



Ellwood House Extension Update: Spring 2024

Exciting news!

Ellwood House is thrilled at the success of its funding request through the Canada Mortgage and Housing Corporation's Housing Accelerator Fund. The Ellwood House Extension will receive \$9.5 million in capital funding as part of the \$176.3 million being allocated city wide to support rapid affordable housing development. This will be a significant contribution to the project, which will also require mortgage funding and a capital campaign.

Our new project manager

We are pleased to announce our new collaboration with Turner & Townsend, who will help us move the Ellwood House Extension project forward. Turner & Townsend is an independent professional services company specializing in project management and consulting, specifically in the development of affordable seniors housing. Rooted in cost and project management, Turner & Townsend has a deep understanding of capital programs and will apply this expertise to finding the best value for money and highest quality for the realization of the Ellwood House Extension.

Current status

The Ellwood House Extension site plan and zoning applications have been approved. The process has taken significant investment of time and money. To get to this stage, we have made effective use of our pre-development funding — provided by the City, CMHC, FCM, the Anglican Diocese and others.

However, there are still more pre-development steps before we can access our Housing Accelerator capital funding:

Most importantly, we must:

- negotiate a lease with our parish and diocese partners, the owners of the Ellwood House Extension land

Then we need to:

- complete the architectural drawings to a minimum of 66%

And then:

- apply for the necessary building permit(s)

And finally we can:

- access capital funding from federal, provincial and municipal sources

Our project manager is compiling the costs of these final pre-development steps. We are working with the City to secure funding.

The players

Involved in this non-profit development are:

- The Ellwood House Board of Directors and its project partners:
 - The parish of St Thomas the Apostle, with its rich history of service to the community
 - Anglican Diocese of Ottawa, working to provide the best use of its land, with several housing projects under way
- Turner & Townsend, project manager
- Colizza-Bruni Architecture
- McDonald Brothers Construction
- City of Ottawa Housing

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