



# Eleanor's Court:

## SUMMER 2024 UPDATE

Eleanor's Court is a 25-unit, deeply affordable supportive housing development being built for individuals who are precariously housed in our community. It is being constructed in Sydney and will be owned by New Dawn Enterprises and operated by the Ally Centre of Cape Breton. This quarterly newsletter is to keep our Northend neighbours and the general public informed about the development's progress.

**KEY UPDATE:** Street closures coming this fall. Read more on page 3.



To access the project's website for monthly updates, resources and educational materials, please follow this QR code

Interested in connecting with us? Feel free to email us at: [eleanorscourt@newdawn.ca](mailto:eleanorscourt@newdawn.ca).



**New Dawn**  
Enterprises



**Ally Centre**  
OF CAPE BRETON

# SUMMER PROJECT RECAP

Read about our project activities since our Spring Newsletter was released in June 2024.

## Design:

Our electrical, sprinkler, and painting tenders have been filled. We are working on filling the remaining Phase 2 civil tender, landscape and millwork tenders. We are working with our selected trades to finalize design components in these areas. We have also completed the process of determining the furniture, fixtures and equipment (FFE) for the building and have begun to purchase from our suppliers. Artist Loretta Gould has also finalized the design of the mural that will go on the Yorke and Charlotte Street corner of the building, and she is hard at work painting it now. The design is absolutely stunning.

## Build:

The exterior of the building envelope is complete, and we are thrilled with how it looks! The construction team is now hard at work on the interior of the building. The mechanical and electrical rough-ins were also completed this summer. Thank you to our construction crew who worked through hot summer days, often starting very early to try to beat the heat, to keep the project moving.

## Programming & Support:

In July, BetterStreet came to Sydney to train the Ally Centre staff hired to work in the Pine Tree Park Pallet Village. BetterStreet works across the nation supporting organizations that work with individuals who have experienced homelessness to strengthen their staff and organizational capacity. The training was a great success and we have decided to invite BetterStreet back to Sydney later this year to train the staff who will be hired to support Eleanor's Court.



BetterStreet  
training with the  
Ally Centre Staff



Snapshot of the site as of August 2024

## LOOKING FORWARD

Read on for what we expect around the project over the next few months.

### Design:

Much of the design tweaks of the building should be completed by the fall when the tender process will be finalized. We look forward to working with Entro, signage consultants who supported the Eltuek Arts Centre, on signage and wayfinding for the building throughout the next few months. We also plan to incorporate wood from the trees milled on site into the building over the next couple of months. Once we've done so, we will have a better idea of the amount and types of wood pieces that remain for the community give-away program. Stay tuned!

### Build:

The final season of construction will be busy with interior finishing, as well as exterior landscape and site work. The municipal tie-in work, requiring closure of Charlotte Street between Yorke Street and Nepean Street, will occur this fall. During the couple of week closure period, it will not be possible to drive on this block or park in our Charlotte Street lot, but sidewalks should remain open. We will communicate further details on the closure as soon as the contractor is hired and they put their plan in place. We apologize in advance for this inconvenience and thank you for your patience and understanding.

### Programming & Support:

The Ally Centre will be hiring the Eleanor's Court Housing Coordinator position soon. This person will start this fall and will bring their expertise as we prepare for the tenants' move-in, the building opening, staff hiring and training, and finalizing of the operational policies and procedures. If you are interested in applying for this position, watch for the job posting in the near future on the Ally Centre's website or Facebook page.



Pre-construction	Site Preparation	Foundations	Envelope	Interior Finishes	Landscaping	Turnover
Jun '23 to Nov '23	Sept '23 to Oct '24	Nov '23 to Mar '24	Mar '24 to Sept '24	Aug '24 to Dec '24	Sept '24 to Nov '24	Dec '24 to Feb '25
Completed	Phase 1 Completed Phase 2 Upcoming	Completed	Completed	We Are Here	Upcoming	Upcoming



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Thank you to the Province of Nova Scotia for their support in making this newsletter possible.



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