



YORK REGION MEN'S EMERGENCY AND TRANSITIONAL HOUSING

PUBLIC INFORMATION CENTRE

March 21, 2022

6:30 p.m.



York Region

The logo for York Region, featuring a stylized white bird or wing icon above the text "York Region" in a white serif font.

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. Welcome and Introductions
2. Background and What We Have Heard
3. Preliminary Design – Site Plan and Modelling
4. Next Steps and How to Stay Involved
5. Discussion and Questions

WELCOME AND INTRODUCTIONS

TONIGHT'S PANELISTS

Town of Aurora

Mayor **Tom Mrakas**

Marco Ramunno, Director,
Planning and Development Services

Anna Henriques, Manager,
Development Planning

Sean Lapenna, Planner,
Development Planning

York Regional Police

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, Program Manager, Affordable Housing Development, 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 joining us from?

- Aurora
- East Gwillimbury
- Georgina
- King
- Markham
- Newmarket
- Richmond Hill
- Vaughan
- Whitchurch-Stouffville
- Other



**WE WANT
TO HEAR
FROM YOU!**

POLLING QUESTION #2

How are you feeling about tonight's meeting?

- Totally pumped
- Excited
- A little anxious
- I'd rather be watching Netflix

A purple speech bubble with a white border and a tail pointing downwards and to the left. It contains the text "WE WANT TO HEAR FROM YOU!" in white, bold, uppercase letters.

**WE WANT
TO HEAR
FROM YOU!**

BACKGROUND AND WHAT WE HAVE HEARD

WHY ARE WE HERE?

- To **share** information about Housing York Inc. and the current need for emergency housing in York Region
- To **discuss** opportunities for development at 14452 Yonge Street, located in the Town of Aurora
- To **listen** to the community on their thoughts, comments, issues, and concerns about the initiative
- To **learn** about this community from its resident experts

WHO WE ARE: 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 building
- 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



- Affordable rental sites
- Emergency and transitional housing sites



CURRENT EMERGENCY HOUSING SUPPORT



Porter Place
Emergency Housing

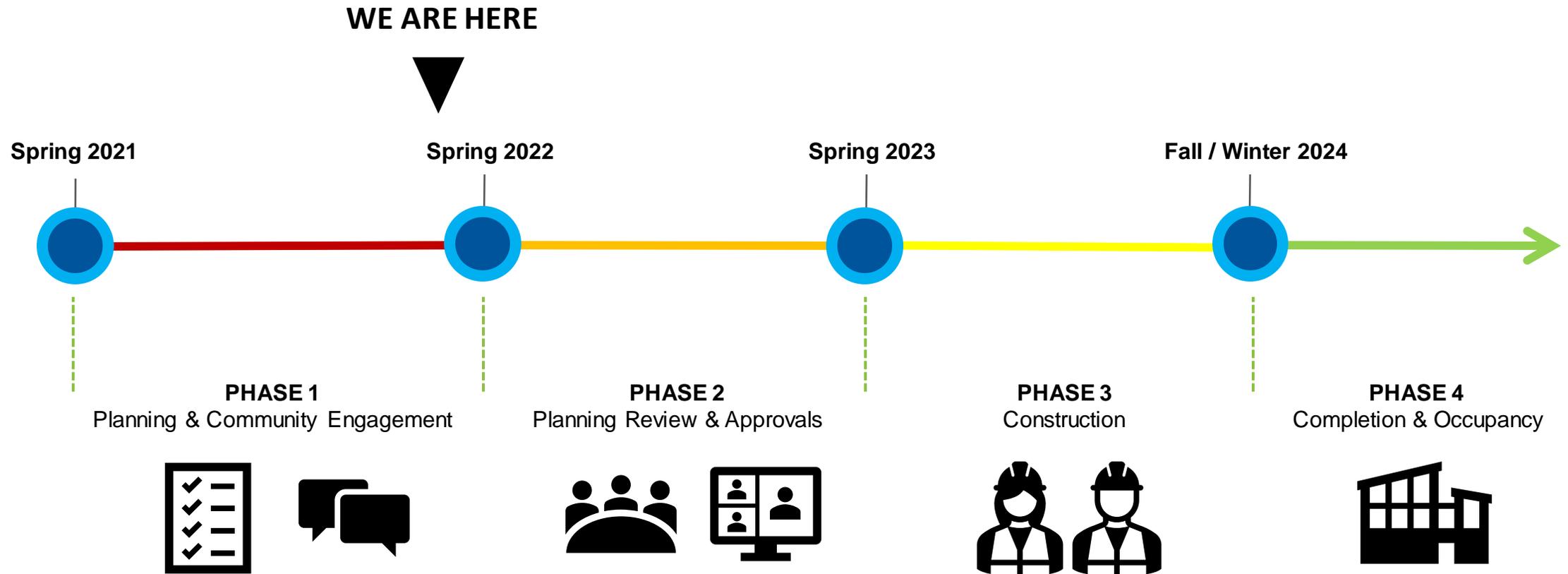
PLANNED PROGRAMS AND SERVICES

Goal: To develop a multi-service building with:

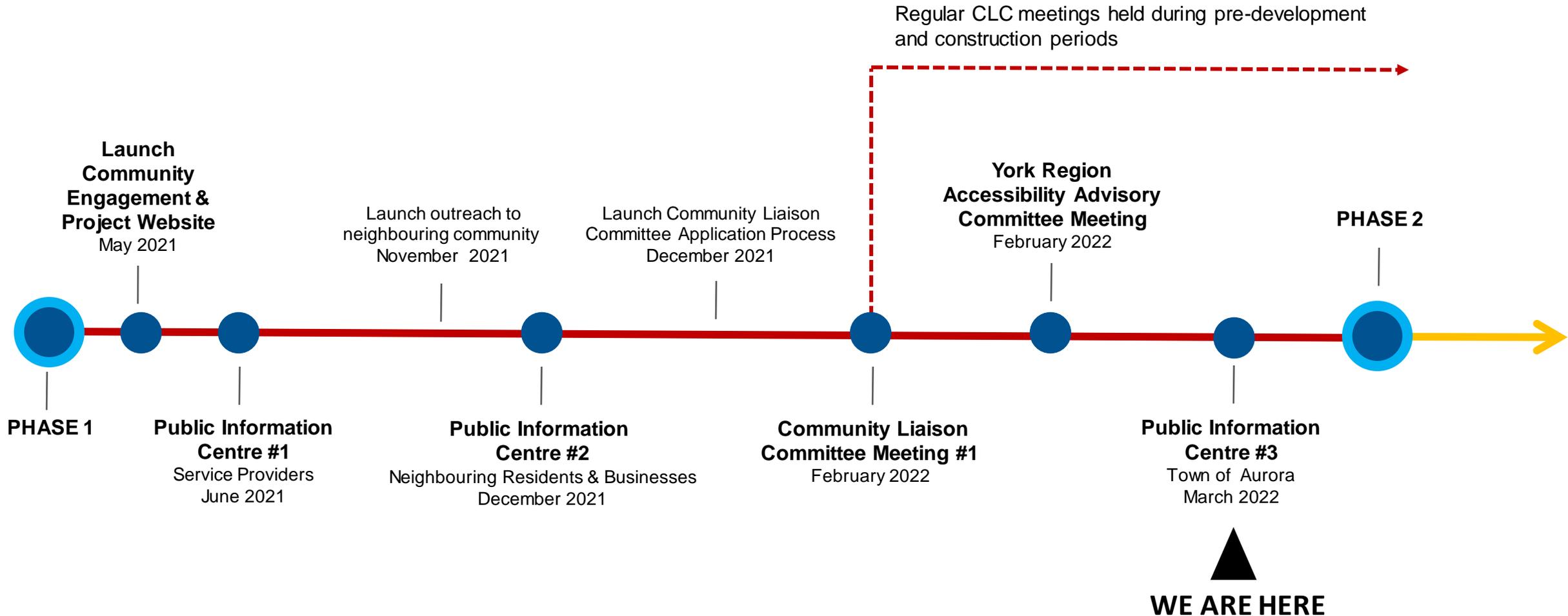
- Emergency housing and transitional housing
- Supportive counselling, life-skills training and wellness resources
- Support to develop financial literacy skills, education, training and job search
- Referrals to community supports and resources
- Help to find and keep permanent housing



WHERE ARE WE IN THE PROCESS?



PHASE 1 – PLANNING & COMMUNITY ENGAGEMENT



COMMUNICATIONS OVERVIEW

Goal: To support and facilitate community involvement and build awareness through ongoing communication and engagement efforts

- **Share project information through existing communication channels**
 - York Region social media channels, york.ca website, local newspapers, mailings to neighbours
- **Create new opportunities to support information sharing**
 - Project e-newsletter, outdoor signage, dedicated project email address
- **Build ongoing engagement and community outreach opportunities**
 - Project Community Liaison, virtual public meetings
Community Liaison Committee

Visit york.ca/MensHousing for the latest updates!



York Region (The Regional Municipality of York)
Sponsored · 🌐

Everyone deserves a safe place to live. A proposed emergency and transitional housing development at 14452 Yonge Street in the Town of Aurora will support residents experiencing and at risk of homelessness to find and keep housing.

Join us for a virtual open house on Monday, March 21 at 6:30 p.m. to learn more about the project and how to get involved in the planning, design and construction phases.

Visit york.ca/MensHousing to register.



His housing journey starts here.

Virtual Meeting
MONDAY, MARCH 21

York Region (The Regional Municipality of York)
Government Organization

LEARN MORE

SOCIAL MEDIA



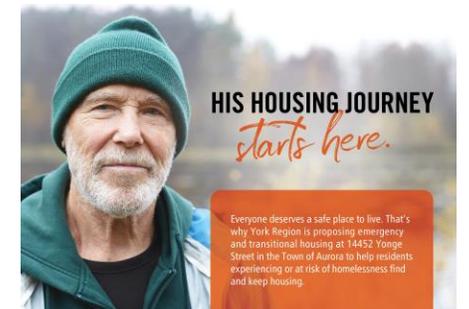
York Region

LEARN MORE.
Emergency and Transitional Housing in Aurora

Virtual Meeting
MARCH 21, 2022

Register at: york.ca/MensHousing

OUTDOOR SIGNAGE



HIS HOUSING JOURNEY starts here.

Everyone deserves a safe place to live. That's why York Region is proposing emergency and transitional housing at 14452 Yonge Street in the Town of Aurora to help residents experiencing or at risk of homelessness find and keep housing.

DIRECT MAIL

QUESTIONS FROM THE COMMUNITY (OR PUBLIC)

Community/Public Question	Response
<p>Why was this location chosen?</p>	<ul style="list-style-type: none"> • Central location in Town of Aurora and York Region • Proximity and access to commercial amenities and services • Proximity and access to social and health services • Proximity and access to public transit
<p>Is this project a “done deal”?</p>	<ul style="list-style-type: none"> • No - at this time, a planning application has not been submitted to the Town of Aurora. Town of Aurora staff will need to review and approve the Region’s planning application.
<p>What will happen to the value of my property?</p>	<ul style="list-style-type: none"> • Neighbourhoods surrounding HYI buildings historically continue to see the trend of appreciation of property values. • For example, Belinda’s Place (Women's Homelessness Facility) in Newmarket was completed in 2016. It did not affect the average selling price of homes within the area. There has been a significant increase (~\$400,000) in the average selling price of homes in this neighbourhood from 2016 to 2021.

QUESTIONS FROM THE COMMUNITY (OR PUBLIC) cont...

Community/Public Question	Response
Are there connections between emergency and transitional housing and an increase in neighbourhood crime?	<ul style="list-style-type: none">• When comparing the York Regional Police (YRP) 2020 Annual Statistical Report with other jurisdictions, York Region is one of the safest communities in Canada.• Community safety is a shared responsibility, and the Region is committed to working with the community and community agencies, including YRP, to provide safe, secure, and inclusive housing for all York Region residents.• There is no evidence to suggest incidents reported on YRP's Community Safety Map in neighbourhoods located close to an emergency or transitional housing developments are linked to these developments.
How will York Region address community safety?	<ul style="list-style-type: none">• The safety and security of both building residents and neighbours is a priority for York Region.• Skilled staff will be available to support residents 24 hours a day.• The Region uses Good Neighbour Agreements, which outlines expectations for positive community living and sets out accountability for all neighbours.

Visit york.ca/MensHousing to review the project FAQs



POLLING QUESTION #3

Which of the following communication pieces promoting tonight's virtual meeting have you seen?

Select all that apply.

- Web page on york.ca
- Social media
- Postcard sent by mail
- Outdoor signage
- Newspaper ad
- Email invitation
- #YRMatters e-newsletter



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FROM YOU!**

POLLING QUESTION #4

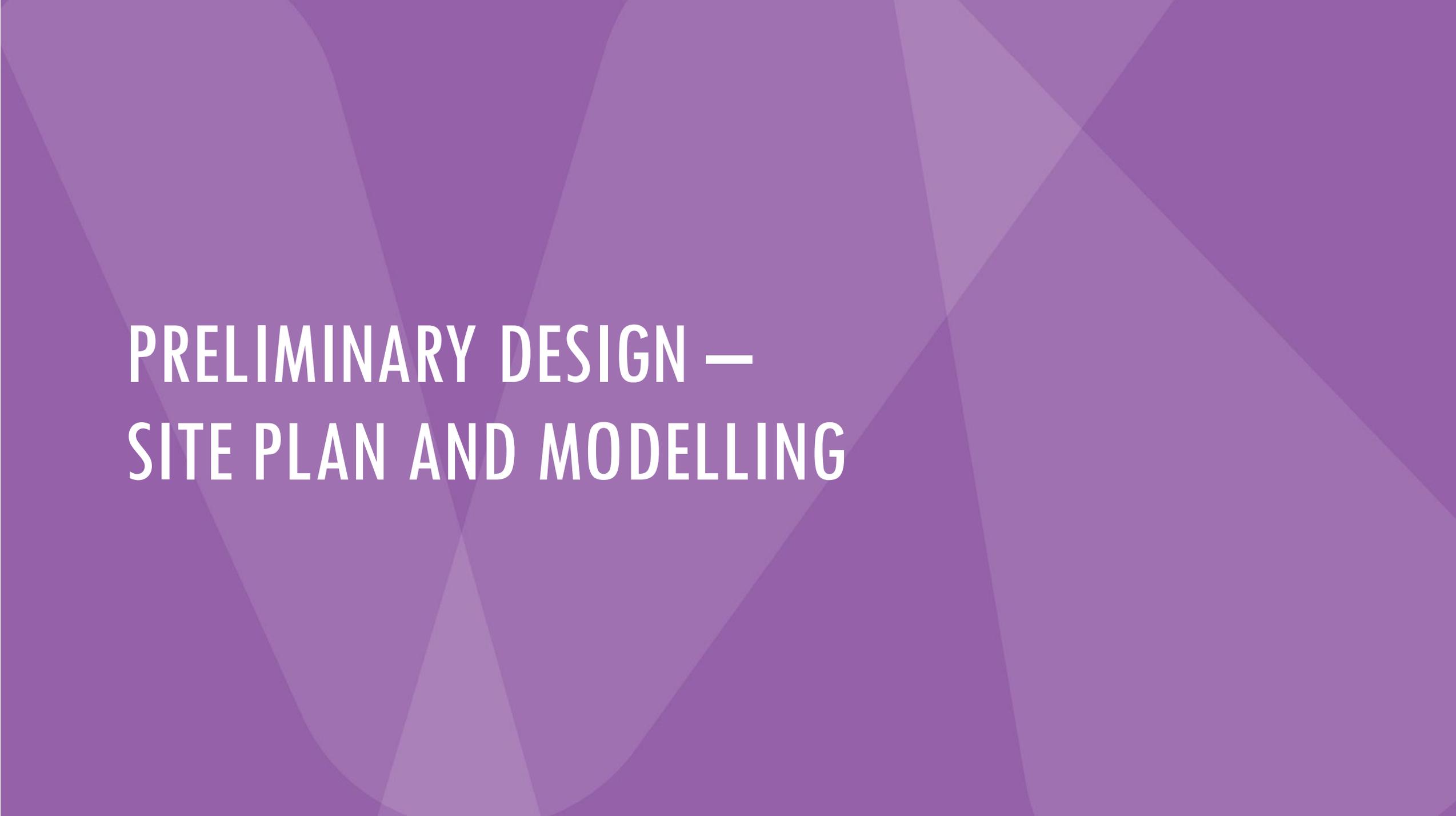
What types of communication do you think are the most effective in sharing information moving forward?

Select all that apply.

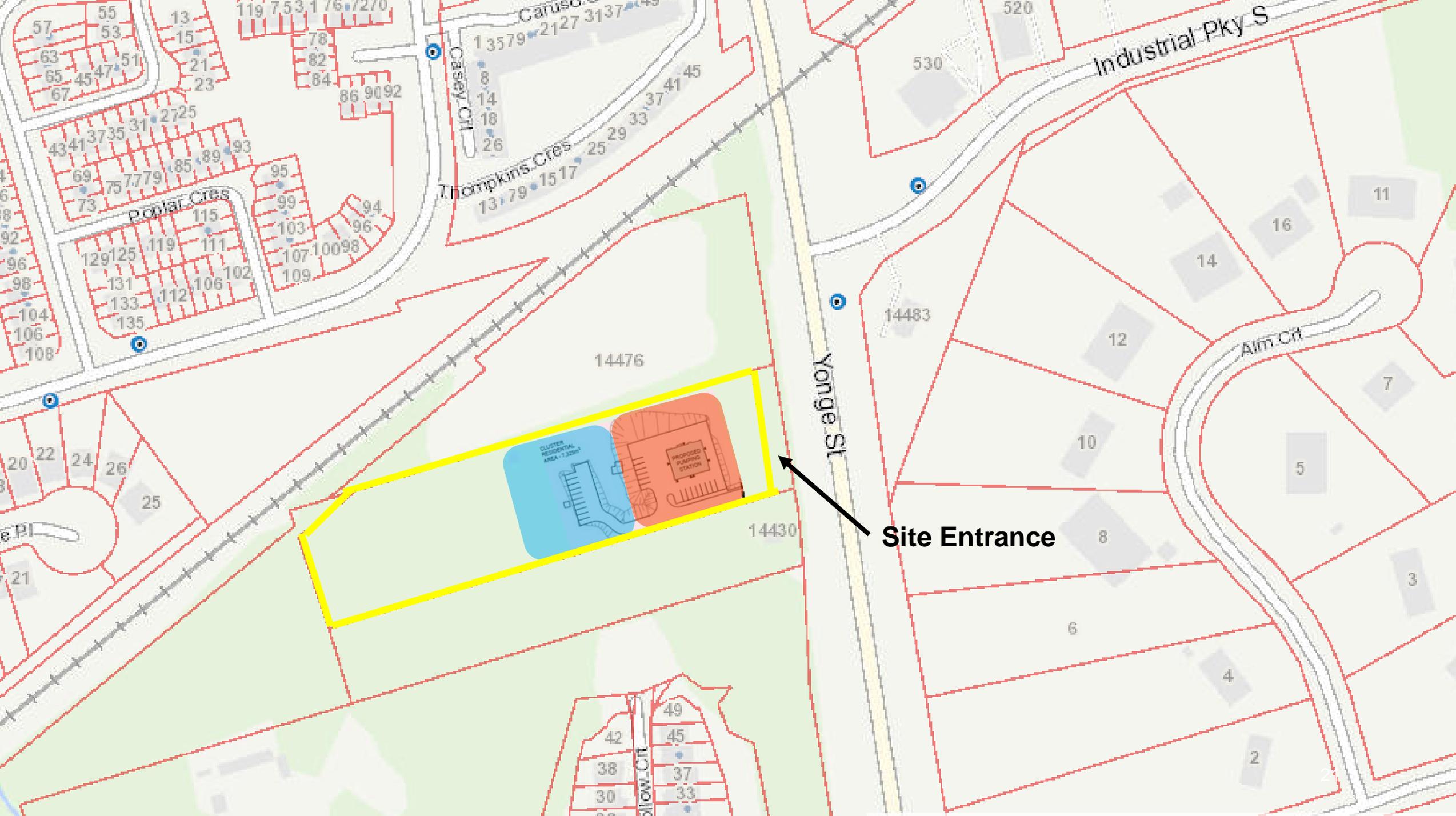
- Project updates on york.ca
- Social media
- Direct mail
- Project e-newsletter
- Email updates
- Outdoor signage
- Media story or advertisement



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FROM YOU!**

The background consists of several overlapping, semi-transparent purple shapes in various shades, creating a layered, geometric effect. The shapes include triangles, polygons, and curved forms, all in different tones of purple, from light lavender to deep, dark purple.

PRELIMINARY DESIGN — SITE PLAN AND MODELLING



Site Entrance

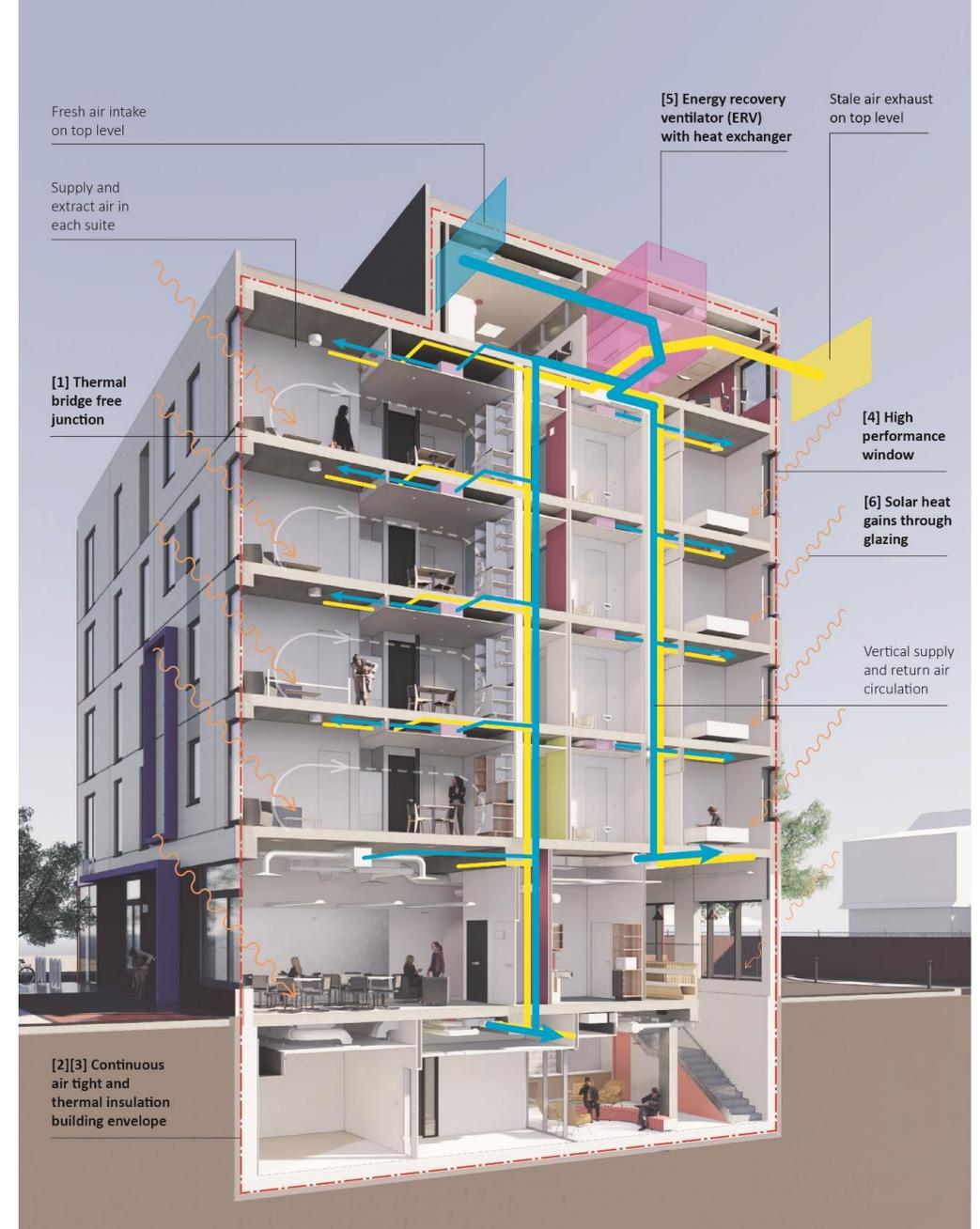
APPROACH TO DESIGN

Design Objective:

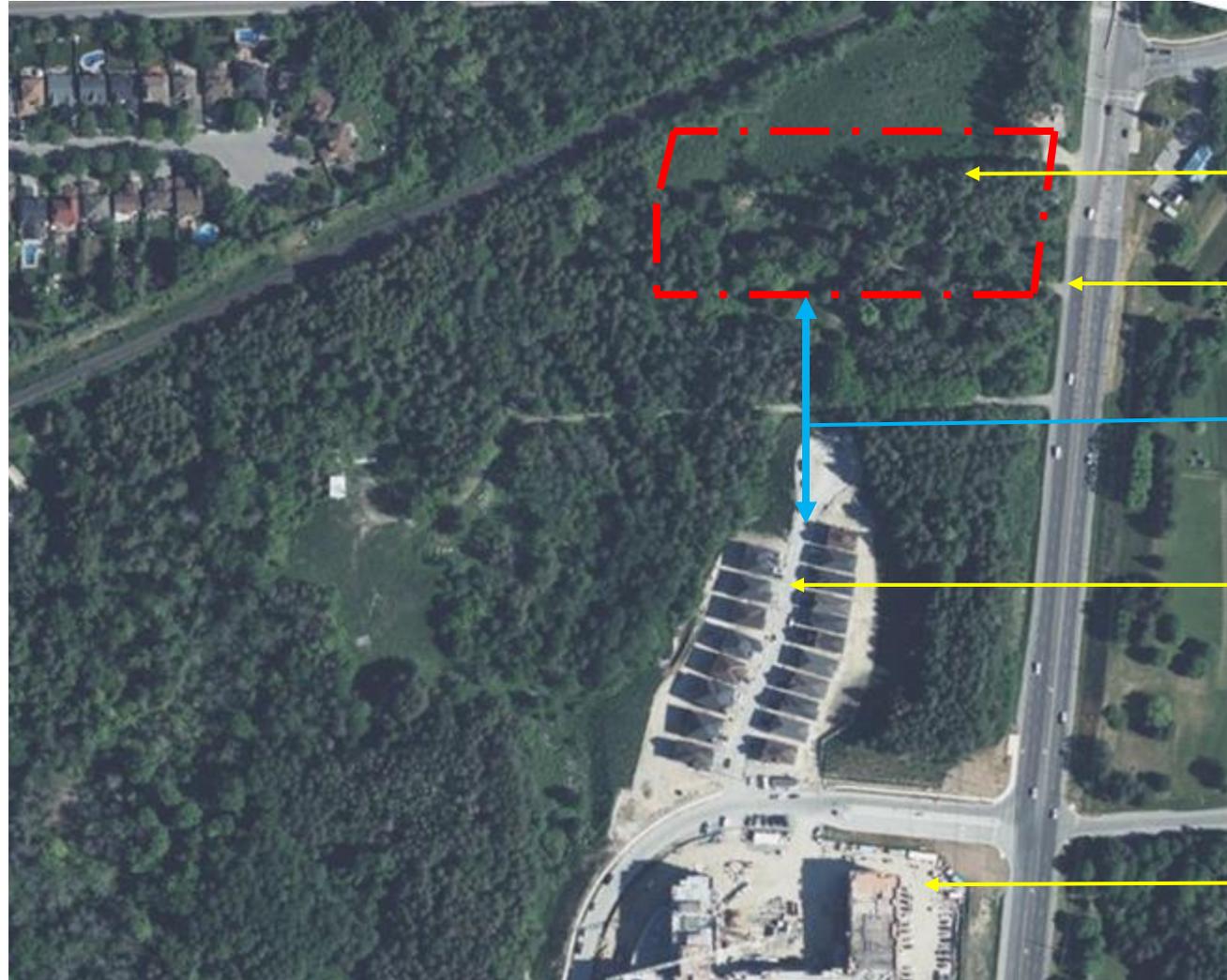
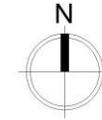
- Provide high-quality, environmentally sustainable housing that is safe, secure and affordable

Principles:

- User-centred design
- Respect and dignity
- Safety and security
- Health and wellness
- Sustainability, durability and resiliency
- Integration with communities
- Flexibility



AERIAL VIEW OF THE CONTEXT



PROJECT BOUNDARY / PROPERTY SITE

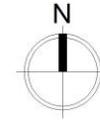
EXISTING ACCESS LANE

DISTANCE FROM PROJECT BOUNDARY LINE TO NORTH EDGE OF NEIGHBOURING HOUSE

NEIGHBOURING HOUSES

NEIGHBOURING 5-STOREY RESIDENTIAL BUILDING

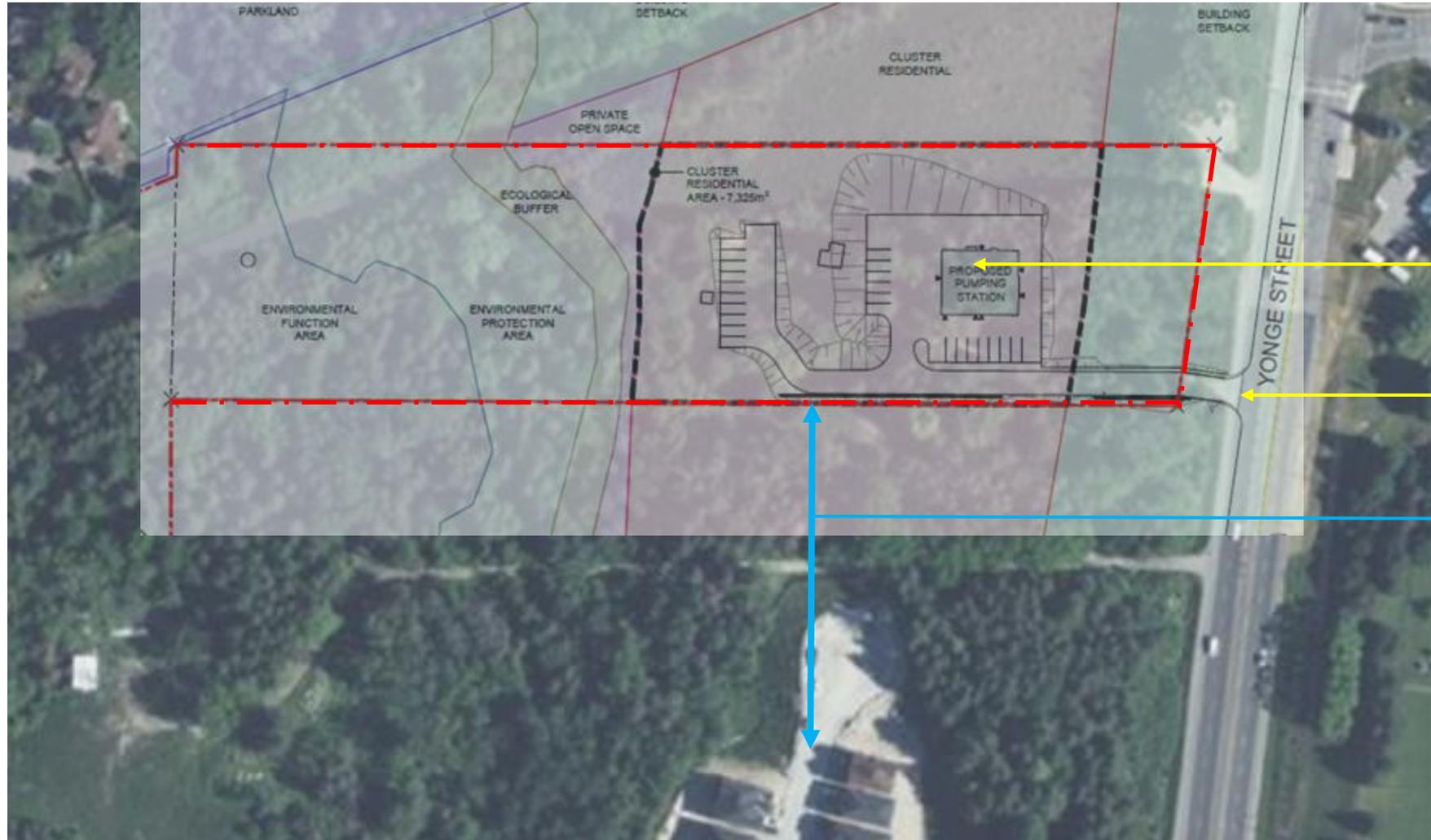
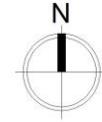
AERIAL VIEW OF THE SITE



EXISTING ACCESS LANE

APPROX. 110 M (360 FEET)
(a football field is 100 M long)

AERIAL VIEW OF THE SITE AND THE PUMPING STATION

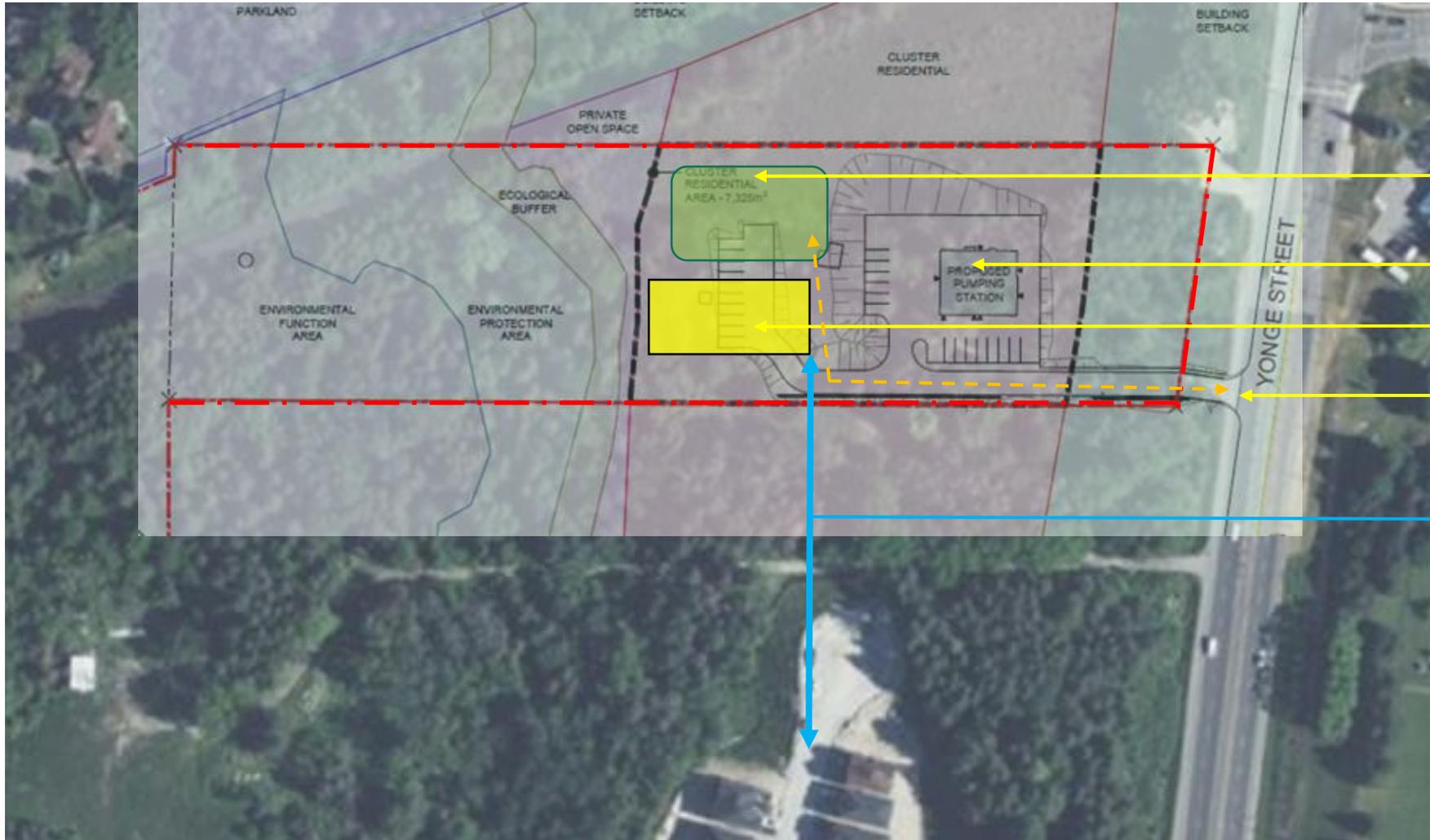


PUMPING STATION

ACCESS LANE

APPROX. 110 M (360 FEET)
(a football field is 100 M long)

AERIAL VIEW OF THE HOUSING BUILDING LOCATION



PROPOSED PARKING

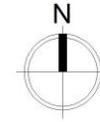
PUMPING STATION

PROPOSED BUILDING

ACCESS LANE

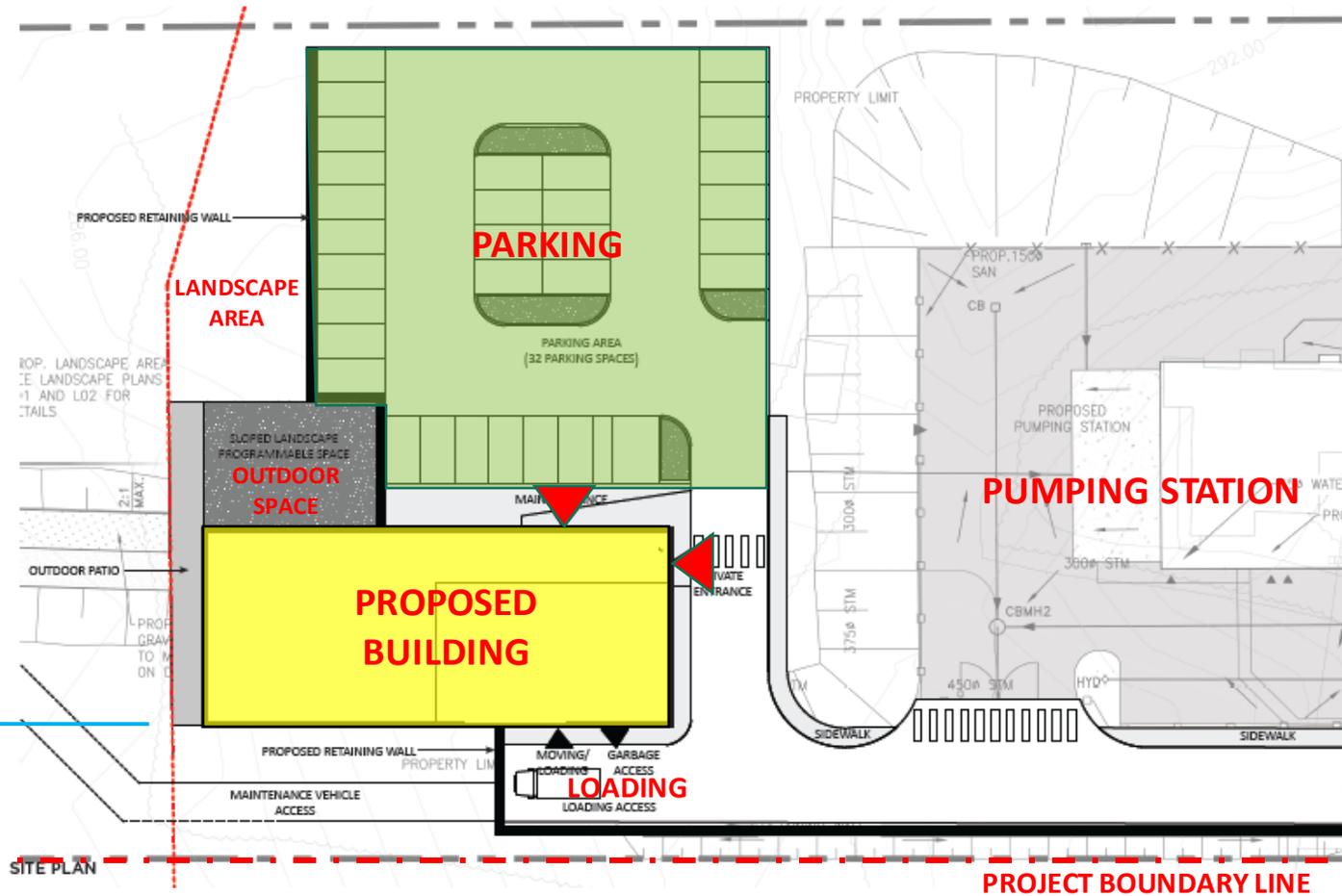
APPROX. 118 M (390 FEET)
(a football field is 100 M long)

PRELIMINARY SITE PLAN (DESIGN SUBJECT TO CHANGE)



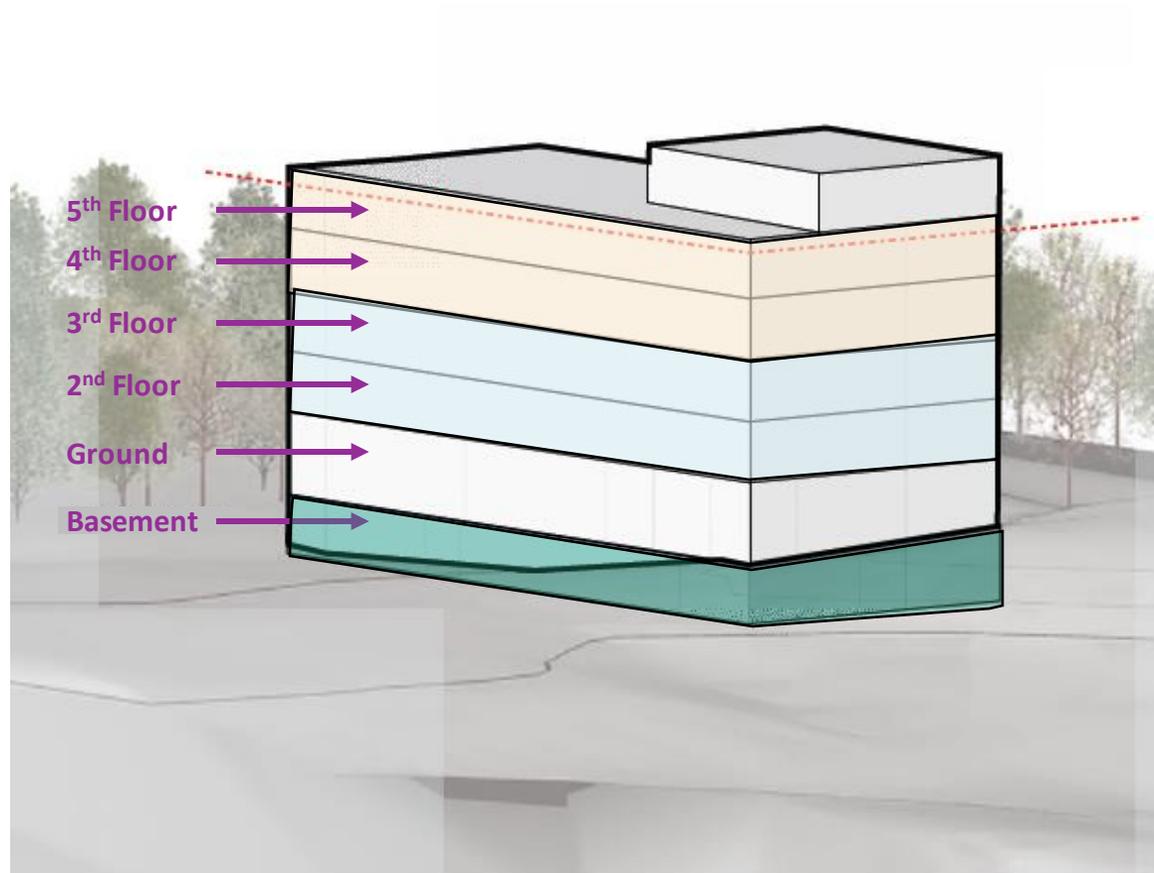
ENVIRONMENTAL PROTECTION ZONE

APPROX. 118 M (390 FEET) TO NORTHERN MOST RESIDENCE



WALKWAY/DRIVEWAY TO YONGE STREET

PRELIMINARY BUILDING PROGRAM (DESIGN SUBJECT TO CHANGE)



- **5 Storeys + Basement** (same as the existing at south)
- **Ground floor:**
 - Staff administration spaces
 - Program and amenity spaces
- **2nd & 3rd Floor – Emergency Housing:**
 - 30 to 40 beds (to be confirmed)
 - Shared washrooms
- **4th & 5th Floor – Transitional Housing:**
 - 14 to 30 beds (to be confirmed)
 - Mix of bachelor & 3-bedroom units
 - Individual kitchens and washrooms
- **Basement Floor:**
 - Program and service spaces
- **Outdoor amenity space** (to the north)
- **Designed to be more than 85% efficient in energy use** (compared to a Code compliant building)

BUILDING MASS MODEL – VIEW 1 (DESIGN SUBJECT TO CHANGE)

VIEW FROM NORTH-EAST

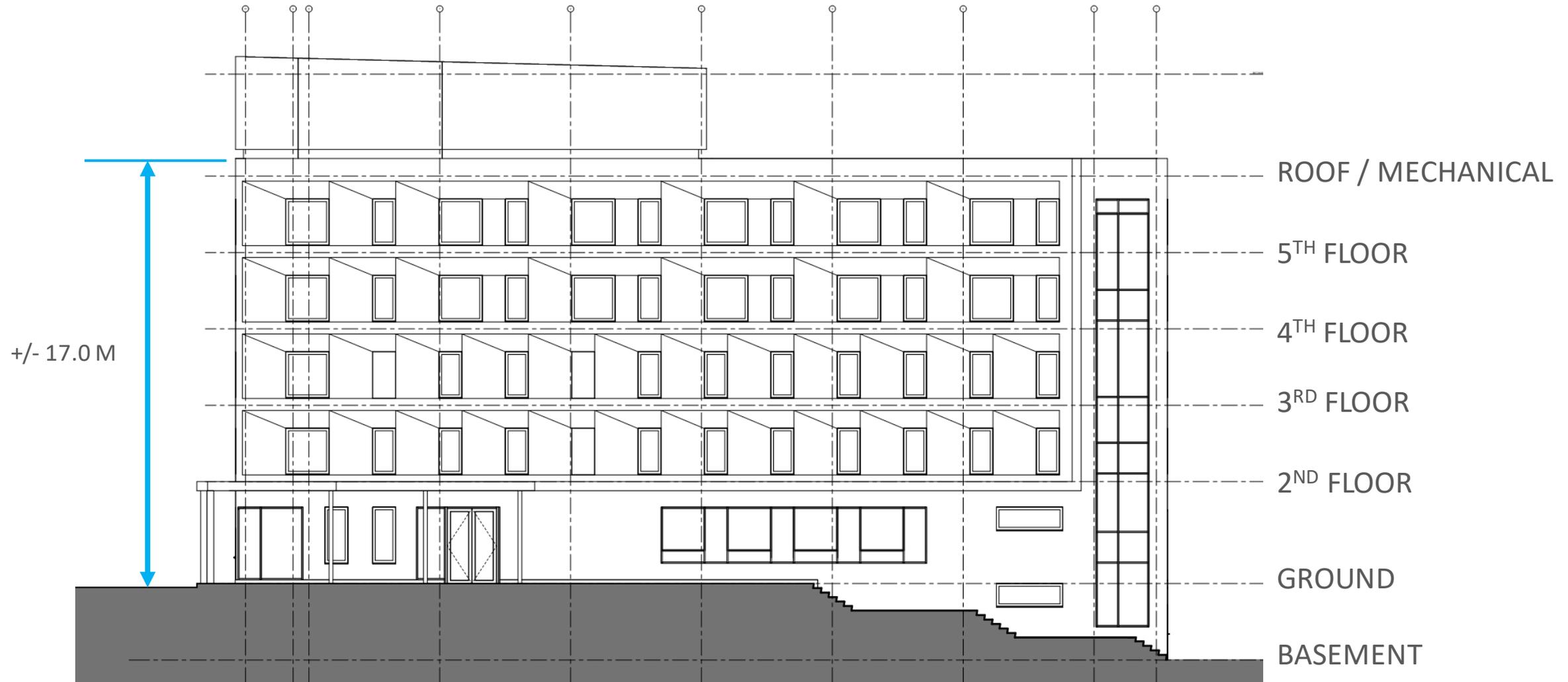


BUILDING MASS MODEL – VIEW 2 (DESIGN SUBJECT TO CHANGE)

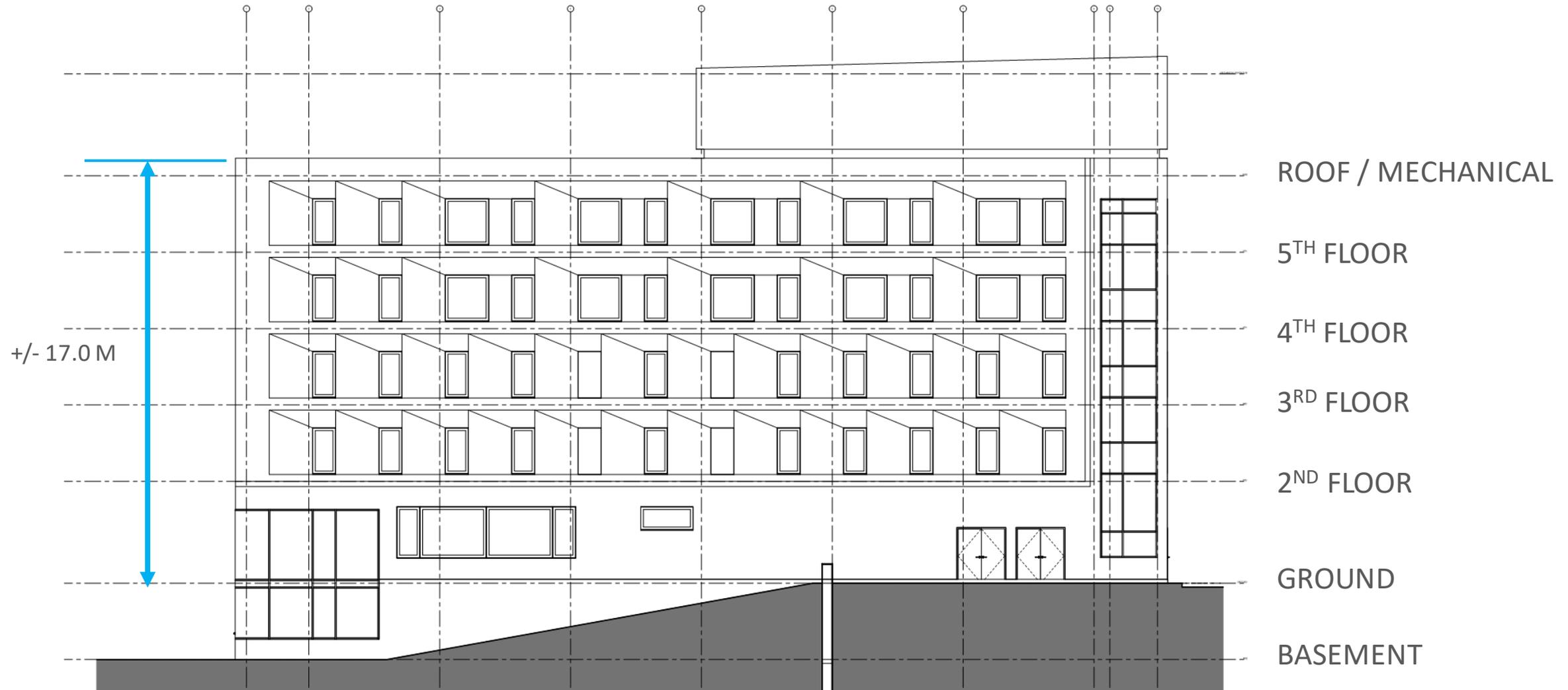
VIEW FROM SOUTH-EAST



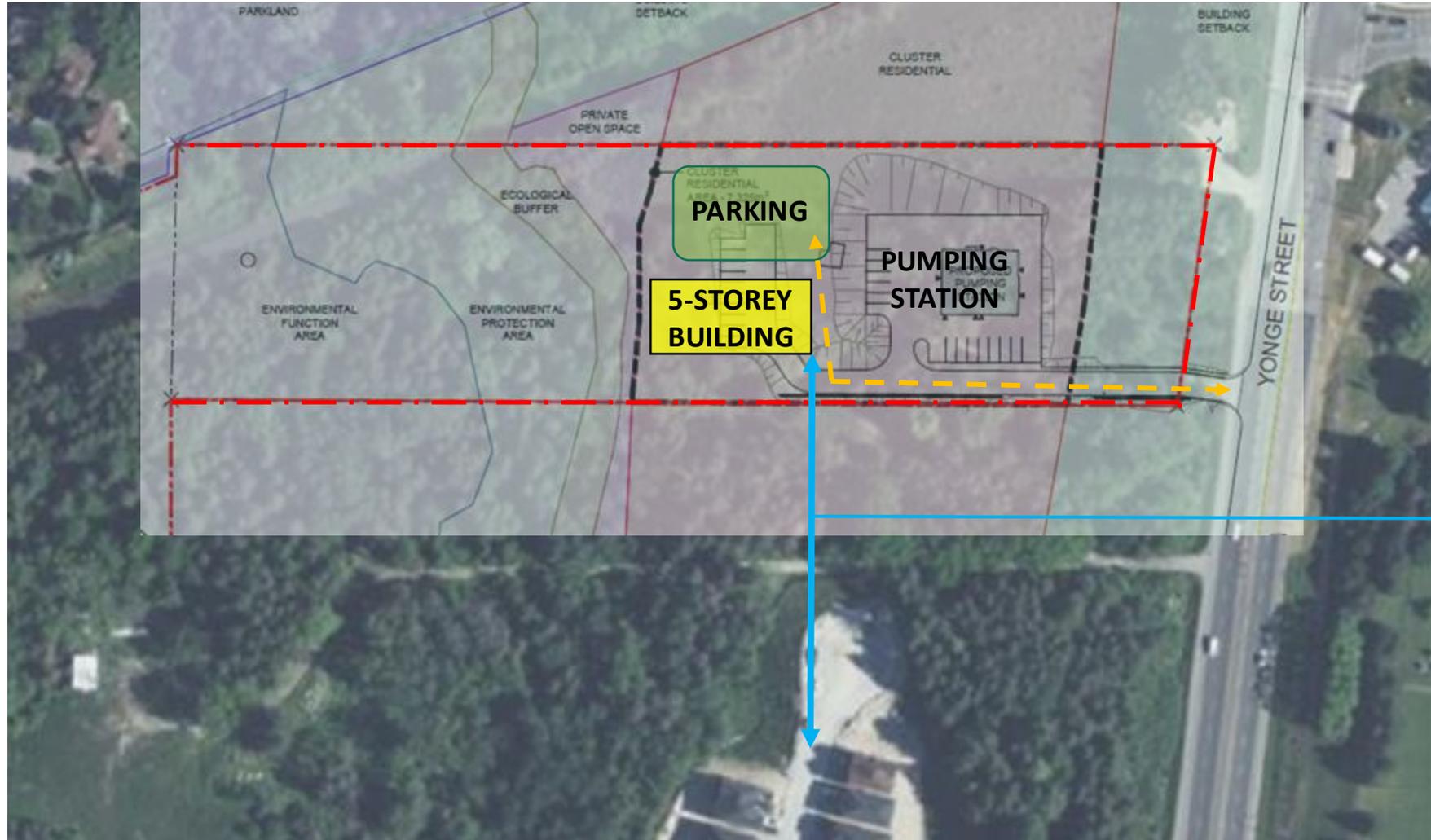
PRELIMINARY ELEVATIONS (NORTH ELEVATION)



PRELIMINARY ELEVATIONS (SOUTH ELEVATION)



PROPOSED DEVELOPMENT - OVERVIEW



APPROX. 118 M (390 FEET)
(a football field is 100 M long)

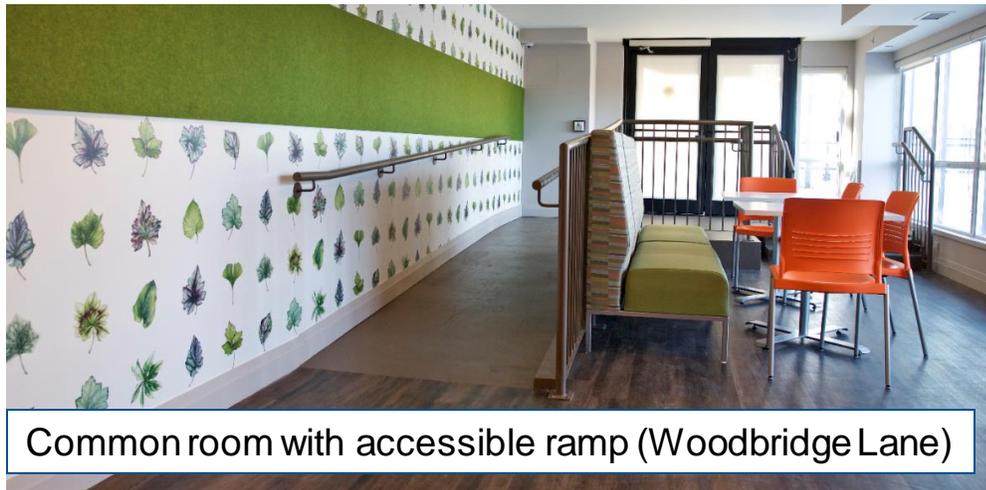
WHAT COMMON AMENITY SPACES MAY LOOK LIKE



Common room (Woodbridge Lane)



Open concept lobby (Richmond Hill Hub)



Common room with accessible ramp (Woodbridge Lane)



'Laundry Room' sign with braille beneath the text

POLLING QUESTION #5

What types of separation and screening should be incorporated on our site to assist with mitigating travel and sightlines of neighbouring properties?

- Landscaped or vegetative plantings
- Wooden fencing
- Chain-link fencing
- All of the above

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POLLING QUESTION #6

Which features do you think are the most important to have on our site?

Select all that apply.

- 24/7 staff support
- 'Good Neighbour' Agreements with housing clients
- Exterior lighting
- Multi-service programming
- All of the above
- Other



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POLLING QUESTION #7

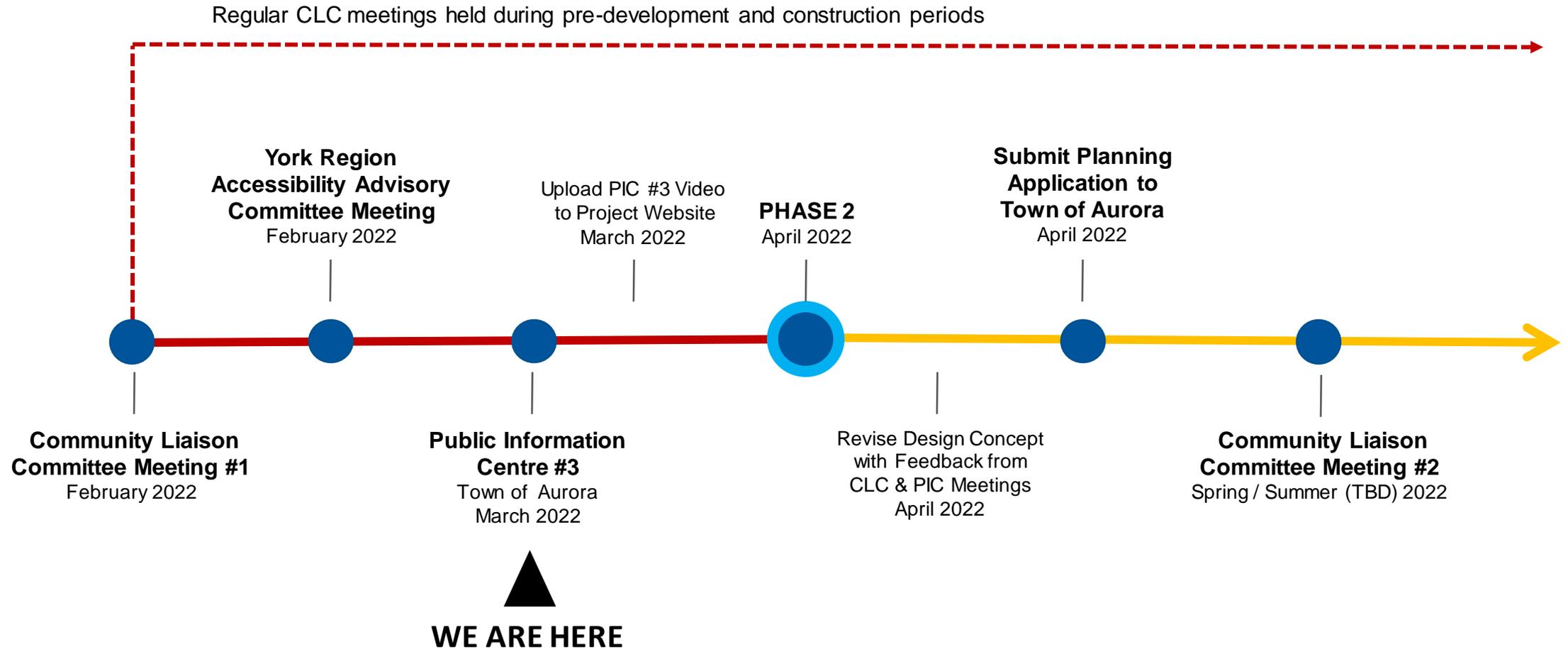
Which part of our design should we review further?

- Building height
- Building mass / form
- Landscaping and screening
- Parking
- Nothing specific
- Other

**WE WANT
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NEXT STEPS AND HOW TO STAY INVOLVED

NEXT STEPS: PHASE 2 – PLANNING REVIEW AND APPROVALS



COMMUNITY LIAISON COMMITTEE (CLC)

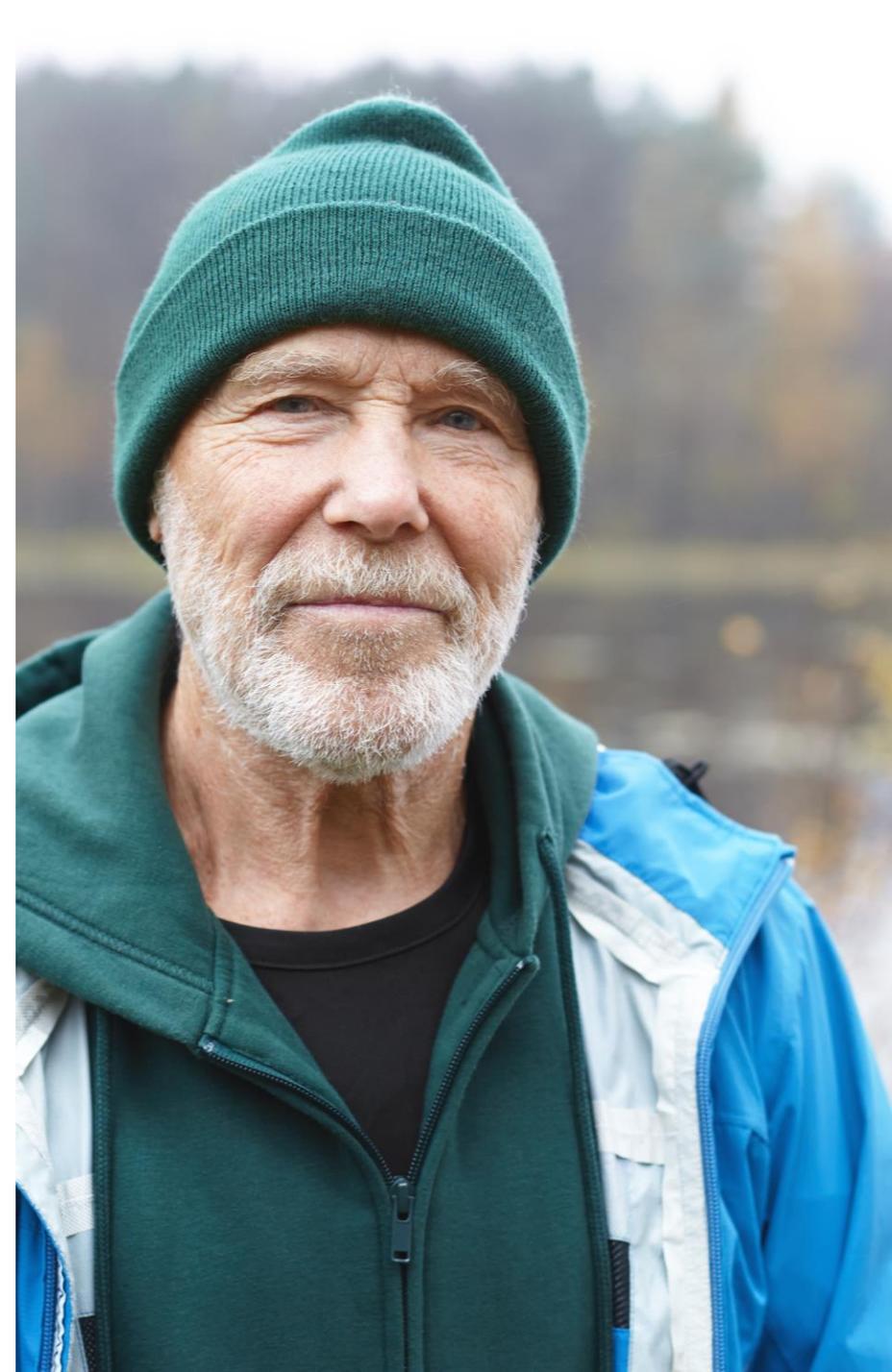
Would you like to stay involved in the project?

- Join the Community Liaison Committee (CLC)
- The CLC includes 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



CONTACT US

- **Send comments or questions to:**
Community Liaison
menshousing@york.ca
- **Stay connected by visiting:**
york.ca/MensHousing
 - Project information and updates
 - Frequently asked questions
 - Sign-up for our project e-newsletter
 - Presentations and video recordings of all PICs
 - Future public engagement opportunities



DISCUSSION AND QUESTIONS

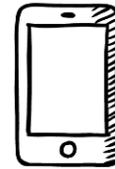
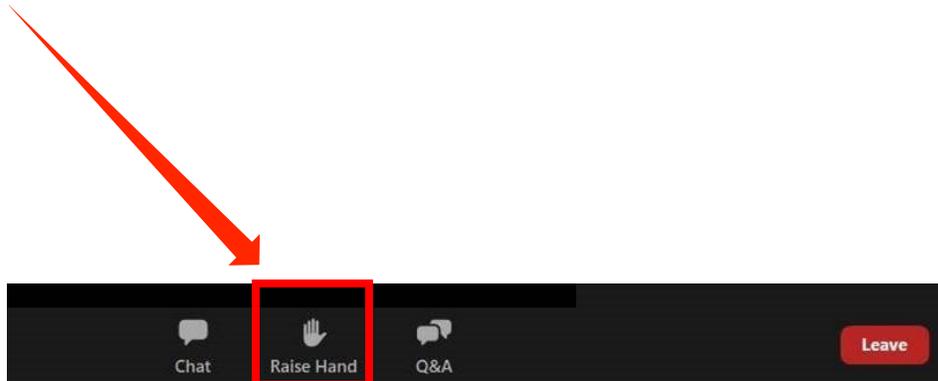
Q&A

Please be concise, constructive and considerate of other views.



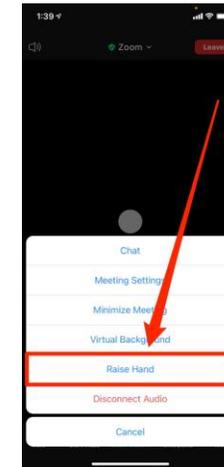
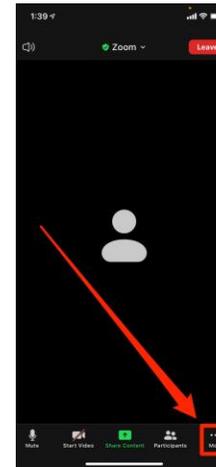
For desktops:

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."





THANK YOU!


York Region