



Community Information Session on Ellwood House Extension January 16, 2025 — Summary

Attendance:

The Zoom meeting was attended by 38 people, about 20 of whom were neighbours and/or Ellwood House tenants. The rest were presenters, Ellwood House board members, representatives of St. Thomas the Apostle parish, of government, and of organizations interested in seniors and housing. The Zoom host was Rev. Maria Nightingale.

Introduction:

After introductions by Rev Tim Kehoe, the meeting was chaired by Khurram Mirza of Turner & Townsend, the Ellwood House Extension's project manager. He introduced James Colizza of Colizza Bruni Architecture and Patrick McDonald of McDonald Brothers Construction.

Presentations:

Below are the PowerPoint slides that were shown while James Colizza and Patrick McDonald spoke of the details. Please note that the financial data has been removed.



Ellwood House Extension Project



16 January 2025

making the **difference**

Agenda with speaker photos

1. Project Purpose
2. Delivery Team
3. Project Scope
4. Project Timeline
5. Budget and Financials
6. Campus Site
7. Construction staging
8. Questions

Project Purpose

Ellwood House is an independent, nonprofit organization developed by and affiliated with St. Thomas the Apostle church and the Anglican Diocese of Ottawa. Since 1988, it has offered affordable housing to hundreds of local seniors.

The Anglican Diocese of Ottawa sees creation of affordable housing on its land as part of its mission. It is a great privilege as Anglicans, says Bishop Shane Parker, to open our resources to the benefit of the community. We have answered the call and plan to extend the current building, to provide more safe affordable housing to the many seniors in Ottawa who need a stable home.



Project Team



Project Scope

Ellwood House Extension Project: Our project:

- A 38-apartment extension to Ellwood House, building on our 35 -year mission of providing safe, affordable housing for neighborhood seniors
- Renovations to the common areas of the existing Ellwood House, to accommodate more tenants aging in place
- Enhancements to the St. Thomas campus—upgraded municipal services, better parking, more trees and landscaping



Campus

Upgrades and Changes to the campus

- 21 new parking spaces
- 37 Additional trees
- Retain community garden
- Resolve site drainage issues

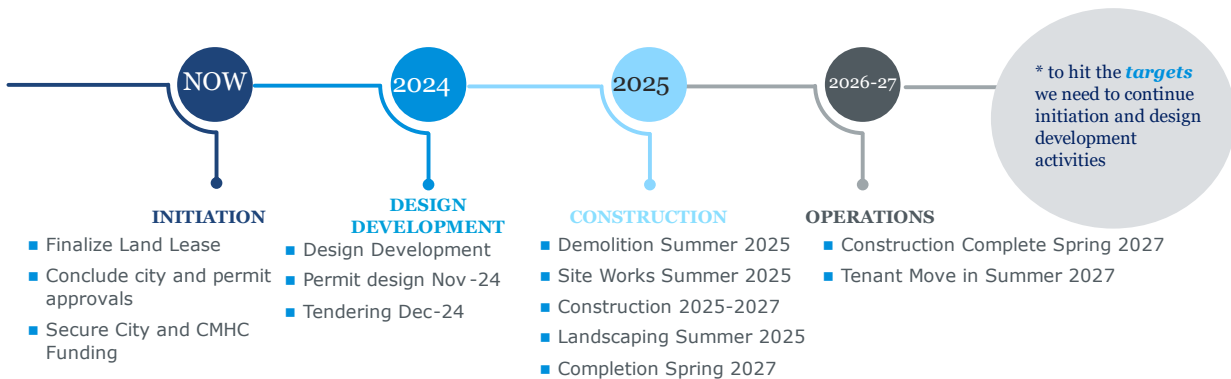


Project Timeline – Progress to Date

- Land ownership transfer of original Ellwood House property to ADO and St. Thomas.
- Zoning By-law Amendment and Site Plan application submitted and approved
- Ongoing communication with City Housing Branch regarding funding opportunities and Ellwood House operations
- Ongoing communication with CMHC regarding funding and financing opportunities
- Submitted Application to Committee of Adjustment for city approval of lease duration completed
- Executed the contract and mobilized design team (Colizza Bruni Architecture) to complete project designs
- Remobilized Construction Managers (McDonald Brothers Construction) to update and validate construction estimates and plan for contractor procurement
- Building and Demolition permit submissions



Project Timeline

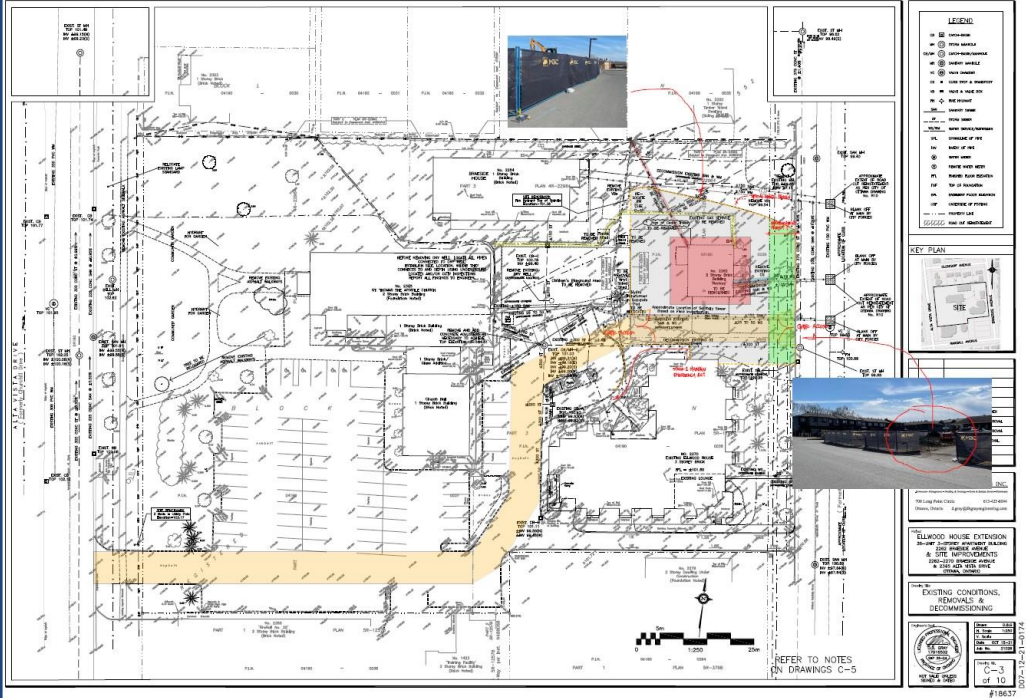


Stage 1

Steps:

- Designated substance remediation
- Rectory Demo
- Pedestrian exit pathways
- Emergency vehicle access

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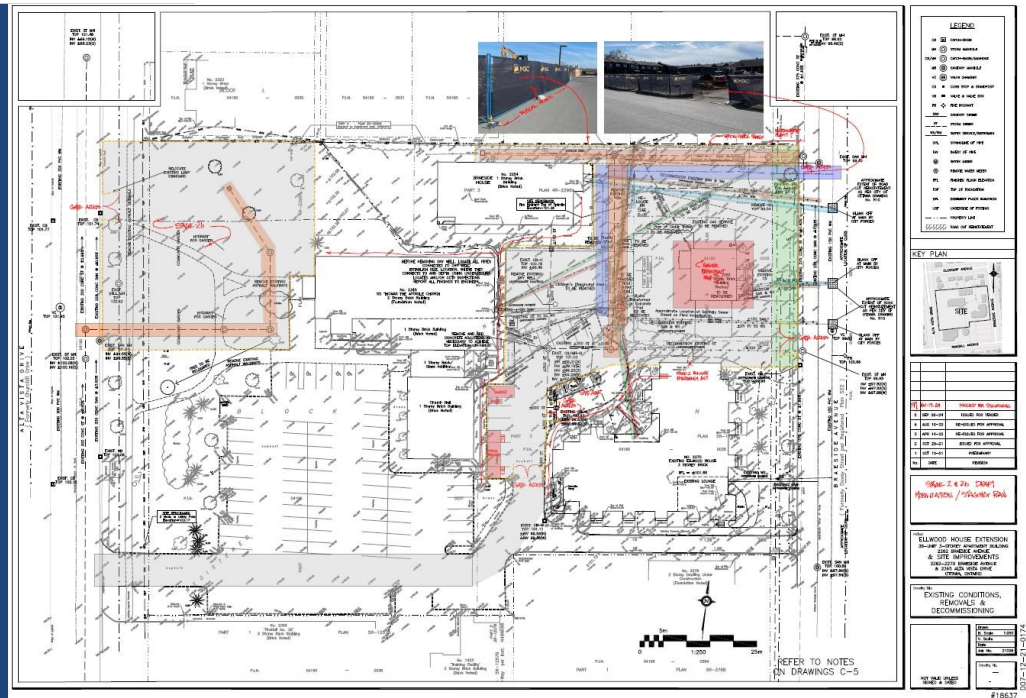


Stage 2

Steps:

- Municipal storm, sanitary sewers and domestic water distribution
- Electrical Service distribution
- Excavation and Backfill

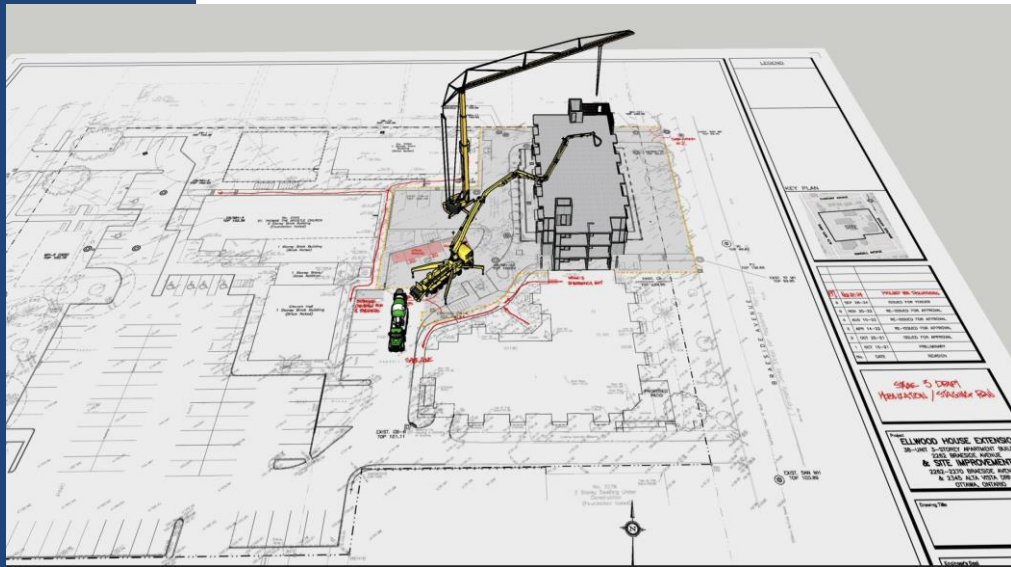
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Stage 3

Steps:

- Stationary Tower Crane
- Concrete Works
- Carpentry Panels



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Next Steps

- Execute the Land Lease
- Following execution of the Land Lease secure both interim and full funding (2 stage process) from the City of Ottawa associated with the \$9.5M grant.
- Following execution of the Land Lease complete our CMHC funding applications for both the grant funding and CMHC financing.
- Continue design development with a plan to have building permits
- Continue development of Construction Cost Estimates (Class C, B, A)
- Conclude design and complete contractor procurement to start demolition and construction 2025.

Questions:

Q. Can we expect boots on the ground within the next few weeks?

A. We will confirm when the funding is in. Some funding has been assigned through the Ontario Building Faster Fund, but there are further steps to complete before accessing it. The building will take 24 months from the boots-on-the-ground moment.

Q. Can we expect a crane to be onsite in early summer?

A. We are planning that.

Q. The new parking lot on Alta Vista Drive, will that happen much later?

A. That was the original plan, but we are discussing bringing it forward in the schedule in order to alleviate parking woes caused by the construction and see how we can best manage any displaced parkers. It is currently in the cards for this calendar year—late summer or early fall.

The additional parking is one of the improvements to the whole site that will happen as a result of this project. The church will get parking and access that works better, and the existing drainage issue will be addressed.

Q. Will it be a Monday-to-Friday schedule, 7 a.m. to 5 p.m.?

A. Yes, in fact the end of day would be earlier than 5 p.m. Weekend or evening work would be very rare. If there were extended hours, it would be at a point when workers were inside the building, so not so noticeable.

Q. Could we have a point of contact?

A. For now, it would be ellwoodhouseextension@gmail.com. Once construction starts, we will confirm/update that.

Q. Who gets to live at Ellwood House? What is the process?

A. It is an apartment building for seniors. Seniors are invited to put their names on the list. If they need rent-geared-to-income, they should apply at this City of Ottawa website <https://ottawa.ca/en/family-and-social-services/older-adults/housing/subsidized-housing/rent-geared-income-assistance>. If they don't need rent-geared-to-income, they should follow the instructions to apply on the Ellwood House website <https://www.ellwoodhouse.ca/apply>.

Q. How is panellized construction better than stick frame?

A. It is cleaner, less dust. It tends to have better tolerances and better quality control. It is quick, with electronic design. We just send the files to the producer. Also there is no disposal of waste onsite.

Q. Please talk about pallets and onsite storage

A. When material comes pre-fabricated on a truck, it is quicker and easier to manage the site. It allows for a quicker construction (likely two to three days per floor for the wall panels).

Q. Ellwood House has been a good neighbour, but the construction of Braeside House didn't go as well as promised. How should neighbours address concerns? And is the timeline of 24 months from accessing funding accurate? Can you post the Ellwood House Extension site plan on your website?

A. Leading up to the start of construction, concerns should be sent to ellwoodhouseextension@gmail.com. Once work is under way, this will probably change. Yes, regarding timing, that is accurate. There is now a link to the approved site plan on the [Ellwood House Extension web page](#).

Q. How will we be kept up to date about the Ellwood House Extension?

A. The Ellwood House website (www.ellwoodhouse.ca) has a page devoted to the Ellwood House Extension. As soon as construction is under way, we will post updates on what to expect on the site as frequently as once a week. Interested parties can email ellwoodhouseextension@gmail.com and ask to be put on a contact list to receive these updates as they are released. Ellwood House tenants will see these updates on their notice board.