



ELLWOOD HOUSE

Safe affordable housing for seniors

Ellwood House Extension Status Report: February 2023

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.

The Ellwood House Extension project has received a further \$200,000 in pre-development funding from the City of Ottawa.

These funds will allow us to complete requirements for Site Plan approval and to progress the architectural design toward building permit drawings, bringing us closer to being “shovel ready.”

The proposed project to construct **38 new apartments** for independent seniors will contribute to the City's goal to increase its supply of affordable housing. Further, the project fills the need for non-profit housing, “purpose built” for seniors on low and medium incomes, and responds to the City's declaration to resolve the housing and homelessness crisis in Ottawa.

Development progress

Fall 21: Meetings with the Alta Vista Community Association, the Ellwood House tenant community, and the community at large to present plans and answer questions.

October 2021: Submission of Site Plan to the City, following the completion of a number of environmental and engineering studies. This work with the City is ongoing, and will be completed with the help of this new funding.

September 2022: Approval of application for zoning amendment. This approval has confirmed that the St. Thomas campus is one site, increasing our construction flexibility and supporting St. Thomas' mission in the community.

October 2022: Resubmission of Site Plan, following the resolution of comments from the City Planning and Housing Committee.

Current activity: Ongoing work with the City to meet all requirements for Site Plan approval.

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 Housing Services Branch.

Project description

- Construct an extension to Ellwood House on the St Thomas campus.
- Add 38 one-bedroom apartment units, six barrier-free and all fully accessible.
- Renovate to the common spaces in Ellwood House to accommodate increased numbers.

Ellwood House Extension steering committee

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

Finances

- City of Ottawa: \$100,000 pre-development funding in 2020, and \$200,000 in 2022, allowing us to engage with project development consultants
- Canada Mortgage and Housing Corporation (CMHC) Seed Funding: grant of \$83,000 for the preparation of our Site Plan application
- Federation of Canadian Municipalities: \$25,000 to assist with energy planning
- Canada-Ontario Community Housing Initiative (COCHI): funds to support planning renovations to the common spaces at Ellwood House
- Next step: Site Plan approval is a major requirement for capital funding. We are currently in discussions about capital funding through Action Ottawa, and preparing an application for CMHC Co-Investment funding.

