

City of Cornwall Massey Commons Public Information Session



Thursday February 22nd, 2024

Agenda

- Welcome (Mellissa Morgan)
- Land Acknowledgement (Mellissa Morgan)
- Mayor's Message (video)
- CAO's Message (Mathieu Fleury; CAO – City of Cornwall)
- Human Services (Mellissa Morgan; General Manager Human Services and Long-term Care and Lisa Smith; Manager Housing Services)
- Axia Design (Dan Wojcik and Chris Wong)
 - review of plans for Massey Commons
- Cornwall Police Services (Chief Spowart)
 - community safety and concerns
- Q & A (Mathieu Fleury)
- Closing Remarks and Next Steps (Lisa Smith)

Land Acknowledgement (Mellissa Morgan)

We acknowledge that we are gathered on the traditional territory of the Haudenosaunee peoples, the Mohawks of Akwesasne, the original keepers of this land. As settlers, we are grateful for the opportunity to meet here, and we thank all the generations of people who have taken care of this land for thousands of years.

Mayor's Message (video)



CAO's Message (Mathieu Fleury)

Introductions (Mellissa Morgan)

Internal Planning Group

Housing Services (Mellissa Morgan and Lisa Smith)

CAO (Mat Fleury)

Cornwall Police Service (Chief Shawna Spowart)

Cornwall SDG Paramedic Services (Chief Bill Lister)

Cornwall Fire Department (Chief Matt Stephenson)

CBO (Charles Bray)

Planning Department (formerly Lindsay Parisien – Jamie Fawthrop)

NGO Representative (Juliette Labossiere – United Way)

Also supporting the internal planning group are Katie Wells (Director - Government Relations & Corporate Priorities) and Brad Budd (Operations Coordinator – Housing).

We have also engaged CDSBEO and CSDCEO in conversations regarding plans for Massey Commons and have invited them to join our internal committee.

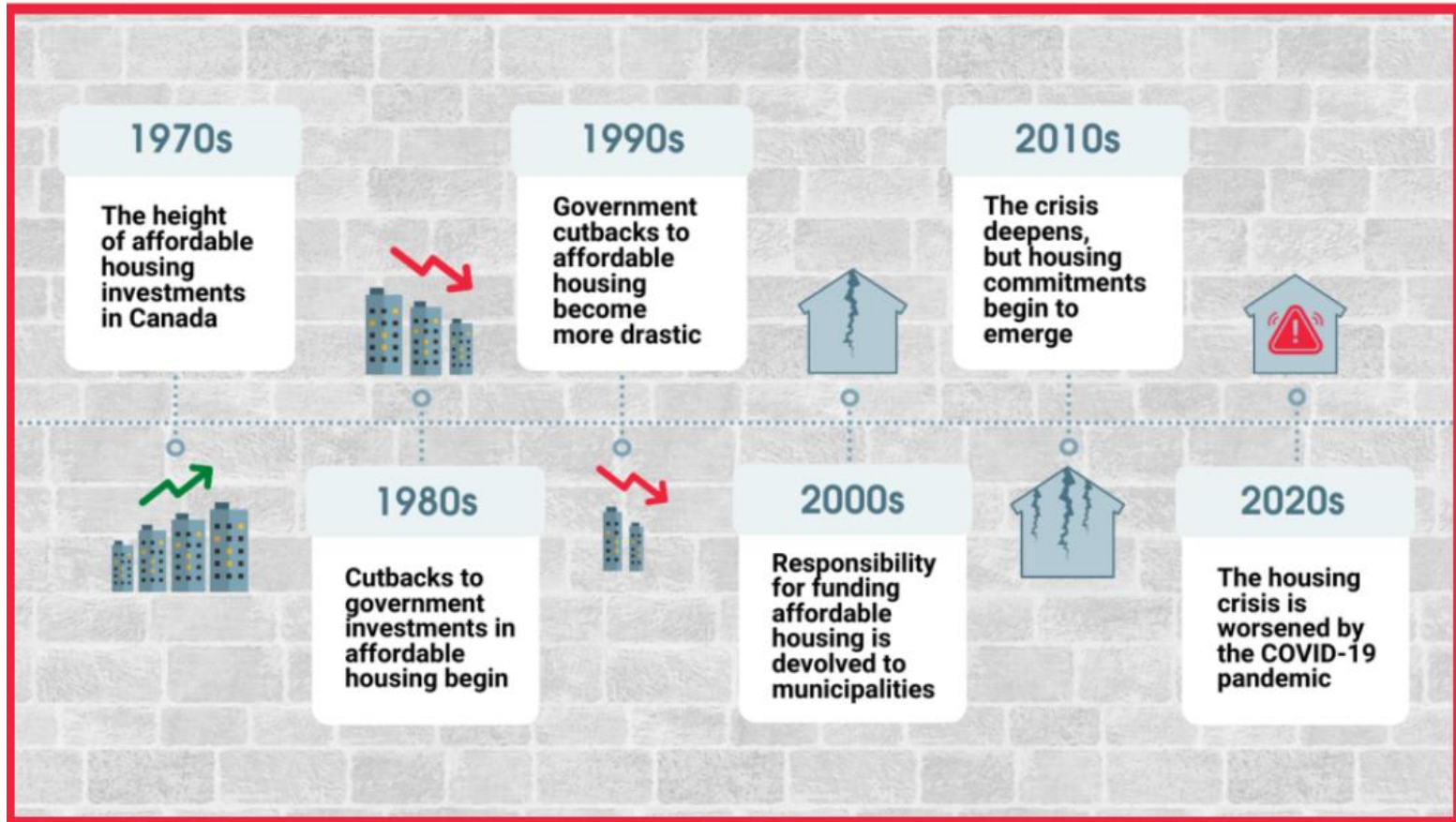
Cornwall SDG Human Services Department

(Mellissa Morgan and Lisa Smith)

- As Service Manager, represents the interests of both the City of Cornwall and the United Counties of Stormont Dundas and Glengarry with respect to shared services (Ontario Works, Children's Services and Community Housing).
- To effectively support the goals established by the Ministry of Municipal Affairs, we have created a bold local Five-Year Update to the Housing and Homelessness Plan (the Plan) and a Housing Revitalization Plan.
- On May 9th, 2022, City Council approved a **declaration of an affordable housing crisis**. Council committed to provide services that enable a financially, socially and environmentally sustainable community which will care and provide for the needs and values of its residents.
- This includes the support of recommendations in both plans outlined in bullet 2 above.

Ontario's Housing Crisis

How Did We Get Here?



Housing Revitalization Plan (2019)

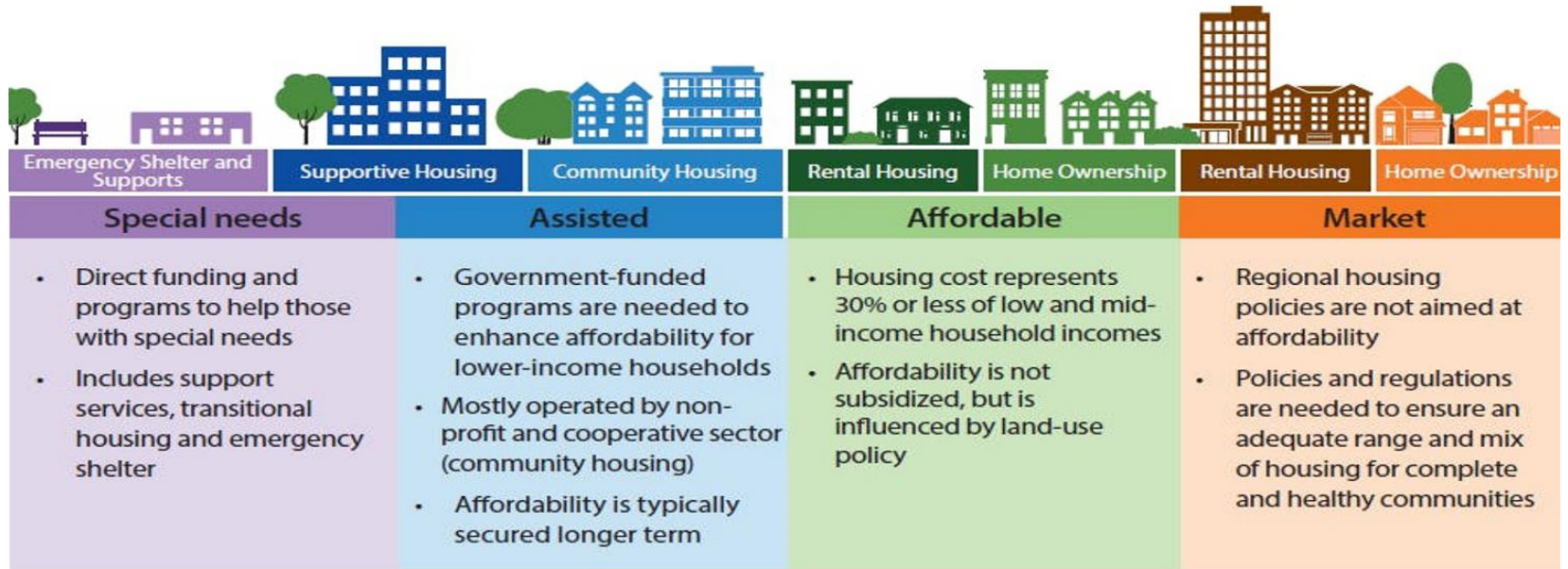
This plan identified that over a ten-year period from 2021 to 2031, approximately 740+ units will be required in the Cornwall and SDG area.

- Over 40% of the identified housing needs will be in the City of Cornwall.

Despite the significant investments already made by both the city and the counties, due to the increased demand for affordable housing and the impacts of COVID-19, current data (Housing and Homelessness Plan) indicates the following:

- 48.8% of renters spend more than 30% or more of their pre-tax income to pay the median rent for local housing that is adequate, affordable and suitable.
- The number of households on the Centralized Waiting list for affordable housing is now approaching 500 households, with the longest waits being for singles/couples (approximately 4.3 years).
- There are 72 actively homeless individuals in Cornwall and Area on the By-Name List as of December 2023.
- To date 248 individuals have reported as homeless since late 2021.

Housing Continuum



The diagram illustrates the Housing Continuum with icons of various housing types above a table. The icons from left to right are: a bench and shelter (Emergency Shelter and Supports), a small house (Supportive Housing), a multi-story apartment building (Community Housing), a row of houses (Rental Housing), a house with a porch (Home Ownership), a tall apartment building (Rental Housing), and a row of houses (Home Ownership).

Emergency Shelter and Supports	Supportive Housing	Community Housing	Rental Housing	Home Ownership	Rental Housing	Home Ownership
Special needs	Assisted		Affordable		Market	
<ul style="list-style-type: none"> Direct funding and programs to help those with special needs Includes support services, transitional housing and emergency shelter 	<ul style="list-style-type: none"> Government-funded programs are needed to enhance affordability for lower-income households Mostly operated by non-profit and cooperative sector (community housing) Affordability is typically secured longer term 		<ul style="list-style-type: none"> Housing cost represents 30% or less of low and mid-income household incomes Affordability is not subsidized, but is influenced by land-use policy 		<ul style="list-style-type: none"> Regional housing policies are not aimed at affordability Policies and regulations are needed to ensure an adequate range and mix of housing for complete and healthy communities 	

Municipal Focus			
<ul style="list-style-type: none"> - often municipal subsidy provided to a non-profit provider who operates these entities (some funding provided through the Homelessness Prevention Program which is administered through the municipality) 	<ul style="list-style-type: none"> - Deep municipal subsidy in this area either through directly operated community housing or via external providers - Funding through Homelessness Prevention Program administered through the municipality 	<ul style="list-style-type: none"> - Programs like these are funded through Homelessness Prevention Program administered through the municipality or with direct financial support from the tax base - Partnership with Habitat for Humanity for home ownership 	<ul style="list-style-type: none"> - Some of these priorities are being addressed via the Mayor's Housing Task Force and the A HOME Collaborative - New municipal developments will offer a range of mixed market rentals (Including attainable market)

Did You Know?

AVERAGE MONTHLY COST OF HOUSING SOMEONE WHILE HOMELESS



Did You Know?



Unsheltered: absolutely homeless (streets, park, vacant buildings) or not fit for habitation (cars, garages, tent)



Emergency Sheltered: Overnight shelters, Domestic Violence Shelters, Disaster Shelter



Provisionally Accommodated: temporary accommodation or lacks security of tenure (Hospital/Jail)



At Risk of Homelessness: not homeless, but imminent risk of homelessness or does not meet public health and safety standards (sudden unemployment, eviction, violence at home)



Did You Know?

The Human Services Department has adopted a housing first approach

HOUSING FIRST



Long-term Development Plan

- We are drafting a long-term development plan with a portfolio approach which is a method of planning for the overall assets as opposed to individual properties.
 - As part of this plan, land is one of the most expensive components of any development.
 - To remain affordable, we need to look to at both municipally owned (serviced lands) to be designated for future affordable housing developments (not in abundance) and potentially the purchase of existing properties.
- In order to assist with long-term planning, have hired Re-Public Urbanism and Parcel to create a 10-year development plan (also a 7-year model that aligns with the EOWC 7-in7) which will:
 - 1) Pre-qualify the approved municipally owned vacant land (including all necessary assessment);
 - 2) Create draft site plans (to identify the # and type of units that can be built, while maintaining respect for existing neighbourhood design;
 - 3) Financial costing to develop the necessary units identified.
- With this plan we intend to be “shovel-ready”.

Massy Commons Highlights

June 2023 – Council approves purchase of former Vincent Massey School for future housing needs.

Plans for development were broken into 2 phases.

Initial plans for phase 1 identified several general ideas for the existing building including:

- Transitional/supportive housing – 9 units (including programming space, hoteling office space for community agencies supporting tenants)
- Potential doctor's office (through City's medical recruitment program)
- Potential commercial space (possibly a privately administered childcare center)
- Relocation of Meals on Wheels from Glen-Stor-Dun Lodge (as the lodge is currently out-growing existing space)
- Potential sleeping cabins on the north side exterior of the building

December 2023 – Housing Services met with VG Architects and AXIA Design Associates (successful proponents) to commence discussions regarding future plans for this project.

News / Local News

Cornwall buys former Kinsmen Vincent Massey school site for housing services

Hugo Rodrigues

Published Jun 27, 2023 • 2 minute read

Join the conversation



Architect Designs and Changes

After several meetings regarding design ideas, VG & AXIA have brought several ideas to us for consideration regarding our initial thoughts.

While designs are not yet finalized, the following changes have been determined;

- 1) Current # of units in the building has increased from 9 1-bedroom units to 24 units (combination of micro units, 1-bedroom units and 2-bedroom units)
- 2) The gym will no longer be utilized for additional office/programming space (Meals-on-Wheels will no longer be relocated to that space)
- 3) At the present time, no sleeping cabins will be installed at that space
- 4) The respite space will be utilized for as a resource space which will include a multitude of uses including activities programming, drop-in programs, etc.
- 5) Housing Rapid Response Team will be relocated and work out of this new space
- 6) Office space will be available for hoteling for other organizations and/or possible future office space for other plans

Vincent Massey Public School Conversion Project





EDAGEVALE CRESENT

MEADOWVALE CRESENT

NOTRE DAME
CATHOLIC
ELEMENTARY
SCHOOL

FIFTEENTH STREET W

FOURTHENTH STREET W

LISEUX STREET

NOTRE DAME STREET

CUMBERLAND STREET

CUMBERLAND STREET

SANFIELD
PLACE

SACRED
HEART
CATHOLIC
SCHOOL

ST JOSEPH
CATHOLIC
SECONDARY
SCHOOL

CHURCHILL STREET

CONTEXT PLAN



SITE PLAN



FLOOR PLAN



MICRO UNIT-2

08 UNITS @ 20 SQ.M. (215 SQ.FT.) EACH



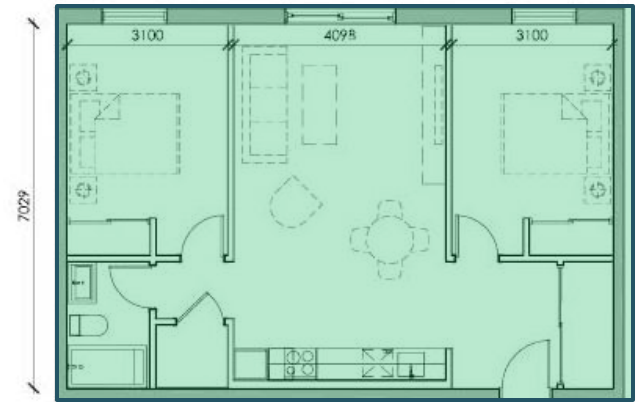
STUDIO UNIT-1

13 UNITS @ 36 SQ.M. (387 SQ.FT.) EACH



STUDIO UNIT-2

1 UNITS @ 35 SQ.M. (377 SQ.FT.) EACH



2 BEDROOM FAMILY UNIT

3 UNITS @ 74 SQ.M. (796 SQ.FT.) EACH

TYPICAL UNIT PLANS



VIEW FROM CUMBERLAND STREET



VIEW FROM CUMBERLAND STREET



VIEW FROM CUMBERLAND STREET



VIEW FROM FIFTEENTH STREET W



VIEW FROM FIFTEENTH STREET W



VIEW FROM SPORTS FIELD



VIEW FROM CUMBERLAND STREET

Cornwall Police Service

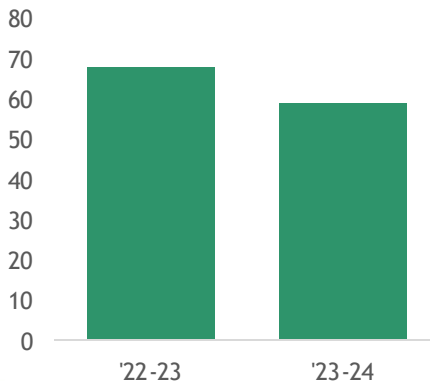
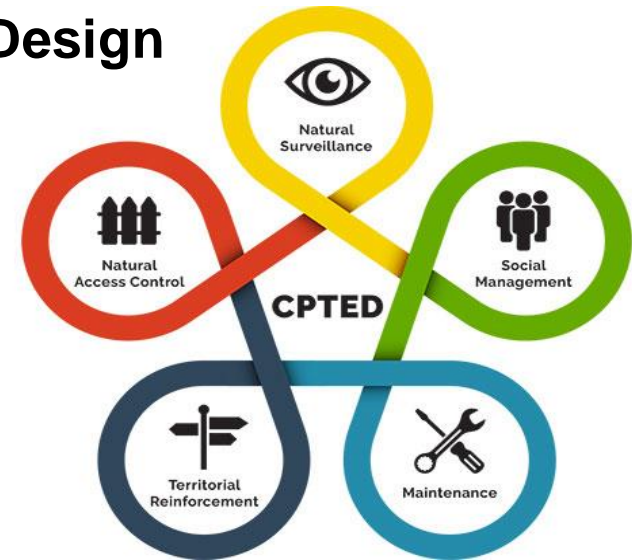
- Member of Internal Planning Group
- Public safety for everyone
- Evidence based decision making
- Establish best practices



CPTED

Crime Prevention Through Environmental Design

- Creates a safe and secure environment
- Encourages activity, vitality and viability
- Enabling a greater level of security
 - Accessibility
 - Level of presence
 - Security measures – physical/technological
 - Visibility
 - Lighting



Former Parisien Manor - Calls for Service

- 11 Calls for Service (3 months)
- 13% decrease in calls as compared to previous year

Cornwall Police Service

Vulnerable Sector Mobile Acute Response Team (VSMART)



- Team comprised of police and mental health worker
- Highly trained in responding to vulnerable populations
- Regular check-ins with residents
- Onsite office to enhance support and visibility

Additional Safety Measures:

- Maintain collaboration with Community partners providing support and services as required
- Harm reduction strategies
- Community Safety Officers

Q&A

You have

Questions

We have

Answers

Facilitated by/facilité par Mathieu Fleury

6 MYTHS ABOUT HOMELESSNESS



MYTH #1

Homeless people are dangerous and violent.

This is a commonly held myth yet research does not support it. [1]. In fact, the opposite is true! People experiencing homelessness are much more likely to experience violence than those committing violence.



FACT

Homeless people are more likely to be the victims of violence than the perpetrators.



MYTH #2

Supportive housing reduces property values.

Research has shown in cities across North America, including Toronto, that supportive housing does not reduce property values [2].



FACT

There are a variety of supports for people experiencing homelessness in neighbourhoods across Toronto AND property values continue to climb.



MYTH #3

All homeless people are drug addicts and alcoholics.



FACT

Only a percentage of homeless people have substance abuse issues.

Similar to the general population, only a percentage of people describe having substance abuse issues [3]. Many people experiencing homelessness start to use substances to cope with the shame, fear and stigma of not having a home



MYTH #4

People experiencing homelessness don't want housing.



FACT

No one wants to be homeless and no one chooses homelessness.

94% of people experiencing homelessness want permanent housing, when asked in 2018 [3]. This also doesn't mean 6% don't. Reasons for this included that they were moving away or didn't feel options were safe.



MYTH #5

Providing people experiencing homelessness with housing is too expensive.



FACT

Providing people with housing is significantly cheaper.

It is significantly cheaper to provide people with Housing First, a solution that focuses on providing immediate housing without imposing significant eligibility or residency conditions [4].



MYTH #6

It is their fault they are homeless.



FACT

No one deserves to be homeless. Homelessness is often a result of series of factors, such as a job loss, trauma/abuse, high rent costs.

There are a variety of factors which contribute to homelessness, including trauma. One third have experienced trauma as youth[5].

Myth: Traffic will greatly increase.

Fact: the City's Transportation Section has conducted a traffic assessment. Based on the existing traffic conditions and anticipated additional trips generated Massey Commons; **there will be little impact on the traffic.**

The City's Transportation Section performed vehicle traffic counts on Cumberland St. between Fifteenth St. W. and Emma Ave. in 2019 and 2022, and on Fifteenth St. W. between Cumberland St. and the West Limit (Lisieux Ave.) in 2019 and 2022. The counts were completed and collected for the morning AM Peak and afternoon PM Peak.

After compiling, factoring, and summarizing the data, the Annual Average Daily Traffic (AADT) of total vehicular traffic are as follows:

Cumberland St.

Year	AADT Count	Traffic Volume (Typical Collector Road as per TAC)
2019	4882 veh. /day	<8,000 veh. /day
2022	4048 veh. /day	

Fifteenth St. W

Year	AADT Count	Traffic Volume (Typical Local Road as per TAC)
2019	1473 veh. /day	<1,000 veh. /day
2022	1196 veh. /day	



Lisa Smith