



# CCOC

## Beaver Barracks:

Affordable, Accessible, Sustainable



Centretown Citizens Ottawa Corporation  
Ray Sullivan



2008





Phase II  
Catherine building  
76 units

Phase II  
Townhouses  
18 units

160 Argyle  
53 units

464 Metcalfe  
107 units



Development plan

# CCOC's Beaver Barracks: Affordable, Accessible, Sustainable



464 Metcalfe

Built: **2009-2012**

Phase one: 160 units (2 buildings)  
December 2010

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





# 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



Auditorium

Original RCAF  
Beaver Barracks

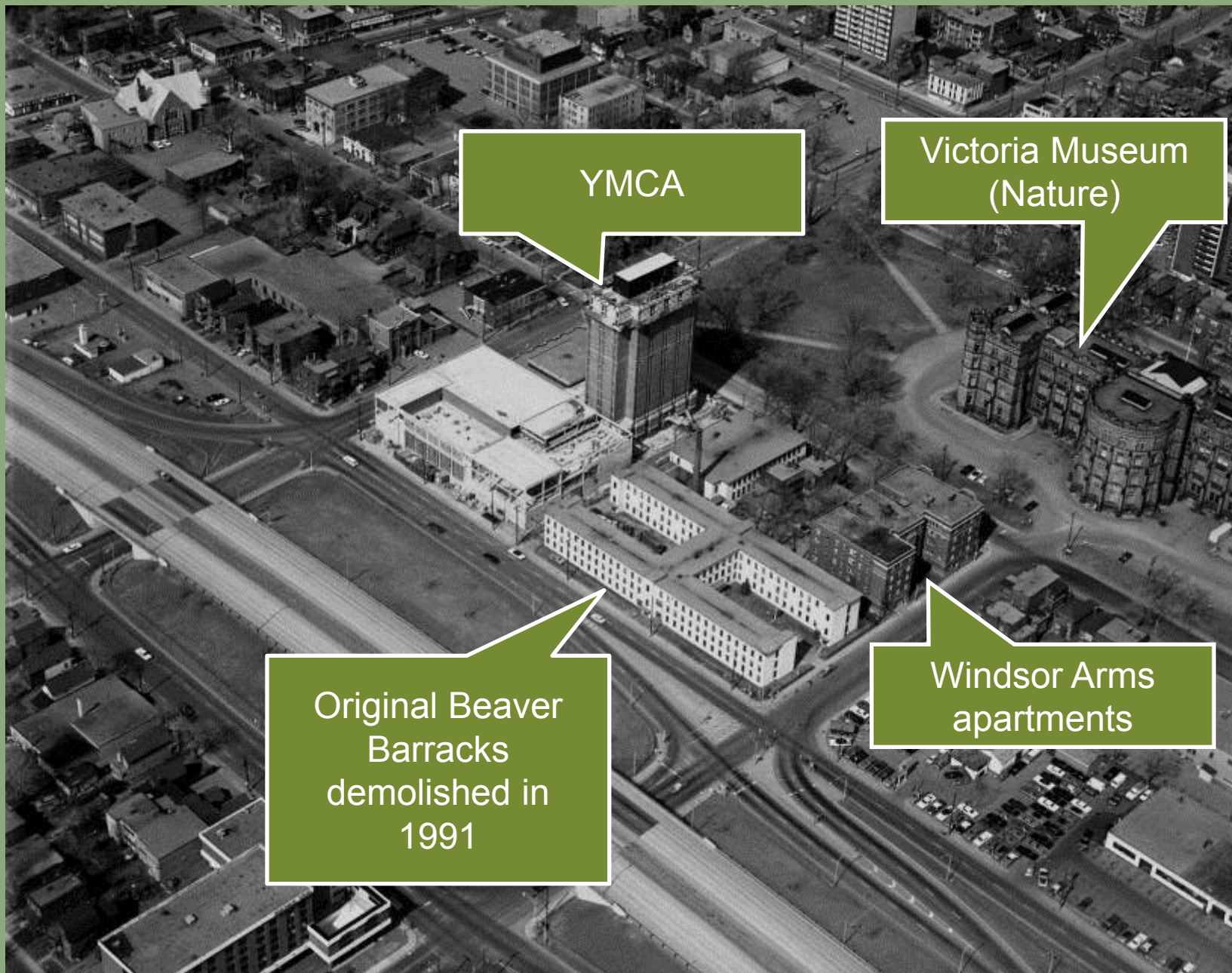
Windsor Arms  
apartments

Victoria Museum





Picture of Several RCAF Flyers Outside of Beaver Barracks, Ottawa Dec 1947




YMCA

Victoria Museum  
(Nature)

Original Beaver  
Barracks  
demolished in  
1991

Windsor Arms  
apartments





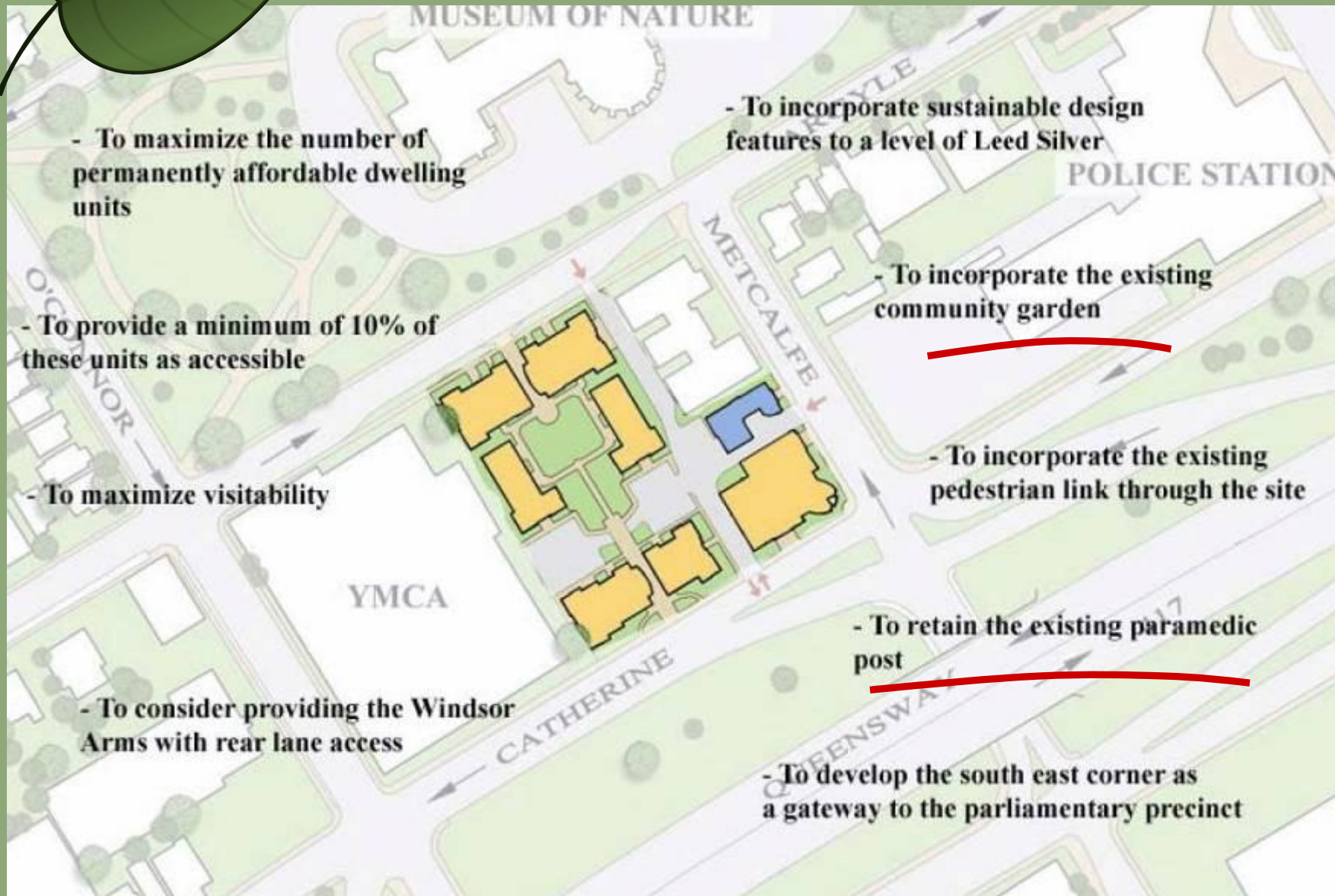
Site was vacant  
for 14 years

This is a satellite map of a city block. A large, irregularly shaped area in the center is covered with trees and appears to be a vacant lot. Three green callout boxes with white borders point to specific locations: one points to the vacant lot, another points to a building on the left, and a third points to a building on the right. The map includes labels for streets (Argyle Ave, Rue Melcalfe, Rue Cath), businesses (Mathews Clint Fashions, Ymca-Ywca, CBU ations, Ottawa Curling Club), and landmarks (Centretown Citizens Ottawa Corporation). Highway shields for 89 and 60 are also visible.

City ambulance  
station (2004)

Bytown Urban  
Garden (BUGs)  
community garden

# Objectives set by the City of Ottawa







# Community Garden



Lets Keep The Garden Growing!  
[www.helpsavebugs.homestead.com](http://www.helpsavebugs.homestead.com)



# Ambulance Station







# Sustainable Design Process



GMF Sustainability Study  
CMHC-sponsored Sustainability Charrette



# Sustainable Design







Soil contaminated with hazardous waste and pollution from previous uses on the building site was safely removed and treated



464 Metcalfe  
Completed in  
December 2010





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**






# 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

**Building Envelope**





Board type thermal insulation :

- 5.6 aged R value/inch
- 91 mm thick
- Compressive strength of 252 psi
- Made of 35-45% recycled material



No garbage chutes  
encourages recycling





Low flow  
plumbing  
fixtures



Low VOC paint and  
finishes



Energy Efficient front loading washing machines use half the water





Reclaimed wood





Energy Recovery Ventilator (ERV)  
efficiently provides  
constant fresh air for  
better indoor air  
quality







# Sustainable Design

## Geothermal Heating & Cooling







Sustainable Design

Community Garden





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.



All of our washing machines are  
Energy Star certified - that means they  
use less energy and less water than  
regular appliances.

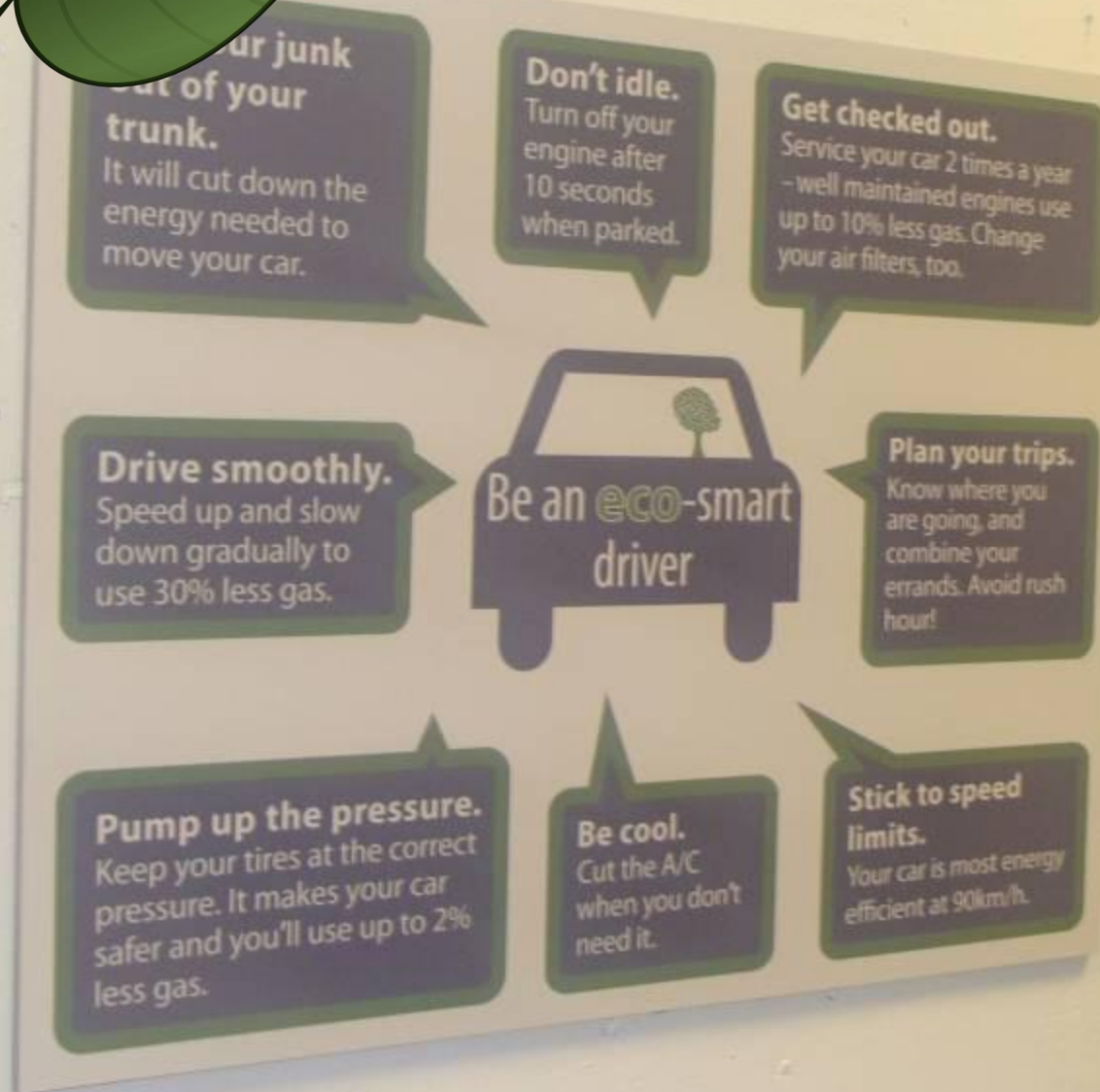


## Did you know?





# Tenant Engagement



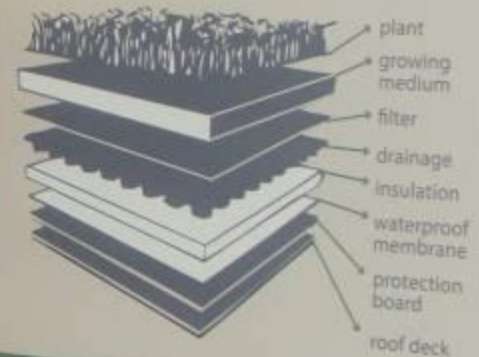
# Tenant Engagement



## 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

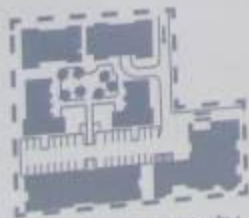




Entire property is  
non smoking



**Welcome to Our Non-Smoking Property**  
**Bienvenue chez notre propriété non-fumeur**



On the property  
Sur la propriété



On balconies  
Sur les balcons



Inside apartments  
Dans les appartements

# 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.

