

## Mountain Haven Co-operative Homes Features:

### The Housing Co-op

#### Location:

125 Dyrigas Lane, Canmore, AB

#### Buildings:

There are 44 stacked townhouse units in 7 buildings on a 2 acre site.

3-one bedroom 714sq. ft.

1-one-bedroom 791 sq.ft.

14- two bedroom 850 sq.ft.

4- two bedroom 1050 sq.ft.

9- three-bedroom 1113-1121 sq.ft. with 2 full bathrooms

6- three-bedroom 1126sq.ft. with one bathroom

3- three-bedroom 1186 sq.ft. with one bathroom

3- four-bedroom 1190 sq.ft. with 1-1/2 bathrooms

1- four-bedroom 1500sq.ft. with 2 full bathrooms on two floors

5 units are wheel chair accessible units

There is also a 1050sq.ft. community room with a kitchen, large patio and wheel chair accessible bathroom.

All units are one floor, in up to three-floor buildings, accessed by interior heated stairwells.

All units feature large, bright windows; five appliances; in-suite laundry; large great rooms; large balconies and patios; in-suite controlled forced-air gas heat; and many energy-efficient upgrades.

Buildings are modular built wood frame buildings with full basements that are divided among the members for storage.

#### Energy-efficient upgrades:

- High-efficiency furnaces (90% efficiency) with on-demand hot water
- Triple pane windows
- Upgraded insulation
- Energy-Star appliances, including front-loading washing machines
- 6 litre toilets
- Low-flow faucets

Soundproofing is upgraded to Sound Transmission Index of 23. This is the standard for hotels. (compared to the standard STI 21 for residential buildings)

#### Site:

Parking: Assigned outdoor parking stalls, with 7 visitor parking stalls.

There is a lot of green outdoor space, with fire pits and a baby playground planned.

Low-maintenance landscaping planned for spring 2010 to be done based on xeriscape and sustainable philosophy, using indigenous plant species.

#### The Community:

The Members own and reside full-time in the co-op.

Members represent a diverse cross-section of the population from young singles and couples starting their families to grandparents.

Members work throughout the Bow Valley and represent a range of professions including nurses and other hospital and health care workers; teachers, athletes; hotel workers; Parks employees; construction workers and trades people; artists; bookkeepers; postal workers; Town employees; Banff Centre employees; massage and reiki therapists; auto mechanics...

32 units are designated Limited Equity, or Strata Title Ownership co-operative, where the Member has his/her own mortgage and owns the unit.

12 units are designated Non-Equity, or Continuing Housing co-operative, where the Co-op has the mortgage and owns the unit. Non-Equity members have the opportunity to purchase their unit and convert to Limited Equity. The co-op would then purchase the next unit to become available for sale and put it into the Non-Equity pool in order to maintain the ratio of 12 non-equity units.

Mountain Haven is a Perpetually Affordable Housing development, which means resale prices are capped and indexed to the Canadian Consumer Price Index (inflation).

Well-behaved pets are welcome. Pet owners must abide by the Town of Canmore by-laws regarding pets.

#### Committees:

- Board
- Maintenance committee
- Membership Team
- Landscaping Committee
- Social Committee

## The Neighborhood:

### Location:

In Three Sisters Mountain Village, a new subdivision at the Easternmost end of Canmore along Highway 1. The Co-op has quick access to the highway.

To Downtown Canmore, it takes 8 minutes to drive; 20 minutes to cycle and 1 hour to walk.

### Amenities:

Gaia Studio – Located next door in Mountaineers Village.

Integrative health centre with a doctor's office; midwives' office; yoga and dance studio

Our Lady of Snows Catholic School – located up the hill at the end of Three Sisters Parkway, new Catholic school for grades K to 12.

Recycling – The recycling trailer is parked conveniently every Sunday on Dyrgas Gate right at the top of Dyrgas Lane next the mail boxes.

### Outdoor Living:

- The neighborhood features an extensive network of walking and cycling trails
- Commuter trail along the river leads straight to downtown Canmore
- free access to a Frisbee Golf Course.
- Stewart Green Golf Course
- 3 playgrounds located a short walk from the co-op: on Fitzgerald Rise; halfway up Three Sisters Parkway; and an extensive playground featuring a climbing wall, jungle gym and basketball courts at Our Lady of Snows School.