



COUNTY OF WELLINGTON

Committee Report

HS-24-01

To: Chair and Members of the Social Services Committee
From: Mark Poste, Director of Housing Services
Date: Wednesday, January 10, 2024
Subject: **New Emergency Shelter Beds and Transitional Housing in Guelph**

Background:

Since the Spring of 2023, County staff have been working with staff at Stepping Stone, the County's Construction Manager and Grinham Architects on the viability of developing 23 Gordon Street in Guelph to increase the number of emergency shelter beds and transitional housing spaces in our community in 2024. 23 Gordon is a two storey building owned by Stepping Stone who currently operate emergency shelter services on the main level and uses the second storey for administration offices. Current zoning at the site allows for developments of between 3 to 6 stories. Engineering studies for the building indicate that the existing structure could support the addition of one storey.

Update

Grinham Architects worked with staff at Stepping Stone and the Housing Services division to develop a project that will support the creation of approximately 24 new emergency shelter beds and 12 new transitional housing units in addition to the existing 27 emergency shelter beds already at 23 Gordon St. County staff will be overseeing the construction management of the project from planning to structural completion, with Stepping Stone maintaining ownership of the property.

The project proposes renovations of the 2nd storey from its current use as administration offices to be used for 24 new emergency shelter beds that can be later transformed to 12 transitional housing units in the future, should needs in the system change. As such, the redevelopment design of this floor includes kitchen facilities, staff space, storage, meeting rooms, laundry, washrooms, and shower facilities. The project also proposes the addition of a 3rd floor on the building to be used for 12 new transitional housing units. This addition will also include kitchen facilities, staff space, storage, meeting rooms, laundry, washrooms, and shower facilities. This floor is also being designed to be flexible based on future needs of our community. If experiences of homelessness grow in our community and more shelter space is needed, the floor could be converted from 12 transitional housing spaces into 24 shelter beds.

Capital Costs

The current capital budget estimate for construction of this project is approximately \$3.5 million not including HST, design costs, permit fees, furnishings, and equipment.

Capital Funding

Staff have secured capital funding for the project in the amount of \$3,941,000, however, communication embargos are not permitting staff to announce the sources of funding at this time.

Operational Funding

The operational costs to support this project is estimated at \$1,280,000 annually including all staff wages, supervision, programme costs and property maintenance. These operational costs have been included in the County's 2024 budget and 10-year plan assuming operations begin November 1st of 2024 with annualization taking place in 2025. Therefore, the project is contingent on the County's 2024 budget being approved.

Recommendation:

That the report, New Emergency Shelter Beds and Transitional Housing in Guelph, be received for information.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Mark Poste". The signature is fluid and cursive, with the first name "Mark" being more prominent than the last name "Poste".

Mark Poste
Director of Housing Services