

Town of East Gwillimbury

TRANSITIONAL HOUSING PROJECT

11838 Highway 11

Community Liaison Committee (CLC) MEETING #1

Tuesday June 29, 2021

6:30 to 7:30 p.m.

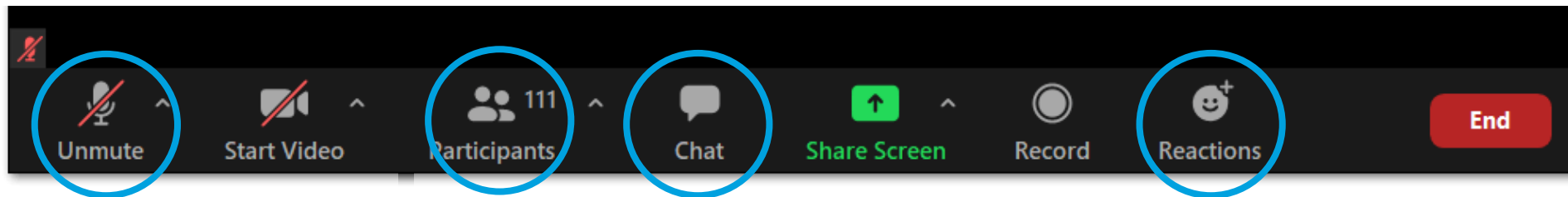


WELCOME AND INTRODUCTIONS



ZOOM ETIQUETTE

- Please mute your microphone when you are not speaking
- When you have a question or comment:
 1. Click on the Reactions or Participants button at the bottom of the screen
 2. Click the Raise Hand icon
 3. When called to speak, lower your hand and unmute your microphone
- Share a question or comment in the chat by clicking on the Chat button at the bottom of the screen
- Optional – name displayed and video



TONIGHT'S AGENDA

- 1 Welcome and introductions
- 2 Rules of engagement
- 3 Project background and schedule
- 4 Questions and comments
- 5 Wrap-up



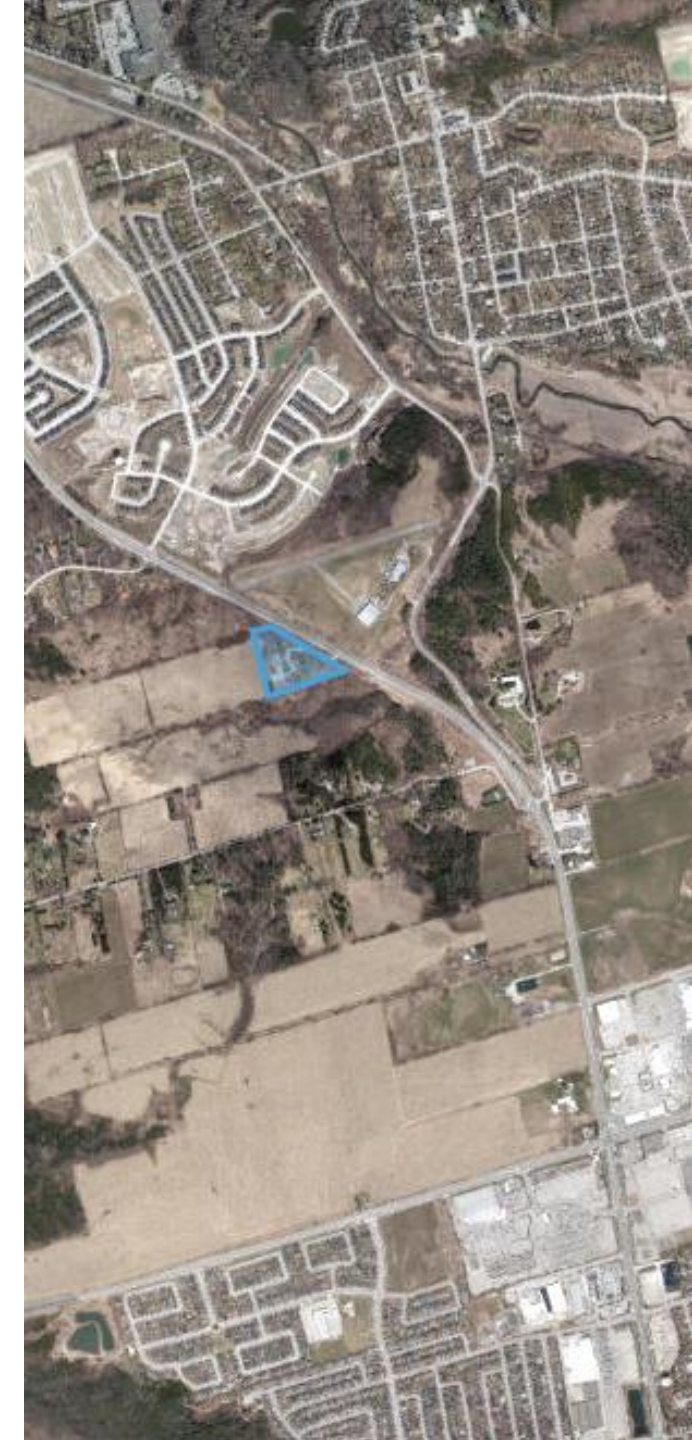
INTRODUCTIONS

Tonight's Presenters:

- **Sophia Bittar**, Community Liaison, York Region
- **Ernest Ng**, Housing Development Planner, York Region
- **Leith Moore**, Founder & Principal, R-Hauz

Other Project Members:

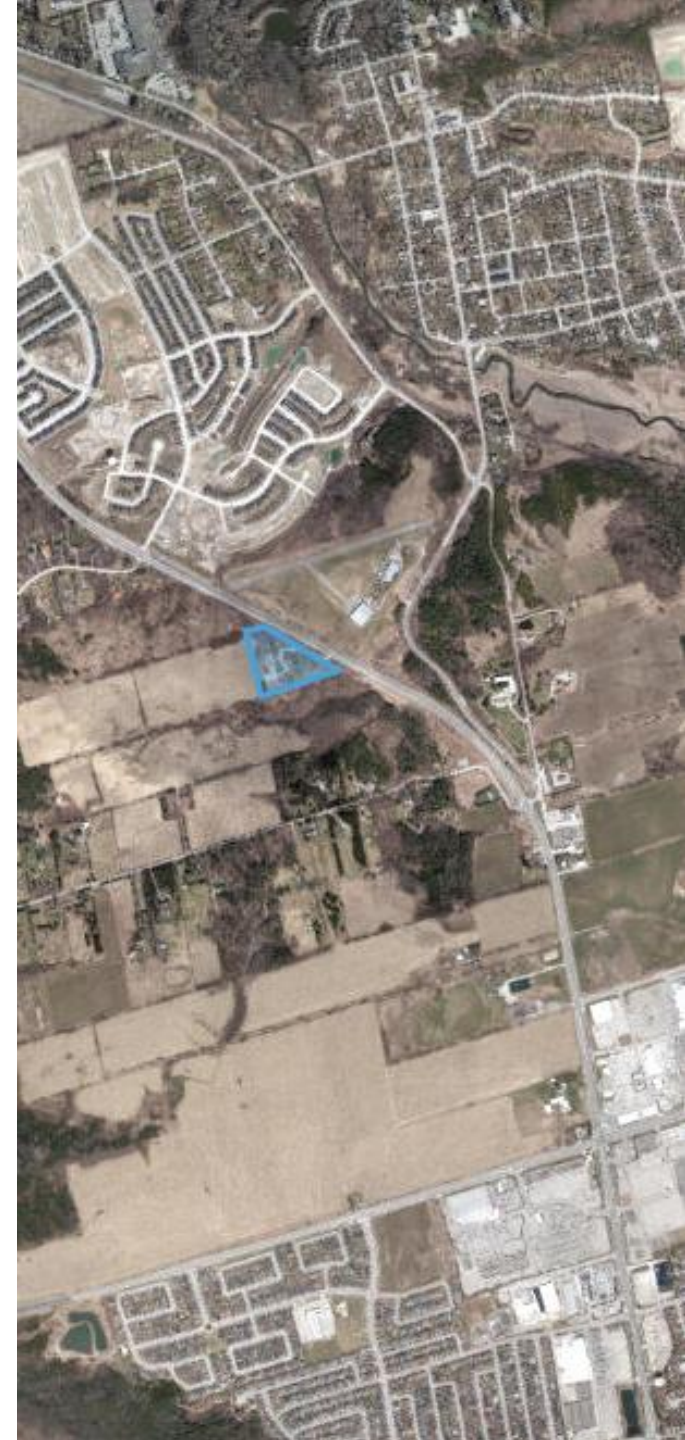
- **Debbie Thompson**, Director, Homelessness Community Programs
- **Joshua Scholten**, Director, Housing Development
- **Adrian Koops**, Project Lead
- **Tricia Wretham**, Engagement and Outreach Specialist



POLLING QUESTION

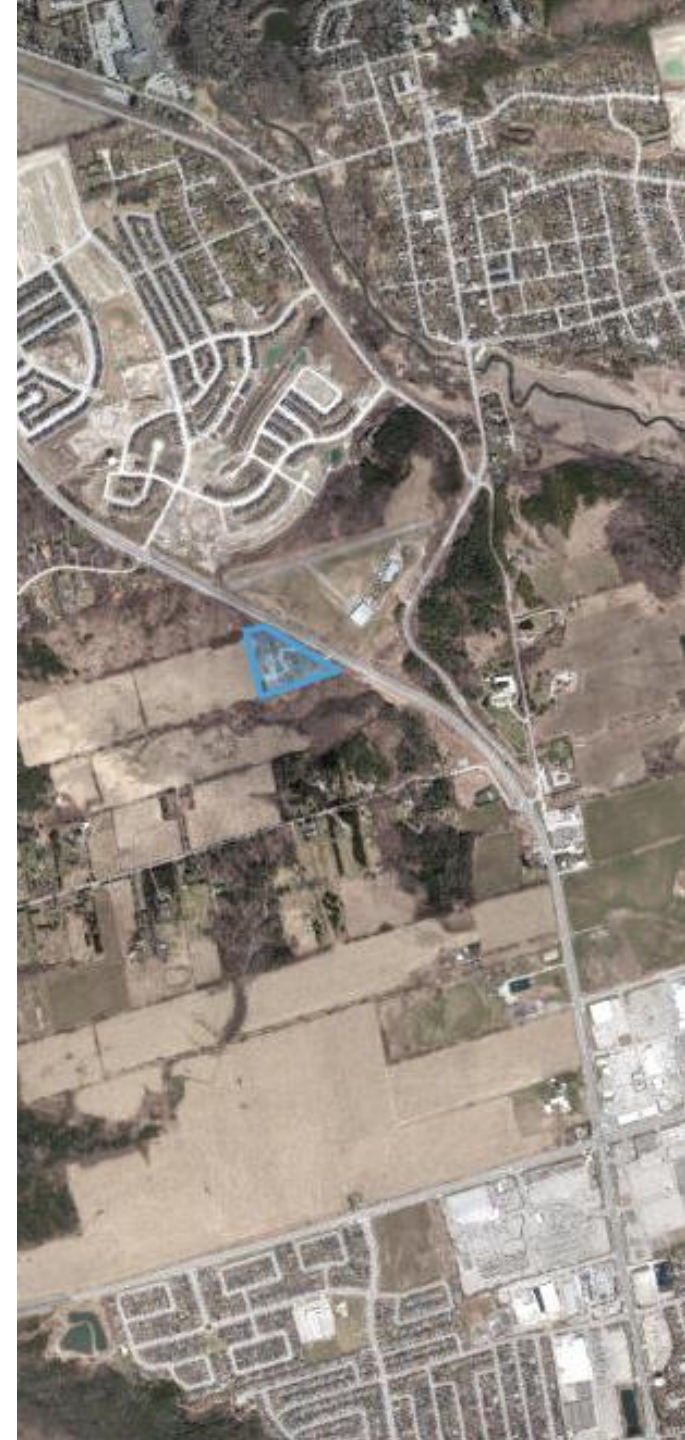


**How are you feeling
about today?**



MEMBER INTRODUCTIONS

**Your name and why you
were interested in joining
the CLC**

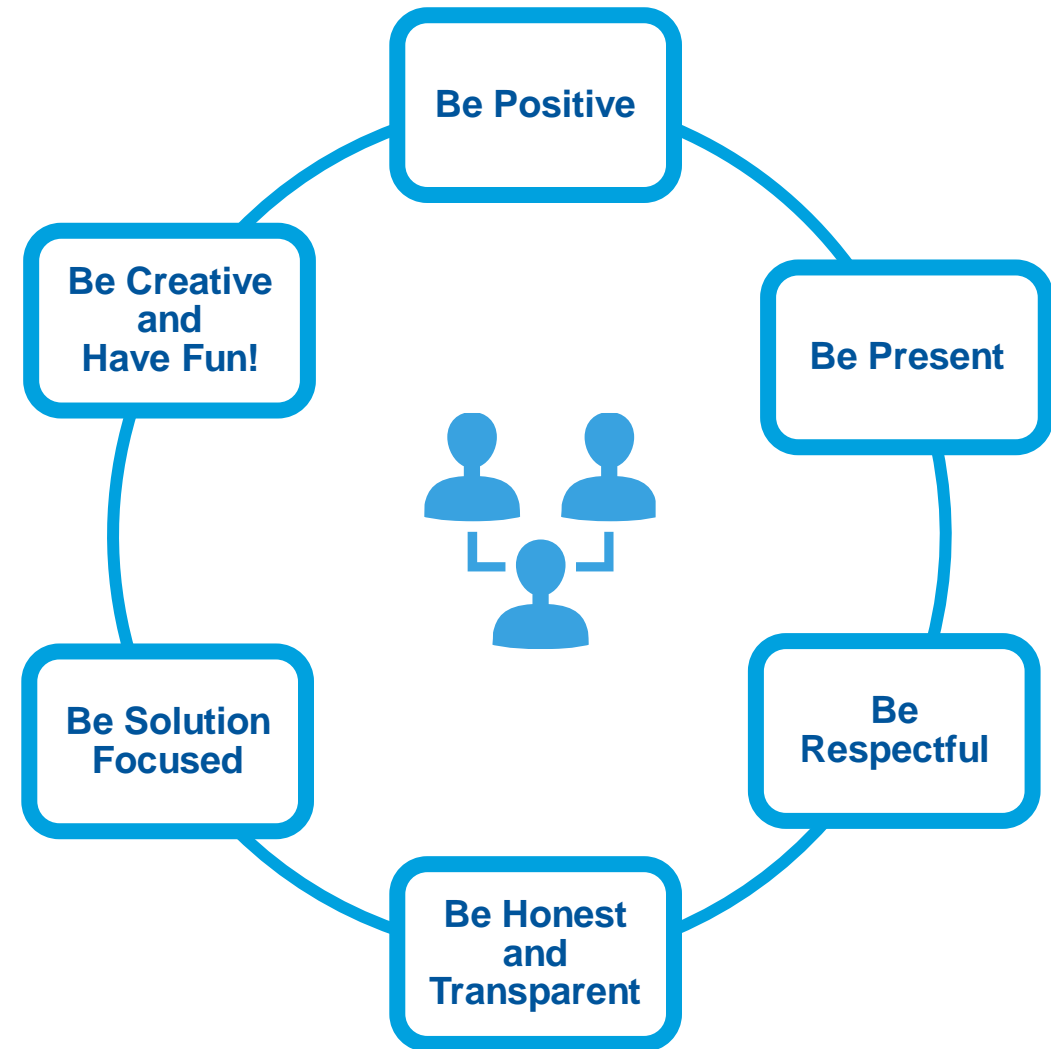


RULES OF ENGAGEMENT



GROUND RULES

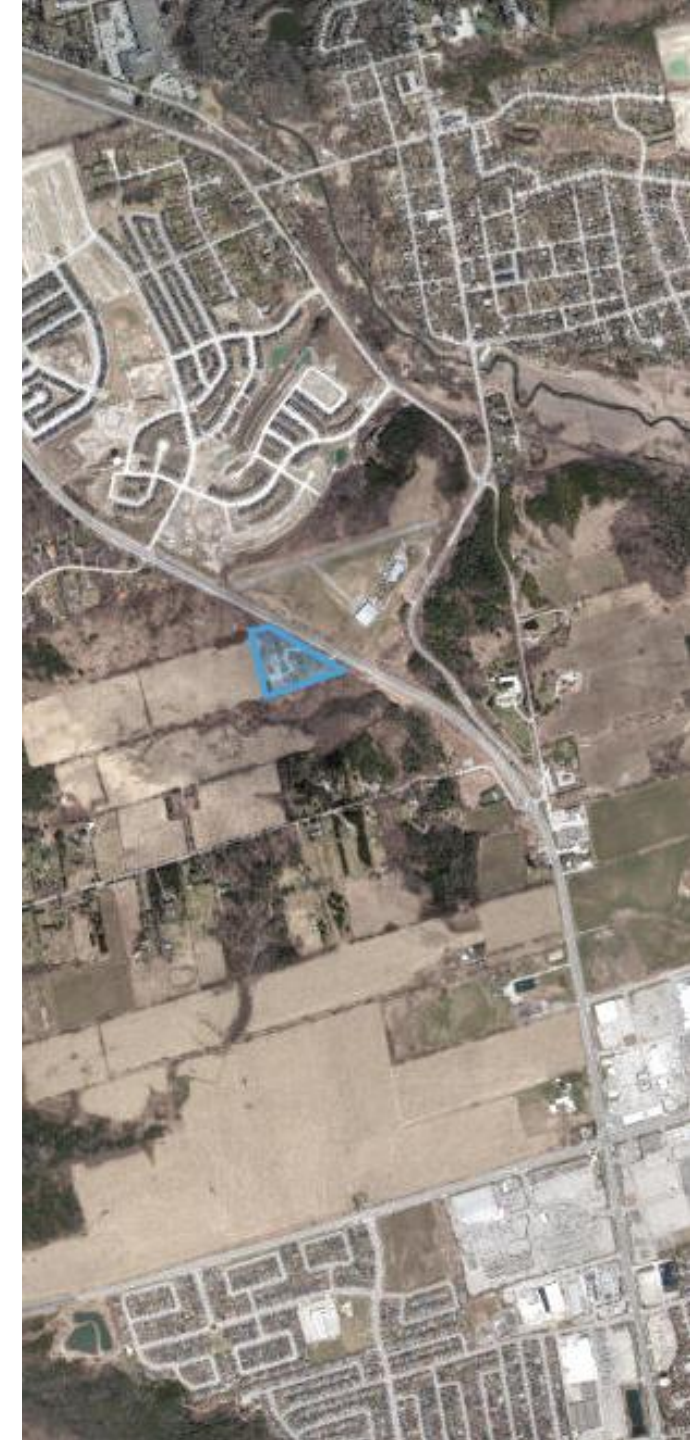
- Be thoughtful and considerate when asking questions
- Assist in keeping community members updated
- We want to hear from you!



POLLING QUESTION



**Can we share your
email with other
CLC members?**



TERMS OF REFERENCE



Objective:

- To provide a collaborative forum for input on the construction, service delivery and opening of the new transitional housing



Goals:

- To advise the community and answer questions on the construction project
- To facilitate information sharing and open dialogue
- To build and maintain positive relationships amongst the community, contractor, and the program partners
- To proactively identify and resolve any issues, opportunities and concerns related to construction
- To support the successful integration of the building and its future residents into the surrounding community



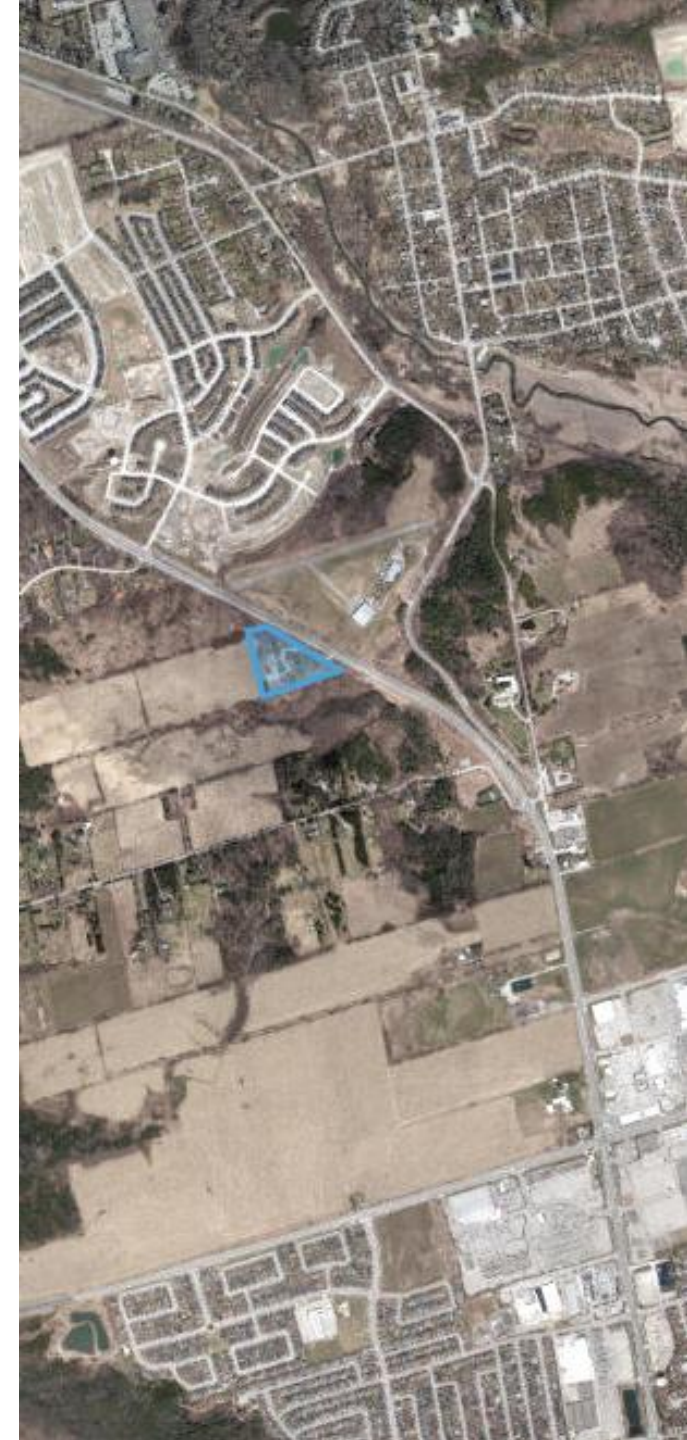
Commitment:

- Attend bi-monthly meetings on last Tuesday of the month
- Please review agenda and background materials before meetings

POLLING QUESTION



**What meeting time
works best for you?**



PROJECT BACKGROUND

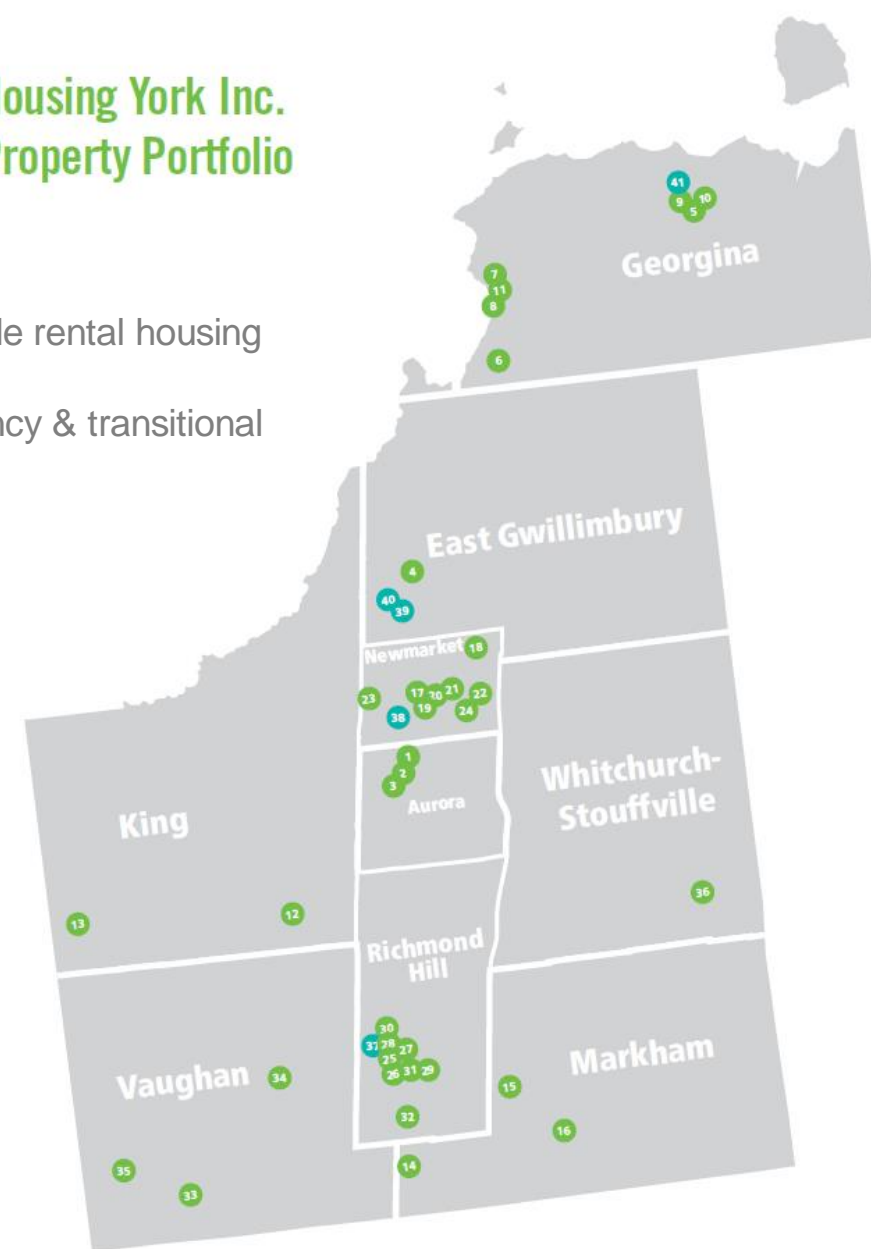


WHO WE ARE: HOUSING YORK INC.

- 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
- Operates on a mixed income model
- Own and manage several emergency and transitional housing facilities

Housing York Inc. Property Portfolio

- Affordable rental housing
- Emergency & transitional housing



RESPONDING TO THE COVID-19 CRISIS

- The Ontario government is providing municipalities and Indigenous community partners with over \$241 million 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 covers 100% of capital costs and projects must be completed by December 31, 2021.
- York Region applied for SSRF funding to build new **transitional housing** at 18838 Highway 11. The Ministry of Municipal Affairs and Housing released a media statement regarding the project on March 17, 2021.
- Assistance from local municipality to fast-track approvals is necessary to meet funding deadlines.



**Protect shelter staff
and residents**



**Expand rent
support programs**



**Create housing
solutions**

WHAT IS TRANSITIONAL HOUSING?

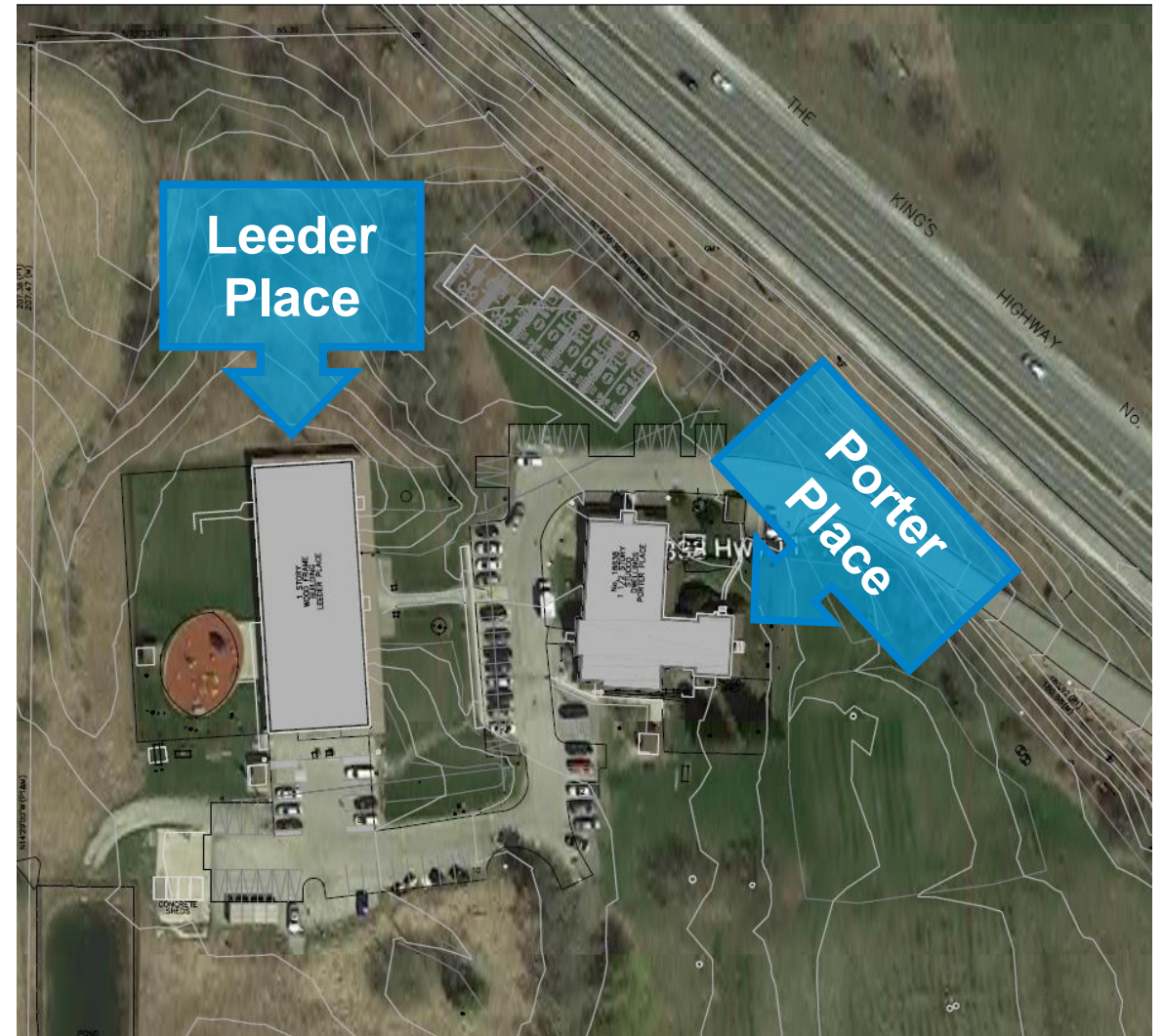
- Transitional housing refers to a supportive – yet temporary – type of accommodation that is meant to bridge the gap from homelessness to permanent housing by offering structure, individualized supports, life skills, and in some cases, education and training, which helps people to live independently.



The Housing Continuum

EXISTING SITE CONTEXT

- 3.2 ha (8.0 acre) site owned by York Region, known municipally, as 18838 Highway 11
- Currently home to two emergency and transitional housing buildings (Porter Place & Leeder Place)
- The site is currently operated by our partner, Blue Door Support Services



Current Services provided at Porter and Leeder Place

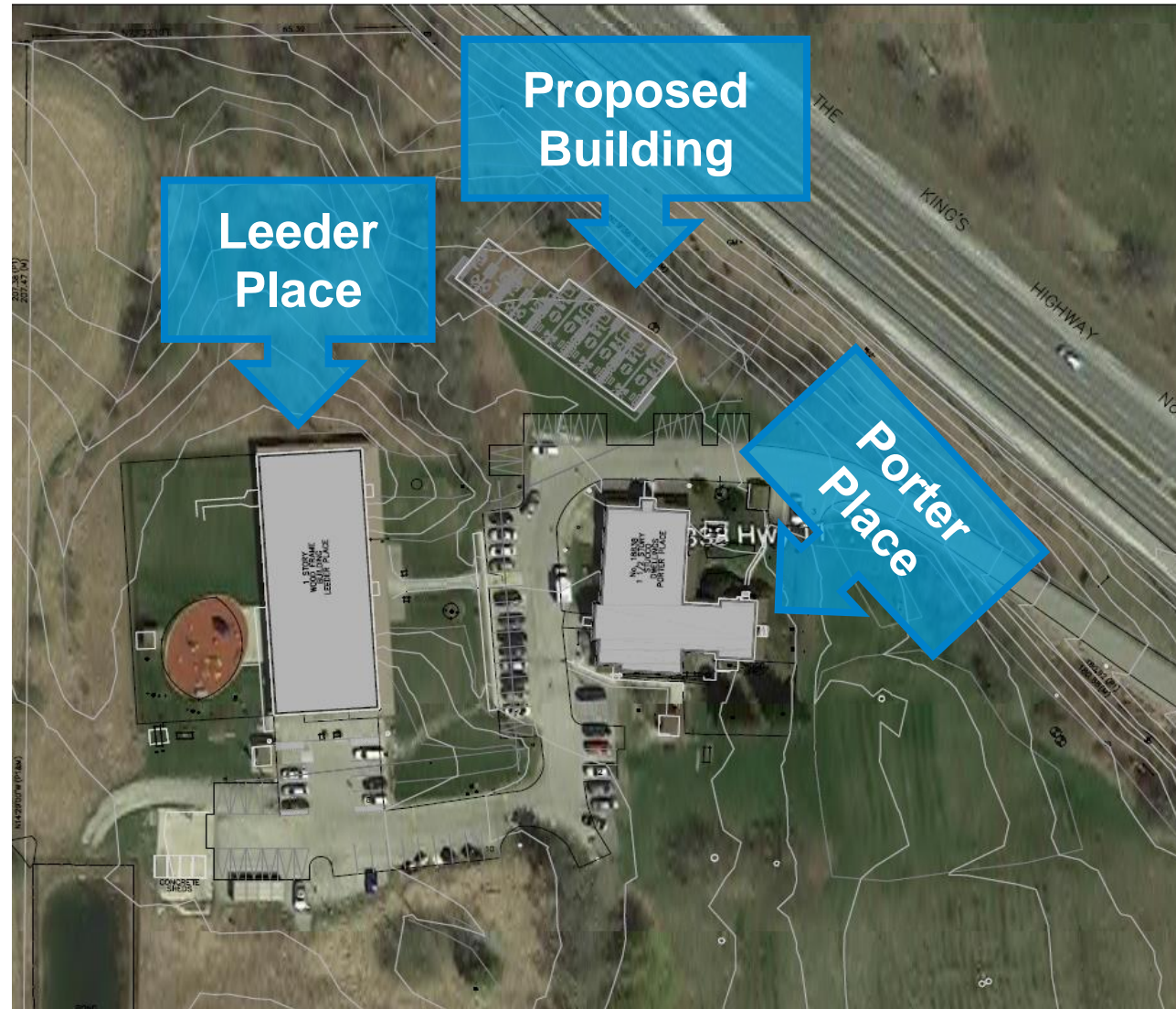
The site supports York Region's only transitional housing facility for men (Porter Place) and families (Leeder Place) experiencing homelessness.

Wraparound supports for clients on site include:

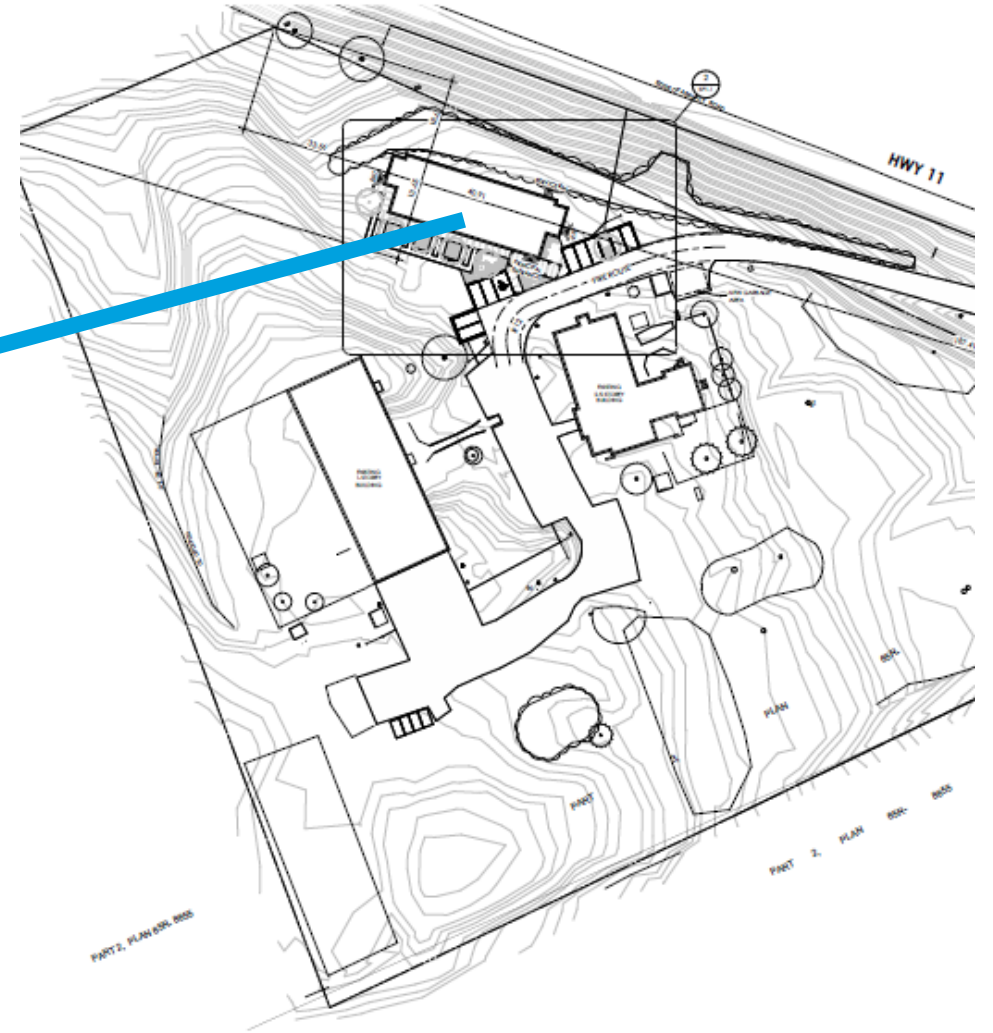
- Support to find and maintain affordable housing
- Help with school placements for children
- Supportive counselling
- Referral to appropriate treatment programs and community services
- Assistance to obtain identification
- Connection and mediation with landlords
- Budget/financial planning



PROPOSED NEW BUILDING



(Design subject to change)



PRELIMINARY BUILDING RENDERINGS

(Design subject to change)



2 SOUTH WEST PERSPECTIVE
06/29/21



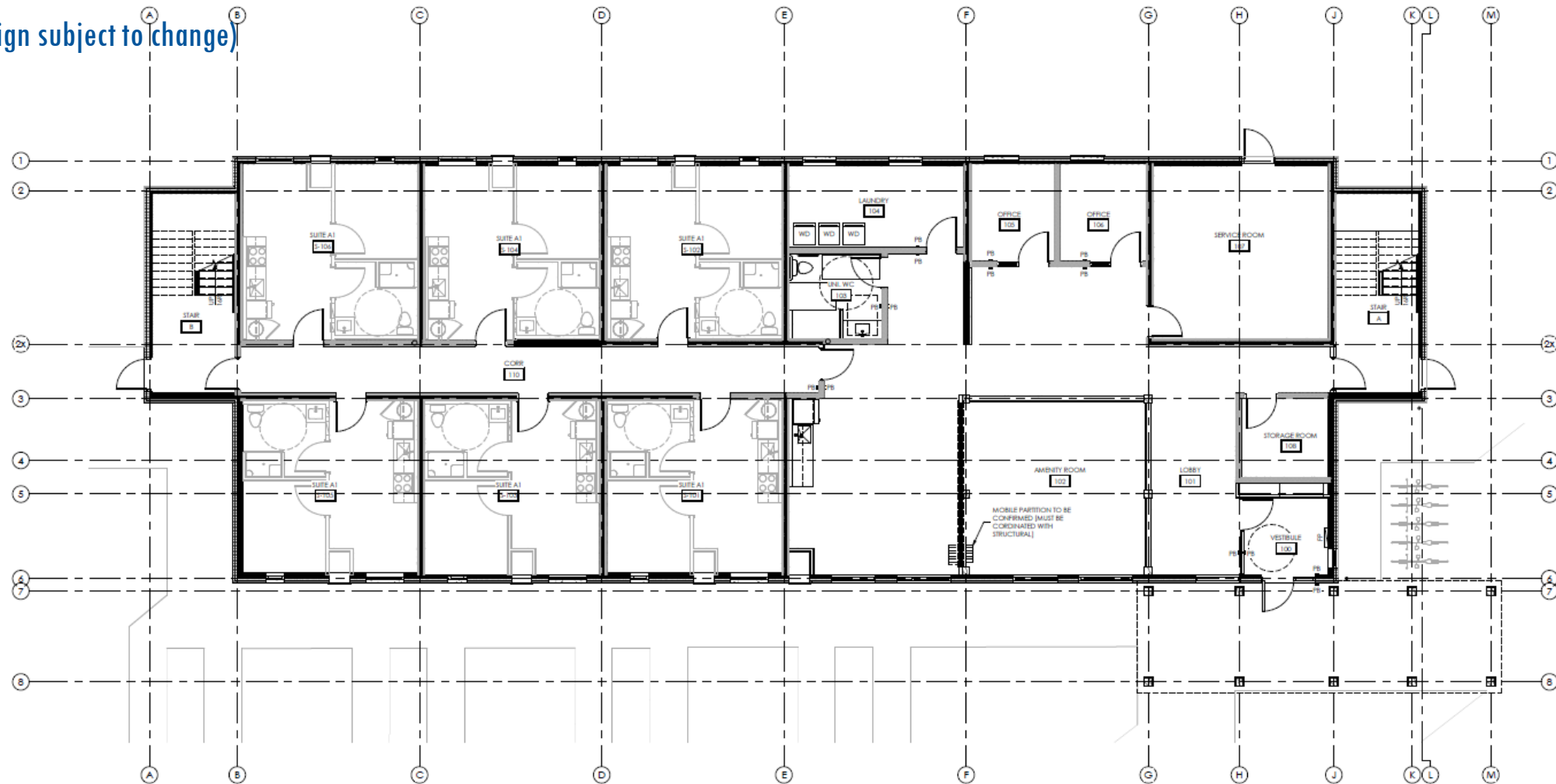
1 SOUTH EAST AERIAL
06/29/21



3 SOUTH EAST PERSPECTIVE
06/29/21

PRELIMINARY FLOOR PLANS

(Design subject to change)

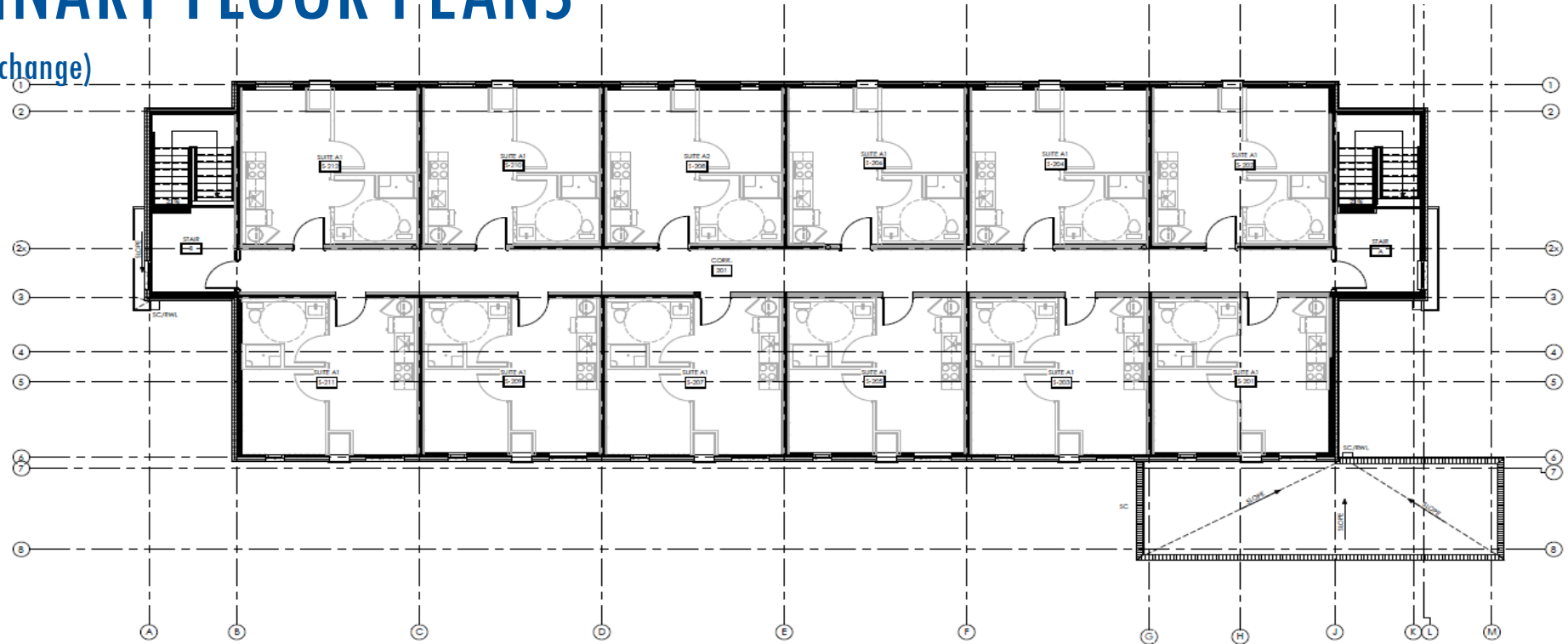


1
A2.3
GROUND FLOOR PLAN

1:75

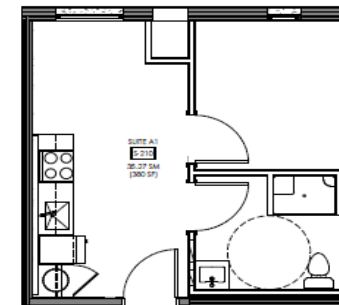
PRELIMINARY FLOOR PLANS

(Design subject to change)



1 2ND FLOOR PLAN
A2.3

1:75



PROJECT TIMELINES



PROJECT UPDATES



March 23, 2021

/ Presentation to
Town of East Gwillimbury Council



April 21, 2021

/ Public Information Centre



May 14, 2021

/ Site Plan Application submitted to Town



June 15, 2021

/ Town of East Gwillimbury Council
delegates Site Plan approval to Town
staff

UPCOMING MILESTONES:

- Site Plan Approval and Building Permit submission to the Town
- Infrastructure upgrades to current septic, water and fire pond
- Finalize interior design / specifications
- Building Permit approval
- Prepare site for construction
- Fabricate panels / tilt-up
- Substantial completion by December 2021



The R-Hauz Solution

PREFABRICATED MASS TIMBER

R-Hauz recognized the increasing complexity in housing approvals, rising land costs, labour shortages, rising material prices and long construction timelines have become the status quo in development and have significantly impacted housing affordability.

R-Hauz approaches development through factory based panelized construction methods and repeatable as-of-right approval processes to create a variety of housing solutions to deliver homes that are **faster, cheaper, smarter and healthier.**





R-Solution: Rapid Housing as a Product

As-of-right solutions create an expedited approval process and modular construction results in accelerated development timeline.

- Repeatable Design
- Off Site Fabrication and On Site Assembly
- High Performing Building Envelopes
- Just In Time Delivery



Faster Approvals



Flexible Configurations



Turnkey Development



Faster Construction



Enhanced Wellness



Enhanced Sustainability



Reduced Costs



PRELIMINARY CONSTRUCTION SCHEDULE (TO BE FINALIZED)



SUMMER 2021



June

- / Grading Permit and drilling of new water well



July to September

- / Install new water and sanitary pipes
- / Site Grading
- / Initiate pre-fabrication of panels and related components at factory



FALL 2021



September to December

- / Slab on grade foundation
- / Transport panels to site
- / Tilt up Structure
- / Install plumbing and electrical systems
- / Install HVAC system
- / Interior Finishes
- / Commissioning and occupancy

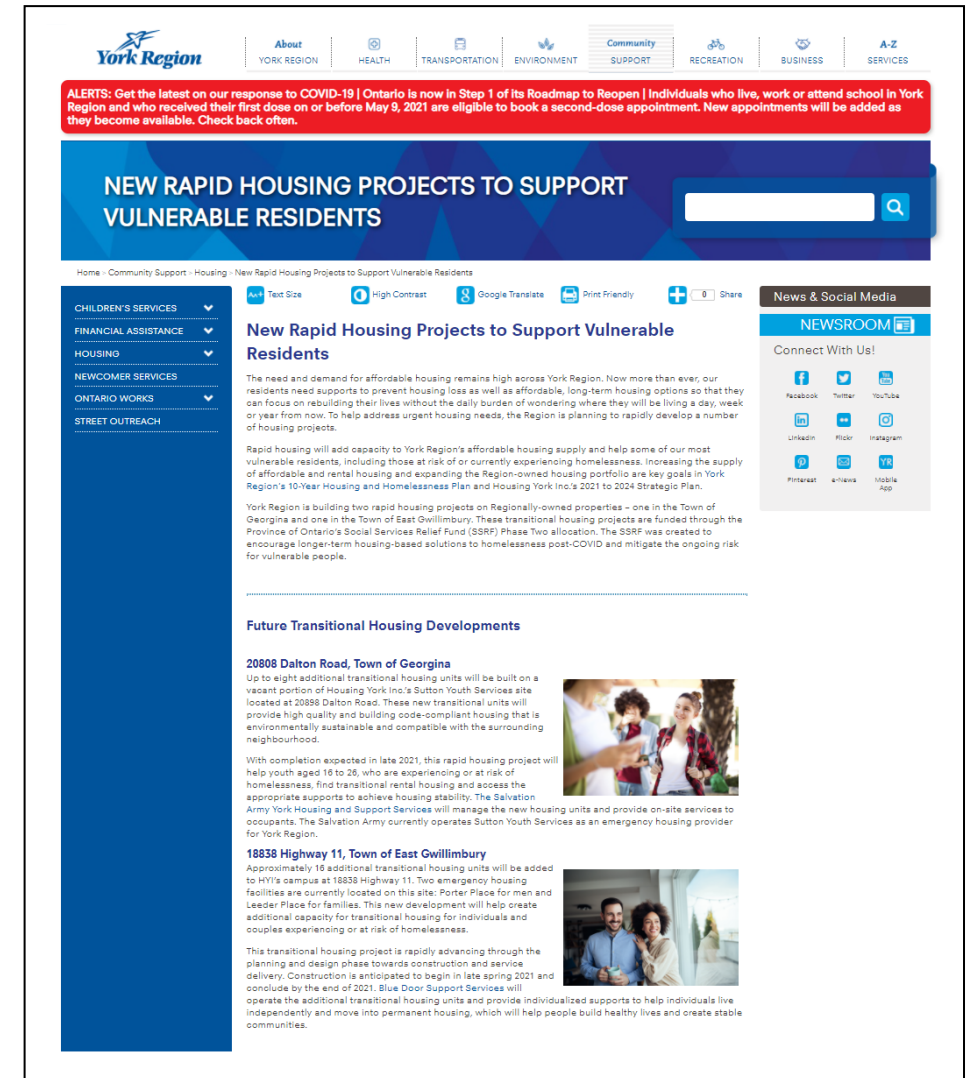


PROJECT NEWSLETTER



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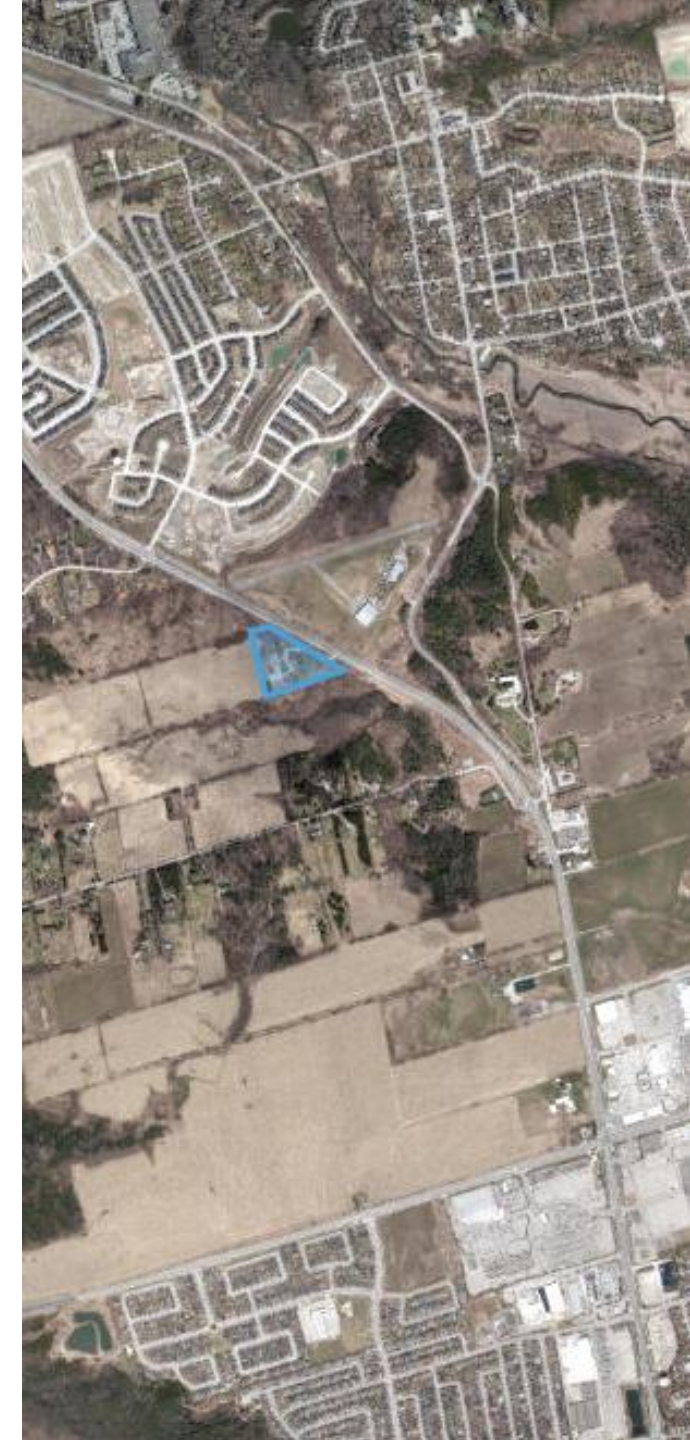
- Bi-monthly updates for interested community members
- Can subscribe at york.ca/rapidhousing
- Topics include:
 - Construction updates and timelines
 - Major construction milestones
 - What to expect on site (noise, equipment, etc.)
 - Community advocacy and support
- What else should we include?



POLLING QUESTION



**What topics would
you like to discuss
at upcoming
meetings?**



QUESTIONS AND COMMENTS

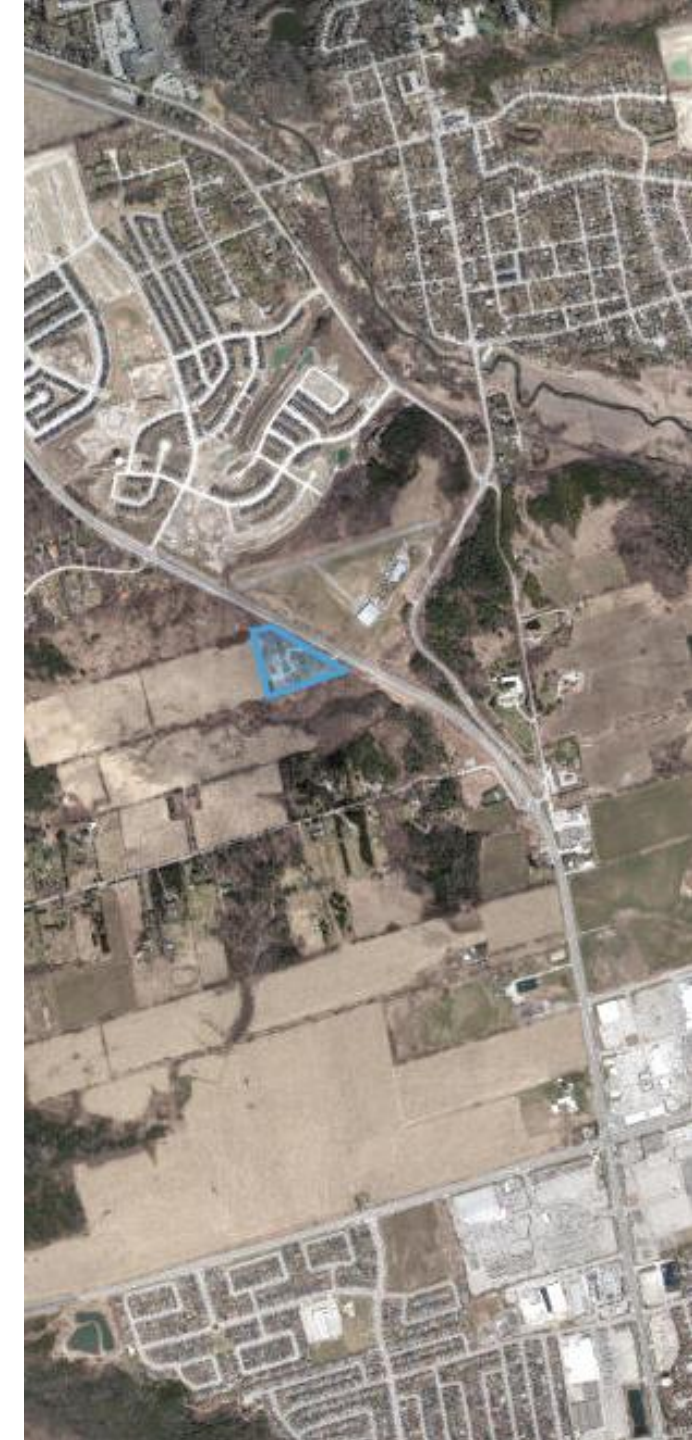


WRAP-UP



Next meeting: August 31, 2021

- **Send comments or questions to:**
Sophia Bittar, Community Liaison
Sophia.Bittar@york.ca
- **Stay connected by visiting:**
york.ca/rapidhousing



THANK YOU!

