

Dear Councillor Rodrigo,

Since our concerns were NOT addressed during the town hall promo call in September, I hope that you will endeavour to pursue answers on behalf of the seniors (many of whom are grandparents) who reside in this community.

Since a large children's playground is within 200 meters of the proposed shelter, what measures will the city take to ensure the safety of small kids?

Will clean-up crews in and around the park remove needles from the park each morning, prior to children stumbling upon them?

Since addicts who will reside there are still using drugs, where will their dealers meet to sell them drugs and how will unemployed addicts pay for those drugs?

Is the City of Guelph committed to providing increased and ongoing police presence due to the probability of increased criminal activity in the area?

What measures will be taken that will provide safety to the nervous 500+ seniors who reside in the area, who use the sidewalk across from the motel as their main walkway to Tim's, the cemetery or the Evergreen?

Will our serious concerns be taken into consideration when the zoning issues are being discussed?

We remain hopeful.

Thank you
Adele Wootton

To whom it may concern

As a local resident and property owner in the area directly across from the Parkview Motel I would like to raise a few objections to the conversion to housing for mental and addiction residents

1. A large number of the current residents are seniors who at the moment walk freely and safely in the neighbourhood.
2. Woodlawn cemetery is a greenspace for peaceful meditative walks and will be affected by drug trafficking in this area.
3. The park also has a population of children who can safely play in the area but if it is a dumping site for drug user's paraphernalia then the health compromise is unacceptable. Especially, during Covid-19 times where we are all a lot more vigilant.

4. The building itself seems poorly designed for residents who will need supervision too.

Please take into account the above concerns and rethink the placement of this centre.

Concerned residents,

Shaheeda Hassen-Bismilla
Dr Fasel Bismilla
Sent from my iPhone

Hi,

My name is Marg Sehl (Densmore). I have taught school in Guelph for many years and am familiar with mental health issues.

I live at ■ Marilyn Dr in a retirement building beside the motel.

I would just like to comment and would you please share this with your committee.

I put my name down on a list to protest the occupation of Parkview motel to be the home of homeless folks ONLY if there is NO HEAVY POLICE PRESENCE.

Due to nearness of the park, elderly folks, and nearness to a retirement activity centre and children coming to the park, I will NOT sign off my blessing to this venture unless we get the help as stated above.

If the Guelph police can not afford to do so, then I will highly suggest another spot in the city .

Yours truly,

Marg Sehl (Sunday October 18th, 2020)

We oppose the Application by the Drop-in Centre, for a donation from the City of Guelph of approximately \$550,000 and for a zone change, in order to facilitate the purchase of the Parkview motel.

1. The proposed purchase is for a specific "homeless person". It is to provide a permanent residence for up to 36 persons, who are mentally handicapped to varying degrees, and the cronic drug addicted. As the Exec. Dir. Ms. Hoekstra has admitted these unfortunate people have been on the streets for years. Historically their treatment verged on the barbaric. They were simply left on the street to fend for themselves. Then shelters were set in large enclosed places, where conditions were such that many preferred to freeze out on the street. A few decades ago, the present model was adopted which has had significant success for those with mental handicaps. A permanent residence provides them with privacy and a sense of security. The drug addicts are a different story. They continue to be a nightmare for

adjacent neighbourhoods. You do not solve their addiction by giving them a place to sleep at night.

2. The Bridges, in Cambridge is an example of present housing arrangements. It was built some 17 years ago for this specific purpose. Similar accommodations exist or are being built in other jurisdictions. They have three things in common:(a) they are multi-level structures (b) they have controlled entrances and (c) there is a buffer to some degree with adjoining residential neighbourhoods.

3. The Parkview motel is a drug traffickers delight. It is the best example of 1950s wasted space. A single story, stretched out building with uncontrolled access. Security is impossible. Drug trafficking is accomplished behind closed doors. Bring your friends. The addicts support their addiction in three ways: (a) funds obtained from sources such as welfare. (b) criminal activity including thefts, assaults, break and enters, accompanied by vandalism and intimidation of the surrounding neighbourhood. (c) by trafficking for the dealer for a portion of the product. If the purpose is to increase drug activity in Guelph and harm the very people we are trying to help then the Parkview is the perfect place.

4. We have been reminded that the City is not involved in this private sale, so has no interest. Nonsense. \$550,000 is quite an interest. We are told that the Drop-in Centre agreed to a purchase price of \$3,800,000 because that is what the owners wanted. Despite our efforts we have been stonewalled from obtaining any further information except that additional funds will be sought from other levels of government. Perhaps this is a good time to remind everyone that there is only one taxpayer, who is in serious debt. How much more will be required to renovate this dump. The present owners apparently are not aware that the paint brush has been invented. The Drop-in Centre has to answer the question as to how many millions of tax dollars they intend to spend in order to house 36 persons.

5. The Staff report simply refers to the necessary zone change required without any reference as to the desirability of such a change. Guelph cannot expand sideways anymore, so the only way is up. We understand that last year this area was zoned to facilitate high density use both residential and commercial. To now revert back and perpetuate to the use of "wasted space" indefinitely defies common sense. Staff seems to suggest that this property may qualify under the federal scheme as a purchase by the City. (not at the absurd price of \$3,800,000). This possibility should be explored, given the loss of employment and shelter as a result of Covid 19. At some point the property could be sold for proper development.

Eric Hafemann

Dear Mr. Mayor,

I am writing to you as a concerned resident of ■ Marilyn Drive and as a City of Guelph taxpayer.

It has come to our attention that the city proposes to turn the Parkview Motel into support housing for homeless and addicted men. This proposal is purported to be

based on the principle of Lucy's Place in the Barrie, Ontario area. I wonder whether you or any of the city councillors made the trip to Barrie to investigate the property. It is in no way comparable to the situation of the Parkview Motel. The property in Barrie is in a commercial district off Highway 400 without any residential access. As you well know, the Parkview Motel is in immediate proximity to a residential neighbourhood and Riverside Park which is highly prized by families in Guelph. This alone makes it completely unsuitable for the proposed supportive housing of 36 males with mental health and addiction issues. In such a location it would be near impossible to provide security controls and police and ambulance would be a daily occurrence in the neighbourhood. Would **you** want such a housing project in your neighbourhood or next door to your mother's home?

I respectfully request that you **carefully** review this proposal and not let it 'slip in under the wire' so to speak without having seriously weighed other options which I am most certain would be available.

Sincerely,
Dayle Perdue

COUNCIL MEETING OCTOBER 26th - PARKVIEW MOTEL CONVERSION

I have sent numerous emails to this Council expressing my views on the proposed Parkview conversion and funding from the City. A few have been acknowledged. I am additionally making this submission directly to Council as I know you all have received a huge volume of emails on the matter and are likely overwhelmed. I may or may not speak directly to you as I will be having surgery several days before the meeting. My husband and I live in a townhouse on Marilyn Drive directly across the street from the Parkview Motel. We are both in our late seventies. We moved here six years ago from our farm property in Waterloo. I chose this place specifically due to its proximity to Riverside Park, Woodlawn Cemetery, extensive walking trails, the Senior Centre as well as public services. I thought I had found my country in the city. The only negative was the Parkview Motel; however, it was widely believed it would soon be converted to high density residential housing according to the City plan. The procedure for this proposal has been handled very badly. It was introduced to Council almost inadvertently in late August with no notice to this neighbourhood whatsoever. It was then presented to us by way of a YouTube video and a Town Hall that had a very clear agenda. By not answering our legitimate questions Ms. Hoekstra and the Mayor have made us naturally suspicious. This is especially so as it's happening simultaneously with the City embarking on a multi million dollar downtown revitalization. The Parkview appears to be a very expedient solution to an immediate problem. It has been implied that our neighbourhood does not care about our underprivileged. That is simply not true. For years I have personally volunteered my time preparing and serving meals for the community suppers at the Royal City Mission. What concerns me are homeless addicts who unfortunately comprise a sizeable chunk of the homeless population. Most of our residents here are senior citizens and many of us

have dogs that we need to walk late in the evening. Having drug addicts across the street makes me fearful for our personal safety. I believe my views are not just emotional but educated and well informed. To assuage our fears Ms. Hoekstra and the Mayor have offered up Lucy's Place in Barrie as a comparable facility. Again, this is simply not true. I personally visited Lucy's Place a week ago. It is located on very busy Essa Road right at its junction with Hwy 400 in a commercial area. The only residential neighbourhood is behind and separated by a tall solid wooden fence that runs the length of the entire block. Lucy's residents have no direct access with that neighbourhood. Pedestrian traffic would have no reason to even pass Lucy's Place. Lucy's is also configured in a horseshoe shape with a very narrow access to Essa Road. Like Lucy's, I also visited Bridges in Cambridge in September. This is also permanent supportive housing that has been there 17 years. When there I spoke to the Mental Health Manager who confirmed my worst fears. Wayne previously worked at Homewood and lived in Guelph and knew our neighbourhood well. He said the Parkview with its close proximity to a residential neighbourhood and especially Riverside Park made it completely unsuitable for the proposed use. He said the inability to provide security controls was particularly problematic. This population does not mix well with a typical residential neighbourhood. My husband and I have a close personal relationship with people who work in social services in Waterloo Region and my husband also worked as a drug prosecutor there. We are very aware of the criminal activity that surrounds these facilities. I believe I have every right to believe that my personal safety is being threatened by the Parkview proposal. Please don't facilitate it by providing funding or rezoning.

Jane Hafemann

First of all let me dispel the notion that Lucy's Place in Barrie is located in a neighbourhood comparable to Marilyn Drive. This is simply not the case. I have personally visited Lucy's Place just as I have Bridges in Cambridge. Lucy's is located on a very busy road right at its junction with Hwy 400. It is surrounded by commercial establishments. The only nearby residential neighbourhood which is located behind is separated by a very tall solid wooden fence that runs the entire length of the block. Lucy's residents have no access to that neighbourhood. Even pedestrian traffic would have no reason to be walking by. No municipalities are putting this type of accommodation in busy residential neighbourhoods let alone a widely used park. We care about homelessness as much as you do. What we don't want is drug addicts living in such close proximity. People are not drug addicts because they are homeless and putting a roof over their heads is not going to change their behaviour. They are desperate people who only care about securing their next fix and that makes them dangerous. Please stop portraying us as being uncaring. You won't find anyone who wants this type of accommodation in their neighbourhood. Surely the residents of Marilyn Drive have more of a right than anyone to participate in this decision. What is expedient for the City will be life changing for us.

Jane Hafemann

Mayor Guthrie and members of City Council:

As a resident of Marilyn Dr., I am deeply concerned to learn of the plans to turn Park View Motel into supportive housing for the city`s most vulnerable: the homeless, the mentally ill and challenged, those addicted to drugs and alcohol. As much as I am loathe to say not in my back yard, I must add:

--does it not make little sense to place a vulnerable among a community that is now themselves fragile and vulnerable due to age and infirmity.

Our experience throughout the spring, summer, and fall has been disturbing and frightening with drunkenness, stoned behaviour, fights, noise, disturbing language, nakedness etc.

and yet, you would place this centre in a most inappropriate setting. This is a highly residential area, it is in close proximity to Riverside Park which draws families, children, classes on outings from schools plus tourists. Presently we are too frightened to walk alone in the Park unless attended by others, no longer do we wish to walk up Marilyn Dr., without being exposed to unsavory behavior . Must we live in fear in our later years.

I know you wish to place a feather in your caps; able to say look what we have done ---this might back-fire if harm comes to any senior or child, think about it.

Please find another spot where the exposure to your fellow citizens is not harmful. This is not the right place, please look for the right place and we will certainly support it.

Marilyn Gostlin

We are writing in support of the proposal to transform the current motel on Marilyn Drive into a homeless shelter as described by the executive director of the Welcome Inn.

Provided that the 24 hour on-site supervision and professional social work and counselling support services are included in the project, as stated by Ms. Hoekstra, We think that such a development can only prove to be a distinct improvement upon the existing situation.

We have lived in this neighbourhood, as residents of the condominium on Marilyn Drive, for twenty four years, and have not experienced any problems with our neighbours across the street at the motel, although we have observed, over the years, regular visits to the motel by police and other first responders regarding "incidents," usually concerning drugs. The motel has been used, in part, to house homeless people with a variety of personal issues, and as is the case with most

"temporary solutions" which involve minimal supervision and support, city resources are continually being drained in order to maintain a safe, harmonious neighbourhood environment.

In our view, the creation of a permanent homeless shelter at the motel, with all of the professional services in place, on-site, 24/7, can only improve the atmosphere in this neighbourhood, and with the addition of improvements to the motel suggested by the consulting architects, the overall impact on the neighbourhood, including property values, will be positive.

The problem of homeless people is continually being perpetuated by the NIMBY attitude, and such will always be the "norm" unless we, as good citizens, decide, collectively, to deal with it.

Yours truly,

Lawrence Sugden & Rosemary Kennedy

Hello Councillors and Mayor Guthrie,

We are located at [REDACTED] Woolwich St. and are the next door neighbour to the Parkview Motel at 721 Woolwich St.

I am writing in the hopes that Official Plan Amendment #69 (OPA #69) is seriously considered when making the decision on whether to grant Ms. Hoekstra the \$500,000.00 plus she's asking for to put towards the purchase of the Parkview Motel for the purpose of supportive housing for the homeless.

The City's planning department has already undergone a thorough commercial policy review of the intensification corridor of Woolwich St. to change the land use designation of specific properties from Service Commercial to a **Mixed-Use Corridor** designation. The following link https://guelph.ca/wp-content/uploads/Node_2016_Web_screen.pdf is a report from 2016 showing a conceptual massing model of what the City's vision was for the Woolwich/Woodlawn street area. That vision was agreed to by the current council on January 28th 2020 when they passed the OPA #69. OPA #69, which includes 721 Woolwich St. (Parkview Motel) and the neighbouring addresses being 727, 731, 735, 737 and 739 were allotted, as a potential mixed-use centre, a maximum gross floor area of 75,600 square metres. On a building scale perspective, this means developments (per property or conjoined parcels) that are in excess of 15 stories with retail and office use, live/work opportunities and medium to high density residential use.

Council has decided on a direction and use for this area (which includes the Parkview Motel property) which earmarks it for a node of intensification. Mixed-Use Corridor designations are selective in civic location and meaningful in purpose in that they are designated as such to be a revenue generating node for the City. The

city's planning department has selected an area that they deemed qualified to act as a high tax-revenue generator through intensification. Funding Ms Hoekstra's supportive housing request is the opposite to what OPA#69 was passed to satisfy. OPA#69 is meant for a specific part of the City to have larger, tax-revenue generating buildings. It's these taxable assets and the mill rates that are attached to them, that will help fund Ms. Hoekstra's vision and the City's need to provide support for the homeless in a more suitable location.

The winter is coming and the homeless need shelter. The Parkview is already supporting that need by offering it's rooms as temporary lodgings. Until a better option through continued due diligence is found, the Parkview is already satisfying a need to provide shelter for the homeless. It should however continue to be temporary because this area of the City, through the very recent acceptance of OPA#69 is not meant to for a use that will continue to need tax dollars to operate through most of it's existence.

Please consider the funding decision carefully. Thank you.

Marco Del Rosario

Mayor Guthrie and Members of Council:

I support giving the Parkdale Motel project, Shelldale and Habitat for Humanity the funds they are seeking, not just the amounts recommended by staff. The anticipated allocation for the 2021 budget should be factored in. Given the number of projects coming forward, Council should also consider increasing the funding envelope for 2021.

This is a terrific opportunity to leverage non-profit investment and matching grants from higher levels of government to provide critically needed affordable and supportive housing.

There are two observations I would make to put these requests in context:

1) As per the email below from Ms. Baker, Guelph citizens make an **annual** subsidy to market housing of \$12.2 million dollars. This is the shortfall of costs of growth not covered by Development Charges. On a detached or semi-detached home, this works out to \$9,000 per unit. There is never any discussion or debate around whether or not we can afford this subsidy, or how much we should be allocate. Citizens are simply handed the tab as part of their property taxes and water and wastewater fees.

I find it perverse that we are subsidizing mansions and luxury condominiums sold at exorbitant market rates, but we wring our hands over whether or not we should be funding supportive housing.

2) Last year Council agreed to a \$4.1 million **annual** increase to the Police budget. The request from agencies providing affordable and supportive housing is a one-time ask only. Slide 23 of this deck illustrates how supportive housing actually results in massive savings to health care and emergency services.

<https://habitatwdg.ca/wp-content/uploads/2019/06/7-Bernadette-Majdell.pdf>

Lastly, I am completely opposed to the use of a Minister's Zoning Order which is mentioned in the staff report. This is a dictatorial and undemocratic approach which has no place in local democracy. I may disagree with the position of opponents of the Parkview Motel zoning change, but I defend their right to proper planning processes. The real path to avoid an LPAT appeal is to address the concerns of neighbouring residents through a guarantee of 24-7 support provided to future residents.

Sincerely,
Susan Watson