



Ellwood House Extension Status Report: April 2022

Ellwood House's vision is to extend our current building to increase our tenant community, and to provide more safe and affordable housing to the many seniors in Ottawa who need a stable home.

This vision is coming closer to reality.

Background information

- **Ellwood House** is an independent, non-profit organization developed by and affiliated with the Church of St. Thomas the Apostle and the Anglican Diocese of Ottawa.
- **Ellwood House** is a community partner with the City of Ottawa, providing affordable housing to independent seniors in the Ottawa community for over 30 years.
- **The primary development partners of the Ellwood House Extension** are the parish of St Thomas the Apostle and the Anglican Diocese of Ottawa.
 - **St Thomas** has a rich history of service to the community—developing and supporting services for children, families and seniors in our community.
 - **The Anglican Diocese of Ottawa** is working with several parishes to plan the best use of their land, creating multiple housing projects that are now in various stages of development.
 - **The Ellwood House Board of Directors** recognizes the community need for affordable housing for seniors, and took responsibility for the project in the fall of 2020.

Project description

- Plans are to construct the Extension on the site of the parish's former rectory, adjacent to Ellwood House on the St Thomas campus. The parish of St Thomas and the Diocese of Ottawa are co-owners of this property.
- On June 2021 at a Special Vestry (congregation meeting), the parish formalized its commitment to the project and approved the use of the former rectory site. The Anglican Diocese of Ottawa approved supportive motions on June 15, 2021. A long-term lease to Ellwood House is being negotiated.

- The extension building will include 38 one-bedroom apartment units, six barrier-free and all fully accessible, to allow tenants to age in place. Renovations to the common spaces in Ellwood House are planned to accommodate an increased tenant community.

Project development

The project is being planned by the Ellwood House Extension Steering Committee, composed of

- Ellwood House Board of Directors
- representatives of our primary partners, the St. Thomas parish and the Diocese
- our Project Manager from Cahdco, a local non-profit housing development organization

Architectural and Planning consultants have been engaged.

Development progress

September 21: the Board hosted a presentation on the extension project to the Alta Vista Community Association; in early October, we met with the Ellwood House tenant community to present the plans for the Ellwood House Extension and answer their questions; and on October 21, we held an information session for the community at large.

October 25, 2021: following the completion of a number of environmental and engineering studies, a Site Plan Application was submitted to the City. Feedback has been received and we will continue to work with the City to satisfy the requirements for approval.

Winter–Spring 2022: work with the architect on the design development, negotiation of long-term lease negotiations with the parish, and applications for capital funding from the City of Ottawa and Canada Mortgage and Housing Corporation (CMHC).

Once capital funding is secured, a Capital Funding Campaign will be launched.

Spring 2023: “Shovels in the ground.” With this time frame, we are looking at an 18-month construction period in the hopes of being operational by 2024.

Finances

- The project received \$100,000 pre-development funding from the City of Ottawa in 2020, allowing us to engage project development consultants and begin planning.
- A CMHC Seed Funding grant of \$83,000 provided funds for the preparation of our Site Plan application.
- Two smaller grants: one from the Federation of Canadian Municipalities will assist with energy planning, and a Canada-Ontario Community Housing Initiative (COCHI) will support planning renovations to the common spaces at Ellwood House. We are currently in discussion with the Affordable Housing Program at the City about capital funding through Action Ottawa, and preparing an application for CMHA Co-Housing funding.