

Welcome

York Region is investing in a new housing development at **187-195 The Queensway South**, Keswick to help meet the growing need for affordable housing in the Town of Georgina.

We Invite You to:

- Grab a refreshment
- Read the boards to learn more about the development
- Speak with the team
- Share any questions or comments



The Queensway South

York Region is developing new housing at **187–195 The Queensway South** to create **affordable housing and community space**.

Features of the New Building

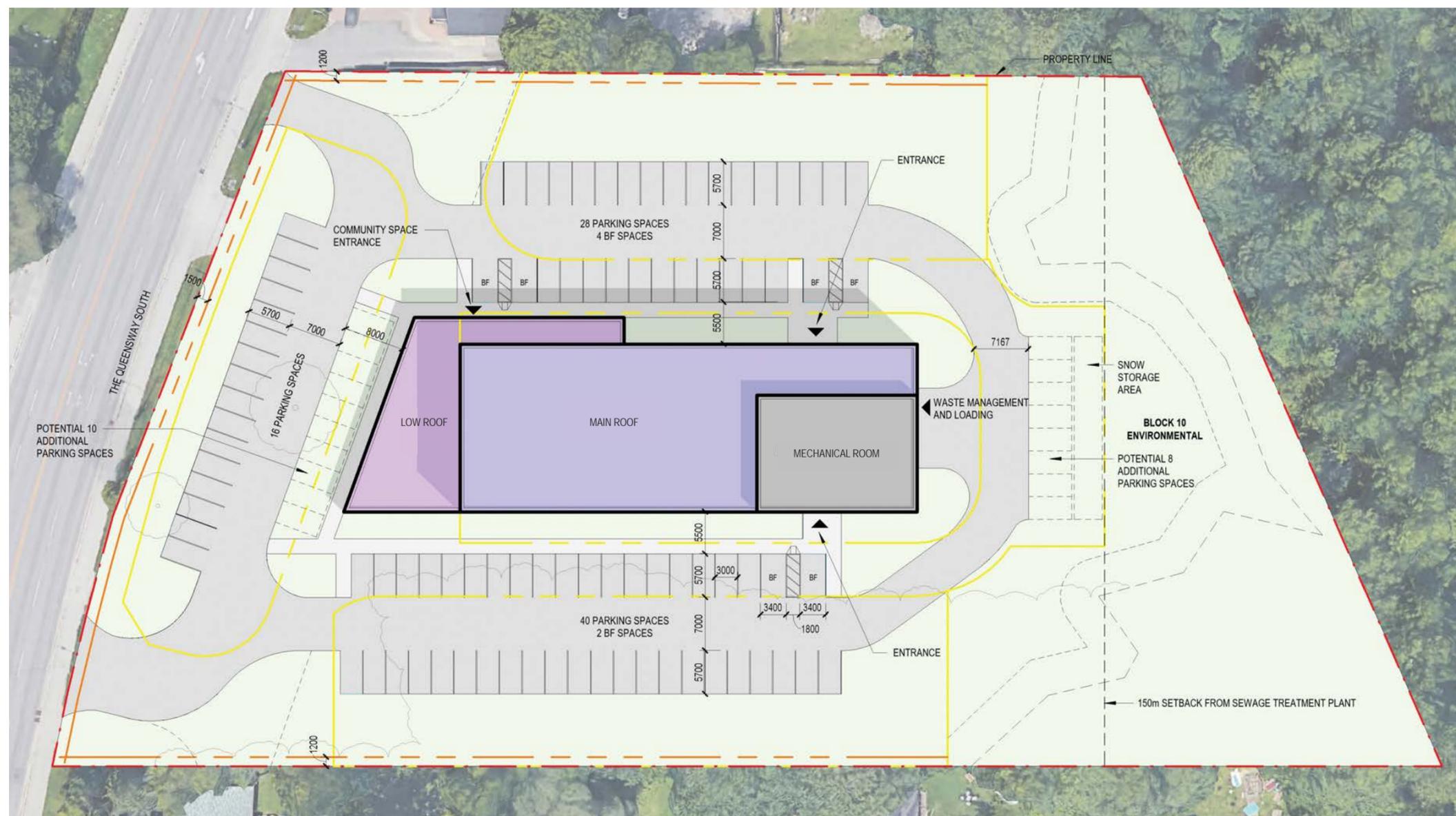
- **Five** floors
- Approximately **8,000 square feet** of multi-purpose community space
- **86** affordable housing units
 - **32** Community Housing units
 - **18** Transitional Housing units
 - **36** Emergency Housing units
- **90** parking spaces
- **Environmentally sustainable** and **energy efficient** construction
- Targeting **Leadership in Energy and Environmental Design (LEED®) Certification**
- Some units to feature **barrier-free design**

The Queensway South

Conceptual Site Plan

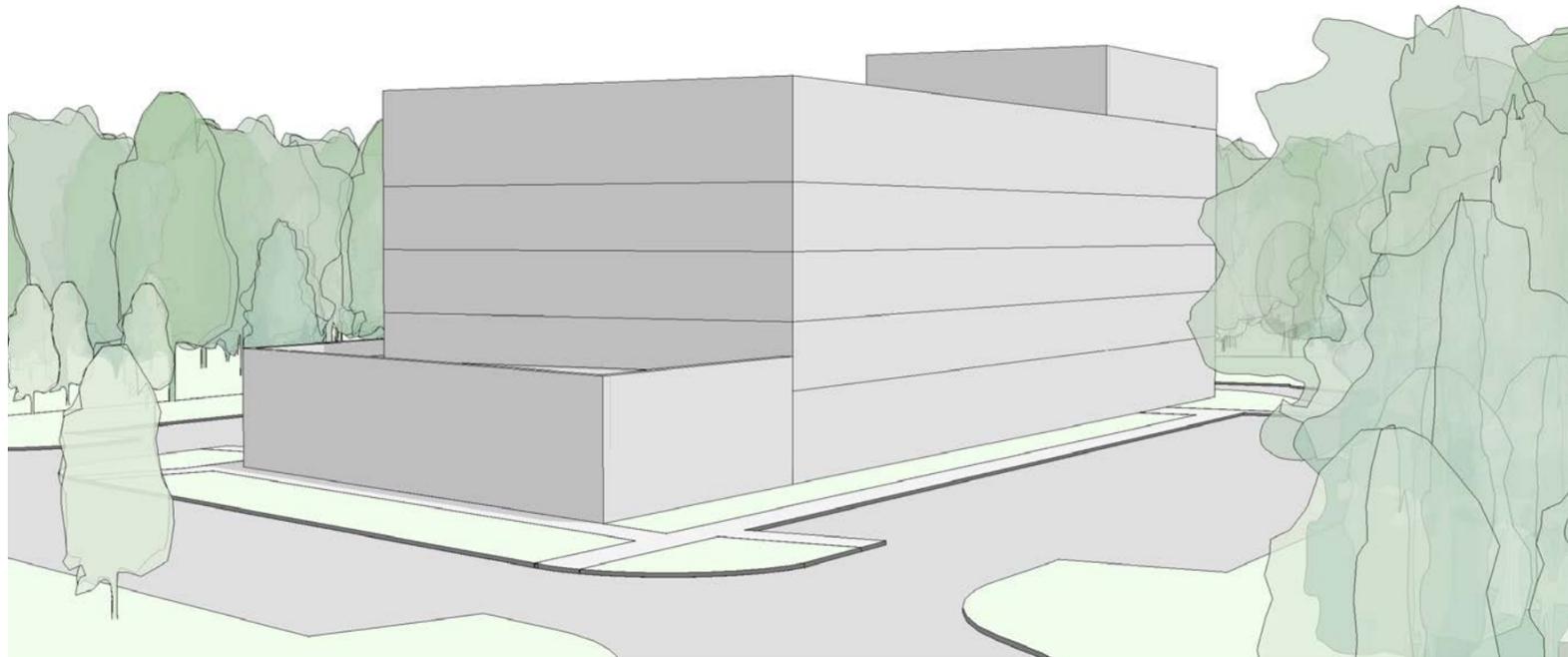
Images developed as part of the Request for Expression of Interest (REOI) process.

This development is currently in the pre-design phase and the details are subject to change.



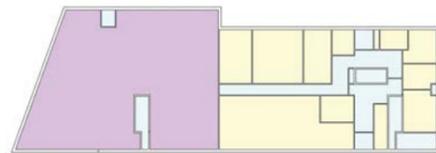
The Queensway South

Conceptual Building Diagram and Floor Plans



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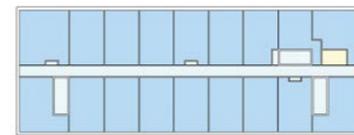
Ground Floor

- Community Space
- Amenity
- Admin Spaces
- Services



Second Floor

- Emergency Housing



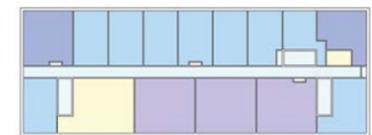
Third Floor

- Transitional Housing



Fourth Floor

- Community Housing



Fifth Floor

- Community Housing

Why This Matters

The Need for Affordable Housing

Rising housing costs continue to limit options for low and moderate-income households.

This development is part of York Region's long-term commitment to increase housing stability.

It will bring together expanded housing options and community space where people feel supported and connected.



In 2025, **2,381 people** experienced homelessness, including **1,110 people** experiencing chronic homelessness.

187-195 The Queensway South is **close to transit, community resources, employment opportunities and is centrally located** in the heart of Keswick.

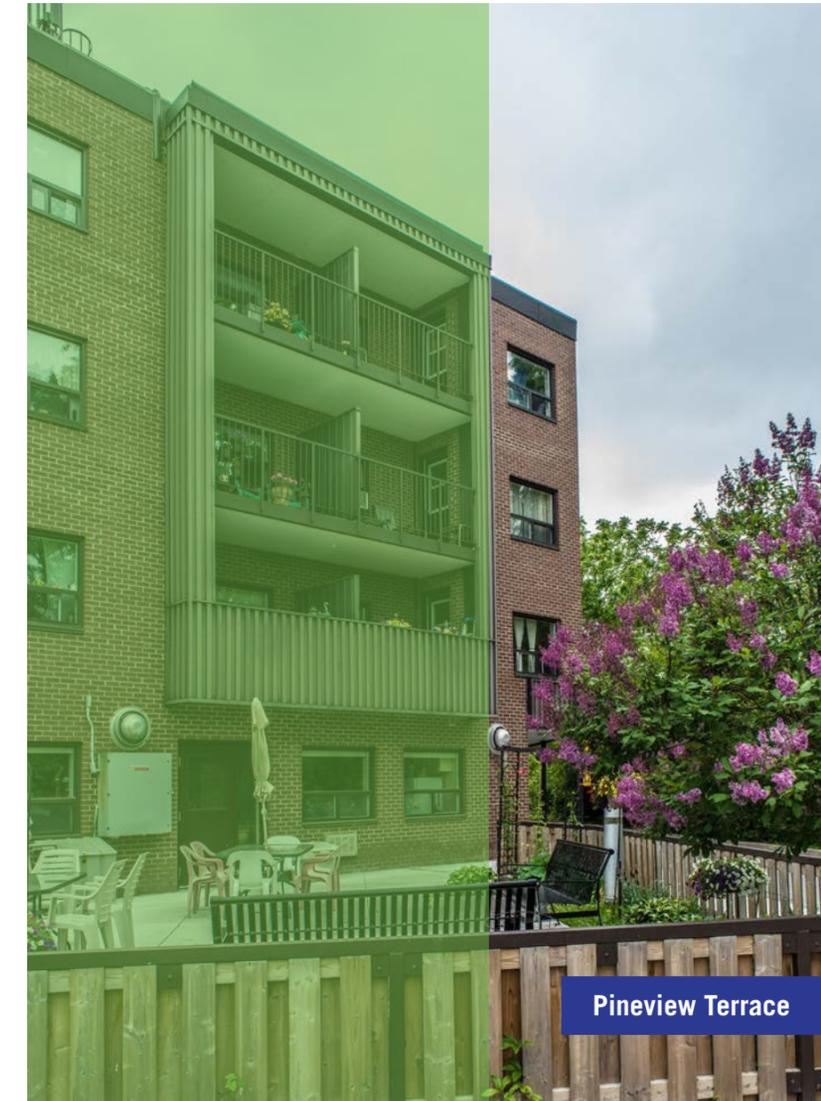
In 2025, there were **over 22,000 households on the Region's subsidized housing wait list**, representing an increase of approximately 20% from 2024.

Why This Matters

The Need for Affordable Housing

The development reflects the voices of Georgina residents who have asked for more inclusive housing options, including subsidized units, accessible apartments and downsizing opportunities for aging residents.

For a family or individual facing housing challenges, this building could be life changing; it offers the chance to move from uncertainty to stability, providing an affordable home where people can thrive and plan for the future; **it's a foundation for better health and stronger community connections.**



About the Site

This development supports the Town of Georgina's Strategic Plan, Housing Needs Assessment and the Keswick Secondary Plan by promoting inclusive growth, enhancing community well-being and ensuring long-term sustainability. **It reflects the Town's commitment to creating a livable and resilient community where all residents have access to safe, affordable and accessible housing.**

The site benefits from medium density residential zoning that permits apartment forms of development.

The Town of Georgina is investing \$3 million to support this vision and bring new housing to Georgina.

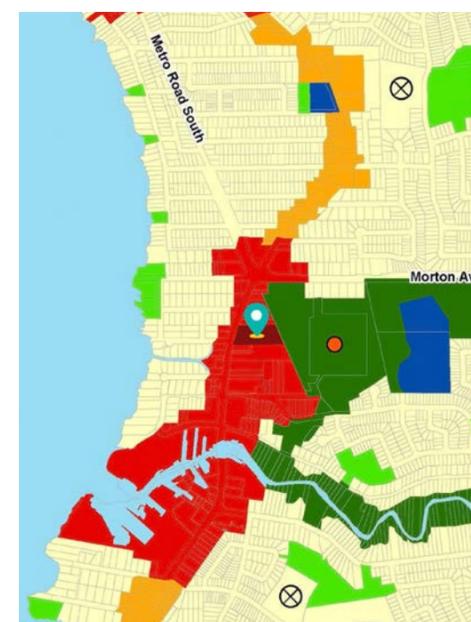
What is The Town's Vision for This Area?

Keswick Secondary Plan, 2024

The Site is within the Maskinonge Urban Centre.

This Urban Centre is a key mixed-use area in central Keswick. The area plays a central role in Keswick's long-term goal of creating a complete, healthy and sustainable community with strong links to parks, trails and transit.

The designation encourages higher-density, mid-rise development, with buildings generally ranging from two to six storeys, improved public access to the waterfront and a mix of shops, restaurants, hotels, offices, housing and community services.



Legend

- The Queensway South
- Urban Centres
- Environmental Protection Area
- Parks and Open Space
- Institutional/Community
- Mixed-Use Corridor 1
- Existing Neighbourhood

Site Location



187-195 The Queensway South, Keswick

187-195 The Queensway South is **close to transit, community resources, employment opportunities** and is **centrally located** in the heart of Keswick.

Development Timeline

Construction

Specific dates may change depending on timing of approval and permits, site and construction considerations.

Early 2026



We are here

2026 - Early 2027

2027 - 2028+

Pre-Development

- Secured Request for Expression of Interest (REOI) funding from Town
- Retain Design - Builder development team
- Develop conceptual site plan and building design

Planning Approvals and Building Permit

- Finalize site plan and building design
- Begin construction

Construction and Operations

- Construction completed
- Building occupied
- Delivery of programs and services

Development Timeline

Community Engagement

Specific dates are subject to change.

Early 2026



2026 - Early 2027

2027 - 2028+

Phase 1

- Outreach to local residents and businesses
- Community Open House
- Community Feedback Form
- Establish Community Liaison Committee

Phase 2

- Community Liaison Committee Meetings
- Community Feedback Activities

Phase 3

- Community Liaison Committee Meetings
- Community Feedback Activities

Frequently Asked Questions

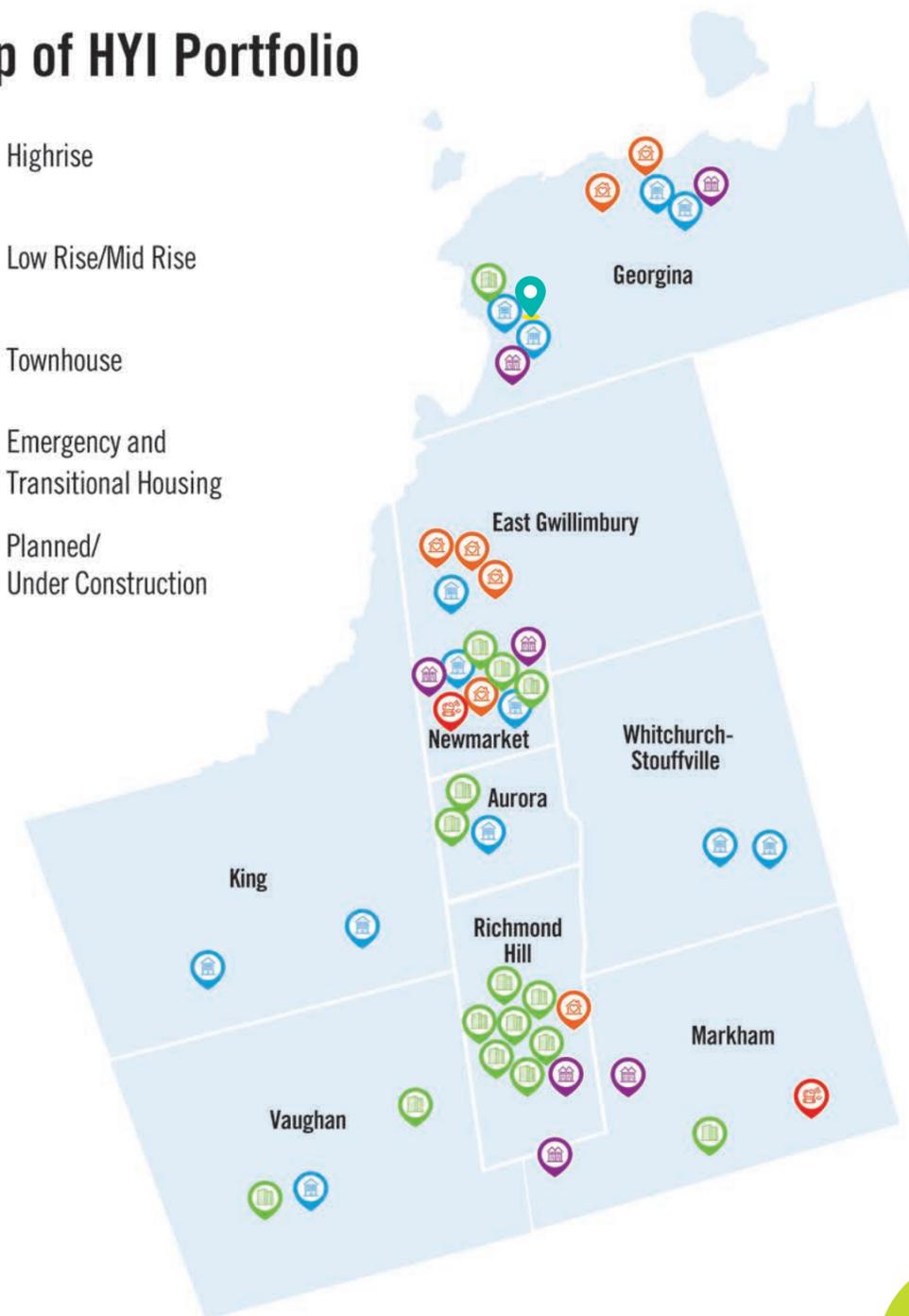
What is Housing York Inc.?

Housing York Inc. (HYI), York Region's largest community housing provider, is developing this comprehensive and greatly needed housing development in the Town of Georgina that will provide diverse and affordable housing options to local and regional community members.

HYI currently manages 38 properties with over 5,000 tenants and 3,124 units, as well as seven emergency and transitional housing properties, and has the financial capacity, experience, and knowledge to develop and operate this important housing development in Georgina.

Map of HYI Portfolio

-  Highrise
-  Low Rise/Mid Rise
-  Townhouse
-  Emergency and Transitional Housing
-  Planned/Under Construction



Frequently Asked Questions



What is planned for this development?

The Queensway South development will include:

- Community housing (long-term homes, self-contained units)
- Transitional housing (medium-term, self-contained units with access to supports)
- Emergency housing (short-term, individual rooms with access to supports)
- 8,000 square feet of multi-purpose community space

Who will live in the building?

The building will house a mix of residents, which could include families, seniors and single residents.

How can I apply for housing in this building?

This development is currently in a planning stage with construction anticipated to begin in 2026.

It is anticipated the building will include a mix of subsidized rental units and affordable market-based rental units.

Subsidized units will be filled through York Region's centralized housing wait list. The centralized housing wait list is kept in chronological order, as required by the province.

For information on subsidized housing in York Region, including eligibility and how to apply, visit york.ca/ApplyforHousing or contact us at 1-877-464-9675.

Georgina residents interested in renting an affordable market rent unit are encouraged to scan the QR code to complete the Housing York Inc. market rent subscriber's list form.



Frequently Asked Questions

What is Community Housing?

Community housing includes two types of rental units, subsidized and affordable market-based rental units, and provides long-term homes to individuals, families and seniors.

Subsidized rental units are for households with low to moderate-incomes who meet eligibility requirements and are filled through York Region's centralized housing wait list.

Affordable market-based rental units are intended to be priced below comparable private-sector rents. Housing York Inc. (HYI) market-based rents increase more slowly than private-market rents, providing residents with greater long-term affordability and cost stability over time.

What is Transitional Housing?

Transitional housing provides medium-term individual accommodations to support people who have lost their housing. It also provides extra support to help people find permanent housing, find employment and also work through challenges that may have prevented them from staying housed in the past.

What is Emergency Housing?

Emergency housing provides shorter-term individual accommodations for people who have lost their housing. They also have access to supports for various needs, including health and employment.



The Queensway South Community Space

The development will include **8,000 square feet of multi-purpose community space** to meet the needs of local residents and community organizations.

Local Community Needs

Deliver programs and services that ensure alignment with evolving community needs

Equity, Inclusion and Accessibility

Create a welcoming, inclusive and accessible space



Community Space Guiding Principles

Collaboration

Provide people with easy access to supports they need by connecting programs and services in one flexible space

The Queensway South Community Space



Use a sticky note and tell us...

- What is your vision for the community space?
- What would ensure The Queensway South community space is welcoming for everyone?

The Queensway South Community Space



Use a sticky note and tell us...

- What would you most like to see in the community space? Please provide an example.

Community and Connection

Opportunities to meet, gather, collaborate and form connections

Programming and Activities

Workshops and classes that encourage learning, skill-sharing and opportunities for personal and community growth

Space and Open Design

Multi-use spaces that can easily transform to meet changing needs

Community Services and Supports

Services provided by local community agencies to assist community members with access to programs, resources and wellbeing supports

Other

Please specify

The Queensway South Development



Use a sticky note and tell us...

- What information would help you feel more informed as the development evolves?
- Do you have any questions or additional comments?

HYI: Real Developments. Real Impact.



Mosaic House

5676 Main Street, Town of Whitchurch-Stouffville

- **Six-storey building** with 97 mixed market units
- Opened in 2025



Passage House

18838 Highway 11, Town of East Gwillimbury

- **Two-storey building** containing 18 transitional units
- Prefabricated Mass Timber
- Opened in 2022



Unionville Commons

4310 Highway 7, Markham

- **12-storey building** containing 265 apartments for seniors
- Opened in 2024

HYI: Real Developments. Real Impact.

Mosaic House



Shared space



One-bedroom unit: kitchen and living room



One-bedroom unit: living room, bedroom, bathroom

Passage House



Shared space

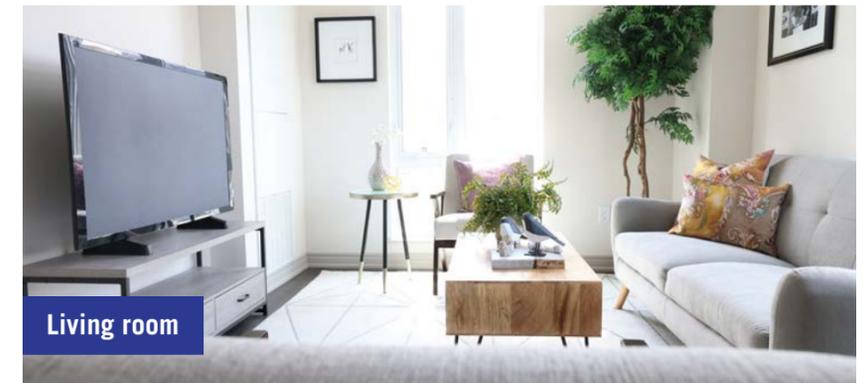


Kitchen



Accessible bathroom

Unionville Commons



Living room



Bedroom

Join Our Community Liaison Committee

We are looking for neighbours, businesses and community partners to join our **Community Liaison Committee**.

The **Community Liaison Committee** will meet regularly to provide feedback throughout the planning and future construction period and act as community advocates.

To apply, visit york.ca/TheQueenswaySouth



Stay Connected

Have questions or feedback? We'd love to hear from you!

Share your thoughts and stay connected by:



Filling out a **short survey**
to share your feedback



Emailing the development
team directly at
HousingDevelopment@york.ca



Signing up for **The Queensway
South Development** newsletter

Stay informed with updates at **york.ca/TheQueenswaySouth**