

EAST GWILLIMBURY TRANSITIONAL HOUSING PROJECT

Presented to
EAST GWILLIMBURY TOWN COUNCIL

Presented by
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York Region

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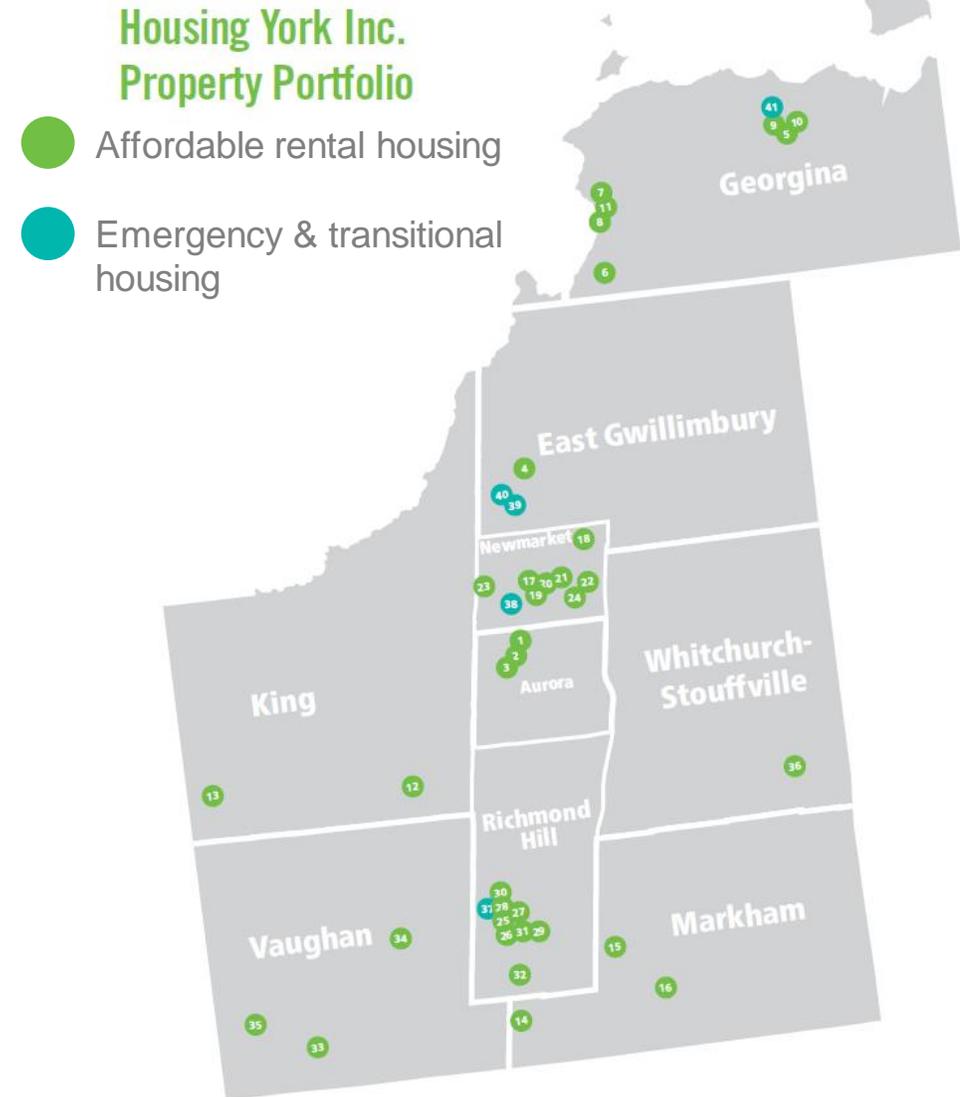
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QUESTIONS & COMMENTS

HYI: WHO WE ARE

HOUSING YORK INC.: WHO WE ARE

- York Region's Housing Company
- 36 properties, more than 2,700 units
- 7th largest non-profit housing provider in Ontario
- Home to more than 4,500 residents
- Operates on a mixed income model
- Own and manage several emergency and transitional housing facilities



OUR HOMES

York Region's subsidized housing model focuses on supporting healthy communities through:

- Functional design
- Appropriate scale
- Mixed income
- Proactive management
- Community Support

Blue Willow Terrace,
Vaughan



Mapleglen Residences, Vaughan



Belinda's Place, Newmarket



Nobleview Pines, King



Lakeside
Residences,
Georgina



Elmwood Gardens,
Whitchurch-Stouffville



Mulock Village,
Newmarket



Trinity Square,
Markham



Hadley Grange,
Aurora



Richmond Hill Hub,
Richmond Hill

OUR HOMES



THE OPPORTUNITY

RESPONDING TO THE COVID-19 CRISIS

- The Ontario government is providing municipalities and Indigenous community partners with funding through the [Social Services Relief Fund \(SSRF\)](#) to help protect the province's most vulnerable during COVID-19, including those who are homeless or at risk of becoming homeless.
- The SSRF Phase 2 covers 100% of capital costs and projects must be completed by December 31, 2021.
- York Region submitted an investment plan for funding to install new **transitional housing** at 18838 Highway 11.
- The Ministry of Municipal Affairs and Housing publicly announced the funding for this capital project on March 17, 2021.
- Assistance from East Gwillimbury is being requested to fast-track approvals to meet funding deadlines.



**Protect shelter staff
and residents**



**Expand rent
support programs**



**Create housing
solutions**

WHAT IS TRANSITIONAL HOUSING?

- Transitional housing refers to a supportive – yet temporary – type of accommodation that is meant to bridge the gap from homelessness to permanent housing by offering structure, supervision, support, life skills, and in some cases, education and training.



The Housing Continuum

PROJECT OVERVIEW

LEEDER PLACE FAMILY SHELTER

Wraparound supports for clients include:

- Support to find and maintain affordable housing
- Help with school placements, homework and school supplies for children
- Supportive counselling and referrals to appropriate community services
- Access to health and wellness programs



PORTER PLACE SHELTER

Wraparound supports for clients on site include:

- Support to find and maintain affordable housing
- Supportive counselling
- Referral to appropriate treatment programs and community services
- Connection and mediation with landlords
- Budget/financial planning

SITE CONTEXT

- 3.2 ha (8.0 acres) Regionally-owned site
- Developed with two emergency and transitional housing facilities (Porter Place & Leeder Place)
- Surrounded by farmland and woodlots on all sides
- Majority of site is vacant and presents a unique opportunity for intensification
- Timing of development activities is coordinated with various servicing infrastructure upgrades and installation



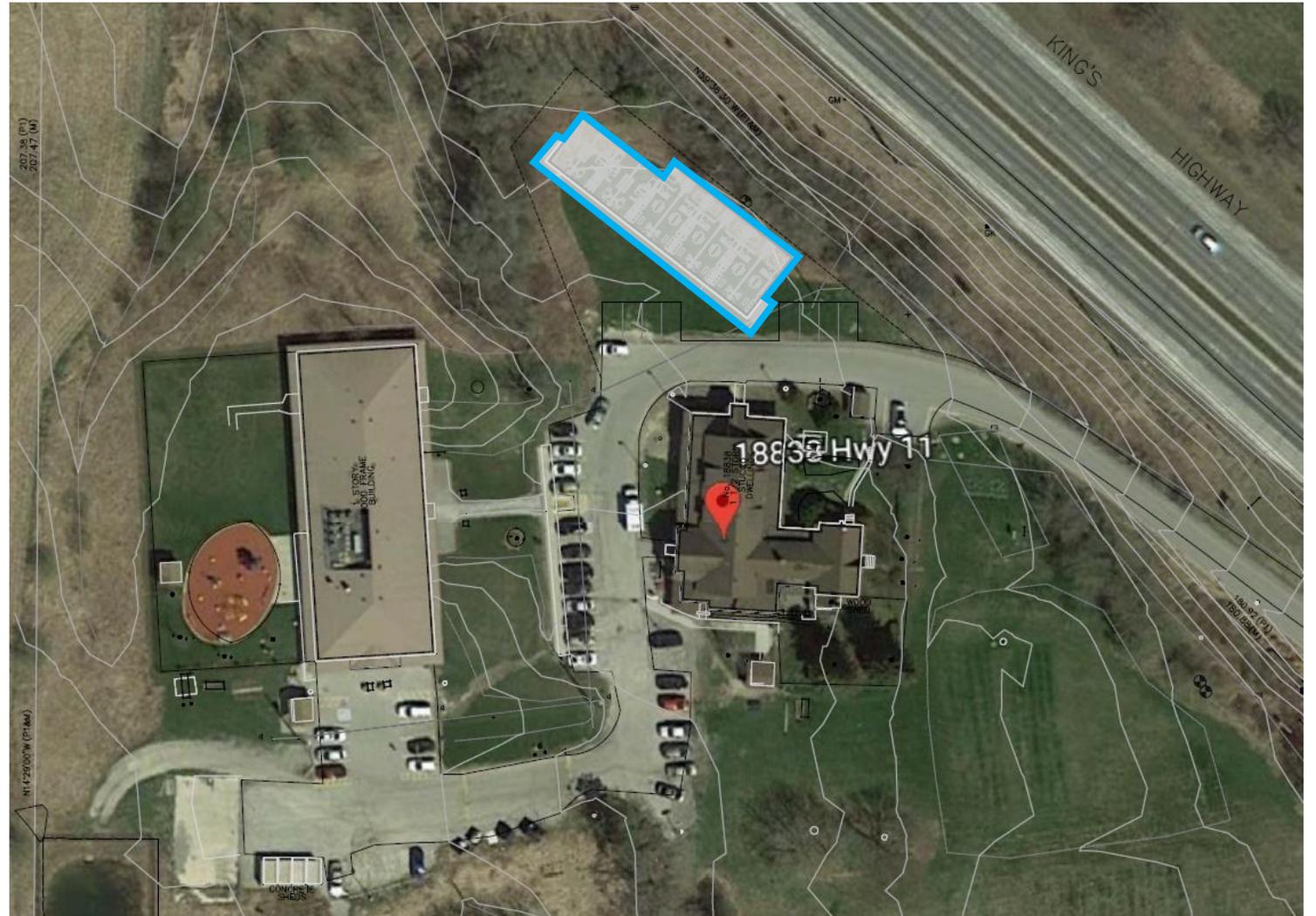
WHAT'S BEING PROPOSED?

- Provide approximately 16 transitional housing units in a new building:
 - Low-rise built form (two stories)
 - Mix of unit types to support clients
 - Self-contained units with kitchens and bathrooms
 - Accessible common amenity and laundry rooms
- These new homes will provide transitional rental housing for people experiencing or at risk of homelessness
- Project will use pre-fabricated construction
- High-quality and affordable, building code compliant, permanent housing, environmentally sustainable, compatible with the existing site and surrounding context

WHAT'S BEING PROPOSED?

Proposed new building:

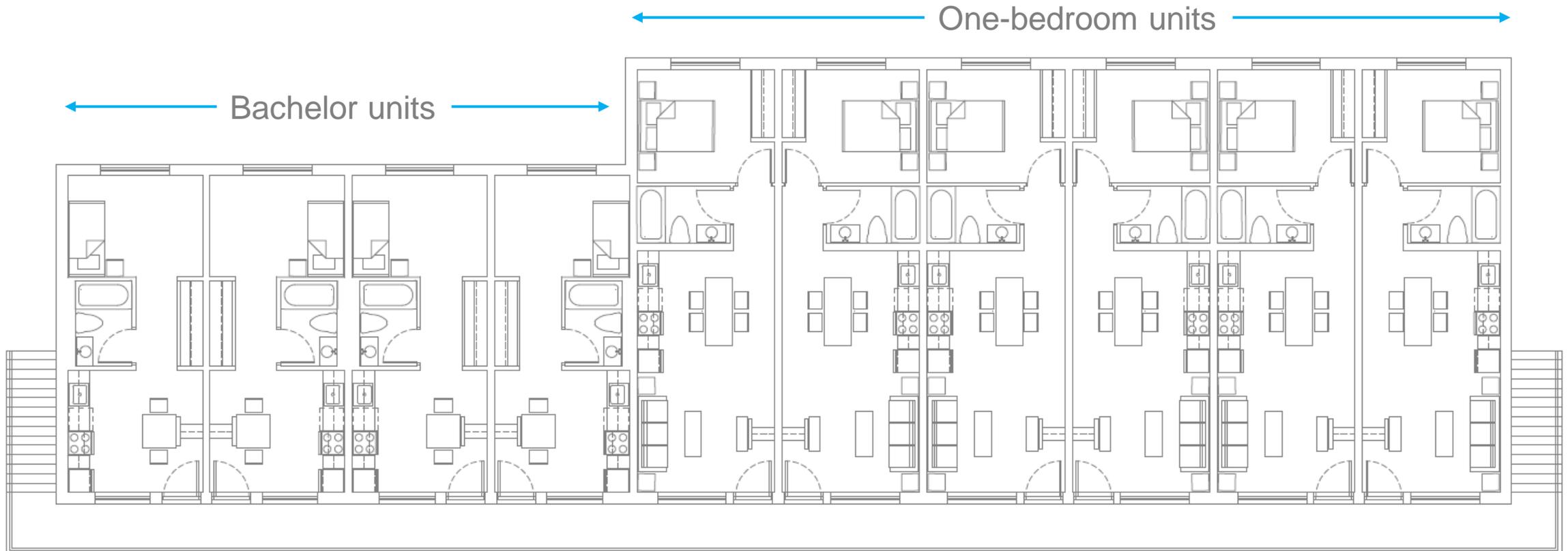
- Located on vacant portion of site
- Direct access to existing driveway
- Provides connectivity to existing buildings
- Opportunities to reconfigure parking area



WHAT'S BEING PROPOSED?

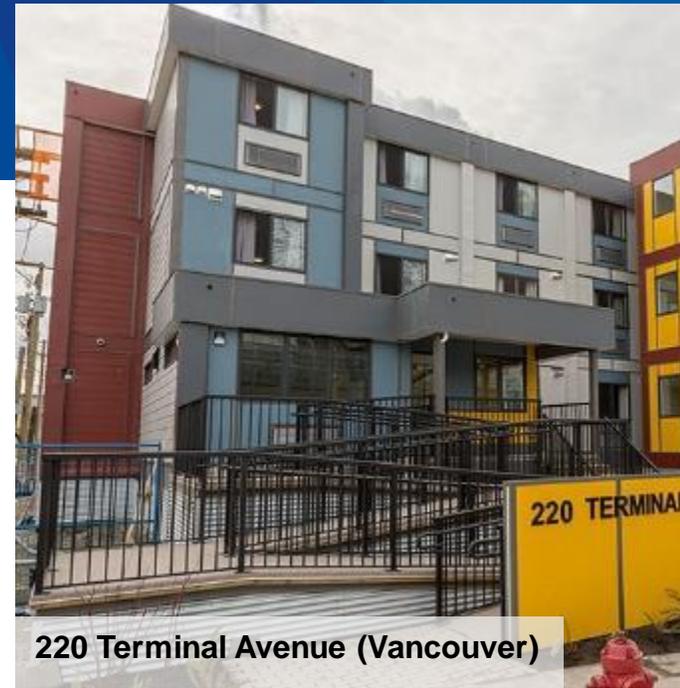
Sample floor plan showing a mix of bachelor and one-bedroom units

(subject to change)



DELIVERING RAPID HOUSING SOLUTIONS

- Project will utilize elements of pre-fabricated construction
- Pre-fabricated construction uses structures or elements built in an off-site factory that are delivered to the site and assembled as components
- Benefits of this construction approach include:
 - Flexible floor plate and building design
 - Opportunity for enhanced asset quality
 - Significantly reduced on-site construction time to deliver rapid housing solutions
- Pre-fabricated construction recently implemented across Canada for several affordable and supportive housing projects



220 Terminal Avenue (Vancouver)



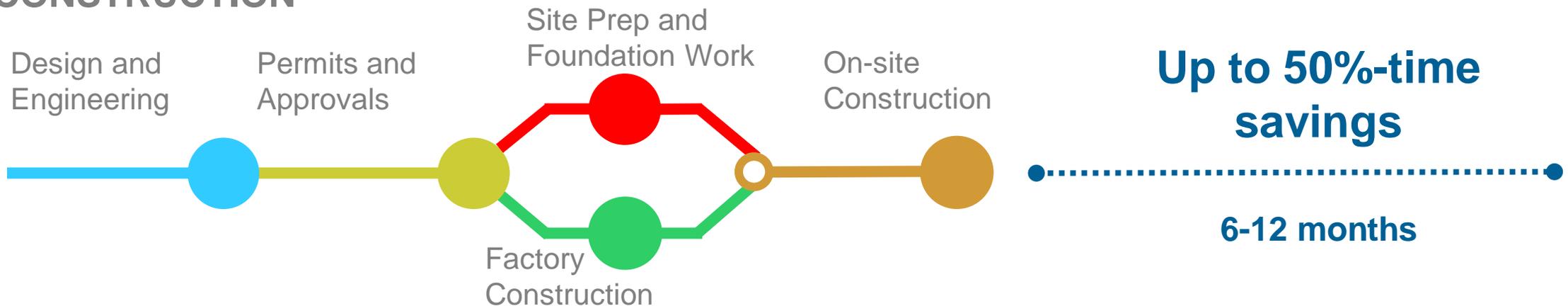
Uplands Walk (Nanaimo, BC)

DELIVERING RAPID HOUSING SOLUTIONS

TRADITIONAL CONSTRUCTION



PREFABRICATED CONSTRUCTION



TIMELINE & NEXT STEPS

NEXT STEPS & TIMELINES

September 11, 2020	Business case submitted to MMAH
December 17, 2020	Regional Council approves the project and funding for transitional units
March 2021	Pre-consultation held with Town staff
Spring 2021	Site Plan Approval application to be submitted to Town
Summer 2021	Off-site construction of pre-fabricated housing
Summer 2021	Receive building approvals*
Summer – Fall 2021	On-site construction / installation of pre-fabricated buildings*
December 2021	Project Completion*

* subject to necessary approvals



COMMUNITY ENGAGEMENT

- Committed to open and transparent communication
- Respectful of neighbours' ideas and concerns
- Region will host Public Information Centres as needed
- Community Liaison Committee as main touchpoint with neighbours



2021



March

/ Presentation (#1) to East Gwillimbury Council



Spring 2021

/ Public Information Centre (PIC)



Spring 2021

/ Site Plan Application (SPA) submission to Town



Summer 2021

/ CLC Meetings as required

THANK YOU