

# 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

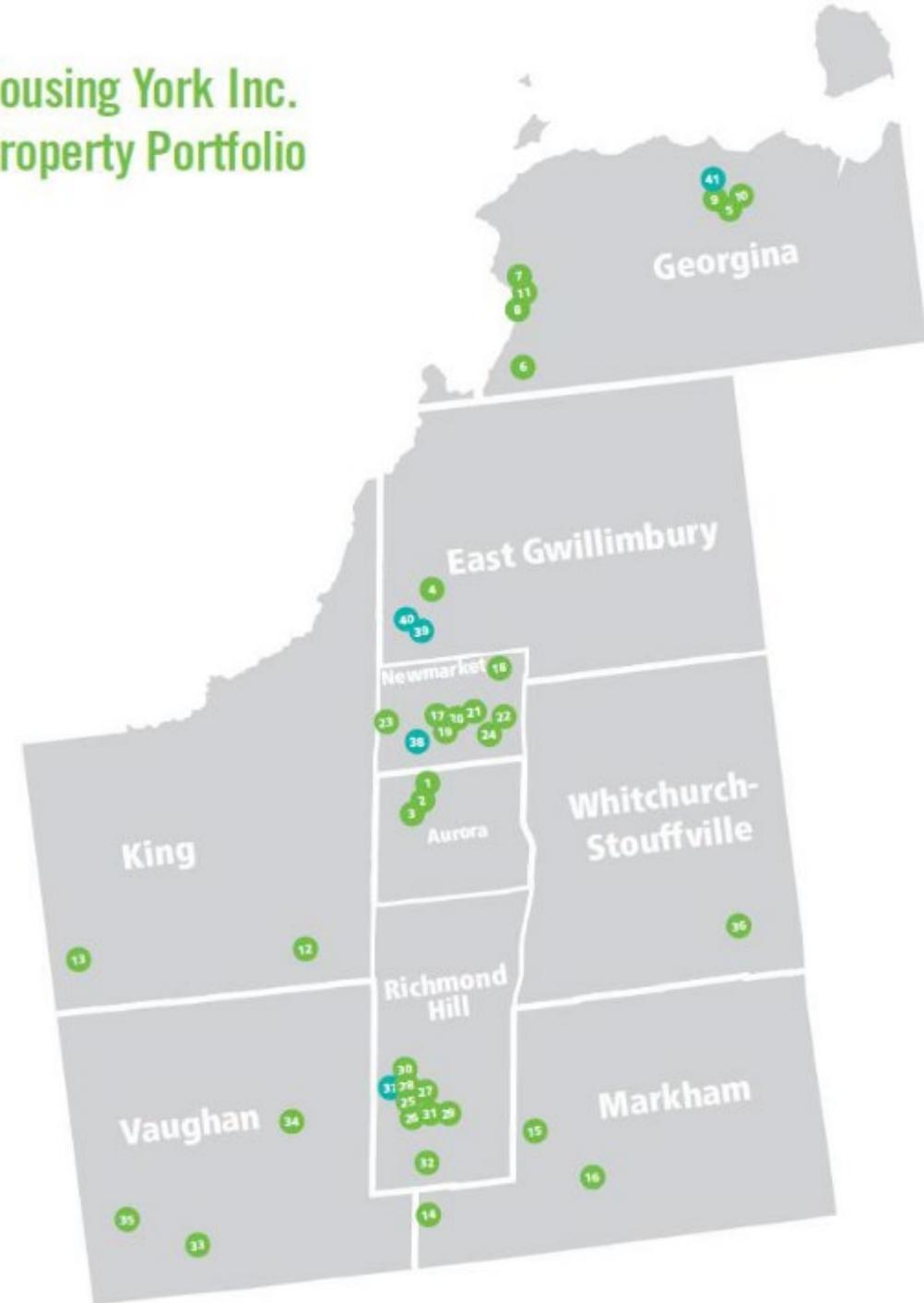
**4** NEXT STEPS & TIMELINE

# 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



Mapleglen Residences, Vaughan



Belinda's Place, Newmarket



Nobleview Pines, King



Lakeside  
Residences,  
Georgina



Elmwood Gardens,  
Whitchurch-Stouffville



Mulock Village,  
Newmarket



Trinity Square,  
Markham



Hadley Grange,  
Aurora



Richmond Hill Hub,  
Richmond Hill



# 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)



Glenwood Mews



East Court



Lakeside Residences



Keswick Gardens



Northview Court



Pineview Terrace



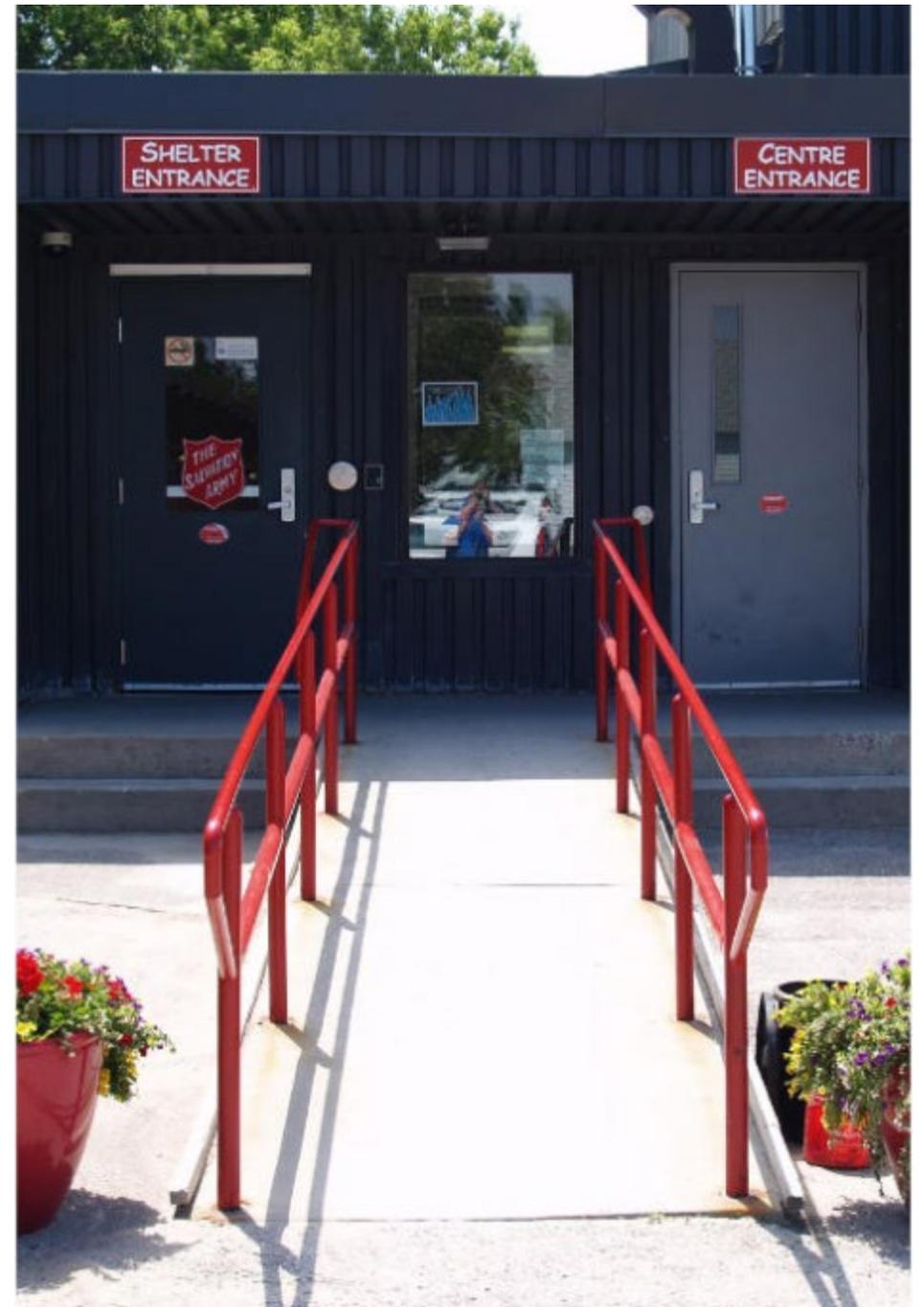
Sutton Youth Services

# 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**



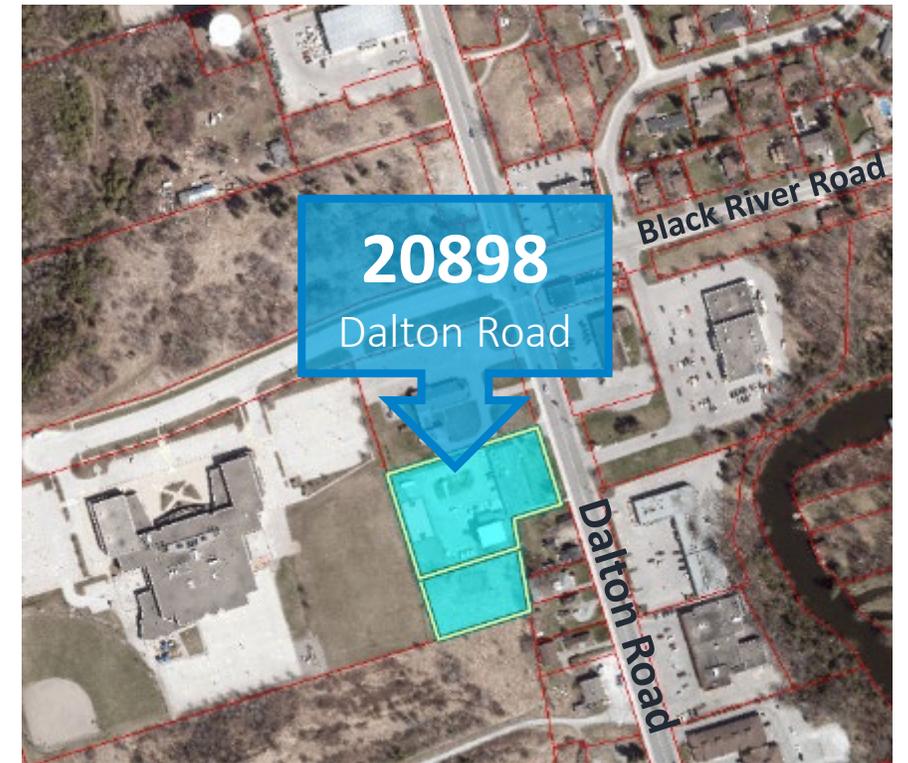
**Expand rent support programs**



**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

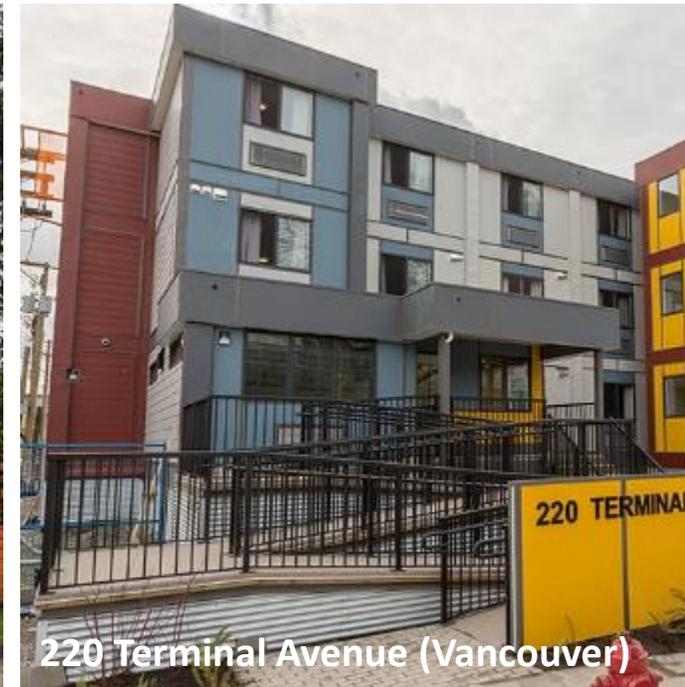


# Partnership & Construction

- 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



Margaret Mitchell Place (Vancouver)



220 Terminal Avenue (Vancouver)



321 Dovercourt Road (Toronto)



Uplands Walk (Nanaimo, BC)

# 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 (GTTI)

# 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

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



THANK YOU

