

# NinetySeven Victoria. Making home.

A growing community,  
shouldn't mean *a growing divide*.  
We believe in a different reality,  
a community where getting ahead  
doesn't result in *leaving behind*.

# Our Community's Challenge

**1085** people experiencing any  
type of homelessness were  
counted on September 21, 2021.

**412** people living rough. (Living in encampments,  
on the street, or staying in their vehicle.)

**335** people experiencing hidden homelessness

**191** people in Emergency Shelter.

**84** people in transitional housing.

**63** people in institutions. (Hospital, Police Custody,  
Women's Crisis Services.)



# Housing First

Housing acts as a foundation. When people have a home, they can live their lives more fully in community.

*Housing First* - is a recovery-oriented approach that supports our community members dealing with the reality of homelessness by providing independent and permanent housing along with additional supports and services. An integrated model of common spaces and supports builds a community that generates roots and connectedness.



Source: <https://www.homelesshub.ca/gallery/housing-first-equation>





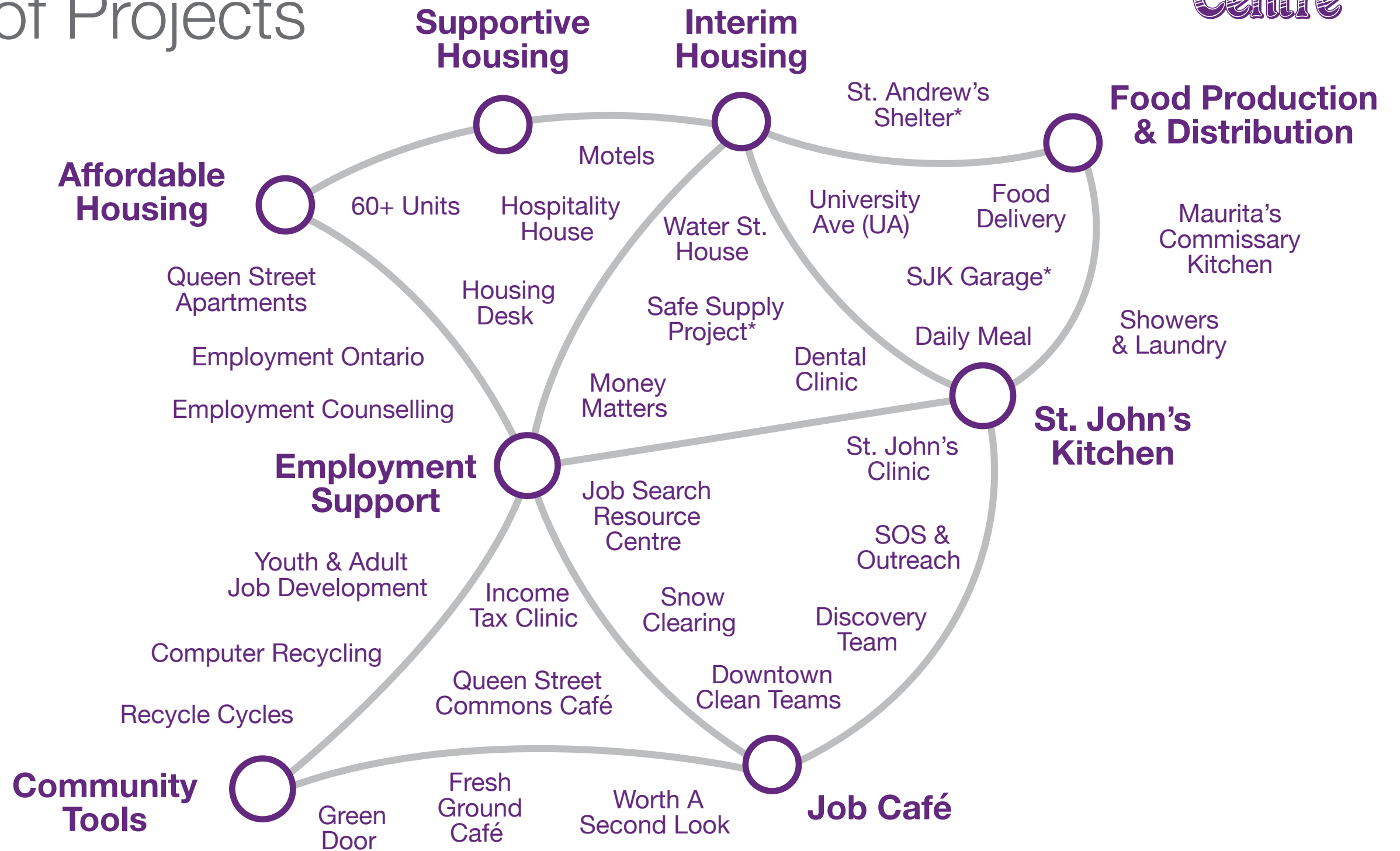
# Who We Are

Since 1982, The Working Centre has been developing and providing a wide range of supports for residents of Waterloo Region. Our network of different projects allows us to connect regularly with those who are homeless, at risk of homelessness or street involved in various supportive settings. From St. John's Kitchen to our emergency shelter to our Job Café, we work to develop the trust and mutual respect that is necessary to create a strengthened community where people pitch in, where friendships develop, and where people help each other during both good times and hard times.





# The Working Centre — A Web of Projects





# A Trusted Formula

What is it like to go night after night without adequate sleep?

What is it like to carry your belongings on your back, and face theft and insecurity every day?

Home means you have a door, you have security, you have a place that is your own....

The Working Centre has experience doing this in many spaces – University Ave, King Street, Charles Street, Queen Street – and now we can make this happen for 44 more people at NinetySeven Victoria.





# Where We Are Now

97 Victoria has long been a gathering place for those who are experiencing homelessness, are at risk of homelessness, or are street involved. St John's Kitchen receives over 1000 unique visitors per month, who come in to have hot, nutritious meals free of charge, and to access drop-in space, laundry, showers, washrooms and strategic problem-solving supports.

Life in congregate shelters, congregate drop-in spaces does serve basic needs in the short term. However it becomes unbearable over time as people lack privacy, rest and a place to feel secure.

Can we transform this space and create home for 44 people?







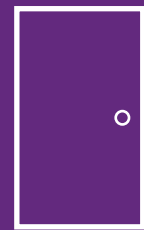
Welcome to **NinetySeven Victoria**,  
a place where people can live  
safely and with dignity.



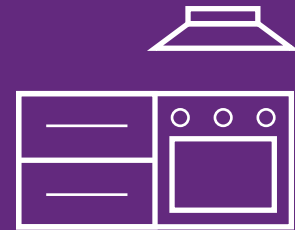
# The Solution at a glance

Target Occupancy Date:  
**Fall / Winter 2024**

Project Specifics:



44 New Units  
of Housing



Movie Nights, Gatherings  
& Meals in Common



Vibrant Community  
Centre



Common Areas  
& Courtyard



Access to a Web  
of Supports



Onsite Healthcare; Links to Mental  
Health and Harm Reduction Supports



Opportunities for Work  
and Engagement



# A New Vision For The Ninety Seven Victoria Campus

New floor build to create 22 new units of transitional housing.

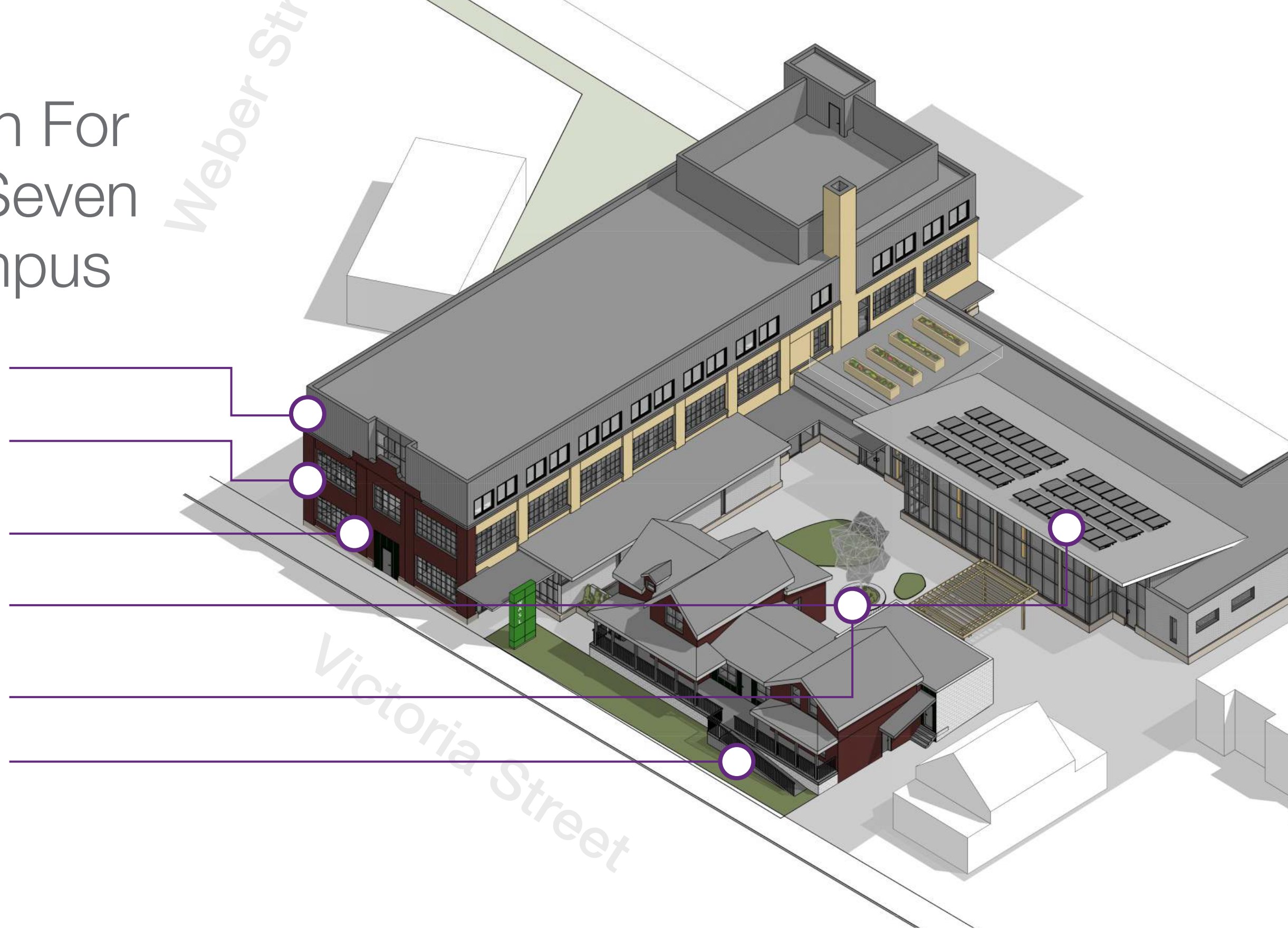
Current St. John's Kitchen Space on second floor will be converted into 22 units of transitional housing.

Medical clinic, with public-access washroom, shower and laundry facilities on first floor.

New modern building for St. John's Kitchen with glass front exterior and solar panels on roof.

New central courtyard will be a focal community space on the site.

Hospitality House will receive cosmetic upgrades.





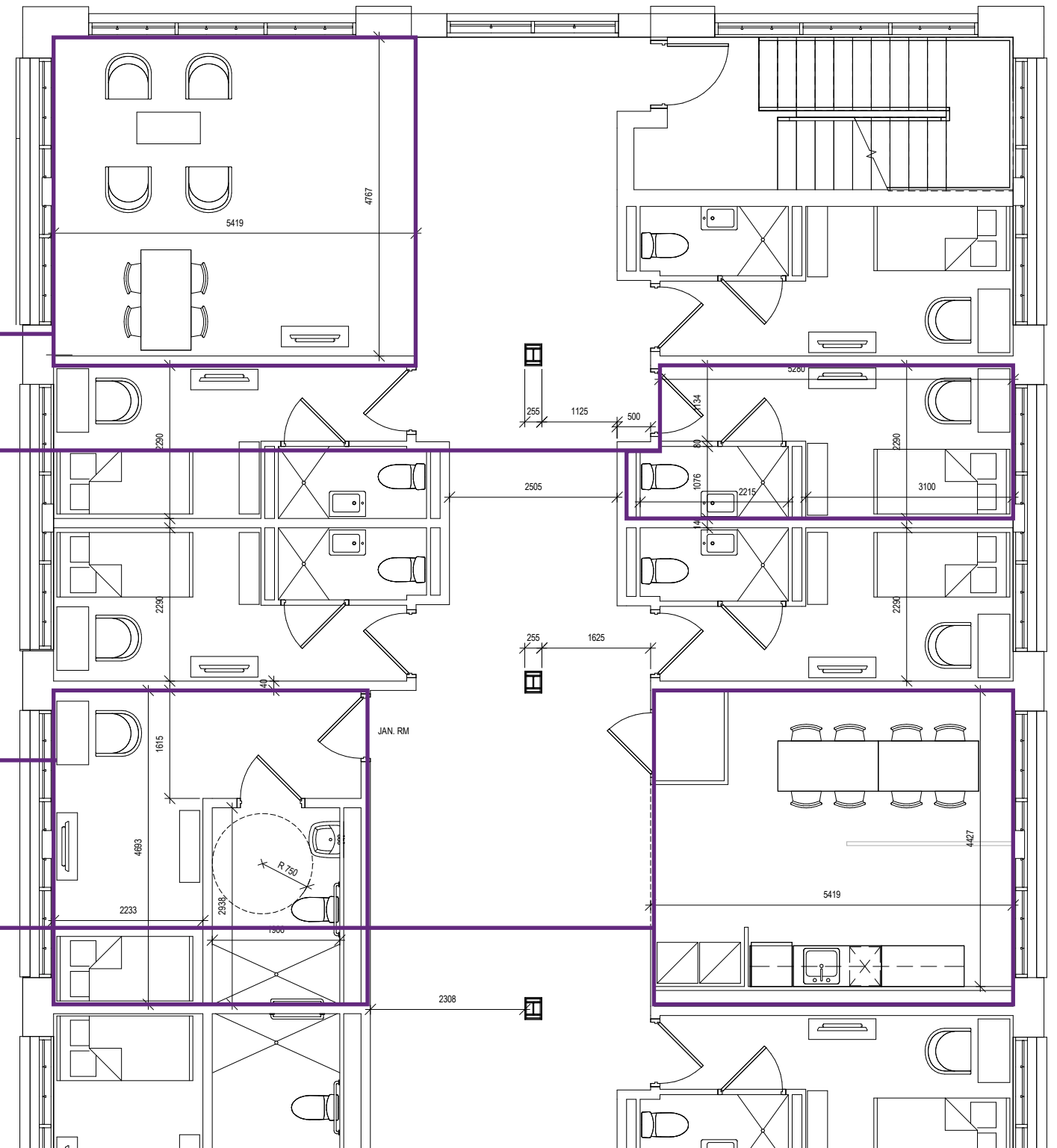
# Design Concept: Units & Common Areas

Lounge Room

Typical Unit

Accessible Room

Dining Room





# St. John's Kitchen Interior Rendering



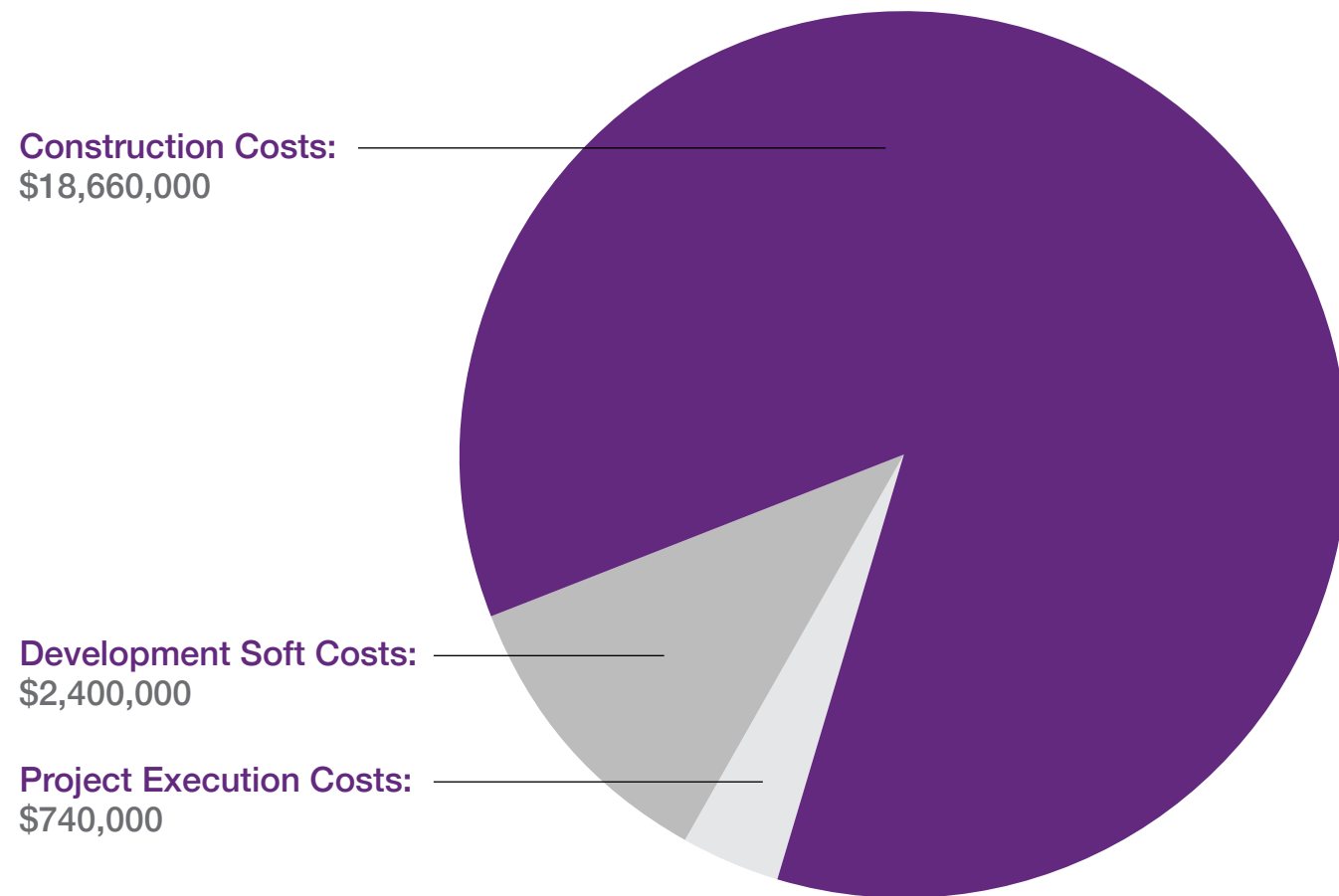


# Victoria Street Exterior Rendering



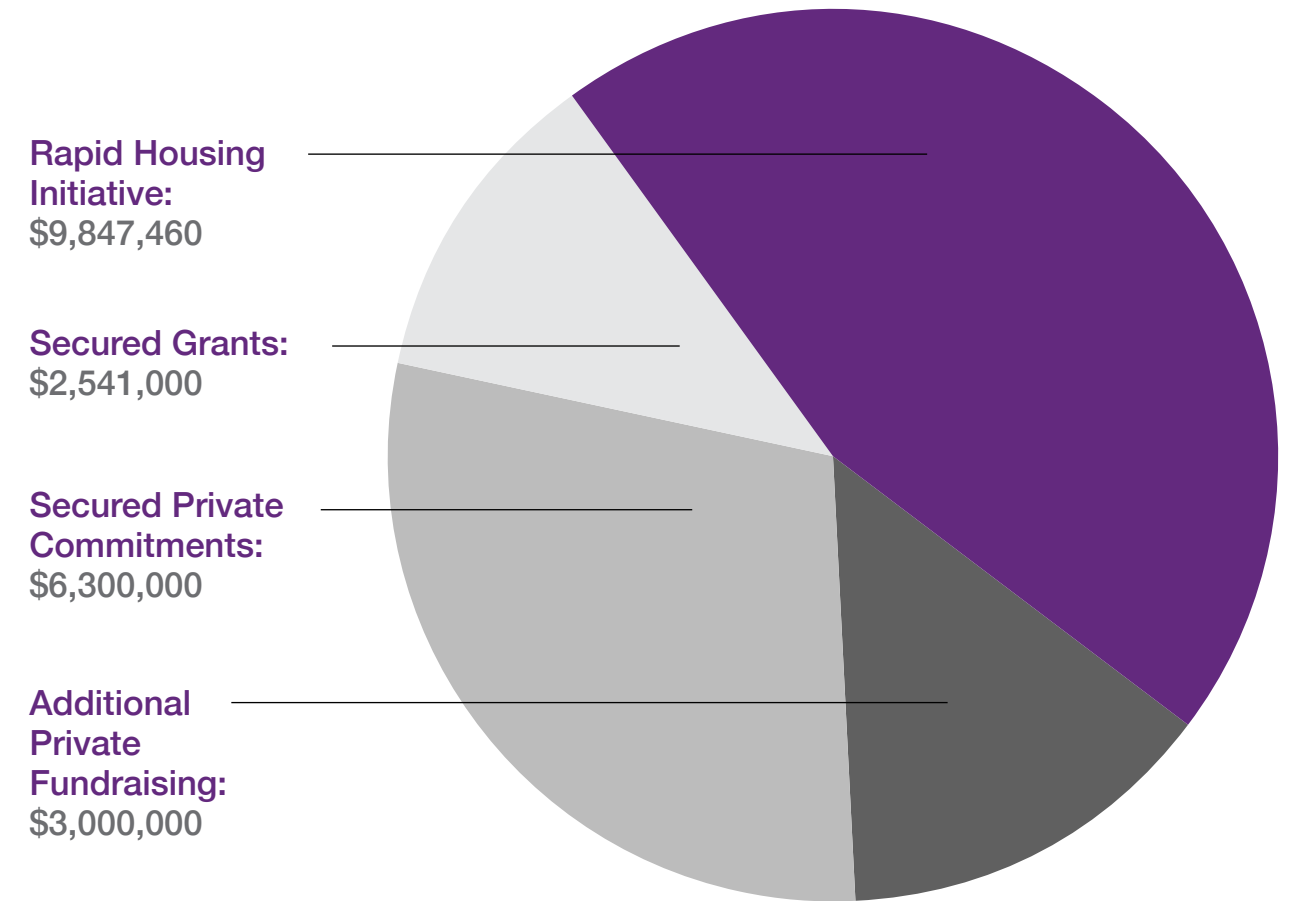


# Total Project Cost: \$21,800,000



The Working Centre has committed the land at 97 Victoria Street North to the project, valued at approximately \$6,000,000.

# Projected Funding Sources:



# Donors:

**\$2,000,000+**

—

Lyle S. Hallman Foundation

**\$1,000,000+**

—

The Savvas Chamberlain Family Foundation  
Auburn Developments  
Perimeter Development Corporation

**\$250,000+**

—

Mike and Kelly Peasgood  
Anonymous

**\$200,000+**

—

Vive Development and Woodhouse Group

**\$100,000+**

—

Janzen Foundation  
Bob and Judy Astley

**\$50,000+**

—

Fr. Earl Talbot

**\$25,000+**

—

Peter Woolstencroft  
Anne and Grant Roberts  
Marlene Epp and Paul Born  
Randall Howard and Judy McMullan  
Unifor Social Justice Committee  
Libro Credit Union

**\$10,000+**

—

Margaret Motz  
Midtown Counselling and Midtown Rehab  
Wells Resolutions  
Joseph Balan and Associates at Co-operators  
Doon Presbyterian Church  
Anonymous

**\$5,000+**

—

John and Norma Lichti  
Paul Kuntz Legacy Fund  
Ontario Realtors Care Foundation  
Anonymous (2)



# Philosophy of Working Centre Housing

Where rent is geared to income and 24/7 staffing supports day-to-day living, with a focus on connection to community and health care resources.

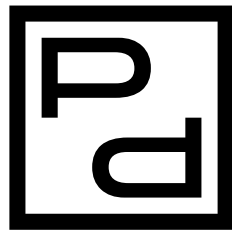
“Building relationships starts with inviting people into community.”

“Always be present with people, and allow them to start fresh each day”

“I saw a lot of beauty in the different stages people who live here are at in their journeys and how they live, as well as the staff who all have their own journeys.”



# The Team:



## PERIMETER DEVELOPMENT

Since 2010, Perimeter has been taking on projects that aim to create impact in our Community. Whether transforming aging factory spaces into something truly special: main street storefronts for passionate entrepreneurs or re-imagining what industrial space could look like in Waterloo Region, Perimeter seeks to work with creative, innovative people and firms to leave a place better than they found it.



## THE WORKING CENTRE

Established in 1982, the team at the Working Centre forms a deep web of committed and compassionate people, focused on building inclusion and respect. When we find a place to belong, we bring our best selves into our work and into the building of community. Our philosophy of "walking with" means that we build solutions together - connecting people, resources, and places - forming a web of services, supports and places - building community together. Thank you for helping to make space for people to create home.



## BNKC ARCHITECTS

For more than 50 years, BNKC (formerly Bogdan Newman Caranci Architects) has been involved with projects across Canada, and internationally. Our team plays a pivotal role in architecture and urban design, developing a framework of strategies and design solutions which support the planning of sustainable and memorable communities to create vibrant venues for work, play, and leisure.



## GOVAN BROWN

At Govan Brown, we are invested in creating environments where people are able to thrive – whether through our teams, the projects we build or the communities to which we belong. Our story began with the hope of making meaningful changes to an industry that was historically resistant to change – and we continue to work towards building a tomorrow that is filled with promise and opportunity for all.





Thank you for helping make space  
for home, at **NinetySeven Victoria.**



# Contact

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