

Dear Mayor Guthrie and City Councillors,

My name is Emily Mininger and I live in the Onward Willow neighbourhood. I am writing in support of the zoning by-law amendment for transitional housing to be located at 65 Delhi St. and the zoning by-law amendment for permanent supportive housing located at 85 & 89 Willow Rd.

As our community has a plan to end homelessness by 2023, creating housing options for those who need it is a key part of making this happen.

Transitional housing at 65 Delhi St. will help our community members get the support they need to improve their lives and wellbeing. This will contribute to them being able to find a permanent housing solution and live a better quality of life.

Permanent supportive housing at 85 & 89 Willow Rd. will also help our most vulnerable community members. Permanent supportive housing is proven to be a cost-effective solution that improves lives and contributes to a stronger community.

I believe both of these zoning amendments will contribute to our plan to end homelessness and strengthen our community. Housing is one of the most important needs for those experiencing poverty to be able to improve their wellbeing, get out of harmful situations, and thrive. I believe housing is a human right and it's our collective responsibility to provide housing for all who need it. As someone who lives in Onward Willow, I think this change would be a positive improvement to our neighbourhood and make our community stronger.

I encourage council to approve these amendments to help put an end to homelessness in our community and help everyone find a safe, stable and affordable place to call home, as I believe the addition of these supports could make that possible.

Thank you.

Emily

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Emily Mininger

Dear Mayor Guthrie and City Councillors,

As I write this, my family is trying to help a mother, her toddler and teenage son struggling to escape a criminally abusive situation, now at a transitional shelter in Cambridge.

Please support the zoning by-law amendment for transitional housing to be located at 65 Delhi St. We need more of this housing in Guelph to meet our obligations to the Canadian Charter of Rights and Freedoms and The UN Declaration of Human Rights.

Let's move from aspirational to actual provision of safe spaces for well being in Guelph.

Sincerely,

Dan Maitland    Ward 4

After speaking with several members in our community it was clear that we share many of the same concerns regarding the rezoning of 65 Delhi St.

**\* No room is identified as space for on-site delivery of support services.** Life skills, financial literacy, and other supports that build skills for living homed are important for helping homeless people off the street. Delivering those supports requires space. As well, without intending to imply that all homeless people struggle with addictions or mental health problems, the previous proposal clearly indicates that providing support in those areas is important. The current proposal appears to provide little more than a dormitory or barracks for warehousing people, with no provision for crisis or other support on-site.

**\* The proposed structure would involve a large number of people on foot and in vehicles funnelled through very tight access points.** The lot is not on a street except for a 12.6m corner behind the parking lot that is a steep slope to a retaining wall abutting Eramosa Road. All access is via a right-of-way with no sidewalk that services the hospital parking and a narrow pedestrian right-of-way between 55 Delhi Street and our neighbour's house at 39 Delhi Street.

**\* The proposed density for the building is 66 units/hectare, which is almost 200% the maximum allowed density of 35 units/hectare for low density residential areas like ours.** There are a number of other elements of the proposal that are considerably out of keeping with stipulations in the bylaw and Official Plan. The planning justification tries to define Transitional Shelter as being a kind of Emergency Shelter, but one that is somehow also just a plain Residential Infill Apartment.

\* Emergency Shelter under the bylaw is "a government subsidized facility which provides lodging and services to meet the personal needs of people experiencing homelessness on a short-term, infrequent basis". **It is hard to understand 3 month to 3 year stays as "short-term".**

**\* The bylaw limits Emergency Shelters to a maximum of 16 beds,** which was what the 2010 proposal envisioned, **not 36.** (As far as the Transitional Shelter is an Emergency Shelter, this use is covered under a section of the zoning bylaw that includes Lodging House Type 1 and Group Homes.)

**\* Park land will be lost.** The lot to the southeast of the building is included in the land to be rezoned. This is the old park and playground area for the Recreation Centre. It used to have swings and a playground set/sandbox area before the City removed them a decade or so ago. Since it is immediately behind our house we know people still use it for play, dog walking, etc. despite very poor maintenance, removal of garbage cans, sodding of the playground area, etc. The proposal refers to this area as the "front yard" and seeks permission to allow parking within it. Katie Nasswetter, the planner managing the file, has told us that the intention is to legalize existing parking to the east of the building. Plans for the existing green space are unclear, but it appears that the rezoning requested would allow parking to be extended into it. We feel that any proposal should stipulate that the current green space must be preserved and continue to be open for community park use.

Thank you for taking the time to look at the proposal and the potential impacts.

Joel Agnew

Hello,

I am a resident of the Wolfond community writing to share my concerns with the rezoning plan for 65 Delhi Street.

My concerns are shared by many in our area and have likely been brought forward by others as well.

The location of building poses significant challenges with access for both pedestrian and vehicle traffic. There is only a very small part of the lot which borders Eramosa and is not pedestrian friendly. Otherwise, there is a poorly-lit path running between a daycare and someone's yard or a busy, narrow drive-way also shared by hospital staff. In addition, being hidden behind another commercial building, with no visibility from the street, poses a significant safety risk for residents of the shelter and staff members.

The proposed plan of 36 shelter beds does not leave adequate space in the building for support services – medical, mental health, social work etc – that are essential to helping residents successfully transition into safe, permanent housing. Too much crowding in the residence will lead to large groups loitering outside and around the Wolfond community posing safety concerns for those living in its vicinity. It has also been pointed out that this density of beds in the area of land occupied by 65 Delhi Street is not in line with local housing density by-laws (see below).

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kind of Emergency Shelter, but one that is somehow also just a plain Residential Infill Apartment.

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Finally, expansion of parking for this property threatens the park/green space behind 65 Delhi Street. This is an important part of our neighbourhood and acts as a place for outdoor exercise and recreational activity. Many local families depend on this area as a safe and fun place for small children. Many will feel they no longer have unrestricted access to the area.

I urge our council to consider these factors when considering the rezoning and residential plan for 65 Delhi Street. While providing safe housing for homeless individuals is essential, doing so using a facility that is not ideally located, promotes overcrowding and is not safe for facility staff will not work. The Wolfond community depends on a safe neighbourhood with access to green space. It is an area of that is transitioning and attracting many young families. Positive residential growth in this area is a very important part of the downtown core. This growth could be jeopardized by a poorly laid out, unsafe transitional housing project.

Thank you,

Morgan Kwiatkoski

Dear Mayor Guthrie and City Councillors,

My name is Terry O'Connor and I am a neighbour and am writing in support of the zoning by-law amendment for transitional housing to be located at 65 Delhi St.

Our community has a plan to end homelessness by 2023. Creating transitional housing for those who need it most is an essential part of making this happen. As part of a range of housing options, transitional housing is a solution that will provide the structure and support needed to improve people's lives, increase health and wellbeing, and support a stronger community overall. When everyone in our community has a safe and affordable place to call home our whole community benefit.

I believe that everyone should have a safe, stable and affordable place to call home, and access to supports to make that possible. I encourage City Council to approve this amendment to make this project possible and help put an end homelessness in our community.

Thank you,  
Terry O'Connor

To Guelph City Councillors,

As residents on Glenhill plc, we would like to voice our concerns in regards to the proposal for a transitional housing site at 65 Delhi st.

It seems to us that having a group of people that may potentially be dealing with drug and alcohol addictions living in the same building, may not be a good scenario for the surrounding neighbourhood. We have heard reports of vandalism and break-ins near two other sites; the Jesuit center, and the Holiday Inn. I have seen first hand how a large rock was thrown through a window of a business near the Jesuit center. Unless there is a lot of structure and staff on site, these living conditions could create a lot of free time and boredom which can result in acting out in these ways.

Other concerns would be the various treed areas on the grass hill below 65 Delhi, which could become hiding places for injecting needles etc. I just heard a report this week of three people in a secluded corner downtown tying each other's arms off to inject each other, then leaving the needles on the ground. We have also heard a report of men sitting in the ditch near the Holiday Inn using needles.

Yesterday afternoon when I walked up the grass hill from Glenhill plc, children from a daycare were playing there. We also take our grandson for walks up there, but if this housing proposal is approved, this could discourage people from feeling comfortable using that area.

Please consider these thoughts as you move forward.

Thank you,

Robin and Darla Pharoah.