



City of  
**Peterborough**

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**To:** Members of the General Committee

**From:** Sheldon Laidman, Commissioner, Community Services

**Meeting Date:** November 18, 2024

**Report:** New Brock Mission Housing Project, Report CSSS24-024

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## **Subject**

A report to forward a funding request for the New Brock Mission Housing Project.

## **Recommendation**

That Council approve the recommendation outlined in Report CSSS24-024, dated November 18, 2024, of the Commissioner, Community Services as follows:

That Report CSSS24-024 be received for information.

## **Background**

Brock Mission currently operates a shelter for homeless men and individuals identifying as men at its Murray Street facility. The shelter provides overnight accommodation for up to 40 individuals in dormitory-style housing and offers 15 transitional units designed for longer-term housing needs.

These units follow a trauma-informed, holistic approach to support residents. In 2023, Brock Mission delivered over 22,000 care days, offering meals, personal care items, and support services to 686 unique individuals. In addition to the Murray Street location, Brock Mission also runs Cameron House, a separate facility dedicated to serving women and individuals identifying as women. Cameron House provides dormitory accommodation for 12 people and 8 individual transitional housing suites.

On June 19, 2024, the Social Services Division received formal notification from the Chair of Brock Mission's Board, outlining the Board's plan to expand services with a

new purpose-built affordable and transitional housing facility. The proposed expansion, known as the New Brock Mission, will be located at its Chemong Road site and is proposed to add 50 individual suites. These suites will be designed to accommodate men, women, and individuals with mobility challenges, including those who use wheelchairs. The facility will offer a year-round residential program focused on mental health support, substance withdrawal management, and the development of social and employment skills to assist residents with reintegration into society. The facility will designate specific floors based on residents' needs, ensuring both comfort and security for all. Given the vulnerability of homeless individuals, particularly in terms of safety, this expansion aims to provide a secure and supportive environment that is essential for recovery from mental illness, addiction, and other life challenges.

On October 4, 2024, the Board of Directors of Brock Mission submitted a proposal (attached as Appendix A) to members of the City of Peterborough Council, seeking support for the development of a purpose-built housing facility. The proposal included the following requests:

- i. A one-time contribution of \$250,000 from the City to cover the costs associated with the Site Planning and Building Permit processes.
- ii. Waiver of all City fees and development charges related to the project. (It should be noted that recent Provincial changes have exempted Non Profits from development charges)
- iii. A formal endorsement of the project by the Mayor and Council to support an upcoming application for federal capital funding.

As the project is situated within the Affordable Housing Community Improvement Plan (AHCIP) area and qualifies as affordable rental housing, Brock Mission may be eligible for waivers, exemptions, and deferrals of municipal fees and charges through the AHCIP. The exact municipal incentives required for the project are yet to be determined, and a detailed report on the necessary incentives would be presented as the project moves forward, which is the same process used for all affordable housing projects.

The full request along with a preliminary site plan is attached as Appendix A and Appendix B.

## Strategic Plan

Strategic Pillar: Governance & Fiscal Sustainability

Strategic Initiative: Accountable, transparent, ethical, and responsible corporate governance and financial management that supports the needs of the community into the future. Proactively advocating for Peterborough's interests by working with other levels of

government and optimizing strategic opportunities as they arise for the benefit of our City.

Strategic Pillar: Community & Well-being

Strategic Initiative: Enhance and protect the health, safety, and well-being of all in our City. Provide robust, affordable and accessible sport, recreation, wellness, arts and social programs for people of all ages and abilities.

## Engagement and Consultation

City staff have met with representatives of Brock Mission to discuss and understand the proposed expansion plan.

## Budget and Financial Implications

Budget and financial implications are contingent on the option considered related to the request from Brock Mission for financial support for their housing project. There is no existing approved budget in the 2024 operating budget or capital budget to accommodate such a request. Typically staff direct applicants of potential affordable housing project to CMHC's program that provides seed funding for new builds. In this case the applicant was informed there was no funding remaining in this program and therefore have approached the City for this funding.

If Council wishes to pursue any of the funding options provided in the Staff Direction section of this report, the options would be to fund from the Tax Levy by adding the amount to the 2025 operating budget or take from the Social Services Reserve. The current uncommitted balance of the Social Services Reserve is \$4,091,851.

Staff do need to provide caution to this request as the request states this \$250,000 will provide funding to bring the project to a shovel-ready status. In staff's experience, this amount will allow for some preliminary investigations of the feasibility of the project and may allow for some required studies to be completed but will not in any realistic way allow for a shovel ready project which would require a significant infusion of other funding to achieve.

## Staff Direction

The following are provided as options to facilitate the contents of this report:

- a) That Council endorse this project and issue a formal letter of support to assist with the organization's application for grant and loan funding programs;

- b) That council approve a one-time allocation of \$250,000 from the Social Services Reserve to cover the costs of professional services required to bring the project to a “shovel-ready” state. This funding will support necessary architectural, engineering and planning services.
- c) That council direct staff to collaborate with Brock mission in preparing an application for municipal incentives under the Affordable housing Community Improvement Plan (AHCIP), to be presented for council approval at a future date.

If Council wishes to implement any of the above options, staff recommends the addition of the following clause to ensure the funding can be forwarded to the Board:

That the Mayor and Clerk be authorized to sign any required funding agreement with Brock Mission associated with this report on terms satisfactory to the Commissioner of Community Services and in forms acceptable to the City Solicitor.

## Conclusion

The proposed expansion of Brock Mission with the New Brock Mission Housing project represents a critical step toward addressing the growing need for affordable and transitional housing in Peterborough. The requested financial support and municipal incentives will help ensure the project moves forward, providing much-needed housing solutions for vulnerable populations. With Council's endorsement and approval of the necessary funding, this project will align with the City's broader goals of increasing affordable housing and improving support services for those experiencing homelessness.

## Attachments

Appendix A: Brock Mission Letter of Request  
Appendix B: Brock Mission 2026 Expansion Plan

Submitted by,

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Commissioner, Community Services

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