

236 First Street Transformation – Q&A - Updated December 2.21

Many of the responses to the recent questions posed can be found in the recordings and presentation slides of each Community Information Session. Below is a themed response to recent questions. Send your questions to 236firststreet@shipshey.ca and check the website for updates.

236 First Street Project Q & A – December 1.21

Accountability

The plan we have presented is unaltered. Once again the purpose has not changed. The building was purchased exclusively to provide safe, affordable and permanent housing to Dufferin residents.

During Phase I, SHIP operated, in collaboration with our Dufferin partners, a short term housing program providing temporary accommodation to individuals experiencing homelessness in Dufferin. This program has now closed.

Safety

It is SHIP's practice/protocol that any urgent medical or potentially criminal situation should be the subject of a 911 call initiated by whoever detects such a situation – resident, neighbour, staff. Residents are advised to make such calls, as are staff. Neither residents nor staff can be expected to take on such a situation, any more than a homeowner. This is a role for first responders. However, unlike the situation with a private homeowner, and indeed with many private landlords, there are follow-up mechanisms in place to deal with tenants who may have caused or permitted any improper activity within the building. A homeowner can do nothing about a difficult or challenging neighbour, however the Residential Tenancies Act has strong provisions for dealing with difficult or challenging tenants. Because SHIP knows its tenants and supports them, it is rare that SHIP would ever need to even consider such action, but SHIP is no stranger to the eviction process.

If a situation calls for it, SHIP will not hesitate to have on-site overnight security presence. This is rare, but we would be ready. More often than not, triggering events are not the activities of residents but the presence of others.

Communication / Engagement

Neighbourhood communications are and always will be important to SHIP. We have and will continue to provide transparent, timely, informative communication within and above the Ontario Planning Act requirements. SHIP's first communication obligation was to the Town of Orangeville. A zoning amendment application was submitted on September 1, 2021 and the first Starrview neighbourhood communication was delivered on September 18, 2021. The Town of Orangeville held a public information meeting on October 4th and SHIP held 3 subsequent meetings on November 3rd, November 10th and December 1st to engage the community.

Neighbourhood/Community Advisory Committees have been a part of SHIP's engagement strategy for more than 30 years with great success. The purpose of the Advisory Committee for the 236 First Street Project will be in support of:

- ✓ Providing neighbourhoods with education and awareness
- ✓ Promoting an understanding of SHIP services
- ✓ Working together on neighbourhood initiatives
- ✓ Advocating for neighbourhood infrastructure priorities

Building Plan, Zoning

The decision to proceed with the purchase of 236 First Street was based upon the need identified within Dufferin. A zoning amendment application was submitted to Town Planning Staff and Town Council that complied with the Planning Act's strict requirements. No commitment was ever made, in advance, to approve a zoning amendment, nor would this be possible based on the Planning Act's strict requirements.

The Planning Act has a transparent public procedure for the consideration of Planning Act Applications such as an Official Plan Amendment and Rezoning. There has been no decision made to date and Council has the authority to make the decision regarding these Planning Act applications. Council is considering the applications on Monday, December 6, 2021.

Traffic, Road Safety and Pedestrian Safety

SHIP is committed to the safety of all pedestrians within our property boundaries. As part of the zoning amendment, parking studies were conducted which concluded that existing parking would meet the expected demand and as a result, there is no need for the provision of additional parking.

236 First Street Project Q & A – November 10.21

I understand that the facility is one level which makes it ideal for persons with mobility struggles. Will disabled persons be eligible for housing there as well? Will there be any priority to disabled persons?

There will be 3 units that are deemed to be accessible with barrier free washrooms; and kitchens with easily accessible counters and sinks.

What is the relationship between SHIP and Choices?

SHIP is supporting Choices with governance and back office support. SHIP Board members are also represented on the Choices Board.

What is the relationship between SHIP and the (proposed) Men's Homeless Shelter?

There is **no** direct relationship between SHIP and the proposed Men's Homeless Shelter.

I note that SHIP has undergone a name change, previously known as Supportive Housing in Peel. Is there a new structure in place with the Province? Would this open the possibility that the 236 Project could revert to temporary, crisis housing at some future point?

A new corporate name was announced in 2017 with our new name reflecting the current scope of services and housing within the communities we provide support. This accurately reflects the growth that has taken place since we began as Supportive Housing In Peel in 1992.

Have you applied for this motel to be used as a Men's Homeless Shelter? No.

Request for SHIPs Board minutes beyond May 2021. Board Minutes can be found on SHIPs website.

With regard to SHIPs name change, does this mean we will be housing people from other communities? Permanent supportive housing will be offered to residents of Dufferin County.

Are any of our Board members residents of Dufferin? Yes half of the SHIP board are residents of Dufferin County or have family residing here.

What type of agreement will residents be required to sign?

Residents will sign a standard tenancy agreement and be supported through SHIPs Tenant Relations team on being a good neighbour.

Who to contact about housing at the new site?

Visit SHIPs website at Central Intake at intake@shipshey.ca or call 905-795-8742

When did you communicate with the Town of Mono about this development?

While there was no direct communication with the Town of Mono by SHIP, each household in the Starrview Acres neighbourhood received 2 Project communications; all residents within 120m were notified and signage regarding the Zoning Application was erected on the property site early September.

Will we be able to view the site plans?

Draft unit and site layouts will be provided at the November 10 Community Information Session. Once shared, they will also be available at www.shipshey.ca/housing.

What will happen to existing tenants once we close our doors for renovation?

Currently, the program is projected to close by the end of November 2021 with all residents securing alternative housing in the community.

Are there any plans to address the path from 236 First Street to the stores just south of the site?

This is a discussion for and with the Town of Orangeville.

236 First Street Project Q & A – November 3.21**What does the Existing zoning allow for?**

The current zoning DOES allow for emergency housing use. In fact, the motel was used for that as are other motels in Orangeville, before SHIP was involved.

What is the re-zoning request for?

The zoning amendment request is to transform the existing motel into permanent supportive housing. The requested zoning is NOT to permit a shelter.

What's happening at the motel right now?

SHIP's short term housing program is projected to close at the end of November 2021 as we transform the motel into permanent housing. During the program's time, we've supported a number of individuals in ending their homelessness and supporting them to resolve their crisis.

Why has there been police presence at the motel?

There has been police presence. This has been for them to seek help with someone in need as well as to intervene when someone may be in a crisis. We understand that this has not been a problem location for the police.

Who is SHIP?

SHIP has been providing services and housing in Dufferin since 2007 currently supporting more than 150 individuals in the community. We are a person-centered, person-focused organization, actively continuing to expand our capacity to provide health services and high quality housing to the communities we serve.

What exactly will the new site be for?

The recent acquisition of the motel at 236 First Street will support vulnerable individuals in Orangeville with safe, affordable permanent supportive housing. Presently, SHIP has more than 65 individuals on our waitlist seeking supportive housing in Dufferin County.

How will permanent supportive housing differ from the Short Term Program this summer?

Supportive housing generally refers to a combination of housing assistance and supports that enable people to live as independent as possible in their community. The Short Term Program was designed to provide temporary accommodation to individuals experiencing homelessness or at risk of homelessness, many as a direct result of the burden of the pandemic (due to job loss resulting in homelessness).

What's the plan for ensuring the property is kept tidy? i.e. garbage, the grounds

The 236 First Street property experienced some early challenges in accessing necessary services; in some cases, as a result of the pandemic. One example was securing a company to provide waste management. Necessary service contracts have now been in place for some time. We've also recently made some changes in our Property Services portfolio to ensure that our 236 Property meets the same high standards as our other capital properties.

We feel that SHIP has not been clear in their communications about who will be living at 236.

SHIP recognizes the need for more affordable housing in Dufferin. The new development will be an apartment comprised of studios and 2-bedrooms, supporting the identified shortage of affordable housing. The building will permit different household types, however there will be a focus on women as a priority population.

More communication to the Community would be helpful.

Community and client engagement is a key focus for all new SHIP projects. We build community engagement plans to ensure project messaging is clear and open to feedback. We began with an initial communication in September with a follow up the week of October 25 2021. Three Community Information Sessions were held in November 2021 and December 2021 along with monthly newsletters and website updates.

Is there an on site presence?

SHIP typically has staffing presence Monday to Friday. In addition, security has been a constant presence at 236 First Street since SHIP first purchased the property with typical coverage being 3 p.m. – 7 a.m.; we experienced minimal service disruption.

Will the building support wellness and community connections?

The location is ideal as there are goods and amenities within walking distance of the residential area as well as open space recreation in the rear of the building to create healthy environments including a community produce and floral gardens. There will be a well landscaped exterior which will improve the visual aesthetics of the neighbourhood.