

Ashley Mar Co-op

Aziz Ibrahim – Ashley Mar Co-op Board Member
Jaraad Marani – Owner's Representative
Evan Allegretto – Intracorp Homes



Ashley Mar Co-op

- 54 townhouses built in 1983
- **Diverse background of members** from seniors to families
- Many members have lived in the co-op **20+ years**
- **Section 95 Co-op** – Ashley Mar owns the land mortgage free
- **Affordable community** for those whose needs are not met in market housing

Why Redevelop?

- Existing townhouses are **past their useful and economic life**
- Existing townhouses are not meeting the **needs of current members**
 - Many seniors do not have their **accessibility** needs met
 - **Large families** are underhoused
- **Neighbourhood has changed significantly** over the last 10+ years with introduction of Skytrain and other new buildings.
 - Existing form of development is **no longer compatible in scale.**

Ashley Mar Redevelopment Principles

1. **No increases in housing charges** for existing members.
2. Provide **housing to a larger membership** – from 54 to 125 units.
3. **Financial sustainability** for the future generations and Co-op Members.
4. **Relocate members with dignity** – professional relocation process with no additional financial burden.

Member Driven Redevelopment Process



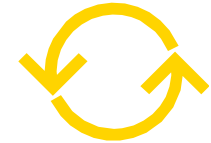
Members directly voted overwhelmingly in favour of the redevelopment in 2016 and the mortgage required in 2020.



Member-elected Board of Directors has had bi-weekly meetings with Intracorp over past 6 yrs.



Colliers retained in 2017 as Owner's Rep to support Ashley Mar through the redevelopment process.



Meaningful consultation and collaboration with Members throughout the design process (landscape, ID, amenity spaces, building façade)

Redevelopment Successes

- Replace aging homes with **accessibly designed** units required for many aging members
- Provide **family-minded** units with adequate bedrooms
- Promote **community** through multi-purpose indoor and outdoor amenity spaces
- **Maintain affordability** for members and continue to provide a **needs-based subsidy** for members who experience challenging financial times

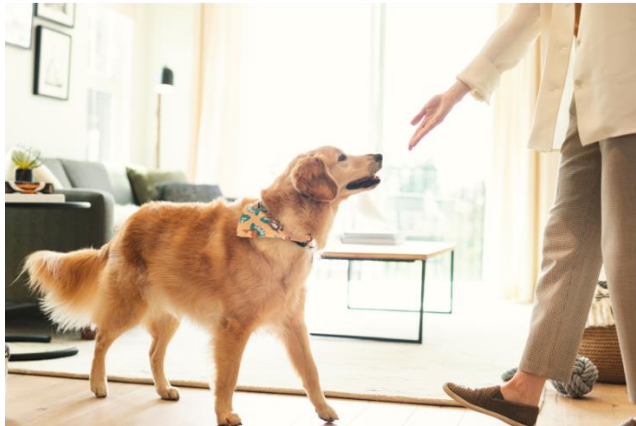
Member Relocation



50 / 54 members successfully relocated

- **No member displaced** – variety of relocation options presented to all members. Ensures that all members receive suitable accommodation.
- Members requested to start summer 2021 – consideration given to **members with school aged children** who wanted to be relocated before the new school year.
- Rental market is tight to move 54 families – members wanted additional time to move to reduce stress & anxiety.
- Relocation has been **professionally facilitated** by Sommerville Community Relations

Collaboratively Building Communities





Thank you