



YORK REGION MEN'S EMERGENCY AND TRANSITIONAL HOUSING

PUBLIC INFORMATION CENTRE

DECEMBER 2, 2021

6:30 p.m.



York Region

LAND ACKNOWLEDGEMENT

Land

We acknowledge the land we are meeting on today is the traditional territory of many First Nations, including the Chippewas of Georgina Island and the Mississaugas of the Credit. These lands are now home to many diverse Indigenous peoples. We also acknowledge that York Region falls under Treaty 13 with the Mississaugas of the Credit and the Williams Treaties with several Mississauga and Chippewas First Nations.

Ancestral

We also acknowledge all Treaty peoples – including those who came here as settlers – as migrants either in this generation or in generations past - and those who came here involuntarily. Today, we pay tribute to our ancestors of all origins and descent. For you Ancestors, we do this work and we acknowledge the legacy of those who are no longer with us.

TONIGHT'S AGENDA

1. Introductions
2. Housing York Inc.
3. The Context: Emergency and Transitional Housing
4. The Site: 14452 Yonge Street
5. Community-centered Approach
6. Q&A

INTRODUCTIONS

TONIGHT'S PANELISTS

Town of Aurora

Mayor **Tom Mrakas**

Anna Henriques, Manager,
Development Planning

Sean Lapenna, Planner,
Development Planning

York Regional Police

Superintendent **Sony Dosanjh**

Sergeant **Matthew Reid**

York Region

Debbie Thompson, Director, Homelessness Community Programs

Joshua Scholten, Director, Housing Development and Asset Strategy

Melissa McEnroe, Manager, Affordable Housing Development

Colin Simic, Housing Development Planner, MCIP RPP

Jose Manalo, Project Manager, Environmental Services

Design Team

Frank Park, Kearns Mancini Architects, Architect, MRAIC OAA

Natalie Krakovsky, Kearns Mancini Architects, Architect, MRAIC OAA

Amy Shepherd, IBI Group, Associate, Manager, Planning, MCIP RPP

POLLING QUESTION #1

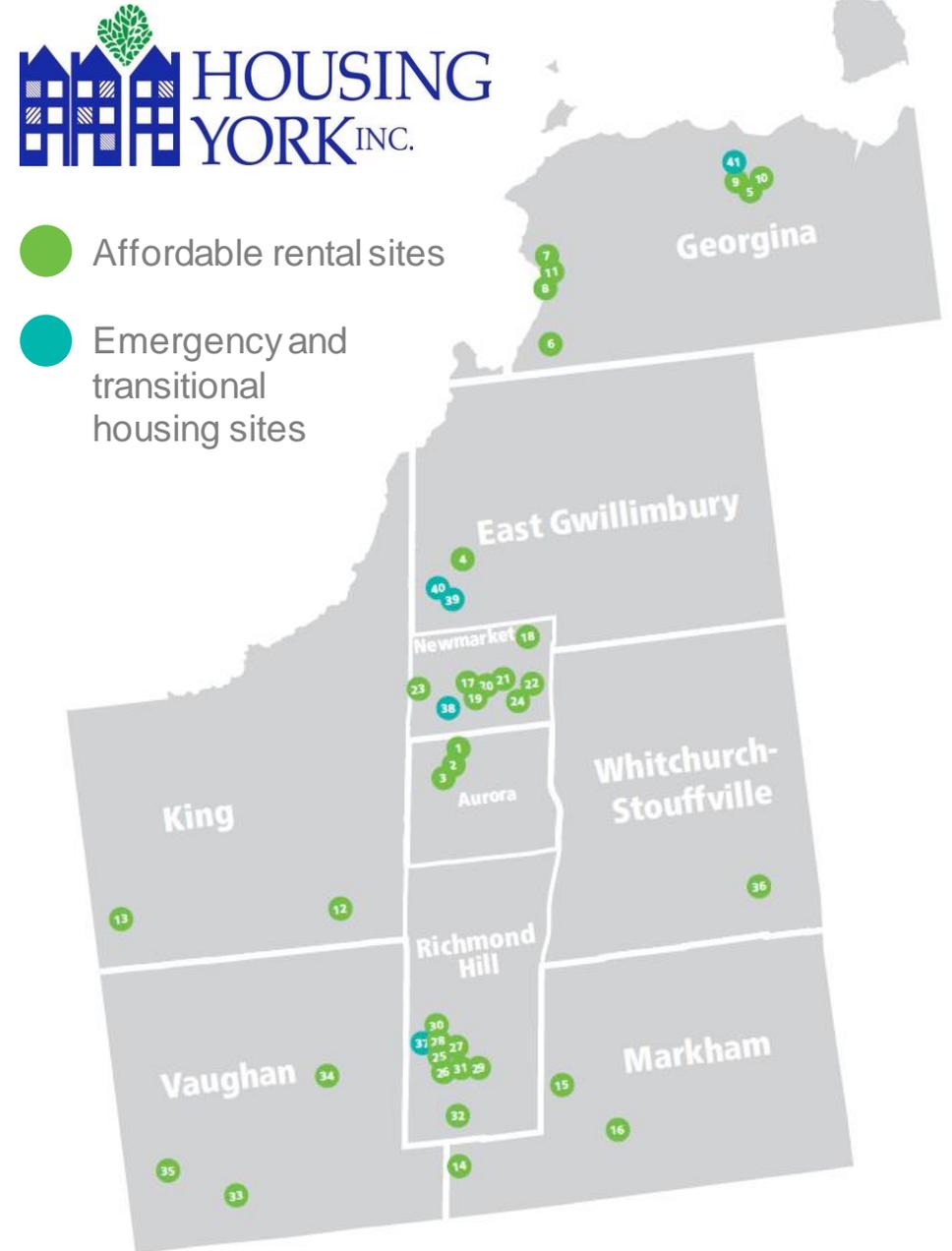
Which municipality are
you calling in from today?

**WE WANT
TO HEAR
FROM YOU!**

HOUSING YORK INC.

WHAT IS HOUSING YORK INC?

- Housing York Inc. (HYI) is York Region's Housing Company
- HYI provides well-maintained, affordable housing options, from mixed-income rental apartment buildings to emergency and transitional housing sites
- HYI owns and manages 37 housing locations and supports approximately 2,700 units
- HYI is committed to working with our neighbours to keep you updated on planned projects in your community



WHAT DO WE BUILD?

HYI owns and operates a range of properties, including emergency and transitional housing sites, as well as affordable and market rental housing

The new development at 14452 Yonge Street will include **emergency** and **transitional housing**.



OUR HOMES

Supporting healthy communities through:

Functional design • Appropriate scale • Mixed income • Proactive management



Richmond Hill Hub

Emergency, Transitional and Affordable Housing



Belinda's Place

Emergency and Transitional Housing



Woodbridge Lane

Affordable Housing

POLLING QUESTION #2

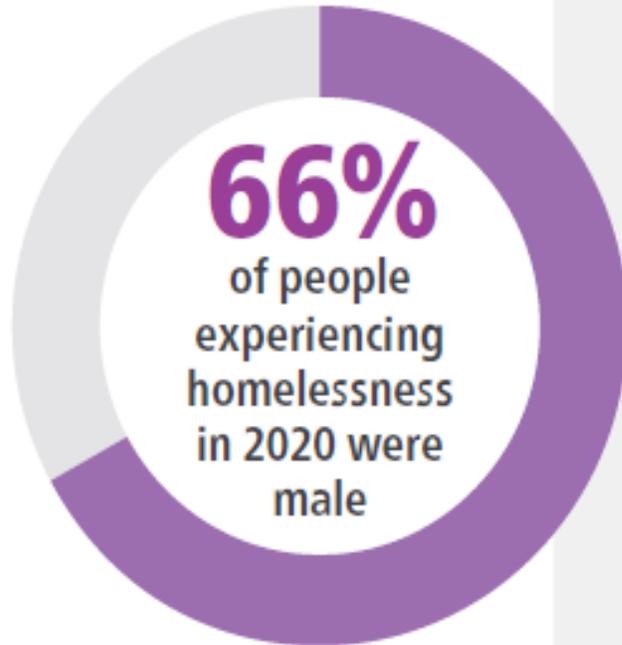
What does community
mean to you?

**WE WANT
TO HEAR
FROM YOU!**

The background consists of several overlapping, semi-transparent purple shapes in various shades, creating a complex, layered geometric pattern. The colors range from a deep, dark purple to a lighter, more muted lavender.

**THE CONTEXT:
EMERGENCY & TRANSITIONAL HOUSING**

BACKGROUND



Top five

causes of homelessness
in York Region*:

- **42%** family conflict
- **36%** mental health
- **29%** addiction or substance use
- **27%** job loss
- **25%** inability to pay rent or mortgage

* Total exceeds 100%. Respondents (men who stayed at Porter Place in 2020) could select more than one response.

CURRENT LANDSCAPE



Porter Place
Emergency Housing

PLANNED PROGRAMS AND SERVICES

Creating a Multi-Service Building

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



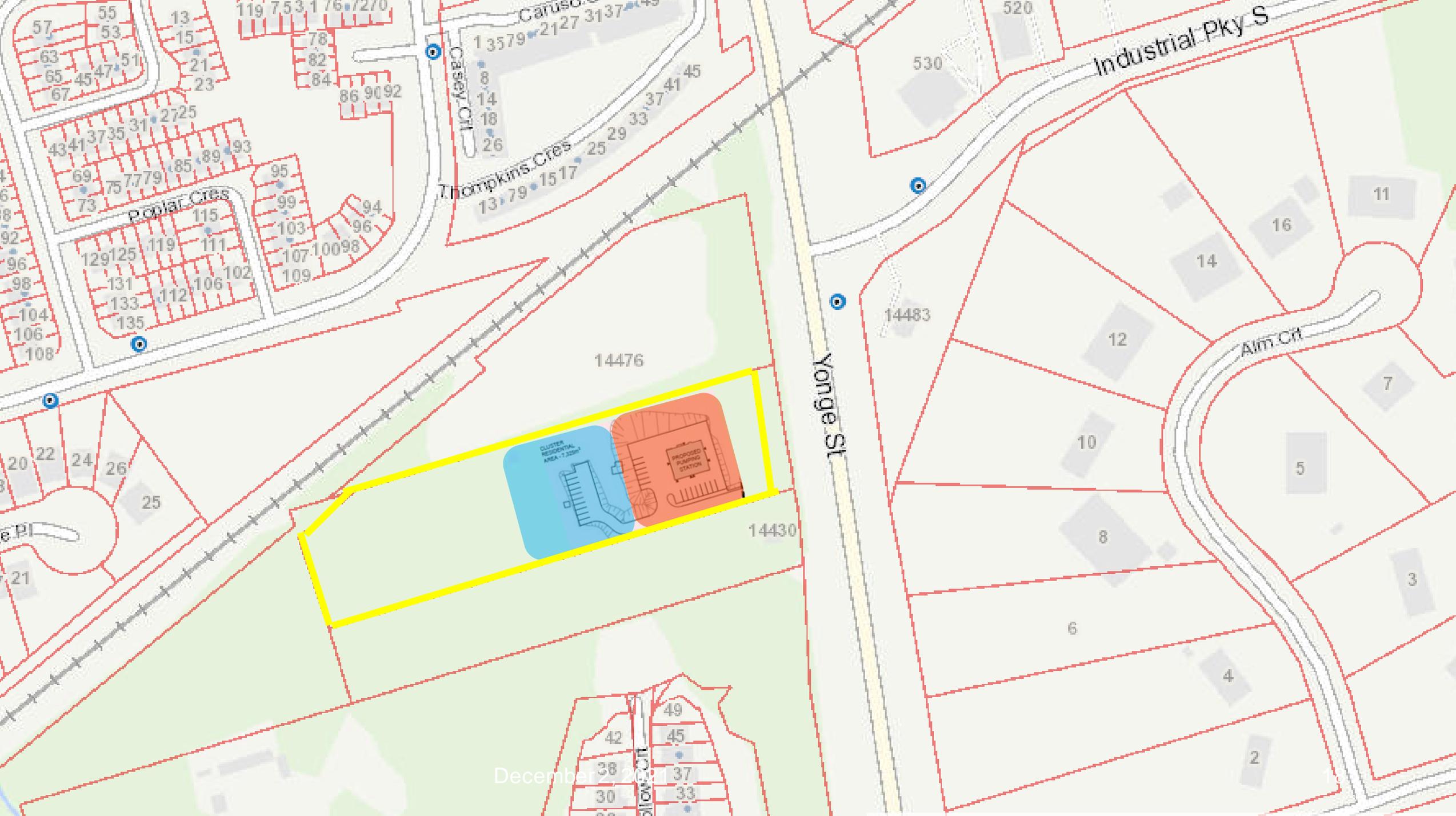
POLLING QUESTION #3

What types of services and programming do you think will most benefit future clients and our community?

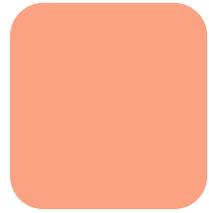


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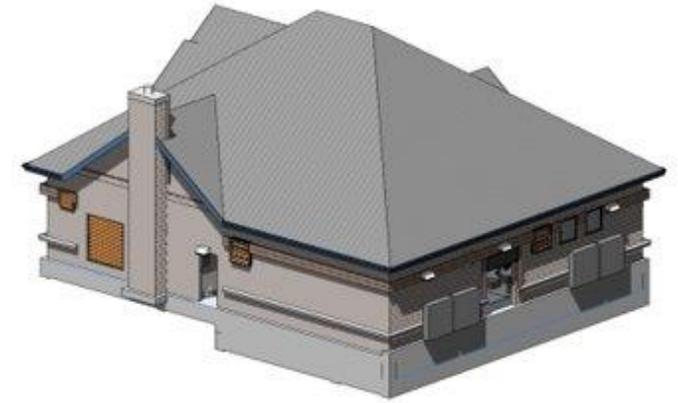
THE SITE: 14452 YONGE STREET



December 2021

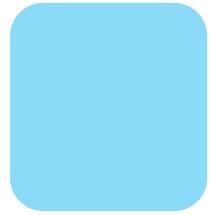


EXISTING SITE CONDITIONS — HENDERSON SEWAGE PUMPING STATION



- The pumping station is required to address sewage capacity constraints in the Aurora servicing area
- This new pumping station will ensure York Region can meet operational demands during extreme wet weather events
- Public Consultations for the Henderson Pumping Station were held in November 2018 and February 2019
- Construction involves a new:
 - Sewer pipe along Henderson Drive
 - Pumping Station located on the site
 - Forcemain pipes along the east side of Yonge St.
- Construction has begun and will finish in spring 2023





FUTURE SITE CONDITIONS — MEN'S EMERGENCY AND TRANSITIONAL HOUSING

- The site offers excellent development potential given its size, location, and access to nearby transit, commercial amenities and employment opportunities
- A Zoning By-law Amendment (i.e., Rezoning) and Site Plan Application will be required to permit this specific use on this site
- Town planning policies and regulations permit a four to six storey building with a building footprint of 550 m²
- A sustainable development approach is being pursued through Passive House Certification





PRINCIPLES OF PASSIVE HOUSE

[1] ELIMINATION OF THERMAL BRIDGES

Thermal bridges are areas in the construction where there is a structured path for heat and cold to enter or escape. Passive House design ensures no thermal bridges, guaranteeing consistent, internal temperatures.

Thermal Bridge-free and compact design:
 $\leq 0.01 \text{ W/m}$

[2] CREATING AN AIRTIGHT CONSTRUCTION

This keeps the warm or cool air inside the building, preventing it being lost through gaps in the envelope. Unwanted air flow causes uncomfortable cold spots or drafts and can put the building at risk.

Tighter Envelope:
 $\leq 0.6 \text{ ach continuous air barrier}$

[3] HIGH QUALITY EFFICIENT INSULATION

Passive Houses have uninterrupted insulation wrapping the envelope to reduce the heat transfer between the indoor and outdoor spaces.

Super Insulated recommended:
 $u \leq 0.15 \text{ W/m}^2\text{K}$ ($R_{\text{eff}} = 38\text{ft}^2 \text{ °F}\cdot\text{hr}/\text{Btu}$)

[4] HIGH PERFORMANCE WINDOWS

Passive Houses use high performing windows that are air tight, insulated and thermally broken, keeping the heat within in cooler months and operating reversely in the warmer months.

Triple Glazed Windows Uwindow:
 $\leq 0.8 \text{ W/m}^2\text{K}$ ($R_{\text{eff}} = 7.09\text{ft}^2 \text{ °F}\cdot\text{hr}/\text{Btu}$)

[5] PASSIVE HEATING TECHNOLOGY

Energy Recovery Ventilators are used to reduce high humidity, pollutants and odours by replacing stale air with fresh warm air. The heat exhaust air is also used to pre-heat new exchanged fresh air entering the building.

Energy Ventilation / Heat Recover Unit:
 $\geq 75\% \text{ efficient}$

[6] PASSIVE SOLAR GAINS

The sun is the primary source of heat for passive buildings. Therefore the orientation of the building, smart shading strategies, and the dimensions and location of windows, are crucial to mitigate active heating and cooling.

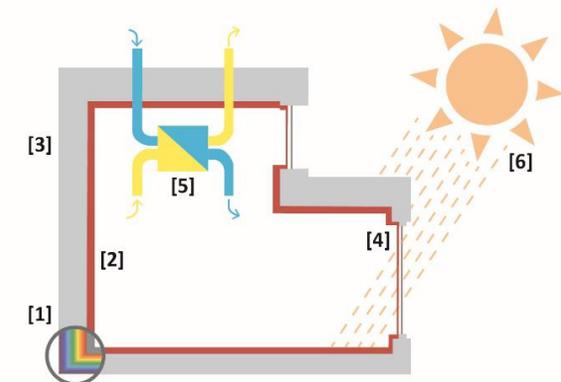
Passive House Certification Requirements:

Specific Heat Demand
15kWhr/m².yr

Specific Cooling Demand
15kWhr/m².yr*
 (climate dependent)

Primary Energy Demand
120kWhr/m².yr

Primary Energy Renewable Demand
60kWhr/m².yr



POLLING QUESTION #4

What interests you most
about this project?

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TO HEAR
FROM YOU!**

POLLING QUESTION #5

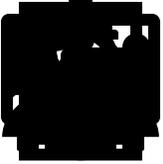
What do you think of this location for the building on the property?

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TO HEAR
FROM YOU!**

POLLING QUESTION #6

Which elements do you consider important as we start designing this building?

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TO HEAR
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LOOKING AHEAD

Planning and community engagement processes will help define the building's form and features

FALL 2021

SPRING 2022

SPRING 2023

FALL 2024



POLLING QUESTION #7

How important is it to you
to be involved in the
development process?

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COMMUNITY-CENTERED APPROACH

IT TAKES A COMMUNITY WORKING TOGETHER

- Start engagement with the Town of Aurora, community members, and other stakeholders early in the planning process
- Committed to open and transparent communication
- Respectful of neighbours' ideas and concerns to develop a shared vision
- Public Information Centres to build community awareness and gather feedback
- Creation of a Community Liaison Committee

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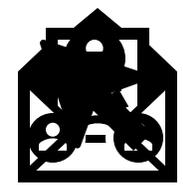
COMMUNITY LIAISON COMMITTEE

Would you like to stay involved in the project?

- A Community Liaison Committee (CLC) will be formed with residents, business owners and community partners
- The CLC will address issues through the planning and construction period and will act as community advocates
- Please contact our Community Liaison to apply to the CLC: menshousing@york.ca

December 2, 2021





COMMUNITY ENGAGEMENT MILESTONES

2021		
	MAY	<ul style="list-style-type: none">• Kick off community engagement with delegation to Aurora Council• Launch project web page
	JUNE	<ul style="list-style-type: none">• Public Information Centre #1
	NOVEMBER	<ul style="list-style-type: none">• Commence outreach to neighbouring residents and business owners• Begin consultations to inform building design and service delivery model
	DECEMBER	<ul style="list-style-type: none">• Public Information Centre #2• Launch Community Liaison Committee (CLC) application process
2022		
	JANUARY TO MARCH	<ul style="list-style-type: none">• Inaugural CLC Meeting (<i>ongoing for duration of project</i>)• Public Information Centre #3 (<i>unveil site concepts</i>)

Visit york.ca/menshousing for the latest updates!

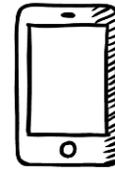
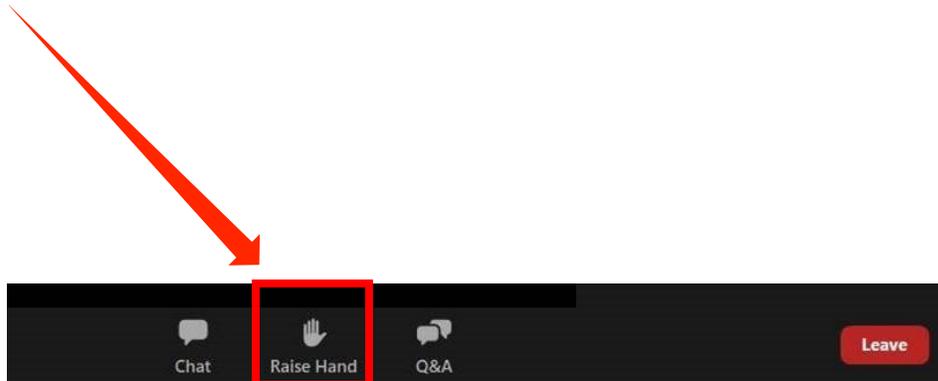
Q&A

Please be concise, constructive and considerate of other views.



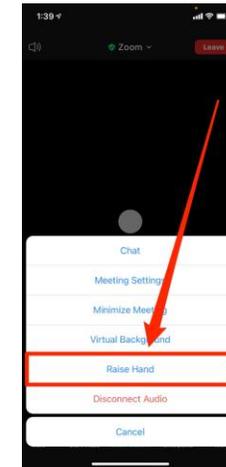
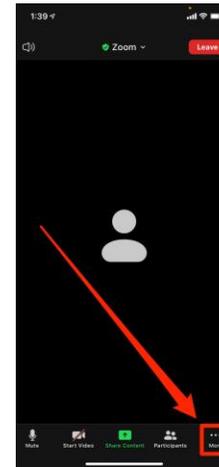
For desktops:

1. Click the 'Raise Hand' option located at the bottom of your screen.
2. The moderator will unmute your microphone and you will be able to ask your question.



For smartphones:

1. Click on the three horizontal dots icon, labeled "More," in the bottom right corner of the screen.
2. In the pop-up at the bottom of your screen, tap "Raise Hand."



CONTACT US

- **Send comments or questions to:**
Sophia Bittar, Community Liaison
905-806-0713
menshousing@york.ca
- **Stay connected by visiting:**
york.ca/menshousing
 - Project information and updates
 - Sign-up for our project e-newsletter
 - Presentations
 - FAQs
 - Upcoming public engagement meetings

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THANK YOU!


York Region