

Staff Report



To	City Council
Service Area	Public Services
Date	Tuesday, March 26, 2024
Subject	Parkland Dedication for Emergency Shelter

Recommendation

1. That Council waive any applicable Parkland Dedication fees for the Emergency Shelter renovation and expansion planned for 23 Gordon Street
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Executive Summary

Purpose of Report

To seek Council direction to waive any Parkland Dedication fees for the renovation project to add emergency shelter beds and transitional housing spaces at Stepping Stone's 23 Gordon Street building.

Key Findings

As demonstrated in the [Collective Results report](#) presented to City Council in September 2023 and discussed more recently at the Health and Housing Symposium hosted by the County of Wellington, there is an urgent need for more emergency shelter beds and transitional housing spaces in Guelph. By waiving the parkland dedication fees in time to allow the County of Wellington get their building permit and therefore access capital funding by the March 28, 2024 deadline, this will move forward the renovation project underway at Stepping Stone's 23 Gordon Street location and add much needed capacity into the housing system.

Strategic Plan Alignment

The development of this emergency shelter and transitional housing at this location supports community well-being and waiving the parkland dedication charges is a way that the City can demonstrate partnership to help address the systemic gaps and address chronic challenges of homelessness in our community.

Future Guelph Theme

People and Economy

Future Guelph Objectives

People and Economy: Support community well-being

Financial Implications

Staff are not able to estimate the value of the waived parkland dedication fees as there is no appraised value for this property.

Report

The County of Wellington has been working with Stepping Stone on developing 23 Gordon Street to increase the number of emergency shelter beds and transitional housing spaces in Guelph. As outlined in the attached report titled "New Emergency Shelter Beds and Transitional Housing in Guelph" the planned development is for 12 transitional housing units and approximately 24 new emergency shelter beds, which would be in addition to the existing 27 emergency shelter beds already on the first floor at Stepping Stone's 23 Gordon Street location. The reports confirm that County staff would be overseeing the construction management of the project with Stepping Stone maintaining ownership of the property during and after construction.

As outlined in the County report, the estimated project costs are \$4,961,544. The County of Wellington has secured capital funding for the project; however, communication embargoes are not permitting County staff to announce the sources of funding at this time. This information has been disclosed in closed session to the County's Social Services Committee.

Due to the external sources of funding and deadlines for issuing of the building permit of March 28, 2024, there is a need to resolve the parkland dedication fees no later than that date. As a result, it is recommended that Council waive the parkland dedication fees for this project given the urgent need for emergency shelter and transitional housing spaces and to access the County's available capital funding for this project before the deadline of March 28, 2024.

Because this renovation will result in the overall square footage of the 23 Gordon Street building to be increased with the addition of the third floor, parkland dedication is triggered, and staff do not have the delegated authority to waive the fees as the building is not municipally owned. Therefore, Council must pass a motion to waive the fees.

Financial Implications

Staff are not able to estimate the value of the waived parkland dedication fees as there is no appraised value for this property. In order to attain an appraisal and determine the value of the waived parkland dedication fees, more time would be needed which would result in the County missing the March 28, 2024 deadline for issuing of the building permit and therefore missing the available capital funding.

Consultations and Engagement

None

Attachments

Attachment-1 County of Wellington Report - New Emergency Shelter and Transitional Housing in Guelph HS-24-01

Attachment-2 County of Wellington Report - 23 Gordon Project Update HS-24-03

Departmental Approval

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