

CASE STUDY:
HAZELDEAN RETIREMENT HOME



NO ICF EXPERIENCE NEEDED: FOX BLOCKS HAS YOUR BACK.

Hazeldean Retirement Home, Stittsville, Ontario, Canada

Challenge

The owners wanted an energy-efficient facility where they could provide independent living, palliative, and end-of-life care in Ontario, Canada. This family-operated retirement residence aims to be a premier aging-in-place facility by keeping their residents healthy and active. The campus includes a salt-water swimming pool, library, theater, chapel, gym, meditation zone, and lots of spaces for gathering.

This was a massive project with many construction complexities. The building had a basement and five floors, plus a parapet. All of the main floor windows were arched, giving the building a regal, old-world appearance. The structure has 450 openings in total. Walls needed to be plumb and square for the core slab and masonry exterior. The entire footprint was built on originally 16'-deep bedrock and the 2'-4'-high footings were not backfilled prior to starting ICF. Coupled with this, extreme early winter conditions brought frequent periods of freezing rain and heavy snow during the build.

All the more, the architect, engineer, owner, and many of the sub-trades had little to no experience with ICF. The Fox Blocks team provided all the necessary on-site support from design development through construction for a successful end result.

Project Highlights

All interior walls built with Fox Blocks ICF

Precision-cut arch-topped windows

Soundproof chapel/theater with sound system for hearing impaired

Arched mainstory widows and a total of 450 openings

Project Stats

Location: Stittsville, Ontario, Canada

Industry: Multi-Family

Size: 122,500 sq. ft. (floor)

ICF Use: 96,741 sq. ft.

Cost: \$40 million

Total Construction: 99 weeks

ICF Installation Time: 220 days



"I'VE NEVER BEEN IN SUCH A QUIET BUILDING BEFORE! IT'S JUST SUCH A PEACEFUL PLACE. LOOKING THROUGH THE WINDOW IS LIKE WATCHING TELEVISION WITH THE SOUND TURNED OFF."

HAZELDEAN RESIDENT

Sustainability

Energy costs were budgeted to be \$350,000 per year. Thanks to Fox Blocks and a waste-heat recovery heat pump that was used in conjunction with a rooftop water chiller/heater, the first-year energy costs are projected to be under \$280,000.

Budget

The project came in on budget and will provide the owners lifetime savings in energy bills.

Timing

Through winter's adversity, and other extraordinary site delays outside of their control that lost over 3 months of construction time, the ICF crew persevered to ensure they were only two weeks behind schedule when they finished the parapet.



877-369-2562 • info@foxblocks.com
6110 Abbott Drive, Omaha, NE 68110

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