



COUNTY OF WELLINGTON

COUNCIL REPORT

AD-22-08

To: Warden and Members of the County Council
From: Luisa Artuso, Social Services Administrator
Date: Thursday, December 01, 2022
Subject: **Capital Budget for 65 Delhi Street, Guelph – Transitional Housing Development**

Background:

As the Consolidated Municipal Service Manager for Housing Services, the County is committed to moving people experiencing homelessness in Guelph and Wellington County to permanent housing as quickly as possible.

Transitional housing provides individuals with temporary safe and stable housing as an intermediate step between emergency shelters and permanent housing. Transitional housing is an important part of the housing continuum as it alleviates pressure on the emergency shelter system, helps prevent individuals to return to homelessness, and supports their wellbeing as staff work with them towards obtaining permanent housing.

Transitional housing can also provide individualized wrap-around support services that could include primary health, mental health, substance use supports, counselling, job training and placement, community activities, and help with life skills. This is referred to as 'transitional housing with supports.'

At the end of 2020, the County committed to a partnership with the City of Guelph for the creation of the 65 Delhi Transitional Housing project located in central Guelph.

The building at 65 Delhi Street has always had a community purpose. Built in 1911 as a house for the infected during the Spanish flu, it was later used as a satellite facility for the hospital, recreational space, and land ambulance before becoming vacant. The City of Guelph had no foreseeable use for the site and subsequently transferred the property to the County to provide transitional housing conditional on rezoning.

On July 12, 2021, Guelph City Council approved the project and the zoning application received unanimous support. This decision was appealed to the Ontario Land Tribunal in August 2021. On September 13, 2022, the Tribunal released the following decision:

"The Tribunal finds that the ZBA and the Proposal have regard to matters of Provincial interest in s. 2 of the Act, are consistent with the PPS and conform to the Growth Plan and OP. They represent an efficient use of land in an appropriate location, which contributes to the County's objective of providing transitional housing to bridge the gap between homelessness and permanent housing in the City. Overall, the proposed ZBA and the development that it permits represent good planning in the public interest and address the urgent need to support the County in homeless housing."

Details of the 65 Delhi Transitional Housing project can be found at [65 Delhi Street - Housing - Wellington County](#).

Update:

Since the release of the tribunal decision, staff have been working with The Ventin Group Ltd. (+VG Architects) to finalize the design on the project.

The County is planning a wholesale renovation and sustainable modernization of the building to accommodate transitional housing.

The symmetrical Victorian structure with its two wings is ideally suited for temporary support programming. The new design will bridge the gap from homelessness to permanent housing, and as such, the plan offers structure, supervision, support, life skills, education, and training.

The facility consists of 28 private units, food support services, community living space, meeting, training, and counselling rooms, shower and washroom facilities, laundry areas, and staff administration space. The design will primarily consist of refurbishing the heritage building and a modest addition for a new elevator, exit stairs and programme space. The total square footage is 18,600 square feet, and the building is three floors tall.

As with all its projects, the County will complete a project that meets its Green Legacy sustainability and barrier accessibility requirements. The ultimate goal is to create a place that offers a high level of dignity and respect for its residents by creating quality space within a safe environment filled with natural sunlight. It will be a welcoming place to call home with staff who are proud to work there.

The Ventin Group Ltd. (+VG Architects) will present the final drawings to Social Services Committee and County Council in January 2023.

Staff are requesting approval of the capital budget for this project at this time in order to meet requirements of existing funding commitments and to support funding applications to the Canadian Mortgage Housing Corporation. Additionally, to use a portion of the shared Housing Regeneration Reserve, if needed, in order to ensure the project continues without further delays.

Financial Implications:

A total capital budget of \$7.6 million is required for the completion of the transitional housing project proposed at 65 Delhi Street in Guelph.

Currently, funding of \$3.17 million has been allocated to this project from approved provincial funding allocations. Housing Services is proposing the use a maximum of \$3.5 million from the shared Housing Regeneration Reserve. A funding shortfall of \$930,000 has been identified.

Staff are in discussions with the Canadian Mortgage Housing Corporation to apply for the recently announced Phase Three of the Federal Rapid Housing Initiative as well as the National Co-Investment Fund. A successful funding application is required to fund the project shortfall, and any funding received over \$930,000 would be used towards reducing the required reserve contribution.

Attachment:

Capital Project Expenditure and Financing Schedule for 65 Delhi Street, Guelph.

Recommendation:

That County Council approve the capital project budget of \$7.6 million for the 65 Delhi Transitional Housing project in Guelph; and

That a contribution of \$3.5 million from the shared Housing Regeneration Reserve be used for the 65 Delhi Transitional Housing project, if required; and

That the project budget and funding sources be included in the County's 2023 Budget and 10-Year Plan for the adoption by County Council in January 2023.

Respectfully submitted,



Luisa Artuso
Social Services Administrator

COUNTY OF WELLINGTON CAPITAL PROJECT EXPENDITURE AND FINANCING SCHEDULE

Project name: 65 Delhi Street - Transitional Housing Development
 Project number :

PROJECT COSTS

	<u>Total</u>
Construction costs	\$5,290,000
Utility Connection	\$60,000
Furnishings and equipment	\$450,000
Architect fees	\$580,000
Architect expenses	\$10,000
Professional fees and approvals	\$30,000
Building permit	\$30,000
Contingency	\$1,150,000
<u>Total</u>	<u>\$7,600,000</u>

* includes net cost to County of HST

PROJECT BUDGET APPROVALS AND FINANCING

	Gross cost	Housing Regeneration Reserve	Approved Provincial Funding	Project Funding Shortfall *
2023 Capital Budget	\$ 7,600,000	\$ 3,500,000	\$ 3,170,000	\$ 930,000
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*** Staff intend to complete a Rapid Housing Initiative grant application. A successful application will result in grant funding to offset the funding shortfall.**