

VIRTUAL NEIGHBOURHOOD OPEN HOUSE Proposed Semi-Detached Development

You are invited by SMGH Foundation to attend a virtual neighbourhood open house to learn more about the fundraising project 'Building Foundations', and the proposed development at 61 Brennan Drive.

At its heart, the fundraising project that we call 'Building Foundations' is a relationship between Strathroy Middlesex General Hospital Foundation (SMGH Foundation) and the Construction Technology Program at Holy Cross Catholic Secondary School. Overseen by the expertise of MilDon, a local General Contractor, and using licensed skilled trades, we plan to build and sell homes in Strathroy with proceeds helping to fund a new Digital X-Ray Suite for our local Hospital.

An open house is being held by the Strathroy Middlesex General Hospital Foundation as an opportunity for input and discussion with regards to the proposed development. We are seeking to create 3 building lots from a parcel of land legally known as Lot 61 Brennan Drive. Starting in Fall of 2021, SMGH Foundation would like to begin construction on a new, semi-detached dwelling on the first lot, with possible future and similar development to occur on the remaining 2 lots over the next number of years. Projected construction dates for lots 2 and 3 are yet to be determined.

Due to the COVID-19 pandemic, we are unable to host an in-person Open House and have elected to proceed using a virtual platform to gather your input and comments. The following are the details on when to participate this virtual Open House:

Date: Wednesday July 21, 2021
Time: 6:00 PM to 7:30 PM
Presentation at 6:10pm

If you wish to attend this virtual Open House, we ask that you register by sending your contact information to Tara@smghfoundation.com, to be added to the list of participants. Registered participants will receive the Open House Link in an email a few days prior to the event. On the day of the Open House please log in between 5:45pm and 6:00pm to ensure all participants are entered into the Open House prior to the commencement of the presentation.

If you wish to submit a question or concern that you want to have addressed about this project, they must be received by July 18th, 2021, in writing by email or mail to:

Tara@smghfoundation.com

SMGH Foundation
Attn: Tara Coote
395 Carrie Street
Strathroy, ON, N7G 0E7



Location Map



Requests for additional information can be obtained by contacting Tara Coote.

ANY QUESTIONS OR CONCERNS YOU MAY HAVE COULD BE ADDRESSED AT THIS MEETING. WE ENCOURAGE YOU AND YOUR NEIGHBOURS TO ATTEND THE MEETING AND LEARN MORE ABOUT THE PROPOSED DEVELOPMENT PROJECT.

The Project Committee

Project Volunteers

MIKE MCGUIRE
CHAIR, BUILDING FOUNDATIONS COMMITTEE

MIKE STEVENSON
DEPARTMENT HEAD - TECHNOLOGY/CO-OP
HOLY CROSS CATHOLIC SECONDARY SCHOOL

JOHN BRENNAN

JANET GIBBONS

FRASER MACDONALD

MARIA TZIRAKOS

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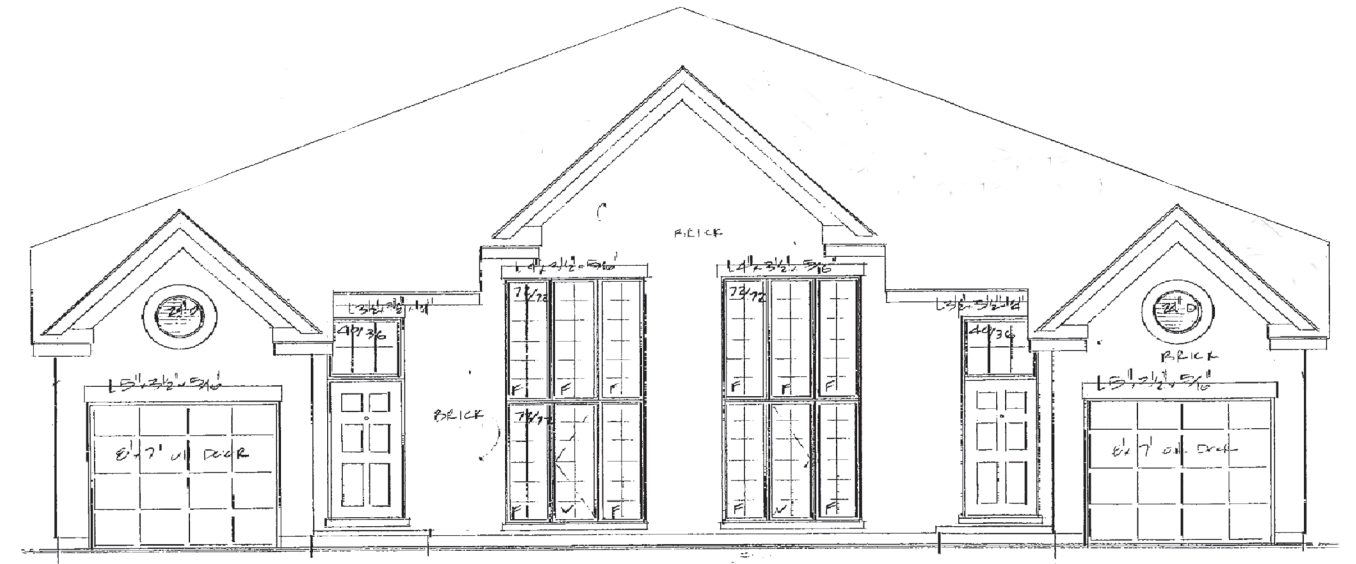
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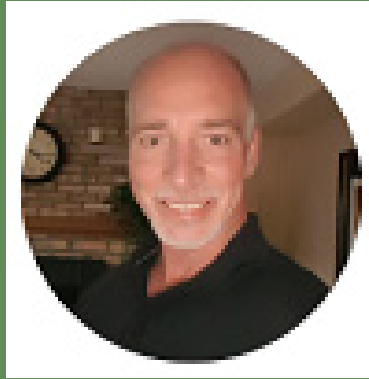
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Building Foundations Project





“Building Foundations is a concept to bring many community partners together to complete a project in support of our local hospital. Together we will accomplish that which is unattainable individually.”

Mike McGuire, Chair, Building Foundations Committee

Building Foundations Project

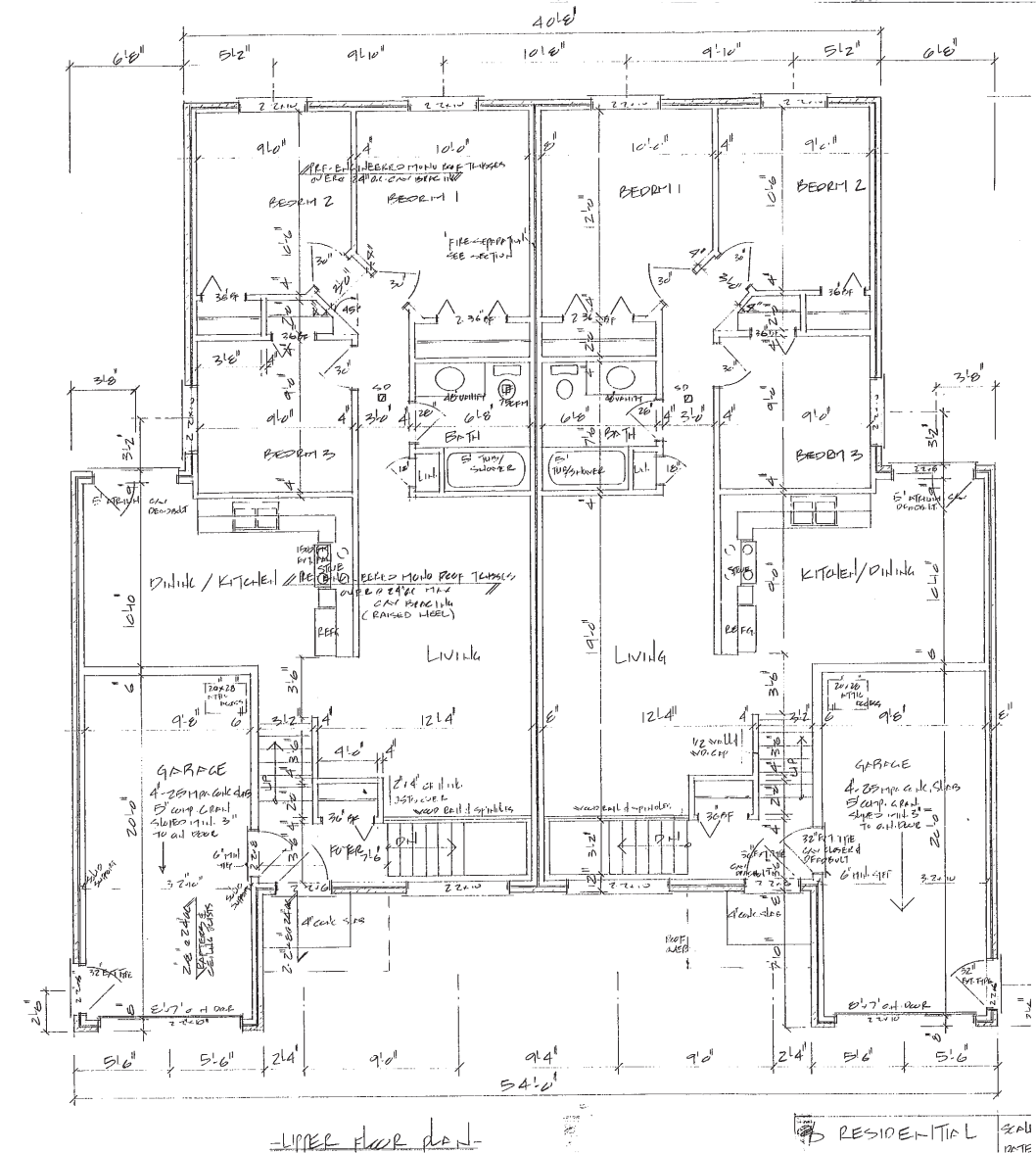
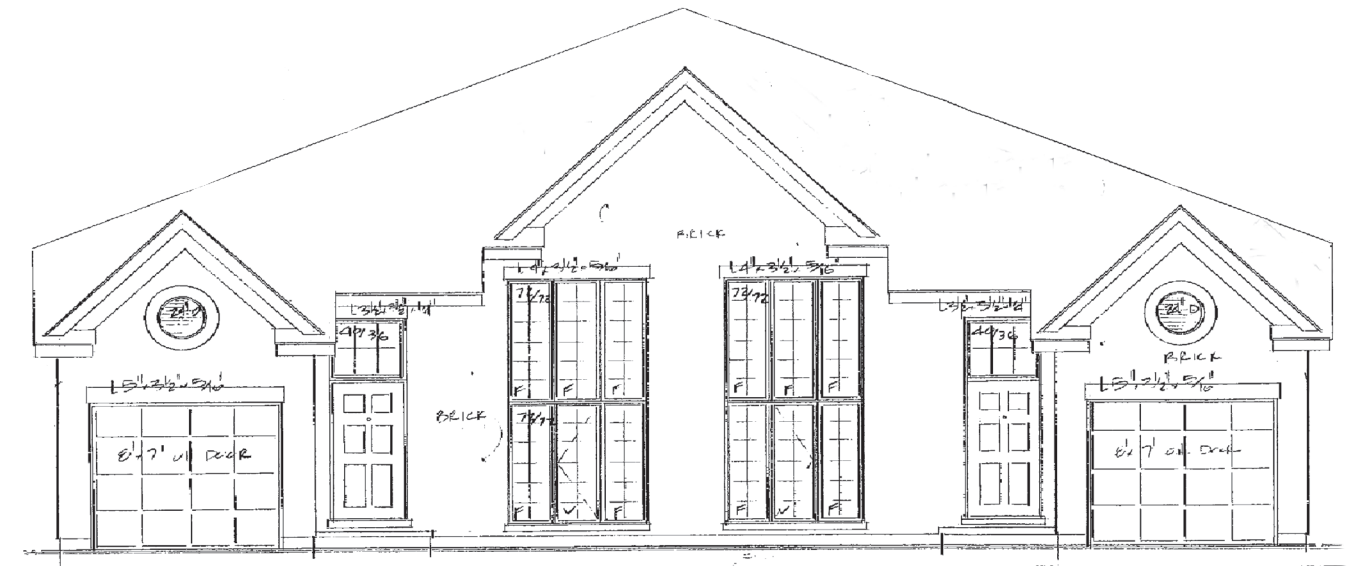
In partnership SMGH Foundation and Holy Cross Catholic Secondary School (HCCSS) are launching a project which at a minimum will achieve two equally important goals. The first is to provide a hands-on experience for students in the Construction Technology Co-Op Education Program at HCCSS as they work to build a home under the supervision of local trades an experienced general contractor. The home will be built on open space property located on Brennan Drive and donated by the Municipality of Strathroy-Caradoc.

The second goal is to raise funds from the proceeds of the sale of the home for the purchase of a new digital radiology suite at Strathroy Middlesex General Hospital (SMGH). This fundraising and education initiative is called ‘The Building Foundations Project.’

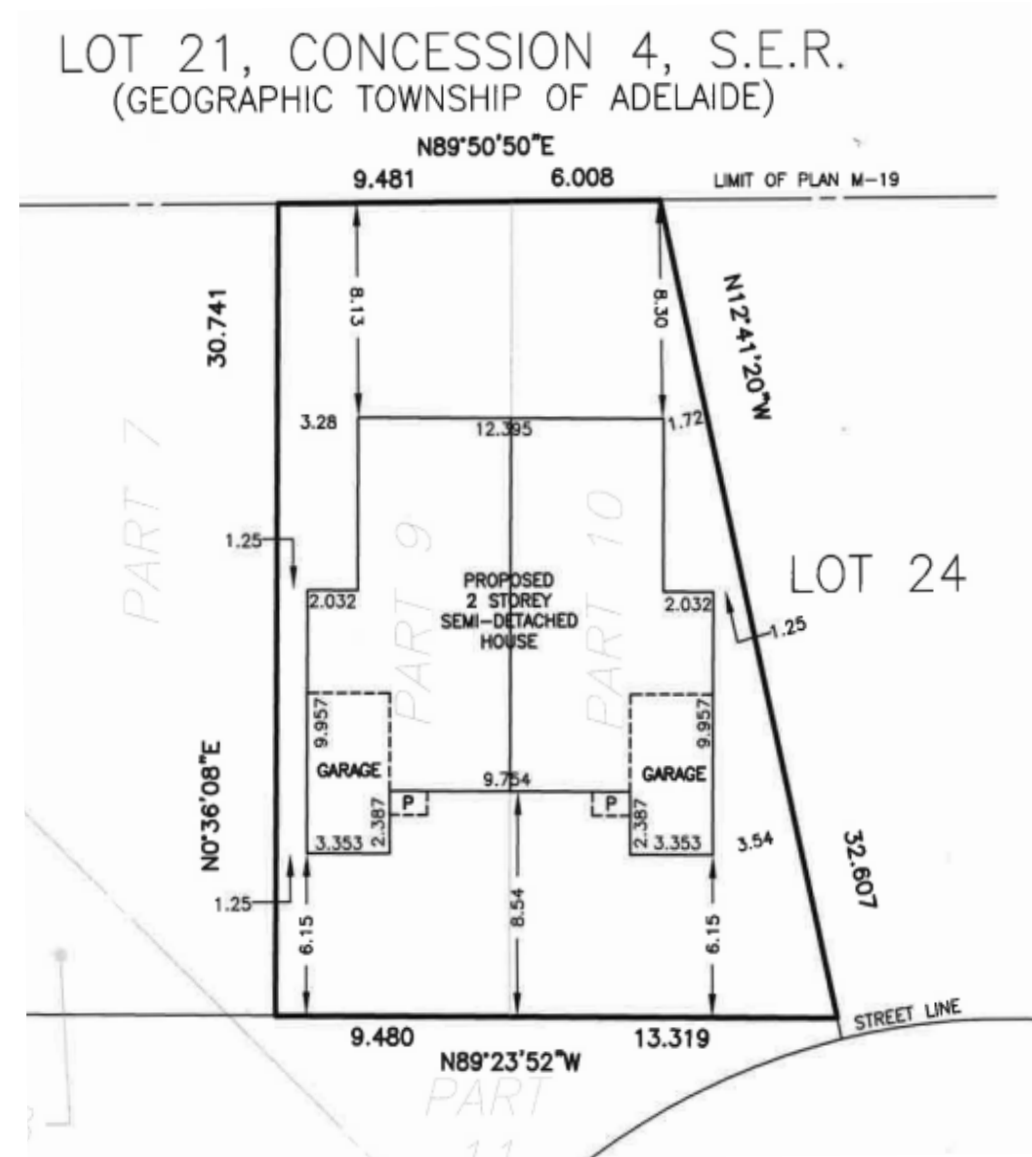
Locally, Strathroy Middlesex General Hospital Foundation (SMGHF) is responsible for raising community donations to cover the costs of vital patient care equipment for SMGH. Provincially, hospital operating costs are publicly funded while patient care equipment purchases are not and must be paid for with donations from the community.

While no donated funds will be used to cover the cost of this project the profits will be donated to the Foundation and used to fulfill its mission to provide leading edge patient care equipment for the hospital.

The House



The Land



Monte McNaughton, Minister of Labour, Training and Skills Development.

“We need to show students and their parents that becoming a tradesperson—a carpenter, a plumber, or an electrician—can be as fulfilling as becoming a doctor, lawyer or an engineer.”

The Builder

MilDon Homes Ltd. has been successfully designing and constructing custom built homes as well as residential and commercial renovations for over twenty-five years, offering a complete package from the design and drawing of the plan to the completion of construction with full customer satisfaction and quality of both workmanship and materials a priority.



The Warranty

Tarion is a not-for-profit consumer protection organization established by the Ontario government to administer the province's new home warranty program. For over 40 years, Tarion has served new home buyers and new home owners by ensuring that one of their life's biggest investments is protected.

By law, all new homes built in Ontario are provided with a warranty by the builder. Tarion's role is to ensure that buyers of newly built homes in Ontario receive the coverage they are entitled to under their builder's warranty.



The Foundation

Donations to the Strathroy Middlesex General Hospital Foundation have a direct and immediate impact on the services and programs provided by the hospital. The funds raised by this project will help the Foundation to fund the replacement of the oldest of three radiology suites at SMGH.

Advances in technology provide the ability to help the hospital to serve more patients in a day by reducing exam times and producing sharper images with fewer retakes for the Radiologists. In addition, these new machines use less radiation than was previously necessary which is an added benefit to the patient.

"We are excited to partner with Holy Cross Catholic Secondary School and its construction technology students! Not only will the project raise funds for patient care equipment but will also be helping to provide hands-on experience to students considering a career in the construction industry. I must also express my sincere appreciation to the Strathroy-Caradoc Council members who have enthusiastically embraced this new and exciting opportunity."

Susan McLean, CEO SMGH Foundation



Susan McLean, CEO SMGH Foundation

“The Home Building course is an amazing opportunity for students to gain knowledge in multiple trade disciplines. This allows students to make a more informed choice on which trade they would like to pursue in the future.”

Mike Stevenson, Department Head Technology /Co-Op



The Students

Construction Course

Courses focus on building materials and processes through opportunities to design and build various construction projects. Students will learn to create and read working drawings; become familiar with common construction materials, components and processes; and perform a variety of fabrication assembly and finishing operations.

Home Build Program

Holy Cross Catholic Secondary School has joined with community partners to have students building houses in Strathroy. This is a great opportunity for students to learn and develop skills on the job in a real-life situation. Students will be on site all day working with employers from across various trades with their classroom teacher on site.

Earning Credits

The Home Build Program is a full day experience and a 4-credit package. This includes 2 Technology credits and 2 Cooperative Education credits.

Timeline

Students will spend the first 4 weeks of the semester in-class then move to the job site and spend the entire day on-site for the remainder of the semester. From time to time, students will be back at school for in-class sessions.

SHSM – Specialist High Skills Major

All students enrolled in the Home Build Program will also be enrolled in the SHSM program. This program allows students to focus on a career path that matches their skills and interests while meeting the requirements of the Ontario Secondary School Diploma (OSSD). Students receive an SHSM seal on their diploma when they graduate.

The SHSM is ideal for students wanting to identify, explore and refine their career goals and make informed choices about their next steps after secondary school.

Cooperative Education

In cooperative education, students learn in safe, responsive environments in the community. The Home Build Program will allow students to participate in a highly skilled workforce, and to be active, engaged, and compassionate citizens.

Workers’ Safety Insurance coverage (WSIB) is paid for by the Ministry of Education during the cooperative education placement period.

OYAP – Ontario Youth Apprenticeship Program

OYAP is a School to Work program that opens the door for students to explore and work in apprenticeship occupations starting in Grade 11 or 12 through the Cooperative Education program.

Students enrolled in the Home Build Program will also have the option of registering in OYAP allowing them to acquire apprenticeship hours and competencies toward the total hours required for a particular apprenticeship, thus reducing post- secondary qualification time. Students will also be registered with the College of Trades. For students transitioning into a skilled trade from high school, there are many benefits of OYAP.



Community Partners

Many Community Partners have started to express their interest in this project. Any contribution, to this project, whether cash, in-kind donation of construction materials, or volunteering skilled labour will help to lower the cost of the home. This will reduce the financial risk and contribute to the funds available for the purchase of much needed medical equipment after the house is sold.

Building Foundations is an opportunity for your organization to get involved with a worthwhile community project at the ground floor and we are asking for your support!

The Foundation and Holy Cross are hoping that our first year is a success, allowing us to repeat and grow the project for many years to come.

If you are interested in learning more or discussing how you and your business can contribute to the project, please contact Tara at the Foundation by email Tara@smghfoundation.com or by phone 519-246-5906 ext 5026

ARE YOU NEXT? CONTACT US TODAY!



Frequently Asked Questions

At the time of printing these are the questions we have received, if you have any further questions please contact us or visit our website at www.smghfoundation.com to learn more about the project as it evolves.

Q: Are there any benefits to the Building Foundations Project?

A: There are many benefits to the Building Foundations project, the Construction Technology students at Holy Cross will get to participate in the entire process of building a house; a hands-on and very relevant educational experience. The students gain valuable real-life experience in the skilled trades, preparing them to make more informed career decisions and helping with their success after they graduate.

The Foundation will benefit from the relationships built during this project and the revenue received from the sale of the house will help purchase much needed Patient Care Equipment for SMGH.

Q: Will my regular donation be used to fund this project ?

A: No, only funds that are donated to this specific project will be used to fund this project.

