



811 GLADSTONE AVENUE

EXECUTIVE SUMMARY

The 811 Gladstone Avenue project is innovative and features a total of 140 affordable homes, including Canada's largest residential Passive House building, 36 homes for seniors, and engaging amenity space for tenants. This will be a mixed community, attracting tenants of diverse backgrounds and all ages. This development represents the future of housing in Ottawa – *affordable, sustainable, and engaging*.

PROJECT DESCRIPTION

AFFORDABLE

811 Gladstone Avenue will accommodate the unique needs of families, seniors, singles, and couples in one community. These 140 homes will offer a mix of affordability, including the following unit configurations:

- Mid-rise apartment building (108 homes):
 - 15 Bachelor
 - 59 One-bedroom
 - 38 Two-bedroom
 - 20 Three-bedroom
 - 8 Four-bedroom
- Townhomes (32 homes):
 - 16 Two-bedroom
 - 8 Three-bedroom
 - 8 Four-bedroom

More than 50% of the homes have two or more bedrooms, meaning it will be a great option for families. In addition, the mid-rise apartment building will be fully accessible, with 15% of the homes built for people with specialized needs.

SUSTAINABLE

811 Gladstone Avenue will be a sustainable, industry-leading community. The 108-unit apartment building will be built to the PHIUS+ (Passive House Institute of the United States) 2015 Passive Building Standard.

What is a Passive House?

A Passive House means that a building (single-family home, multi-residential, office, etc.) can achieve a very high level of energy efficiency while maintaining the comfort of its occupants. It does this by using continuous insulation throughout the building's entire exterior envelope, creating an airtight seal to prevent the infiltration of outside air, using triple-pane windows and doors, employing a heat and moisture recovery ventilation system that heats incoming fresh air with the outgoing air, as well as a minimal space conditioning system.

Passive House builds end up being a win-win for tenants and landlords because they provide comfort for tenants, they have excellent air quality due to the continuous ventilation system, they are structurally very resilient, and they reduce energy costs by more than 80% compared to a normal build.



Backgrounder

What is the PHIUS+ 2015 Passive Building Standard?

The Passive House Institute of the United States 2015 Passive Building Standard (PHIUS+) accounts for the different climates that exist across North America as well as varying market conditions. PHIUS+ builds on the German Passivhaus Institut (PHI) Standard, which developed a standard that has worked well with the German and European climate. PHIUS+ allows builders the flexibility to work with local suppliers who can produce these high-efficiency and high-quality materials, thus spurring local economic growth.

What is being built at 811 Gladstone Avenue?

As part of the project, an apartment building with 108 homes will be built using the PHIUS+ Standard. It will be the largest residential Passive House build in Canada. This will be a wood frame construction, which will be filled with thick insulation and sealed with an airtight membrane. The energy recovery ventilators to be installed in order to meet the Passive House criteria will recover up to 85% of the heat from the air exiting the ventilation system in order to heat the incoming air. This will mean that electricity consumption will dramatically decrease, and that heating bills for each tenant will remain under \$100 per year.

ENGAGING

811 Gladstone will be an engaging community, where the design elements and amenity spaces will foster positive interactions between tenants of all ages and walks of life. The community will incorporate 5,000 square feet of amenity space, which is double the amount required. Here is a list of some of the exciting features that tenants and neighbours can expect to see at 811 Gladstone:

- Greenspace, featuring a play structure for children
- Scooter storage and recharging room
- Fitness room including equipment and mats
- Indoor children's recreation space
- Common room with lounge space and Wi-Fi access
- Underground and surface parking available
- Opportunities for ground-level office or retail space

RESOURCES

- [PHIUS+ 2015 Passive Building Standard](#)
- [Passive House Institute](#)

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