



## Session 406 Development Innovations

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## Background Information

- Funding model
- Land acquisition
- Goals

## Design Elements:

- What we did
- Good Ideas
- Use of community space

## Challenges and lessons learned



## Background Information – Funding Model

- Ottawa Community Housing (OCH) received a \$4.0 million Housing and Homelessness Investment Plan grant through a City RFP process
- OCH contributed a further \$2.6 million through a combination of a capital contribution and an affordable mortgage, land, and dedicated project staff
- Average of the rents do not exceed 80% of the weighted average CMHC market rent
- Rent Supplements secured after construction start
- Positive cash flow in year eight (8)



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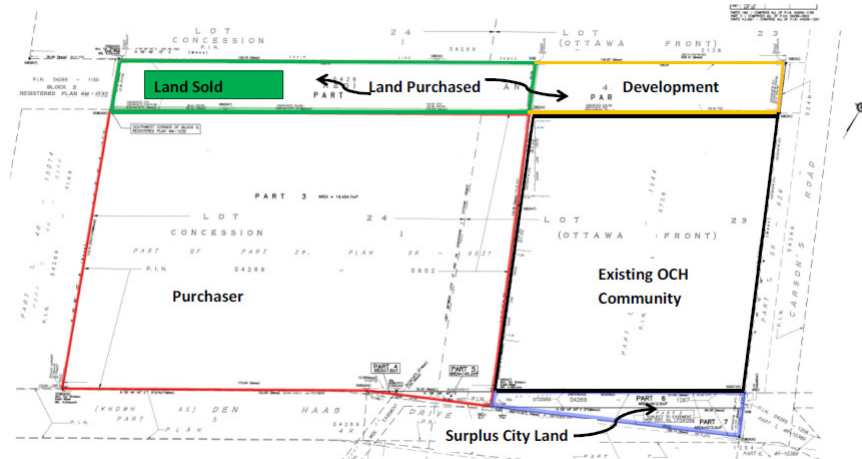
## Background Information – Land Acquisition

- Surplus Industrial land available through Canada Lands Corporation (60 feet by 900 feet)
- Adjacent to existing OCH community
- Initial assessment, only one third (1/3) of land has potential for OCH development
- Purchased for \$10,000
- Re-zoned for residential
- Sold surplus two thirds (2/3) for \$50,000 plus all legal expenses
- Gained small surplus City lands during severance



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## Background Information – Land Acquisition



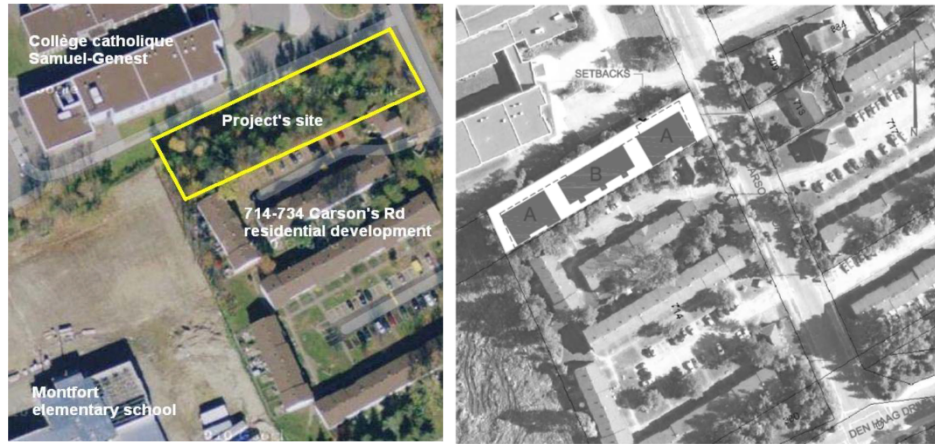
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## Background Information – Land Acquisition



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## Background Information – Land Acquisition



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## Background Information - Goals

- Existing family community
- 106 Townhouse units, 356 tenants, just over 50% children and youth
- Opportunity to increase supply of family units
- Opportunity to add amenities to existing community
- Opportunity to construct a purpose built community house
- Opportunity to engage the community, youth, and broader community volunteers



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## Design Elements – What we did

- 28 unit stacked townhouse development including:
  - 3 barrier free four bedroom units
  - 4 single bedroom units
  - 10 two bedroom units
  - 10 three bedroom units
  - One barrier free unit purpose built as a community house
- Basement space under barrier free units provided individual locker space for each household
- City requirement for storm water retention



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## Design Elements – What we did



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## Design Elements – What we did



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## Design Elements – Storage



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## Design Elements – Storm Water Management



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## Design Elements – Good Ideas

- Use of instantaneous hot water heaters for domestic hot water and forced air furnaces
  - Energy efficiency
  - Less than half the footprint of conventional equipment
- Use of Russian Plywood for cabinetry
  - Robust/bullet proof
  - Easily repairable/refinished
- Use of Earth Bins for bulk garbage
- Project Implementation methodology



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## Design Elements – Good Ideas



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## Design Elements – Good Ideas



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## Design Elements – Good Ideas



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## Design Elements – Community Focus

- Purpose built Community House included in the project
- New playground for the community
- Continuous dedicated pedestrian path surrounding the community
- Gathering areas/seating along pathway
- Addition of trees and vegetation across entire community
- Community engagement and volunteer day
- Expansion of existing parking lot for additional units



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## Design Elements – Community House



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## Design Elements – Community House



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## Design Elements – Community space



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## Design Elements – Community Focus



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## Design Elements – Community Focus



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## Community Engagement



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## Design Elements – Parking Lot



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## Design Elements – Parking Lot



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## Challenges and lessons learned

- Have you heard of Butternut Trees (an endangered species)
- We had five (5)
- Impact on construction:
  - Construction start delayed 12 months
  - Required to engage certified tree consultant for studies
  - Required to obtain land acceptable to the MOE to plant trees to replace those removed (Rideau Valley Conservation Foundation)
  - 5 trees removed, 100 planted
  - 5 year obligation to ensure new trees survive, and includes inspection, protection, and reporting to the MOE
  - \$50,000 impact, not including schedule delay
- Lesson Learned – know your trees (or expect the unexpected)!



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## Challenges and lessons learned

- City storm water retention
  - \$350,000 detail underground
  - Highly regulated and inspected
  - Requires key ongoing maintenance
- Alternative
  - Use roof as retention vessel
  - 10% upcharge on roof to upgrade to a flat roof
  - Cheaper to maintain



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## Challenges and lessons learned

- Heat and hot water
  - 28 units, 56 appliances
  - Yearly maintenance and inspection required on all
  - Higher risk of failure based on volume
- Alternative
  - Can be replaced with more practical equipment (4 appliances instead of 56) by centralizing
  - Can be programmed to minimize waste, while protecting against freezing
  - Operating costs ½ of individual unit equipment system
- Additional bonus!
  - Polished concrete floors with radiant in slab heating
  - Greater comfort, less humidity, no maintenance
  - ½ installation cost for mechanical, ¼ increase cost of flooring , ½ the operating cost



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## Final Thoughts

- God (or the Devil) is in the detail, depends on whether you're an optimist or a pessimist....
- Nothing is ever as easy as it seems (or as it should be).....
- There is always a better way.....
- You can never plan enough....
- One size does not fit all....

But Remember, what you do today will only be surpassed by what you do tomorrow if you assess and learn



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