

James White

Applewood Crescent
Guelph Ontario

February 20, 2021

Mayor & Council
City of Guelph

Re: Proposed Zoning Plan Amendment submission by Kindles Communities to allow a supportive housing building adjacent to the Shelldale Family Gateway Early-On Center for the chronically homeless and those recovering from drug addiction and mental illness as announced publicly and released to the media by the developer.

Your Worship & Members of Council,

Let me begin by saying I strongly support the Mayor and Councils ongoing efforts to find housing for the chronically homeless. You are to be commended for your efforts. I ask that the Mayor, members of council and their staff consider all factors with an open mind in order to arrive at a decision, regarding a zoning plan amendment.

In the developers submitted application for a zoning plan amendment it states the application is for *supportive housing for those having long term care disabilities*. The developer needs to be more transparent and explain what they mean by those having *long term care disabilities*. The developer explicitly stated in press releases that the proposed supportive housing was for the chronically homeless and those recovering from mental illness and drug addiction. The community is very concerned about the developers proposal to introduce supportive housing in the proposed location for special high needs citizens as you are bringing them into an area the community has been trying to develop as a children, youth & family hub. I would also like to point out at the same time this depressed community is constantly battling drug trafficking. Many Citizens have complained of being approached by people selling drugs in the evening or weekend in the area of willow road school & the plaza on willow road at dawson road. We are also concerned for the people with special needs the developer is bringing into the area as there is high potential for making their condition worse. Our willow west community is finding this a tough battle as drug dealers always target people & areas of low income & there is no doubt we are being targeted !

The proposed building site is located adjacent to the Family Gateway and Early-On Center. It is in an area that has been developed by the City with the support of the Ontario Government, Charitable Organizations and the Onward Willow community and has developed into a Children, Youth and Family Hub. The three main components of this hub are Willow Road Public School, Willowdale Child Care and Learning Center and The Family Gateway and Early-On Center. The Shelldale Family Gateway Early-On Center is dedicated to the development of programs for youth, children and their families in this Onward Willow community, so they can take on leadership roles in the future, as stated in their mission statement. Early-On provides programs for children 0 to 6 years of age and their families. These programs are very helpful to their families in this challenged and struggling Onward Willow community. This plays an important role in the development of our children into responsible citizens. Also in close proximity is Willow Road Public School, which has approximately 350 students in attendance daily. Close to the school is the Willowdale Child Care and Learning Center which provides moms and dads much needed quality daycare for their young children. All of these facilities are used extensively by children, youth and families and support this community in what has developed as a child, youth and family hub.

The proposed building as announced by the developer would provide housing for tenants with high special needs located adjacent to Shelldale Family Gateway and EarlyOn Center. I have to seriously question the compatibility of the high special needs tenants in such close proximity to many children, youth and family facilities. The proposed building is in the immediate area of children, youth and family daily foot traffic due to the children going back and forth to school each day and their families use of the Family Gateway and Early-On Center. Some interaction will no doubt occur with high special needs tenants of the proposed building. This of course raises issues of compatibility and a concern of parents for the wellbeing of their children. I appreciate the developers efforts to try and assist people with special needs, but I am puzzled that the developer would propose to locate the building in an area where there is such extensive use of facilities by children, youth and families! The developer will be expected to take full responsibility if any of our children are injured by his high risk proposal to build in such a sensitive area!

Reference to the Provincial Policy Statement

I would like to draw your attention to the Provincial Policy Statement, which under the planning act, indicates "The Social Well Being of Ontarians" as a goal and should be considered in provincial planning. The proposed building location is definitely a concern to the social well being of children, youth and families in this area, as the facility would provide homes for high needs tenants in close proximity to children, youth and family facilities. The parents of our children and youth are certainly concerned about the safety, wellbeing and compatibility of introducing those with special high needs into the area of high foot traffic of children, youth and families in this willow west community. The developers proposal fails to meet the Provincial Policy Statement in this regard.

Policy Section 1.1.3.4 In Reference Planning Justification Report and City of Guelph Policies Requirements
The policy indicates Redevelopment and Intensification shall avoid risks to public health and safety. It is proposed to introduce those recovering from drug addiction and mental illness as tenants to this area. This raises our concerns of compatibility and is a potential safety risk, which would not be in compliance to this policy. This area is in fact is a children's, youth and family hub and a children, youth and family high foot traffic area, interaction will occur. All three referenced facilities in this area are geared to programs for the advancement of children, youth and their families in this struggling community. The proposed development fails to meet City Policy 1.1.3.4 in this regard.

Policy 7.2.2.3 In Reference to the Planning Justification Report and City of Guelph Policies Requirements
The Policy states and directs that developments during councils tenure is to meet the social and economic needs of the city's residents. The proposed building is in a high volume children, youth and family foot traffic area and in close proximity to the children, youth and family facilities. It does not meet the social requirement in regard to the social needs of the children and youth of this community . This is not creating a compatible safe and secure environment for the children because the high special needs tenants of the proposed building and their probable interaction at times with the youth and children of the community. The proposed development fails to meet City Policy 7.2.2.3

I respectfully suggest to the developers that they should find a location for the proposed building that does not have a compatibility issue of high special needs tenants with our children and youth, who are our most precious possession! The Ontario Government, The City of Guelph and Charities have always made positive efforts to improve the lives of youth children and families in a depressed onward willow neighbourhood. To propose a building for special high needs citizens in an area of high use by the communities children, youth and families is definitely not a positive contribution in this regard. Due to the compatibility concerns for our children's well being, not satisfying the noted city's policy requirements and lack of compliance to the spirit of the provincial policy statement, in my opinion, I do not think a zoning plan amendment should be recommended for approval.

Yours Truly

James White C.E.T.

Long term local resident 1973, parent, foster parent, Onward Willow volunteer