



KEY NOTES

August 2010

Latest news on property search

GreenSong is currently in the initial stages of formal negotiations with a property developer in Orangeville, Ontario, for the purchase of three acres of property on the edges of the community. With a population of 28,000, Orangeville is a vibrant community just 80 km north-west of Toronto.

“All the pieces are falling into place,” explained GreenSong President Laurie Mace. “We are so excited. We have a great team of consultants who share our values and are personally committed to the project. We have a solid core of committed shareholders who are in this for the long haul and are buoyed by a common vision. And now it looks like we have a site that has real possibilities.”

The site under discussion is on the edge of the Town of Orangeville, yet features a mature woodlot and is adjacent to a wetland and the region’s extensive regional trail system.

GreenSong has been working with our consultant Charles Simon on a number of site layout options, which will form the basis of our discussions with the developer. (See our July 2009 *Key Notes* newsletter for more background information about Charles Simon.)

As Ms. Mace pointed out, “A project like ours would help a community to meet the provincial directive (Ontario’s *Places to Grow Act*) for more development density within the current town limits. And since we aim to also make our

community a showpiece for green construction, GreenSong is attractive to a community that wants to position itself in the forefront of green planning and development.”

“The purpose of a community is to create a force-field of people with like intention. When you create a community with similar intention, you enhance the force-field that will penetrate the veil of separateness and reveal how people can appear to maintain their individuality while living in a communal experience.”

Kenneth G. Mills
The Candy Maker’s Son

Orangeville

Orangeville is situated in the ‘Hills of the Headwaters’ region, so called because four of Ontario’s major river systems originate in the area: the Credit, the Nottawasaga, the Humber, and the Grand. The Hills of Headwaters is a key groundwater-recharge area, providing drinking water, wetland habitat, and water supply for much of south-central Ontario.

Orangeville has a long history as a regional agricultural centre and has evolved into a town with a thriving economy and arts community. Only minutes from the Niagara Escarpment, it is near some of the finest fly-fishing, golfing, and wilderness hiking in southern and central Ontario.

The town’s centre is a heritage district that captures a glimpse of a century past with beautifully restored buildings that predate Confederation. The 1875 opera house is home to a professional theatre. For about five months of the year, Saturday mornings come alive downtown with a large farmer’s market beside the rejuvenated town hall.

Orangeville has a state-of-the-art regional hospital that opened in May 1997. Headwaters Health Care Centre has been recognized for its design, receiving an award from the Ontario Association of Architects in 2000.

Orangeville is also an educational hub for this part of the province. The Humber Institute of Technology and Advanced Learning is planning to build a full-service campus in Orangeville and, in the interim, is offering courses in an alternate facility. Georgian College also operates a regional campus in the area. In addition, the town is within commuting distance of most of the finest universities in Canada, including the universities of Toronto, Waterloo, McMaster, York, Ryerson, Guelph, and Wilfred Laurier.

If you are interested in finding out more information about becoming part of the GreenSong community, please contact us at info@greensong.org.

Welcome, new members

We are delighted to welcome three new households to membership in GreenSong! Two hail from Orangeville, and the

third from New Tecumseth, and they are all excited about the prospects of sharing in our cohousing development.

GreenSong now has eight fully fledged members, and we are moving steadily towards our goal of 25–30 households in a vibrant community of all ages.

For information about becoming a member, check out the Membership and FAQ sections of our website, www.greensong.ca, and contact us at info@greensong.ca.

Keen interest

In response to enquiries about GreenSong's cohousing and how to participate, several information sessions were held during the past year. The most recent was held in April at the calm and bright home of our secretary, Peggı Mace. President Laurie Mace made a compelling presentation to a gathering of guests, some of whom had travelled considerable distance to attend.

In their thirties, some with children, they spoke passionately about their interest in participating in an intentional community, and since the session they have continued to be in touch.

Homeownership in the GreenSong community

GreenSong Inc. is proceeding on the basis of a condominium ownership structure. This means that each family in GreenSong will have clear title to their own dwelling unit. It also means that each owner will share financial responsibility for all GreenSong common property and services through owning shares in a condominium corporation.

Condominium-style ownership (also called strata ownership in other provinces) is

a long-standing and well-accepted ownership model recognized by financial institutions and all levels of government.

To learn more about the rights and responsibilities, as well as the financial aspects of condominium ownership, visit the following:

- Ontario Ministry of Consumer Services – “Your Condo” <http://www.sse.gov.on.ca/mcs/en/Pages/Condos.aspx>
- Canadian Mortgage and Housing Corporation – “Condominium Buyers Guide” http://www.cmhc-schl.gc.ca/odpub/pdf/6310_0.pdf?lang=en

Blind date with Whiskeyjack

By Ross McLean

On a beautiful weekend in downtown Toronto earlier this month, members of the Whiskeyjack Cohousing project in Calgary, Alberta, set up a ‘blind date’ with a few members of GreenSong.



Ross McLean, Laurie Mace, Jana Vander Kloet, and Timothy Cassidy with sons Sebastian and Anton

While Anton and Sebastian played in the adjacent wading pond in High Park, we sat at a shaded picnic table for an intense discussion, comparing our experiences of launching a cohousing community.

Whiskeyjack, a fellow member of the Canadian Cohousing Network, is forming a second urban cohousing community in the city of Calgary (www.wjcohousing.ca). The first urban Calgary cohousing community, an 18-unit development called Prairie Sky, was completed in 2003.

Although we are at different points in our cohousing development process, there were many good tips to share.

Jana, Tim, and family are just some of the Whiskeyjack community members visiting other cohousing groups across North America this summer to gather advice – as well as meet new friends! Best of luck to our colleagues at Whiskeyjack, and we look forward to staying in touch!

GreenSong consultant involved in award-winning project

SHS Consulting Inc. has just received a 2010 Planning Excellence award from the Canadian Institute of Planners. Ed Starr, GreenSong's project consultant, is a partner in SHS Consulting.

In the category of Social Planning, the award was received for his company's extensive work on the Region of Peel housing strategy. The Region of Peel includes Caledon, Brampton, and Mississauga and is the largest regional municipality in Ontario. SHS Consulting was recognized for planning excellence and innovation and for the project's contribution to the professional knowledge of planning.

The Canadian Institute of Planners represents 7,000 planning professionals across Canada.

You can find out more about

Ed Starr and SHS Consulting,
including the company's
corporate sustainability policy
and their client list, at
www.shs-inc.ca.

“Success is so much more
than money or fame – it’s the way
a person goes through the
journey. It’s the grace, integrity,
poise, and passion that makes
them successful.”

Lakshmi Pratury
The Globe and Mail

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