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

- to preserve Carriage House and its greenspace
- attract and maintain family related amenities
- give investors a reasonable return
Social Enterprise Model

- formed a Company called SHO Developments Ltd. to purchase the Carriage House property for $985,000

- $35,000 per voting unit (about 20-25 units)

- Financed the remainder through Institutional Financing

- Overall project cost $1.7M
Community Oriented Tenants

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

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

Zoning amendment:
- daycare, community use, offices
- cost prohibitive

Requirements:
- Assembly 2 occupancy
- 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