fairhurst, 2021). The main issue is the cost and risk of housing development more generally, exacerbated in urban areas where competition with larger, more amply funded and connected developers and investors is near impossible (Pfeffer, 2018; Clark, 2022). Further, because cohousing is relatively niche in Canada (where less than 30 projects have been completed as of 2023 (based on the Canadian Cohousing Network webpage: [www.cohousing.ca](http://www.cohousing.ca) as of 2023), cohousing projects struggle to find outside funding and tend to rely on community member investment and home ownership.

Killick Ecovillage started with the goal of making at least 30% of their units affordable to households making 75-80% of area median income (AMI). It also aimed to do this in a way that was attractive to higher and lower income households. Their model, a translation of the UK’s Mutual Home Ownership Society (MHOS) into the Newfoundland and Labrador context, is fundamentally a non-profit housing cooperative (in line with NL’s fairly restrictive co-operative housing legislation) that charges its monthly fee based on a percent of income, and acknowledges a portion of this fee as an interest-bearing loan to the co-op that is repaid to them when they leave.

This addresses a number of issues with current housing models:

- tying the monthly fee to a percentage of income to ensure the homes remain affordable for residents, regardless of changes in income, life circumstances, etc.
- acknowledging a portion of the monthly fee as a loan to the organization that is repayable with interest with the member leaves, placing them on a more equal footing with home

owner; the value of this loan each month is the difference between the monthly fee assessed based on income and a Community Fee (similar to a standard strata fee) that covers community operations and maintenance and is the same for everyone

- tying the interest on member loans to an index that is more predictable and indicative of affordability than the housing market, such as area incomes or the consumer price index, helping to decouple housing and wealth away from the speculative market
- attracting both higher and lower earning households to create a more resilient mixed-income community that is accessible and fair to all; this includes capping the total loans given by a member to the organization at 100%-110% of the value of the home they occupy (assessed based on the market at the time of signing the lease) so that even though month over month higher earners pay a higher monthly fee, in the end each household is assured that they will have contributed a fair and equitable amount in total
- enabling very low monthly payments once a household has contributed the total loan required, at which time their monthly fee reduces to the Community Fee plus a small percent (~10%); this helps people, such as seniors, on a fixed monthly income but with enough to pay the full amount of the debt obligation upfront (such as through the sale of their existing home)
- reducing monthly expenses through sharing (including a car-share, children playroom and teen space, community library, and 5+ community meals per week), economies of scale (including pooling resources to support onsite farming, buying in bulk, undertaking construction at scale), enhanced building quality (including energy efficiency, onsite power generation, higher-end shared appliances) and smaller homes (facilitated through enhanced shared/pooled spaces such as the community laundry, craftroom, coworking space and central recycling/composting facilities)



### 3. SUSTAINABILITY

We've designed all aspects of the farm and community based on permaculture principles. Energy-efficient homes, access to walking paths and ponds, and a 57-acre chemical-free farm highlight our commitment to climate resilience and low environmental impact. We aim to decrease our environmental impact through careful investment in energy, land, water and waste management systems.

#### *A. Energy*

Killick Ecovillage aims to be net-zero-ready, pre-wired and designed for easy retrofit with sustainable technologies to produce enough energy onsite to power all of the community's needs over time.

#### *Energy Efficiency*

During our participatory design workshops, residents set "energy efficiency" as one of the top three priorities for the design team, aiming to be at least 40% more energy efficient than National Building Code of Canada requirements.

Our homes and community buildings were designed using energy modelling software to be as energy efficient as possible within our budget. This includes airtight buildings designed to withstand strong winds, careful quality control during construction to ensure the architectural details are followed, and conducting blower door tests throughout construction to ensure we meet our planned energy efficiencies. We have stuck with a conventional 2x6 wall construction with batt insulation based on our moderate temperatures, but have added additional seamless rigid foam insulation to the exterior of the walls to reduce heat transfer because of the winds. Further, trees and shrubs will be carefully placed to create shade and/or block wind where we anticipate and/or experience the wind.

Each material and method was chosen through research, careful consideration of the full lifecycle costs, and our priority list. Where possible we have tried to select for reduced embodied energy, less travel-related pollution, longer warranties and life expectancies, reduced energy consumption, and simplicity. We explored things like district geothermal heating and programmed earth construction, adopting more complexity and innovation when feasible and practical.

In addition to efficient construction, we will have a designated team responsible for monitoring building performance, teaching residents why and how to reduce their energy use, and adjusting systems as needed to meet the efficiencies we have modelled. Part of this team's responsibility will be to create and implement a maintenance and repair manual and schedule to help maximize our energy efficiencies and prolong the life of the buildings and systems.

#### *Renewable Energy*

We are currently undertaking a feasibility study of onsite renewable power generation (wind and solar), and pre-planning homes so that over time we can add components without major reconstruction to add these elements (including planning for battery storage, pre-wiring buildings, and pre-installing structural supports). We anticipate having a hybrid system using both solar power (through roof-top panels starting with our two 16-car covered car-ports) and

micro wind generators. We are also considering a potential biogas digester that uses methane from the community septic tank to produce energy and heat, and micro hydro that uses our controlled streams to power farm infrastructure. We are planning to add energy generation over time as we raise the appropriate funds and navigate regulatory permitting.

## ***B. Land***

### ***Restoration and Enhancement***

Killick Ecovillage is located on the old Churchill Farm, which had been an active dairy and cattle farm for over 150 years. This heritage means we inherited a few legacy issues, including buried garbage, redirected waterways, ill-suited roads and paths, bulldozer piles, relatively young mono-culture fir forests overtaking the disused pastures, disturbed wetlands and waterways, and nutrient-depleted soils.

Members have already begun regenerating the land through clean-up days (removing residential and construction waste, farm equipment, and old foundations), realigning streams, redirecting neighbourhood ATV traffic out of the wetlands, starting native and fruit-bearing tree seedlings and shrubs, and beginning work on a main wind break. Future plans include reviving native forest biodiversity along the seasonal stream beds, re-aligning the new roads and trails along contours, correcting flood and erosion areas, creating wildlife corridors throughout the property, and implementing land stewardship policies.

### ***Food Security***

Killick has started its food program already, starting over 1000 trees and shrubs so that they are acclimatized by the time they are to be planted out on the land, installing two greenhouses, and adding bees, ducks, and chickens. The goal is to become completely food self-reliant over time, and ideally have enough produce leftover to be able to sell to our neighbours and friends.

Members support the farm by joining on farm work days, purchasing farm goods (at a reduced price), helping sell surplus products, and giving our in-house farmer a break from farm duties from time to time. \$100 of the monthly housing charge will be allocated to the community's food program, including helping fund the farming efforts and giving members almost unlimited access to farm-grown food, community meals, and healthy eating education and activities. Our onsite food production facilities will include the market gardens (both a larger demonstration garden and community garden), farm pastures (through which small animal groups are cycled through in a beneficial succession plan), bees, food forests consisting primarily of fruit and nut trees and shrubs, and native forests for foraging.

The main common houses provide bulk storage (including a pantry for bulk dry goods, and a cold room with freezers and fridges) and areas where people can make preserves, ferments, cheeses and other secondary products. These stores enhance food security and self-sufficiency within the community, and reduce how many trips residents have to make to the grocery store.

Both common houses are equipped with a community kitchen and dining area that allows residents to eat together as many as 5 times per week (as a goal). Copying successful models used in other cohousing communities, residents are required to cook or clean at least once every 6 to 8 weeks, but after that they simply show up to be fed by others and share meals with neighbours. Community meals help make it easier for families to manage busy days, supply

seniors with healthy meals and opportunities to eat with others, diversify the type of food people are exposed to, and simply make eating and food prep more social, collaborative, and fulfilling. Participating in community meals, helping out in community, and learning and sharing knowledge with others are all things common to cohousing that lead to higher quality living and relationships.

### *Lower Environmental Impact*

Intentionality, careful planning, and ample time to share knowledge and conversations with neighbours all lead to lower environmental footprints in cohousing communities and ecovillages. Killick Ecovillage aims to perpetuate these findings and demonstrate lower-carbon residential development by:

- planting thousands of trees and shrubs that help filter the air, secure the soils, and produce oxygen;
- disturbing the soil as little as possible through no-till farming and constraining the amount of land that is developed so that most of the carbon in the soil is not released into the air;
- keeping as much organic material onsite as possible during construction (through not trucking away cut trees and shrubs) and after moving in (via composting, a chop-and-drop maintenance system for the constructed wetland, and limiting the amount of lawn);
- selecting local building materials and methods, and opting for those that have either low embodied energy or keep the carbon sequestered for a long time, including the use of locally-sourced lumber and other materials as much as possible; and
- increasing carbon sequestration by adding organic carbon back into the soil through careful animal management and a community compost program, using vegetation cleared for development and farm expansion (for heat energy, soil amendments, and mulch), and diversifying onsite plants using mostly perennials that require no-till techniques and thus limit the amount of carbon lost through exposed soil.

### *C. Water*

#### *Climate resilience*

All of our designs are based on the latest climate data ([www.climateatlas.ca](http://www.climateatlas.ca)) with added capacity to ensure the neighbourhood remains stable and safe for at least the next 60 to 100 years. Predictions suggest the main impacts of climate change for our area are stronger winds and more rainfall coming down in a shorter amount of time, without drastic changes in temperature. Thus, we have prioritized wind-proofing and surface- and rainwater management in our climate resilience plans over increased insulation or innovative heating and cooling technology.

Our extensive bioswales provide the most important climate resilience component as it helps mitigate floods and droughts, not just on our property but for all those downhill from us (residents and municipal infrastructure). The principle of a bioswale, to slow down surface water flows and keep as much water onsite as possible, is contrary to most of how our towns are currently designed, which is to move water as quickly as possible out to the ocean. The former slows water down, reduces its erosiveness, keeps nutrients in place, and does not transport pollutants and debris into the ocean. The latter creates damaging flow rates that will only get worse as more water volume (through new conventional developments) is added to the system.

Keeping water and nutrients onsite helps grow stronger, more resilient trees and shrubs more quickly, helping to stabilize the landscape, provide climate-acclimated wind and water breaks, and contribute to more comfortable outdoor living spaces.

### ***Water Conservation***

Based on geotechnical studies, there is plenty of groundwater to feed the whole community, but to ensure no one's wells go dry we will be implementing further water conservation measures as a community. This includes:

- using rainwater, not well water, for landscaping purposes
- exploring the potential and need for recycling greywater (such as re-using water drained from sinks, tubs and washing machines to flush toilets)
- education about how to conserve water
- installing water-conscious fixtures and equipment
- reducing the number of private washing machines by enabling residents to opt to use one of two community laundries with high-efficiency commercial equipment instead
- installing commercial-grade fast-action dishwashers in both common houses
- Reducing water usage at the tree nursery with the reuse of treated effluent as feed to the tree nursery, reducing tree watering

We chose to use wells instead of extending the municipal water lines for a number of reasons: extending town water up to our site would likely entail blasting, significant tear-up of Farm Rd, and potential issues with reduced pressure for ourselves and our downhill neighbours; we wanted to avoid bringing chlorinated water to the site to avoid these chemicals going into the constructed wetland and willow beds; and, we want this to be a model for how to build a sustainable neighbourhoods in locations where municipal systems are at capacity or non-existent (rural NL). Based on studies, we anticipate needing no more than 10 wells for the whole community.

As with all other aspects of our sustainability planning, we intend to provide residents with water conservation education, and will monitor usage to make proactive adjustments as needed.

### ***Zero Runoff***

Surface and stormwater will be maintained onsite using Zero Runoff concepts to limit the difference between pre- and post-development outflows off the property by:

- designing the community on contour with an integrated site-wide bioswale that slows onsite surface water runoff and redirects it horizontally into food-growing systems
- creating significant water storage through integrated earthen berms at the 5 locations where seasonal streams intersect the bioswale
- building soil and planting vegetation that absorb water quickly.

## ***D. Waste Management***

### ***Onsite Wastewater Treatment***

We will treat wastewater onsite with a community-wide constructed wetland that uses plants to undertake secondary treatment of the wastewater in an aerobic environment that increases and diversifies the microbiome, increasing its capacity to sink carbon.

Our onsite wastewater treatment system incorporates the pre-approved Engineered Wetland model that speeds up wastewater treatment, using reeds that bring oxygen to the sub-surface wetland matrix to aid in bacteria digestion. Killick's model adds a willow grove after the constructed wetland to convert the nutrient-rich outflow into building materials that can be used for fences, basket-making, etc.

The natural wetland treatment system uses no electricity, chemical or potable water, further reducing our carbon footprint and our load on the environment.

### ***Zero-Waste Goals***

We are committed to making it easy for residents and guests to reduce, re-use, recycle, and compost as much as possible so that we collectively produce very little waste going to the landfill. This includes easy to use in-house and centralized sorting areas, including:

- Organics - for household organic wastes, residents deposit their personal buckets weekly into several collection points. A hot-composting system that is managed by our farm team comprehensively processes all organic material into soil amendments suitable for food production purposes;
- Surplus food, outgrown clothing, unwanted toys and books, and other household goods - we have designed swap areas in the two common houses to enable residents to exchange amongst themselves before distributing the surplus good to organizations across the region on a quarterly basis;
- Regular recyclables (paper and plastics / metals) - these are first collected in each home through a sorting system, and then transferred by the resident to a central collection area where a team undertakes regular trips to Robin Hood Bay's recycling depot;
- Beverage containers - these are likewise collected first in the home and common house, and then transferred to a central storage area where a team brings them to a designated bottle depot, with deposit refunds going into the community's collective fund;
- Waste items not collected at Robin Hood Bay (such as ripped or stained textiles, batteries, glass, broken toys and electronics) - in the central recycling area we will set up community collection points for these random items, with a team bringing them to the appropriate recycling and upcycling organizations
- Things that need repairs - we aim to run a number of mending, fixing and repair cafés that enable residents and friends to bring broken and ripped items and learn how to fix them instead of throwing them in the landfill.

The wetland treatment system incorporates a sludge treatment unit. Instead of being removed from the site as a waste item, septic sludge is composted and mineralized into a horticultural compost for future use.

An essential part of these Zero Waste plans is that we educate our residents how and where to reduce, re-use, recycle, and compost. The goal is to clarify our goals to live lighter on the land, make it easy for people to do so, and subtly prompt pro-environment behaviours so that over time we reach the same heightened level of sustainability as fellow ecovillages and cohousing communities.

## 4. OWNERSHIP MODEL

The Mutual Home Ownership Society (MHOS) was developed in the UK by LILAC Cohousing in 2013 to allow an income-diverse membership to access their cohousing neighbourhood. Subsequent impact reports show that over time, MHOS cohousing becomes more affordable and attracts people with a mix of income levels because the model creates a sense of fairness for all. Upon leaving, residents will have built up savings in their homes that will give them greater options in where they live next.

### *MHOS Overview*

Killick Ecovillage is incorporated as a nonprofit housing co-operative (Co-op) in Newfoundland and Labrador. To access a home in the community, first a household must become a full Resident Member by purchasing a share in the Co-op (that is repayable when the member leaves). While we have other membership options, only Resident Members share ownership of the collective property and buildings.

Resident Members then sign a Lease Agreement with the Co-op for sole access to a specific home in the community. Similar to home ownership, these leases are anticipated to be long-term (e.g. 7-10 terms with the expectation of renewal). However, with this model, members do not need to qualify and take out a private mortgage. Instead, they agree to provide a loan to the organization up to the value of their home, which is paid over time, and repaid back to the member with interest when they leave.

The obligated loans to the Co-op are made in a number of ways:

- The minimum initial down payment is expected to be approximately 7-10% of the home value, with a minimum of about \$15,000 for the smallest units. Payment plans may be available. The down payment is considered a loan to the co-op, which is repaid when the member leaves, with interest if the member lives in the community for more than 3 years.
- A portion of the monthly housing charge (described below) goes towards paying down the obligated debt.
- A lump sum amount can be contributed at any time to pay down the obligated debt.
- By consent of the members, the Co-op may require all members to provide additional loans in the case of extenuating circumstances and as required to keep the Co-op financially viable.

### *Monthly Housing Charge*

The monthly Housing Charge is assessed as a percentage of each household's net income, ensuring that living costs are affordable for residents in perpetuity. This fee is re-set annually based on resident income but can be re-assessed mid-cycle if required due to an extreme and unexpected change in income. Members will collaborate on developing the income assessment policies, the proof required, and how unpredictable or changeable incomes are treated.

The monthly Housing Charge is first applied to the Community Fee, which is a fixed rate (the same for all resident members) intended to cover the shared costs of operations, maintenance, property taxes and insurance, providing amenities, community internet, utilities, etc. This fee is re-assessed each year and approved by the membership.

The remainder of the total Housing Charge (after the Community Fee) is considered a loan to the Co-op, which goes towards paying down the obligated debt. These funds are used to pay down the collective debt (the group mortgage), buy back loan stock from departing members, and build up a Reserve Fund that ensures the Co-op is able to respond to any unforeseen and/or emergency expenses and larger repairs and/or replacements in the future.

For example, if a family's monthly income is \$3,000, and *if* the percentage was set at 35%, their total Housing Charge would be \$1050/month. *If* the Community Fee for that year was set at \$750, then the remaining \$300 of their monthly payment would add to their loan to the co-op, to be paid back with interest if they later leave the co-op.

Once a member provides the total obligated loan to the Co-op (ie, the value of the unit they occupy), their monthly Housing Charge is reduced to just the Community Fee plus a small percentage (for administration and affordability purposes).

### ***MHOS Agreements***

When a Resident Member joins the Co-op, they sign three inseparable agreements:

1. Membership Agreement - sets out the rights and responsibilities of being a member of the Co-op;
2. Lease Agreement - sets out the rental terms for leasing a specific unit in the community, including setting a Monthly Housing Charge - that is assessed as a percentage of the household's net income (currently estimated at 35%) - and clearly defining who (the Co-op and the member) is responsible for what.
3. Debt Obligation Agreement - which sets the total amount of loan a member is required to give the Co-op, how this loan is to be provided, and terms and schedule for repaying loans to members when they leave (including setting the interest rate). The goal is to tie the interest rate to something indicative of local affordability, such as the Consumer Price Index or local area incomes.

These agreements are meant to ensure full transparency, financial sustainability of the Co-op, compliance with non-profit tax requirements, and social cohesion.

### ***Leaving the Project***

Loans made to the Co-op during the development phase will not be repaid to members until after construction is completed. After move-in, a number of policies will be developed by the membership to ensure the financial sustainability of the Co-op while also ensuring the member is repaid all of the loans they provided to the Co-op, with interest but minus any damages or outstanding fees.

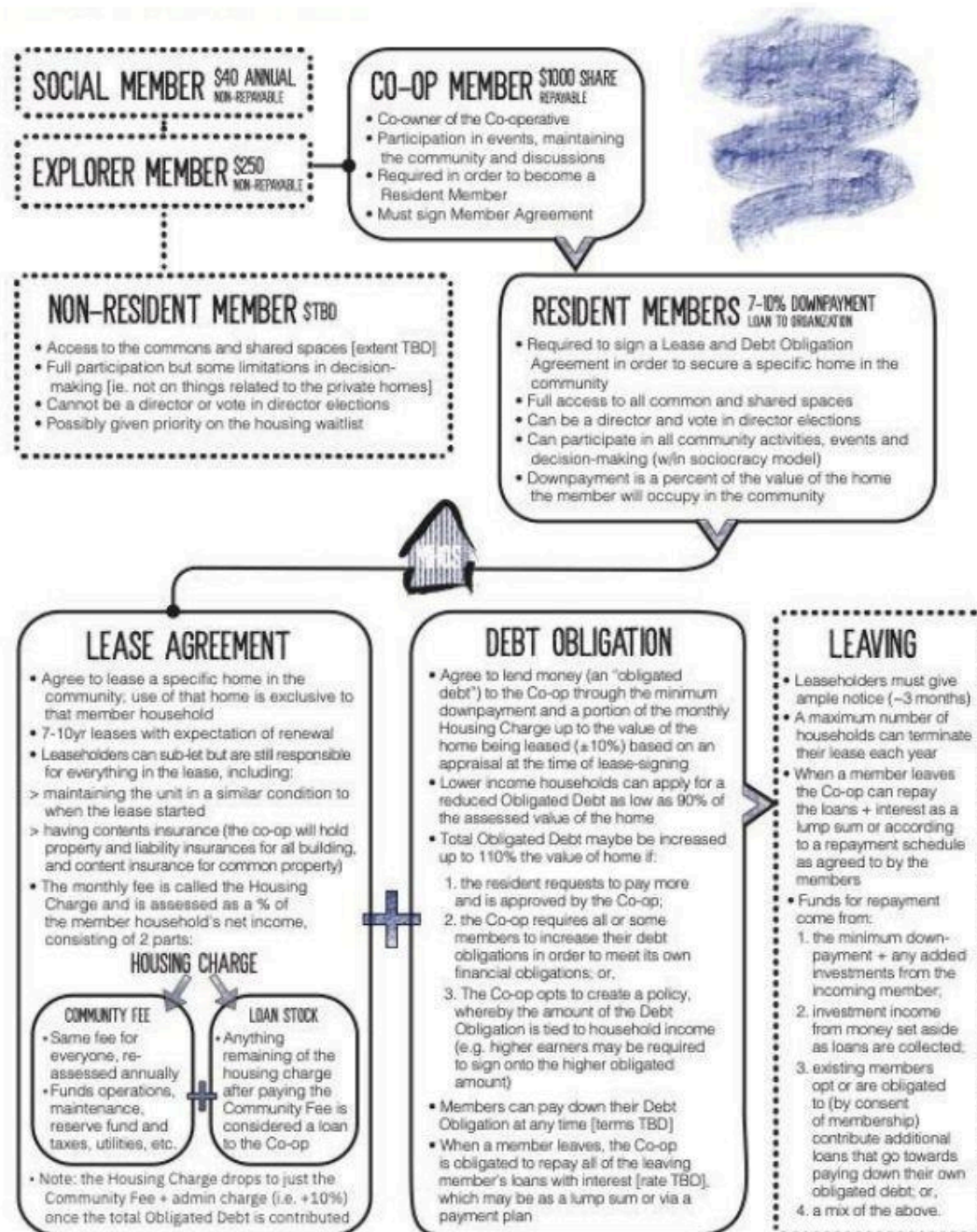
Based on LILAC's model, we anticipate policies that require at least three months notice and a cap on how many households can leave the project each year (LILAC allows no more than three, though their turnover rate is quite low and they have never had to enforce this constraint). When the member notifies the Co-op that they intend to leave, the Co-op will endeavour to find a new member to take over the lease and devise a plan for repayment of the loan stock. Loans to members are repaid through:

- funds provided by the incoming member in the form of the required downpayment and any additional investment they might make to reduce their own debt obligations;
- savings and investment revenue put aside for this purpose;
- any additional loans other members might make, either to voluntarily pay down their own obligated debt or as required by the Co-op with the consent of members.

Loan repayment may be made as a lump sum or through a payment plan agreed to between the Co-op and the outgoing member.

The goal of this model is to attract a diverse membership, enable some savings to accrue as members make monthly payments to the Co-op (allowing them more housing options when they leave compared to traditional Co-ops), ensure the Co-op continues to be financially sustainable, enable mixed-income co-operation, and create a sense of fairness for everyone (as required by both higher and lower earning members).

## Membership Process Overview



## 6. COMMUNITY DESIGN

### Design Process

Killick Ecovillage concept designs were developed by future residents through 7 months of participatory workshops. The final design consists of 51 homes ranging from 600sqft to 1400sqft and a 4000 square feet of shared amenities in two “Common Houses”. The process included determining goals for how and where people wanted to live, defining the spaces that would achieve their objectives, and situating these on the project site in a way that was community-centred, practical and feasible. For instance, parking is strategically located on the periphery so that people can navigate the spaces between the houses actively and safely. Sightlines, access to natural light, fully visitable homes and edible landscaping all drove the site design, while energy efficiency, reduced use of resources and universal design guided the home design.

The final design consolidation workshops were done with the help of cohousing guru Charles Durrett. Conceptual designs were finished in July 2022, then a local architect and civil engineer helped convert these into permit and construction drawings completed in the spring of 2024.

Limited zoning flexibility in the town of Portugal Cove - St. Philip’s meant that the creation of an entirely new zone, called Ecovillage Zoning, was required to enable the denser, clustered home layouts and the integration of some farming nearby. The rezoning process was initiated in December of 2022, with the new zone description presented to council the following spring and first approval in the fall of 2023. The relevant development regulation and municipal plan amendments were sent for review by the province late 2023 and approval received by the town in early spring of 2024. Final preliminary approval was granted by town council in April, 2026.

### COMMON HOUSE DESIGN GOALS

<p><b>healthy indoor air</b> (good ventilation)</p> <p><b>comfortable temperature</b> (no cold feet, can control temperature in smaller zones, can increase ventilation if needed)</p> <p><b>neutral smells</b> (no smoking in common house, smells clear)</p> <p><b>bright and open space</b> (bright sunlight coming in)</p> <p><b>efficient systems</b> (can turn up heat, walk away, and have the system automatically revert to efficient operations, smart systems that adjust to activity patterns over time, room bookings linked to pre-heating a space ready for the upcoming activity)</p> <p><b>good acoustics</b> (not too loud in kitchen / dining areas, subdued noise, lots of activity but not noisy)</p> <p><b>separation of sounds</b> (spaces where you can be loud and not impact all other areas of the building, playable loud spaces, ability to separate)</p> <p>children’s noises from being able to visually see supervise kids)</p> <p><b>quiet and peaceful atmosphere</b> (place to rest and relax, sense that have nowhere else to go, place to get away from mess, place to clear head)</p> <p><b>home away from home</b> (place to mix up your day when working from home, places to work outside of the private home)</p> <p><b>emergency shelter</b> (backup heating / wood heating option, backup generator)</p> <p><b>best views in the community</b> (equal access to great views)</p> <p><b>social environment</b> (meet-up spaces, nexus for friendship)</p> <p><b>flexible spaces</b> (able to make spaces smaller through moveable furniture or walls, multipurpose spaces)</p> <p><b>simple spaces</b> (not lavish, natural finishes, minimal, organized)</p> <p><b>coziness</b> (comfortable, cozy talking areas, place to read and drink coffee, nooks and crannies, warm)</p> <p><b>learning and sharing skills / hobbies</b> (learning spaces, teaching spaces, places to share music skills, ability to set up a stage)</p>	<p><b>cost-consciousness</b></p> <p><b>tasty food</b> (yummy food, yummys smells, smell of fresh bread, smell like fresh coffee)</p> <p><b>community meals</b> (cooking together, a well-equipped kitchen, spacious, useable / function / well-organized kitchen, space to cook together, eating and drinking together, enough seating for all of the community to come together)</p> <p><b>a place to belong</b></p> <p><b>accessible to all</b> (accessible to all ages, accessible to all mobility abilities)</p> <p><b>shared large appliances</b> (shared laundry facilities, industrial-sized duvet, large freezer and fridge space for year supplies)</p> <p><b>indoor outdoor flow</b> (some spaces are slipper only, some allows coming in and out without removing shoes, mud room and drying room to remove wet / muddy outdoor gear and let it dry, transition space)</p> <p><b>lots of plants (greenery)</b> (kitchen garden, window micro-greens)</p> <p><b>environmentally sustainable</b> (green, sustainable heat and electricity)</p> <p><b>place to host family and friends</b> (space to bring outside people to visit, spaces for guests to sleep / eat / do laundry / wash)</p> <p><b>kid-friendly</b> (spaces appropriate to kids’ needs, place to bring kids to find playmates, kids are safe)</p> <p><b>safe space</b> (culture of trust, can leave things unintended)</p> <p><b>diverse activities</b> (happy people doing things, active spaces, hub of activity)</p> <p><b>self sufficiency</b> (supports bulk food storage to augment private homes, community pantry, place to quickly grab an ingredient if run out)</p> <p><b>easy to clean and maintain</b> (automated, robot / programmable cleaning technology, high efficiency heavy duty appliances, easy to clean finishes, replaceable finishes such as tiles)</p> <p><b>fun</b> (music + beer, space to play for both adults and children)</p>
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# SITE DESIGN GOALS

**less car use** (single car vehicle, playdates/commuting)

**children's help** (see with tasks, in the garden, reading)

**close to family** (blood or chosen family)

**farm / land stewardship** (using land respectfully; access to land)

(separated from agriculture; controlling the farm side of the fence)

**onsite food production + preservation** (home grown)

(food, edible landscape)

**permaculture / regenerative design** (longterm,

sustainable thinking, recycling all energy sources waste, composting)

**sustainable** (sustainable technologies such as passive solar, high energy

efficiency, renewable energy generation, possibly all grid, climate conscious, planned for climate change)

**smart use of water onsite** (managing water in a smart, efficient,

sustainable way)

**outside living in all seasons** (sun and water regardless the weather, recognizing the unique NL weather, protection from extreme wind and rain)

**affordable for anyone who wants to live here**

(low monthly expenses, bulk purchasing)

**healthy homes** (high indoor air quality, energy efficient, low carbon)

**in nature** (pieces of nature, surrounded by natural elements)

**shared meals and cooking together**

**neighbours as friends** (social and friendly, spaces for interaction)

(meets to live in an use common spaces)

**equal access to sunlight + lots of natural light**

**choice of where + how we each live** (work with neighbours, collaborative relationship; be outward facing beyond local housing project; building community)

**everyone helps one another** (from shared housing foster community entrepreneurship; relationship with forest school, public spaces in the commons of common house)

**layers of privacy** (negotiation and definition of private zones from

public and common spaces, using vegetation for privacy)

**respectful relationship with extended neighbours**

**easy to participate + join in** (reasons to be in or use common spaces, easy access to common house and common grounds, enables unplanned get togethers and meetups and spontaneous socializing)

**playful for kids and adults**

(well cared for animals, lush and farm animals)

**celebrations**

**responsible public access to the land**

(balanced of privacy, safety, and liability concerns; controlled access for the public to use the common house; limit noisy and/or gas vehicles such as 4-wheelers, dirt bikes, etc.; recognizing traditional access to and uses of the land; maintain public access to the pond and back forests)

**opportunities to teach and learn** (teaching and learning from each other, classes, forest school, land-based activities)

**uniquely NL** (celebrating our unique culture ex. shed parties, bail-ups)

**easy maintenance** (automatic watering of the gardens; rainwater collection; food forests that look good and take care of themselves)

**allows for individualization / personalization**

**easy, quick access to gardens** (able to dart out during

reading to get back, easy to reach and accessible for all)

**safe neighbourhood** (able to see kid play areas from homes, etc)

(paths separate from emergency access)

**pedestrian-centred** (keep cars to the periphery, village model)

(separate road from the emergency)

**quality over quantity** (smaller high quality private homes, good

quality buildings, high functioning neighbourhood design)

**ability to be noisy without impacting others**

**able to find quiet spaces** (ability to get away, read down

spaces to support emotional regulation)

**common house as emergency shelter** (planning for

NL extreme weather and increased hurricane activity)

**health + wellbeing** (natural, wooden, rest, meditation,

respiration, slowing down the pace of life)

**aesthetically pleasing design**

**remove minimal trees** (protect wind breaks, protect older /

larger trees; plant trees and shrubs; minimal disruption of tree line)

**support local** (social procurement)

**helping each other**

## ***Sharing Economy***

The community pantry and freezer provides substantial space for storing the food produced onsite, as well as bulk purchasing of groceries and household necessities. Small groups can come together here to make and store preserves, ferments, cured and dried foods, etc.

A sound-proof music room allows for the sharing and practicing of a variety of instruments. The exercise room and multi-purpose space allows neighbours to pool their equipment, skills and knowledge for more active and healthy living. Two of the community garage spaces are dedicated to sharing wood-working and automotive maintenance tools and services.

It is anticipated that residents will reduce their vehicle needs by 25% (committing to 1.5 cars per household instead of the typical 2 cars per household), and snow-blower and lawn mower needs from 1 of each per household to 2 of each for the whole community. Following examples from other cohousing communities, residents have future plans for a community car- and bike-share program.

Sharing allows a household to access a type or quality of equipment or tool they might normally have been able to in traditional housing. It also provides the opportunity for those with the equipment and/or tools to store and share them outside of their private space, reducing their individual spatial need, consumption patterns, and thus cost of living and environmental footprint.

## ***Climate Resilience***

Based on the predicted increasingly extreme weather for the island of Newfoundland, the Common House is designed as an emergency shelter, providing alternative heat and electricity sources and substantial food and necessity stores to allow neighbours to weather the storms together.



## 5. PRIVATE HOUSE DESIGNS

The homes are designed based on the following three priorities, in this order:

1. Sound-proofing - based on past experiences and the goal for long term residency and friendships, people found acoustic comfort and separation was a key priority in the private home designs
2. Affordability - from the start, members valued each other regardless of how much capital they brought to the project, and did not want anyone to be priced out because of design decisions
3. Environmental sustainability - the goal is to get as close to net zero as possible within our collective budget

These priorities were pragmatic and reflect the group's experiences, knowledge, interests, and goals. All decisions within the project were first assessed based on these priorities, resulting in shared walls for enhanced energy and space efficiency, high quality windows positioned for views, privacy for the bedrooms, and views of nature and community activities from the kitchens and living spaces.

All of the homes have large covered front porches that extend the living space and create opportunities for seeing and chatting with neighbours. Each home also has private outdoor space where residents can opt out of connecting with their neighbours.

### PRIVATE HOUSE DESIGN GOALS

<p><b>healthy homes</b> (good ventilation, ability to open windows and still have good efficiency, fresh air, healthy indoor air)</p> <p><b>personalized</b> (ability for some DIY, own colours, ability to customize after move in, sense of 'home')</p> <p><b>private outdoor space</b> (porch, private backyard, able to fence in pets/children, room for small kitchen garden)</p> <p><b>minimal styles of home (3-4)</b></p> <p><b>good use of small spaces</b> (built-ins, open ceiling that can be converted to loft, nooks)</p> <p><b>energy efficient</b> (lower energy costs, finding the sweet spot between high big windows and energy efficiency)</p> <p><b>sound-proofed</b> (quiet, good acoustics)</p> <p><b>age-in-place housing</b> (houses can grow and shrink with household needs, visitable housing so that everyone can visit everyone else, accessible, future-proofed, ability to live without stairs)</p> <p><b>self-sufficient</b> (community can be self-sufficient, climate aware planning, built-in redundancies, resilient design)</p> <p><b>open and airy</b> (high ceilings to feel bigger, open concept, minimal walls/corridors, make small space feel bigger, allow for flexibility, lots of light and space)</p>	<p><b>private spaces for each person</b></p> <p><b>strategic storage spaces</b> (good storage space, functional spaces, a place for everything, as small as spacious as needed, design storage to fit biggest needs and then everyone can customize how it is used)</p> <p><b>good design</b> (clean space, neat, not cluttered, good quality finishes, attractive exterior)</p> <p><b>views of vegetation</b> (bring the outdoors in, view of plants/forest, ground level patio w/ glass door, vegetation around houses)</p> <p><b>good kitchen</b> (good sized kitchen, nice and efficient kitchen, pantry, lots of natural light)</p> <p><b>lots of natural light</b> (large sunny windows, bright, lots of window, big windows)</p> <p><b>functional entry</b> (bathroom right into entry, functional mud room, place to dry gear)</p> <p><b>warm &amp; cozy spaces</b> (comfy bedroom, not drafty)</p> <p><b>safe in community</b></p>
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## *House Design Variations*

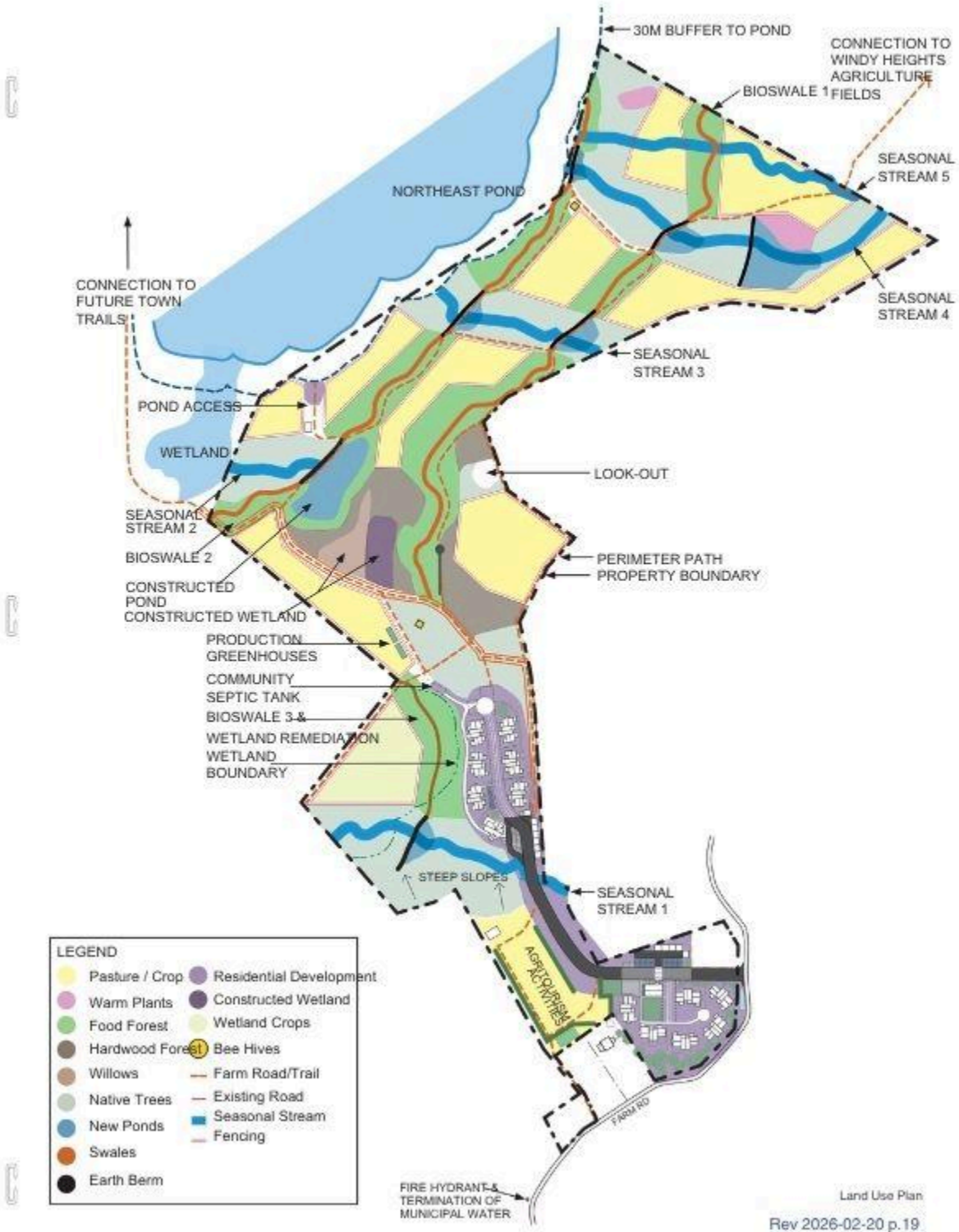
Houses range from one-bedroom (names start with “A”), two-bedroom (“B”) and three-bedroom (“C”, except “Chamomile” which is 1BR). All units except the garden suites (Azalea, Buttercup, Chamomile) also have a loft that members can choose to finish as additional living space.

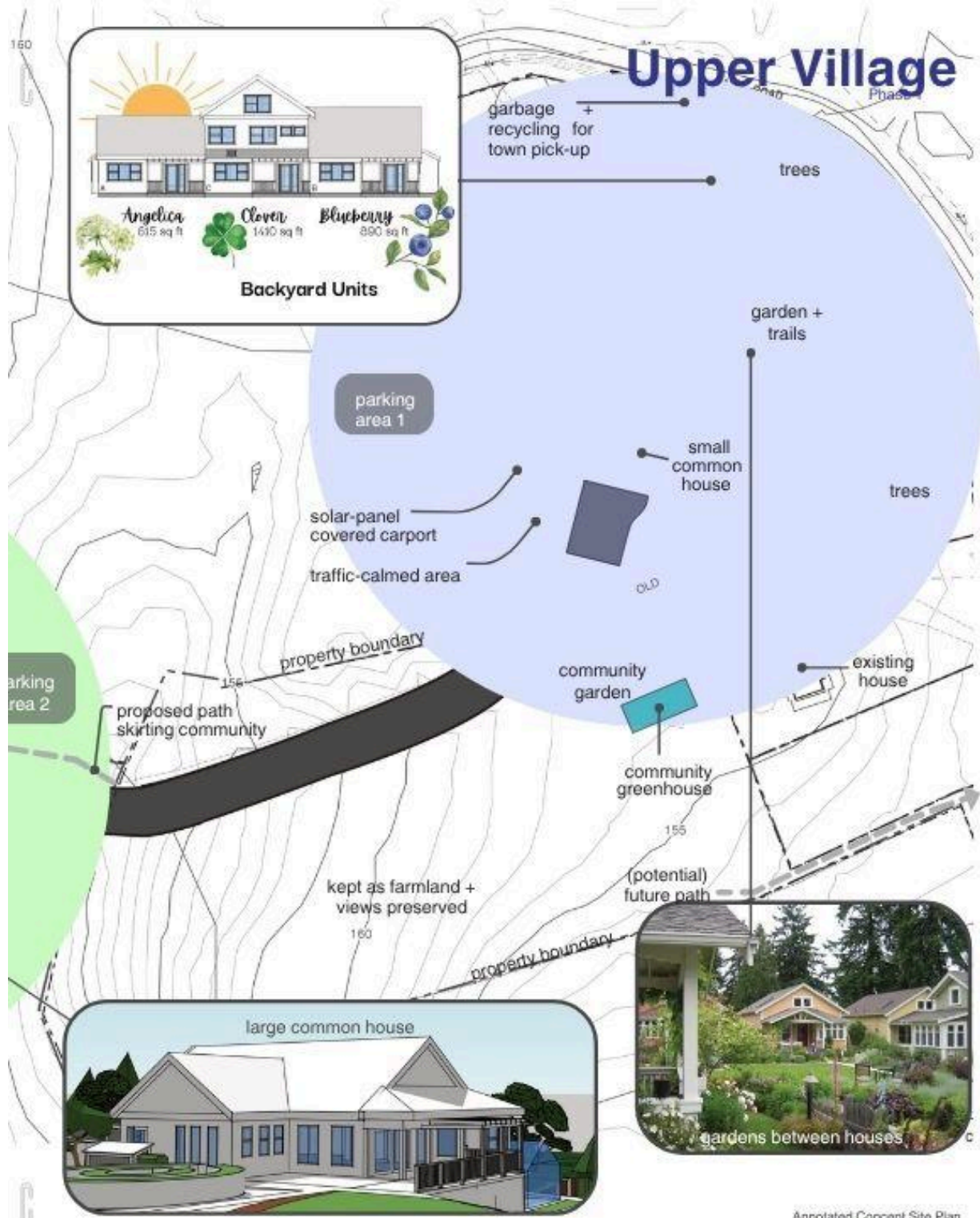
House names also help identify some variations in access and yard/balcony spaces:

- The tree-named units (Aspen, Birch and Cherry) have private balconies that overlook the lower farm fields.
- The flower-named garden flats (Azalea, Buttercup and Chamomile) have direct access to the food forest, with an outdoor space adjacent to the front porch made private through strategically placed plants.
- The groundcover named units (Angelica, Clover and Blueberry) have small walk-out backyards nestled into the base of a hill. These are the Upper Village units.



# APPENDIX A: CONCEPT SITEPLAN





# Upper Village



Backyard Units



large common house



gardens between houses

Annotated Concept Site Plan  
Rev 2026-02-20 p.13



**Balcony Units**

<i>Aspen</i> 615 sq ft	<i>Cherry</i> 1410 sq ft	<i>Birch</i> 890 sq ft
<i>Asalea</i> 590 sq ft	<i>Chamomile</i> 760 sq ft	<i>Buttercup</i> 860 sq ft

**Garden Flats**



CITY BOUNDARY

existing farm road



to septic tank & constructed wetland treatment field



natural playground

community greenhouse

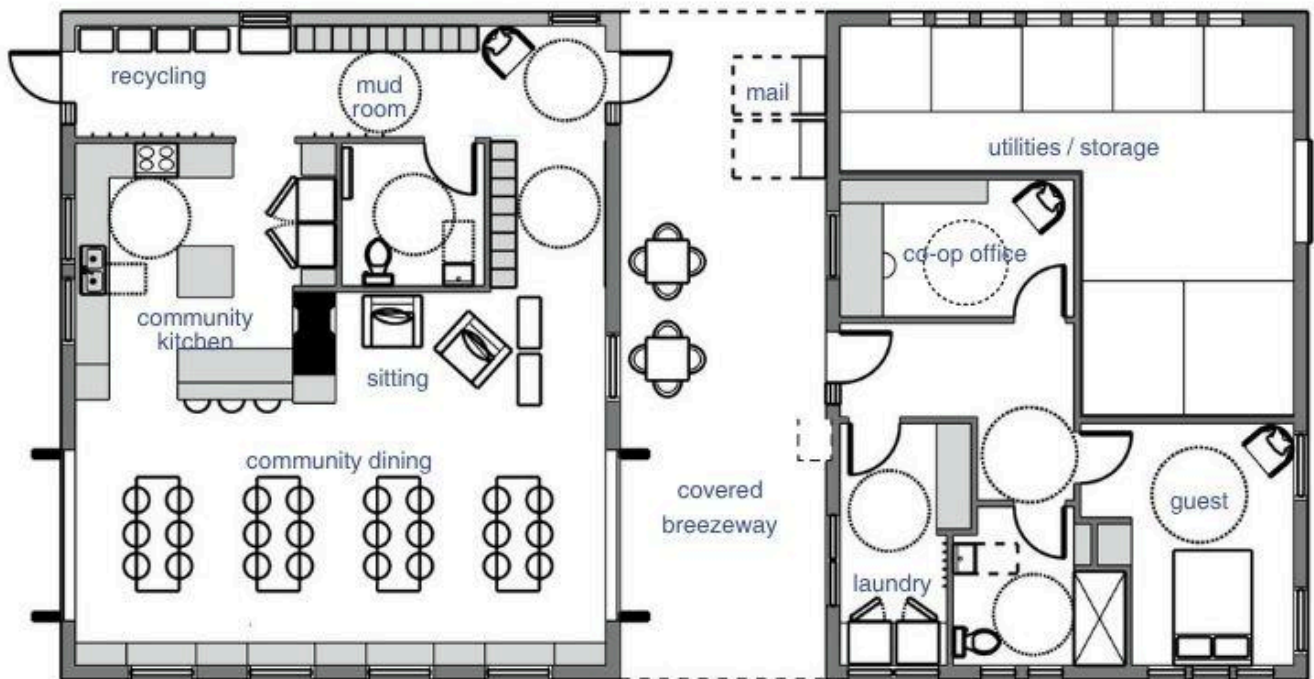
2-car garages

# Lower Village

RECLAIM

## APPENDIX B: COMMON HOUSE DESIGNS

Common House 1 (Upper Village)



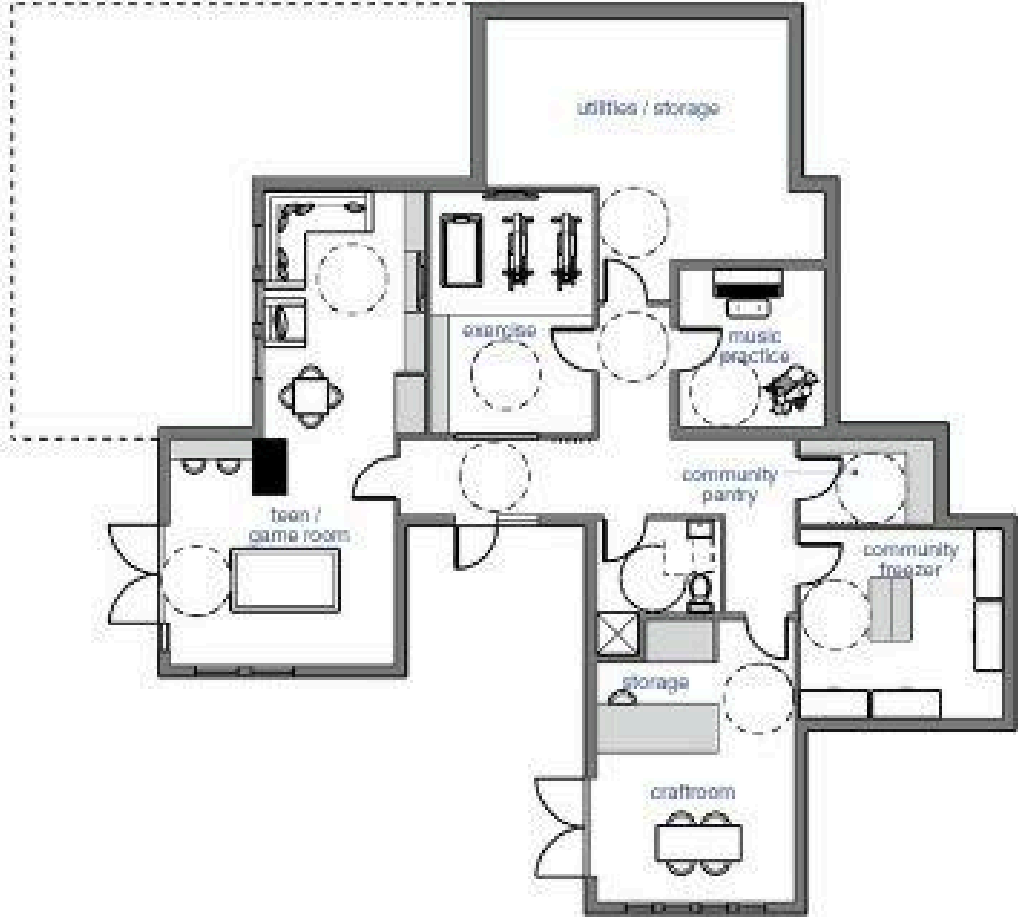
Common House 2 (Lower Village)

level 2 floor plan



Common House 2 (Lower Village)

level 1 floor plan



# APPENDIX C: HOUSE DESIGNS



*Angelica*  
615 sq ft



*Clover*  
1410 sq ft



*Blueberry*  
890 sq ft



*Aspen*  
615 sq ft



*Cherry*  
1410 sq ft



*Birch*  
890 sq ft



*Azalea*  
590 sq ft



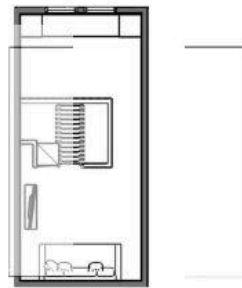
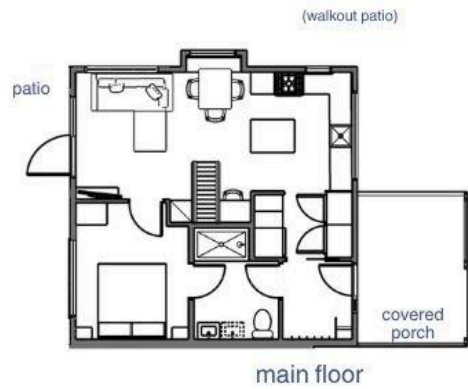
*Chamomile*  
760 sq ft



*Buttercup*  
860 sq ft

# Angelica

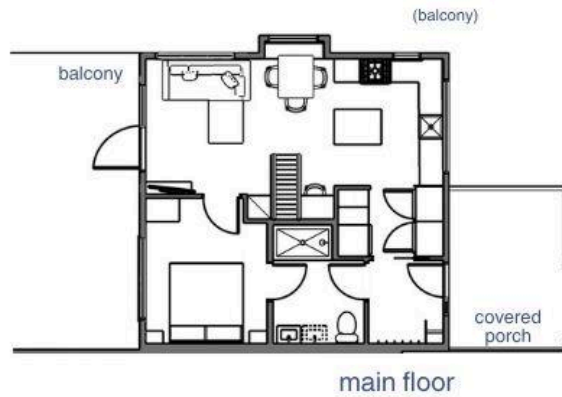
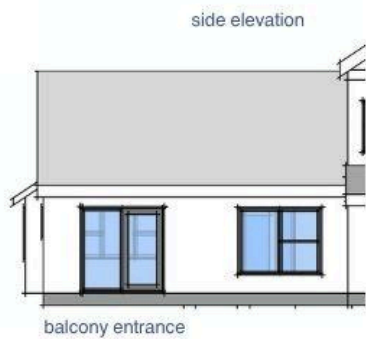
615 sqft



\*drawings are still in design development phase so some changes might occur; furniture is shown to show how the space might look, but are not included with the unit

# Aspen

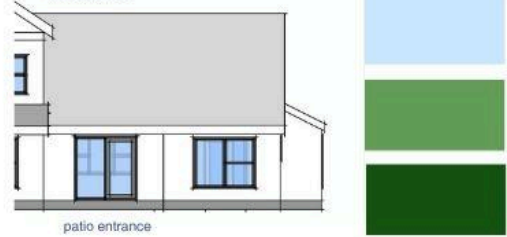
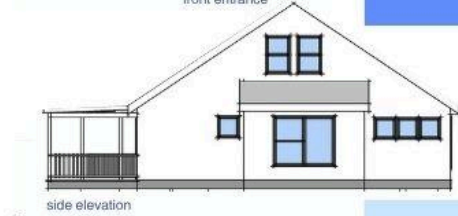
615 sqft



\*drawings are still in design development phase so some changes might occur; furniture is shown to show how the space might look, but are not included with the unit



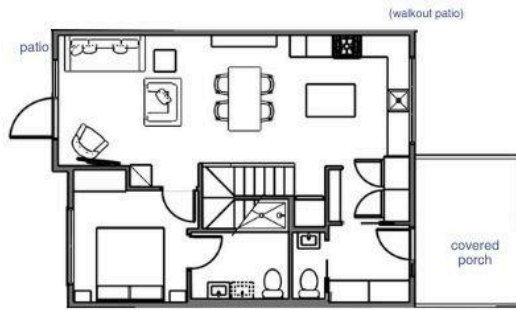
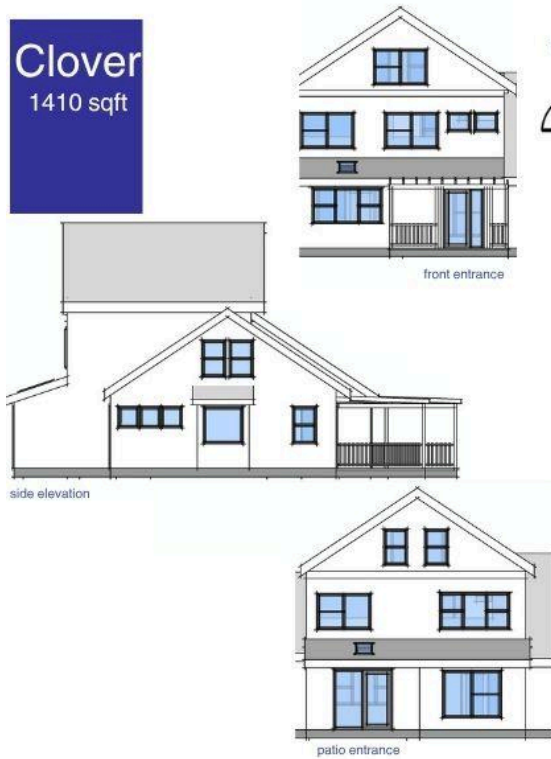
\*drawings are still in design development phase so some changes might occur; furniture is shown to show how the space might look, but are not included with the unit.



\*drawings are still in design development phase so some changes might occur; furniture is shown to show how the space might look, but are not included with the unit.



**Clover**  
1410 sqft



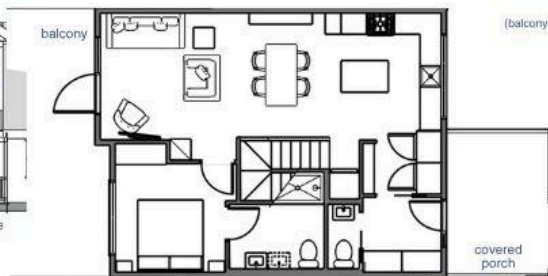
main floor



second floor

\*drawings are still in design development phase so some changes might occur; furniture is shown to show how the space might look, but are not included with the unit

**Cherry**  
1410 sqft

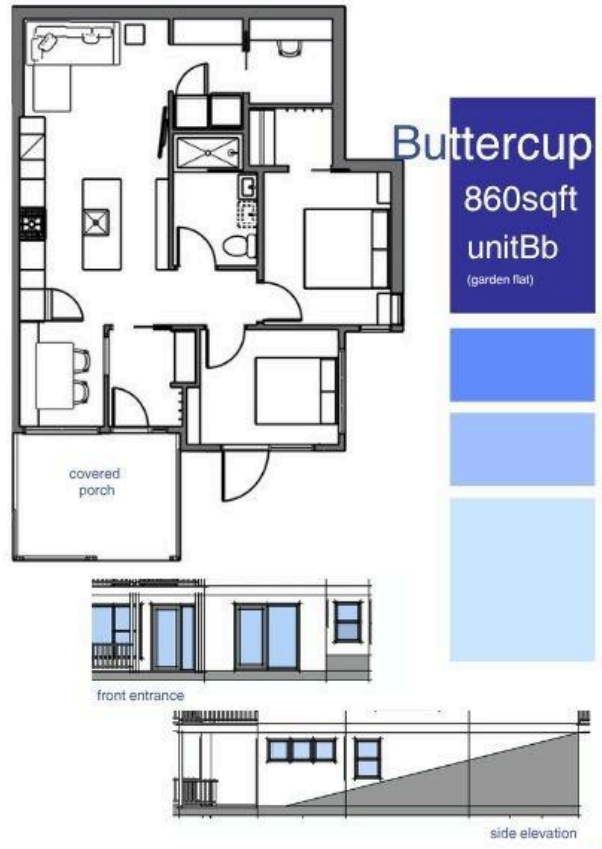


main floor

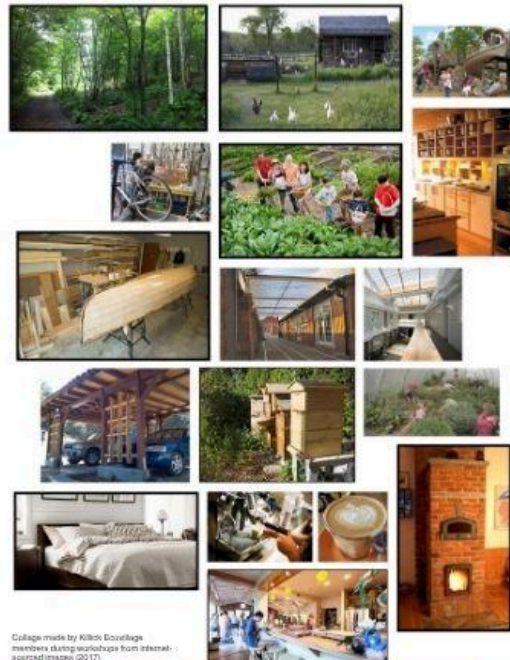


second floor

\*drawings are still in design development phase so some changes might occur; furniture is shown to show how the space might look, but are not included with the unit



CONCEPT IMAGERY



# Elevations

## Buildings 1 - 6 (Upper Village)



front elevation



back elevation



gable elevation  
(side of unit A)



gable elevation  
(side of unit B)

## Buildings 7 - 12 (Lower Village)



front elevation



back elevation



gable elevation  
(side of unit A)



gable elevation  
(side of unit B)

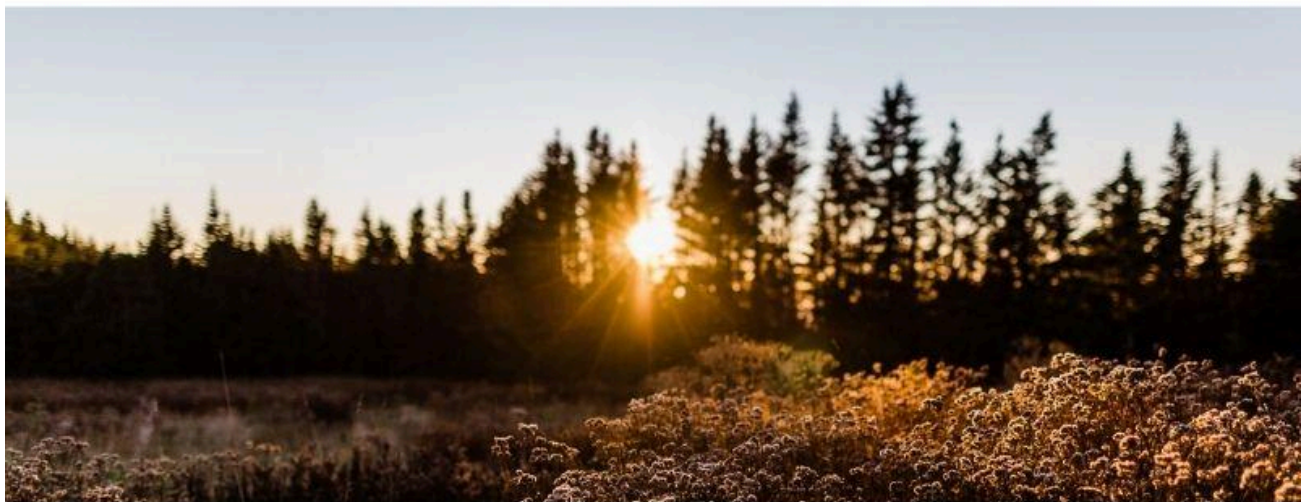


Photo by Tom Rahn (2022)