STRUCTURING TERRITORY:
designing for human contact and comfort

A Cohousing Community Proposal for North Point Douglas, Winnipeg, Manitoba.

by

SCOTT ALBERT JOHNSON

A PRACTICUM
Submitted to the Faculty of Graduate Studies in Partial Fulfillment of the Requirements for the Degree of

MASTER OF LANDSCAPE ARCHITECTURE

Department of Landscape Architecture
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THE UNIVERSITY OF MANITOBA

FACULTY OF GRADUATE STUDIES

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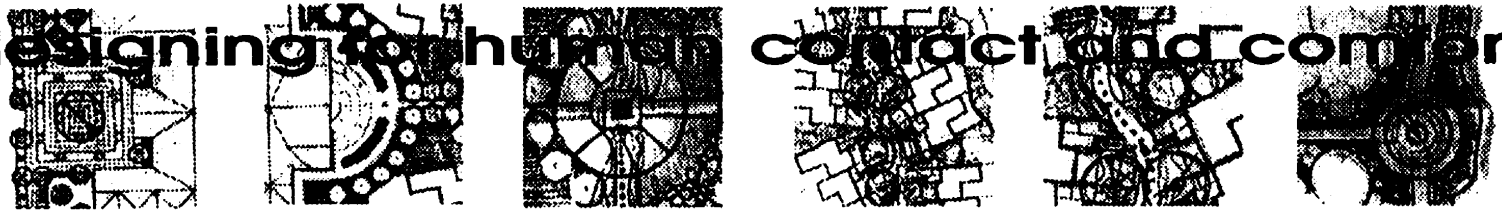

A COHOUSING COMMUNITY PROPOSAL FOR NORTH POINT DOUGLAS, WINNIPEG, MANITOBA

a c k n o w l e d g m e n t s

I have received assistance from many different people. It would be impossible for me to list and thank them all, but I would like to note the following:

To Professor Carl Nelson Jr., committee chairperson, Professor Charles H. Thomsen, and Professor Ian Skelton for their experience, guidance and advice.

To the North Point Douglas Residents Committee for their time, thoughts and generosity.

To family and friends for their endless support.

Special thanks to Rebecca for her insight, her enthusiasm, her patience, and her love.

a b s t r a c t

"Cohousing may well become the most significant new form of housing in the 1990s. The conditions from which cohousing arises are widespread: declining household size, social isolation, the demise of the extended family, changing gender roles, and problems of social justice and resource consumption. None of these conditions is just a passing phase and, while the ideology of the detached single-family house will persist, cohousing is a high quality and highly sustainable alternative." (Marcus and Dovey 1991)

This practicum explores "Cohousing" as an alternative housing typology that seeks to re-establish community in contemporary residential environments. In so doing, it will be hypothesized that we can combat some of the more pressing social and physical problems that plague urban environments today. The practicum includes the development of a comprehensive proposal for a cohousing community in the Core Area of Winnipeg, Manitoba.

in memory of
Mr. J. G. Lauhn-Jensen

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SECTION ONE

the idea

introduction

This project explores a contemporary housing alternative referred to as 'Cohousing'. The cohousing concept originated in Denmark in the 1960's (there referred to as *Bofaellesskaber* or 'living communities'), and was brought to the United States by two American architects, Kathryn McCamant and Charles Durrett, in 1988.

The document will discuss ideals behind cohousing and issues that shaped the cohousing movement, including the advent of Suburbia. Many philosophers and urban theorists espouse the idea that Suburbia has led to numerous problems in the urban environment. These include: 1. The segregation of human activities into distinct homogenous zones leading to the isolation of the individual from the urban social

structure, and, 2. The degeneration of the urban core and inner city neighbourhoods. Following this I will briefly explore the idea that physical design has some influence on the 'livability' of these spaces, a fundamental principal in the cohousing movement.

Section three of this document focuses on the specifics of the cohousing movement, presenting descriptions of three case studies. Section four presents the design proposal which addresses the physical and social goals and ideals of cohousing, while attempting to satisfy the wants and needs of a hypothetical resident group.

project philosophy

Much of contemporary residential planning and design addresses only the physical aspect of 'residing' and does not attempt to encourage or cater to the social side of the built environment. Such contemporary design philosophies as 'The New Urbanism" promote the idea of designing for community or social interaction. Cohousing, it can be argued, takes this a step further by actually creating a social community before construction begins. The future residents of a cohousing community must work together to design their built environment, thus, creation of a social community is inevitable.

The process also allows for individuals to get a first hand look into the community they are about to move into and gives them the opportunity to withdraw if they decide it is not right for them. Most cohousing communities go through a change in membership before construction begins. The result of this "trying process" is that those who actually move into the community are familiar with each other and

have developed a functional social relationship, usually based on trust and respect. The physical design is then developed to support and strengthen the existing social fabric.

The underlying philosophy behind this approach is that physical design, in collaboration with an effective design and planning process, can have influence on our social environment. The built communities that designers create hold a level of power over the quality and character of our lifestyles and daily routines.

scope of the project

Cohousing groups must work together through a rigorous process of planning, design, and financing. I have researched the demographics of the area surrounding the site I have chosen and met with the community group for this area. In this way I have become familiar with the social life of this community, and thus have some idea of their goals and lifestyles.

In the design of a cohousing community the interior and exterior architecture are closely tied as each space is designed for a certain level of privacy and encourages social interaction. This project, therefore, cannot be approached from a purely landscape architectural perspective. In response to this I have designed both the interior and exterior spaces for the cohousing community. The interior architecture includes a modular residence that can be combined in a number of ways to create several housing options, a common house with shared facilities, and a public streetscape that provides space for commercial activity. Exterior architecture in this proposed

community includes a public plaza, garden areas, internal and external streetscapes, gathering and seating nodes, internal plazas and courts, and a hierarchy of circulation routes for pedestrians and vehicles.

objective

The objective of this project is to develop a comprehensive design for a cohousing community in an existing urban neighbourhood. The design attempts to respond effectively to the physical and social goals of the cohousing movement. At the same time, the design addresses the physical and social opportunities and constraints associated with a specific site in Winnipeg's Core Area.

process

1. The first stage in achieving this objectives a complete and comprehensive literature review researching cohousing and associated movements and ideals. This includes the social and physical factors which initially prompted the cohousing movement.

2. At a point in my research I was able to determine the type of site I was interested in using as a hypothetical location for my design. I was drawn to exploring the potential of cohousing to infill in existing urban areas, create community in struggling neighbourhoods and re-establish a positive identity in an inner city environment. The North Point Douglas neighbourhood in Winnipeg, Manitoba, offered the perfect community for such a project and an open space on the west bank of the Red River was chosen as a location for the design.

3. The third stage involves researching the North Point Douglas neighbourhood. This area of study focuses on the physical and social conditions of the neighbourhood. In order to conduct in-depth and first hand research into the Point Douglas community, I contacted the North Point Douglas Residents Committee. I participated and observed the committee's meetings and was given the opportunity to come to a clearer understanding of the wants, needs, and concerns of the community. This information was helpful in developing a general theoretical framework for the design goals. During this time I also studied the physical character and natural elements on the site and within the surrounding community. This provided me with a basic understanding of the social and physical conditions of the community as they may relate to the planning and design of a cohousing development.

4. The fourth stage is the development of a cohousing community design, using the information gained from the first three stages to set the framework for this proposed community. This stage results in a graphically detailed, comprehensive design for a cohousing community within the North Point Douglas area.

SECTION TWO  the context

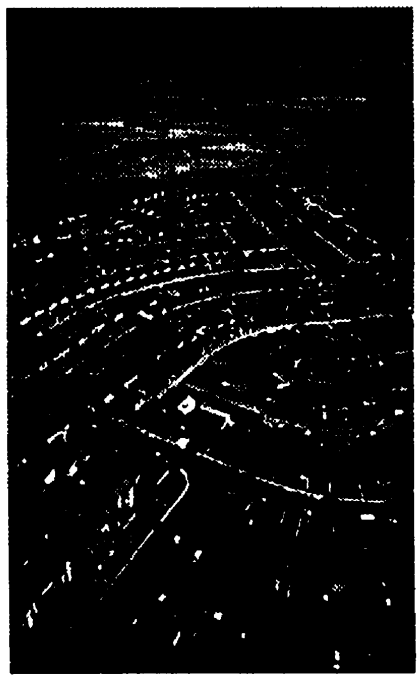
building a case for cohousing

The Contemporary Urban Condition

In order to introduce and to fully explain the rise of the cohousing concept, there must be a brief exploration of contemporary urban life. Many of the residential options offered by developers today are sterile, monotonous environments that cater to the needs of the car, promote isolation, and ignore the social component of human habitation.

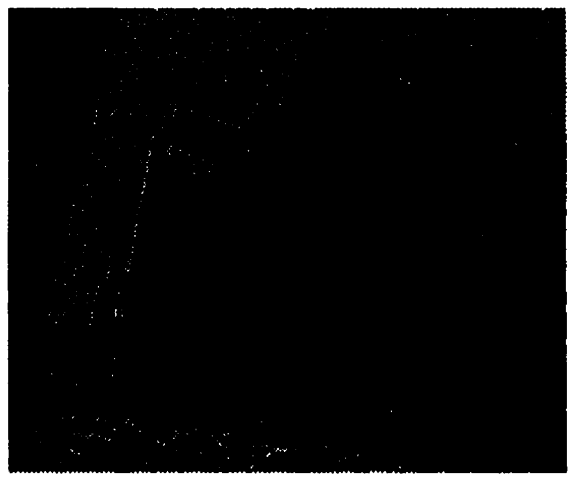
Within the confines of this paper I will restrict this particular discussion to a 'snapshot' of contemporary urban life. The following discussion includes numerous quotations by noted philosophers, designers and

urban theorists who speak about urban design issues. This section is intentionally arranged as a 'collage of ideas' and should be read as such. Their intended purpose here is to open the readers' mind to an array of thoughts and ideas which have relevance to the subject of this paper.



uncontained urban sprawl

In North America the traditional concept of community began deteriorating in the post-war period of the forties and fifties with the advent of 'modernist' planning principals, especially land use zoning and the construction of high rise apartments in 'urban rehabilitation' projects. This deterioration continued in the sixties and seventies and can be said to do so today in many urban areas. Suburbia, where a residential neighbourhood has become increasingly isolated from the urban core is a pervasive and continuing 'illness'. As an urban fabric experiences increased suburbanization, life is drawn from the core of the city and scattered throughout suburbs, leaving the core to deteriorate. (Yeates 1990)



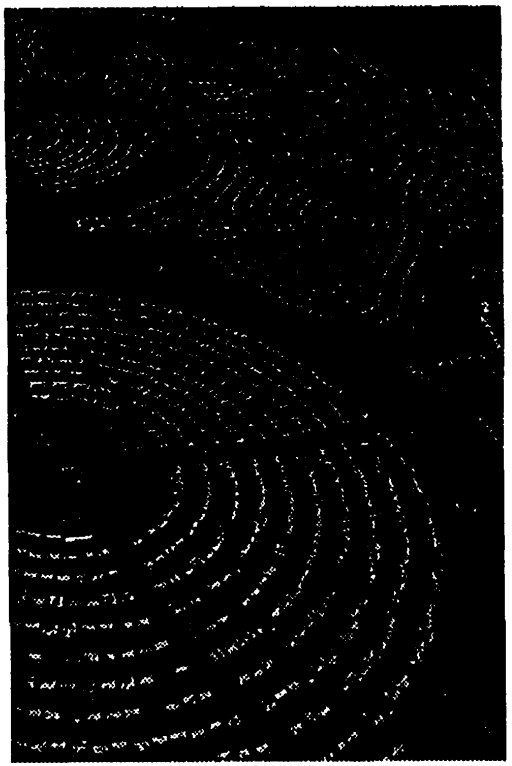
urban core deterioration

"Industrialism, the main creative force of the 19th century...produced the most degraded human environment the world had yet seen." (Mumford 1938)

In Peter Hall's discussion on the advent of Suburbia

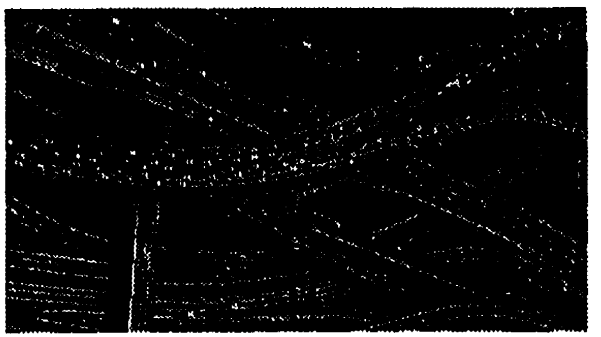
and the subsequent criticisms of the movement he says,

"Many points of attack recur here: waste of land, increased commute times, higher service costs, lack of parkland. But the central criticism is that the suburbs lack form. As usual, Mumford puts it best, in his appreciation of the garden-city alternative: 'A modern city, no less than a medieval town...must have a definite size, form, boundary. It was no longer to be a mere sprawl of houses along an indeterminate avenue that moved towards infinity and ended suddenly in a swamp.' Ian Nairn, similarly, criticized the suburban landscape for the fact that 'each building is treated in isolation, nothing binds it to the next one', for 'togetherness in the landscape or townscape, like the coexistence of opposites, is essential.'" (Hall 1988)



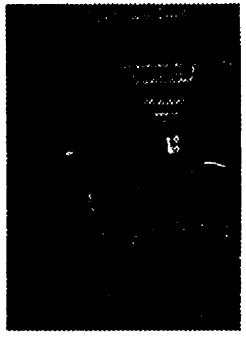
formless, boundless growth

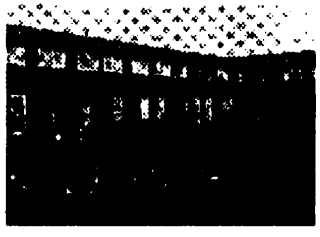
These suburbs are not 'communities' as they are completely dependent on the car. The mobility of the residents disassociates them from their immediate neighbourhood. They can easily shop, play, and work in a facility many miles away. They become familiar and comfortable in places scattered across a wide domain and do not spend their leisure time within their suburban neighbourhood. Life and activity tends to follow a route from house to car to destination and back to car and house again. This disassociation of activities from the community greatly reduces chances for spontaneous meetings and gatherings as each family tends to remain within the confines of their house, car, and fenced yard.



where the car rules, what is lost?

"Can we rid ourselves of the antisocial, car-bound environment of today's gridlocked suburbia, save the landscape and make places where people mingle, play and grow in true communities?"
(Kay 1989)



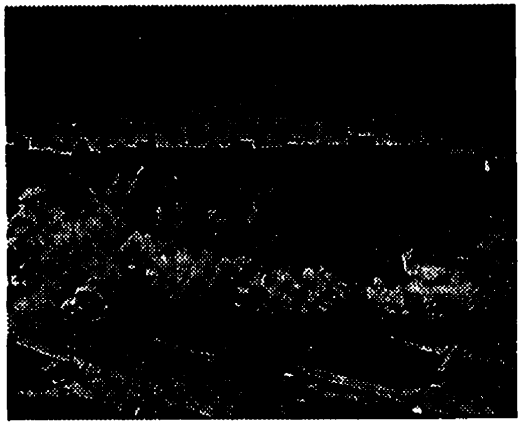


dead urban spaces

"The motive force behind suburbia has been the exaltation of privacy and the elimination of the public realm. Where city life optimizes the possibility of contact between people, and especially different kinds of people, the suburb strives to eliminate precisely that kind of human contact." (Kunstler 1993)

The rise of Suburbia can also be construed as a component of a larger structure. Since the advent of the industrial world, our cities have become increasingly segregated into distinct zones with specialized functions. This creates areas of endless homogeneity; business parks full of people doing the same jobs and trained in the same tasks, shopping malls and parking lots appealing to particular targeted audiences of certain income levels and socio-cultural descriptions, hotel and conference complexes full of traveling strangers with no connection to or interest in their surroundings, transportation centres where the inhabitants may not even catch a fleeting glimpse of the world outside as they transfer from plane to train to bus to car, and housing communities and apartment complexes that file their inhabitants into identical compartments and offer no common ground for interaction. With the intent of increasing productivity and efficiency, we have created a world without diversity.

"Eighty percent of everything ever built in America has been built in the last fifty years, and most of it depressing, brutal, ugly, unhealthy, and spiritually degrading - the jive-plastic commuter tract home wastelands, the Potemkin village shopping plazas with their vast parking lagoons, the Lego-block hotel complexes, the "gourmet mansardic" junk food joints, the Orwellian office 'parks' featuring buildings sheathed in the same reflective glass as the sunglasses worn by the chain-gang guards, the particle-board garden apartments rising up in every meadow and cornfield, the freeway loops around every big and little city with their clusters of discount merchandise marts, the whole destructive, wasteful, toxic, agoraphobia-inducing spectacle that politicians proudly call 'growth'...To me it is a landscape of scary places, the geography of nowhere, that has simply ceased to be a credible human habitat." (Kunstler 1993)

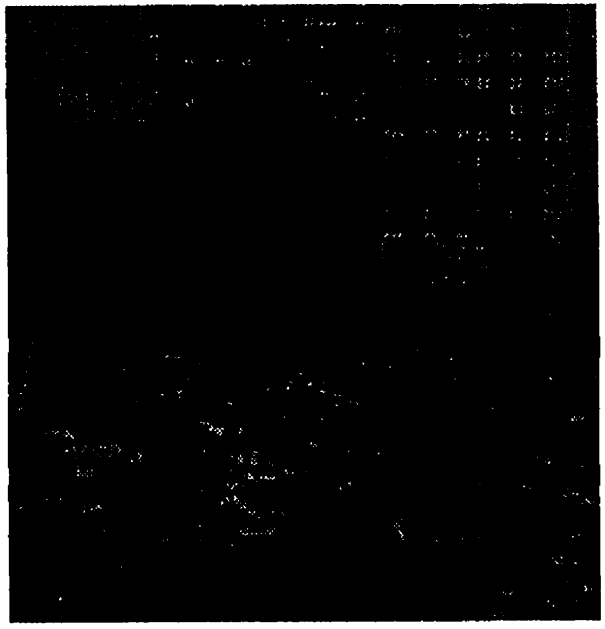


the infamous Pruitt-Igoe housing project, after construction and its ultimate fate; demolition

> "When we talk about rebuilding and rehealing our cities we must realize that one of the biggest problems we have is the destruction of civic life. People don't know each other. They don't interact anymore because of the way we have allowed cities to form - the way we've allowed middle-class, white and upwardly mobile families to move out to suburban areas but have not offered low-income and single-headed households and minority groups the same mobility." (Shiffman 1995)

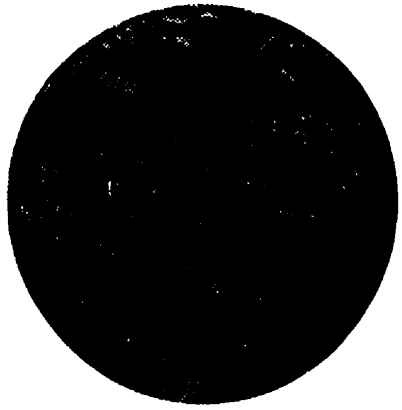
This segregation of functions and activities and its resultant component, the suburb, have produced a further destructive phenomenon often referred to as the 'donut theory'. This theory discusses the degradation and decay of many urban core areas due to the uncontrolled outward growth of a city. The physical structure of many inner cities is not seen to provide the appropriate physical structure for segregated and specialized zones. The very character of most urban cores is one of diversity and complexity, in direct conflict with the perceived needs of office parks, hotel and transportation complexes, shopping

malls and parking lots, etc. Therefore, as new construction and development expands from the fringes of the city, the life and activity is drawn from the core. The result is an empty, lonely and often dangerous inner city where the building stock is left to decay.



"an empty, lonely and often dangerous inner city"

"The two elements of the suburban pattern that cause the greatest problems are the extreme separation of uses and the vast distances between things...The extreme separation and dispersion of components that use to add up to a compact town, where everything was within a ten-minute walk, has left us with a public realm that is composed mainly of roads." (Kunstler 1993)



"a public realm that is composed mainly of roads"

"New community...surrounded by 12 foot sound-proof walls. You enter through a gate in with 24 hour surveillance. Once inside, you pass a small lake with a spouting fountain at its center. Broad lawns with small specimen trees - empty except for the occasional gardener or sprayer from a pesticide company - stretch in front of large houses whose back windows look onto a golf course. The 3 car garages open and close apparently of their own accord, swallowing or disgorging the family that never really met the neighbour at all, except at the first tee, in the clubhouse or the sauna...Neighbourhoods have been replaced by country clubs, gyms, coffee shops and shopping malls..." (Hayden 1984)

"No team of architects and planners could be more successful at reducing activity in residential environments than has already been accomplished in sprawling suburbs or apartment blocks." (Gehl 1987)

The cumulative negative social affects of living in a contemporary urban environment cannot be denied. Within our cities today we face high crime rates, physical decay, pollution, unemployment, changing family structures, poverty, homelessness and drug addictions, to touch upon only the top of the list.

"The costs of suburban sprawl are all around us - they're visible in the creeping deterioration of once proud neighbourhoods, the increasing alienation of large segments of society, a constantly rising crime rate and widespread environmental degradation. Though gradual, and for that reason unnoticed by many, these changes have altered our world in ways that we are now just starting to understand." (Katz 1994)

"The result of Modernism, especially in America, is a crisis of the human habitat: cities ruined by corporate gigantticism and abstract renewal schemes, public buildings and public spaces unworthy of human affection, vast sprawling suburbs that lack any sense of community, housing that the un-rich cannot afford to live in, slavish obeisance to the needs of automobiles and their dependent industries at the expense of human needs, and a gathering ecological calamity that we have only begun to measure." (Kunstler 1993)

people and spaces

Problems commonly associated with the urban environment can be attributed, to some degree, to the nature of the built structures themselves and the spaces within them. Although the physical architecture of a city cannot be held solely responsible for the array of problems within this environment, it must surely bear some of the blame. A prime example of architecture influencing social ills was the compounding of inner-city problems in the 'projects'

(housing) that were developed in the United States during the 50's, 60's and 70's.

> "Though intended to foster community, high-rise blocks intensified isolation and loneliness...faceless blocks of flats without identity and without privacy - no defensible space around the dwelling - children's play areas out of contact with the home...Yet it was obvious that many of the new buildings, particularly the untried, system-built blocks deteriorated...There were also increasing doubts about the environment they offered; Le Corbusier's vision was one thing, but vast concrete warrens without balconies, without open space, without community halls or local shops, were another. Reports were received of the malaise of life in the tower of blocks, of tenants marooned by faulty lifts, of children's playgrounds too remote from the homes to be safely supervised, of lonely old people dying unnoticed. The problem of vandalism particularly concerned the authorities..." (Riseboro 1982)

unlivable spaces...scarey places

Architecture has been shown to be both influenced by, and to influence, the social environment in which it stands. It can subsequently be construed that the role of the architect/landscape architect can encompass social design as well as physical design.

> "Dealing with movements in time-space, the time-geographic approach looks at the physical environment (streets, buildings, roads, neighbourhoods) in which social activities are carried on and traces how this influences - and is influenced by - the daily and weekly movements of individuals and groups." (Giddens 1991)

Perhaps then the designers of our physical environment can aid in the betterment of our social environment. The architect, landscape architect, and city planner wield a significant amount of power in the daily lives of the citizenry. (Giddens 1991) It is in their buildings, their parks, and on their streets that most people eat sleep, play and work. It is with this power in mind that design movements such as cohousing begin to take shape. Although a variety of attempts have been made by designers to address social malaise, many have failed. The majority of housing

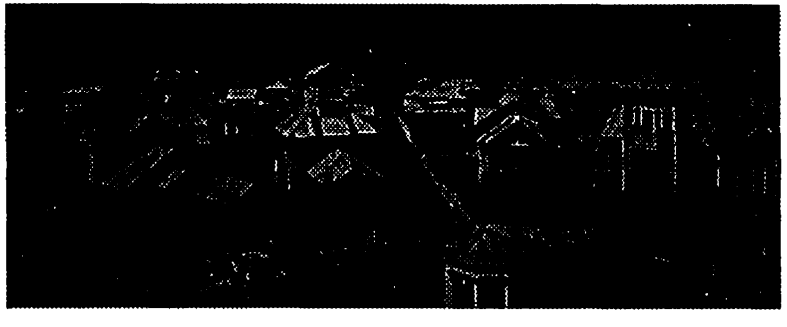
and community types today continue to emphasize values and ideas rooted in the "American Dream", a dream that belongs to a society of the past and neglects the dynamic and changing nature of society today.

urban form: theories and ideas

If we work on the supposition that physical design can have some influence on the social environment, then it follows logically to look at design as an organic and interactive part of our environment. This idea is found as a fundamental component in many contemporary and historical theorists' ideals such as Leon Krier, Peter Katz, Kevin Lynch, and Jane Jacobs to name a few. This section is intentionally arranged as a "collage of ideas" which lay the foundation for the cohousing movement, demonstrating that it has not formed in isolation, but works upon widely-supported theories.

Peter Katz

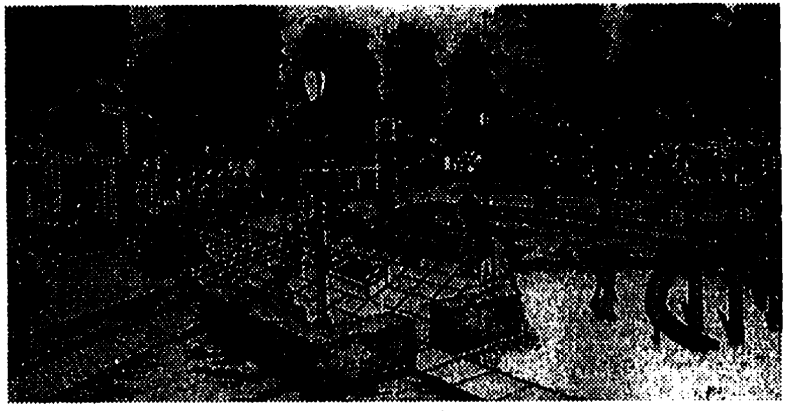
Peter Katz suggests the idea of returning to the 'cherished American icon, the compact, close-knit community'. In order to achieve this, he does not promote going back to the planning techniques of decades ago, but instead suggests using these principles in combination with the technology of today to create a technologically advanced traditional community. (Katz 1994)



SEASIDE BY ANDRES DUANY AND ELIZABETH PLATER-ZYBERK

Leon Krier

Leon Krier promotes the idea of physical urban spaces being formed by social motivations with the use of pedestrian-oriented settlements, public, and mixed-use buildings integrated with residential areas. He returns to elements of pre-industrial European urban planning to create spaces that encourage social interaction.



pedestrian places, social spaces

"...One dedicated to restoring an architecture and an urban form that is socially rather than technologically motivated. Krier's principles include a return to pedestrian-oriented settlements complete with public plazas and squares with mixed-use buildings integrated with residential areas along tree-lined streets." (Epp 1993)

Jane Jacobs

Jane Jacobs believes that a successful urban form is created through new and innovative economic activities, high-density, mixed land use patterns and the integration of residential environments with commercial and civic activities.

"Jane Jacobs contends that great cities need a unique urban form to support diversity: short blocks with many corners; corridor streets with buildings up to the sidewalks, about four to eight stories high; mixed land uses with retail job locations at the street level and housing above; manufacturing and other small job sites interspersed within the street line along the blocks; mixed ages of buildings..." (Hill 1992)

high density, mixed use, active places...
Diane Schatz's "appropriate technology"

Epp discusses Jacobs with respect to city-building from the community level up,

> "In terms of a social infrastructure, the scale of the city should be measured in terms of the community. The community, which is based on the notion of shared values or needs, should be fostered and, in turn, reflect the diversity that characterizes urban living. New neighbourhoods comprised primarily of housing, should be built at the scale of the pedestrian and include workplaces wherever possible." (Epp 1993)

Kevin Lynch

forms and patterns

Kevin Lynch's approach is very spatial in nature. He is of the opinion that creating and designing organic forms in our built environments leads the social environment to respond in a positive and healthy manner.

> "Internally...its places and people should be highly interdependent...parts in constant interchange with each other participating mutually in the total function of the community...Radical patterns; bounded units; greenbelts; focused centres; romantic, anti-geometrical layouts, irregularly curving organic shapes, 'natural' materials (that means either traditional materials, or ones close to their unprocessed state); moderate to low density housing; visible proximity to earth, plants and animals; plentiful open space...Human services, craft production, or activities which are traditional, carried on in the open air, or early in the chain of materials processing are more highly valued than large-scale automated, highly synthetic production." (Lynch 1981)

Christopher Alexander

Christopher Alexander refers to the city as a mechanism for sustaining human contact. He defines community as primary groups and stresses the importance of "intimate contact" within these groups for human stability and satisfaction of life.

spaces designed for intimate contact

> "Design should follow the needs and stages of human development and the life cycle, and the political organization of the metropolis

should be such that small groups can cluster to build most pieces of the city in small increments. All of these characteristics, finally, interrelate organically in a web, with the vision of the whole region integrating the elements of people, buildings, rooms, space, time, and ecosystems." (Hill 1992)

"Society takes on a definite spatial form and does so in two senses. First, it arranges people in space in that it locates them in relation to each other, with a greater or lesser degree of aggregation and separation, engendering patterns of movement and encounter that may be dense or sparse within or between different groupings. Second, it arranges space itself by means of buildings, boundaries, paths, markers, zones, and so on, so that the physical milieu of that society acquires a definite and recognizable spatial order." (Hillier 1984)

"During the past two decades researchers have embraced the idea that 'community' is not a place but a set of social ties, that it is an extraspatial phenomenon not to be confused with neighbourhoods. Nevertheless, researchers have continued to uncover the importance of residence as it influences the spatial distribution of social relationships. Neighbourhoods continue to play an important role in physically anchoring social networks, especially the networks of those who spend a lot of time in and have a high level of identification with their place of residence." (Flanagan 1993)

What many or most of these theorists and designers agree upon is the idea that a successful urban environment evolves from the growth of smaller constructs or cells. These cells should be physically and socially identifiable, self-sufficient, sustainable and economically viable; they must in fact be communities. Communities are places that are pedestrian in scale, have identifying features and notable landmarks, have a balanced mixture of land uses and are familiar and comfortable to the people that live and work within them. A basic goal of the cohousing movement is to create physical and social community. Yet community is a difficult concept to define.

community

Cohousing works on the precept that many social ills can be linked to a broader issue, that of the lack of

'community'. Many noted contemporary and historical urban planners, theorists and sociologists have commented on the decay of the 'community' with increased urbanization. The concept of 'community', referring to the social adhesion and support found within a physical neighbourhood, is aptly defined by James Howard Kunstler,

> "It is a living organism based on a web of interdependencies – which is to say, a local economy. It expresses itself physically as *connectedness*, as buildings actively relating to one another, and to whatever public space exists, be it the street or the courthouse square, or the village green. 'Most importantly,' Wendall Berry writes, 'it must be generally loved and competently cared for by its people, who, individually, identify their own interest with the interest of their neighbours...'That notion of community began to vanish in America after World War II." (Kunstler 1993)

Cohousing makes the deliberate attempt to create a "living community", a desire to reinstate humanness in our residential environments. A desire to return, to some degree, to the values and ideals of times gone by, to places where humans can be the social animals they are. A desire to bring the meaning of the word "community" back to being a safe and comfortable environment consisting of "homes" and "neighbours".

The idea of community, as it is referred to in the cohousing movement is a difficult concept to define. Yet, the desire for community is the impetus behind the cohousing movement and it is important to clarify its meaning in order to further explore cohousing. Community can not be defined in a purely social or purely physical sense. It is not simply a group of individuals with similar beliefs and value sets, and it is not simply a group of individuals living within a particular boundary.

My understanding of the concept of community and how it relates to the cohousing movement is a com-

bination of physical and social constructs. It can be loosely defined as a social network or series of interactions between people that exist within a hierarchy of interfaces and physical spaces. Within cohousing developments residents often take the idea of community further by specifying a commitment by the group to meaningful communication. (McCamant and Durrett 1994)

cohousing: the concept

With continued growth or urbanization across the globe, society continues to react to the social malaise associated with this type of urban environment. Societal reactions can take several forms; political, cultural, physical, et al.. Many of these reactions are today more commonly seen instigated at the local or community level, now termed 'grass-roots movements'. In respect to the physical and social environments, over the past several decades a type of residential development philosophy termed 'cohousing' has taken shape in a number of countries across Europe and North America.

Cohousing is a reaction to the isolation and anonymity commonly associated with urban and suburban living. It attempts to alleviate the negative impacts of the urban environment through designed social interaction and the deliberate creation of a 'community' in the traditional sense of the term. Cohousing is, in its most fundamental ideology, the rediscovery of age-old design principles in reaction to the social impact of increased urbanization.

> "Housing, private and public, across the developed and developing world is everywhere pretty much the same, and pretty terrible. It seems set up to crowd together unrelated and hermetic nuclear families whose only link with each other is that they have been brought together by some mindless central casting to

> play bit parts in an incomprehensible urban drama. As much attention is devoted to ensuring privacy as money will allow, with no attention to providing for community, ever. The format is particularly inappropriate since the family unit apparently served - father who works, mother who takes care of the children (1.6 or 2.2 or however many the country supposedly averages) - seldom exists either among the extended families found in some parts of the world or in the variety of living arrangements found in the United States." (Charles Moore in McCamant and Durrett 1994)

The meanings of words within our vocabulary also evolve as our society evolves. One word that has changed significantly in meaning over the past decade is 'family'. Family no longer means mother, father and children. It may mean mother with children, father with children, two mother/fathers with children, childless couples, mother and father and children and grandparents, parents and grown children living at home, the definitions are endless. Cohousing acknowledges this evolution of our vocabulary which reflects the evolution of our society. Cohousing accommodates for "new families", for different employment situations, for different levels of income and different skills, for different needs and different wants. Most importantly it does this all within one development by blending and combining to offer all participants suitable and comfortable accommodations. In essence, creating a community where differences are accepted and provided for, a community where you can learn from and share with your neighbours.

Within the evolutionary process societies continually experience, patterns or cycles begin to appear. Old ideas emerge with new or modernized perspectives. The ideas behind cohousing display a return to values and ideals of the past. The physical design of the community emphasizes sharing, cooperation, trust, friendship, safety, communal property, positive social interaction, teamwork, tolerance, and choices.

SECTION THREE

in practice

cohousing: in practice

The idea of cohousing is not a completely new idea. Similar housing ideals can be found in 19th century utopian communities like the short-lived Brook Farm in New England, and attempts by early feminists and other reformers to collectivize kitchens and nurseries.

The contemporary cohousing movement began in Denmark in the mid-1960's. An architect by the name of Jan Gudmand-Hoyer began meeting with a group of friends and discussing their dissatisfaction with the current housing options. The group was inspired by the writing of Sir Thomas More in his book, "*Utopia*", where More discusses a vision of cooperative living. The group dreamed of designing a human scale environment, similar to traditional Danish villages, that would encourage spontaneous daily social interaction.

Gudmand-Hoyer's design of attached dwellings clustered around a common building with shared amenities did not come to be until the 1970's. The first Danish *Bofaelleskaber* was called Saettedammen, and was completed just outside Copenhagen in 1972. Today there are more than 150 living communities in Denmark, with similar developments in the Netherlands, Sweden, France, Germany, the United States and Canada.

Cohousing was first brought to the United States by two architects from California, Kathryn McCamant and Charles Durrett, who spent time living in Danish "living communities". They coined the term "cohousing" in the book they published in the U.S. in 1988, entitled, "*Cohousing: A Contemporary Approach to Housing Ourselves*".

In their book, McCamant and Durrett explain how the primary goal of cohousing is to provide an alternative physical and social layout for habitation; one which encourages a sense of community. This layout will depend on the needs and desires of those individuals involved in each particular cohousing development, working under the guidance of an architect. Cohousing communities are designed to suit the lifestyles of the inhabitants. This being so, each cohousing community can be very individual and may focus on entirely different concerns. Yet, there still remain many planning and design commonalities amongst existing cohousing communities.

Today, cohousing schemes vary in location, size, type of ownership, design and resident priorities. In their book, McCamant and Durrett outline four characteristics common to all cohousing projects:

"1. Participatory Process - Residents organize

and participate in the planning and design process for the housing development, and are responsible as a group for all final decisions.

2. Intentional Neighbourhood Design - The physical design encourages a strong sense of community.

3. Extensive Common Facilities - An integral part of the community, common areas are designed for daily use to supplement private living areas.

4. Complete Resident Management - Residents manage the development, making decisions of common concern at community meetings."

None of these four characteristics are unique in themselves, it is their combination that defines cohousing and makes it a unique and successful housing alternative.

Participatory Process

In most cases a sense of community develops within the group before any construction begins. Residents come together with a shared set of values but not necessarily a single ideology. They share the desire to develop a more practical and social home environment. This desire can be broken down into a list of goals which are used to shape the community socially and physically.

As an example, the following list provided a development guideline for the Sun and Wind Cohousing Community in Beder, Denmark, (1980 completion):

1. Approximately 25 households (with and without children) who will participate in the planning process for the community and their own individual houses.
2. Reasonable house payments to accommo-

date a diversity of incomes.

3. Two-storey houses (to use as little land as possible) situated along pedestrian lanes and squares. Cars parked at the periphery.
4. Minimum energy consumption through planning and design.
5. Use of renewable energy.
6. Relatively small dwellings that can easily be modified and added to as needed.
7. Generous shared facilities and open space to accommodate common activities and encourage social interaction.

As this list demonstrates, development goals must be clear and concise and agreed upon by the entire group. This process weeds out people who find it difficult to concede to group decisions as well as ensuring that all those who choose to remain in the community can work within a common boundary.

The next step is to develop a design program. The design program is the translation of the goals into objectives that can be used by the group and the architect to give a physical character to the community. For example, the Sun and Wind community translated some of their development goals into such design guidelines as; centralized parking, pedestrian lanes with courtyards dispersed between the buildings, several small courts and one large court, and the common house to be located at the centre of the site near parking. (McCamant and Durrett 1994)

Intentional Neighbourhood Design

It is the responsibility of the architect and the group to transfer the goals and objectives into physical form. With a clear understanding of the goals and some thoughtful consideration the design should

inherently enhance the quality of life and support the idea of community; intentional neighbourhood design.

'Intentional Neighbourhood Design' is a signature form determinant in cohousing communities. The physical design created from the participatory process works as a support system that reinforces the idea of community. The final design offers a balance between community and privacy.

Communal spaces are designed in many sizes allowing for a variety of personal interactions. Elements that are designed to enhance a feeling of community include;

- all elements scaled to the pedestrian
- Parking is pushed to the edges of the community allowing for a pedestrian-oriented and child-friendly interior environment
- Designed informal gathering places
- Children play areas easily supervised
- Common house inviting as a drop-in meeting place

> "The design of a Cohousing neighbourhood is integral to encouraging a sense of community and to living compatibly with the environment. Cars are typically parked on the edge of the neighbourhood and pedestrian walkways flow through and around the common house to people's homes...While social interaction is encouraged by having the fronts of homes facing the common areas, each home typically has the more private areas to the rear of the home...The average size of Cohousing neighbourhoods is 15 to 35 households of mixed ages and family structures. This size has been found to be small enough to encourage interaction between neighbours but large enough to spread out the work of maintaining the community." (Davis 1996)

Extensive Common Facilities

All cohousing communities include extensive common areas designed for daily use. The communal areas create the vitality in the social community, with the common house being at the heart of it all.

The common house is the focal point of any cohousing community. It is usually located near the centre of the site where it supplements the individual dwellings by providing services that can be shared. The facilities that are typically found in the common house include; kitchen, dining area, children's room, teen room, sitting room, laundry, office, and crafts room. Other common facilities might include barns, animal sheds, greenhouses, automotive workshop, woodshop, tennis court, and swimming pool. Whatever common facilities the group decides to include, they are all working toward the same thing, providing both practical and social benefits.

Resident Management

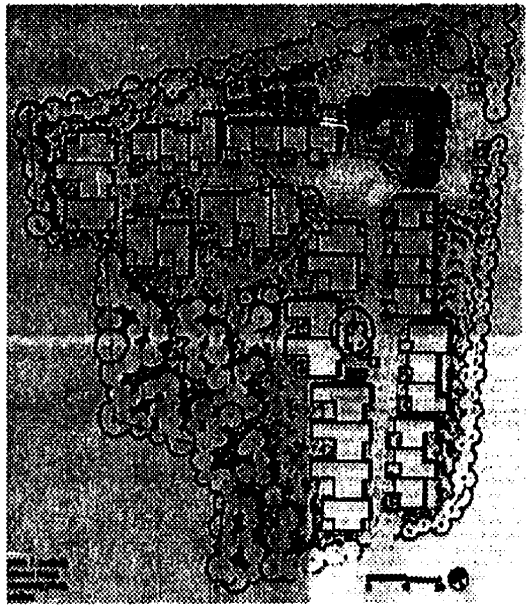
The residents are responsible for the ongoing management of their community. All major decisions are to be made by consensus, usually at meetings held once a month; a forum to raise issues and solve problems. The day to day routines and responsibilities of the community are generally accomplished by smaller work groups. Other activities are usually planned and carried out by larger committees. Generally each resident is asked to be on a least one committee. These committees may be in charge of such things as the communal garden, planning celebrations, organizing recycling, etc.. As the residents must continually work together to achieve goals and maintain a comfortable environment, the sense of community is constantly being reinforced and strengthened.

case studies

Trudesland

Trudesland is a cohousing community near Birkerod, Denmark and is a good example of a typical sized

community. It began with twenty families in 1978 and was completed in 1981. Trudesland comprises 33 units and a large common house (8,610 ft. sq.). Private dwellings are located along two pedestrian corridors or streets with the common house at the junction. This development respects the existing natural features of the site by clustering the homes to allow for a large wooded area to remain intact. Cars are parked along the edge of the site.



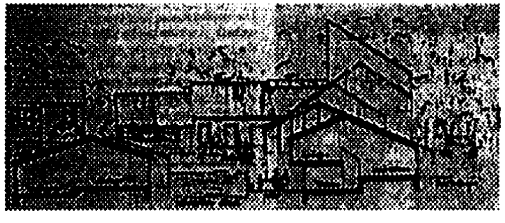
the Trudesland plan

As Trudesland was built before cohousing had become an accepted or understood housing form in Denmark, the surrounding neighbourhood was suspicious of the development and wanted no interface with it. As a result Trudesland faces inward and does not address the surrounding neighbourhood at all; rows of tress were planted around the perimeter of the site to visually enclose the community.

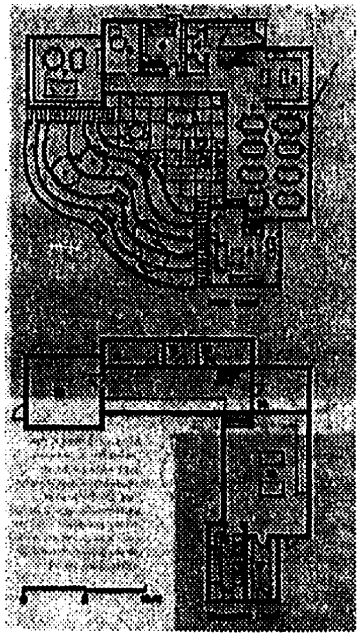
The pedestrian corridor is wide enough to allow two people to walk side by side while being narrow enough to provide for a human sense of scale. The pathway also relates to the height and location of housing. The pedestrian is never crowded between buildings but is also not lost in a vast open space. The housing is easily viewed from the path but still maintains a sense of privacy through the interior layout of the homes.

Trudesland's pedestrian corridor

The houses range in size from 970-1,500 sq. ft.. The kitchens and dining areas face the pedestrian street while the bedrooms face the back where each home has a private patio. The houses on the south side of the pedestrian street are single story to allow for sun exposure to the two story homes on the north side of the street.



Interior and exterior levels and organization



Trudesland common house plan

The common house has the typical amenities as well as a cooperative store, a guest room and an after school day care program. The community is run as a private-coop.

The community development process for Trudesland was viewed by the architects as very exasperating. The architects wanted to explore the idea of running the community as a coop with smaller homes and more shared spaces; their intent was to offer the residents a variety of amenities while keeping project costs to a minimum. This idea was strongly opposed by the residents as they felt the small houses would

not hold value in the real estate market. The Trudesland resident group was primarily composed of working professionals, some of whom had some background in planning, design and management issues. Furthermore, the residents here tended to be very particular and specific in what they wanted and expected from this development. There was a great variety of strong and persistent individual tastes that had to be pleased. (McCamant and Durrett 1994)

The result of working with a group of such strong-minded individuals hindered the architects' attempt to work with four basic floor plans. The end result was thirty-three variations on these plans, (most of the variations occurring in the kitchen areas). The obvious problem with this type of result is that the costs increase as more variations are allowed. In retrospect, the residents of Trudesland now realize how frequently they use the common dining facilities provided in the Common House and would reduce the size and variability in the individual kitchens if they could do the project over again. (McCamant and Durrett 1994)

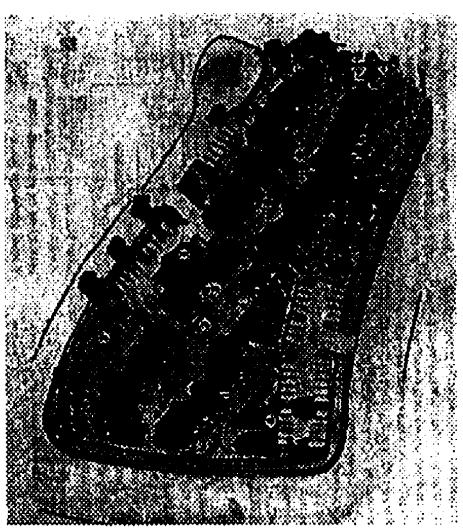
This has proved to be a learning experience for many other cohousing communities and many groups are willing to accept a more rigid set of housing plans with fewer choices in order to keep development costs down.

Architects: Vandkunsten Architects

Muir Commons

Muir Commons is a cohousing community on 2.9 acres in Davis, California, completed in 1991. It is the first constructed cohousing community in the United States and is part of a larger planned community developed by West Davies Associates. The site was

an ideal start for cohousing in the United States as Davis is a university town with a reputation for innovation. The city of Davis requires that 25% of all new housing be affordable to moderate and low-income households. The developer was able to offer residents affordable housing while pioneering a new style of housing. Half the residents qualified for subsidies from the developer or a second mortgage from the city.



Muir Commons plan

The residents in Muir Commons own the land in front and behind their dwellings and share ownership of the common outdoor space and facilities. Almost one half of the residents are singles or couples with no children.

Twenty-six attached, clustered two-story homes organized around an 8 foot wide pedestrian street make up the community. The houses are grouped as duplexes and triplexes with three or four groupings clustered around an external node. There are three

Muir Commons pedestrian street

main housing models ranging in size from 800-1,380 sq. ft with kitchens overlooking the street and living rooms and bedrooms to the back. Each house has a

glass entrance door to create a sense of invitation and openness. Parking is provided at the periphery of the community. A centrally located 3,668 sq. ft. common house is the heart of the community. It contains a kitchen, dining hall, hobby room, play room and guest room. Outdoor common areas include a large orchard and garden.

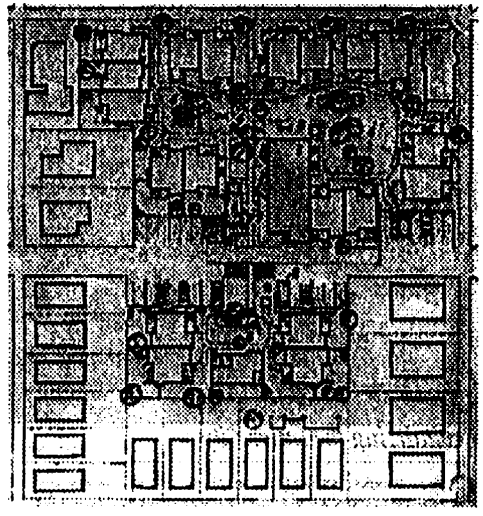
Muir Commons "porch life"

In hindsight, two design issues have been identified with Muir Commons; the layout turns its back on the surrounding neighbourhood and the entrance is marked by a parking lot.

Architect: Dean Unger

Southside Park

Southside Park, in Sacramento, California, took a slightly different approach to cohousing. This community recycled one square block of building stock in a deteriorating downtown neighbourhood. The goal of this particular design was not to create a fortress in a struggling area but to begin to build a bridge to community in an area ridden with crime, poverty and dilapidated housing stock. A primary focus of the project was to create affordability. The city supported the project by subsidizing low and moderate income residents.



Southside Park plan

"The residents of Southside Park Cohousing Community have addressed several essential issues that must be considered if we are to reclaim our cities as healthy environments where people can live and work. They have helped to re-energize an urban neighbourhood while striving to work with and include its current residents. They have reached out to find fellow residents with diverse incomes and cultural backgrounds. They are building a community of owners that will strengthen the backbone of their downtown neighbourhood. With a move-in date of late 1993, the Southside park Cohousing Community represents a significant urban variation on the cohousing theme." (McCamant and Durrett 1994)

Southside Park comprises 25 units on 1.3 acres of land. A 2,550 sq. ft. common house is located in the middle of a ring of houses that maintain fronts on the existing neighbourhood streets. This provides for an enclosed common area (playground, picnic area and common garden) and allows for fit with the surrounding community. The houses are designed in Victorian style with front porches, rooflines and materials that characterize this downtown area.

the houses fit into the existing neighbourhood

The population demographics of southside show 13 single adults (four with children at home), and 12 children in total representing four ethnic minorities. Five households qualify for mortgages in the low income bracket while six fall into the moderate income level.

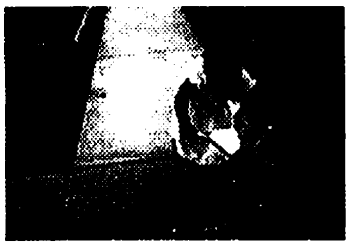
houses back onto a shared greenspace and play area

I had the opportunity to visit this community in person and meet with some of the residents. Some issues that came out of these discussions concerned design decisions which the residents, in hindsight, might approach differently.

One problem that became apparent after visiting Southside Park is the lack of outdoor private areas associated with each individual residence. During the design process the resident group was determined to integrate into the surrounding neighbourhood while at the same time locating their common house in the centre of the site. These two decisions placed the houses around the perimeter of the site with front doors facing the street on the public neighbourhood side. This leaves the back door of the house to face the common areas. Most residents desire some outdoor private space and therefore are trying to create this on the side of the house that faces the common areas. The result is that there are enclosed porches and patios with trellises that cut off views from the indoor living spaces to the outdoor common areas. One of the basic design principles of cohousing is the opposite of this; where indoor living spaces open out onto common areas with clear sight lines that invite neighbourly interaction. This area is supposed to be the 'soft edge' where residents can see the activity in the common areas and initiate social interaction. Losing this important first link could potentially interrupt the chain of interaction that is designed to build community.

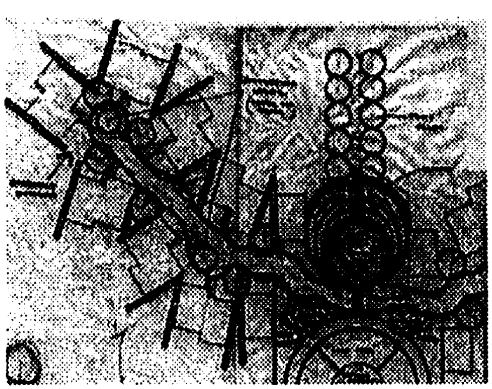
back porches attempt to create some privacy in the open common space

The design concepts behind cohousing are simple and flexible yet certain basic rules should be addressed or a community may never reach its potential to become a 'living community'. During informal chats with residents of Southside Park it was discovered that the common house was often locked and that the communal activities did not occur that frequently. At the same time I observed the children of the community gathering for spontaneous shared play time while a number of adults took turns keeping an eye on the children. It appears this community may not be reaching its full potential within the adult population but succeeds to a certain extent in the youth population.



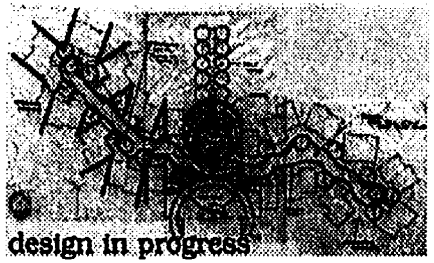
Architect: Mogavero Notestine Associates

SECTION FOUR



the design

the design



design in progress

This section describes in detail the cohousing community I have designed as the embodiment of the theories and ideas explored in this document.

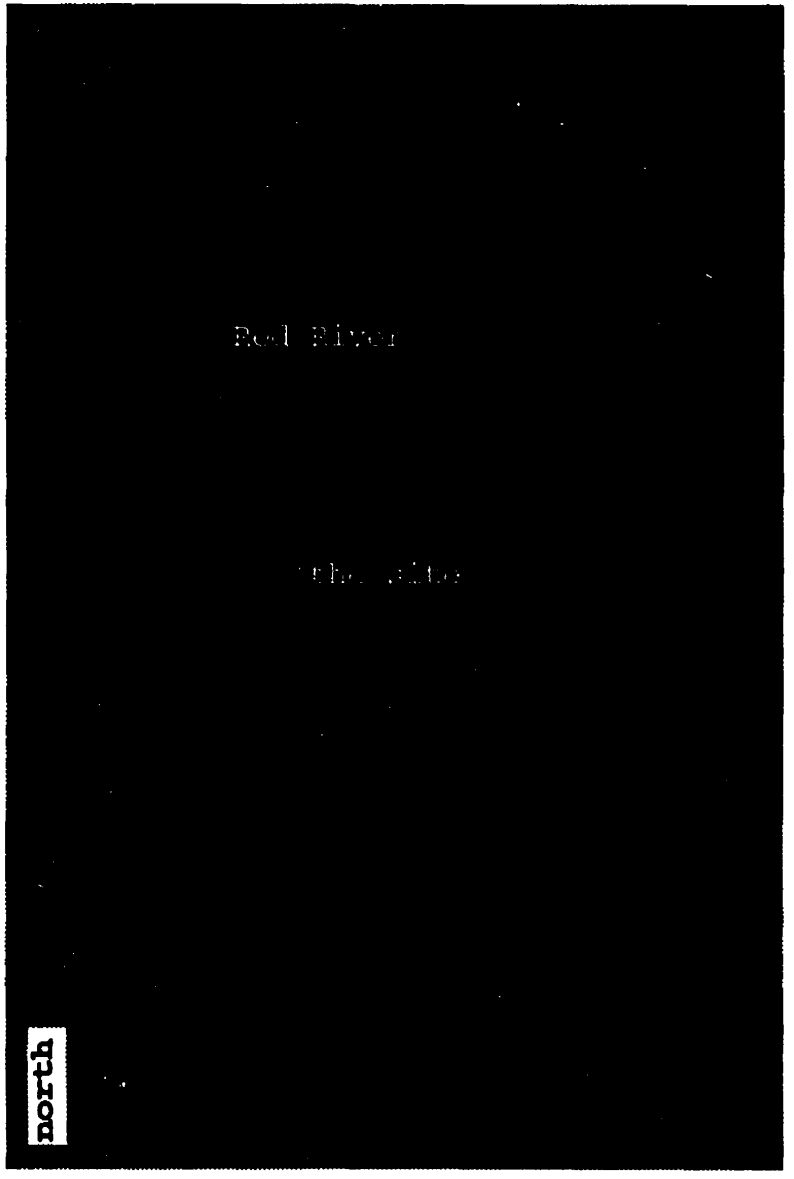
Program Limitations

The social and demographic characteristics of the existing North Point Douglas Residents Committee were used as a general guide to the cohousing social make-up. As well, previous academic research into the North Point Douglas Community provided a comprehensive physical and social inventory. (See Appendix A)

The design criteria for this proposal was also strongly influenced by researching a number of existing cohousing communities and working with averages and successful models. (See Appendix B) Further decisions and design goals were formed by the physical characteristics, opportunities and constraints, of the chosen site. A primary design goal was to encourage community life while developing a good fit into the surrounding neighbourhood and respecting the intrinsic character of the site itself.

the site

The site I selected for this theoretical community is located in the Core Area of Winnipeg, Manitoba. It is currently an empty lot and a section of an existing park along the western bank of the Red River. The surrounding neighbourhood is dense urban housing



aerial photo of North Point Douglas, 1995

stock about 50-90 years old with some new infill. (See Appendix A)

the surrounding community

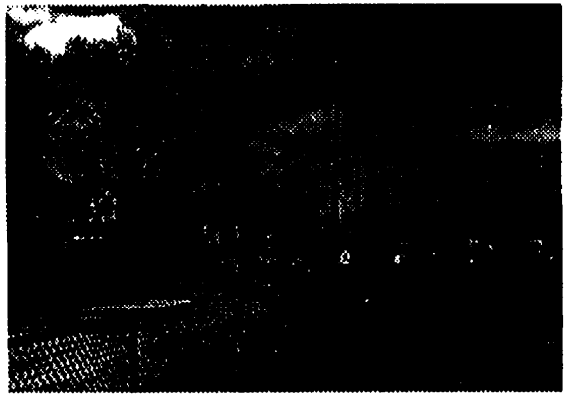
This particular site was chosen for a number of reasons. Aside from the social issues I have attempted to address with this community, there are physical and geographical reasons for my site selection.

These include:

- appealing landscape on the river's edge
- adjacent to an existing park and community centre
- only one public edge (Beaconsfield Road)
- excellent views across the river
- close proximity to an elementary school
- access to the future extension of the existing riverwalk

The site is naturally divided into three strips or corridors:

1. the urban face - Beaconsfield Road borders the site to the west. The surrounding residential neighbourhood includes single family housing, multi-family housing, several small convenience stores, and a school and community centre with a playground.



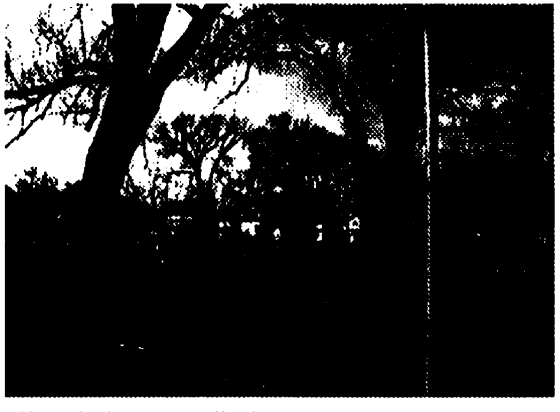
the urban face

The section of the site that is influenced by this edge is currently an open, informal parkspace and is primarily covered with coarse turf. Existing infrastructure that defines the space as an urban landscape includes street lighting, sidewalks and a paved road.

2. the river's edge - The eastern boundary of the site is a mature riparian forest, primarily American Elm, Manitoba Maple and Bur Oak with some underbrush, that lines the banks of the Red River. The site drops several metres in elevation from Beaconsfield road to the water's edge. The water level changes dramatically from season to season and year to year, thus flooding must be allowed for in the site design, nothing should be placed within the flood line that cannot withstand being submerged in water for several days or weeks.

the river's edge

3. the intermediate - The central corridor across the site makes the transition from the urban face to the river's edge quite simply. This zone contains numerous mature trees and shrubs scattered at random in rough grass.



the intermediate

design program

Number of Units:

- 3 - 4 bedroom houses
- 10 - 3 bedroom houses
- 14- 2 bedroom houses
- 2 - 1 bedroom houses
- 3 - 1 bedroom apartments in the common house

The residences range in size from 735-1280 square feet.

Individual Residences:

- variety of options (15) from three main floor plans and five second floor plans

Opportunities

The natural amenities of the site and its location between a dense urban residential neighbourhood and a primary waterway, demand particular attention. Several opportunities present themselves. The existing riverwalk along the Red River links Winnipeg's downtown to St. Boniface, Osborne Village, and neighbouring residential areas; with The Forks being a major destination and focal point of the walk. Future plans for this pathway system include an extension to the north end of the city. This would bring the walkway past the proposed cohousing community site and provides an opportunity for the residents of this community to gain direct pedestrian and bicycle access to major attractions across the city, as well as providing a non-motorized daily commuter route.

A second site opportunity is the Red River itself. In prairie cities, water is always a desirable aesthetic enhancement, especially when it occurs naturally. The Red River in Winnipeg is a beautiful, meandering prairie river that is still flanked in many areas by a lush

riparian forest. The mature tree canopy on the cohousing site offers a sense of seclusion and provides shady respite on hot summer days, as well as an attractive backdrop for the community. The river also offers recreational opportunities such as boating, fishing and exploring.

Thus, part of the design mandate includes preserving and/or enhancing the following site amenities:

- views and access to the river
- mature riparian landscape
- address future extension of existing public riverwalk

Building Form and Type:

Clustered 2 story attached duplexes and triplexes.

Building Materials:

Natural materials including stone, brick, wood and metal.

site layout

Designing with the Land

The three site corridors run north-south across the property. It made sense to work with the existing site divisions, enhance them and draw upon their existing character.

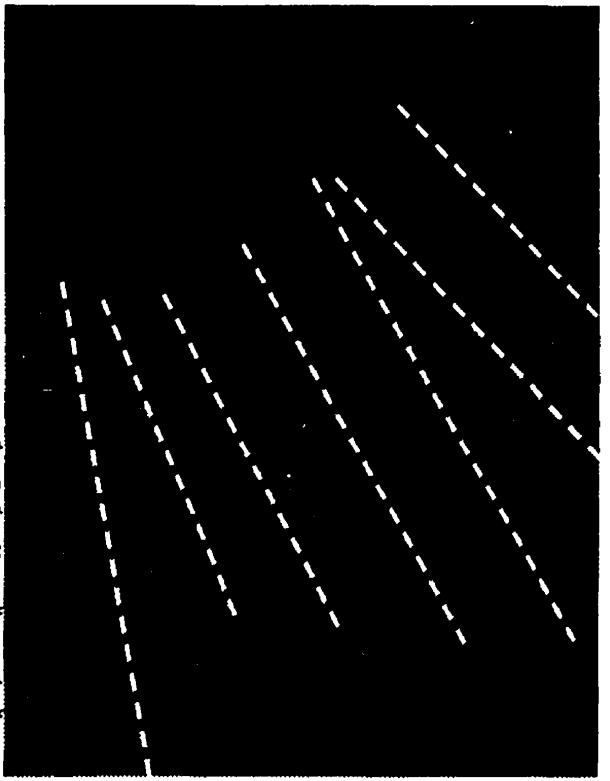
The urban face along Beaconsfield Road offered the opportunity I was looking for to develop a commercial component to the community. Proposed for this area is a public streetscape that contains shops and/or commercial services. Also on the urban face is the entrance plaza, the common house and parking. The common house acts as the gateway to the community and offers several amenities to the surrounding neighbourhood as well as the cohousing community, thus its location allows easy access for all potential users.

Behind the shops and the common house, the intermediate zone holds the houses, gathering nodes, pedestrian streets, gardens and plazas (the private and semi-private and common areas). This layout allows the more public functions of the community to shield the more private areas from the public edge as the public functions create a physical barrier.

The natural edge along the river bank with the existing riparian forest is left intact to enhance the physical beauty and character of the community. This edge is also a public face as it will connect with the public riverwalk; the existing vegetation provides some privacy for the community from this direction.

Historical Cues

The organization of the site makes reference to the traditional river lot system of land division. The first permanent (non-seasonal) settlement of this site used this type of land division. The Metis who had settled in this area many years ago created narrow lots that ran perpendicular to the river. This provided access for water to each homestead while still offering a large enough piece of land on which to live. The remnants of this system of land division are still evident today in the layout of the streets in the North Point Douglas neighbourhood.



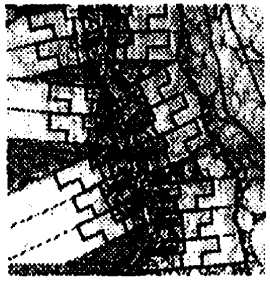
The street pattern in North Point Douglas shows the influence of the traditional river lot system of land division.

The common house sits on its own 'river lot' which reaches from the public streetscape through the forest to the river's edge. This lot contains many of the common outdoor amenities for the community including a bell tower plaza, the riverwalk access, gardens and the dining patio. Traditionally a river lot was laid out with the house close to the river edge for ease of access to transportation and water, crops were grown in the narrow strip of land that ran behind the house and behind this lay the pastoral, bucholic landscape. The layout of the common house 'river lot' is much the same only the focus has moved from the river to the street, thus the organization of the elements is reversed. The common house sits close to the public street, (the river of the present), and behind it are the common areas and gardens (crops), and then the river and the existing riparian zone (the 'undisturbed landscape'). The common house river lot has a significant reach across the site; it is a link that bridges the three linear corridors; from the public street through the community to the river's edge.

the common house "river lot"

Ghosts of the river lots appear again in the orientation of the houses and their yards. In the design the pedestrian street symbolizes the river which was once the primary transportation artery. The "reversal" of orientation addresses the contemporary community lifestyle. Each yard is the width of the house and extends in a linear strip outwards from the pedestrian street. The yards do not have fences but instead use flagstones to denote property lines. As the yards follow the winding pedestrian street they extend at different angles from the houses outwards to the rear

yards. This creates a pattern of overlaps and voids between yards. Native plant material is planted within the voids to indicate the landscape that was in place before initial settlement. This attempts to evoke the image of pulling apart the river lots and exposing the original landscape.



the housing layout is influenced by the traditional river lot

structuring territory: designing for human contact and comfort

One of the primary organizing determinants of this cohousing community is the territorial progression from private to public space. Part of the philosophy behind the design intent of cohousing communities is the idea of increasing the number of transition zones from the private realm to the public realm, while at the same time creating distinct spaces and zones that attempt to encourage activities and social interaction. The intent is to make the move from private space to public space a more comfortable transition. This cohousing community design also embraces the surrounding community while offering privacy and security to its residents.

The project approaches public domain as open and formal in design. The more private spaces are less formal and encourage a feeling of enclosure and protection. As a person moves from the private dwelling to the public street the environments of each domain become more open and formal, giving visual cues to the realm and the expected

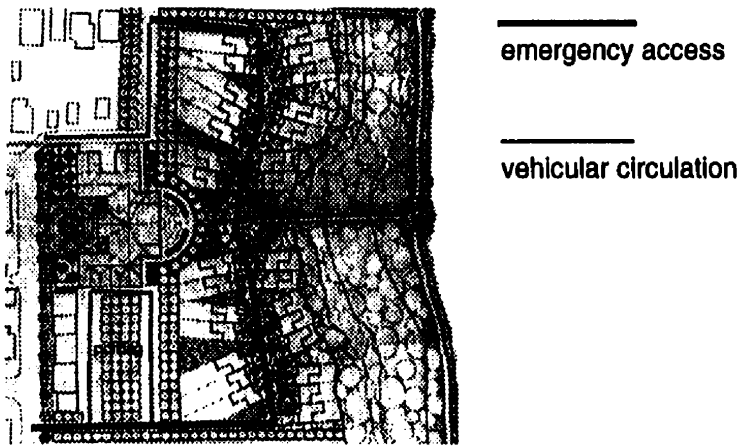
behaviour; structuring territory.

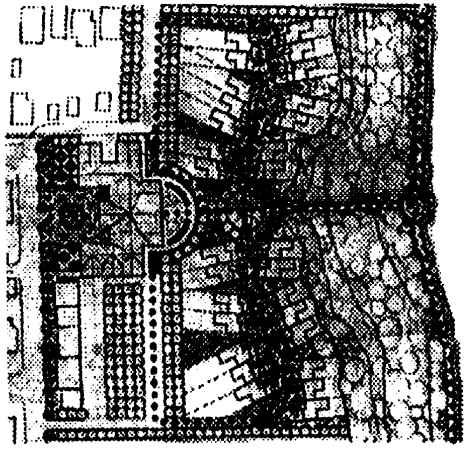
The following description of the spatial structure and design of the community will move in a logical progression from the private residences and yards of the community to the inner pedestrian streetscape, next to the bell tower plaza (the crossroads of the community), through to the common house and gardens, then to the front entrance plaza and finally into the public streetscape, (the shops on Beaconsfield Road). The bell tower plaza, the river's edge and the public river walk will be discussed last.

Circulation

In this project the circulation system becomes almost more important than the activities areas. It acts as the spine of the community, a metaphorical life source.

Circulation is structured according to the hierarchy of movement across the site. Cars are removed to the perimeter of the site, close enough for convenience but far enough to allow for free and safe movement of non-motorized traffic within the core of the community. The car is given a lower priority than non-motorized traffic, the parking areas are hidden behind the commercial streetscape and off a secondary lane-way, and are heavily planted with grids of shade trees. Allowance is made in winter to bring one vehicle to park in front of each home. Emergency access is planned along the inner pedestrian routes.





..... pedestrian & bicycle circulation

The pathways are the linkages from one domain to the next, they link the front door to the gathering nodes, to the greenspace to the gardens, to the wooded area to the river edge. It is along these paths, on these different journeys, that chance encounters with other residents occur. It is the place where a neighbour catches a glimpse of a neighbour from a kitchen window and coffee follows. It is the place where children meet on the bike path and share a game of catch. It is these chance encounters, meetings, conversations, nods and waves that initiate the sense of community and eventually create a true social and physical community.

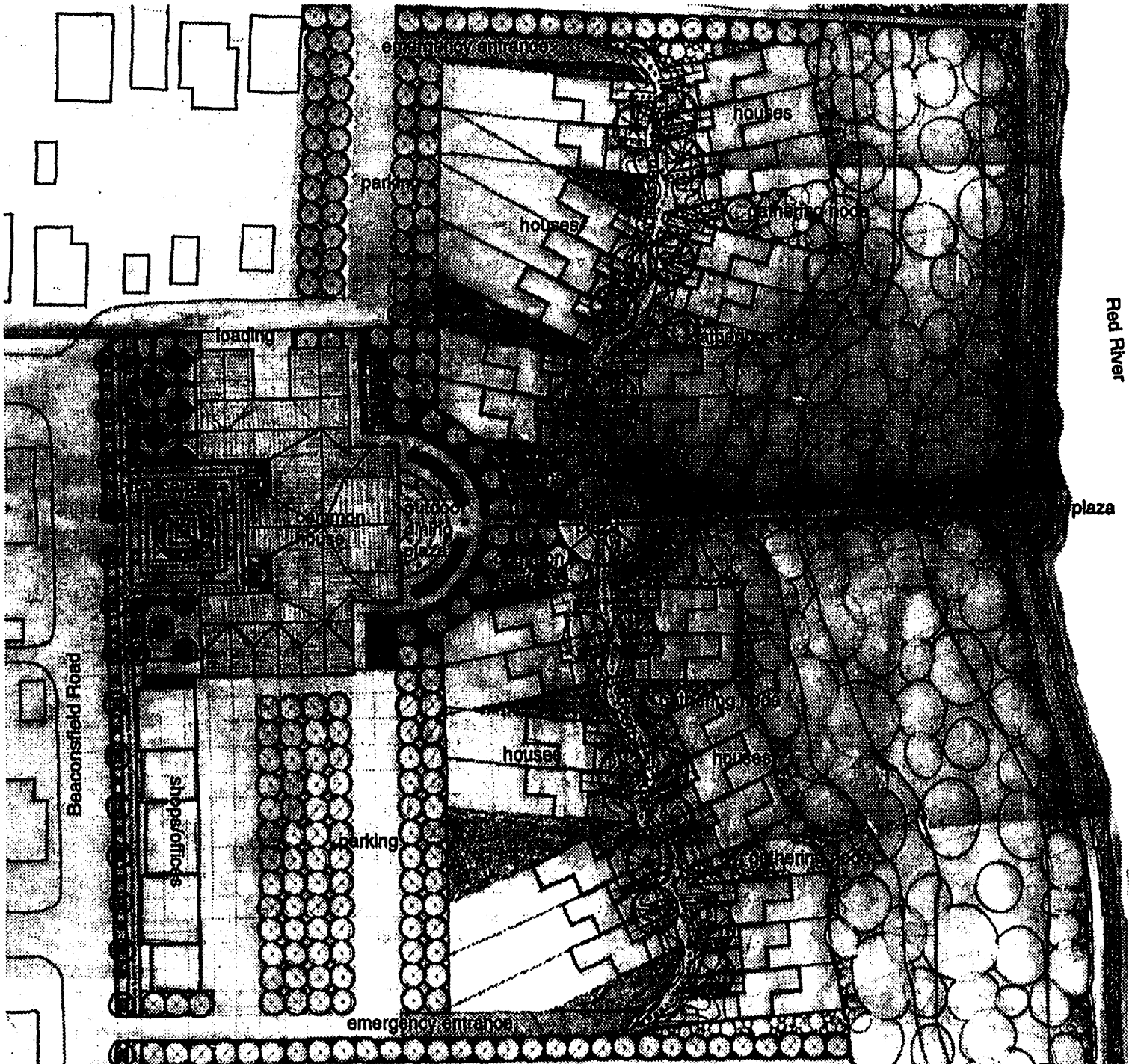
The pathway system guides the traveler through the transition zones from public to private and vice versa. Design elements along the paths act as signals or indicators of the type of realm one is in. These signals can be a change in the paving such as material, pattern, texture, width or alignment. They could be a series of steps, different plant groupings, lighting, or site furniture. The interface between the urban and natural corridors on the site is reinforced through the paving patterns in the street and the lot lines. The rectilinear lot lines extend from the houses to cross the curvilinear lines of the pedestrian street to create an interesting interface.

Edges

Possibly even more important than the pathway in the design of this cohousing community are what

Jan Gehl refers to as the "soft edge". (Gehl 1987) Soft edges are places where people can comfortably observe other people or watch activities without feeling obliged to take part. It allows for passive interaction, a person feels a part of the group or the activity by simply watching.

In this cohousing design, these "soft edges" are the front porches and decks, the kitchen windows that look onto the pedestrian spaces and gathering nodes. Even the boulders, stairs and planters along the pedestrian streets and in the gathering areas act as effective "soft edges" as they offer a perch from which to view the action. A soft edge is any place or vantage point where one can observe others.


houses
parking
houses
loading
Red River
plaza
Beaconsfield Road
houses
houses
shops/offices
parking
emergency entrance

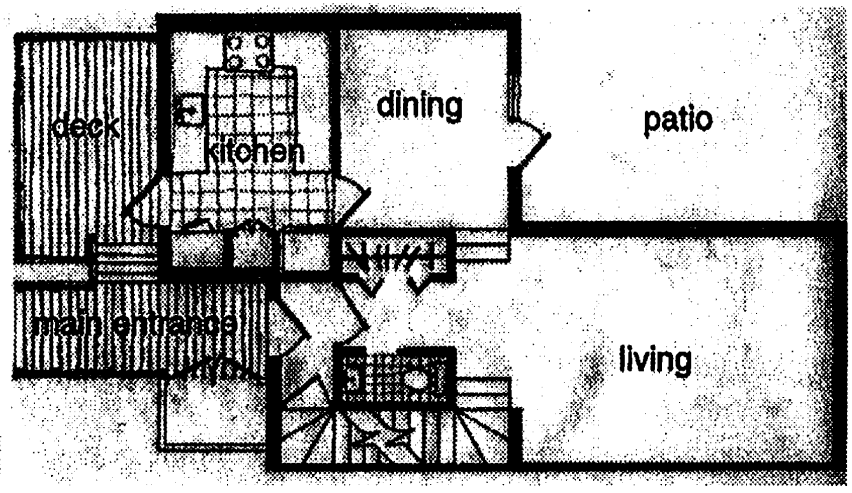
site plan

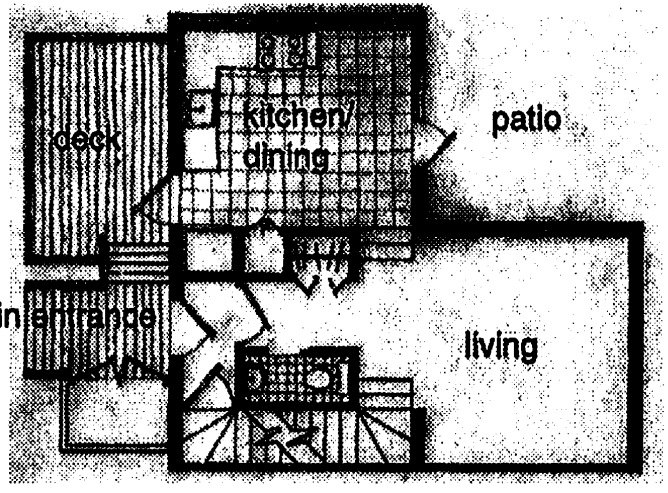
from the house to the street: a series of transitional domains

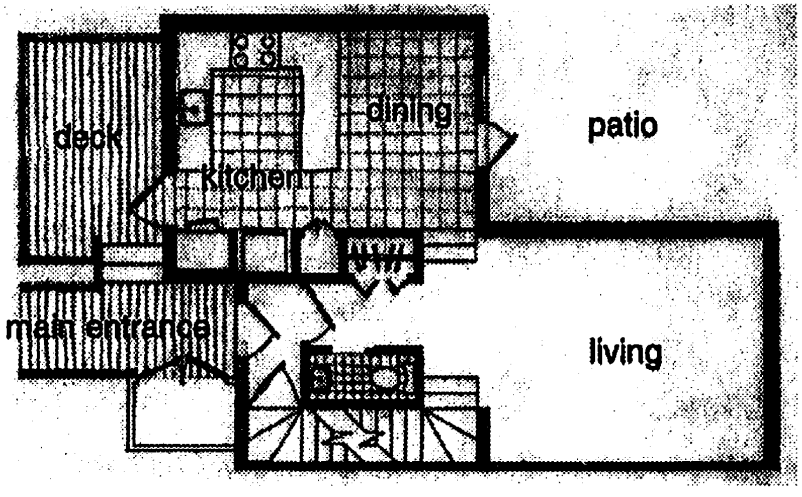
#1 FAMILY SPACE

The Home: Semi-Private, Family-Private and Private Domains

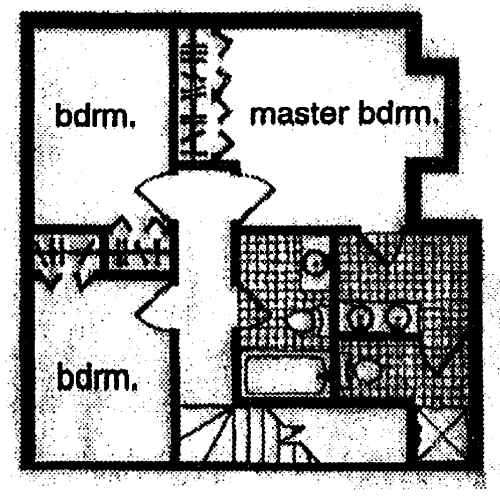
The housing scheme proposed for this development uses three different main floor arrangements to which any of five second floor plans can be added. The main floor comprises a kitchen, living room and a half bath, one scheme has a formal dining room. The second floor options include a one bedroom, a two bedroom, a three bedroom, a three bedroom with master bath, and a four bedroom with master bath. The design of the houses attempts to achieve variety and uniqueness without individually detailing every house. Using different combinations of modular pieces allows for variety in design without exorbitant costs.

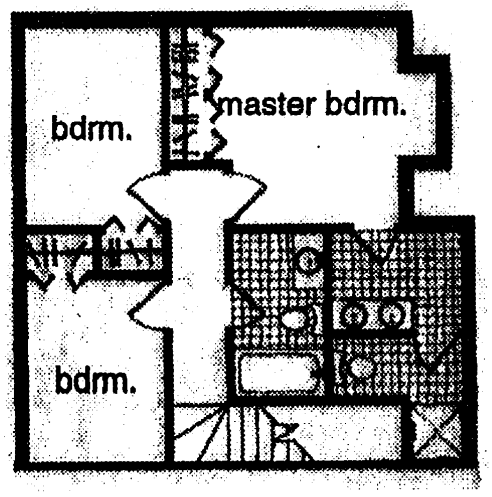


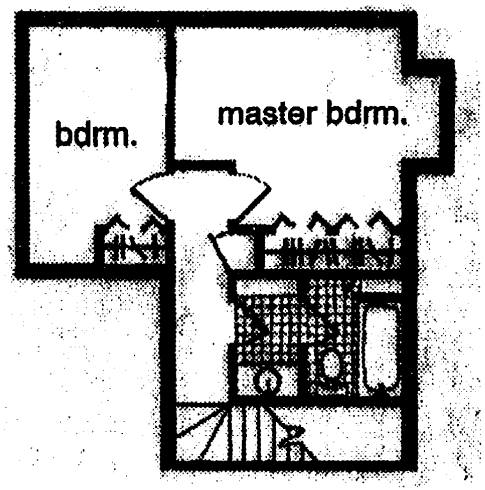


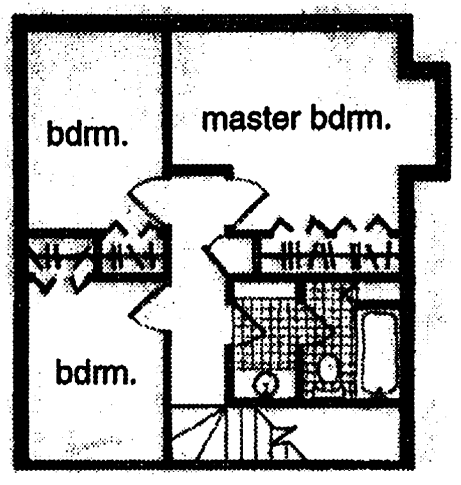


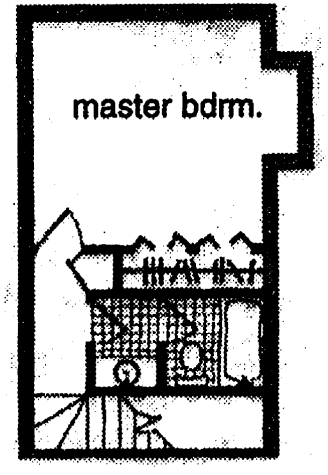
three main floor options





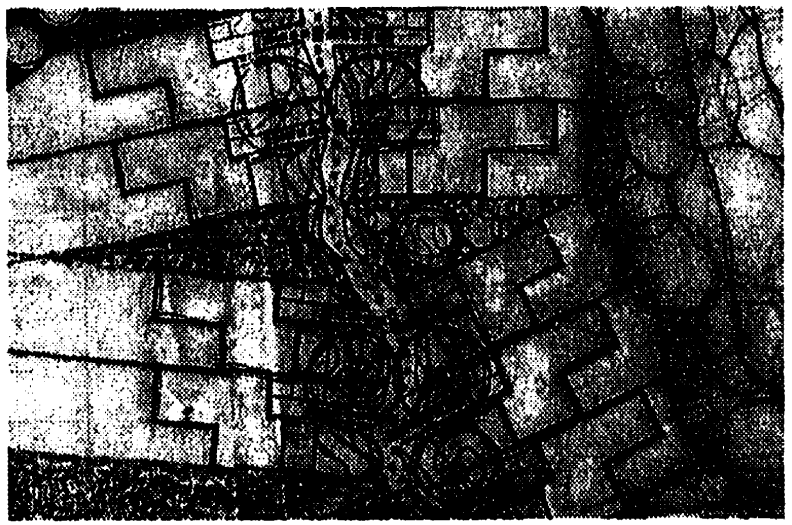






five second floor options

The window placement and exterior materials are not specified. The intent here is that the group as a whole (in consultation with their architect) would decide upon a master list of acceptable materials from which each family can choose. Thus each house can be individualized to some extent while still keeping costs down by using enough common materials.



detail showing house groupings with gathering node along pedestrian street

The house groupings are defined by plantings and paving details that denote a boundary and unify the area. The alignment of the pedestrian street alludes to the alignment of a prairie river. The natural forces of the river leave sediment within the meanders; in response to this the houses group around the meanders in the pedestrian street. Thus reflecting the interface between the natural corridor along the river and the urban face along Beaconsfield Road.

The homes within this cohousing community are designed to offer several levels of privacy while maintaining direct physical connection with the immediate community. The bedrooms are located on the second floor to provide intimate privacy for the occupants. This level change removes them from the more active areas of the house and physically disconnects them from the street. The living rooms and dining areas are located at the back of

each house. This gives the residents a private space to relax and entertain guests that is not in direct view of the community street. The connection to the back yard is in the dining area, extending this family space into a private outdoor space.

Each house has a private back courtyard that is bounded on three sides by adjoining houses and the family residence. No neighbour's windows look onto this space. Beyond the private courtyard each yard extends lengthwise into a soft landscape. Property lines are defined by flagstone markers in the grass. This space is intended for use as private gardens or shared play areas as no fences restrict movement. These spaces have been left as open areas for each resident to personalize.

A small level change between the living and dining areas brings the dining areas to the same level as the kitchens. The kitchens all face the community street and are at a slightly elevated level to afford unobstructed views of the communal areas. This is intended to encourage spontaneous conversations as a resident washes dishes at the kitchen sink and calls out the window to a neighbour passing by. The kitchen sink is a 'soft edge', it allows for passive observation of activity zones, and quick and easy access to join in if desired.

Each home has two doors that face the community street. One door steps directly into the kitchen off a front deck. This door is designed as the informal entrance to the house, where visitors would feel comfortable just "popping in" after a wave or "hello" from the kitchen window. The kitchens tend to be the place in a house where a large majority of time is spent. With this in mind they are designed as the 'doors to the community'. The second door to the

house from the community street is designed as a more formal entrance. A small front foyer juts from the front of each house and opens onto a front porch which connects to a path that connects directly to the community street. The paving pattern from the front step of each home extends into the street to formalize the entrance to the house and create a transition from the public street.

#2 THE SPINE OF THE COMMUNITY

The Cohousing Streetscape: Semi-Communal Domain

The pedestrian street is the life line or spine of the community, it links all the residences with the common areas and activity zones. It becomes the first level of social interaction outside the private home. The houses, with their kitchens, decks, porches, and front yards provide 'soft edges' or seating for the 'audience'. The street becomes a stage where people go to and from their homes and pass on their daily business. The informal seating provided on the edge of the street provides a place to sit, read or play. This 'street life' engages neighbour's interest and encourages others to join in activities and create stronger community bonds. These small informal gatherings can work into larger more programmed activities such as a game of catch or a community picnic or campfire.

the pedestrian street, the spine of [illegible]

The pedestrian streetscape is organized informally. The meander in the street reflects the line of the contours of the

river bank. This natural reference gives freedom to the patterns and organizing elements in the streetscape. As discussed in the Circulation section, the houses are clustered around the meanders in the street. The paving pattern in the street refers to the currents and eddies in a prairie river, movements which also respond to the human circulation through the site. There is always a primary direction of travel, the line of least resistance which connects two points, the dominant paving texture and pattern defines this line. Less dominant textures and materials are used to create 'eddies' or small gathering nodes where something might cause a pedestrian to pause a moment. At these points boulders or informal seating is provided, or a small plant grouping offering shade and visual interest, or a small play area. Larger, more significant gathering nodes occur in more distinct curves where flow is altered or are offset from the primary pathway.

#3 GATHERING NODES

Informal Meeting Places: Semi-Communal Domain

Four gathering nodes sit within the community streetscape. In order to take advantage of the views to the river and provide community access to these views, all the gathering nodes are located in niches between housing groups that back onto the river. The nodes are tucked away into the soft landscape to provide a comfortable and somewhat enclosed space. They are designed for small, unplanned activities and are dispersed throughout the community to encourage mini-neighbourhoods and more intimate contact with closer neighbours. These areas can contain picnic facilities, small scale play equipment, seating, and shade.

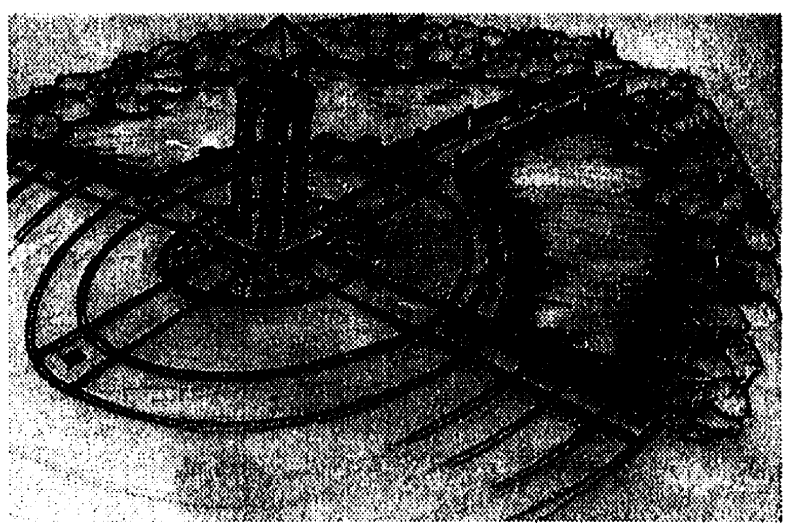
the geometry and flow of the circulation invites entrance into the gathering nodes

#4 THE HUB OF THE COMMUNITY

The Bell Tower Plaza: Communal Domain

The plaza, the hub of the community, is the place where all paths intersect. It is located at the intersection of the pedestrian streets and the main north-south pathway that leads from the common house to the river. It is the first level of 'designed interaction' that is planned for the entire community. A curved pond embraces the plaza on the east side and introduces water to the community, alluding to the nearness of the river. This designates the end of the "planned" community and the beginning of the natural edge. If one is moving from the common house into the community, the bell tower plaza designates the beginning of the "place where people live". The plaza sits at the junction of the three site corridors and provides the ultimate edge condition.

The bell tower plaza is intended as a programmed outdoor space where large planned events can take place. The flexibility in the plaza design allows for this while still providing appropriately scaled spaces for smaller or less formal gatherings.



the bell tower plaza, a place to gather

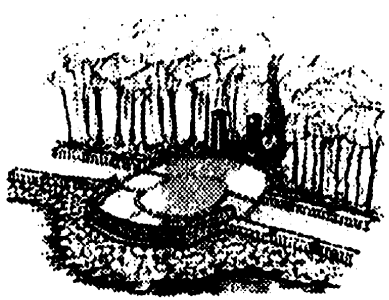
From a purely aesthetic standpoint the plaza offers spectacular views to the river as it sits on the top of the riverbank and no houses obscure the vista. The bell tower acts to enhance and frame this view as well as work as a directional beacon. It also symbolizes the heart of the community as the bell can be used to announce events and call residents to communal dinners.

#5 THE WILD EDGE

The Riverwalk and Riverbank: Public Domain

The river edge and existing riparian forest was left intact except for an access path to connect to the proposed public riverwalk extension. This access path is on axis with the common house and opens views from the interior of the site to the river. The river's edge is public domain as it is the extension of the public riverwalk. The existing trail meanders through a wooded area several metres from the river's edge. By moving the public walk to the edge of the river, the forest creates a buffer zone between public and private space, and offers a communal area for quiet walks and children's play.

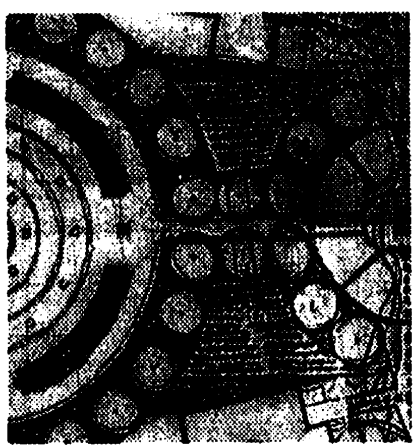
A small plaza at the terminus of the path from the common house juts into the river. This simple element is designed to mark the cohousing community from this informal, but public, edge.



#6 PRODUCTIVE LAND

The Common Gardens: Communal Domain

A path leads from the bell tower plaza to the outdoor dining plaza that is attached to the common house. Along both sides of this path are the common gardens. The gardens are laid out in narrow rectilinear lengths, referring to the history of this landscape and the Red River lot system that used to dictate the organization of the land. The idea of the land being used for food production in this area is, of course, centuries old.



the common gardens sit between the outdoor dining plaza and the bell tower plaza

The Common Gardens provide a place for residents to grow food for communal dinners and resident sharing. The gardens also provide a logical extension of the shared dining and cooking facilities in the Common House.

#7 THE HEART OF THE COMMUNITY

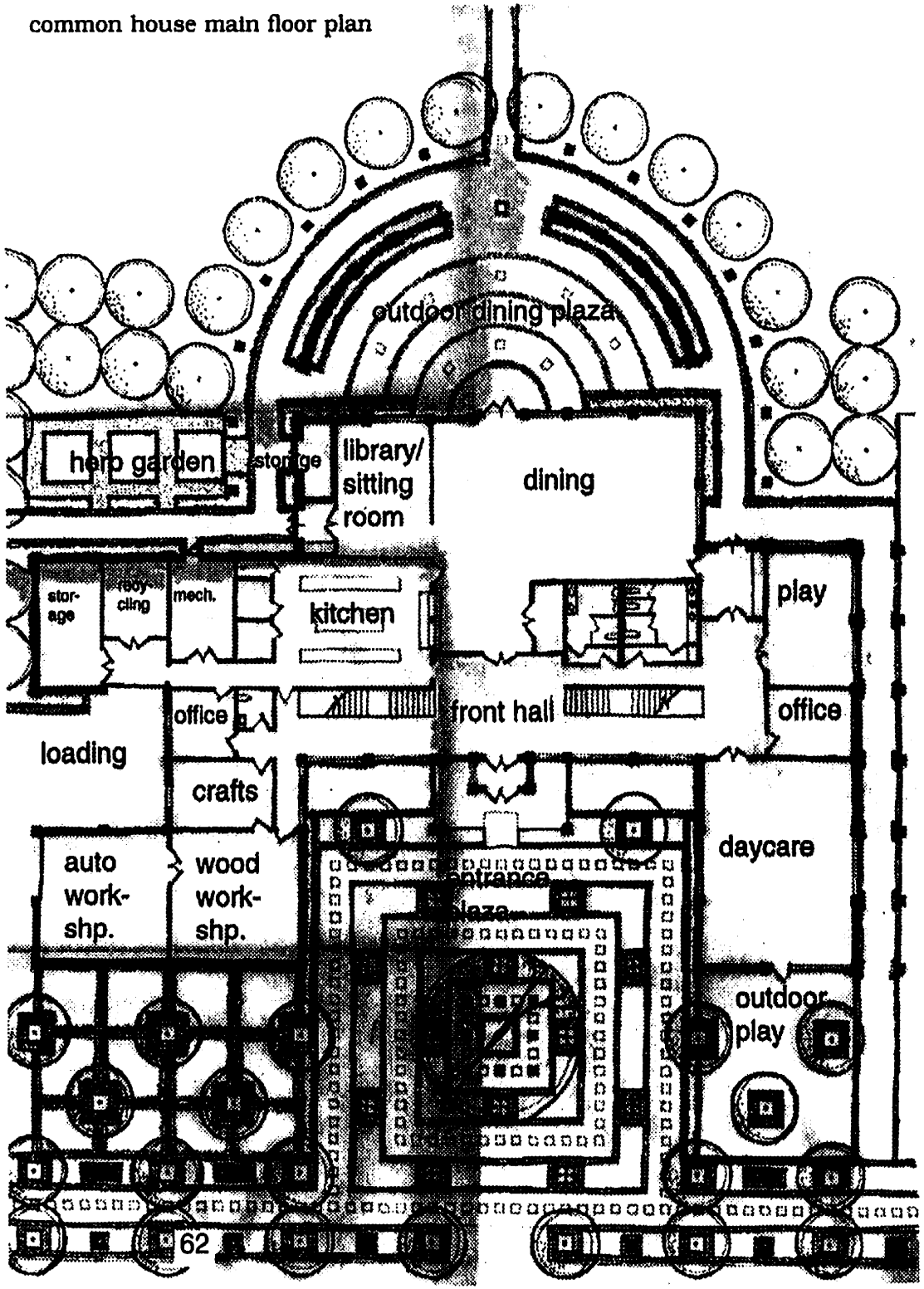
The Common House: Semi-Public and Communal Domain

The common house creates a focal point for the cohousing community. It is the most visible design element from outside the community and acts as a place-maker and landmark from both within and without the cohousing community. The common house contains all the indoor shared amenities for the cohousing community which include: dining, kitchen, sitting areas, wood shop, auto shop, craft-room, library, office space, children's play room, teen room, 3-1 bedroom apartments with laundry, meeting rooms, tv room, and a recreational/exercise room

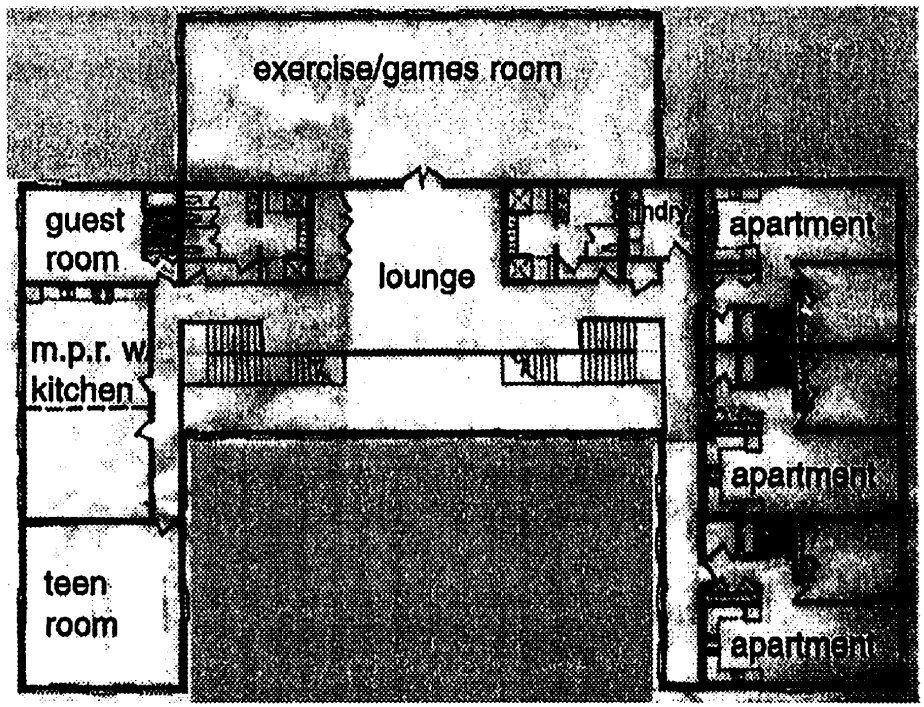
with shower/change facilities.

Within the common house the transition from private to public space is a key organizational factor. From the cohousing community side you can enter the common house through an outdoor dining plaza. This plaza provides a communal private hardscape for the residents of the cohousing community to enjoy. (Common gardens extend from this plaza including a herb garden for the kitchen.) Doors from the dining plaza enter directly into the interior dining area. Further entrances bring you into other communal zones within the common house including access to the sitting room and the

common house main floor plan



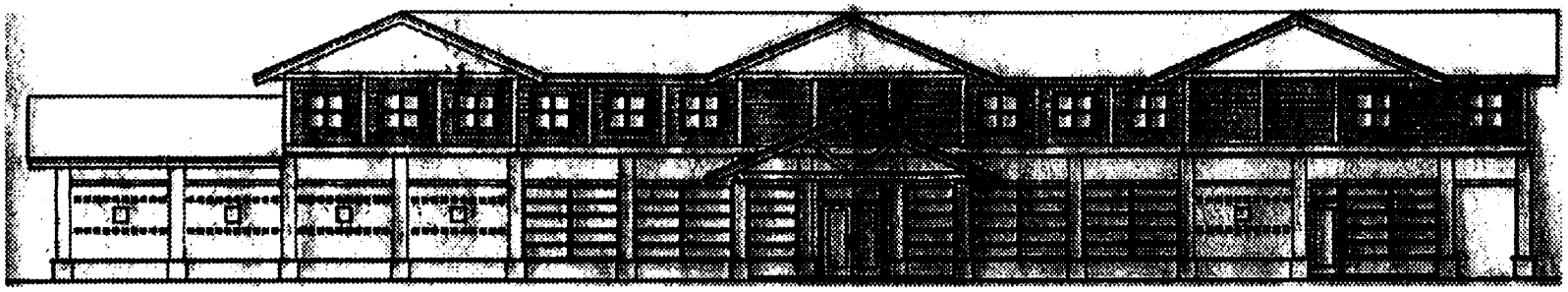
children's play space. The main public entrance is on the west side of the building facing the entrance plaza. Most of the amenities which are offered to the general public (such as the daycare) are located on this side of the building. The workshops and craftroom are on the north side of the entrance area and the daycare is on the south side. The daycare has direct access to the outside which links it to an outdoor playspace.



common house second floor plan

The second floor of the common house holds the apartments, laundry and storage rooms, the teen room, the exercise room and the meeting rooms. All second level areas enjoy a view of the outdoor spaces and part of the TV lounge overlooks the main floor entrance foyer.

The distance the common house sits back from the public road indicates that it is separate from the shops on the streetscape and less of a public space. But the open nature of the plaza and the absence of any fencing or gates suggests that entrance is not strictly monitored or restricted. Thus indicating that visitors are welcome but should be respectful of entering someone's property.



common house west elevation

The unobstructed hardscape offered by the entrance plaza provides the opportunity for special events and activities requiring such a space where the public would be welcome.

The geometry of the entrance plaza carries into the design of the common house. The gridded paving patterns from the exterior become room divisions and window articulation in the building. The east side of the building loses the rectilinear geometry that dominates the west side design and terminates in a semi-circular dining plaza. The introduction of a new geometric form indicates a change in domain, further reinforcing the transition from public to private space.

#8 A NEIGHBOURHOOD SPACE

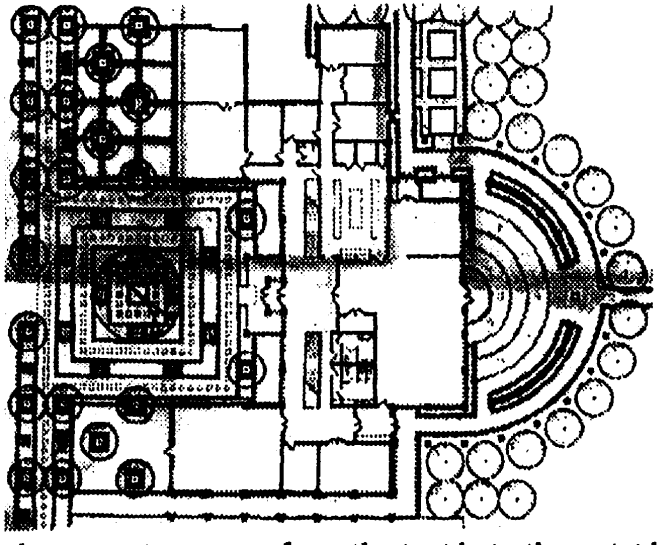
The Entrance Plaza: Semi-Public Domain

The common house is placed on an open plaza facing Beaconsfield Road where it is easily visible to the surrounding neighbourhood. The geometric patterning in the plaza pavement sets the organizing grid for the rest of the community design and denotes the plaza as part of a larger entity. The paving pattern extends along the front of the shops along Beaconsfield Road and then expands to fill the entrance plaza. As the pattern divides the plaza into

smaller units (a means of organizing activity) it also unifies the plaza with repetition and reflection of similar modular elements.

The public elements in this cohousing community design are treated more formally than the private elements. In establishing this sort of character definition, the spaces, buffers and transition zones become more readable to the visitor and to the resident. This establishes a greater comfort level as it is clear where one belongs and what sort of activity might be appropriate to that particular location.

The plaza is an important transition zone or buffer from a semi-public/communal domain (the common house) to a very public domain (Beaconsfield Road streetscape and shops). Public interaction is encouraged in the common house (i.e. use of the daycare and meeting rooms by arrangement), but it is more controlled or planned public interaction.



the geometry moves from the inside to the outside

#9 THE PUBLIC FACE

Beaconsfield Road Shops and Services: Public Domain

This zone is the first area encountered by anyone accessing the site from the urban edge (those traveling on the river or riverwalk will encounter a different introduction to the site). As this zone will be the primary introduction to the site it must carefully address the surrounding community while also marking the beginning of something new.

the shops on Beaconsfield Road

The design intent for the Beaconsfield Road Streetscape is to allude to the traditional image of the "cornerstore" and its place in a series of local shops and services. In essence, this zone could be referred to as a small town main street. The streetscape endeavors to evoke a sense of familiarity and a feeling of comfort, as though one has visited places such as this before and knows what to expect.

Main streets traditionally acted as meeting places and gathering spots, offering residents the opportunity to catch up on the local news and events while carrying out daily errands. One of the primary motivations for including commercial space in the cohousing community is to create a 'hang-out' or gathering place for people in the surrounding community. This should help to weave the cohousing community into the larger surrounding neighbourhood, encouraging interaction and acceptance and promoting common interests.

> "The organic wholeness of the small town street was a result of common, everyday attention to details, of intimate care for things intimately used. The discipline of its physical order was based not on uniformity for its own sake, but a consciousness of, and respect for, what was going on next door. Such awareness and respect were not viewed as a threat to individ-

> ual identity but as necessary for the production of amenity, charm and beauty. These concepts are now absent from our civilization. We have become accustomed to living in places where nothing relates to anything else, where disorder, unconsciousness, and the absence of respect remain unchecked." (Kunstler 1993)

Design elements in this zone include seating nodes, street tree rows, pedestrian scale lighting, awnings and shaded porticoes. These elements work together to create a sense of enclosure to the streetscape and help establish boundary definition. The shop front articulation refers to traditional proportions and components using lattices, shutters, detailed fretwork, window mullions, columns, paving patterns, lighting details and the appropriate site furniture.

The intent of this commercial streetscape is to add to the financial success and viability of the project by allowing for at-home incomes. This provides an opportunity for residents of the cohousing community or those of the immediate neighbourhood (North Point Douglas) to run their own business and work close to home, thus encouraging family and community life. The businesses could also potentially generate income to the cohousing community in general if they were run as cooperatives.

The design of the shops illustrates an example of what could be. The street front should be expected to evolve as the needs of the community and the consumer change. It is basically a forum for commerce and trade that the community should mould as needs and desires emerge.

conclusion

People don't know each other anymore...the lack of community within contemporary urban life has been noted as a glaring deficiency whose negative implications are far-reaching. The re-establishment of community is thought to be a positive step towards regaining livable, comfortable, and safer urban environments.

> "Architects can design structur es, areas and facilities that appeal to r esidents and encourage interaction, but this is the limit in determining how social life will actually develop." (Gehl 1987)

Gehl makes the point that architects design the physical structure of communities but do not have the power to control or enforce the social life (or lack thereof) that will inhabit these spaces. Designers play the role of setting the stage but cannot direct the play. Cohousing makes the attempt to bridge this limitation in the role of the designer by creating community before and during the creation of the physical design. Yet, it also demands that designers adjust to a more cooperative or facilitative role.

Although I did not work directly with a resident group I have researched past precedents of this process and have come to some conclusions of my own. The cohousing ideaology demands that the resident group as a whole must work together to create a design. This has been proven to help initiate a sense of community in the development and in this I am supportive. One possible drawback of this process is that the non-designers can have a significant influence on the final design. Although the residents may have a strong sense of what they perceive as their wants and needs, they may have difficulty in understanding the articulation of this in a physical form. This lays a greater burden on the shoulders of the architect. Not only must the architect create a balanced, functional and aesthetically pleasing design, they must also have the skills to communicate these ideas to the group and gain their support and trust.

I believe that cohousing is heading in the right direction. We must begin to design better places to live, better places to live with each other.

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appendix a

DEMOGRAPHIC TRANSITIONS:

A Comparison of Canadian Inner Cities, Winnipeg's Inner City, and the Inner City Neighborhood of North Point Douglas

Prof. R.C. Tiwari
53.346
Urban Geography
April 11,1995

Scott Johnson
#6015629

Table of Contents

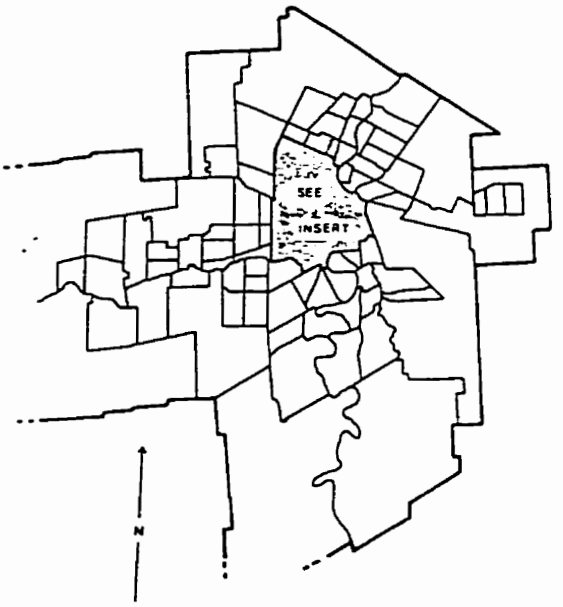
> There is no single definition of the inner-city or inner-city type areas which is universally applicable. Whatever definition is used, it must reflect the processes which are operating to produce the specific attributes we assign to the inner-city and inner-city type areas. Such areas are subjected to and dominated by three processes:
>
> l.) the aging and obsolescence of its housing, social services, infrastructure and industrial base.
>
> 2.) land use competition through expansion of the central area commercial functions, highways and institutional uses.
>
> 3.) demographic transition, notably the aging of the population and the loss of family households.[1]

This study will focus on the third process, demographic transition. Demographic transition in Canadian inner-cities, Winnipeg's inner-city and the Winnipeg inner-city neighborhood of North Point Douglas. More specifically, the study will be a comparison of the three concerning population, demographic structure, family patterns, cultural milieu and socio-economic characteristics. The study has two main goals, the first is to compare Winnipeg' inner city with a general view of Canadian Inner Cities. Secondly, and maybe more important to the study, is to arrive at an evaluation of the North Point Douglas neighborhood's present situation and future outlook in comparison to Canada and Winnipeg's present inner cities standings.

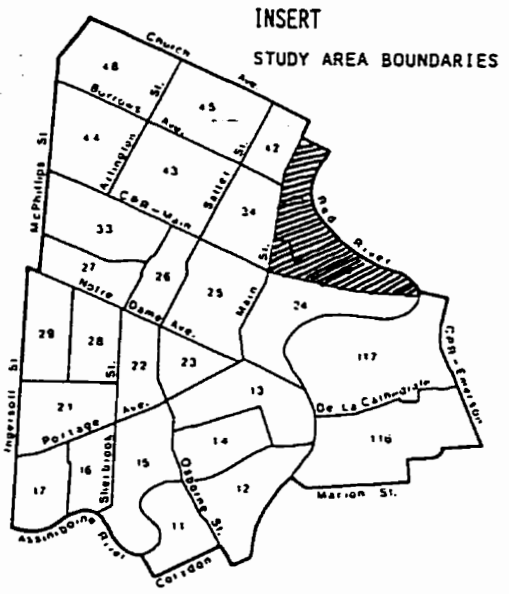
With the magnitude of scope the study hopes to achievethe author has taken a certain liberty. Because of the scale of this project, the generalization of Canadian inner-cities has been supplied from the essay, "THE INNER CITY IN TRANSITION", by Balic Ram, Mary Jane Norris and Karl Skof. The same format has been used in this study as the essay enabling direct comparisons

to be made between the essay and the data collected for the study. The data on the Winnipeg inner-city and the North Point Douglas neighborhood was derived from information collected from the Social Planning Council of Winnipeg , class material and other sources.

Map 1. Location of the Inner City in Relation to the Winnipeg Census Metropolitan Area..



Map 2. Boundaries of the Inner City with the Idenification of North Point Douglas



Numbers refer to census tract identifiers

Population

> Today the inner-city populations of Canadian cities add to almost half a million, representing 4 percent of their combined total metropolitan population. Between 1951 and 1986. the inner cities' share of the total metropolitan area population has declined continuously, from 16 percent in 1951 to 4 percent by 1986. This is largely because inner-city boundaries have remained constant while the outlying areas have expanded. In addition, over the 35 years, the population of the inner -cities has declined by 37 percent, whereas that of the outlying areas has increased by 200 percent[2].

Winnipeg's inner-city is no different from other Canadian inner-cities. As shown in Figure1., Winnipeg's inner-city population as a percentage of total city population has decreased from 20 percent in 1966 to 11 percent in 1991. Part of the reason for this decrease, is the fact that Winnipeg's metropolitan population has grown by 28 percent over the same period in time (Figure 2.).

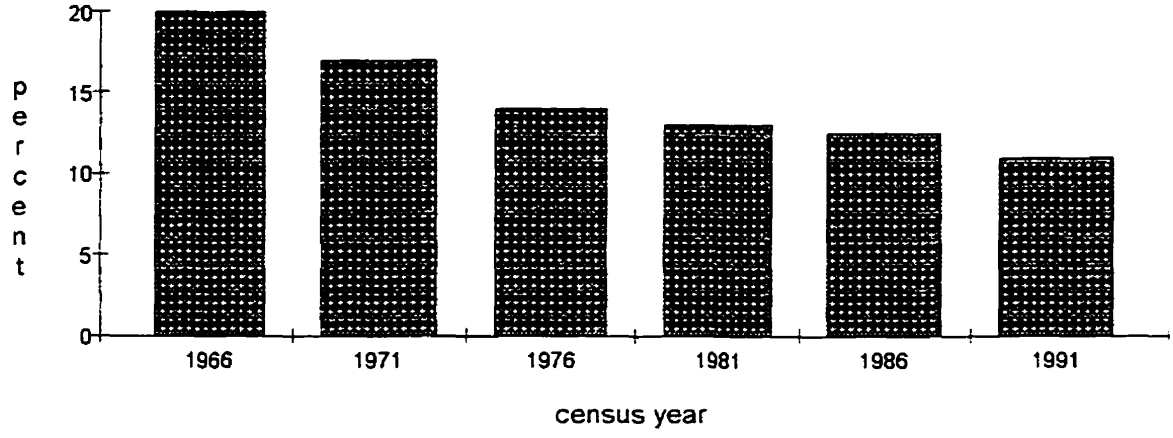
Figure 1. North Point Douglas' and Winnipeg's Population Growth from 1941 - 1991

	N.Pt. Douglas	Winnipeg
1941	6,549	302,024
1951	6,100	357,229
1961	5,545	476,543
1971	4,210	540,262
1981	3,170	584,842
1991	3,205	652,354

The Winnipeg inner-city neighborhood of North Point Douglas has witnessed a similar decline in population. In 1941, North Point Douglas' population was 6,549 people, in 1991 it was 3205 people, (FIG. 8), a decrease of 51 percent. This decrease in population over the past number of

years is indicative of a general trend to leave the inner-city as one becomes more affluent, moving to the highly promoted, extensive suburban developments.

Figure 2. Population of Winnipeg's Inner City as a Percentage of the Total Metropolitan Population, 1966 -1991



Demographic Structure

Two characteristics which have reached alarming rates in Canadian inner-cities are the increasing elderly population and the decreasing youth population. In 1986, the population under age 15 formed 9 percent of the total population of the inner-cities, but 20 percent of the population of outside the inner-city areas. Conversely, the population aged 65 and over formed 15 percent of the population outside the inner-city.

Population Under Age 15

Consistent with the overall reduction in fertility across Canada, metropolitan areas have recently experienced a marked decline in proportion of the population in younger age groups. Since the peak of the baby boom in the late 1950's, the proportion of the

> population below age 15 has been in a continuous decline, having fallen from 20 percent in 1961 to 9 percent in 1986 for Canadian inner-cities. The corresponding reduction, however, was between 1961 and 1986 the proportion of the population under age 15 declined from 32 percent to 20 percent.[3]

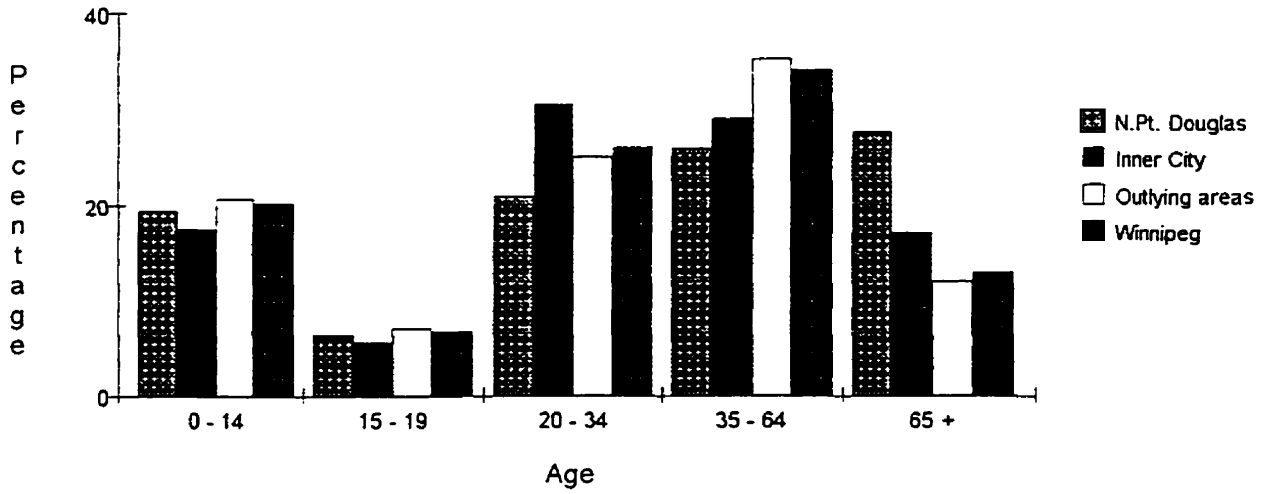
In Winnipeg the area outlying the inner-city, like other Canadian cities, has a greater proportion of the youth than does the inner-city. The population percent of youths under 15 in the inner-city is 17.5 percent and 20.7 percent outside the inner-city (refer to Figure 3.). These differences seem small, but when the percentages are changed to actual numbers, the inner-city is over 3,500 youths short of the metropolitan average.

Two factors could have contributed to this trend. First the fertility rate of inner-city dwellers has probably been declining at a faster pace than the fertility rate of those living in outlying areas. Second, and probably a more important factor, could be selective migration. Probably persons with younger children are more likely to move out of inner-city areas, whereas persons with no children are more likely to move into the city.

This trend of under-representation of population under 15 is not as evident in North Point Douglas. The percentage population of under 15 for North Point Douglas 19.3 percent, this is more than 2 percent higher than that of the inner-city, and less than 1 percent below the total city. The two factors mentioned above are probably still apparent in North Point Douglas, but because

of the neighborhood's very high single parent rate the youth population is keeping up to that of the city average.

Fiogure 3. Demographic Percentages for the Populations of North Point Douglas, Winnipeg's Inner City, the Outlying Areas, and the City of Winnipeg for 1991

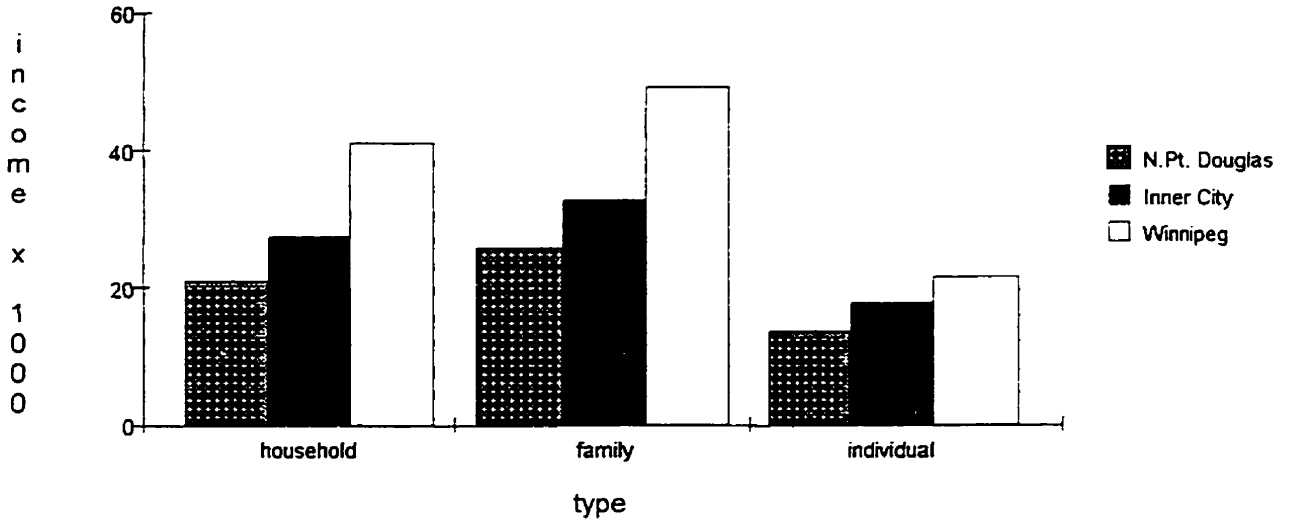


Over-representation of the Elderly

> While the younger population in the inner-cities has declined, the number of people in the older age groups (65 years and over) has been increasing in proportion to the total population. Because of the easy accessibility of goods and services within walking distance and the availability of public transportation, older people tend to prefer living in the inner areas of cities rather than in the suburbs. The period 1976-86 represents a deviation from earlier periods during which the relative concentration of elderly in the inner-cities was reduced substantially. In 1976, the proportion of elderly in the inner-cities was almost double that in the outlying areas, but reduced to one and one half times in 1986. Perhaps there has been a recent tendency for older persons to move out to the suburbs. As well, the increasing concentration of young adults has lowered the share of elderly persons in inner-cities.[4]

(Refer to Figure 10.) in the inner-city. As a result, the gap between the average household income of the inner-city and the non-inner-city is 33 percent ($13,686).

Figure 10. Average Incomes for Family Types of North Point Douglas, Winnipeg's Inner City, and the City of Winnipeg for 1991



Low income levels are experienced by twice as many inner-city households. At the same time, while the number of low-income households outside the inner-city has remained stable at around 16.5 percent (1986 data), the number of inner-city low-income households has been rising. Between 1981 and 1986, the proportion of inner-city households experiencing low levels of income rose from 36.1 percent to 39.5 percent, an increase of almost 14 percent.

North Point Douglas's household and family average income are almost one-half of the metropolitan average. In 1991, North Point Douglas's household average was $20,971 (Refer to Figure 10.), 16 percent below the inner-city average ($27,483), and 49 percent below the metropolitan average of $41,169. The gap between individual income of North Point Douglas

inner-city. In 1991, 29.5 percent (Refer to Figure 9.) of the population (age 15 and above) in the neighborhood had less than a Grade 9, almost 10 percent higher than the inner-city (19.7 percent) and almost 4 times higher than the outlying area of Winnipeg (8.7 percent). The only statistic, in education, that North Point Douglas succeeds the inner-city in is that of population with Grade 9 to 12, where it is 38.0 percent compared to the inner-city of 29.6 percent. In the suburbs of Winnipeg, 19.1 percent of the populationholds a university degree, the inner-city 15.5 percent, and in North Point Douglas 4.9 percent, one-third of the inner-city average and one-fourth that of the suburban population.

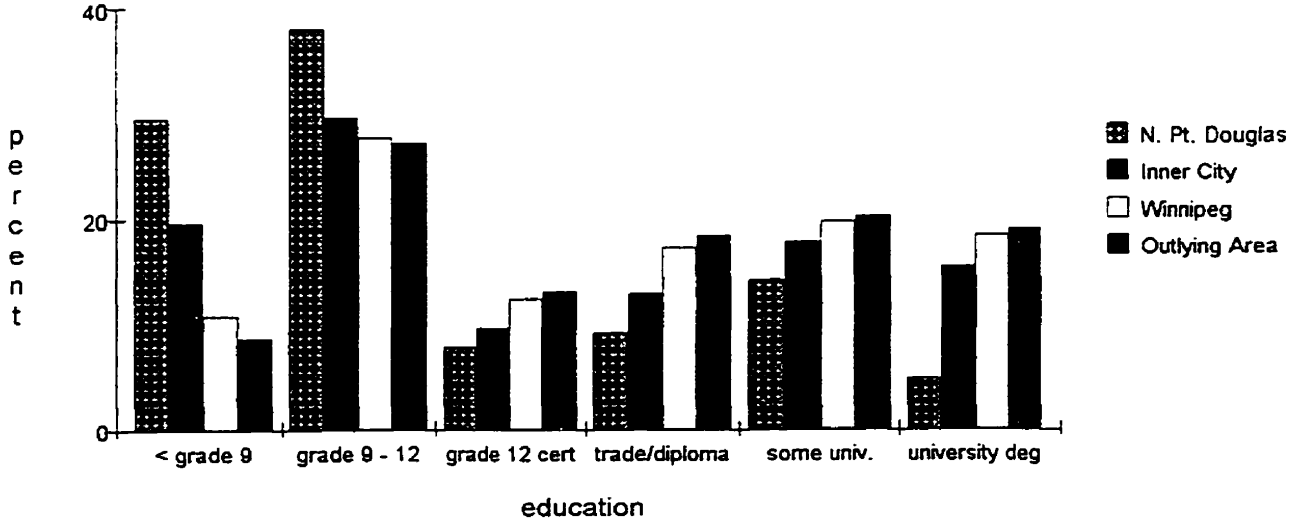
Family Income

> Inner-cities remain distinct from the outlying areas in terms of income. Between 1970 and 1985, the overall median income of census families in inner-cities increased, but at a slower rate than for the remainder of the metropolitan areas; the rate of increase was more than twice as high for the outlying areas (28 percent) as it was for inner-cities (12 percent). As a result, the income difference between the inner-city and the outlying areas has widened. In 1970, the median income of inner-city families was 70 percent of that of families in the outlying areas; by 1985, it had dropped to 62 percent.[11]

The reality of the poverty trap is most apparent in the inner-city. The figures are dramatic and disturbing. Outside the inner-city, between 1980 and 1985, household incomes rose from $35,120 to over $36,529, within the inner-city household incomes actually declined from $22,659 to $22,315. In 1991, incomes in the suburbs are over $45,000 and a modest increase to $27,483

than a Grade 9 (aged 15 and over), in the inner-city, the figure is more than double (19.7 percent). Comparing Winnipeg's inner-city to the Canadian average, the population with Grade 9 to 12 in Winnipeg suburbs is 27.2 percent, which is almost 11 percent lower than the Canadian average for suburbs. The population with university degrees in Winnipeg is almost opposite to that other Canadian cities. The Winnipeg outlying area has 19.1 percent population with university degrees, where Canadian suburbs are 12 percent. The inner-cities in Canada have 21 percent of the population with university degrees compared to 15.5 percent in the Winnipeg inner-city. One reason for the lower rates in higher education in Winnipeg, could be because of the slower rate of gentrification in Winnipeg's inner-city neighborhoods compared to other Canadian cities.

Figure 9. Percentage of Population by Education Levels for North Point Douglas, Winnipeg's Inner City, the Outlying Area, and the City of Winnipeg for 1991



The neighborhood of North Point Douglas lags far behind the education levels of the Winnipeg

In the changing ethnic composition of North Point Douglas, specifically the decline in the number of Ukrainians, the question of stability was posed. This group was associated with home ownership, along with a certain degree of pride and community spirit. The withdrawal of the Ukrainians out of North Point Douglas has certainly had repercussions on the solidarity as well as the general appearence of the neighborhood.

Socio-Economic Characteristics

Education

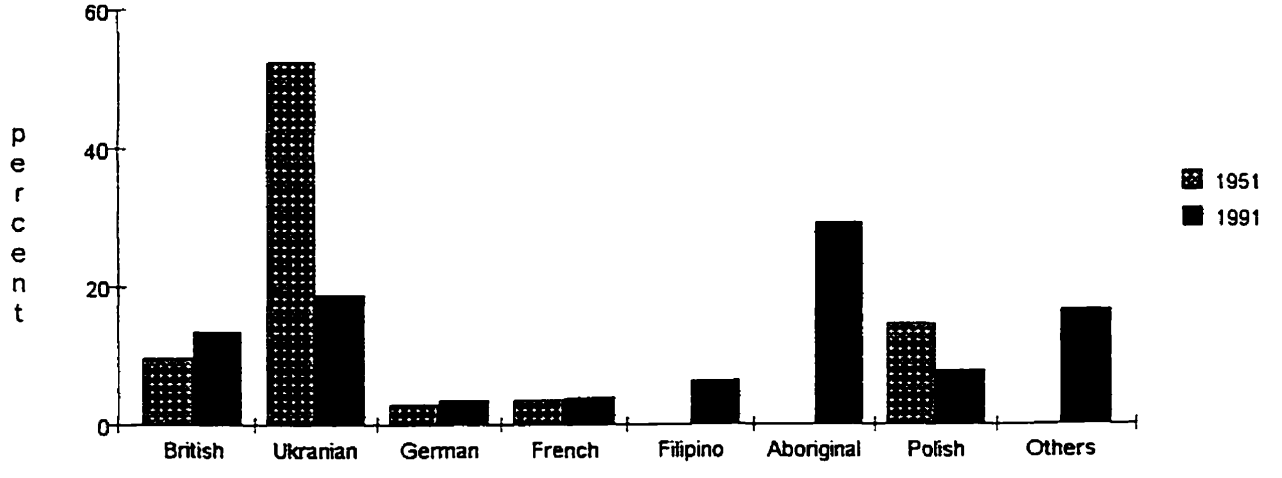
> There are major differences between the inner and the outer parts of metropolitan areas regarding the education level of their residents. In 1986, 16 percent of Canada's inner-city population and 15 percent of the suburban population (aged 15 and over) had less than a Grade 9 level of schooling. Certainly, this does not represent a significant difference between the two areas. However, the proportion of the population with Grade 9 to 12 was higher in the outlying areas (38 percent) than in the inner-cities (27 percent), whereas people with schooling above Grade 12 were more highly concentrated in the inner-city than in outlying areas. Compared with only 23 percent of the residents in the remainder of the metropolitan areas, 36 percent of the inner-city residents had some university education or a university degree. The percentage of degree holders was also higher in the inner-city: 21 percent of the inner-city population had a university degree, compared with a 12 percent level among the population in the outlying areas. [10]

All of the metropolitan area of Winnipeg is below the Canadian average on all accounts, except for persons with university degrees. There also is a greater difference from education in the inner-city and the suburbs. In 1991, 8.7 percent (Refer to Figure 9.) of people from outlying areas had less

population. It is this dominance which was attributed to the fact that despite the age of the housing stock, the area in general had managed to oppose the forces of deterioration that has gripped other segments of Winnipeg's inner-city.

The decline in the Ukrainian population is clearly evident in Figure 7 . In the decades from 1951 to 1991, the Ukrainian population fell by more than 85 percent. This extreme loss in population has caused them to lose their dominance of the neighborhood, placing them behind the Aboriginals in total population. In 1951 the number of Ukrainians expressed as a percentage of the total population in North Point Douglas was 52.5 percent (Refer to Figure 8.). This figure had dropped to only 12 percent by 1991, a decrease of more than 75 percent in 40 years.

Figure 8. Percentage of Population by Ethnic Origins for North Point Douglas, 1951 and1991



*1951 Filipino, Aboriginal, and others data not available

"visible minorities" defines a number of ethnic groups. These include: Blacks, Indo-Pakistanis, Chinese, Koreans, Japanese, South East Asians, Filipinos, other Pacific Islanders, West Africans, Arabs, and Latin Americans.

Figure 6. Percentage of Population by Ethnic Origins for the City of Winnipeg, 1991

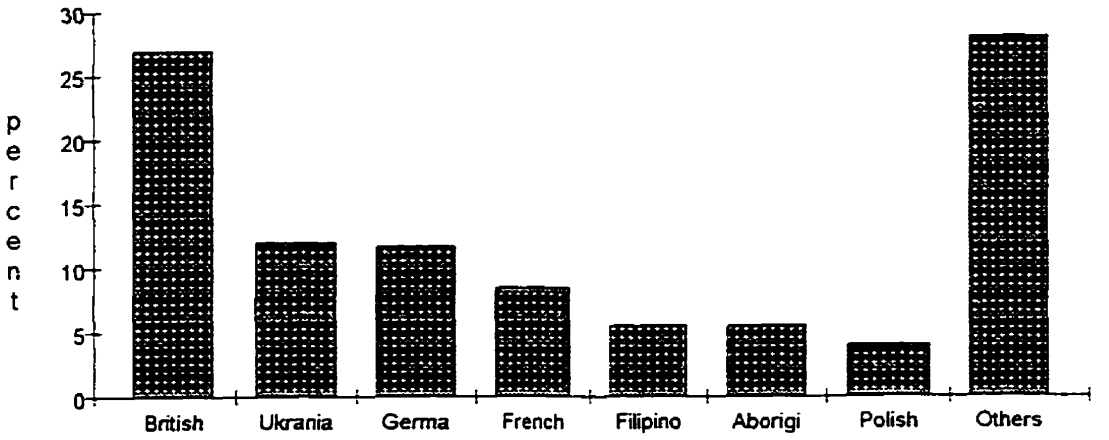
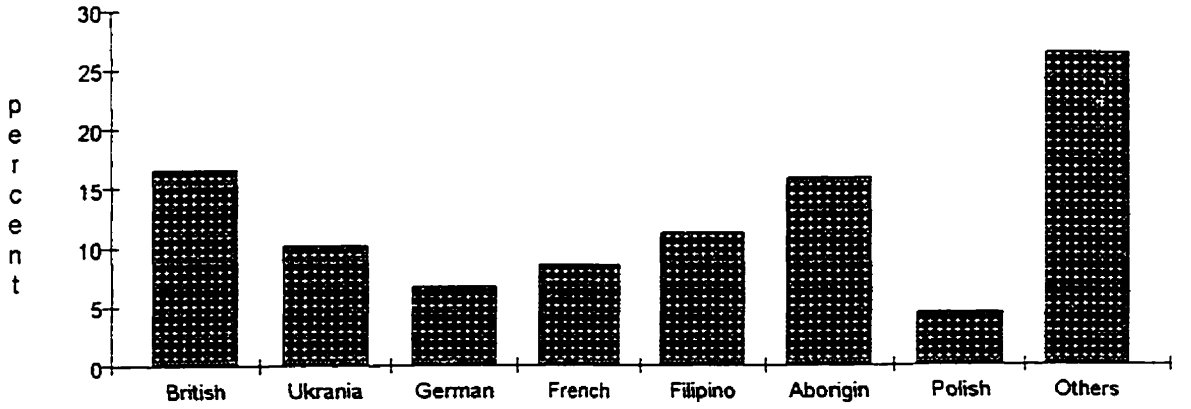


Figure 7. Percentage of Population by Ethnic Origins for the Winnipeg Inner City, 1991



In North Point Douglas change is taking place relative to the ethnic composition. From very early in the development of the area there had been a high concentration of Ukrainian people in the

> outlying areas. The figure for the inner-cities edged slightly upward in the next 25 years to 30 percent in 1986, but remained relatively stable for the remainder of metropolitan areas. This is considerably higher than the national level of 16 percent in 1986.[8]

In Winnipeg, inner-city residency reflects the low income levels of recent immigrants. They are over-represented in this economically depressed area of the city where they account for 28 percent of the population. Out of all recent immigrants living in Winnipeg, 40 percent live in the inner-city.

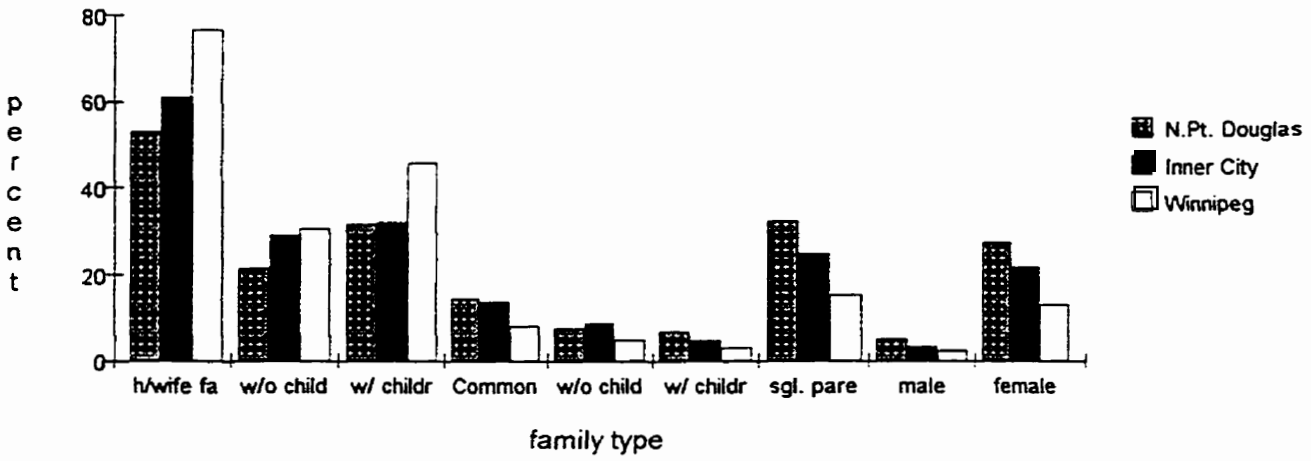
Ethnic Concentration

> Urban analysis of ethnic segregation typically focuses on the changing concentration of ethnic and cultural minorities in the inner-city. Because of conceptual changes from one census to another, time-series data on ethnicity are not strictly comparable; however, they are meaningful when analysed as indices showing their relative representation in the inner-city compared with that in the total metropolitan area. The relative concentration of the population from ethnic groups other than British or French has not changed much during 1961-86. Relative to the total metropolitan areas, the representation of these groups remained high in the inner-cities.[9]

Winnipeg is a metropolitan area highly populated by persons from non-British non-French ethnic origins. Over the years, these groups have become increasingly concentrated in the inner part of the city. In 1986, three-fourths of the residents of the inner-city in Winnipeg were from non-charter ethnic groups, which includes high concentrations of aboriginal people. The term

more depressing is the fact that out of these 195 lone parent families, 115 (59 percent) are households with incomes at or below the low income line. The situation is even worse for the Aboriginal households in the neighborhood. In 1991, 39 percent of all Aboriginal households were of lone parent households and 83 percent of these were lone parent households with incomes at or below the low income line.

Figure 5. Percentage of Family Types for North Point Douglas, Winnipeg's Inner City,and the City of Winnipeg for 1991



Cultural Milieu

Ethnicity is one of the most important variables associated with residential segregation in North American cities. Historically, faced with the disadvantages of low incomes, immigrants and ethnic minorities have been channeled into the inner parts of the city. These people have chosen to reside on the edge of the central business district. Most of them have sought low-cost housing that is close to their place of work.[7]

Residential Distribution of Immigrants

In 1961, the foreign-born in Canada constituted 27 percent of the inner-city population but only 21 percent of the population of the

the increase was from 11 percent to 14 percent.

Although the problems of single parents in Winnipeg are alarming on a citywide basis, the situation in the inner-city is desperate. The 6,200 single parent families living in the inner-city nearly represent 1 in 3 of all single parent families in Winnipeg. They constitute 25 percent (Refer to Figure 5.) of the families living in the inner-city, compared to only 15 percent of the families outside the inner-city.

Single parents are seriously disadvantaged in all socioeconomic categories when compared to the general population. They earn less, have lower levels of education, are more likely to experience higher shelter costs, participate in the labour force much less frequently, and when they do participate, are more likely to be unemployed. Single parents are predominantly female, and it is disturbing that single parenthood is growing most rapidly among the already disadvantaged Native and visible minority groups.

In the North Point Douglas neighborhood, the numbers of single parents are staggering. In 1991,there were 195 lone parent households, 18 percent of all the households in the neighborhood. Almost half (46 percent) of families with children are lone parent families in North Point Douglas, compared to 40 percent in the inner-city and 24 percent in all of Winnipeg. Even

> percent of households in the outlying areas.
>
> The higher concentration of one-person households in the inner-city is not new. In 1951, one-person households accounted for nearly 15 percent of the inner-city households, compared with just under 5 percent in the outlying areas. The national figure for households composed of persons living alone is 22 percent.[6]

Similar to other Canadian cities, one change in Winnipeg's family structures that continues to grow is people living alone. People living alone comprised 17.9 percent of the households in Winnipeg's inner-city in 1951, but this had increased to over one-half (57.2 percent) in 1986. This multi-fold increase also occurred in the outer urban areas (4.4 to 23.9 percent), but the number of households is much smaller. There are increasing concentrations of young, single people in the inner-city, using the cheaper housing there as a "staging area" before they marry and move to the suburbs to raise their families. The divorced population is also increasing, and there are also large populations of widowed persons in the inner-city. By 1989, over half the population of the inner-city were single, an enormous increase since 1951. Housing in the inner-city seems to be more suitable for singles, and they are closer to core area facilities and work.

Lone Parent Families

> Inner-cities also tend to have a much higher proportion of lone-parent families then do outlying areas. In 1986, the proportion of the families with only one parent was higher in inner-cities (22 percent) than in the remainder of the metropolitan areas (14 percent). But rates of change over the past decade were similar in the inner-cities and their outlying areas. In the inner-cities the proportion of families with only one parent increased from 17 percent in 1976 to 22 percent in 1986, while in the outlying areas

1991, the percentage of individuals 65 and over was 27.6 percent (Refer to Figure 3.), 10.5 percent higher than that in the inner-city. As shown in Figure 4, there has been an almost 7 percent increase in the elderly population in North Point Douglas over the last 25 years, representing a definite imbalance of elderly to the rest of the neighborhood's population.

The above information indicates that there exists a rather unique population group, with a specific structure, within North Point Douglas. One reason for the greater incidence of older persons associated in part with the two old folks' homes situated in the area. However, considering the proportion of persons over 65 within the residential part of the area, excluding the influence of the old folks' homes, the percentage still is relatively higher than that of the inner-city and the metropolitan average.

Family Patterns

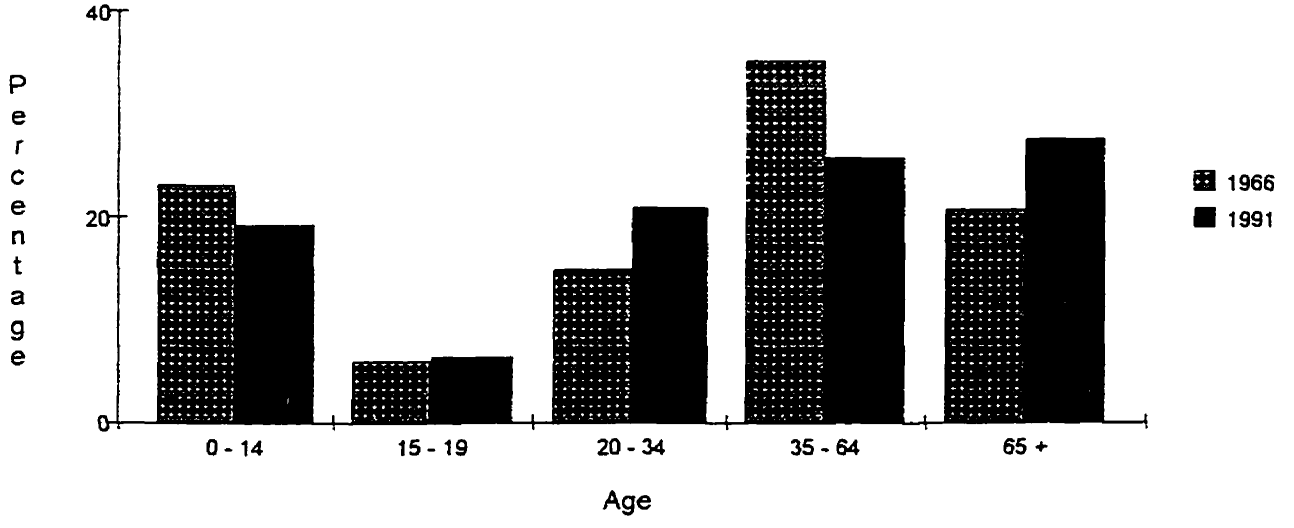
> The traditional popular image of the inner-city is sharply distinguished from the suburb in terms of family life. Whereas the suburb is characterized by the 'family type' of neighborhood, the inner-city is viewed as being largely inhabited by unmarried persons who live alone, and by childless families and lone parents.[5]

One-person Households

> An interrelated trend which has dramatically influenced various facets of inner-city life is a relatively high concentration of persons living alone. This group is comprised of persons who tend to be not only younger and unmarried, but also may include divorced, widowed or elderly persons whose children have moved out. In 1986, persons living alone constituted more than half (56 percent) of the households within the inner-cities, compared with just 22

Although the city wide circumstances of the elderly are difficult in Winnipeg, the problems within the inner-city are more severe. Like a number of other groups, there is a greater concentration of the elderly in the economically depressed inner-city. In 1986, 13,070 elderly households in the inner-city households, compared to slightly less than 1 in 5 outside the inner-city. However, it should be kept in mind that this figure is inflated somewhat by the high proportion of one person elderly households in the inner-city. Slightly more than 61 percent of all elderly inner-city households are 1 person households. Nevertheless, the elderly on an individual basis, in 1991, represent about 17 percent (Refer to Figure 3.) of the inner-city population.

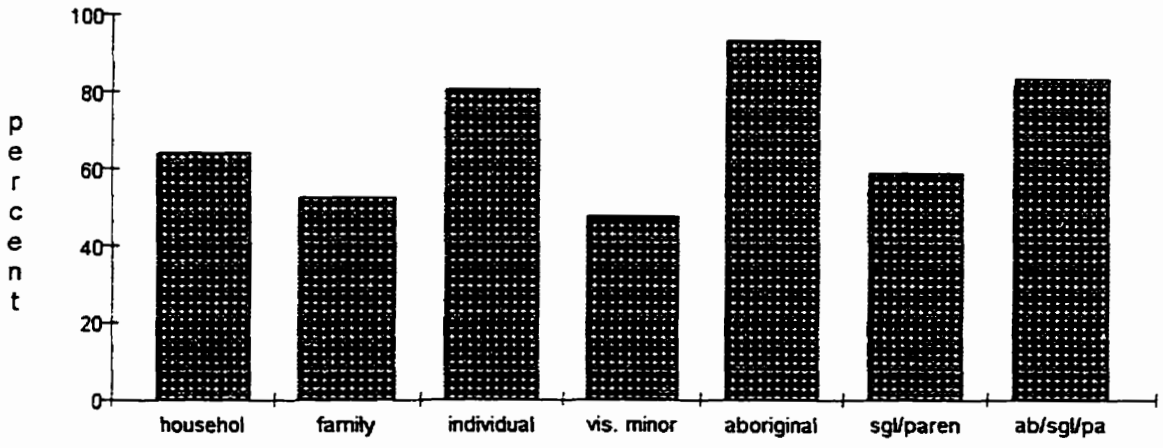
Figure 4. Demographic Percentages for the Populations of North Point Douglas, for 1966 and 1991



North Point Douglas certainly conform to the trend of having a large proportion of elderly people. Actually the neighborhood has a significantly high proportion of individuals over the age of 65. In

($13,742) and the metropolitan average ($21,552) is 36 percent or $7,810.

Figure 11. Percentage Incidence of Low Income for North Point Douglas, 1991



The incidence of low income in North Point Douglas has become staggering, especially amongst the Aboriginals and lone parents. There were 1050 households in North Point Douglas in 1991, 675 (64.3 percent) were in poverty. Of the 230 Aboriginal households 215 (93.5 percent, Refer to Figure 11.) were in poverty in 1991. North Point Douglas had an average 1991 household income of $20,971. The comparable Aboriginal household income was $12,740. The average 1990 household income for those in poverty was $10,192 while for Aboriginal households it was $10,760.

Conclusion

In general, Winnipeg's inner-city lags behind the Canadian inner-city average in the areas covered by the study. The population is aging. The number of older people is increasing, and will continue to increase at an even more rapid rate as the Baby Boom generation passes into middle age and then into what has traditionally been regarded as the retirement years. At the same time, the number of young people is declining. The size of the recent immigrant community, many of whom are refugees, and the size of the visible minority groups are increasing dramatically. The number of Aboriginal people and single parents, many of whom are locked into cycles of poverty, are growing quickly.

The transitions taking place in Winnipeg's inner-city, and which will continue to take place throughout the remaining nineties and into the next century, are being driven by these demographic changes. The people are changing and, as they change, so does the city. Winnipeg's inner-city is not the same city as it was 10 years ago, and 10 years from now it will not be the same city as it is today.

An evaluation of the neighbourhood of North Point Douglas in comparison to that of Winnipeg and Canada's inner-cities is one of desperation. Alarming statistics arise in the areas of declining population, over-representation of the elderly, education levels and incidence of low income. Two of the most staggering statistics are the high percentage of a poverty-stricken Aboriginal population and single parents in North Point Douglas. Almost all Aboriginals in the area live below the poverty line. The plight of the single parent is a difficult one, and it is becoming worse. Single parents are growing in number, and economic pressures under which they live are increasing. Native single parents are increasing more rapidly than other single parent families. This is a particularly disturbing trend because the Natives are one of the most disadvantaged groups in North Point Douglas.

Thus it can be concluded that the North Point Douglas area exhibits a concentrated and almost compounded culmination of traditional problems associated with inner cities. It stands out in this respect even in comparison to other inner cities as well as other problem-plagued areas within Winnipeg. The future of the North Point Douglas neighborhood appears bleak, but not hopeless. Understanding the demographic transitions taking place within the area could become one of the keys to a healthy future for a rapidly changing community.

Endnotes

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[1] *Deborah Lyon & Robert Fenton, The Development of Downtown Winnipeg: Historical Perspectives on Decline and Revitalization, (University of Winnipeg: Institute of Urban Studies, 1984)*

[2] *Frank Trovato & Carl Grindstaff, ed., Perspectives on Canada's Population: An Introduction to Concepts and Issues, Chapter 26: The Inner City in Transition, by Bali Ram, Mary Jane Norris & Karl Skof. (Toronto: Oxford University Press, 1994)*

[3] *ibid.*

[4] *ibid.*

[5] *ibid.*

[6] *ibid.*

[7] *ibid.*

[8] *ibid.*

[9] *ibid.*

[10] *ibid.*

[11] *ibid.*

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Special Thanks to Darren Lezubski of the Social Planning Council Of Winnipeg for his assistance.

appendix b

DANISH COHOUSING AND COMMON FACILITIES[1]

COMMUNITY	YEAR BUILT	# OF UNITS	TENURE[2]	SIZE OF COMMON HOUSE (s.f.)	COMMON AREA PER UNIT (s.f.)	MEALS/WEEK[3]	LIVING ROOM	LAUNDRY	CHILDREN'S RM(S)	CHILD CARE[4]	TEEN/MUSIC RM(S)	WORKSHOPS[5]	STORE OR FOOD CLUB	GUEST/RENTAL ROOM	SITE PLAN (E)=Existing CH=Common House
1 Sættedammen	1972	27	Private (P)	3,010	112	6d	X	X	X	X		2	X		2 Courtyards
2 Skråplanet	1973	33	P	3,770	114	5d	X		X	X		1			Semi-detached terraced houses
3 Nonbo Hede	1974-76	15	P	3,530	235	3	X	X	X			2		4	2 Clusters
4 Gyldenmuld	1976	12	P	3,900	325	5	X	X			X	1		2	Cluster
5 Gyndbjerg	"	14	P	2,150	154	4			X		X	1			Street/CH in (E) farm house
6 Drejerbanken	1978	20	P & Rental	5,110	226	7	X	X	X			2			2 Courtyards
7 Tinggården	"	79	Rental	9,680	122	0-2	X	X	X			4		16	6 clusters w/separate CH's
8 Tornevangsgård	"	6	P	2,040	340	2	X	X			X	1		1	Courtyard /CH in (E) bldg.
9 Jerngården	"	8	P	2,010	251	7	X	X	X			2			Renovated rowhouses
10 Æblevangen	1979	36	P	6,460	179	6	X	X	X		X	3			4 courtyards
11 Mejdal I	"	12	P	2,150	179	3	X	X	X			1			Clustered detached single family houses
12 Stavnsbåndet	"	26	P	5,170	199	4+	X	X	X	X	X	1		1	2 courtyards
13 Bakken	1980	25	P	5,800	232	5	X	X	X	X	X	2		3	Street / 3 rentals in (E) bldg.
14 Bofælleden	"	8	Private Coop.	?	?	7	X	X	X			1			Reused school bldg.
15 Faldengrund	"	12	P	3,860	322	5	X	X	X			2	X	3	Detached single family houses
16 Frugthaven	"	12	P	2,480	207	4	X	X	X	X		1		1	4 clusters
17 Gug	"	22	P	4,520	205	7	X	X	X	X		2		6	Rowhouses
18 Overdrevet	"	25	P	6,840	274	7	X	X	X	X	X	2	X	1	2 courtyards
19 Sol & Vind	"	27	P	5,920	219	7	X	X	X			2	X	2	Streets & courts/50% detached houses
20 Vildrosen	"	12	P	4,306	359	5	X	X	X		X	3	X	1	3 courtyards /detached houses
21 Jernstøberiet	1981	21	P	3,230	154	5	X	X	X		X	1			Reuse of factory bldg. /interior court
22 Kolbøtten	"	6	P	1,185	197	1	X	X		X		1			Units & CH attached
23 Trudeslund	"	33	P	8,610	261	7	X	X	X	X	X	2	X	1	Street
24 Bondebjerget	1982-83	80	Rental	15,500	194	3-7	X	X	X			8	X		4 clusters w/separate CH's
25 Drivhuset	1983	18	Cooperative	2,530	140	5	X	X			X	2	X	4	Glass covered street
26 Grømosegård	"	7	P	3,230	461	4	X	X	X			1		1	Rowhouses w/ CH in (E) farm house
27 Ibsgården	"	21	Cooperative	3,730	178	7	X	X	X			1	X		Courtyard w/ CH in (E) farm house
28 Nørgårds Plantage	"	24	Cooperative	1,185	49	2	X	X				1			Streets w/carport next to each home
29 Uldalen	"	18	Cooperative	2,700	150	5	X	X				1		3	Rowhouses
30 Vejgård Bymidte	"	40	P	1,350	34	5	X	X							Reuse of factory bldgs. + new rowhouses
31 Åbakken	1984	15	Cooperative	4,430	295	3	X	X	X		X	1		5	Courtyard
32 Andedammen	"	18	Cooperative	3,000	167	7	X	X	X	X		1	X		Rowhouses w/ CH in (E) bldg.
33 Askelykken	"	17	Cooperative	2,820	166	5	X	X	X			2		2	Rowhouses
34 Savværket	"	21	Cooperative	4,310	205	7	X	X	X	X	X	3	X	4	Glass covered street
35 Blåhøjen	1985	25	Cooperative	5,920	237	7	X	X	X			1	X	1	3 Courtyards
36 Håndværkerparken	"	32	Rental	5,670	177	5	X	X	X		X	2		2	Glass covered street
37 Mejdal II	"	14	P	1,600	114	?	X	X				1			Clustered detached single family houses
38 Thorshammar I	1986	20	Cooperative	3,230	162	7	X	X	X			3		4	Courtyard w/glass covered walkway

X Includes at least one such facility.

1 Subset of total of 46 cohousing communities studied by the authors in 1984/85. All have common kitchens and dining rooms, and many have additional facilities not shown here. Covered street space and out buildings are not included in size.

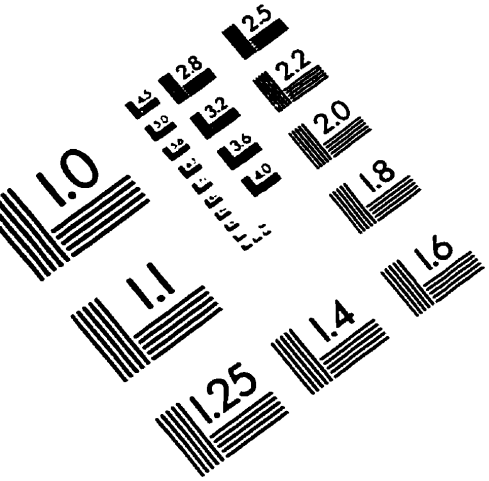
2 Private refers to forms of ownership similar to condominums. Cooperatives use government-sponsored financing which limits members' equity. Rentals are owned by private, non-profit housing developers.

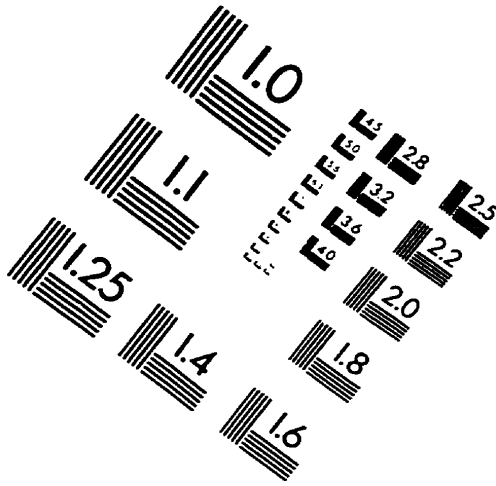
3 "d" represents weekly dinner clubs in which residents typically participate once or twice a week, although dinners are available five to six times a week.

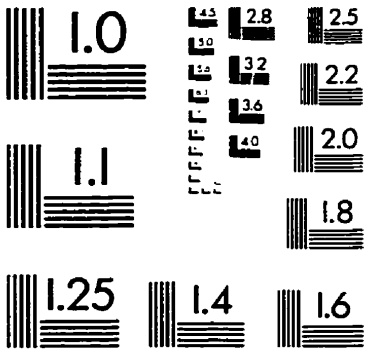
4 Child care is readily available in Denmark and therefore not a high priority in cohousing. Danish communities often organize programs when they have a group of similar age kids and switch to other facilities when there is less need. Both past and current programs have been included.

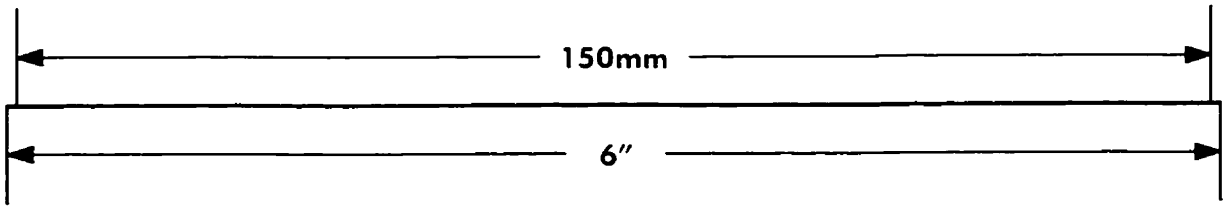
5 Includes wood working, bicycle repair, auto repair, photographic dark rooms, sewing, and craft work spaces.

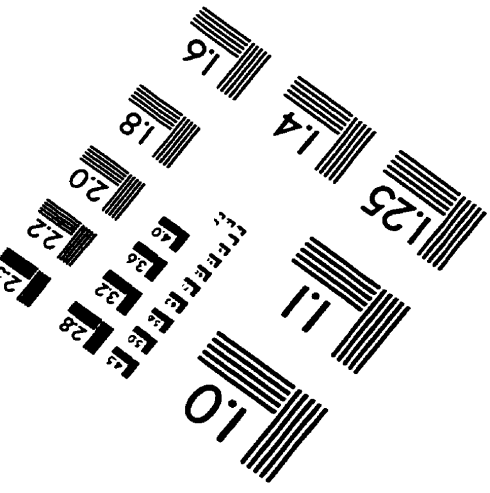
IMAGE EVALUATION
TEST TARGET (QA-3)

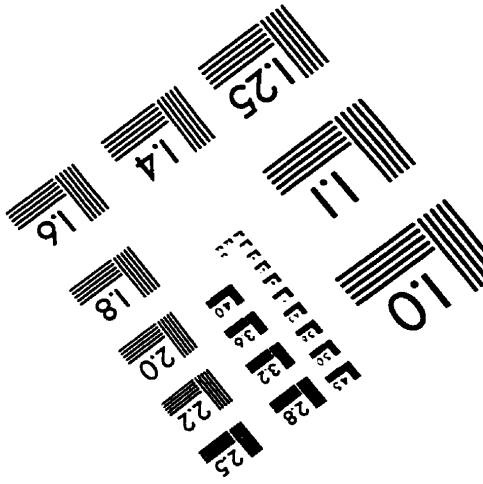












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