

# Carriage House: A Community Preservation Effort

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# About the Carriage House



- 1912: built as a stable for James Woods who resided at 323 Chapel Street
- 1939: purchased by architect Gordon Hughes and converted to a home
- 1975: purchased by Betty and John Ellis, lawyer and collector of Canadiana
- Located at 43 Blackburn Ave. in Sandy Hill neighbourhood of Ottawa

# About the Carriage House



- Holds historical significance for the community
- No heritage designation
- Residential Zoning
- Lots of greenspace (90X100 lot)
- Very difficult to sell as a single-family home

# Giving an old space a new use



- üto preserve Carriage House and its greenspace
- üattract and maintain family related amenities
- ügive investors a reasonable return

# Social Enterprise Model

- ü formed a Company called SHO Developments Ltd. to purchase the Carriage House property for \$985 000
- ü \$35 000 per voting unit (about 20-25 units)
- ü Financed the remainder through Institutional Financing
- ü Overall project cost \$1.7M

# Community Oriented Tenants



- ü Bettye Hyde Co-operative Nursery School, a 50 year institution in Sandy Hill, leases mainfloor for full-time childcare centre
- ü Child, Adolescent and Family Centre of Ottawa (CAFCO) leases upstairs space

# Challenges

## Financing:

- Ø Attracting investors
- Ø Corporate governance
- Ø Receiving Institutional Financing
- Ø Attaining public funds

## Zoning amendment:

- Ø daycare, community use, offices
- Ø cost prohibitive

## Requirements:

- Ø Assembly 2 occupancy
- Ø Daycare licensing



# Factors influencing success

- Sustainable business model
- Community stakeholders well mobilized
- No heritage designation
- Residents motivated because conversion pressure not being addressed by City
- Investors committed to community benefit





# Outcome

- Anticipate January 1, 2013 occupancy for both tenants
- Goal: adequate equity to target future projects

