

MEN'S EMERGENCY AND TRANSITIONAL HOUSING PROJECT

14452 Yonge Street, Aurora

Community Liaison Committee (CLC) Meeting #3

Wednesday December 14, 2022

6:30 p.m. to 7:30 p.m.



LAND ACKNOWLEDGEMENT

"We acknowledge that York Region is located on the traditional territory of many Indigenous peoples including the Anishinaabeg, Haudenosaunee, Huron-Wendat and Métis peoples and the treaty territories of the Haudenosaunee, Mississaugas of the Credit First Nation and Williams Treaties First Nations.

Today this area is home to many diverse Indigenous Peoples, and we recognize their history, spirituality, culture and stewardship of this land. We also acknowledge the Chippewas of Georgina Island First Nation as our closest First Nation community."

TONIGHTS AGENDA

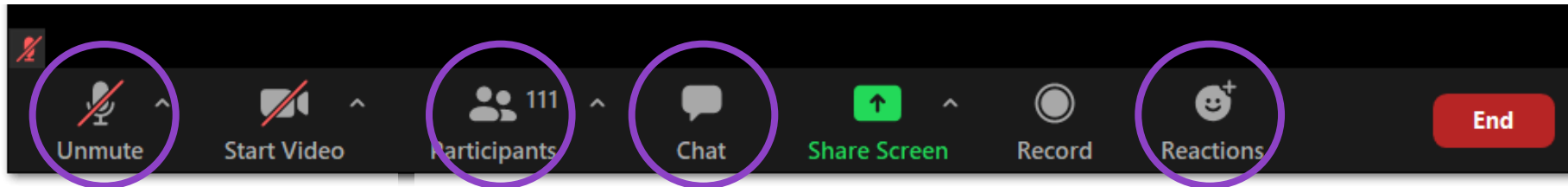
- 1. Welcome and Introductions**
- 2. Overview of CLC Meeting #2 Minutes**
- 3. Ice Breaker**
- 4. Project Overview and Updates**
- 5. Next Steps**
- 6. Questions and Conversation**

WELCOME AND INTRODUCTIONS



ZOOM ETIQUETTE

- Please mute your microphone when you are not speaking
- When you have question or comment:
 1. Click on the Reactions or Participants button at the bottom of the screen and click the Raise Hand icon
 2. 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
- Name displayed



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 Liaison Committee members and consider their thoughts, comments, ideas, and concerns about the project; and
- To **learn** about this community from its resident experts.

INTRODUCTIONS

Tonight's Presenters:

- **Sharon Thomas**, Community Liaison Coordinator, Strategies and Partnerships
- **Colin Simic**, Program Manager, Affordable Housing Development
- **Gabrielle Hurst**, Housing Development Planner, Affordable Housing Development
- **Steffanie Rundle**, Engagement and Outreach Specialist, Strategies and Partnerships

Other Project Members:


- **Melissa McEnroe**, Manager, Affordable Housing Development
- **Lauren Stephanoff**, Design Technologist II, Capital Planning and Delivery
- **Darrick Sham**, Construction Administrator, Housing Services
- **Tom Silvestri**, Senior Project Manager, Housing Services
- **Monica Sangoi**, Manager Homelessness Community Programs
- **Dawn Wainwright**, Community Homelessness Prevention Advisor

OVERVIEW OF CLC MEETING #2 MINUTES



CLC MEETING #2 – May 11, 2022

- ✔ Review of CLC Meeting #1 Minutes
- ✔ Project Background & FAQ Updates
- ✔ Overview of Preliminary Design of Site Plan Concept
- ✔ Questions, Comments and Considerations
 - Smoking areas for users;
 - Outdoor recreational space opportunities;
 - Enhancing staff skills; and
 - Neighbourhood and community input.



MEETING MINUTES

Community and Health Services
Housing Services

Community Liaison Committee (CLC) Meeting #2
Men's Emergency and Transitional Housing Development Project
14452 Yonge Street, Town of Aurora

DATE: Wednesday, May 11, 2022
TIME: 6:30 p.m. to 7:45 p.m.
LOCATION: Virtual meeting on Zoom

Meeting Chair

Name	Description
Colin Simic	York Region, Program Manager, Affordable Housing Development

Attendees

Name	Organization
Andree Gould	Impact Wellness and Recovery
Mary Ann Proutz	Resident / Crosslinks Street Outreach and Services Network
Joyce Chan	Resident / Ontario Ministry of Transportation
Tara Bhandari	Resident / Nature Conservancy Canada
Mark Reid	York Regional Police
Kevin Kennedy	Professor/Coordinator, Seneca College
Michelle White	General Manager, Delimnor Aurora
Sandra Sengul	Executive Director, Aurora Food Pantry
Penny Merritt	Executive Director, Addiction Services Central Ontario

Regrets

Name	Organization
Eric Carvada	Manager of Community Relations, Magna International (Neighbourhood network)
Glenn Bedard	Welcoming Arms
Marco Visconti	Neighbour / Resident

York Region Representatives

Name	Description
Melissa McEnroe	Manager, Affordable Housing Development
Doreen Khutchedourian	Manager, Technical Services and Capital Delivery
Derrick Sham	Construction Administrator
Theresa De Rose	Manager, Homelessness Community Programs
Lauren Stephaniak	Design Technologist II
Daniela Ashton	Community Homelessness Prevention Advisor
Tricia Wretham	Program Manager (A), Departmental Communications

Minutes taken by: Colin Simic, Program Manager, Affordable Housing Development, York Region

CLC Meeting #2
14452 Yonge Street Aurora

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ICE BREAKER



ICE BREAKER

To help us get to know one another:

1. Say your first and last name
2. Tell us about a food you are most looking forward to this holiday season.
It can be sweet or savory, handmade by you or made for you.
You can also share the name of your favourite restaurant or takeout meal.
3. Tag the next person

PROJECT OVERVIEW AND UPDATES



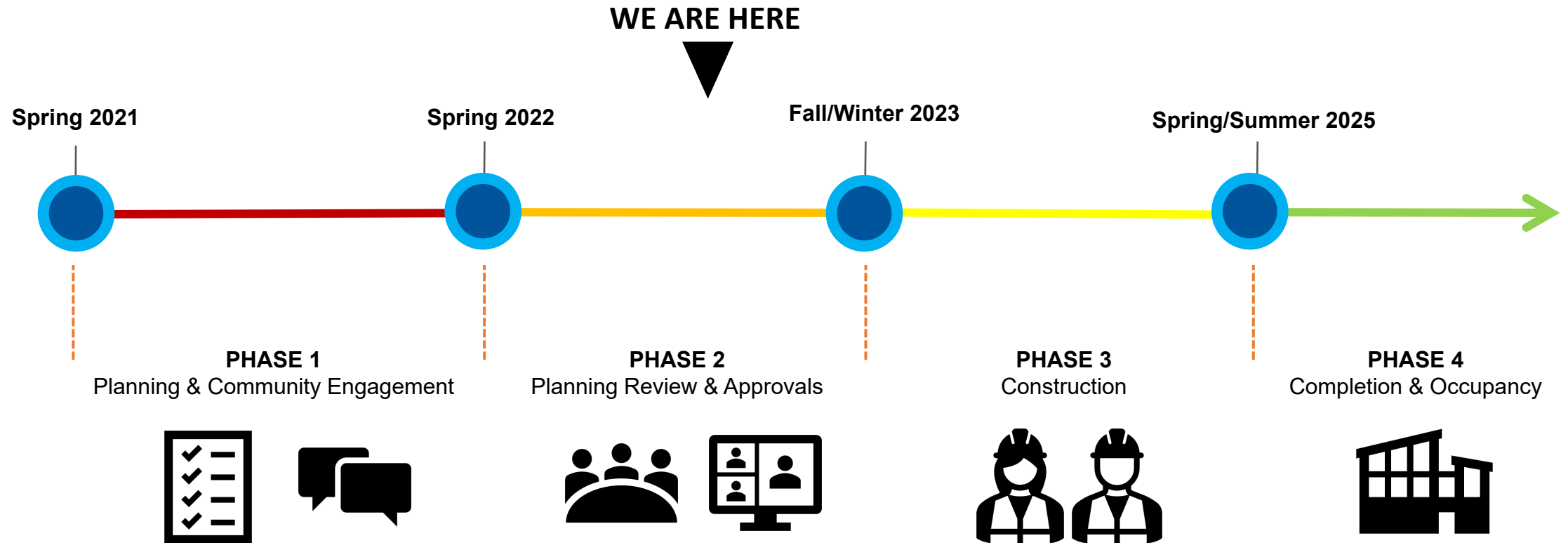
PROJECT SNAPSHOT: PLANNED PROGRAMS AND SERVICES

Project Goal: Creating a Multi-Service Building

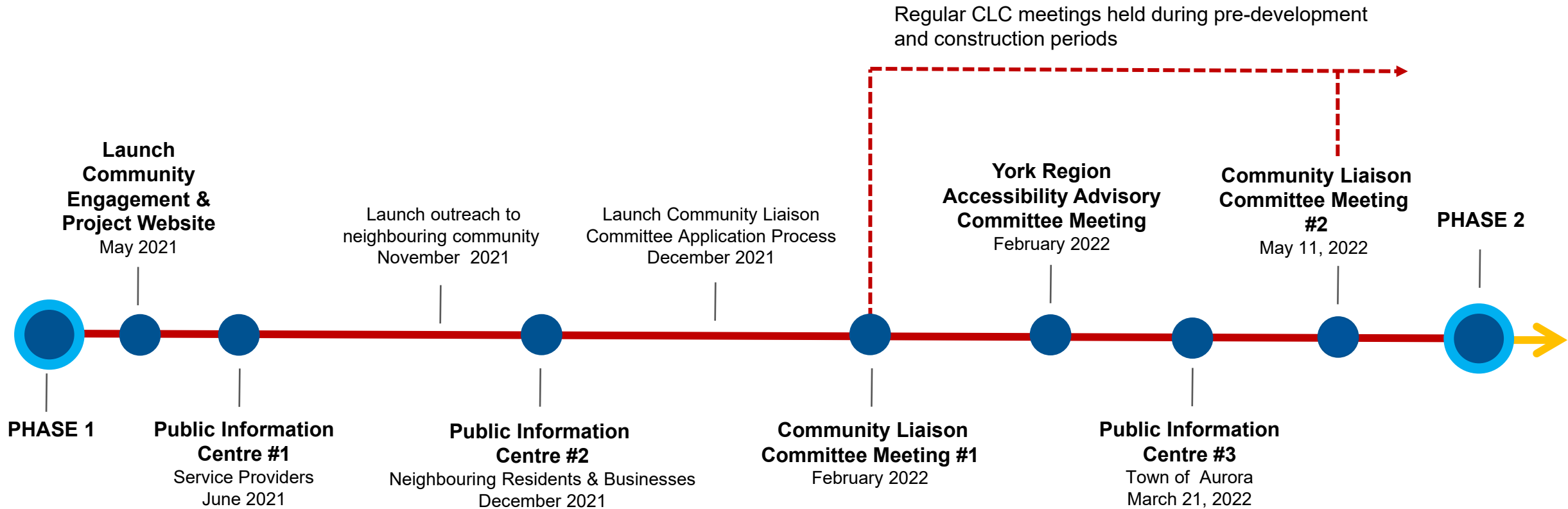
- Emergency housing and longer-term transitional housing
- Supportive counselling, life-skills training and wellness resources
- Referrals to community supports and resources
- Support to develop financial literacy skills, education, training and job search
- Help to find and keep permanent housing



WHERE ARE WE IN THE PROCESS?

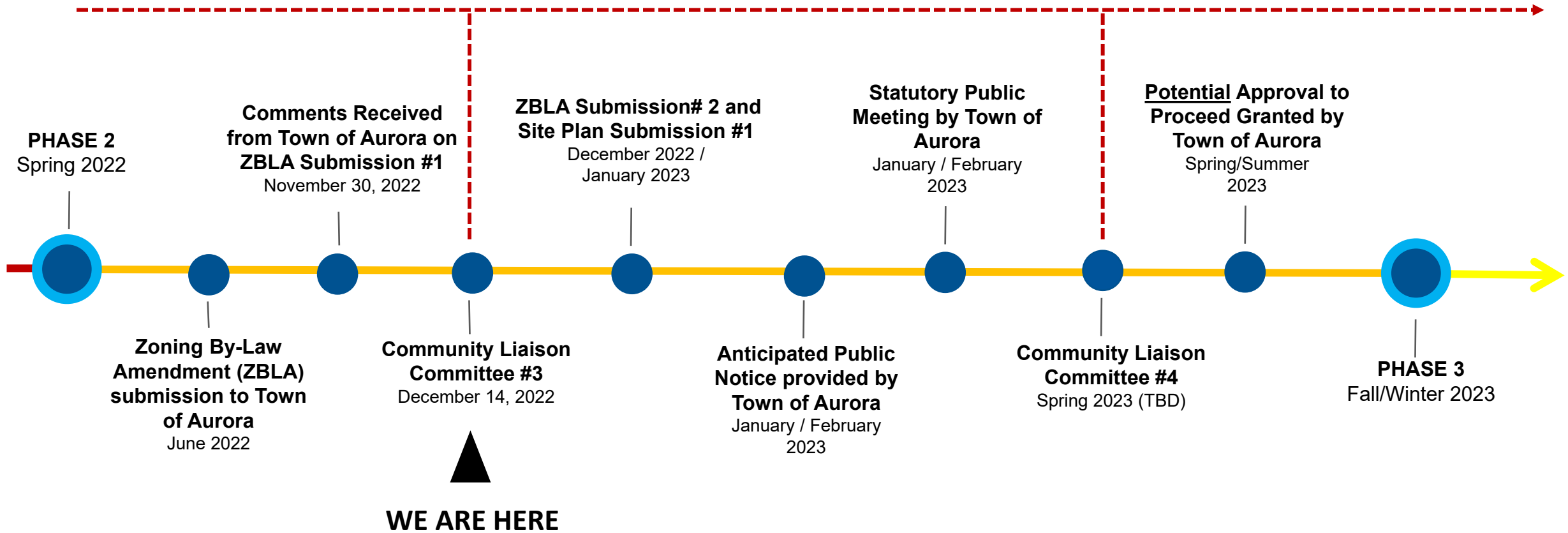


PHASE 1: PLANNING & COMMUNITY ENGAGEMENT

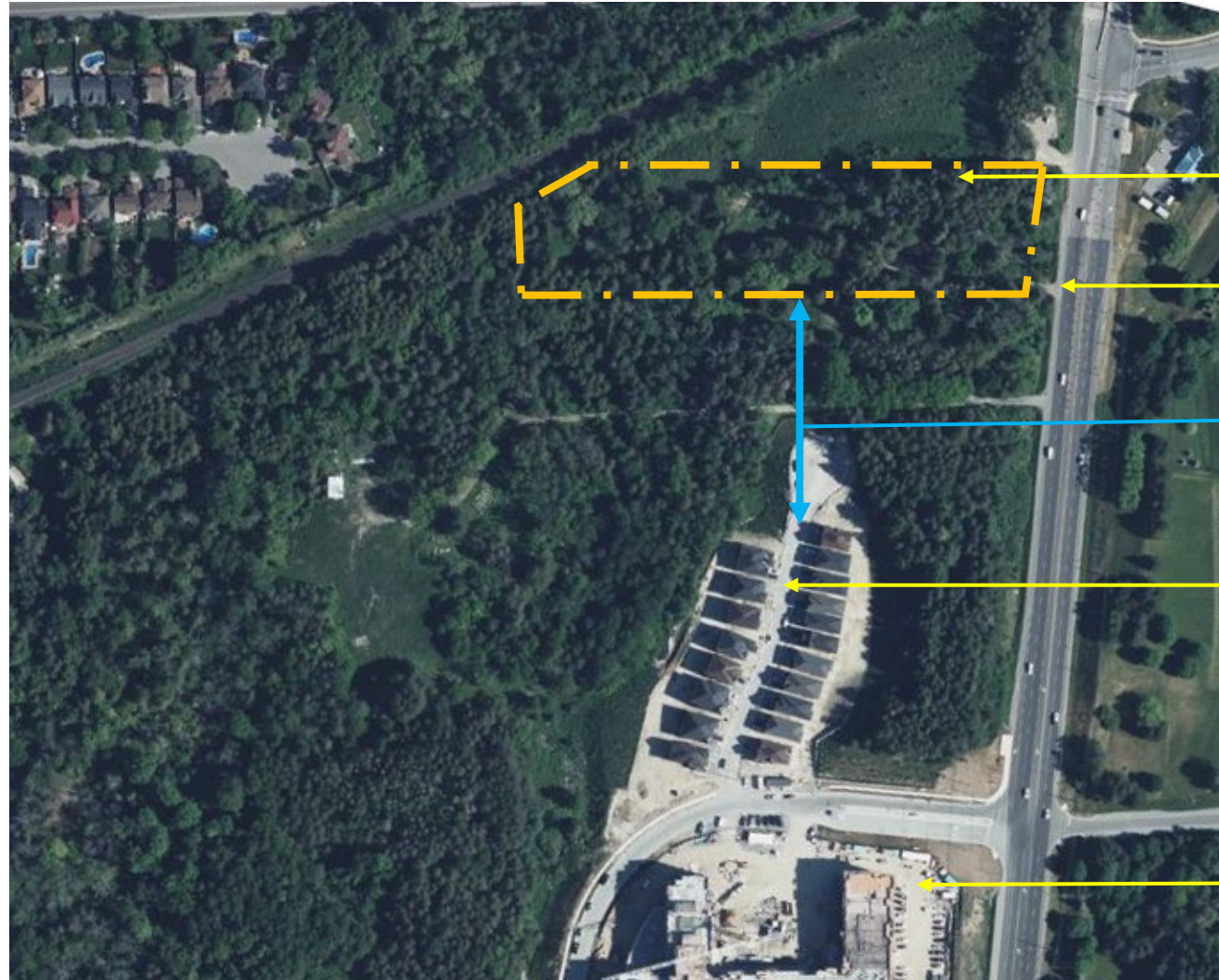
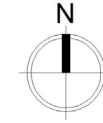


PHASE 2: PLANNING REVIEW & APPROVALS

Regular CLC meetings held during pre-development and construction periods



AERIAL VIEW OF THE CONTEXT



PROJECT BOUNDARY / PROPERTY SITE

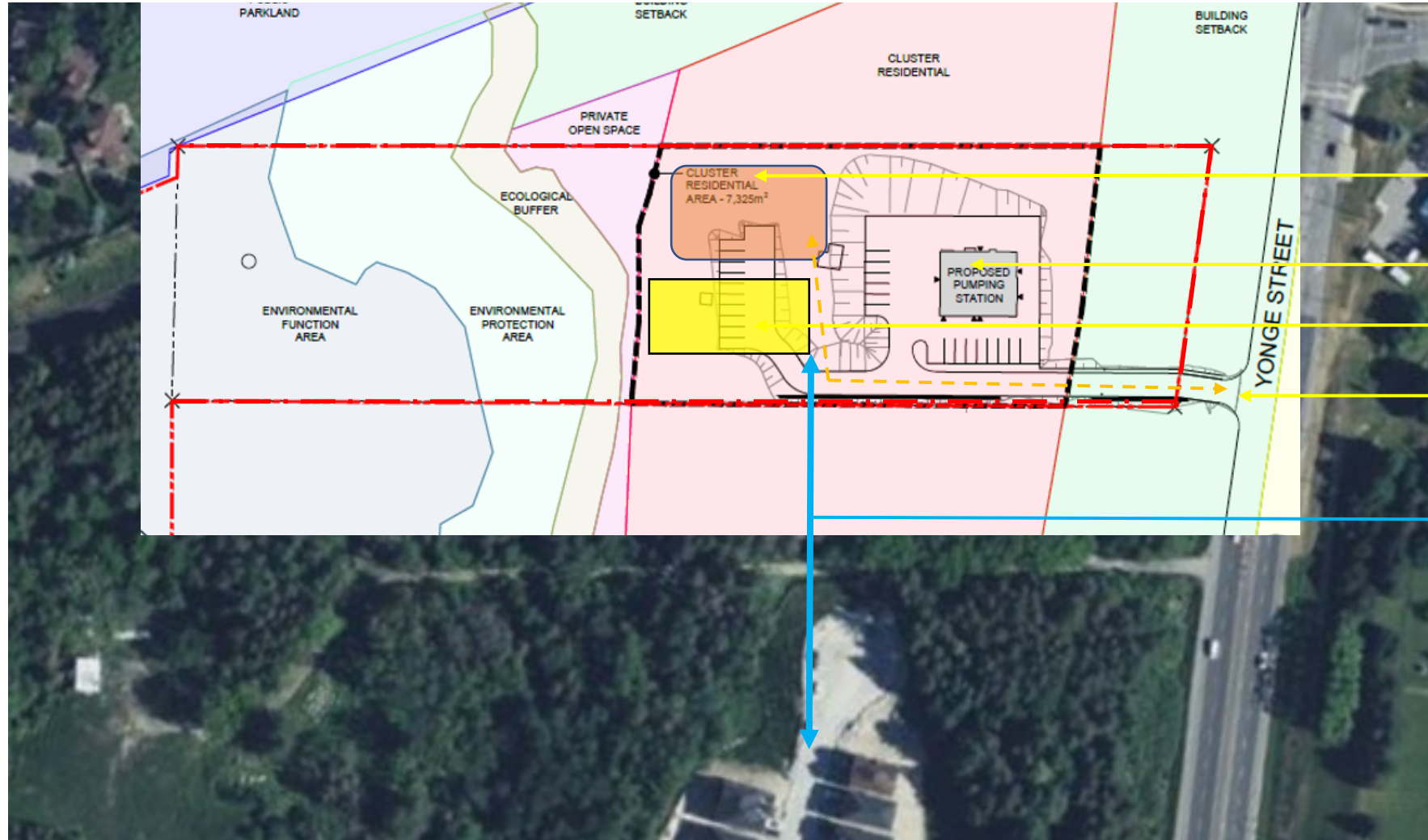
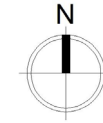
EXISTING ACCESS LANE

DISTANCE FROM PROJECT BOUNDARY LINE TO NORTH EDGE OF NEIGHBOURING HOUSE

NEIGHBOURING HOUSES

NEIGHBOURING 5-STOREY RESIDENTIAL BUILDING

AERIAL VIEW OF THE HOUSING BUILDING LOCATION



PROPOSED PARKING

PUMPING STATION

PROPOSED BUILDING

ACCESS LANE

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

APPROACH TO DESIGN

- This facility is being built to the highest standards and seeks LEED® Gold and Passive House certification.
- The development contains 55 residential units for men's housing. There are 18 emergency units and 37 transitional units.
- The intent is to provide high-quality housing that is safe and supportive.
- The facility has been designed using principles associated with health & wellness, sustainability, durability, and resiliency.



ARCHITECT'S RENDERING OF 14452 YONGE STREET



December 14, 2022

Men's Emergency & Transitional Housing Project

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ARCHITECTS RENDERING OF 14452 YONGE STREET

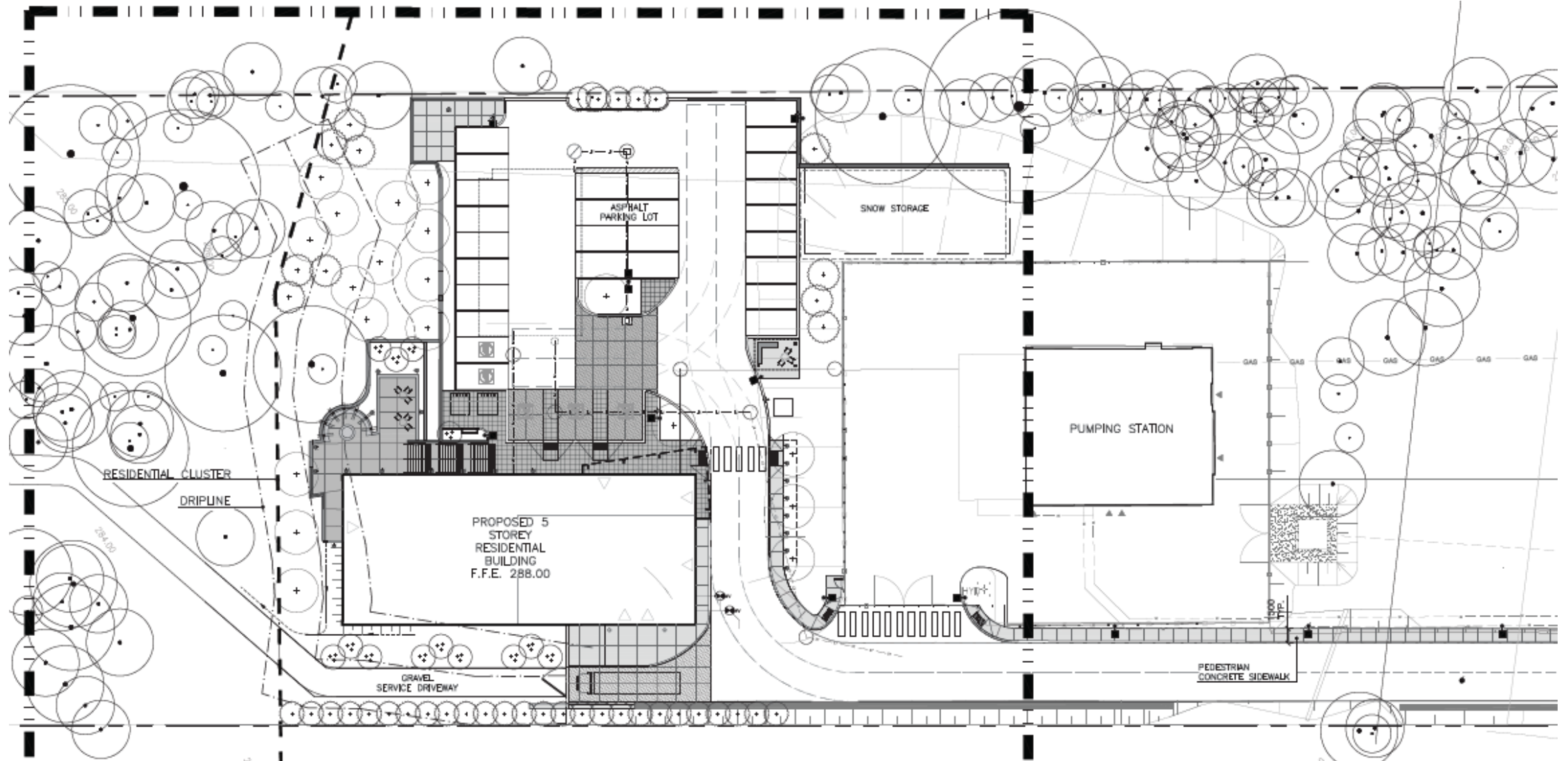


December 14, 2022

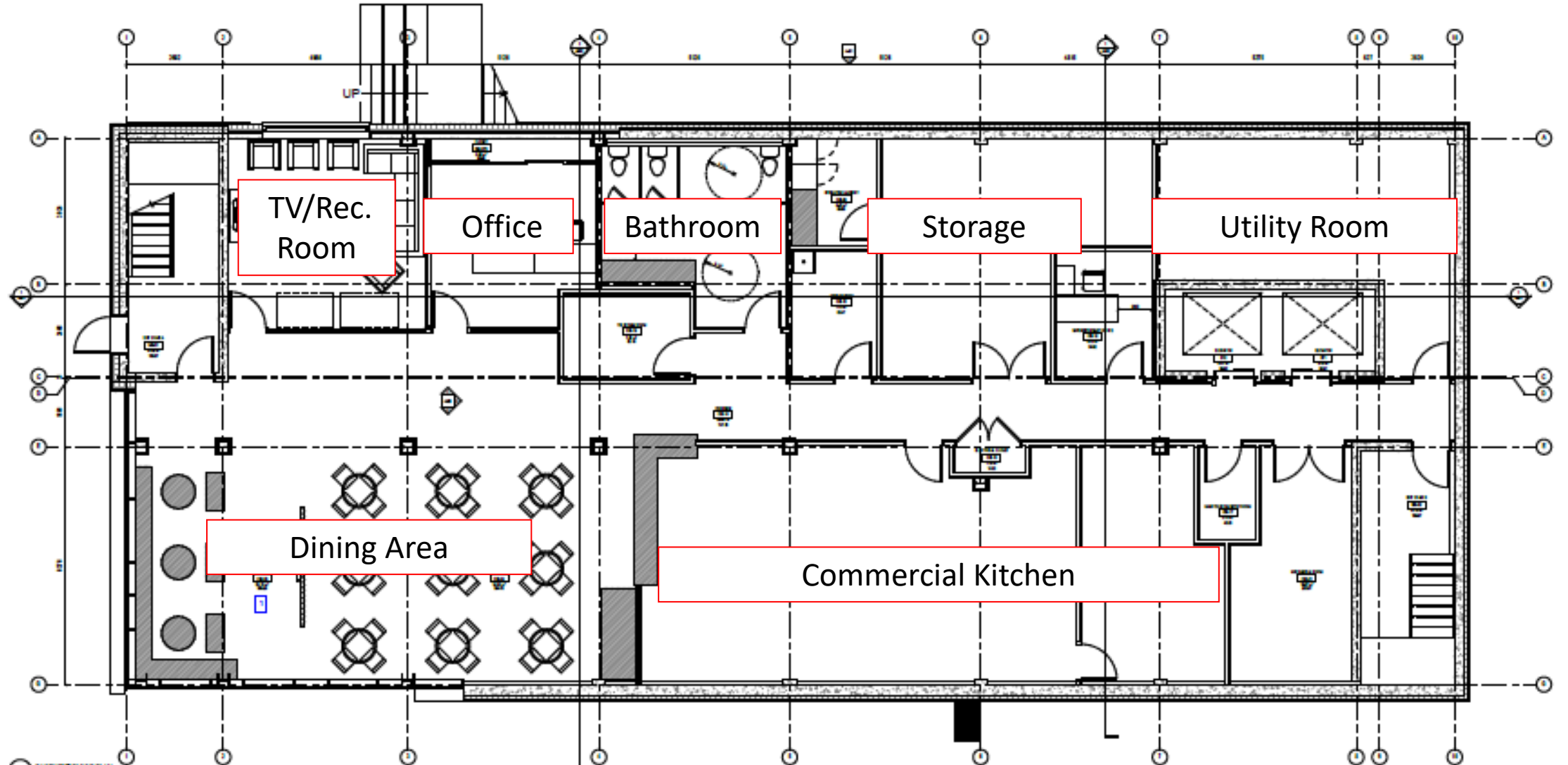
Men's Emergency & Transitional Housing Project

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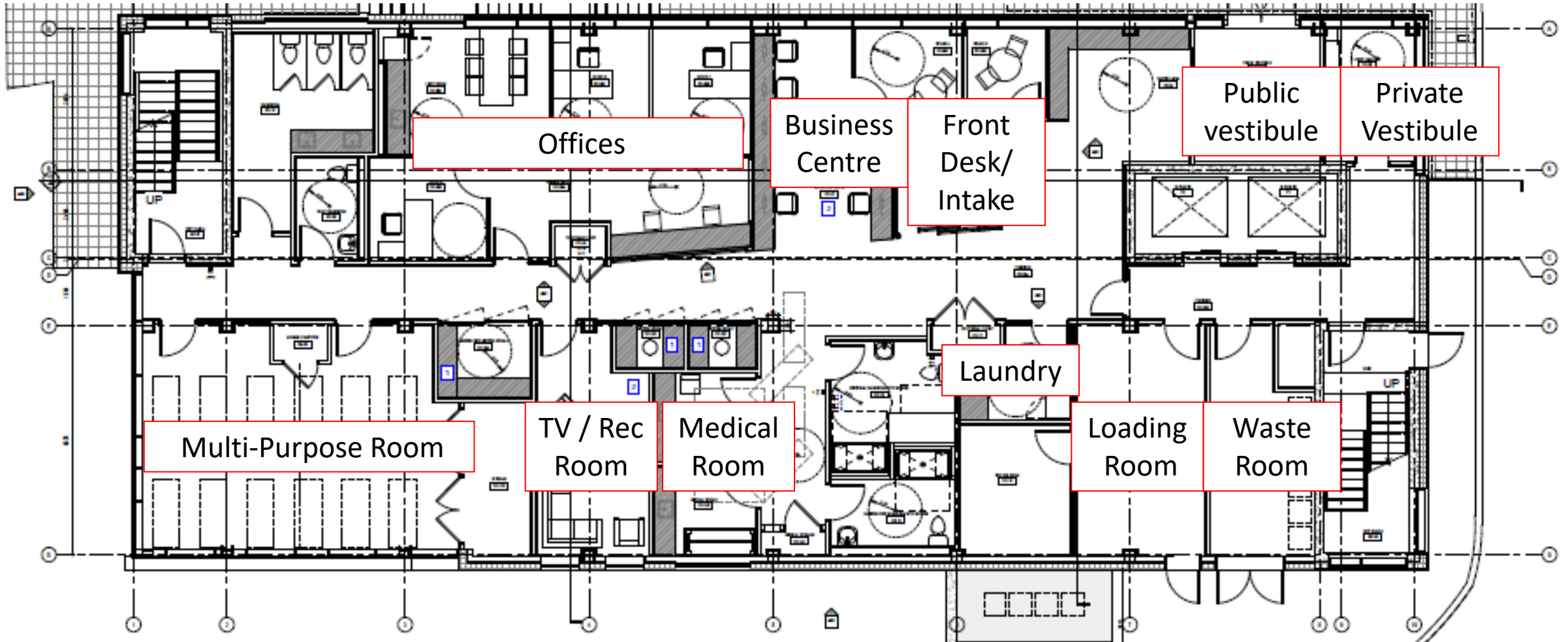
PROPOSED LANDSCAPE PLAN



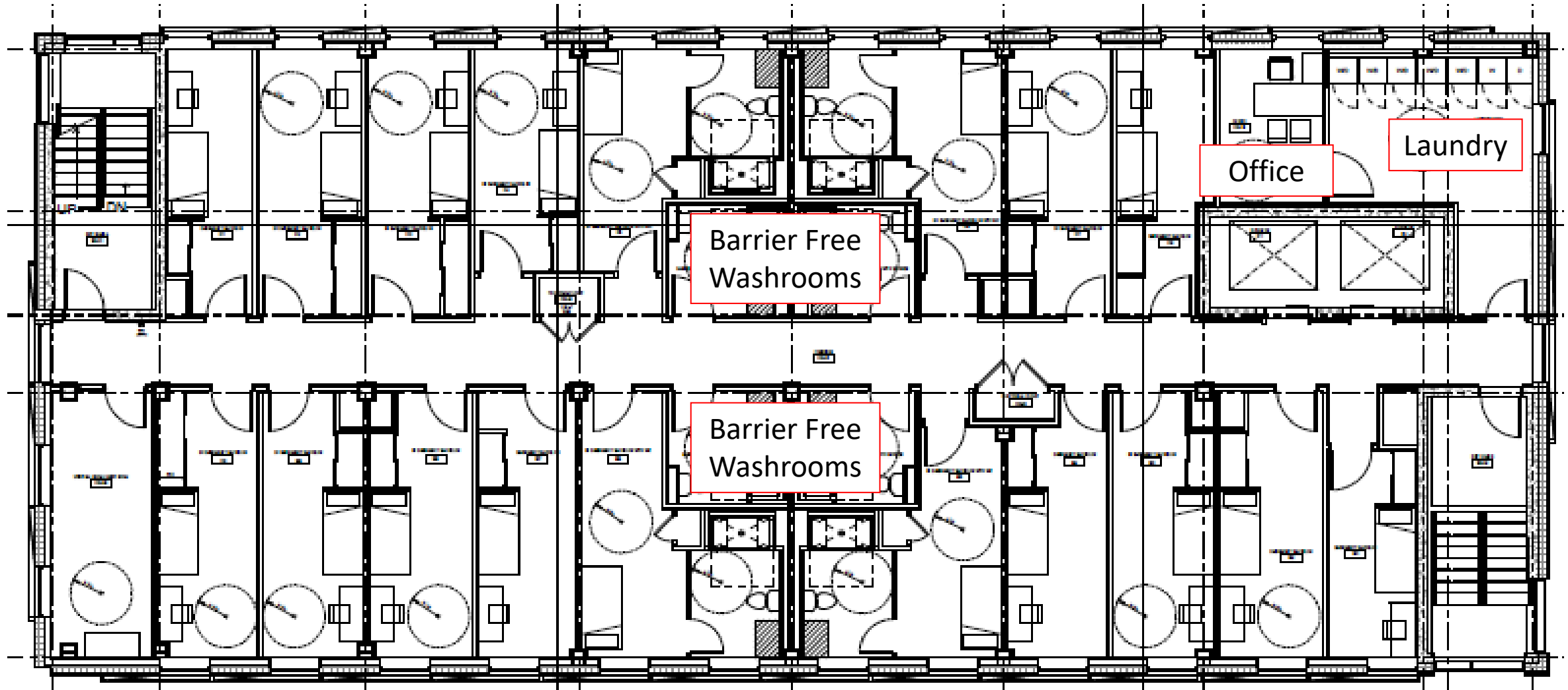
PROPOSED BASEMENT FLOOR PLAN



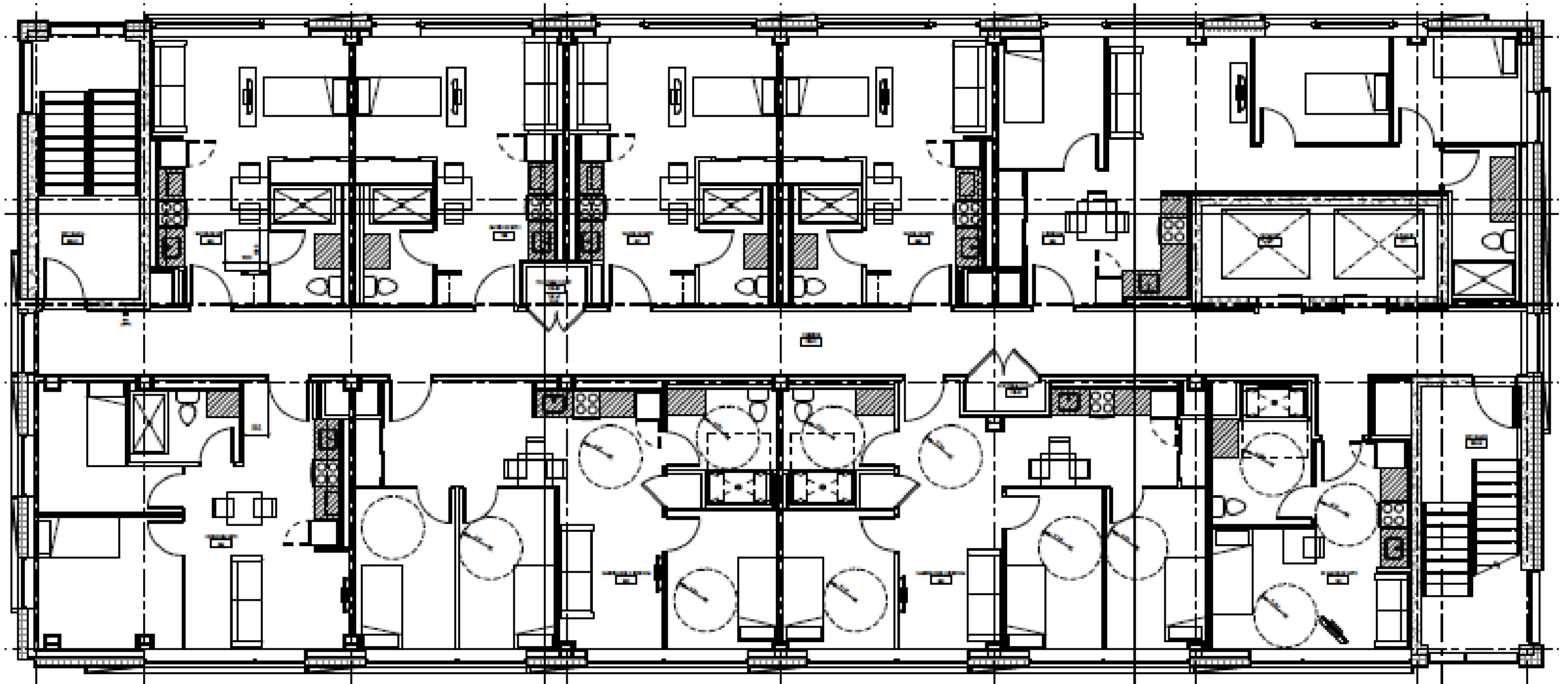
PROPOSED GROUND FLOOR PLAN



PROPOSED 2ND & 3RD FLOOR PLAN - EMERGENCY UNITS



PROPOSED 4TH & 5TH FLOOR PLAN – TRANSITIONAL UNITS



QUESTIONS FOR CONSIDERATION

What do you think of the design renderings?

What do you think of the proposed floor plans?



**WE WANT
TO HEAR
FROM YOU!**

ZONING BY-LAW AMENDMENT APPLICATION



FEEDBACK FROM YORK REGION

- Concerns related to odor
 - There will be an odor control unit at the facility that will run continuously.
- Proximity to infrastructure and access connections
 - Additional up to date drawings to show connections to infrastructure.



Henderson Pumping Station

FEEDBACK FROM TOWN OF AURORA

- Adequate Parking
 - A proxy parking survey is required and will be modelled on Porter Place and Passage House in East Gwillimbury
- Trail and Trail Head connections
 - Project team to coordinate with Town of Aurora, Parks Department.



FEEDBACK FROM LAKE SIMCOE REGIONAL CONSERVATION AUTHORITY

- Breeding Bird Survey

- The environmental consultant believes that the breeding bird survey is not warranted given that the site has already undergone development for the Henderson Sewage Pumping Station. The nesting birds in this area would not consider this area suitable.
- If LSRCA still requires this survey the Project team will undertake a breeding bird survey in Spring/Summer 2023

- On-site Woodland

- Project team to provide additional reporting and drawings to delineate the onsite woodland area

FEEDBACK FROM METROLINX

- 30-metre rail corridor setback
 - Project team will revise drawings
- Safety Barriers
 - Project team to investigate the requirements
- Will complete a Rail Safety Study Report



QUESTIONS FOR CONSIDERATION

Do you have any other questions regarding the comments provided by the different agencies?



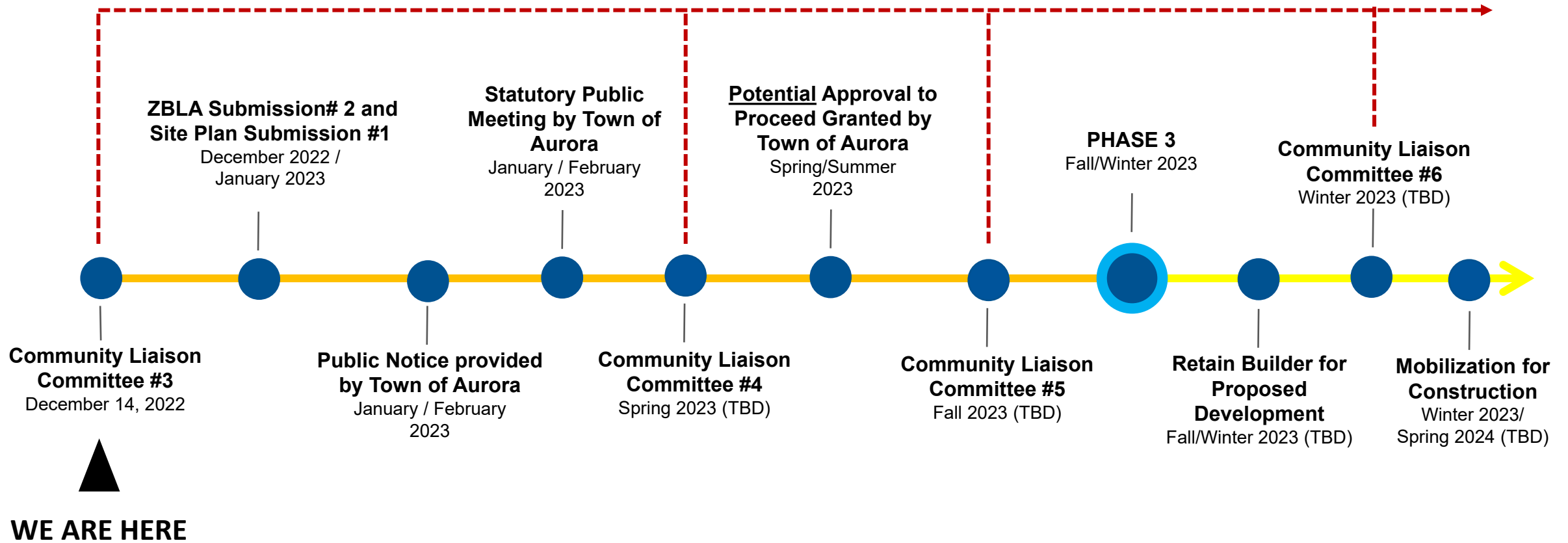
**WE WANT
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NEXT STEPS



NEXT STEPS — PHASE 2: PLANNING REVIEW & APPROVALS

Regular CLC meetings held during pre-development and construction periods



ENGAGEMENT AND COMMUNICATIONS

Year in Review Newsletter

- Highlight 2022 progress
- Deliver a holiday greeting
- Encourage readers to visit the project page and sign-up to have updates sent directly to mailboxes

Postcard

- Designing a postcard to distribute to nearby neighbours and business to introduce the community liaison and provide contact information
- Distributing by mail or during door to door visits

Project Updates

- Email communications will be sent to a growing list of subscribers
- Subscribe button on the project web page – york.ca/MensHousing

Community Liaison Meeting #4

- Following the Statutory Public Meeting hosted by the Town of Aurora



POLLING QUESTION #1

Would you like to have in-person or virtual meetings in 2023?

- Virtual
- In-person
- Combination of in-person and virtual

**WE WANT
TO HEAR
FROM YOU!**

POLLING QUESTION #2

Could we take a group photo of this committee at a future meeting to share in reports and other communications?

- Yes
- No
- Uncertain

**WE WANT
TO HEAR
FROM YOU!**

POLLING QUESTION #3

Are there any topics you would like to discuss at future meetings?

- Yes
- No
- Uncertain



**WE WANT
TO HEAR
FROM YOU!**

QUESTIONS AND CONVERSATION



CONTACT US

- **Send comments or questions to:**

Community Liaison:

289-338-8063

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



THANK YOU!

