

## **42. Kootenay Columbia Seniors Housing Cooperative**

- a. **Grandview Subdivision** (57 Townhouse, 55 residential lots, site for 220 unit Supportive, Assisted and Care Facility), and Phase 2 Residential Lots (44) Castlegar, B.C.

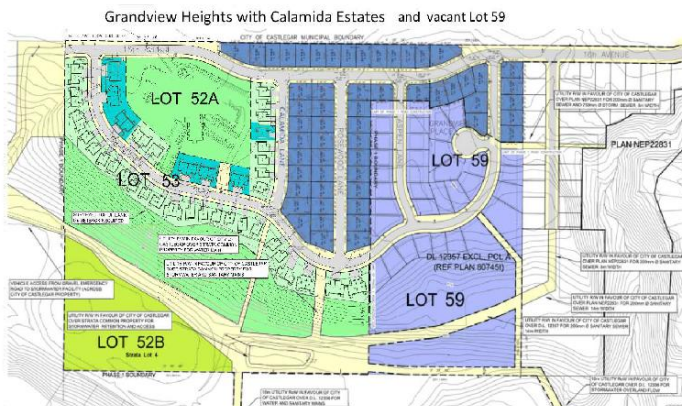
This project was initiated by the Doukhobor Cultural Association (DCA) in about 2003 as part of a plan to provide seniors housing for the aging DCA members and their friends. The DCA held retreats at Blue Lake and agreed that a feasibility study needed to be undertaken to review possibilities for a complete seniors housing solution that would include Supportive, Assisted and Residential Care.

Economic projects of this nature required a minimum of 150 to a preferred 200-unit size project for economy of scale for competitive Care pricing.

E Verigin Consulting was asked to conduct such a study for \$5,000 and 20 potential sites were reviewed with the current site at Grandview selected, the second choice over what is now the Millennium Park. I was only prepared to do the study and not participate in the development stage as I had made a promise to myself that after leaving the Lower Mainland with only "scars" and no debt, that was it. You might say that "family" decision ended with Marilyn and I living at Grandview and giving up \$200,000 in retirement funding.

**Visit my blog at [https://elmerverigin.wordpress.com/Grandview Seniors Speak from the Ledge \(The facts about Kootenay Columbia Seniors Cooperative Association\)](https://elmerverigin.wordpress.com/Grandview-Seniors-Speak-from-the-Ledge-(The-facts-about-Kootenay-Columbia-Seniors-Cooperative-Association)) to get the entire long and sad story.**

The positive fact is that is the best designed (Lubor Trubka again) subdivision in the Kootenays as evidenced by about 100% sales.



The objective was to create Chateau Grandview which would have been able to fund about \$27,000 a door (over 200 units) in site services refund. That would have easily handled the \$1.4 in debt to Coop

members but as the blog story goes, two people out of the 280 members were able to negate a very positive senior's project.



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