

The Corporation of the Town of  
 **G NANOQUE**

**KINSMEN BUILDING ADVISORY PANEL  
MEETING AGENDA**

Held on Wednesday, April 20<sup>th</sup>, 2022 at 4:30PM  
at the Lou Jeffries Arena – 600 King Street East

<b>1.</b>	<b>Call Meeting to Order</b>
<b>2.</b>	<b>Disclosure of Pecuniary Interest &amp; General Nature Thereof</b>
<b>3.</b>	<b>Public Question/Comment</b>
<b>4.</b>	<b>Disclosure of Additional Items</b>
<b>5.</b>	<b>Approval of Minutes – Wednesday, April 6, 2022</b>
<b>6.</b>	<b>Unfinished Business</b>
	1. Council Resolution re: KBAP Interim Report
<b>7.</b>	<b>Correspondence</b>
	1. Marion Sprenger – Affordable Housing Option
<b>8.</b>	<b>Presentations</b>
	1. Linda McCauley – South Frontenac Community Services Model 2. Rob Adams - YMCA 3. Jayne Curtis – Gananoque Seniors Association 4. Chris McDonald – Gananoque Library
<b>9.</b>	<b>New Business/Reports - None</b>
<b>10.</b>	<b>Discussion of Additional Items</b>
<b>11.</b>	<b>Next Regular Meeting – To be determined</b>
<b>12.</b>	<b>Questions from the Media</b>
<b>13.</b>	<b>Adjournment</b>

The Town invites and encourages people with disabilities to attend and voice their comments in relation to accessibility related reports. For those who are unable to attend, the Town encourages the use of the Customer Feedback Form found on the Accessibility Page on the Town’s website.



**KINSMEN BUILDING ADVISORY PANEL  
MEETING MINUTES**

Held on Wednesday April 6<sup>th</sup>, 2022 at 4:30 PM  
Gordon K. Brown Council Chambers, Town Hall, located at 30 King Street East

<b>Advisory Panel Members Present</b>	<b>Staff Present</b>
Ted Lojko, Mayor	Shellee Fournier, CAO
Dave Anderson, Deputy Mayor	Lynsey Zufelt, Recording Secretary
David Osmond, Councillor	
Linda McCauley	
Jim Garrah	
Marion Sprenger	
Sarah Johnson	
Chris McDonald	
Sal Snowden	
<b>Regrets:</b>	
Joanne Lancaster	
Don Matthews	

<b>1.</b>	<b>Call Meeting to Order</b>
	Mayor Lojko called the meeting to order at 4:33 PM.
<b>2.</b>	<b>Disclosure of Pecuniary Interest &amp; General Nature Thereof – None</b>
<b>3.</b>	<b>Public Question(s)/Comment(s)</b>
	<ul style="list-style-type: none"> <li>Ann-Marie Koiner addressed the Panel, noting Municipal building function and purpose, as well as rates and capital/operating budget.</li> </ul>
	<ul style="list-style-type: none"> <li>Peter Jarret noted that the Town should continue to own the subject property.</li> </ul>
<b>*** Member Sarah Johnson joined the meeting at 4:37 ***</b>	
<b>4.</b>	<b>Disclosure of Additional Items – None</b>
<b>5.</b>	<b>Approval of Minutes – March 10<sup>th</sup> and 16<sup>th</sup>, 2022</b>
	<p><b>Motion-KBAP-2022-02</b>  <b>MOVED BY: Marion Sprenger                      SECONDED BY: Dave Anderson</b></p> <p><b>BE IT RESOLVED THAT THE KINSMEN BUILDING ADVISORY PANEL ADOPTS THE MINUTES OF THE MARCH 10<sup>TH</sup> AND MARCH 16<sup>TH</sup> MEETINGS.</b></p> <p align="right"><b>• CARRIED</b></p>
<b>6.</b>	<b>Unfinished Business</b>

	<ol style="list-style-type: none"> <li>1. Mike Dakin, CRCA – CAO Shellee Fournier read the highlights of the letter, providing clarification on setbacks. While the building sits outside of the floodplain, the unstable slope is a concern and should be addressed/mitigated if necessary. A geo-technical assessment would provide information.</li> <li>2. Summary of Annual Operating Costs and Reserve Balance – Mayor Lojko went over the spreadsheets with operating costs and property taxes and noted that certain expenditures as in past years will not apply moving forward. Discussion on taxation of certain buildings took place, and it was noted that core municipal buildings are generally tax-exempt.</li> <li>3. Sample: Expression of Interest – Town of Smiths Falls – Shellee Fournier explained that was provided to the Panel as a sample.</li> </ol>
<b>7.</b>	<b>Correspondence</b>
	<ul style="list-style-type: none"> <li>• Linda McCauley – Linda, being present, advised that she will speak to her correspondence in her report.</li> </ul>
	<ul style="list-style-type: none"> <li>• Vanessa Nicol – A letter of support for the Thousand Islands Youth Boxing Club to retain the site for the future use of the Club.</li> </ul>
<b>8.</b>	<b>Notice of Motion</b>
	<ul style="list-style-type: none"> <li>• Mayor Lojko opened the discussion regarding the Notice of Motion, citing that the purpose is for information gathering. The Panel was divided on the timing of issuing an EOI at this point in the process and questioned the wording of the Motion as it potentially narrows the scope of use for the property.</li> </ul>
<b>Notice of Motion – Issue Expression of Interest – Marion Sprenger</b>	
	<p><b>MOVED BY: David Osmond      SECONDED BY: Marion Springer</b></p> <p>BE IT RESOLVED THAT THE MOTION BE AMENDED TO READ AS FOLLOWS:</p> <p>BE IT RESOLVED THAT THE KINSMEN BUILDING ADVISORY PANEL RECOMMENDS TO COUNCIL TO MOVE FORWARD WITH AN EXPRESSION OF INTEREST FOR THE LEASE AND/OR PARTNERSHIP TO DEVELOP ON AN “AS IS” BASIS OF 400 STONE STREET NORTH, PART LOT 84 (PART 2, PART 6 AND PART 7), FOR COMMUNITY USE AND/OR PROGRAMMING.</p> <p style="text-align: right;"><b>DEFEATED – 3 Ayes, 6 Nays</b></p>
	<p><b>Motion-KBAP-2022-03</b></p> <p><b>MOVED BY: Marion Sprenger      SECONDED BY: David Osmond</b></p> <p>BE IT RESOLVED THAT THE KINSMEN BUILDING ADVISORY PANEL RECOMMENDS TO COUNCIL TO MOVE FORWARD WITH AN EXPRESSION OF INTEREST FOR THE SALE OR LEASE AND DEVELOPMENT ON AN “AS IS” BASIS OF 400 STONE STREET NORTH, PART LOT 84 (PART 2, PART 6 AND PART 7).</p> <p style="text-align: right;"><b>DEFEATED – 1 Ayes, 8 Nays</b></p>

9.	<p><b>Presentation by Staff (Others)</b></p>
	<p><b>1. Shellee Fournier, CAO – Review of Options #3 and #4 – Lease Municipal Use or Function and Lease Non-Municipal Use or Function</b></p> <ul style="list-style-type: none"> <li>• CAO Shellee Fournier presented a PowerPoint regarding a Review of Options to be discussed; specifically, Option #3 and #4.</li> <li>• At this time, the Panel reviewed the possible uses related to core municipal function and non-municipal functions including but not limited to discussion on potential needs, costs, user fees, and staffing.</li> </ul> <p><b>2. The following was discussed/stated by Panel members:</b></p> <ul style="list-style-type: none"> <li>• There are many potential uses for the property: Seniors Centre, Youth Centre, Library, Economic Development Purposes, Service Clubs and Other community organizations or a “Community Hub”.</li> <li>• Further examination of community needs and existing facilities within Town is necessary.</li> <li>• There is worth in seeking expertise with established organizations (such as the YMCA) to explore the benefits and requirements of leasing to a programmer.</li> <li>• Factors that the Panel was advised to consider: <ul style="list-style-type: none"> <li>○ Any Municipal Use function <u>will</u> require Town Staff and Increased Taxation and/or User Fees,</li> <li>○ Service level expectations,</li> <li>○ Affordability,</li> <li>○ Current and future population growth sustainability</li> </ul> </li> </ul> <p><b>The Chair asked Panel Members to identify their thoughts and preference regarding the 4 options:</b></p> <ul style="list-style-type: none"> <li>• Deputy Mayor Anderson: Municipal Use. Experts should be invited to present to the Panel.</li> <li>• Member Jim Garrah: Municipal Use. Possibly Public-Private Partnership. Should be investigated with organizations and the Public.</li> <li>• Member Marion Sprenger: Municipal Use: Should be up to Council to re-allocate funds and to prioritize budget monies to support a community hub.</li> <li>• Member Sarah Johnson: Undecided. Does not support demolition.</li> <li>• Member Linda McCauley: Municipal Use. Have a self-sufficient non-profit model with Municipal Use.</li> <li>• Member Chris MacDonald: A business Model is needed to support Municipal Use.</li> <li>• Member Sal Snowden: Municipal Use: Use of space should be determined through consultation. User fees and additional funding should be considered as well.</li> <li>• Councillor David Osmond: Municipal Use or Function or Lease -Non-Municipal Use. Does not support demolition. Assessments must be made to utilize existing spaces for various uses and to compliment the dynamics of a changing community.</li> </ul>



**Moved by:** Deputy Mayor Dave Anderson

Be it resolved that Council hereby adjourns the April 6<sup>th</sup>, 2022 meeting at 7:09 PM.

**CARRIED – UNANIMOUS**

\_\_\_\_\_  
Ted Lojko, Chair

\_\_\_\_\_  
Lynsey Zufelt, Recording Secretary

April 8, 2022

## **Kinsmen Building (Re-purpose) for Purpose Built Affordable Housing**

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Gananoque is not immune to the housing crisis that has gripped our Country. An issue that has risen exponentially during the last two years. An issue that has been identified in several of Gananoque's current studies, and, as well, noted by residents on several local social media platforms.

### Community Safety and Health Well Being Plan, Priority Risk #4 Recommendations



Plan-Community  
Safety and Wellbeing

### Age Friendly Gananoque Action Plan, page 10 Housing



Age-Friendly Action  
Plan-21Dec2021\_2.pdf

### Strategic Plan 2025, page 14 Planning and Development



Strategic Plan  
2025.pdf

Through a variety of housing categories, the Municipality can assist in supporting employment for businesses and align suitable needs for various stages of life.

- There is a 7-year waiting list for our local Senior Residence (Stocking Hill). Increasing senior housing will free up family homes for purchase and reduce pressure on that market.
- Gananoque has a shortage of tradespersons in the construction industry. Providing short-term rentals is an incentive to attract temporary workers. Note; Federal government has identified this as a need in the 2022 Budget by creating a Tax Credit.

### **Council Support, Affordable Housing**

An affordable housing taskforce was initiated and a considerable amount of Committee/Staff time was spent gathering information and developing a framework for a Request for Proposal on the Town owned property located off of Birch Street.



DRAFT RFP for  
Affordable Rental Ho

In April of 2021 Council passed a motion to issue an expression of interest for parties seeking to develop property off of Oak Street as affordable housing.

### **Financial Assistance**

Municipalities / Developers are able to apply for grants and loans through various programs being offered by the Provincial / Federal governments and through the Canada Mortgage Housing Corporation.

<https://budget.gc.ca/2022/report-rapport/chap1-en.html>

Provincial programs are currently not defined as Ontario is going into an election. Here is an article that also contains a link to the current Task Force Report.

<https://www.cbc.ca/news/canada/toronto/ontario-housing-affordability-task-force-report-1.6342470>

### **Partnerships**

Municipalities across the province are developing unique, innovative partnerships with private sector agencies in constructing affordable housing projects.

Gananoque is no stranger to this concept, recently attracting the Horizon Legacy Project.

<https://globalnews.ca/news/7415524/kingston-fairfield-manor/>

<https://www.thepeterboroughexaminer.com/news/peterborough-region/2022/04/03/first-habitat-for-humanity-condo-project-unveiled.html>



Blue Haven  
Apartments.pdf



## **Planning Approval**

Notes from Brenda Guy, Manager of Planning and Development, Gananoque

“Your suggestion of residential use is compatible to the area of Stone Street N as it is all residential or open space. We would have to redesignate the lands to residential but in my opinion is easily justified.

1. Official Plan Amendment and Development Permit amendment - to redesignate the lands from Open Space to Residential. These can be done at the same time and will require a public meeting process.
2. Development Permit amendment - If we knew in advance how the building was to be laid out and number of residential units, we would be able to capture all the site works such as parking, drainage and grading etc. within the same application as above. However, if that's not doable at the time the worse case would be a second Development Permit amendment once these details are available and decided.

We would have to consider a Record of Site Condition as Residential is considered a more sensitive use even though it sits on a parkland and/or the use has been historically a gathering place and day care. An RSC may simply be a review of the historical uses and nothing more or it could go into Phase II and beyond.”

## **Conclusion**

Affordable Housing is in high demand.

This option does fit within the Municipalities core function.

I believe there are several different residential concepts that could be explored using the existing structure.

Please explore the links provided and I look forward to discussing all possibilities.

Sincerely,  
Marion Sprenger

## **Priority Risk #4: Housing**

Housing was identified as a priority risk by several agencies and organizations. More specifically, a lack of affordable housing due to a gap in cost of rent and income, and waitlists for housing. Housing conditions for those paying rent to a private landlord can be inadequate. It was suggested that more housing is not necessarily the only solution for this priority risk; for example, providing subsidies so that people can stay in current homes may be an alternative solution.

Those 46 to 64 years old who receive their income from Ontario Works (OW), Ontario Disability Support Program (ODSP), and Employment Insurance (EI) were identified to be at risk. This is due to limited availability of affordable housing and being ineligible to receive Old Age Security until 65 years of age. Single-income individuals or families as well as those living in dangerous living situations were also identified as at-risk. It is important to note that the United Counties of Leeds and Grenville's Housing Department prioritizes those relocating due to domestic violence.

An identified strength related to housing was the partnerships that collaborate to provide programming for tenants, creating a sense of community in the buildings. Landlords working with agencies to provide housing to those receiving rent supplements and the flexibility of the Community Homeless Prevention Initiative were also identified as strengths. A Housing Table also recently formed to review the housing services available in Leeds and Grenville.

It was brought forward that some tenants do not feel safe in their homes, usually in reference to their neighbours. The United Counties of Leeds and Grenville's Housing Department prioritizes helping people to feel safer at home and have partnered with Victim Services of Leeds and Grenville, Brockville Police, Gananoque Police, and Lanark, Leeds and Grenville Addictions and Mental Health to provide safety planning. They also provide opportunities for tenants to get to know their neighbours and increase inclusivity in the community, such as barbecues and other events. It was noted that these housing events are only open to tenants of the homes and not the surrounding neighbourhood.

### **Risk factors:**

- Poverty
- Lack of affordable housing
- Lack of housing units and waitlists
- Precarious living situations

### **Protective factors:**

- Affordable housing
- Strategies to help get people out of poverty
- Safe living spaces

### **Recommendations:**

- Explore strategies to increase awareness of housing services
- Continue to be innovative within agency mandates to pilot different strategies
- Continue to provide residents with opportunities to meet their neighbours

- Continue to offer safety training to residents

**Outcomes:**

- United Counties of Leeds and Grenville's Housing Department's 10-year Housing and Homelessness Plan
- Housing Table data
- Waitlist times
- Number of people requiring housing

# HOUSING

How long have you lived in your current home?

**30%** Have lived in their home for 20+ years

Within the next 3-5 years

**30%** anticipate moving to an alternative home better suited to their needs as an older adult or senior

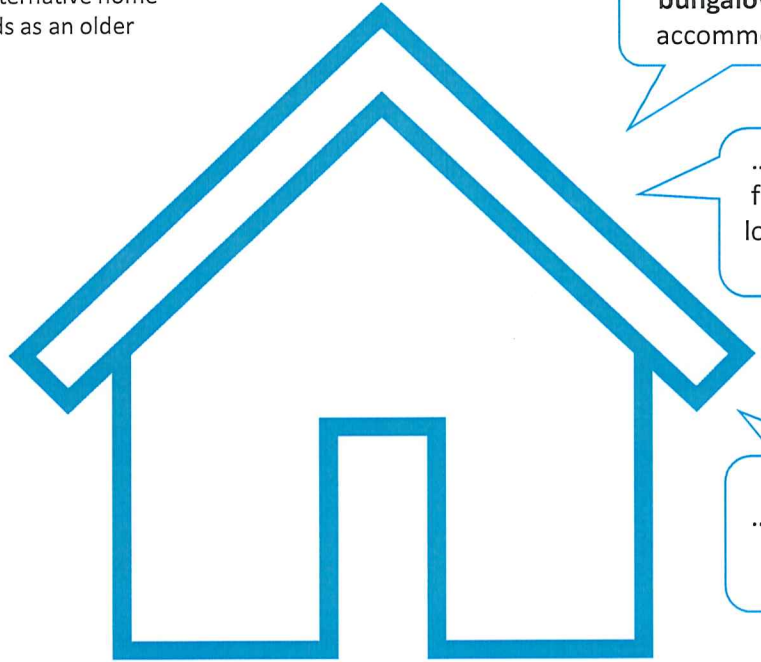
**24%** want to downsizing to a smaller home

Moving

**66%** anticipate their next home may not be in Gananoque because of cost or availability

Isolated & Alone

**2%** feel isolated or alone in their current home



...more **affordable housing** options for seniors and people on fixed income

...single-level homes would make life easier. (we want to) still maintain an **affordable independent lifestyle** as our situation changes.

... more one-level **bungalow-type** accommodation

...more housing like **Stocking Hill** would help.

...Pensions and other fixed incomes can no longer be stretched to afford rental prices

...more **subsidized Seniors' housing**.

...**Lower rents**. Most seniors are on a fixed income and can't afford the rents here.

... more **single-storey** affordable housing



## SECTOR #3

### Planning and Development

#### **Strategic Initiative #1**

Investigate opportunities to create affordable housing in Gananoque including affordable rentals to attract younger residents.

#### **Actions**

- A) Create an Affordable Housing Working Group to look at increasing density and/or shared housing initiatives.
- B) Explore Downtown Living Options
- C) Identify “Town sponsored” sites for development.



#### **Strategic Initiative #2**

Review/Update the Official Plan and the Development Permit By-laws.

#### **Actions**

- A) Create stronger policies/verbiage
- B) Modernize both documents
- C) Compare policies with other communities
- D) Streamline application/approval processes
- E) Include thoughtful preservation of the waterfront in policies.
- F) Include Pedestrian Access and Safe Trails

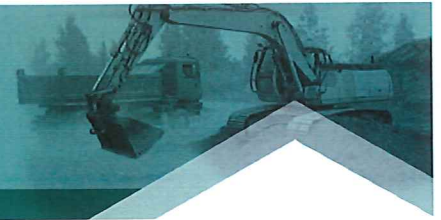
#### **Strategic Initiative #3**

Actively reduce the remaining brownfields/contaminated sites in Town.

#### **Actions**

- A) Renew the Community Improvement Plan to address Brownfields.
- B) Actively lobby the Ministry of the Environment to approve clean up initiatives.
- C) Develop policies to disallow new brownfields.

# Developers and Affordable Housing Series



## Partnerships with Non-Profits Help Create New Kinds of Affordable and Supportive Housing

Can housing for people with disabilities offer access to the daily care they need to stay independent, and still be affordable? A growing number of developers across Canada say it can. Now, they're investing their time, expertise and resources to prove it.

People with disabilities face unique challenges when it comes to housing. In addition to having to find a home that is both accessible and affordable, they also often require a network of support services in order to maintain their independence, privacy and dignity.

Thankfully, developers like Southwest Ontario's Nasr Nasr have begun finding new ways to help their tenants meet that challenge head-on. By partnering with a local non-profit service provider, he has been able to build accessible and affordable homes that not only meet his tenants' needs, but which offer them direct access to a true community of support – and give them a real chance at a better life.



**Figure 1** Blue Haven Apartments in Amherstburg, Ontario

"Growing up, my family was always involved in trying to find ways to give back to the community," Nasr explains. "When I was twenty-four, I read an article about the urgent need for more affordable housing right here in Canada, and I

realized you could do both – build a successful business as a property developer, and still do good for other people who were in need of a helping hand."

"I ended up falling in love with affordable housing. Now, my passion for it has become a big part of both my business and my life."

### The Blue Haven Apartments

The Blue Haven Apartments in Amherstburg, Ontario are a perfect example of exactly what can happen when this kind of passion and commitment is put into action.

Developed by Nasr's company, Nasr Limited, Blue Haven features 24 one-bedroom townhomes, spread out over two buildings along a tranquil riverfront. The units are all classified as affordable rentals. A majority of them are also barrier-free and fully accessible, which means they provide safe and comfortable housing for people with a wide range of needs, incomes and physical abilities.

When Nasr first had the idea of building an affordable housing project in the Amherstburg area, he looked at close to a dozen potential properties. One of the last buildings he visited – the former Blue Haven Motel – had definitely seen better days. But as soon as Nasr laid eyes on the neglected property in early 2017, he knew it was exactly what he had been looking for.

"Whether I'm looking for a vacant lot I can build on or a building we can convert, I'm always looking for the same three things," Nasr says.

“First, it has to be centrally located close to transit, shopping, parks and other services, so people can get what they need easily, and also so that they can really feel like they’re part of the community.”

“Second, it has to be available at a price that makes sense for affordable housing, which usually means a building that needs a fair bit of work.”

“Third, I have to see opportunities for ways we make it even more affordable through the construction or renovation. That way, I can pass those savings onto my tenants over the lifetime of the building.”

### Accessible, affordable and supportive living

To keep costs at a minimum, Nasr chose finishes, surfaces and features that would last a long time, keep his monthly utility bills to a minimum, and which would require relatively little ongoing maintenance. This included things like:

- Concrete driveways and parking lots for both buildings, which last longer than asphalt and require significantly less long-term maintenance.
- High-efficiency central boiler that provides both heating and hot water for all the units at a much lower cost than a traditional heating system.
- Extra-tight building envelope with high levels of insulation throughout the apartments, to keep utility bills down and create healthier and more comfortable living environments.
- Energy- and water-efficient appliances, faucets and lighting to minimize both the ongoing electricity costs and the overall environmental footprint.
- In-floor heating to create a healthy and comfortable indoor space, while reducing energy consumption.
- Open-concept, barrier-free floorplans to lower construction costs for interior walls and provide greater accessibility for tenants with physical disabilities and their visitors.

“It’s amazing the places where you can save a lot of money in the long run for just an extra five or ten per cent investment up-front,” Nasr explains.

“Making choices like these during the construction can help keep my long-term costs down, and allow me to rent my units out for anywhere up to twenty per cent below market rates.”



Figure 2 Blue Haven Motel under renovation to affordable housing



Figure 3 Landscaped grounds around Blue Haven Apartments

### Building success through partnerships

Nasr also recommends looking for partners who can help make a project more successful.

In the case of Blue Haven, for example, because all of the units were going to be designated as affordable housing, Nasr was able to obtain substantial funding from the federal, provincial and municipal governments to help subsidize the cost of construction. He also qualified for grants from the local utility companies for installing energy-efficient appliances and lighting.

But perhaps the most important partnership was the one that Nasr formed with Assisted Living Southwestern Ontario (A.L.S.O.). A.L.S.O. is an Ontario-based non-profit group that provides services and support to help adults with physical disabilities live independently in the community.





**Figure 4** Entrance to support services for apartment residence and the community



**Figure 5** Support service office – A.L.S.O. (Assisted Living Southwestern Ontario)



**Figure 6** Blue Haven Apartments including former garage now a support service office

During the redevelopment, Nasr set aside one of the Blue Haven units as a permanent office and resource space for the group. In return, A.L.S.O. staff now work out of the office 24 hours a day, 365 days a year, to help the tenants who have physical disabilities with everything from personal care and daily living tasks, to social recreation and counselling.

**“Whether someone needs help getting ready in the morning, or just someone to talk to in the middle of the night, A.L.S.O. is always there to help them.”**

- Nasr

“Even better, in the case of Blue Haven, they’re just a phone call or a few steps away. This way, people have access to the kind of daily help they’d normally only get from living in a long-term care or assisted living facility, but without having to give up the freedom of having an apartment of their own,” Nasr says.

In addition, the A.L.S.O. team also uses its office at Blue Haven as a hub to service the surrounding region as a whole. As a result, they are able to provide services and other benefits not just for the tenants of Blue Haven, but for the entire community around it.

“We deliver our services in what we call ‘neighbourhoods of care,’” explains A.L.S.O. Executive Director, Lynn Calder. “From our office at Blue Haven, we provide round-the-clock care to all of the building’s tenants who require it. But we can also dispatch our staff from that location to help dozens of other people throughout the region.”

“This frees up more spaces in the city’s hospitals and long-term care facilities, plus it allows us to help more people than we otherwise would have been able to. The result is a win-win for us, for our clients, and for the entire community.”





## Attention to detail

The partnership with A.L.S.O. has worked out so well that Nasr is convinced initiatives like it could be replicated in communities across the province, or maybe even across the country.

Of course, that isn't to say that there haven't been some challenges along the way. According to Nasr, one of the biggest challenges he tends to face in developing affordable housing, is that it can sometimes be difficult to get people living in the community to buy into a project or share the same vision.

Because the idea of exactly what "affordable housing" is isn't always clear, many people instinctively resort to NIMBY-ism ("Not In My Back Yard") as their first, knee-jerk response.

But once the neighbours see these formerly empty, abandoned or derelict properties transformed into beautiful and vibrantly-restored parts of the community, Nasr says that the people who fought the hardest against an affordable housing project often turn into some of its biggest supporters.

"I think we all just need to give things a chance," Nasr says. "These are just people who want a nice place to live, just like anyone else."

"For our part, we try to think of every building we renovate or construct as more than just housing. It's somebody's home. Then, when people see how much we care about doing it right, and how much the tenants care about their homes, they generally come on-board."

## Meeting the needs of developers, tenants and the community

For Nasr, every project comes with its own unique challenges, and its own rewards. But the important thing is to keep finding new ways to make more affordable housing possible.

"As costs go higher, it becomes harder and harder to build housing that's both affordable and of good quality," he says. "But that's what makes it more important than ever to keep trying."

"The need for affordable housing in Canada has never been greater. There are so many good people out there who just want to have a place to live, a home they can afford, and a chance at changing their lives. As a developer, I see it as part of my job to do what I can to give them that chance."

### Find out more

Assisted Living Southwestern Ontario (A.L.S.O.):  
<http://www.alsogroup.org>

Assisted Living Southwestern Ontario YouTube  
Channel: <https://www.youtube.com/channel/UChTkWVKBjUtB-yZ8XoWQhCA/featured>

CMHC Senior Analyst: Sandra Baynes

Writer: David Elver



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## **South Frontenac Community Services**

### **Introduction**

We, as an Advisory Panel to the Town of Gananoque, have been tasked with the job of doing our due diligence by giving very serious thought to four potential options as suggested at our first meeting on March 10 and tabled more clearly at our second meeting on March 16, #1 Demolish/Rebuild, #2 Sell, #3 Keep for Municipal Use and #4 Keep for non-municipal use. At our first meeting we vigorously discussed options #1 and #2.

Today we are discussing options #3 and #4. In preparation for this meeting I have put together information that may be useful in our discussions.

In researching other municipalities relative to our catchment, in size and population, we looked at the rural area north of Kingston, the Village of Sydenham and neighbour to the north Sturton Township. They have a community services hub centrally located in Sydenham called the Southern Frontenac Community Services Corporation, SFCSC. You have been given the link to their website and as you will see the services they offer align with the services already offered here in Gananoque or those start up initiatives looking for a permanent home.

(PENNY - LET'S BRING UP THE LINK NOW TO SFCSC)

### **Seniors Support Services SFCSC**

This comprehensive program reduces the risk of social isolation and allows individuals to remain in their own home to prevent premature and inappropriate institutionalization. These services include Adult Day Service, Foot Care, In-Home Services, In-Home Respite, Transportation Services and SALT , Seniors and Law Enforcement Together, including Fire Safety, Snowbirds & Travel and CNIB Vision Loss. This community service hub has been in existence since 1989 and has grown and is able to offer an extensive list of services.

### **Senior Support Services Gananoque**

The Senior Support services in Gananoque are somewhat inadequate, hard to locate and even harder to get. This in big part has been due to Covid and the fragmented structure of community services in Gananoque. Adult Day Respite Service is offered at the building across from the Mill Street Health Clinic one or two days a week but due to lack of clients this program is under review and may be discontinued. Foot Care, offered in the same building is extremely hard to get, in a timely fashion, especially those with diabetes and most likely will require a trip to the Merry Foot Clinic in Kingston. In-home services such as a PSW would be available for those without an able caregiver in the home but the wait list is long and the times are spotty through the week. In-Home Respite does not seem adequate to allow people to stay in their own homes and often the only alternative is a nursing home. Local Transportation information is not widely publicized and drivers are on a volunteer basis.

### **Food Services SFCSC**

Community Food Bank, Meals on Wheels and Grace Garden.

The Community Food Bank receives no government funding but rather relies on personal and corporate donations as well as produce from the Grace Garden from April – November to serve 50 families every month.

The Meals on Wheels program is now offered online with pick up or free delivery (minimum order of 10 meals). These meals are available to anyone who would like them (not only seniors and/or clients). Cost is \$5.00. Hot meals are available 3 days a week, cost is \$7.00, free delivery.

Grace Garden has fresh garden produce from April-November as part of the food bank and food box program. They receive corporate donations and grants through the Feed Ontario network.

### **Food Services Gananoque**

The Gananoque Food Bank, Meals Program, Community Gardens, Community Kitchen

#### **The Gananoque Food Bank**

The Gananoque Food Bank is located at 497 King St. E. and after talking to their management they are not looking for a permanent home at this time. They were interested in locating at the Kinsmen Building and had approached Council with this request with no success. They recently made a big move from the basement of the Royal Canadian Legion to 497 King St. E. They made significant upgrades to the space which they admit is a little small and have signed a rental lease. **They may be interested in more space in the Kinsmen building in the future if space was available.**

#### **Meals Program**

We do not have a Meals on Wheels program here in our community. CPHC, Community & Primary Health Care, does provide frozen meals but are having difficulty getting drivers to make deliveries here in Gananoque and this service is in jeopardy. CPHC was unable to find suppliers to make hot meals and the Hot Meals Program has been discontinued. The new Gananoque Community Kitchen initiative would be a good fit for Meals on Wheels program and those initiatives of the Gananoque Food Bank and the Good Food Box Program.

#### **Community Gardens in Gananoque**

We have three community gardens in Gananoque one on Oak Street and two others on Arthur Street. The initiative is called The Gananoque and Area Access Food Network which addresses food insecurity not as a food issue but rather as an income issue. The produce being grown will augment the Gananoque Food Bank and Good Food Box during the growing season.

#### **Community Kitchen in Gananoque**

Produce from the community gardens will also be used in the Gananoque Community Kitchen initiative headed up by Marion McLeod. Some of the services planned: Good Food Box Program, Meal Program for isolated residents, Food Literacy Program, School Meal Program, Meals on Wheels and much more. Salvation Army had lunch programs but there are no plans for reopening so this might be looked at by the Gananoque Community Kitchen as well. **The Community Kitchen is currently looking for a permanent home with a kitchen that meets Health Unit Standards.**

### **Community Support Services SFCSC**

Family Services, Volunteer Hospice & Bereavement Services, Youth in South Frontenac

Family Services serve families and individuals struggling with finances, homelessness, dental health and other issues. People can access support through referrals from the SFCSC. They have a volunteer-led income tax service for qualified individuals. They connect people with programs and organizations to address food insecurity.

Volunteer Hospice & Bereavement Services include the following programs: Hospice Palliative Care, Home Visiting/Caregiver Respite, Hospital/Long-term Care Visiting, Over-the-Phone Support, One-on-One Grief and Bereavement Support

Youth Support Services publish a very comprehensive list of services on their website available to the youth offered at various centres in the area.

### **Community Support Services Gananoque**

#### Family Services

I hope you can appreciate how difficult this is for someone to navigate the Leeds, Grenville Lanark District Health service to figure out what services are provided here in Gananoque.

#### Health Unit on Arthur Street

Substance and Addiction program offered at Health Unit on Arthur Street with Doctor available Tuesdays and Thursdays and 1-800 numbers  
Classes and licensing for professionals for example food handling  
Oral health programs for those eligible  
Clinics and classes, health information for the public  
Home ownership health concerns  
Volunteer-led income tax service for qualified individuals.

#### Samson House 215 Stone Street

Childrens Mental Health

#### Front Office at Silver Cinema

Limited hours, a third party private organization St. Elizabeth contracting out to CPHC PSW and nursing in-home care. Sign on door has a contact phone number. Warehouse for PPE and cleaning supplies.

#### St. Joseph's Public School

Baby Talk and Early On programs

#### Mill Street

In-House Adult Respite program one or two days a week and this program may be cancelled due to lack of clients.

It is recognized by CPHC and members of the community that our services in Gananoque and area are significantly underserved.

We do not have Hospice or Bereavement Services but these could be offered in time with growth.

\*We used to have a Youth Centre where Magnolias is now. It moved several times to unsatisfactory locations.

**The Youth Group is in need of a permanent home.**

### **Volunteer Services SCHCS**

An Intake Co-ordinator meets with all volunteers and completes a security screening and then the skills and interests of volunteers are matched with roles that allow them to fulfill their individual goals. They can volunteer for Administration, Bingo, Lunch Club, Food Bank, Grace Keeper (identify building and property upkeep and remedial projects and provide hands on service for minor repairs), Activity Leader, Visiting Hospice, Adult Day Service, Board/Committee Member, Driver, Grace Garden, Kitchen.

### **Volunteer Services Gananoque**

Our whole community already relies heavily on a volunteer basis. We have the Rotary Club, Lions Club, Royal Canadian Legion, Wheels of Care, Food Bank, church groups, groups supporting community entertainment and sports, exercise and fitness, Lunch Club, Bingo, Community Kitchen, Arthur Street and Oak Street gardens, drivers to medical appointments and many more to be sure. What we don't have is centrally organized formal recruitment.

### **Grace Centre SFCSC**

The Grace Centre is a community hub offering older adults a range of programs to promote an active lifestyle. Funding for this program is provided by the Province of Ontario. Social, cultural and fitness programs are offered in-person, on-line or off-site. Social and recreational programs are supported by the Province of Ontario and the Township of South Frontenac. They also offer bus trips to Artillery Park for swims. Off site trips and special events are extra.

This hall with a kitchen can be rented out to members of the community for special events.

Here is a list of all the programs. Penny to scan down the list.

They issue an Activity Pass yearly at a cost of \$40.00

### **Gananoque**

CPHC offers Seniors Fitness two mornings a week upstairs at the arena.

The Gananoque Seniors Association was formed at the end of August 2021. They are in the process of setting up their Governance Board and By-Laws. The Kingston Seniors Association on Francis Street in Kingston have offered staff and their assistance with setting up a Governance Board, By-Laws, Programming and Financial Funding consultations, basically to mentor their start-up.

Once the programming is in place, the programs will be fashioned to emulate those social, cultural and fitness programs offered both at SFCSC and the Kingston Seniors Centre.

**The Gananoque Seniors Association is also looking for a permanent home.**

(PENNY CAN WE LOOK AT GOVERNANCE AND THE FINANCIAL STATEMENTS?)

### **Governance**

It looks like this is a Policy Board structure where By-Laws and Policies are set by the Board Members and the Executive Director is responsible for the organization's work and function.

### **Financial Statements**

Southern Frontenac Community Services Corporation is a non-profit organization receiving funding from provincial, municipal and community sources. The corporation is incorporated without share capital under the laws of Ontario and is a registered charity exempt from income tax under the Income Tax Act.

SFCSC provides support and referral services through the involvement of community groups. Volunteers, families and members, enabling all residents to enjoy full and meaningful lives.

Looking at the Financial Statement you can see a few anomalies explained in the notes or evident due to the effect of Covid.

1. LHIN funding shows a discrepancy explained in note 9, the accrual of expenses in the acquisition of computer equipment and funding being received subsequent to March 31<sup>st</sup>, 2021.

Client transportation – difference due to lack of in-person programs due to Covid.

Administration fee – program enrolment down due to Covid.

### **Summary**

To confirm the viability using the model of South Frontenac Community Services Hub with the Kinsmen Building, we had discussions with Ms. Tina Montgomery, Executive Director, Comprehensive Primary Health Care (CPHC) in Brockville. It was agreed that Gananoque and area is underserved. Ms. Montgomery is very interested in exploring the possibility of centralizing services in this area. The restructured LHIN now called the Lanark Leeds and Grenville Ontario Health Teams recognize the viability and success of a Community Services Hub. Tina was very interested in our approach to the model of South Frontenac Community Services Corp. and if we were to invite Mr. David Townsend to give a presentation to our group she would like to attend.

We spoke with David Townsend, Executive Director, South Frontenac Community Services and he would be pleased to talk to us about the South Frontenac Community Services Hub if asked. This hub has been in operation for 33 years and its services and programming reflect the needs of its community. Services and programming to reflect the needs of our community, which are not being met at this time, could be implemented.

Just an update here. (1) Tina Montgomery called yesterday morning and after a discussion with her colleagues would be eager to partner with our group to form a community service hub. This is early April and they are entering a full budget year and have already offered up an advertising budget too fit this new partnership and all that goes with it. (2) CPHC Brockville have partnered with Wheels of Care to assist with many operational functions. Maybe Marion Sprenger can speak to this.

I look forward to hearing other possible scenarios from other panel members.

### **Open for Discussion**

