

Company Profile



CDC

Cohousing Development Consulting

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Background and Services



Ronaye Matthew, *President*

Ronaye has a degree in Environmental Studies (faculty of Architecture University of Manitoba) and more than thirty years experience in residential development, marketing and construction. She provided start-up and development management services for most of the completed cohousing communities in Canada. Ronaye works with groups from the initial forming stage to move-in. She knows what it takes to support a group to ground their vision in reality and generate the membership and financial resources required to move forward and get the project built in a time and cost efficient manner. Ronaye is a founding member of the Canadian Cohousing Network and lives at Cranberry Commons Cohousing.

After completing the ES degree in 1977, Ronaye became a licensed Real Estate agent specializing in new residential marketing. She provided services for Calgary based construction companies such as Nu-West Homes and Carma Developments. Ronaye moved to Vancouver in 1986 and worked with Molnar Group Developments until 1991. Her areas of responsibility included: design coordination, zoning and variance approvals, market surveys, pricing recommendations, financing coordination, materials selection, coordinating construction changes and upgrade options, managing sales, developing disclosure statements, operating budgets, and other legal documents, coordinating move-in and closing. From 1991 to 1995, Ronaye worked for various Vancouver based residential construction companies, including ParkLane Homes. Since 1996, Ronaye has worked exclusively as a development management consultant.

CDC was the prime consultant providing project management, marketing administration and community building services from initiation to completion for the following cohousing projects:

Quayside Village, North Vancouver, BC (completed 1998)

Cranberry Commons, North Burnaby, BC (completed 2001)

Roberts Creek Cohousing, Roberts Creek, BC (completed July 2005)

Creekside Commons Cohousing, Courtenay, BC (completed Oct 2007)

CDC also provided start-up services for ***Prairie Sky Cohousing***, Calgary, Alberta (completed 2003).



Background and Services

Overview of Services

CDC has managed projects that have taken as little as 2 ½ years from initial meeting to move-in. We know what it takes to support a forming group to ground their vision in reality and generate the membership and financial resources required to move forward and get the project built in a time and cost efficient manner.

CDC provides a full range of services including: tools and protocols for effective decision-making, guidelines and professional support for membership and marketing, site selection and negotiation, feasibility/market studies, budget and cash flow projections, project schedules and timelines, professional selection, contract negotiation and administration, re-zoning coordination, bookkeeping services, finance administration, legal, financial and organizational agreements and structures that facilitate a smooth cohousing development process from start-up to completion.

INITIATION PHASE

Provide an overview from initial meetings to move-in and educate the group about development options and requirements. Help define and select the professional team.

Work with the group to conceptualize and define the parameters and scope of the project. Help the group to ground their vision in the reality of current market and economic conditions and develop a clear shared intention.

Provide guidelines and protocols for effective meeting techniques, decision-making procedures and communication and conflict resolution.

Help set up the outreach, education and communication systems. Provide support and guidance throughout group formation.

Advise and assist in formation of committees.

Provide legal, financial, and organizational structures and agreements that will support a smooth cohousing development process.

SITE SELECTION

Evaluate potential sites to determine if they meet the group's goals and objectives. Generate preliminary project budget analysis.

Negotiate with property owner to gain control of property during the Project Feasibility study.



Background and Services

FEASIBILITY PHASE

Prepare a preliminary financial plan including the project budget, cash flow, and estimated purchase price for each home.

Meet with municipal and other government agencies to investigate pertinent issues.

PROJECT APPROVALS PHASE

Coordinate communication between the group, professional team and public agencies. Obtain all necessary project approvals.

Create, monitor and update project schedules and budgets throughout the life of the project.

Help the group communicate design feedback to the architect. Provide recommendations about design features that support the concepts of cohousing.

Provide recommendations about unit mix, size, and layout as it relates to cost and marketability.

DEVELOPMENT PHASE

Negotiate the appropriate contract with a builder.

Negotiate the development loans. Coordinate the flow of financial information to the lender.

Recommend the pricing structure so that pricing for individual homes is fair and equitable.

Assist in arranging homeowner financing.

PROJECT CONSTRUCTION PHASE

Manage construction loans including draws, releases and general bookkeeping.

Oversee construction contract. Ensure that work is carried out in an appropriate, timely manner.

Coordinate communication between contractor and group and keep members informed .

Help the group set up bylaws and agreements to support a harmonious life in community.



Selected Projects



Painted Boat Resort Spa and Marina 12849 Lagoon Road, Madeira Park, BC

Project Description:

Located on the waterfront in Pender Harbour (often referred to as the “Venice of the North”) the site is within a 5-minute walk of the Madeira Park town centre.

One of the key principles for design has been respect for, and integration with, the natural environment. One of the core strategies has been to minimize the overall footprint of the built areas and locate buildings, roads, parking, and other facilities so that natural features and vegetation would be retained with minimal disturbance. The choice of materials and systems were based on quality, beauty, comfort, and sustainability, ultimately reflecting the natural elements of the location.



Sustainable and green building principles were integrated throughout the project to minimize the impact of buildings and their systems on the environment. The legal structure is strata title fractional interest, which allows for shared ownership - an environmentally responsible, economically effective and maintenance free way to own recreational property.



Services Provided

CDC provided project management services from initiation to completion.

Completion

The resort opened in June 2008 www.paintedboat.com





Selected Projects



Creekside Commons Cohousing 2202 Lambert Drive, Courtenay, BC

Project Description:

The 9.8-acre site is less than 2 km from downtown Courtenay.

18 duplexes are clustered along pedestrian friendly walkways, with common outdoor areas, shared gardens and private yards. The cars are delegated to the edge of the site, thus preserving green space and reducing the overall building footprint. Many environmentally sustainable features were included, such as wetland development, protection of aquatic habitat, energy efficient buildings and heating systems, local and sustainable materials.



Five home plans, all with 2 bedrooms on the main level, were created to meet the diverse needs of singles, couples and families with children. The common house is 3500 square feet and includes a kitchen and dining area, two guest suites, a meeting/yoga room, lounge, children's playroom and laundry. A separate 1000 SF workshop with a green roof was built with volunteer labour from recycled materials.

Services Provided

CDC provided development management, marketing administration and community building services from project inception (Dec 04) to completion.



Completion

October 2007 - Sold out prior to construction completion

www.creeksidecommons.ca





CDC Cohousing Development
Consulting

Selected Projects



Roberts Creek Cohousing 1131 Emery Road, Roberts Creek, BC

Project Description:

The site is located in the heart of “Roberts Creek” within walking distance of the town amenity area, the public beach and public transit.

The land is south facing, gently sloped and Clack Creek runs along the eastern boundary. The property is approximately 20 acres.



The development includes a mix of housing styles with one bedroom duplexes and two, three and four bedroom single-family homes, a 2840 square foot common house and a 1200 SF workshop. The 31 homes are clustered on about 8 acres and the balance of the property has been left undeveloped. Many of the mature coniferous trees were preserved and many environmentally sustainable features were included in the planning and development. The site had access to city water, electricity and gas, but a community sewage treatment facility was required.

Services Provided

CDC provided development management and marketing administration from project inception (January 2001) to completion.



Completion

February 2005 - Sold out prior to construction start

www.robertscreekcohousing.ca





CDC Cohousing Development
Consulting

Selected Projects



Cranberry Commons Cohousing 4272 Albert Street, Burnaby, BC

Project Description:

Located in the "Heights" area of North Burnaby, walking distance to schools, grocery stores, a wide variety of shops and restaurants, banks and other amenities. The site is approximately 1/2 an acre.

The community consists of a 3500 square foot common house and 22 units with one level apartment style, two level "stacked" townhouses and 3 level townhouses. Parking is underground with elevator access to the courtyard level and apartments. Many environmentally sustainable features were included in the planning and development, such as solar panels, which supplement the domestic hot water requirements.



Services Provided

CDC provided development management, marketing administration and community building services from project inception (Jan 98) to completion.



Completed

October 2001 - Sold out prior to completion

www.cohousing.ca/cranberrycommons





Selected Projects



Quayside Village Cohousing 510 Chesterfield, North Vancouver, BC

Project Description:

Located in the Lower Lonsdale area of North Vancouver, within walking distance of the public market, seabus to downtown, restaurants, parks, schools, and other services. The site is less than a ¼ of an acre.



The community is comprised of a 2500 sq. ft. common house, a 650 sq. ft. commercial space and 19 residential units. The units are of mixed sizes and types with bachelor, 1 and 2 bedroom flats, as well as 2 and 3 bedroom townhouse units.

Many environmentally sustainable elements were incorporated into the design including recycled building materials (reuse of materials from the homes that were originally on the site), greywater recycling system, and comprehensive construction recycling.



Services Provided

CDC provided development management, marketing administration and community building services from project inception (July 96) to completion.

Completed

July 1998 - Sold out one month after completion

www.quaysidevillage.googlepages.com





CDC Cohousing Development
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Awards and Testimonials

*Cranberry Commons
City of Burnaby
Environmental Award
Planning & Development*



*Quayside Village
1999 Silver Georgie
Best low rise
Development*



*Quote from the building
contractor for
Creekside Commons*

“Initially, one of my concerns was dealing with a large group of homeowners with their individual needs and ideas. This concern was quickly resolved working with the project manager Ronaye Matthew of CDC Cohousing Development Consulting. My respect for Ronaye’s abilities grew as the development progressed. In my 30 years of construction never have I worked with such a well-organized, skillful leader.”

Alan Fletcher, AFC construction

*Quote from a member
of Roberts Creek
cohousing*

“In answer to some of your questions.....I think Ronaye is excellent. She is a detail person. She is also extremely practical, efficient, experienced, tactful and very personable too!! I , personally think she is the best in Canada for 'getting it done'. Did you know that Roberts Creek was finished just about on time andwait for itunder budget?!! She managed the whole project from beginning to end.”

References provided on request