



**Ontario  
Aboriginal**  
Housing Services

# **ODAYANHAWAY UPDATE**

**ONTARIO ABORIGINAL HOUSING SERVICES  
THEIA PARTNERS  
FIRST UNITARIAN**





# AGENDA

Proposal recap  
Activities to-date  
Site Plan  
FAQ's  
Next Steps  
Q&A's

LETS GET STARTED

# THE OBJECTIVES

## WHAT WE'RE WE AIMING TO ACHIEVE



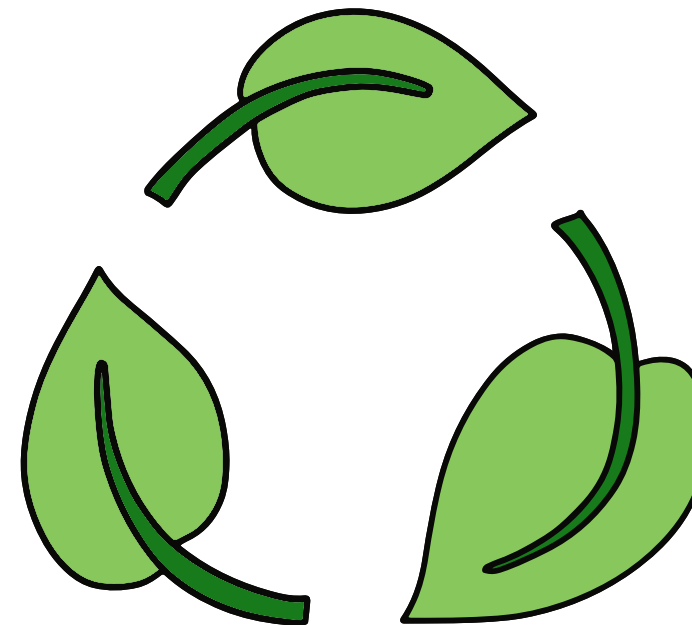
### HOUSING

Respond to the housing crisis in the City of Ottawa, converting asphalt parking to homes.



### REVENUE

Create a sustaining revenue stream to help support our mission in the community, far into the future.



### ECO-FRIENDLY

Demonstrate a high-level of environmental performance, taking advantage of close proximity to LRT.



### RECONCILIATION

Provide a tangible and meaningful step towards reconciliation.



# RECAP: PROPOSAL



## ASPIRATIONAL

Demonstrating leadership, beautiful



## INCLUSIVE

Intergenerational, accessible,  
pedestrian friendly



## SUSTAINABLE

Transit-oriented, celebrates  
stormwater



## FEASIBLE

Realistic, achievable, and worthwhile

# RECAP: THE PROPOSAL

## REPLACING ASPHALT WITH HOUSING

Two-building solution

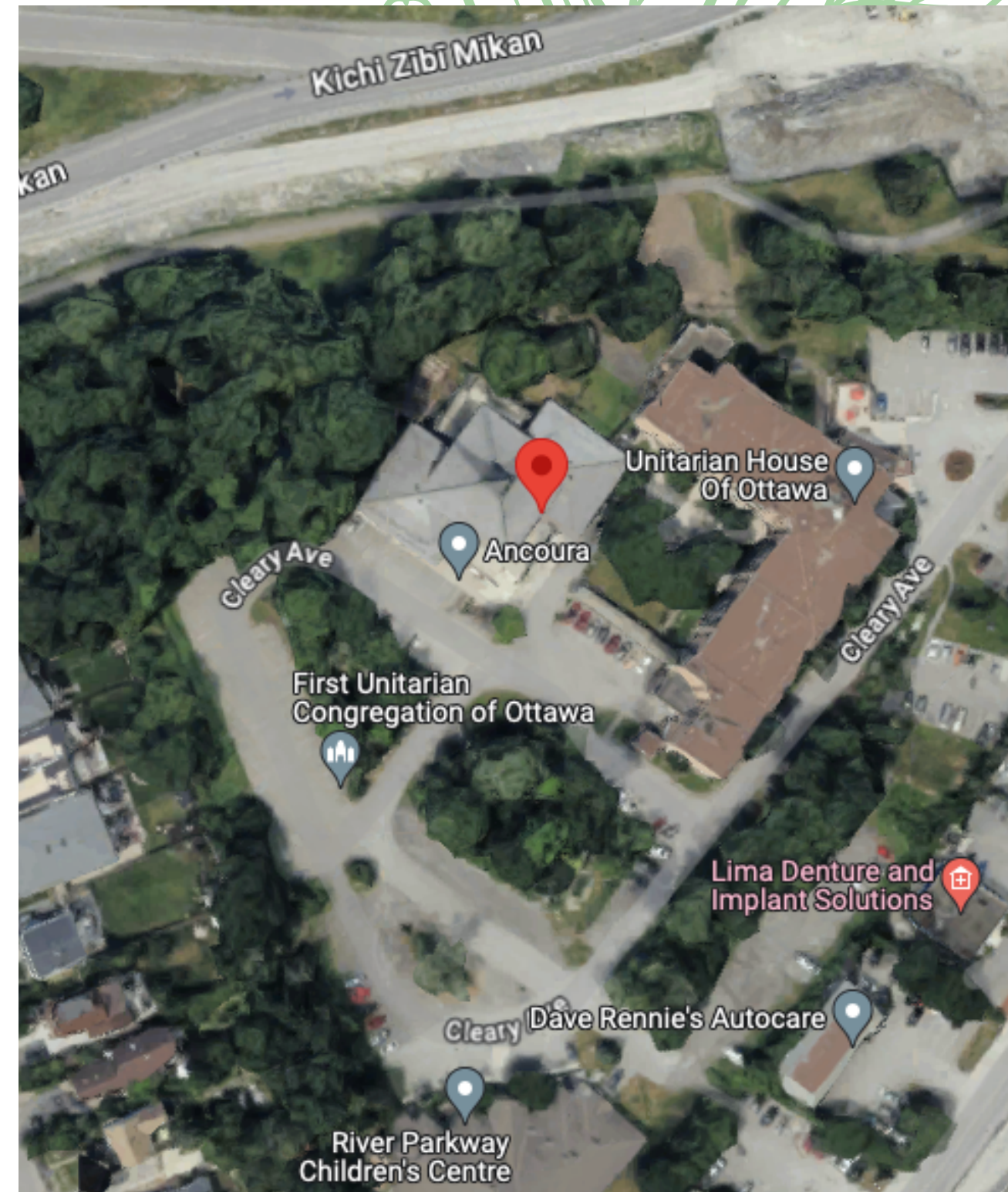
West side of campus

Retention of gardens

16 storey building owned by FirstU and Theia

6 storey building owned by OAHS

“ LOOK DEEP INTO NATURE, AND THEN YOU WILL UNDERSTAND EVERYTHING BETTER. ”



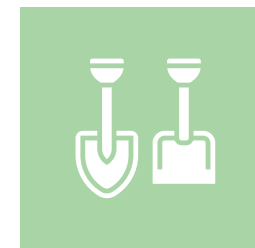


# RECAP: WHO IS OAHS?



## WHO WE ARE ?

Indigenous owned non-profit



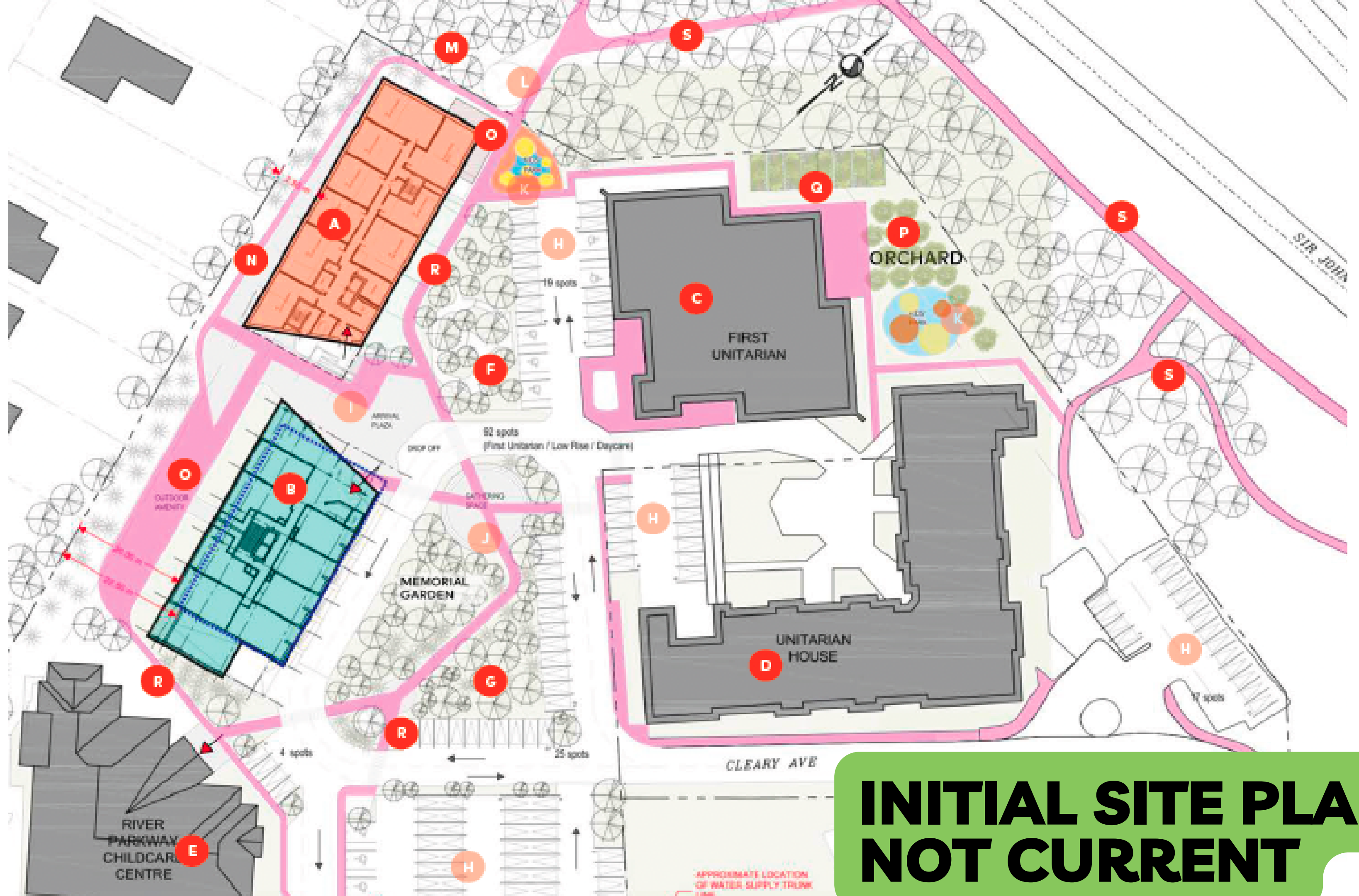
## WHAT WE DO ?

Non-profit housing and support for urban Indigenous community members



## HOW WE WORK ?

Collaborative, inclusive and supportive



**INITIAL SITE PLAN  
NOT CURRENT**


# WHAT HAVE WE BEEN UP TO?

## Lots of studies

- Geotechnical
- Servicing
- Stormwater
- Environmental
- Noise
- Traffic
- Tree Conservation
- Preliminary geothermal
- Massing

## Lots of meetings

- Councillor
- Neighbours
- Community Associations
- Daycare
- NCC
- City Planners
- City Engineers
- Contractors
- Lawyers



**NATURE DOES NOT HURRY, YET EVERYTHING IS ACCOMPLISHED.**



FIRST UNITARIAN  
CONGREGATION OF OTTAWA

EXISTING  
GARDENS

EXISTING  
GARDENS

WALKING PLAY  
STRUCTURE

BARBECUE  
ENCLOSURE

BARBECUE  
SPACE

CARPOOL  
ENCLOSURE

COMMUNITY  
TABLES

WALKING  
GARDEN

ARMY

QAHS

MARKET

RIVER PARKWAY  
CHILDREN'S CENTRE



**NCC**



FIRST UNITARIAN  
CONGREGATION OF OTTAWA

EXISTING  
GARDENS

EXISTING  
GARDENS

COMMUNITY  
MARKET

MARKET

QAHS

RIVER PARKWAY  
CHILDREN'S CENTRE

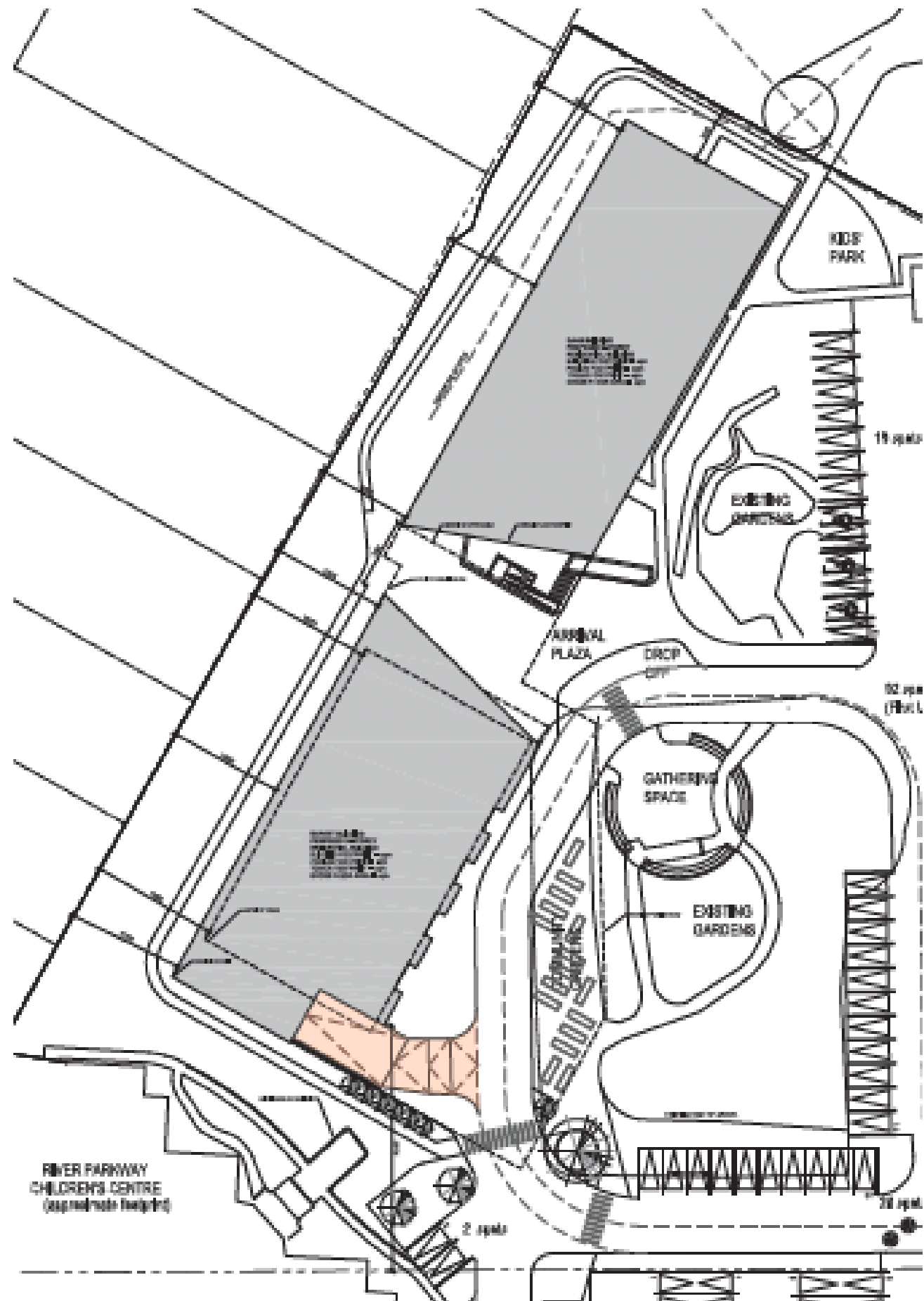
**LRT**



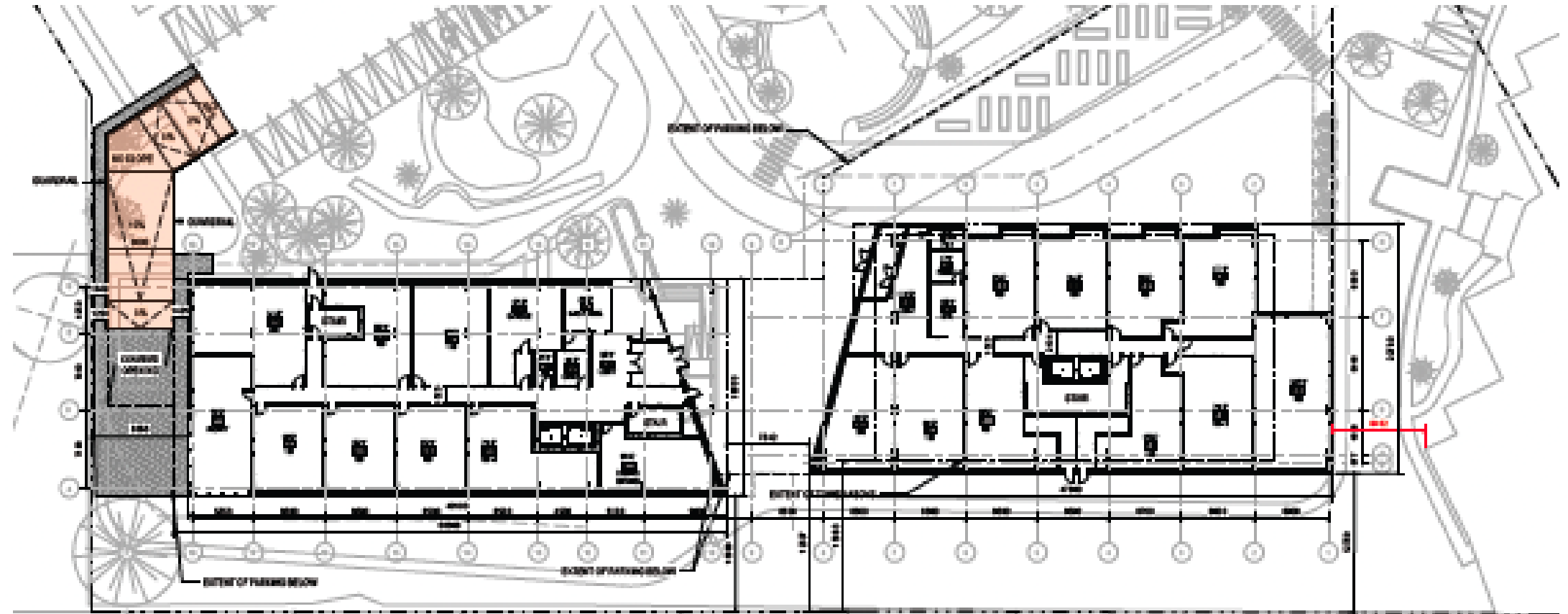


# Site Concept Development Process

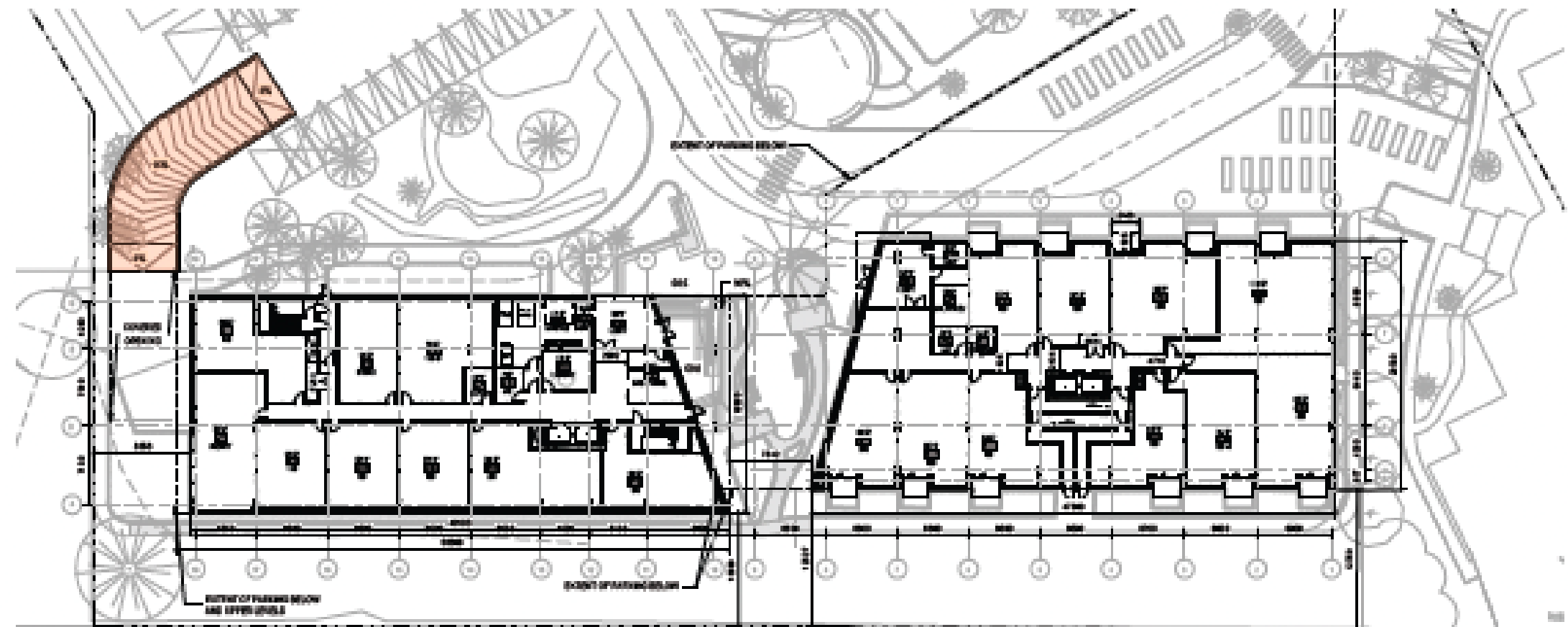
## Past Studies - Ramp location



Ramp Entry A: Direct access into Market Building

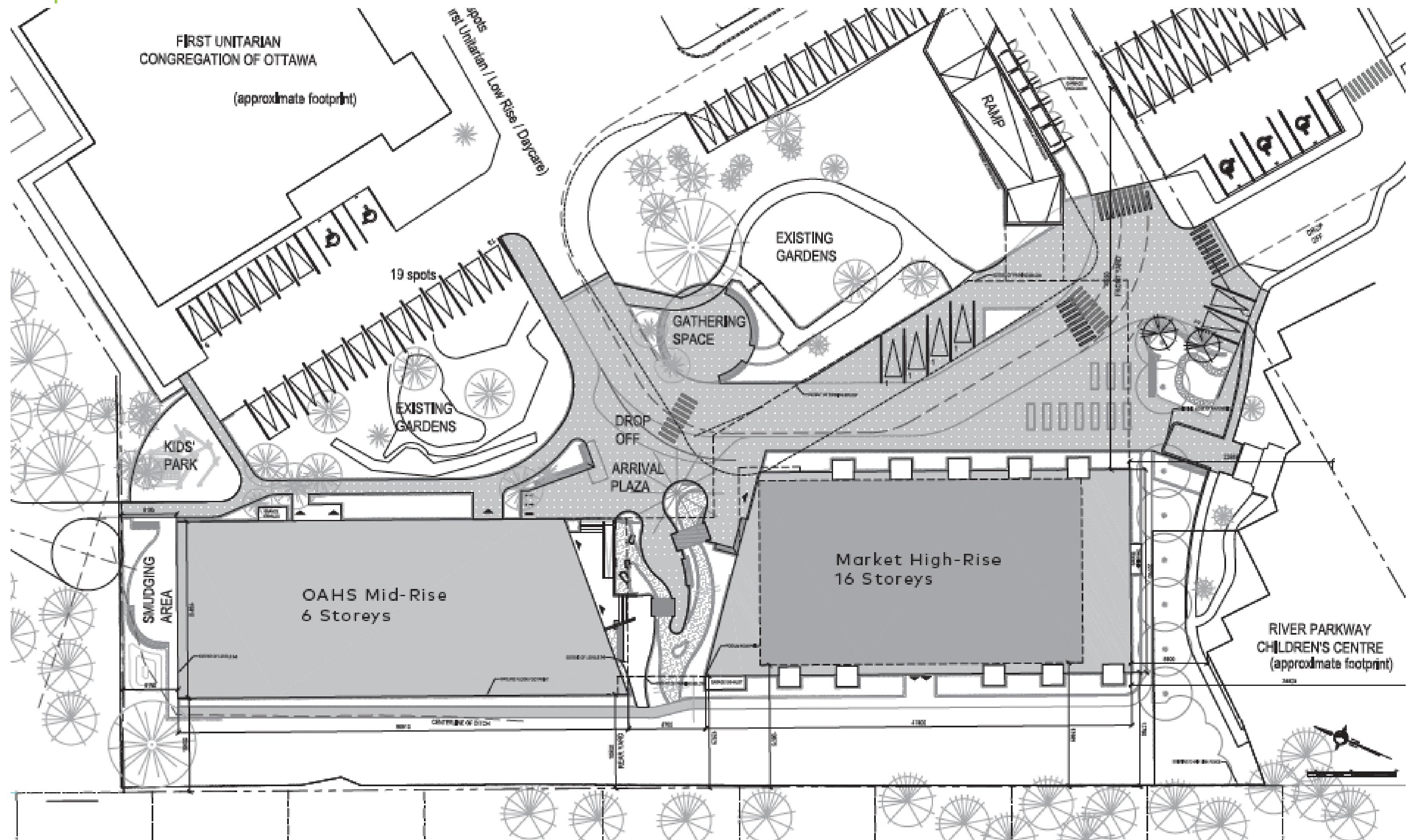


Ramp Entry B: Direct access into OAHS Building

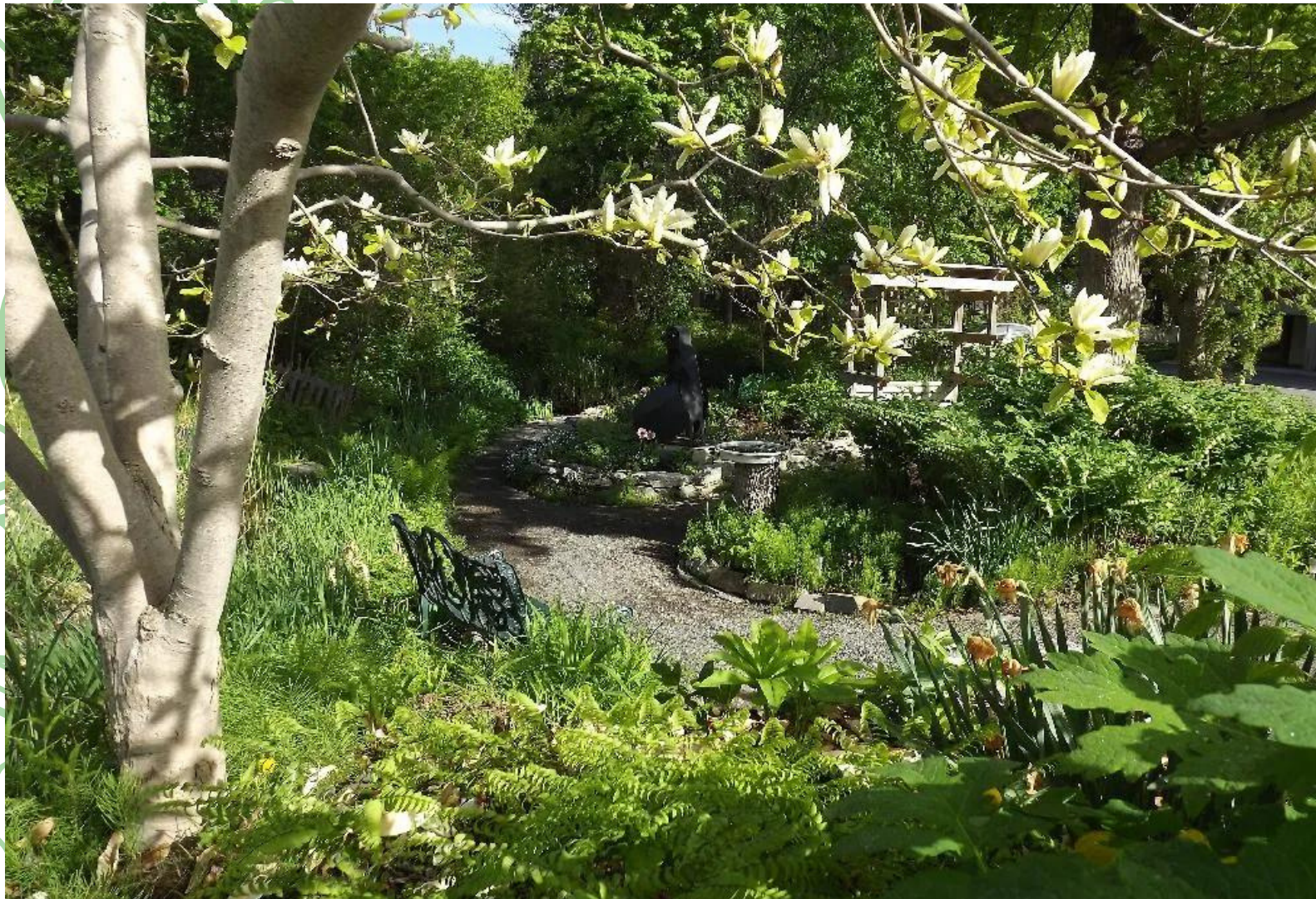


Ramp Entry B(Refined): Direct access into OAHS with Direct access to NCC lands

# Proposed Site Plan



# FAQ 1: THE TREES



## PROTECT

Tree conservation report outlines strategies for protecting the gardens



## ENHANCE

Improve green buffer with additional planting and explore NCC lands

“  
HEAVEN IS UNDER OUR FEET  
AS WELL AS OVER OUR HEADS.  
”

## Designed with Nature in Mind



**"The gardens represent an excellent mix of native species and species at risk. They could not be easily replicated"**

Casey Little, Biologist, CIMA+

**"Protecting the trees is of significant cultural importance and will provide a key connection to nature"**

Cathy Connor, Director of Housing Development, OAHS

**"The gardens represent decades of meticulous cultivation and care. Their protection for future generations is a priority for the congregation"** Terry Kimmel, First Unitarians of Ottawa

# Tree Conservation Report



Tree No.	Common Name	Scientific Name	No. Trees	DBH (in)	Diameter (ft)	Assessment Details												Overall Condition	Comments	
						A	B	C	D	E	F	G	H	I	J	K	L			
1	City Sycamore	<i>Ashes glabra</i>	1	18	5														Good	In parking area.
2	Eastern White Pine	<i>Pinus strobus</i>	1	42	11														Good	In parking area.
3	Eastern White Pine	<i>Pinus strobus</i>	1	12	4														Excellent	In parking area.
4	Black Locust	<i>Rhynchocorymbium</i>	4	9	4														Good	In community garden.
5	Black Locust	<i>Rhynchocorymbium</i>	1	20	4														Fair	In community garden.
6	Black Locust	<i>Rhynchocorymbium</i>	1	20	4														Good	In community garden.
7	Northern Catalpa	<i>Catalpa speciosa</i>	2	40	9														Good	In community garden. (Catalpa only) Condition calling 2 stems Multi-stemmed. Assess single and then undergrowth.
8	American Elm	<i>Ulmus americana</i>	1	42	9														Good	In community garden.
9	Norway Maple	<i>Acer platanoides</i>	1	30	8														Good	In community garden.
10	Blue Spruce	<i>Picea pungens</i>	1	20	3														Good	In community garden.
11	Common Hawthorn	<i>Crataegus monogyna</i>	1	10	3														Good	In community garden.
12	Red Pine	<i>Pinus resinosa</i>	1	18	3														Good	In community garden.
13	Norway Maple	<i>Acer platanoides</i>	1	44	10														Good	In community garden.
14	Norway Maple	<i>Acer platanoides</i>	1	10	3														Fair	Large canopy along with the NW trunk height. Large canopy along the side of trunk height along trunk.
15	Norway Maple	<i>Acer platanoides</i>	1	44	7														Fair	
16	Norway Maple	<i>Acer platanoides</i>	1	25	7														Good	
17	Norway Maple	<i>Acer platanoides</i>	1	30	6														Fair	
18	Norway Maple	<i>Acer platanoides</i>	1	35	9														Good	Majority of crown within development area.
19	Northern Catalpa	<i>Catalpa speciosa</i>	1	40	6														Good	Leaving and towards development area.
20	Norway Maple	<i>Acer platanoides</i>	1	40	9														Good	Private property - other side of lot. Estimated dbh.
21	Madroño Maple	<i>Acer spicatum</i>	1	30	9														Fair	Private property - other side of lot. Estimated dbh.
22	Norway Maple	<i>Acer platanoides</i>	1	20	7														Good	
23	Madroño Maple	<i>Acer spicatum</i>	1	10	3														Good	
24	Madroño Maple	<i>Acer spicatum</i>	3	14	4														Good	
25	Madroño Maple	<i>Acer spicatum</i>	5	34	7														Fair	Private property - other side of lot. Estimated dbh. One stem broken.
26	Red Pine	<i>Pinus resinosa</i>	1	30	6														Good	
27	Red Pine	<i>Pinus resinosa</i>	1	34	3														Good	
28	Norway Maple	<i>Acer platanoides</i>	2	10	3														Good	
29	Red Pine	<i>Pinus resinosa</i>	1	30	3														Good	
30	Norway Maple	<i>Acer platanoides</i>	1	10	3														Good	
31	Red Pine	<i>Pinus resinosa</i>	1	30	3														Good	
32	Norway Maple	<i>Acer platanoides</i>	1	18	4														Good	
33	Red Pine	<i>Pinus resinosa</i>	1	18	3														Good	
34	Norway Maple	<i>Acer platanoides</i>	1	10	4														Good	
35	American Elm	<i>Ulmus americana</i>	2	47	10														Good	Private property - other side of lot. Estimated dbh.
36	Red Pine	<i>Pinus resinosa</i>	1	34	6														Good	
37	Red Pine	<i>Pinus resinosa</i>	1	30	3														Good	
38	Norway Maple	<i>Acer platanoides</i>	2	10	4														Fair	
39	City Sycamore	<i>Ashes glabra</i>	1	10	4														Good	
40	Red Pine	<i>Pinus resinosa</i>	1	30	3														Good	
41	Red Pine	<i>Pinus resinosa</i>	1	38	3														Fair	
42	Norway Maple	<i>Acer platanoides</i>	2	30	8														Fair	Horizontal Sucker remaining.
43	Red Pine	<i>Pinus resinosa</i>	1	30	2														Fair	
44	Red Pine	<i>Pinus resinosa</i>	1	34	4														Good	
45	Red Pine	<i>Pinus resinosa</i>	1	40	6														Good	
46	Norway Maple	<i>Acer platanoides</i>	1	18	3														Good	
47	Norway Maple	<i>Acer platanoides</i>	1	34	10														Fair	
48	Norway Maple	<i>Acer platanoides</i>	1	17	3														Good	
49	Red Maple	<i>Acer rubrum</i>	1	18	3														Good	
50	Eastern White Cedar	<i>Thuja occidentalis</i>	1	12	3														Good	
51	Eastern White Cedar	<i>Thuja occidentalis</i>	1	10	4														Good	
52	Red Pine	<i>Pinus resinosa</i>	1	38	7														Good	
53	Madroño Maple	<i>Acer spicatum</i>	1	10	3														Fair	Multiple stems from cut base.



# FAQ 2: TIMING



November 2023 - Rezoning Submission

Spring 2024 - Award of Zoning

Spring/Summer 2024 - Site Plan

Fall 2024 - Earliest start of construction

Zoning process could be delayed a year

There will be additional opportunities for public consultation once zoning submission is in, and at the site plan level.

# FAQ 3: RENTS



Rents are a product of interest rates, construction costs, government policy/regulation/grants, development charges and other factors. We are in a highly volatile and unpredictable environment.

RCFI requires rents **10% below market** based on comparable buildings, and affordable to the average household (less than 30% of income for housing).

OAHs commits to as low of rent as possible as a non-profit.

It is impossible to predict with any greater certainty than that what exact rents will look like 3 to 5 years from now.

# FAQ 4: PEDESTRIANS & BIKES

City would like better pedestrian connectivity through the campus

Detailed pedestrian and bike network will happen at site-plan level

Important to prioritize pedestrian safety first

“ AN EARLY MORNING WALK  
IS A BLESSING FOR THE  
DAY ”



# FAQ 5: NCC LANDS



NCC is interested in furthering reconciliation, and has expressed an openness to co-designing an Indigenous-informed public space, adjacent to FirstU.

No commitments have been made, but a next steps include:

- studying the site for medicinal plants and ecologically important features; and
- a collaborative design session, involving OAHS, NCC, UH, FirstU and others to explore the potential for the site



### **ECO-FRIENDLY ENERGY SYSTEM**

Actively exploring the use of a geothermal heating/cooling system.



### **NATURE IMPROVING BIODIVERSITY**

Replacing invasives, improving green buffer, enhancing biodiversity.



### **LIFESTYLES FACILITATING GREEN**

Sustainability action plan for our ultimate tenants, enabling and encouraging low-impact lifestyles.

# **FAQ6: SUSTAINABILITY**

# WHERE TO NEXT?



## ZONING SUBMISSION

Studies and reports. Made public via City of Ottawa website



## SITE PLAN

Detailed study on landscaping, pathways, plaza design etc.



## BUILDING PERMIT

Actual permit to construct - a year or two away.



## OCCUPANCY

Two year build-out, and 18 months to full occupancy - could still be 5+ years to a fully occupied building.



# Q & A

