



The Elms' Leaflet



Volume 2 Issue 7

Editor, Doug Jackson

October 14, 2021

THANKSGIVING REFLECTIONS!

I sincerely hope that all of you on our contact list had an enjoyable Thanksgiving time period with family and friends. We have a lot to be thankful for and it is wise for all of us to pause and reflect on some of the many things for which we are grateful. Those of us on the Board of Directors of EASR are thankful for the professional leadership and integrity of our architectural firm, INVIZIJ, and our Managing Director, Sid Tjeerdsma. Sid prepared a summary report for us and I am pleased to reprint it in "The Leaflet"

Managing Directors Status Report - October 9, 2021

Some of you may be wondering as to the status of our project. Your Board and especially some of the committees (Finance & Admin; Project Liaison; Communications) have been extremely busy. Much has been happening behind the scenes and the following is a summary of some of the numerous activities that are currently underway.

Architectural Design

On August 22, we had hoped to reveal to you a preliminary schematic design of the site and the buildings and features on it, as designed by Invizij Architects. As is normal, through a schematic design process, our consultants further analyzed this design, and it was discovered that this particular option would require the importation of an excessive amount of fill and we are presently unaware of a source of such a large quantity. Thus, the entire team is currently re-examining the design towards finding modifications that would minimize or maybe even eliminate this fill requirement. However, we do want to share with you an Architect's rendering of what the first building (Elm Flats) MIGHT look like.



Engineering Consultants

EASR is entering into an Agreement for Civil Engineering services with Tatham Engineering. They will be involved to complete all engineering related to Stormwater Management, water and sewer servicing, grading and drainage etc. They will be working hand in hand with our Architects.

Archeology study

A number of weeks ago we reported on an Archeology study that was underway on our site. We are pleased to share the following conclusion from their final report:

Based on the results of the Stage 3 archaeological assessment, the Ritchie Site (BdGx-28) has been sufficiently documented and contains no cultural heritage value or interest.

Charitable Status

Our lawyers are in the process of making application to CRA to have EASR registered as a Charity. This will allow us to issue tax receipts for any donations received and will save hundreds of thousands of dollars in HST payments, both during construction and subsequent operations.

Financing

EASR is in discussions with Meridian Credit Union to provide financing for the project. We hope to be able to

report in the coming days on an agreement to initially provide financing for our soft costs. Negotiations for a subsequent arrangement for construction financing is also currently underway with Meridian.

Here is a photo of your Managing Director with two senior Meridian representatives on site, October 7, 2021



Bookkeeper

Wanda Hooey, our current bookkeeper, had indicated a desire to retire as soon as EASR is able to find a replacement. We are pleased to be able to report, that effective October 1, 2021, we have entered into a contract with Eagle Eye Bookkeeping of Elmvale (Lori Pelletier), to provide a host of bookkeeping services. We want to extend our appreciation to Wanda for all the work she has done since the inception of our organization, and we wish her a happy retirement.

Sales Office/ Presentation Centre

EASR is currently in negotiations for the lease of space in which we would establish a Sales office and Presentation Centre. As soon as we can confirm a location, we will let everyone know

Project Liaison Committee

This committee, whose role is to act as the link between the Board and the Design Team consisted of Dan McLean, Gary Kuehl, and Sid Tjeerdsma. Recently, we welcomed one of our EASR members, Lorne Ogden of HapAmp Construction, to join the committee. His construction experience will be invaluable.

Community Involvement.

Your Board is extremely pleased with the growing amount of community support and involvement.

- Our contact list has grown to over 260 households
- Our membership has grown to over 40 individuals
- Our Waitlist currently stands at nearly 80 applicants (Active & Inactive)
- To date, over 35 individuals and firms have invested in excess of \$1,750,000.00 in the project

Schedule

Some of you have been asking when we expect to “Have the shovel in the ground”. We wish we could give a definitive answer, however that is not possible at this time. There is still well over \$1,250,000.00 of work that is required before construction can start. This involves items like:

- Completion of Schematic Design,
- Site Plan Application and approval
- Detailed Construction drawings
- Building permit application
- Etc.

The best we can say at this moment is that we hope we can start construction before the end of 2022.

Sid Tjeerdsma

I want to personally thank Sid for his tireless involvement in all aspects of our project. His professional experience, coupled with his long-time involvement in Tollendale Village, has been invaluable. We are thankful that he is on our Board!

As always, we encourage you to peruse our website (www.The-Elms.ca) and explore some of the drop-down menus under the major headings. For additional information or clarification, email EASR at elmsvillage@gmail.com. When our sales office and presentation centre opens, there will be a phone system in operation, but in the meantime, you are certainly welcome to contact me, Doug Jackson, personally at 705-527-3097 or via email at sjackson@csolve.net.