

SUTTON YOUTH SERVICES MODULAR HOUSING DEVELOPMENT

20898 Dalton Road, Georgina

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January 13, 2021



AGENDA

1 HOUSING YORK INC: WHO WE ARE

2 PROJECT OVERVIEW

3 SITE CONTEXT & DEVELOPMENT OPTIONS

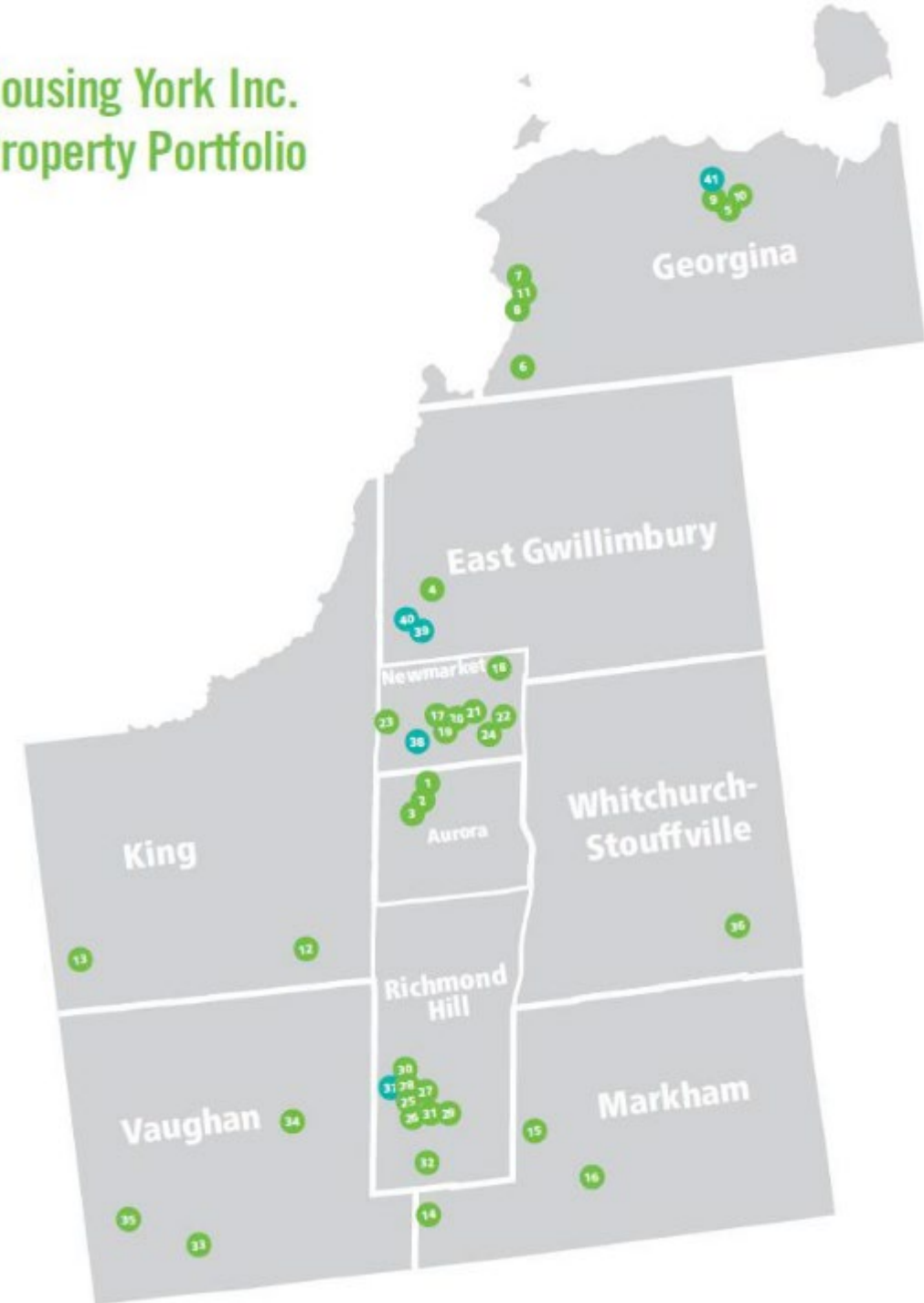
4 NEXT STEPS & TIMELINE

HOUSING YORK INC: WHO WE ARE

Housing York Inc.: Who We Are

- York Region's Housing Company
- 37 Properties, more than 2,600 units
- 7th largest non-profit housing provider in Ontario
- Home to more than 4,000 residents
- Over 60% of our tenants are seniors
- Operate on a mixed income model

Housing York Inc. Property Portfolio



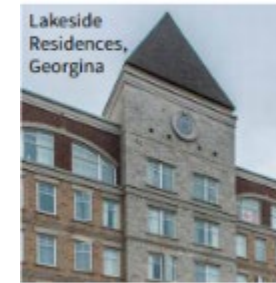
Housing York Inc.: Our Homes

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

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

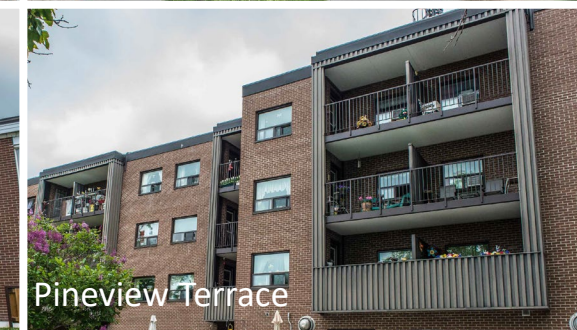
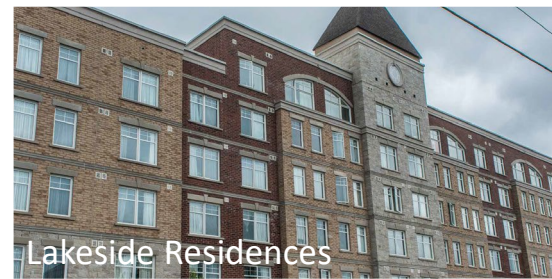


Blue Willow Terrace,
Vaughan



Housing York Inc. In Georgina

- **East Court** (35 East Street, Sutton)
- **Northview Court** (37/39 North Street, Sutton)
- **Glenwood Mews** (1 - 64 Patchell Crescent, Keswick)
- **Keswick Gardens** (43 The Queensway North, Keswick)
- **Lakeside Residences** (17 The Queensway South, Keswick)
- **Pineview Terrace** (190 Church Street, Keswick)
- **Sutton Youth Services** (20898 Dalton Road, Sutton)



Sutton Youth Services

Sutton Youth Services is a multi-use facility managed by Housing York Inc. and operated by The Salvation Army York Housing and Support Services.

Services Include:

- Emergency and transitional housing
- Employment, education and housing support
- Mental health/addiction support referrals
- Peer support groups
- Crisis intervention
- Life Skills Program
- Drop-in services
- Wraparound case management and aftercare



Opportunity to Create New Transitional Housing

- Transitional housing refers to a supportive – yet temporary – type of accommodation meant to bridge the gap from emergency crisis shelter and permanent housing
- Proposed units will be more long-term, service-intensive and private than emergency shelters, yet remain time-limited to stays
- Proposed units will provide independent living options for youth and be equipped with self contained washrooms and kitchen facilities
- New residents will be able to leverage existing supervision, support, life skills, and education and training provided by Sutton Youth Services



The housing continuum (Source: CMHC)

PROJECT OVERVIEW

Social Services Relief Fund (SSRF)

- York Region approved for \$1.3 million for the creation of modular units through the **Social Services Relief Fund (SSRF)**
- Funds for capital work must be committed by **January 31, 2021**, with completion of the projects by **December 31, 2021**
- Assistance from Georgina to expedite approvals is necessary to meet funding deadlines

Local social services relief funding to:



**Protect shelter staff
and residents**



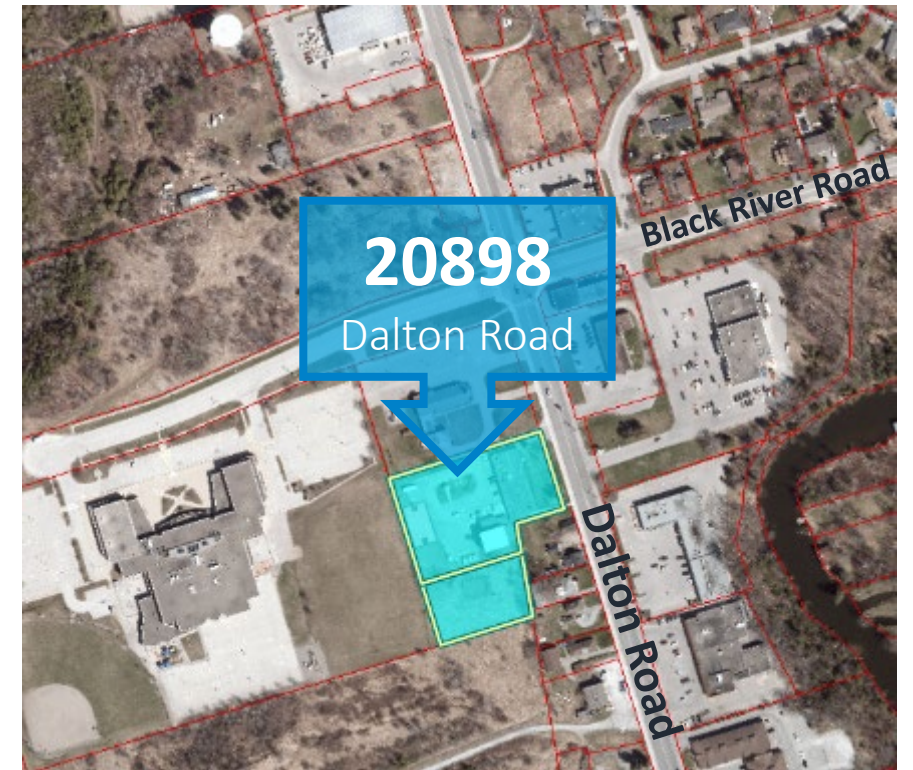
**Expand rent
support programs**



**Create housing
solutions**

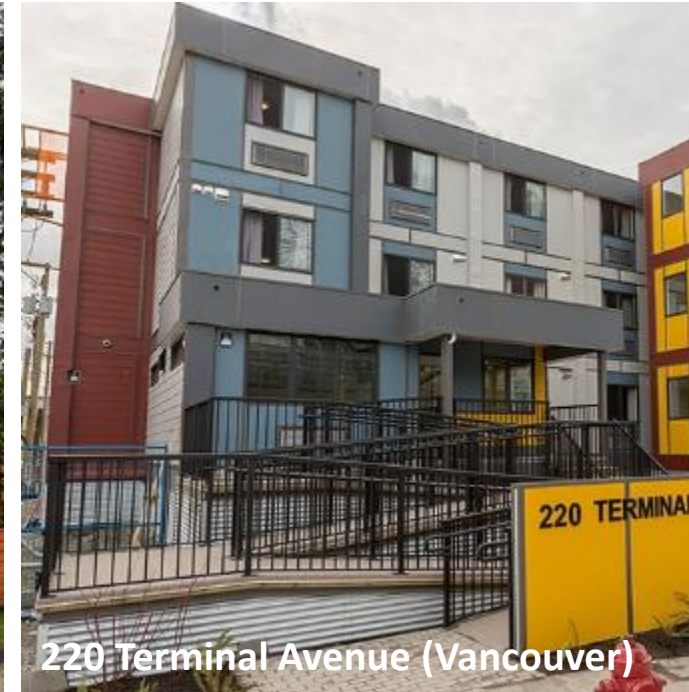
20898 Dalton Road: Site Context

- 0.97 ha (2.41 acres) Regionally-owned site
- Youth shelter operated by Salvation Army
- Situated close to amenities that support residents including the Peter Gzowski (Sutton) Library, the Link, food stores, pharmacies, retail stores, and financial institutions
- Opportunity for new development on vacant portion of site



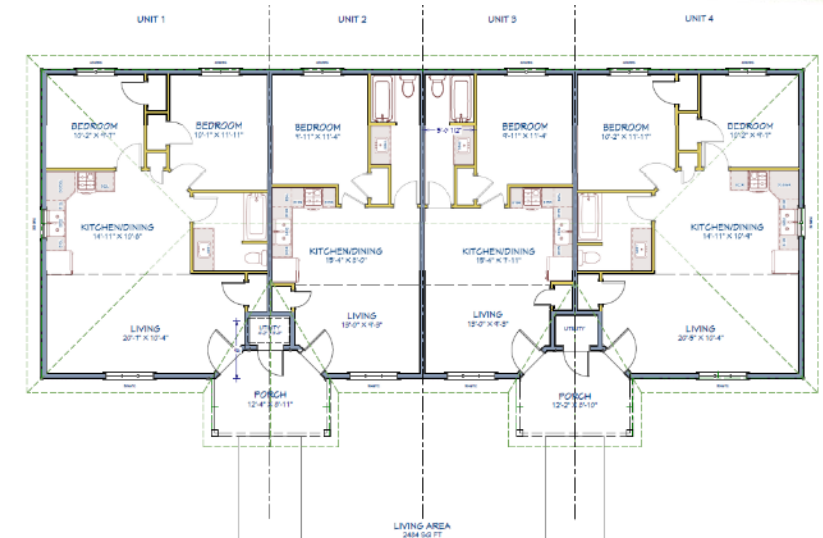
Partnership & Construction

- Exploring opportunities to provide new made-in-Georgina housing on Sutton Youth site
- Project will utilize elements of modular construction
- Modular construction is a pre-engineered process of making structures or elements in an off-site factory that are delivered to the site and assembled as components
- Modular construction recently implemented across Canada for several affordable and supportive housing projects



Project Scope

- Provide 8 new transitional housing units on site
 - 6 1-bedroom and 2 2-bedroom units
- These modular homes will provide transitional rental housing for youth experiencing or at risk of homelessness
- New units will be managed by Salvation Army with on-site services and shared amenities, supportive housing with programming staffing
- High quality and affordable, building code compliant housing that is environmentally sustainable and compatible with the surrounding neighbourhood



Preliminary concept floor plans and elevations (GTI)

NEXT STEPS & TIMELINE

Community Engagement

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



2021



January

/ Presentation (#1) to Georgina Council



February

/ Public Information Centre (PIC)



Spring 2021

/ Site Plan Application (SPA) submission to Town

/ Community Liaison Committee (CLC) Meeting #1



July

/ CLC Meeting #2 and PIC



October

/ CLC Meeting #3



December

/ Project Completion

Next Steps & Timelines

October 27, 2020	Initial meeting with Town Staff
October 2020 – January 2021	Pre-development due diligence work
December 11, 2020	Pre-consultation request submitted to Town
December 17, 2020	Regional Council approved the modular housing project and funding for 8 modular homes
Spring 2021	Minor Variance application to be submitted to Town
Spring 2021	Site Plan Approval application to be submitted to Town
Late Spring 2021	Receive building approvals
Spring – December 2021	On- and off-site construction / installation of modular buildings
December 2021	Occupancy



THANK YOU

