



Ellwood House Extension Update: Fall 2023

Ellwood House has completed the extension planning process required to create 38 more units. The process has taken significant investment of time and money to complete the zoning and site control plan applications. We have made effective use of the pre-development funding to get us to this stage—provided by the City, Canada Mortgage and Housing Corporation (CMHC), the Federation of Canadian Municipalities, the Anglican Diocese of Ottawa and others.

What's next?

1. Produce a Class B budget. This is a requirement for application to CMHC for capital funding. For a Class B budget, we need to progress the building documents to 66% completion.
2. Complete the drawings required for a building permit, which also require at minimum 66% completion of building permit drawings.

Once we have a Class B budget and a building permit, we can apply for federal, provincial and municipal capital funding and launch a capital fundraising campaign. We know we are on the priority list for City of Ottawa investment. However, in the interim, those two steps will cost a total of about \$300,000.

Our three-part project

- A 38-apartment extension to Ellwood House, building on 35 years of successfully providing safe, affordable housing for seniors in our neighbourhood
- 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

The players

Involved in this non-profit development are:

- The Ellwood House Board of Directors: lead in turning a vision into reality.
- The parish of St Thomas the Apostle and the Anglican Diocese of Ottawa: partners in the development and landowners.
- Cahdco Project Management
- Colizza-Bruni Architecture
- MacDonald Brothers Construction
- City of Ottawa Housing