



Working together with our community

Council Meeting – July 22, 2025

Subject: Service Manager Final Approval of the Ramsey Drive Project
Report Number: ESS-25-002
Division: Emergency and Social Services
Department: Housing and Social Services
Purpose: For Decision

Recommendation(s):

That Staff Report ESS-25-002, Service Manager Final Approval of the Ramsey Drive Project, be received as information;

And that Norfolk County provides final consent, in its role as “Consolidated Service Manager” for Haldimand and Norfolk Counties, for the full construction of the Ramsey Drive Project to proceed immediately;

And further that the Director of Social Services & Housing be authorized to provide this consent, on behalf of Council, to Haldimand County and the Haldimand Norfolk Housing Corporation.

Executive Summary:

Norfolk County acts as the Service Manager for both Haldimand and Norfolk County and in this role, it must approve all social housing development projects.

As staff, it is acknowledged that sending this directly to Norfolk Council is not the normal process and the timelines between final Service Manager approval and the ground-breaking ceremony are tight. However, as is noted in the background and context, the Advisory Committee in February of 2025 provided endorsement of the Ramsey Project as the Consolidated Service Manager for both Counties.

That said, it is recognized that this report could have gone to Council in Committee on July 8th 2025 and staff apologizes for not putting it forward at that time.

Background and Context:

As per the report HSS-25-004, Norfolk Council provided endorsement at the March 11th, 2025, Council in Committee meeting and then ratified at the following Council Meeting on March 25th, 2025. This report outlines in detail how this project fits into HNHC's

renewal and expansion plans and describes the business case that makes the project a viable mixed-income non-profit housing project.

In June, there was significant communication between all involved to keep the project on track for a summer 2025 construction start. All measures and assurances were secured in enough time for a report to go to Haldimand Council recommending final approval for construction to begin. Haldimand County has provided notice to Norfolk that the project is ready for Service Manager final approval to begin construction.

The local groundbreaking ceremony is taking place July 23rd, 2025.

It is recommended that Norfolk Council as the Consolidated Service Manager provide final consent for the Ramsey Drive Housing project.

Discussions:

311 Ramsey Drive is a 56-unit, mixed-income affordable housing facility in Dunnville, and will have a mixture of market, affordable and rent-geared-to-income units. The project is being developed by Flourish, a development consultant acting on behalf of the Haldimand Norfolk Housing Corporation (HNHC), which has previously constructed two supportive housing buildings in Norfolk.

The proposed 5-storey building includes a mix of bachelor, one-bedroom, and two-bedroom units—29% of which will be fully accessible—and a ground-floor childcare centre, and offices for housing and community services. The project is designed to Passive House standards, targeting significant reductions in energy use and greenhouse gas emissions.

Key partnerships are in place, including a lease agreement with Young Women's Christian Association (YWCA) Hamilton to operate the childcare centre by end of 2026 and housing agreements are underway with Community Living Haldimand and Haldimand-Norfolk Women's Services organizations to support vulnerable residents in our community.

Key project conditions have now been met, including final design, site approvals, confirmation of community partnerships and funding sources.

Finance Comments:

Norfolk County

There are no direct financial impacts within this report for Norfolk County.

As noted in the report HSS-25-004, should actual capital expenditures be greater than the funding, the shortfall in funding will be provided by Haldimand County, and any operating subsidies required will be funded by Haldimand County, as per the shareholder and service agreements.

To meet objectives of this project, it is anticipated that Finance staff from both Haldimand and Norfolk will meet regularly with HNHC and its consultants to ensure there are no unanticipated financial impacts associated with this development and that all reporting and funding requirements are met.

Interdepartmental Implications:

Norfolk County

As the Service Manager, Norfolk County will provide oversight as required and provide for the flow of funding to Haldimand Norfolk Housing Corporation.

Consultation(s):

N/A

Strategic Plan Linkage:

Building Norfolk - Develop the infrastructure and supports needed to ensure complete communities

Explanation: While this new building will be in Haldimand County, the proposal offered by Haldimand Norfolk Housing Corporation is a mixed-use development, which has been advantageous for other communities in Ontario. These developments have provided a social-economic benefit, where low-income, affordable and market housing can be offered while the project aims to remain self-sufficient from an operational point of view.

Attachment(s):

N/A

Approval:

Approved By:
Al Meneses, Chief Administrator Officer

Reviewed By:
Sarah Page, General Manager, Emergency & Social Services

Prepared By:
Brian Davis, Acting Director, Housing and Social Services