

BUILDING COMMUNITY *for everyone*

PROPOSED EMERGENCY AND TRANSITIONAL HOUSING AT 14452 YONGE STREET



Overview of the Proposed Development

Last updated: January 2024

RIGHT PLACE, RIGHT TIME, RIGHT ACTION

For most residents, York Region is a vibrant and prosperous place to live and work. However, for some, living with the risk of homelessness, or navigating the Region while experiencing homelessness, is a daily reality. Across York Region, there is an urgent need to increase emergency and transitional housing capacity to meet the current and anticipated demand for services.

A key objective in York Region's [10-Year Housing and Homelessness Plan](#) is strengthening homelessness and housing stability services that help people find and keep housing. Additionally, the Healthy Communities priority in the [2023 to 2027 Strategic Plan](#), which is set by York Regional Council, identifies appropriate housing for residents of all ages and stages as a goal.

The proposed emergency and transitional housing at 14452 Yonge Street in the Town of Aurora is a step in the right direction. The proposed facility will provide a range of supports to help people who are at risk of or experiencing homelessness develop important life skills, gain employment and work towards moving into permanent housing.

The location was chosen because the site meets all our needs. It is large enough, centrally located in York Region, and on a major Regional transit corridor allowing people to travel easily to places of employment, and social and medical services. Planning for emergency and transitional housing at this location also aligns with Provincial, Regional and Town planning policies.

THE NEED FOR A NEW BUILDING IN A NEW LOCATION

Planning for a new emergency and transitional housing building began during the Region's 2016-2018 Capital Budget process. Regional planners carefully considered many factors before choosing 14452 Yonge Street as a preferred location. The new building will replace the existing emergency housing facility, Porter Place, located in the Town of East Gwillimbury. Porter Place provides emergency housing services and supports for adult men experiencing homelessness. Porter Place consistently operates at or near capacity and the current building does not meet modern design or building standards, such as the [Accessibility for Ontarians with Disabilities Act](#), resulting in barriers to service. In addition, there is limited opportunity for expansion and program enhancement.

YORK REGION

1-877-464-9675

york.ca/14452Yonge

York Region

Transit service and pedestrian access are also limited and there are few job opportunities within walking distance of Porter Place.

When Porter Place was determined to be too expensive to retrofit, the Region looked at other potential sites. In 2021, the Region announced 14452 Yonge Street as a suitable site based on access to public transit, nearby commercial amenities, and health and social services. The property is also owned by York Region and the proposed building will be co-located with the new [Henderson Sewage Pumping Station](#), making it a fiscally responsible option for taxpayers.

MORE THAN JUST A PLACE TO STAY

Having a safe and secure place to live is a key social determinant of health. The proposed emergency and transitional housing will be more than just a place to stay. It will embody a service delivery model shaped by three founding pillars:

1. Prevent homelessness before it starts through a range of programs, services and supports that help people find stable housing or keep their existing housing
2. Provide inclusive, client-centred and recovery focused life-stabilization supports when needed, such as mental and physical health and financial supports
3. End homelessness through interventions that help people find and keep housing

The proposed housing would be owned and maintained by Housing York Inc., and operated and staffed 24/7 by a community-based service provider. Services include:

- Emergency and transitional housing
- Supportive counselling, life-skills training and wellness resources
- Support to develop financial literacy skills, education, training and job search
- Referrals to community supports and resources
- Help to find and keep permanent housing

PLANNING FOR STRONG, CARE AND SAFE COMMUNITIES

Since work began to complete the necessary steps in the planning application process with the Town of Aurora, York Region has been working closely with the Town to ensure the proposed emergency and transitional housing building aligns with Provincial, Regional and local planning policies.

Currently, we are in the planning stages for both the physical structure of the building and the service delivery model that will shape programming options for clients. A Zoning Bylaw Amendment and Site Plan Application are underway and require approval from the Town of Aurora.

The health and well-being of all residents and communities remain a top priority for York Region as planning for new emergency and transitional housing development continues. The proposed building will be planned and constructed by York Region, owned by Housing York Inc. (HYI) and operated by a community-based service provider. HYI's model focuses on supporting healthy communities through functional design, appropriate scale, proactive management and community support.

PROPOSING A SUPPORTIVE AND SUSTAINABLE BUILDING CONCEPT

York Region is proposing a five-storey building with 55 units of emergency and transitional housing with wraparound supports for people at risk of or experiencing homelessness. Extensive consultations and formal meetings with municipalities throughout Ontario were undertaken to help develop the building's form, features and inform the service delivery model. The Council-approved budget for the design and construction of the building is approximately \$23.6 million.

The proposed building is also being designed to Passive House standards to achieve increased energy efficiency and sustainability. Designing a Passive House emergency and transitional housing building will offer clients a healthy and quiet indoor environment. A constant supply of fresh air and protection from noise pollution will help create a peaceful environment where people experiencing or at risk of homelessness can participate in supportive counselling and life-skills training.

York Region continues to work closely with the Town of Aurora and the Community Liaison Committee to review development plans and address community feedback.



Artist rendering of the proposed emergency and transitional housing at 14452 Yonge Street.



Artist rendering of the proposed programming space at 14452 Yonge Street.

ENDING HOMELESSNESS TAKES A COMMUNITY COMING TOGETHER

There is an urgent need to increase emergency and transitional housing capacity. Remaining committed to this priority is critical as housing costs and the cost of living in York Region continue to rise, and the number of people experiencing homelessness increases.

Building new emergency and transitional housing at 14452 Yonge Street will expand capacity and bring community partners together to help more people find and keep housing. The people this housing will support are not strangers. These are our neighbours and friends and members of our community who need and deserve our caring support.

OUR COMMITMENT TO COMMUNICATING PROJECT UPDATES

Community Engagement

HYI is dedicated to having long-term positive and respectful relationships with our neighbours through the operations and life cycle of our buildings. Throughout the planning, construction and operations of this development, we will continue to engage and inform nearby residents, community partners, business owners and service providers. Some of the actions we have taken include Public Information Centres, Community Liaison Committee meetings, collaboration with York Regional Police and community-based service providers, neighbourhood mail-outs and door-to-door outreach. More information, including recordings of past consultations, copies of presentations, project updates and frequently asked questions, is available at york.ca/14452Yonge

Community consultation is ongoing to respond to questions and concerns raised by the community and provide important information on the need for this housing.

Community Liaison Committee

Members of the Community Liaison Committee (CLC) are working closely with York Region to provide advice and input on the proposed emergency and transitional housing in the Town of Aurora.

We are looking for Town of Aurora residents, businesses and community partners to join our CLC. The CLC will address issues throughout the planning and construction phases, explore opportunities to integrate the new housing into the surrounding community, and act as community advocates.

If you have questions or would like to learn more about this housing development including the work of the Community Liaison Committee, **please contact the Community Liaison:**

Phone: 289-338-8063

Email: 14452Yonge@york.ca

For general inquiries, please contact Access York:

Phone: 1-877-464-9675

TTY: 1-866-512-6228

Email: accessyork@york.ca

Project updates will be added to york.ca/14452Yonge as they become available.