



# OMSSA Presentation NIMBYISM

May 14, 2025



# **NIMBYISM: The Microhome project**

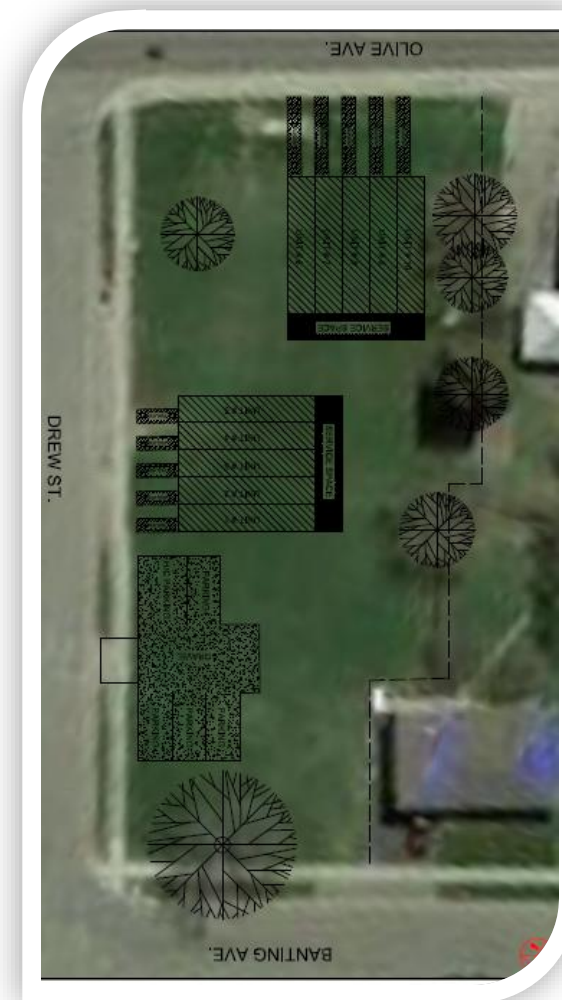
Prepared for OMSSA presentation May 13, 2025

# 155 Olive St / 328 Drew Ave.



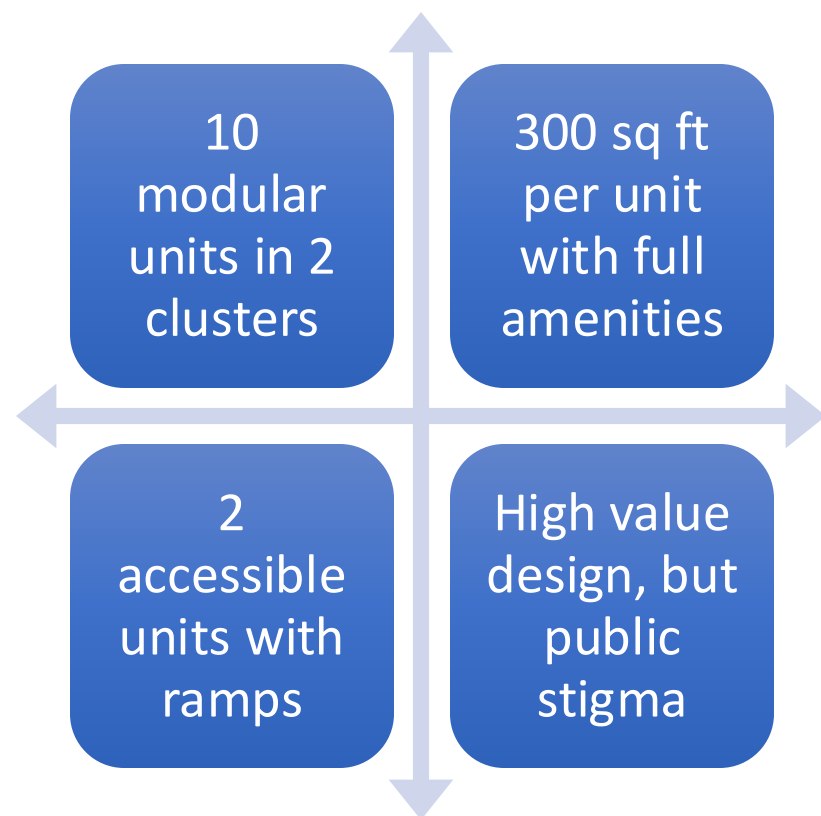
# Project Background

- Durham Regional Council launched the Microhome Project in 2020 to provide transitional housing.
- Located near essential services, the project features 10 modular homes designed with key amenities.
- Two units are accessible for residents with mobility challenges.
- Residents moved in by March 2022, helping bridge homelessness to permanent housing.
- The project earned OPWA's 2022 Project of the Year Award (Structures, <\$2M).



Site Layout – Olive  
St. & Drew St.

# Unit Design



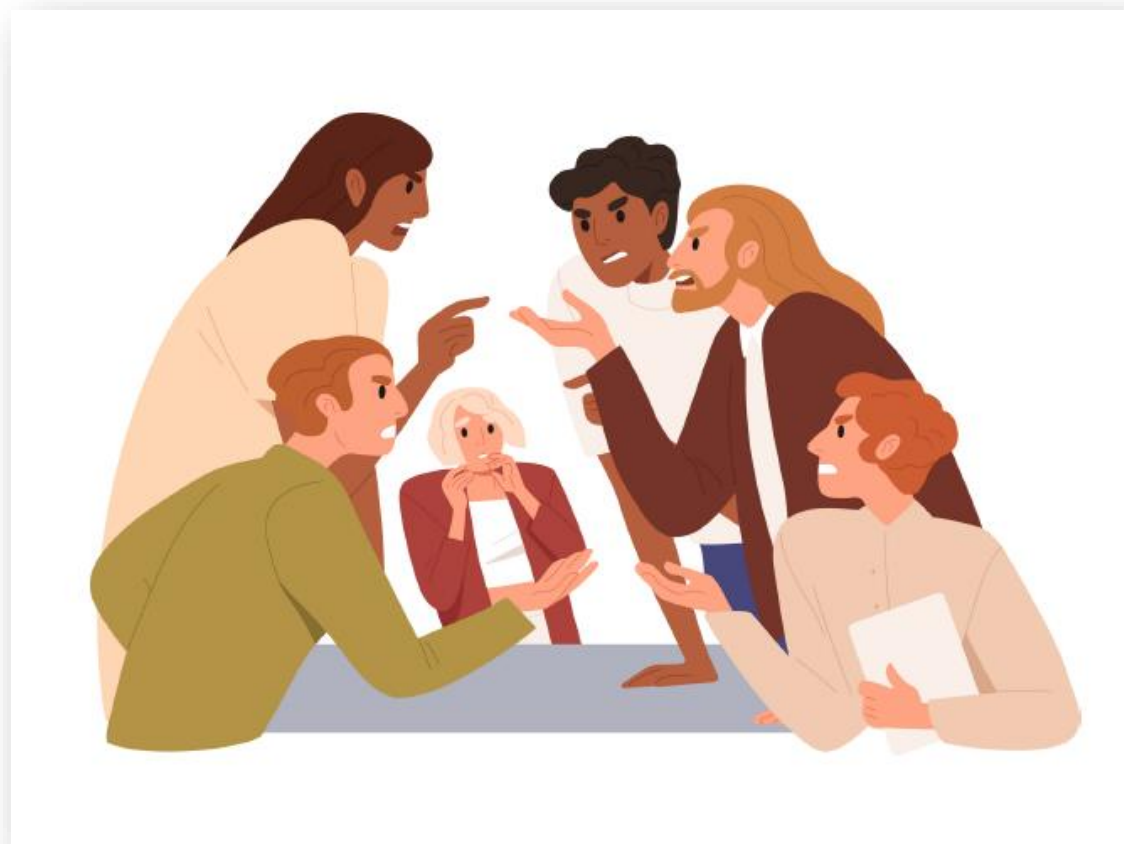
# Virtual Tour

[Region of Durham on X: "The Oshawa Micro-Homes Pilot Project aims to bridge the gap from homelessness to permanent housing. Everyone deserves a place to call home. ❤️ 🏠 Learn more at https://t.co/v2aBI0DMnc. @oshawacity https://t.co/EzdwtfEXGf" / X](https://t.co/v2aBI0DMnc)



# Early Challenges

- Conflicting views
- Frequent tours and positive collaboration
- Encountered harsh online criticism





# Community Engagement and Pushback

Mailouts, surveys,  
door knocks

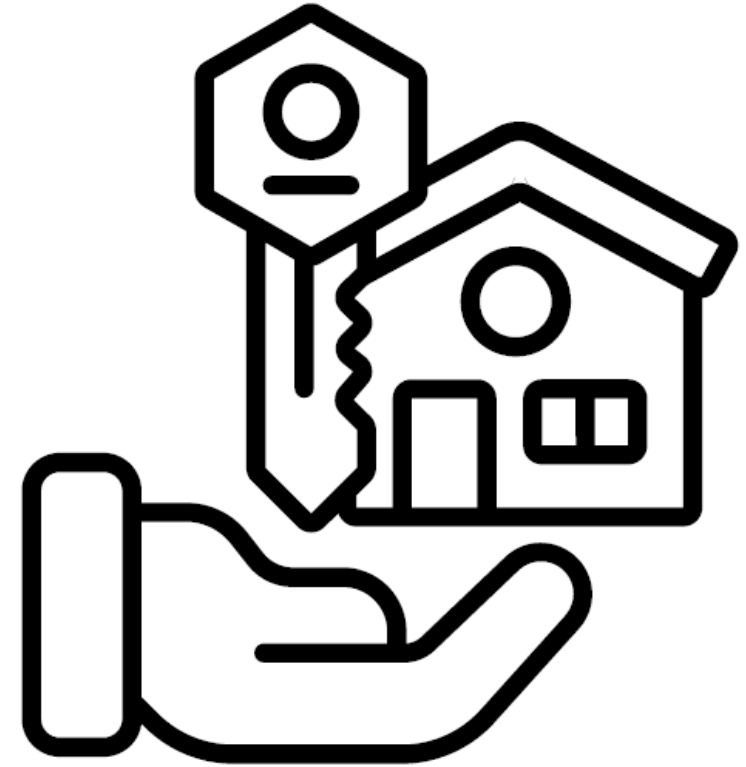
Mixed feedback:  
support for  
housing, but  
NIMBY attitudes

Significant  
negativity online-  
petition

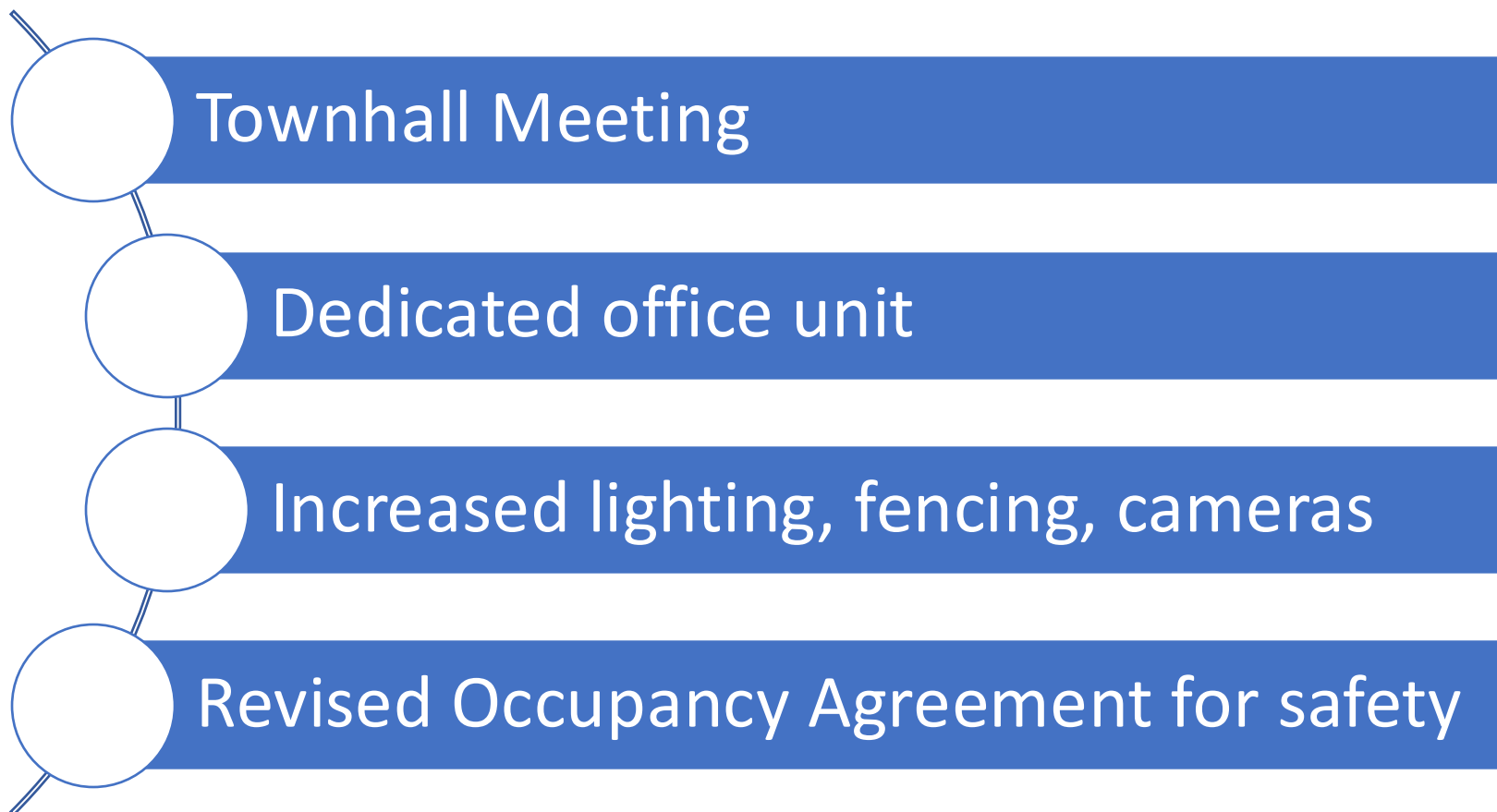
Emotional toll on  
staff as we  
prepared to move  
residents in

# Move-in & Resident Resilience

- Residents moved in March of 2022
- On-site support: property management, homeless support staff, maintenance staff, mental health and primary care services, addiction services, etc.
- Positive staff presence helped residents thrive amidst the negativity



# Addressing Concerns and Trust Building



# Proactive Approach

Daily maintenance  
to ensure curbside  
appeal

Rapid response to  
complaints

Only 14 complaints  
received, many  
trivial

# Turning the Tide



- Complaints dropped to zero due to strong maintenance and rapid response.
- A tragic incident occurred six months after move-in, triggering media coverage.
- Despite concerns, community trust remained intact with no spike in worries.
- Residents, staff, and neighbors showed resilience and a shared understanding that violence can happen anywhere.
- Support systems strengthened, and curbside appeal was maintained through winter.

# Current Snapshot

- 
- A graphic of a Polaroid photograph with a grey border. A wooden paperclip is attached to the top edge, holding a white rectangular card in place. The card contains a bulleted list of four items.
- Site blends into the neighborhood
  - Community garden and tenant involvement
  - Office unit now housing a resident
  - Several successful tenant graduations



# A Heartwarming Ending



RESIDENTS NOW PART OF  
THE COMMUNITY



DOG WALKERS AND PORCH  
CONVERSATIONS



NIMBYISM DISSIPATED  
THROUGH, TIME AND  
POSITIVE PERSISTENCE



# Jackie Quinn

Property Manager, Housing  
Services

[Jackie.Quinn@durham.ca](mailto:Jackie.Quinn@durham.ca)

(905) 666-6239 Ext. 3618

[durham.ca](http://durham.ca)

@RegionofDurham





**121 Nine Mile Road, Beaverton**

# Beaverton Heights

- Beaverton Heights is our Newest Transitional Housing Site built in Durham Region. It is located at 121 Nine Mile Road, Beaverton, ON in a small town in the most Northern part of Durham Region.





- Beaverton is located in Brock Township.
- Pop. Approx. 3347
- Transit
- Health Care
- Hospitals



# Beaverton, ON





Beaverton Harbour



Lake Simcoe

# 121 Nine Mile Road



Building Exterior

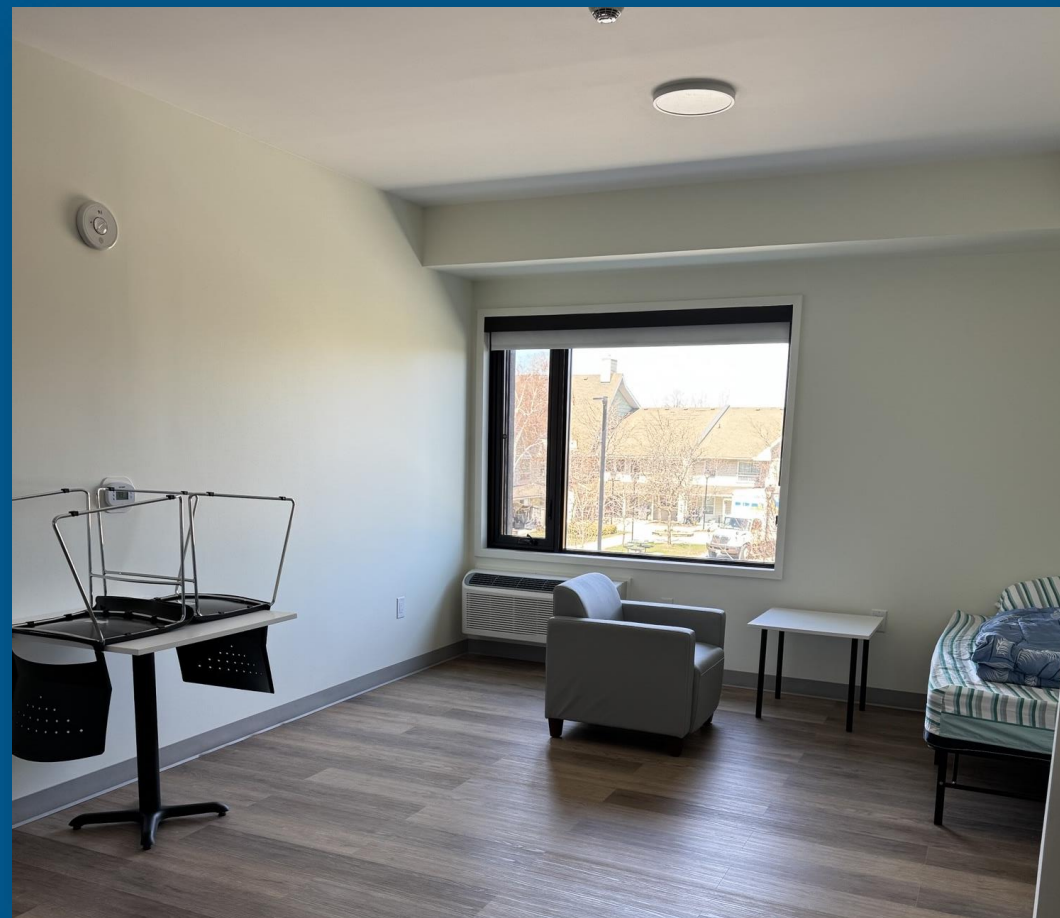
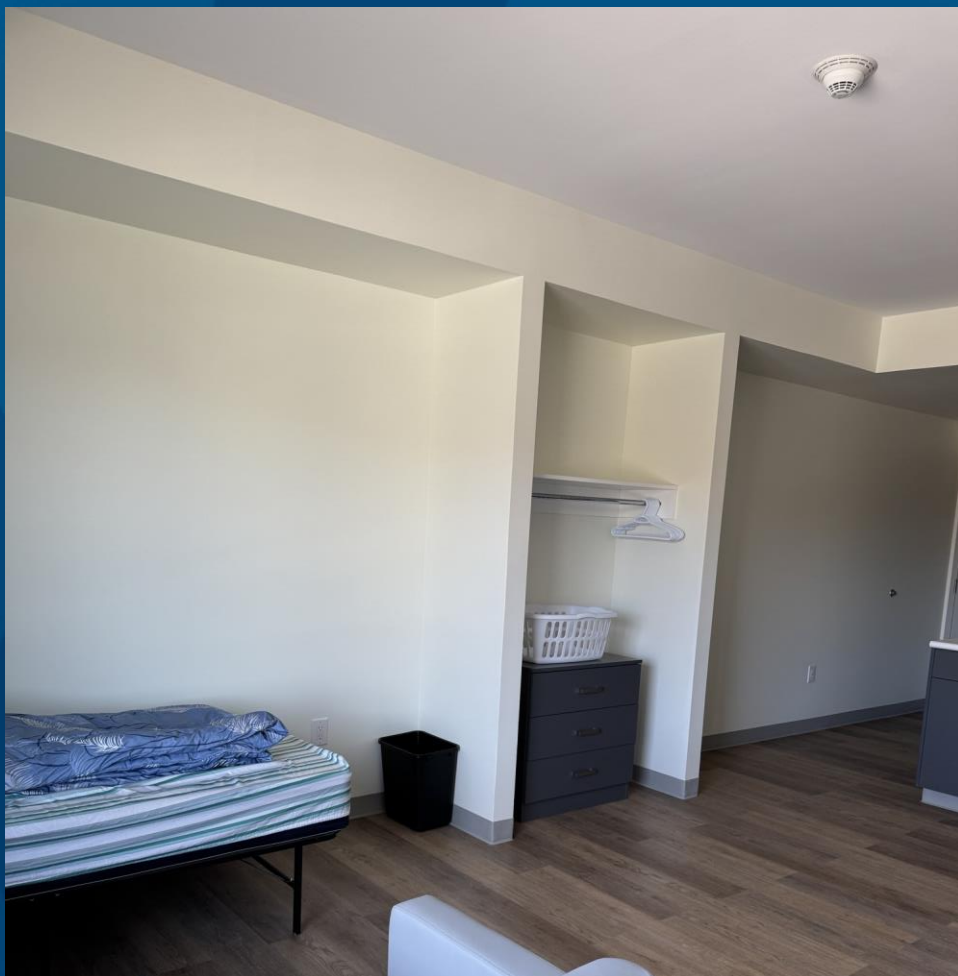


Basketball Court



In-suite Kitchen

# 121 Nine Mile Road



Unit Interior

# 121 Nine Mile Road



In-suite Washroom

# Beaverton Heights

- Durham Regional Council approved the expedited development of Beaverton Heights in July 2020.
- COVID 19 – highlighted the need for supportive housing in Durham Region. To expedite the process and maximize both Federal and Provincial funding available for such projects, staff investigate modular construction and suitable sites.
- In January 2021, the Region of Durham received notification that Brock Council pass an Interim Control By-Law to prevent any lot, building or structure to be “used for the establishment of new Supportive Housing or Modular Construction or the expansion of existing Supportive Housing or Modular Construction within the Township.”

# Beaverton Heights

- Subsequent legal proceedings commenced between the Region of Durham and Brock Township related to the Interim Control By-Law which resulted in a negotiated Minutes of Settlement. These were approved by Durham Regional Council on November 24, 2021.

# Minutes of Settlement

- Brock Township agreed to withdraw their Interim Control By-Law and to not take any further action that would impact this project without the written consent of the Region of Durham.
- The Region of Durham agreed to withdraw their court action, including the Human Rights Tribunal.



# Building Permit

- Brock Township would issue the building permit but with some conditions.
- 1. The Region would phase in occupancy based on the ability to manage occupancy levels, including the ability of residents to be settled into their new home.
- 2. That it would be transitional housing – up to a maximum of 4 years and as such exempt from the Residential Tenancies Act.
- 3. Region to ensure that the occupancy agreement would limit one resident per unit.



# Building Permit

4. Provide an intake policy, which ensures that adequate supports are available before applicant is offered housing in the building to ensure that the building has the ability to adequately address their need and mitigate potential harm to staff, residents and the community.

5. Provide in addition to on-site support, an on-site security presence 24/7 for a minimum of one year and as long as is required by the Region, thereafter, having consulted with the Township and the Community Liaison Committee.



# Building Permit


6. Evaluate the level of on-site security required on an as needed basis, based on the building needs and the type and frequency of incidents, and in any event on at least an annual basis. On-site security will be adjusted according to needs and risks, and included as a component of regular operational reviews in consultation with the Community Liaison Committee.

7. Require a 24/7 phone number for the first year of operations for residents who have questions, concerns or complaints relating to the project.



# Building Permit

8. Meet with Brock Township in an open forum twice in the first year which includes Township Council, the Regional Chair, CAO, Commissioner of Social Services and other Regional Staff as appropriate.



9. Meet with Brock Township CAO and the Mayor monthly for regular updates as required.



10. The Region agrees all of the foregoing requirements will be met starting in the first year of occupancy and on a go forward basis.



# Building Permit

The Region further agreed to the following:

1. The Region will contact Neighbouring Properties regarding the installation of Privacy fencing. The cost of the fencing mutually agreed upon to be split 50/50.
2. The Region will provide site illumination that complies with Building Code requirements as well as Crime Prevention Through Environmental Design recommendations
3. There is a requirement for the Region to install Security Cameras.



# Building Permit

4. The Regional will make information that is publicly available related to the security at the building available to the Community Liaison Committee on an annual basis. Due to privacy issues, CCTV footage will not be shared publicly. To ensure effectiveness, detailed security measures and protocols will not be disclosed.

5. The Region will provide outdoor amenities that include seating, encourage movement and provide space for outdoor programming.



# Building Permit

6. Bicycle parking shall be incorporated into the site design.

7. Waste storage buildings will be constructed in wood, in line with the Region's goal of reduced embedded and emitted carbon for the Project.

# Community Engagement

- There are also some Regional Commitments to Community Engagement related to the Project.
- 1. The Region will cap the number of residents residing in the project from Durham's by-name list at 30, with priority given to those from North Durham. The remaining 17 units to be fill with residents not from the by-name list but who require the supports provided at the site. This cap will remain in existence for the first four years.
- 2. The intake process will give priority to those residing in North Durham



# Community Engagement

- 3. The Region will commit to developing a community communication and engagement program in consultation with the Community Liaison Committee
- 4. The mandate of the Liaison committee is to share and disseminate information, identify issues and concerns that impact area residents.



# Community Services

The Region has committed to making space available for delivery of specific supports, including mental health and addiction support, both in person and virtually.

Some supports will be made available to the broader community as well.

# Opening

- Site Work was scheduled to commence summer of 2022 – we will let Jacek's team talk about that.
- Our first residents moved in on Wednesday, November 27, 2024.
- We are now at approximately 40 residents residing at Beaverton Heights

# Concerns

- The General Public does sometimes blame Beaverton Heights if something seems strange in town. Even though most of the time it has nothing to do with the residents of Beaverton Heights at all.

# Successes



The Minutes of Settlement and the addition of the Community Liaison Committee has helped with some of the Nimbyism



The Community Liaison Committee has helped to get true and accurate information out to the public.



January/February 2025 we held engagement sessions with the public to discuss ideas for the Community Hub Space



Very Few complaints have been received since opening the space to residents

# In Conclusion

- Community involvement in the process has been helpful to get accurate information to the public.
- There is more fear of the unknown so the more accurate the info the better understanding everyone has.
- Community Meetings to ensure that the public well informed.
- Listen to the community and be willing to compromise if necessary.



Jackie Quinn  
Property Manager  
[Jackie.quinn@durham.ca](mailto:Jackie.quinn@durham.ca)

Lynn Alexander  
Property Manager  
[Lynn.alexander@durham.ca](mailto:Lynn.alexander@durham.ca)

[durham.ca](http://durham.ca)  
[@RegionofDurham](https://www.instagram.com/RegionofDurham)

