CCOC

Beaver Barracks:
Affordable, Accessible, Sustainable

Centretown Citizens Ottawa Corporation
Ray Sullivan
CCOC’s Beaver Barracks:
Affordable, Accessible, Sustainable

Built: 2009-2012

Phase one: 160 units (2 buildings)
December 2010

Phase two: 94 units (3 buildings)
Sept, Oct 2012

464 Metcalfe
Centretown Citizens Ottawa Corporation non-profit housing

- Private non-profit
- Tenant and volunteer directed
- Mixed housing
- Almost 1600 units
- Over 50 properties
Centretown Citizens Ottawa Corporation
non-profit housing

500-504 Gilmour Street

50 Waverly Street
Centretown Citizens Ottawa Corporation
non-profit housing

455 Lisgar Street

520 Bronson Avenue
Picture of Several RCAF Flyers Outside of Beaver Barracks, Ottawa Dec 1947
Original Beaver Barracks demolished in 1991

YMCA

Victoria Museum (Nature)

Windsor Arms apartments
Site was vacant for 14 years

City ambulance station (2004)

Bytown Urban Garden (BUGs) community garden
Objectives set by the City of Ottawa

- To maximize the number of permanently affordable dwelling units
- To provide a minimum of 10% of these units as accessible
- To maximize visitability
- To consider providing the Windsor Arms with rear lane access
- To incorporate sustainable design features to a level of Leed Silver
- To incorporate the existing community garden
- To incorporate the existing pedestrian link through the site
- To retain the existing paramedic post
- To develop the south east corner as a gateway to the parliamentary precinct
Community Garden
Sustainable Design
Soil contaminated with hazardous waste and pollution from previous uses on the building site was safely removed and treated.
160 Argyle
Completed in January 2011
100-200 Victory Gardens Private
Completed in August 2012
111 Catherine St
Completed in September 2012
Sustainable Design

Green Roof
Board type thermal insulation:
• 5.6 aged R value/inch
• 91 mm thick
• Compressive strength of 252 psi
• Made of 35-45% recycled material
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No garbage chutes encourages recycling
Low VOC paint and finishes

Low flow plumbing fixtures

Energy Star logo
Energy Efficient front loading washing machines use half the water.
Energy Recovery Ventilator (ERV) efficiently provides constant fresh air for better indoor air quality.
Sustainable Design

Geothermal Heating & Cooling
Sustainable Design

Rooftop Community Garden
New ambulance station!
Tenant Engagement

Green Tips

Wash your clothes in **cold water**: 85% of a washing machine's energy is used to heat the water!

Wait until you have a **full load** to do a wash.

Dry your clothes on your balcony or use an **indoor rack drier**.

Don't over dry clothes in the drier, and remember to **clean the lint filter** - it will improve air circulation.

Avoid **dryer sheets** - they are full of harmful chemicals.

Did you know?

- **Did you know?**
- All units have low flow taps, toilets and showers.
- Each Canadian uses over 300L of water a day. We only need 30L.
- Showers use less water than baths.
- Only 0.01% of water is fresh and usable.
- All water that goes down the drain must be treated and cleaned before it flows back into the Ottawa River.
- Our water comes from the Ottawa River.
- 97% of the world's water is saltwater.
- A leaky tap can waste 10,000L of water a year.
- Bathed water uses 1900L more water than tap water.

- **Did you know?**
- 6.7% of water is in groundwater.
- 2.9% of water is in lakes and rivers.
- 97% of the world's water is saltwater.
- A leaky tap can waste 10,000L of water a year.
- Bathed water uses 1900L more water than tap water.
Tenant Engagement

1. Don't idle. Turn off your engine after 10 seconds when parked.
2. Get checked out. Service your car 2 times a year - well-maintained engines use up to 10% less gas. Change your air filters, too.
3. Drive smoothly. Speed up and slow down gradually to use 30% less gas.
4. Be cool. Cut the A/C when you don't need it.
5. Stick to speed limits. Your car is most energy efficient at 90km/h.
6. Pump up the pressure. Keep your tires at the correct pressure. It makes your car safer and you'll use up to 2% less gas.
7. Plan your trips. Know where you are going, and combine your errands. Avoid rush hour.
Did you know?

Green roofs have many benefits:

- Provide insulation – a 6 inch green roof reduces heat gains by 95% and heat losses by 26%.
- Act as sound barrier.
- Can last twice as long as a regular roof.
- Are easy on the eyes! And are a home for bees and butterflies.
- Reduce water run-off and the urban heat island effect.

Facts about this green roof:

- It’s an extensive green roof. These kinds of green roofs are shallow and low maintenance.
- It covers about half the roof surface and the border around the roof.
- The rest of the roof has a rooftop garden.
- The vegetation is mostly sedum, a succulent plant that is tolerant to extreme temperatures and does not need a lot of water.
- It uses a drip irrigation system.
Social Sustainability

Mixed Housing:

• Income
• Ability
• Household composition
Entire property is non smoking
Costs & financing

Total cost: $65 million

Funding & financing:

Federal grants: $11 million
Provincial mortgage: $9 million
City grants & in-kind: $12 million
Mortgage financing: $31 million
CCOC equity: $2 million
• Community-based, tenant and member directed, non-profit housing organization.
• Our mission is to create, maintain and promote housing for low and moderate income people.
• Own and operate over 50 properties housing over 2500 residents.
• Mixed rents: subsidized and market level rents, mixed apartment sized, diverse tenants
• From modest beginnings in 1974, CCOC has grown into one of the largest private non-profit housing corporations in Canada.