

Transforming 236 First Street



WELCOME

November 10 2021

Community Information Session #2



Land Acknowledgement

We gather (virtually) today from many parts of what's now called Ontario.


We would like to begin by acknowledging the land on which Services and Housing In the Province operates, which is part of the Treaty Lands and Territory of the Mississaugas of the Credit. In particular we acknowledge the territory of the Anishinabek, Huron-Wendat, Haudenosaunee and Ojibway / Chippewa peoples; the land that is home to the Metis; and most recently, the territory of the Mississaugas of the Credit First Nation who are direct descendants of the Mississaugas of the Credit. We further acknowledge that Dufferin County resides within the traditional territory and ancestral lands of the Tionontati and Attawandaron. SHIP operates on lands covered by Treaties 13, 18 and 19. We are grateful to have the opportunity to work on this land, and by doing so, give our respect to its first inhabitants.

Ways to engage this evening

If you have any questions during this evening's Information Session, we will respond to them during the Q&A following the presentation where you can:

 Use the **chat feature** to ask questions

 Raise your **hand** if you would prefer to comment verbally

 In support of community engagement this evening, we ask that you turn your **camera** on when speaking where possible

.

 **Important Note:** This presentation will be recorded and made available on our website.

Agenda | Speakers

Louise Kindree

Lesley Nagoda

Thomas DiCarlo

Shirley Hannigan

Cindy Larocque

Cory O'Handley

Guest Speakers: Tasha R, Nolan Bentley, Juliane vonWesterholt

- November 3 Session – Recap, Poll Results
- About Us
- Philosophy and Approach, Client Experience
- Redevelopment of the Property – Design, Planning Process
- Community Engagement
 - Community Questions & SHIPs response, Open Q&A, Poll questions
- Next Session
- Tonight's Takeaways

SHIP

Session #1 Recap

Session 1 Summary

Date	November 3 2021
Objective	<ul style="list-style-type: none">• Increase Community awareness of the project and of SHIP as the owner and operator• Address community concerns
Takeaways	<ul style="list-style-type: none">• Learned about SHIP• The rezoning request is for permanent Supportive Housing, not a Mens Shelter/Facility• Resource exclusively for Dufferin residents• Clear Project messaging• Property Management in place• SHIP supports Choices through governance and Board representation• Site plans will be made available

Poll Results

1. Do you feel you have a better understanding of the project?

● Yes 5
● No 0

**100%
said
yes**



2. Do you feel you have a better understanding of SHIP?

● Yes 5
● No 0

**100%
said
yes**



3. Were your concerns addressed today?

● Yes 4
● No 0

**100%
said
yes**



SHIP & Project Recap

30 years of experience and demonstrated success

- Delivers services to the Region of Peel, County of Dufferin and West Toronto
- One of the largest supportive housing providers in Ontario



5000+ Clients



Own & Operate 7 buildings



450 Staff

Project meets the need for permanent, affordable housing in Dufferin

- **27** permanent apartments
- Staff of **12** on site supporting residents
- Community Integration

VISION

Quality Housing
Quality Services
Quality Lives

MISSION

To increase quality of life through health services and housing supports that promote mental health, physical health and wellness

VALUES

CHIRP

- Compassion
- Hope
- Inclusive
- Respect
- Professional

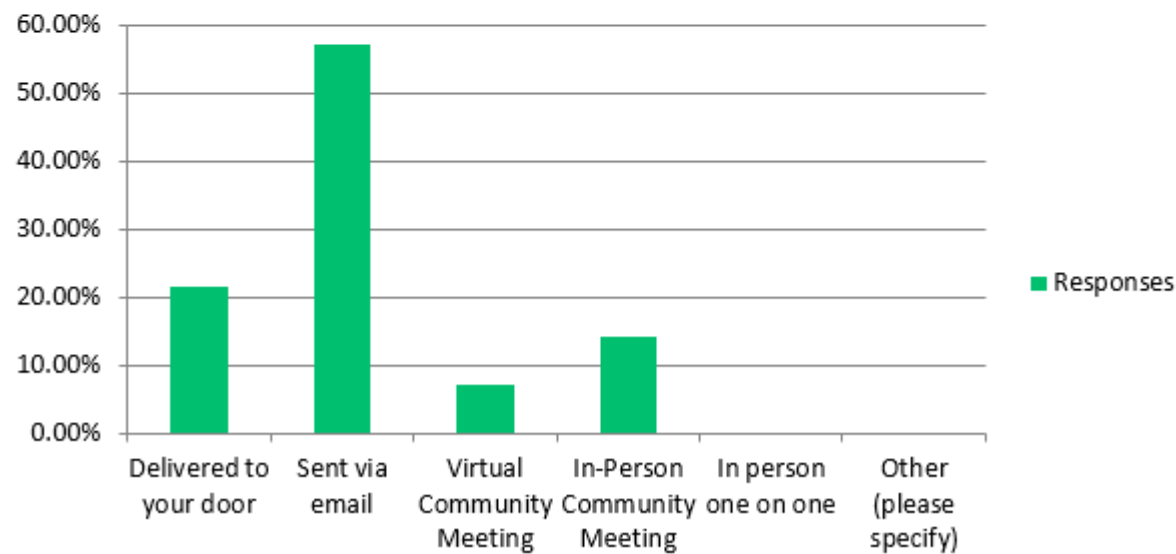
Survey Results

236 First Street Community Engagement

How would you like to receive Motel Transformation Updates?

Answer Choices	Responses	
Delivered to your door	21.43%	3
Sent via email	57.14%	8
Virtual Community Meeting	7.14%	1
In-Person Community Meeting	14.29%	2
In person one on one	0.00%	0
Other (please specify)	0.00%	0
	Answered	14
	Skipped	0

How would you like to receive Motel Transformation Updates?



SHIP

About Us



PROGRAM FUNDERS



SPECIAL PROJECT FUNDERS

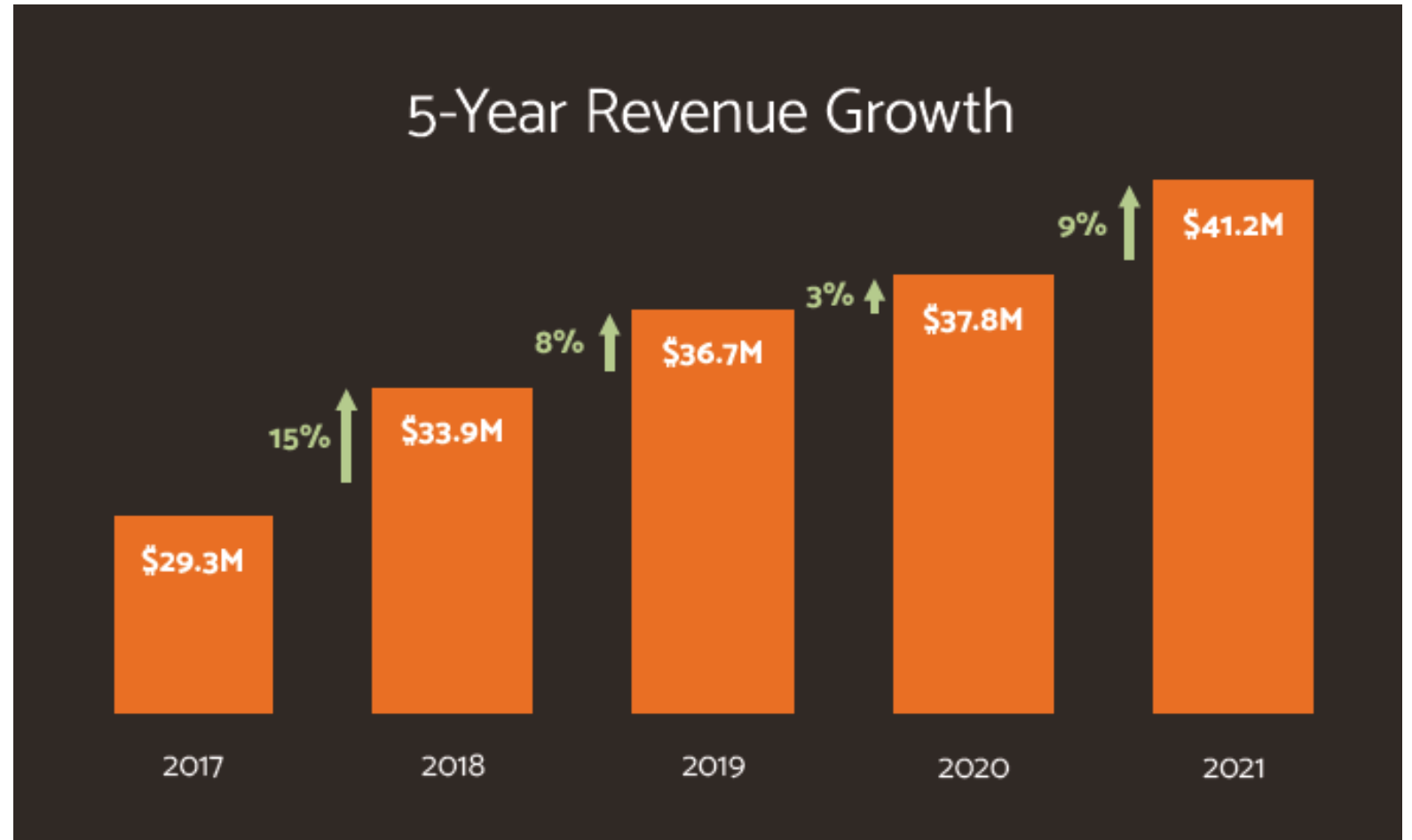


**CANADA
FOUNDATION**



**Our
Funders**

More About SHIP



SHIPs corporate assets are valued at over \$60 million and has an annual operating budget that exceeds \$40 million.

SHIP

Philosophy & Approach

About Supportive Housing



VS



On average, a person **experiencing homelessness** with addictions and/or mental illness used **\$55,000** per year in health care and/or corrections services

On average, a person **in supportive housing** with addictions and/or mental illness used **\$37,000** per year in health care and/or corrections services



Every dollar invested in supportive housing creates **\$4-5** in social and/or economic value

Supportive housing residents were **64% less likely** than shelter clients to use ambulance services



Average hospital stay for supportive housing residents was **50% less** than shelter clients

About Supportive Housing

Affordable and supportive housing are cost effective.

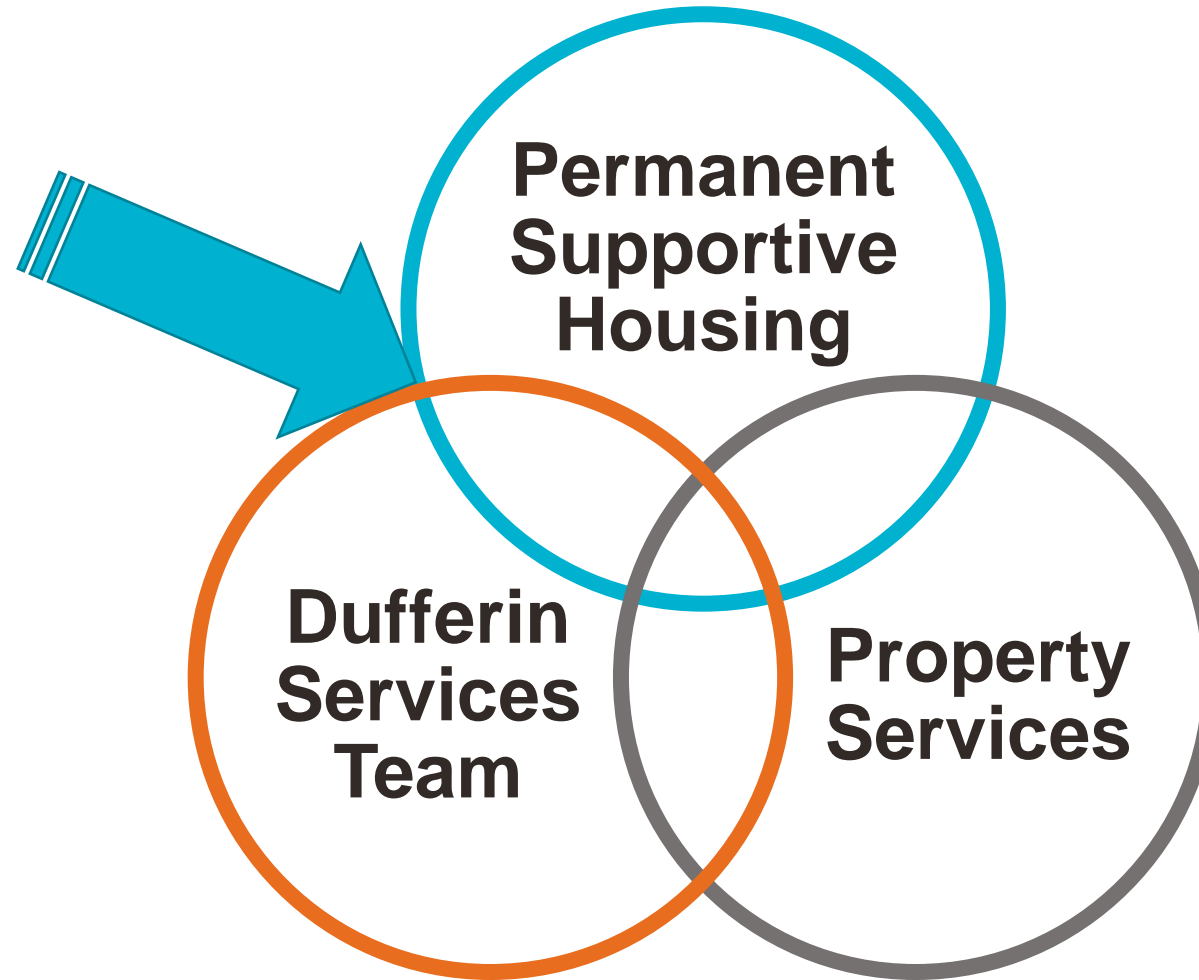
The average daily per diem for affordable housing in Canada is less than that of an emergency shelter, acute hospital bed, psychiatric hospital bed, or jail.

Supportive housing costs between \$31.⁵⁰/day and \$98.⁵⁰/day.⁴

Despite the health and cost benefits of affordable and supportive housing, many people with mental illness are **homeless**, living in substandard housing, or stuck in hospital.



Being a Good Neighbour



Our Approach

Care Service & Tenancy Agreement

Life skills
Counselling
Co-design
Client & Family Engagement

Permanent Housing
Tenant & Landlord
Responsibilities
Residential Tenancies Act
Tenant Relations
Alternate Dispute Resolution
Mediation

CARE SERVICE

TENANCY

EVICTON PREVENTION

**Tenant
Relations**

Supports



SHIP
Wellness & Safety
Information Handbook
Communicating safety and wellness to clients, prospective clients and families.

Tenant Handbook SHIP
Services and Housing
in the Province
..... There's no place like home.....

- Welcome ⓘ
- Your Home 🔑
- Common Areas 🏠
- Your Tenancy 📄
- Your Safety 🛡️
- Getting Involved 👤👤👤
- Services and Supports 📞

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Phone: 905-795-8742 Fax: 905-795-1129
Website: www.shipshey.ca

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**“Nothing about me,
without me”**
Source: Picker Institute

Client Experience



SHIP

Redevelopment of the
Property



Planning Application

- Pre-Submission Meeting: January 26, 2021
- Official Plan and Zoning By-law Amendments Submitted August 31, 2021
- Application included all required technical reports
- Application deemed 'Complete' on September 2, 2021
- Notice signs posted on the property
- Statutory Public Meeting held October 4, 2021
- Additional Engagement Meetings hosted by SHIP on November 3, 10, & December 1, 2021
- Potential approval of Official Plan Amendment (OPA) and amending Zoning by-law end of 2021

Redevelopment Process

Purpose of Planning Application

Adaptive reuse project to convert existing space into 27 independent supportive housing apartment units.

EXISTING ZONE: *Specialized Provision 24.41 and Service Commercial (C3) Zone*



PROPOSED ZONE:

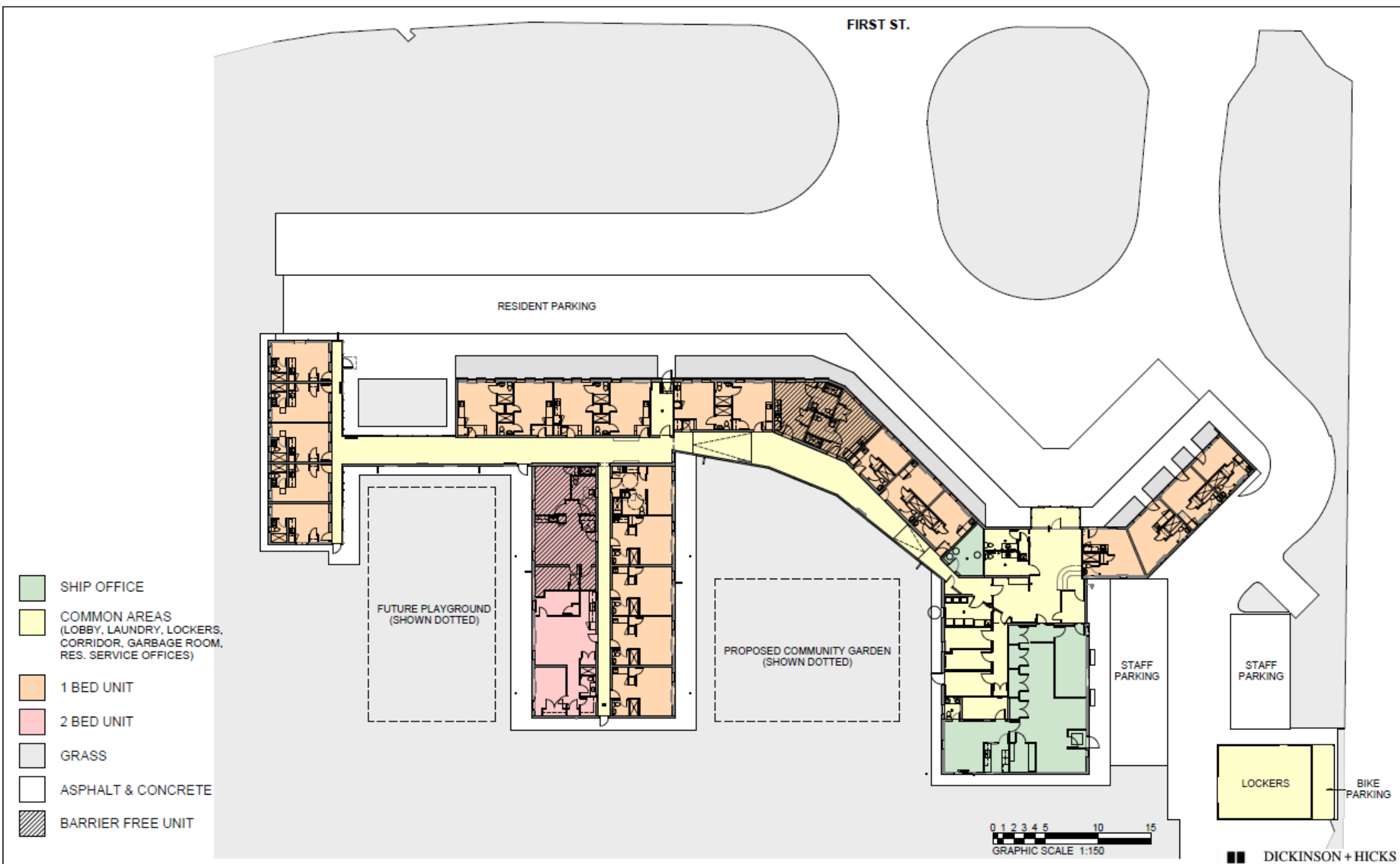
Specialized Provision 24.41 Zone would be revised to also include “supportive housing” as a permitted use with specialized regulations defining the use and reductions in parking for a total of 38 spaces required for the supportive housing use.

EXISTING DESIGNATION:
Service Commercial with Special Policy E8.11.



Special Policy E8.11 would be slightly modified to also include “supportive housing” as a permitted use among existing permitted uses.

Redevelopment Process





Artist Rendering – subject to change

SHIP

Community Engagement

Community Questions

Concern(s)

- Connecting with Mono Town Council
- Community awareness
- Name Change
- Will the footprint of the building change? If so, is it part of the re-zoning application?
- Is the re-zoning application a public record and available to residents?
- Accessibility
- Site Plans

Any
Questions?



Community Polls



- A poll is a quick survey to hear from you, our valued community
- Your input helps to provide important feedback and provide SHIP with opportunities to focus on areas important to you
- Polls will happen at each Community Information Session
- Results will be shared in upcoming communications



How to Participate:

1. A link will be shared in the chat of today's Information Session
2. Submit your choice/response
3. You're done!

This Session's Poll

It's time to start our Poll. The poll link will be posted in the chat. Please open your chat, click the link, and complete the questions. **All answers are anonymous.**

1. Were your concerns addressed this evening?
2. What section did you find the most interesting this evening:
 - Session #1 Recap
 - About SHIP
 - Philosophy & Approach
 - Design of the Property
 - Community Engagement
3. Share your idea for the name of the new building.

Keeping you informed

Learn More About the
Project & Stay Connected

www.shipshey.ca/housing

Community Information Session
December 1
6-7 p.m.



Advisory Committee

- Identify community assets & strengths
- Bring ideas and perspectives
- Share your voice
- Make recommendations



Share your questions, Advisory Committee interest or sign up to receive regular project updates - Email 236FirstStreet@shipshey.ca

SHIP

Next Session

What's Coming at the Next Session on December 1

Included in the notes section for review

- Project Updates
- Poll results
- Community Development
- Property Services
- Next Steps
- Poll for today's session

Tonight's Takeaways

- There is a model...Permanent Supportive Housing
- Design
- Redevelopment Process
- Tenant Relation supports, “Being a Good Neighbour”
- Person Centred Care Approach
- Client Experience

27

**Permanent
Apartments**

30

**Years of
Experience**

10

**Years Investment
in Dufferin County**

Thank you for coming tonight

Supporting the well-being of residents in our communities is the foundation by which SHIP guides the development of housing and services. Our strong community presence, responsiveness, varied housing and service options, commitment to diversity, quality and safety allow us to take a stance and has earned us credibility in the various communities we serve.

