

MEN'S EMERGENCY AND TRANSITIONAL HOUSING PROJECT

14452 Yonge Street, Aurora

Community Liaison Committee (CLC) Meeting #2

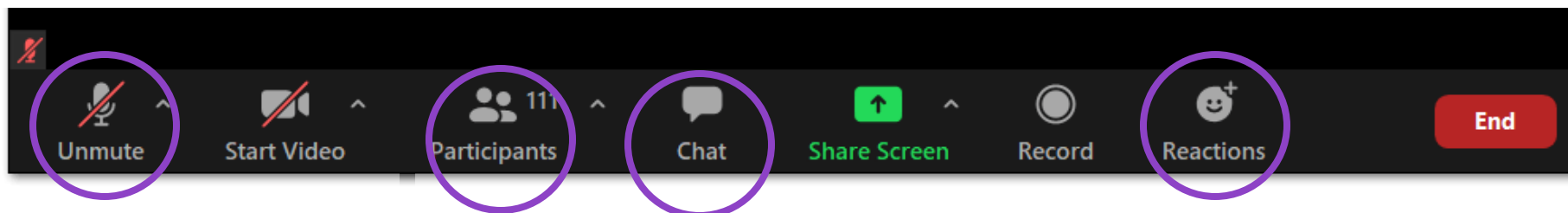
Wednesday, May 11, 2022

6:30 p.m. to 8 p.m.



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



TONIGHT'S AGENDA

1. Welcome and Introductions
2. Approval and Overview of CLC Meeting #1 Minutes
3. Project Background
4. FAQ Updates
5. Project Update: Preliminary Site Plan Concept
6. Questions and Conversation
7. Next Steps



WELCOME AND INTRODUCTIONS



INTRODUCTIONS

Tonight's Presenters:

- **Colin Simic**, Program Manager, Affordable Housing Development

Other Project Members:

- **Melissa McEnroe**, Manager, Affordable Housing Development
- **Theresa De Rose**, Manager, Homelessness Community Programs
- **Daniela Ashton**, Community Homelessness Prevention Advisor
- **Tricia Wretham**, Program Manager (A), Departmental Communications



APPROVAL AND
OVERVIEW OF CLC
MEETING #1 MINUTES



CLC MEETING #1 – February 17, 2022


✓ Terms of Reference for the Community Liaison Committee

✓ Project Background

✓ Overview of Preliminary Design of Site Plan Concept

✓ Questions, Comments and Considerations

- Privacy and building height;
- Engagement with surrounding community;
- Number of units; and
- Submission of future questions.

 MEETING MINUTES Community and Health Services Housing Services	
CLC Meeting #1 Men's Emergency and Transitional Housing Development Project 14452 Yonge Street, Town of Aurora	
LOCATION: Virtual meeting on Zoom DATE: Thursday, February 17, 2022 TIME: 6:30 pm to 7:45pm	
Meeting Chair	
Name	Description
Sophia Gilze	Community Liaison, York Region
Attendees	
Name	Organization
Andrew Gould	Impact Wellness and Recovery
Mary Ann Proulx	Resident / Crosslink Street Outreach and Services Network
Joyce Chan	Resident / Office Ministry of Transportation
Tara Sherrill	Resident/ Nature Conservancy Canada
Giuseppe Scuderi	Welcoming Arms
Marco Visconti	Neighbor / Resident
Christina Le Pichouron	Planning Consultant
Matt Field	York Regional Police
York Region Reps	
Melissa McEnroe	York Region, Manager, Affordable Housing Development
Colin Simic	York Region, Program Manager, Affordable Housing Development
Doreen Khelchakaurian	York Region, Manager, Technical Services and Capital Delivery
Derrick Chan	York Region, Construction Administrator
Theresa De Rose	York Region, Manager of Homelessness Community Programs
Lauren Stephenson	York Region, Design Technologist II
Daniela Avram	York Region, Community Homelessness Prevention Advisor
Tricia Whitman	York Region, Program Manager (A.I. Departmental Communications)
Sophia Gilze	York Region, Community Liaison
Evan Minchopoulos	York Region, Project Coordinator, Development Services
Reps	
Lin Conradi	Manager of Community Relations, Mega International (Neighborhood network)
Michelle White	General Manager, Delmar Aurora
Sandra Szepaul	Executive Director, Aurora Food Pantry
Pherry Marmel	Executive Director, Addiction Services Central Ontario
CLC Meeting #1 Project Located at 14452 Yonge Street Aurora Page 1 of 4 Prepared By: Evan Minchopoulos	

PROJECT BACKGROUND



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
- To **learn** about this community from its resident experts

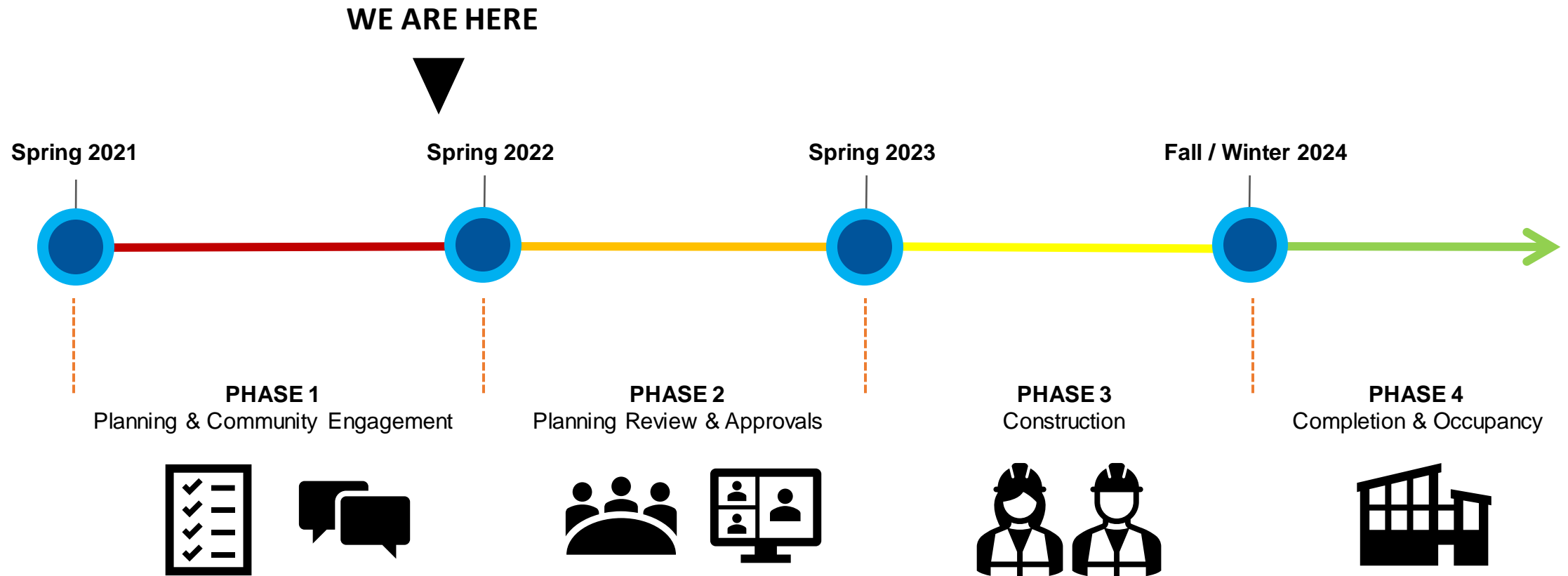
PROJECT SNAPSHOT: PLANNED PROGRAMS AND SERVICES

Project Goal: Creating a Multi-Service Building

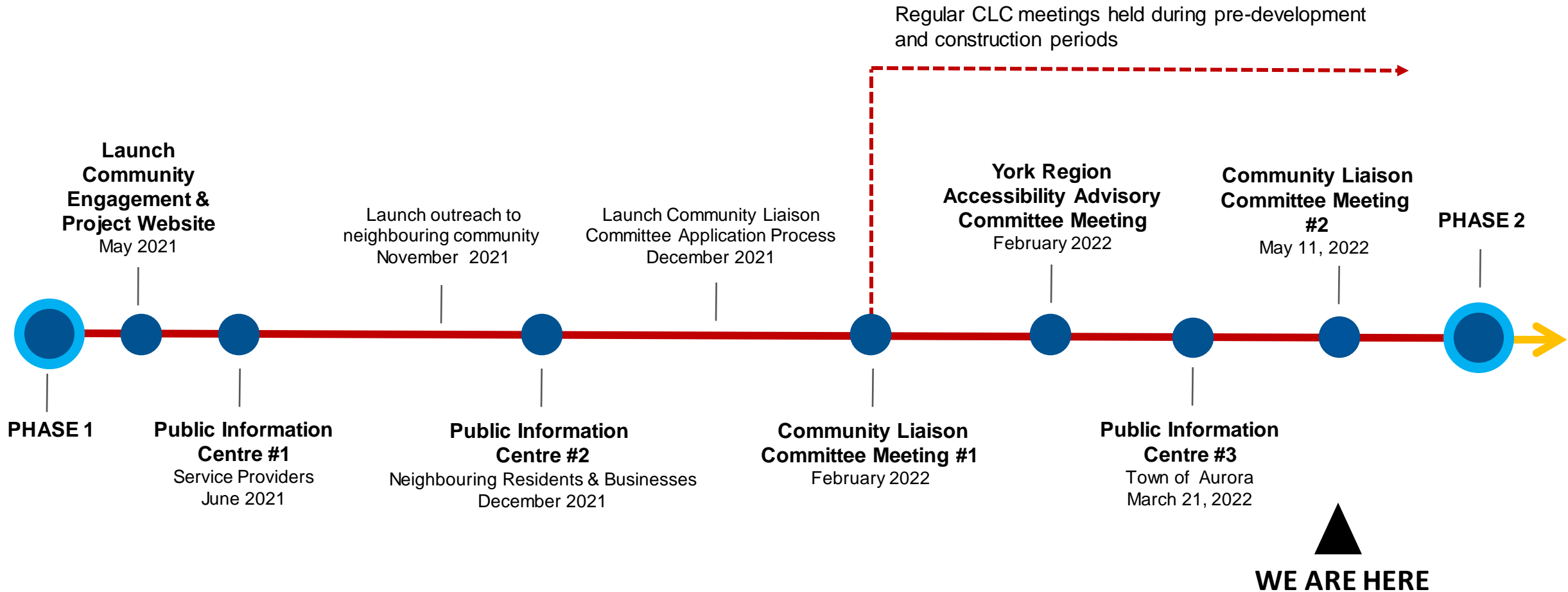
- Emergency housing and longer-term transitional housing
- Supportive counselling, life-skills training and wellness resources
- Referrals to community supports and resources
- Support to develop financial literacy skills, education, training and job search
- Help to find and keep permanent housing



WHERE ARE WE IN THE PROCESS?



PHASE 1 – PLANNING & COMMUNITY ENGAGEMENT



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 · 4

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



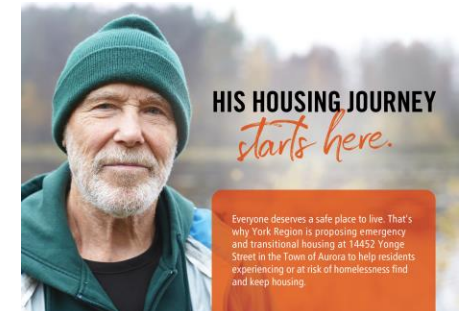
York Region

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

WHAT WE HEARD (PIC #3 – March 21, 2022 - Comments and Considerations)

- Majority of meeting attendees were from the Town of Aurora
- Most heard about the meeting through email invitations and social media
- Most respondents wanted to receive updates through social media and project e-newsletters
- Landscaped or vegetative plantings were suggested as the best type of separation and screening, to assist with mitigating travel and sightlines for neighbouring properties
- Most meeting attendees felt that the following features were important to have on site: 24/7 staff support, 'Good Neighbour' agreements with housing clients, exterior lighting, and multi-service programming
- Building form was identified as an item we should review further in our design

PROJECT FAQ UPDATES



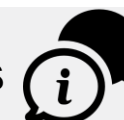
QUESTIONS FROM THE COMMUNITY (OR PUBLIC)

Community/Public Question	Response
Why was this location chosen?	<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
Is this project a “done deal”?	<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.
What will happen to the value of my property?	<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 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



PROJECT UPDATE:
PRELIMINARY SITE PLAN
CONCEPT



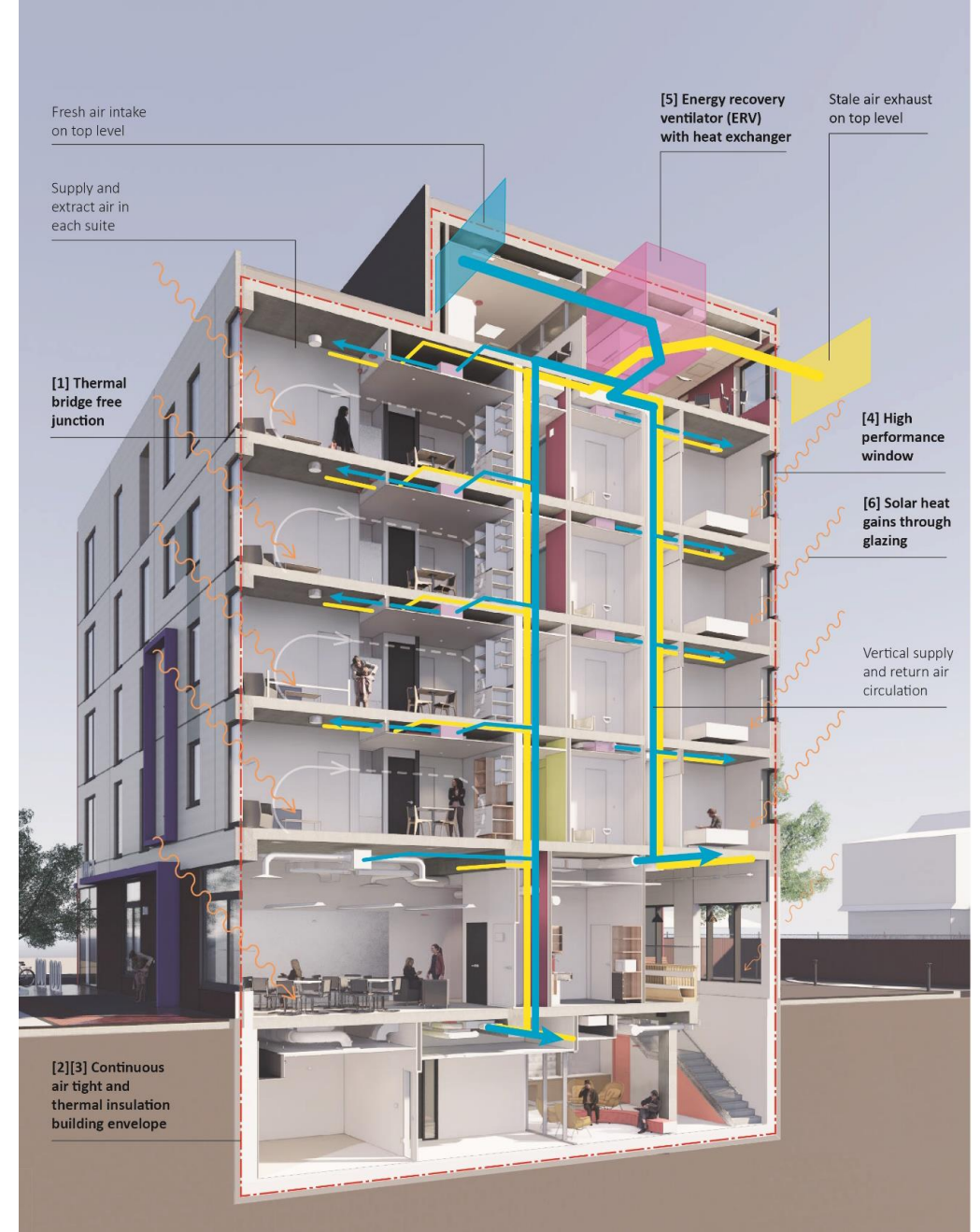
APPROACH TO DESIGN

Design Objective:

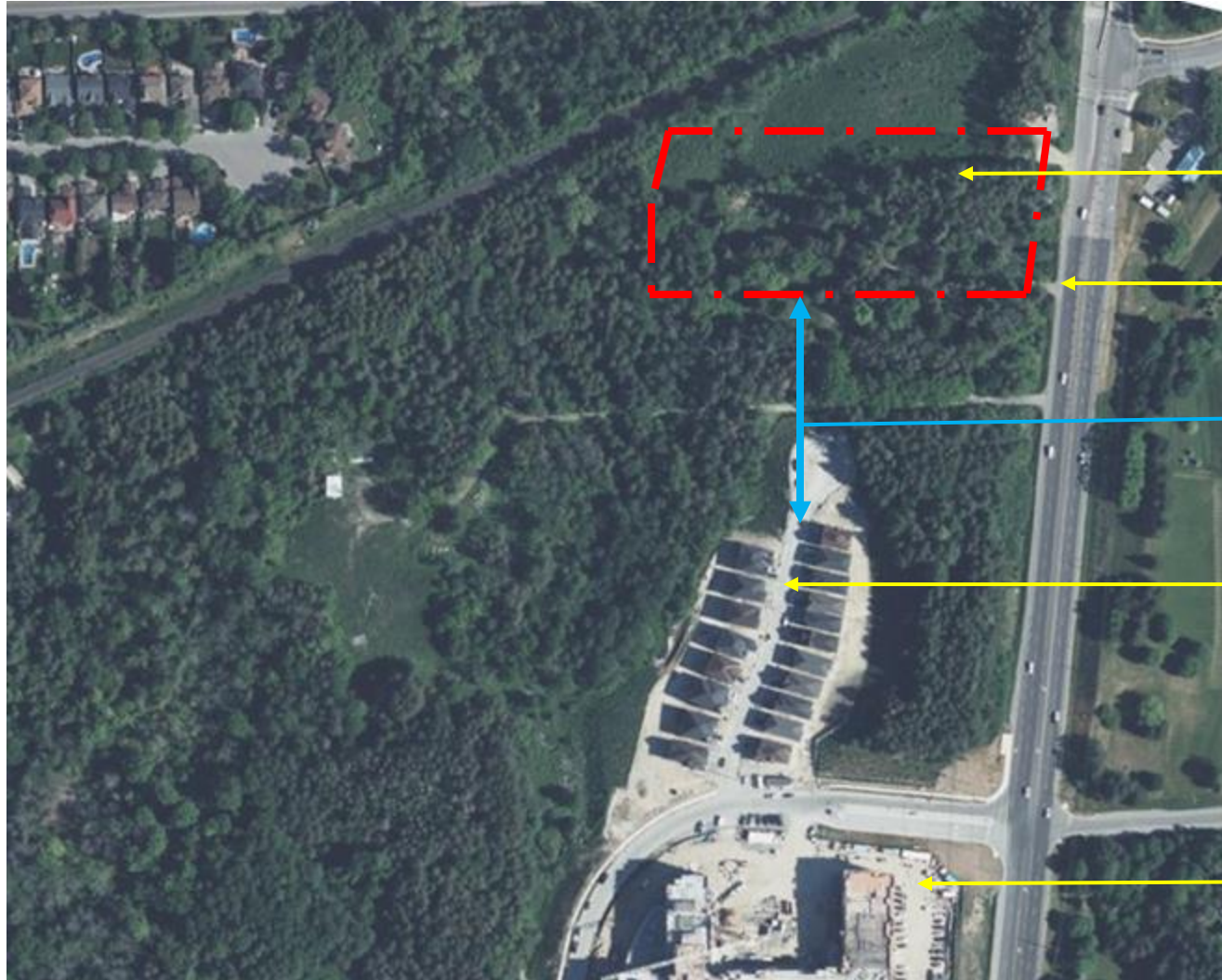
- Provide high-quality, environmentally sustainable housing that is safe, secure and affordable

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

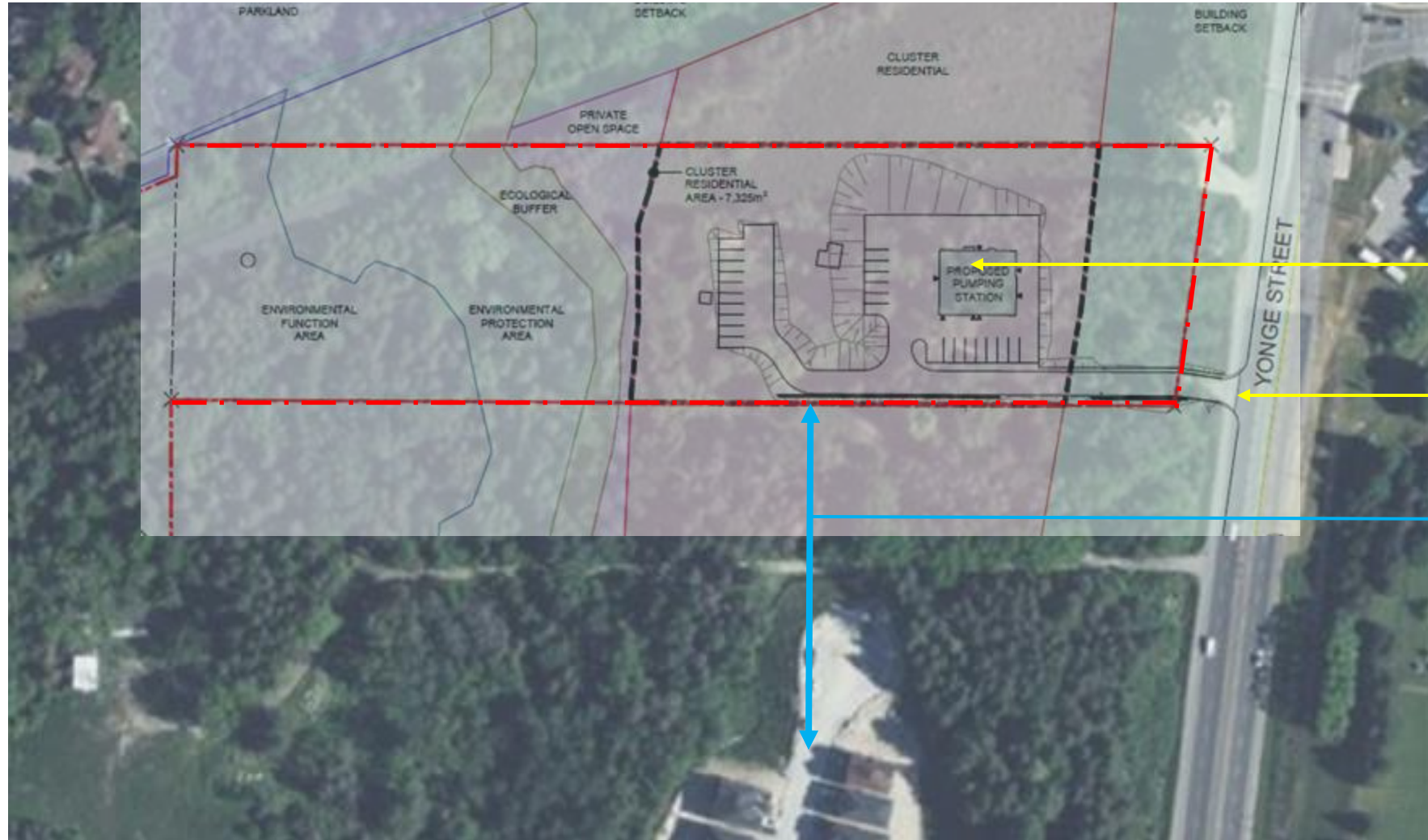
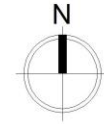
AERIAL VIEW OF THE SITE



EXISTING ACCESS LANE

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

AERIAL VIEW OF THE SITE AND THE PUMPING STATION

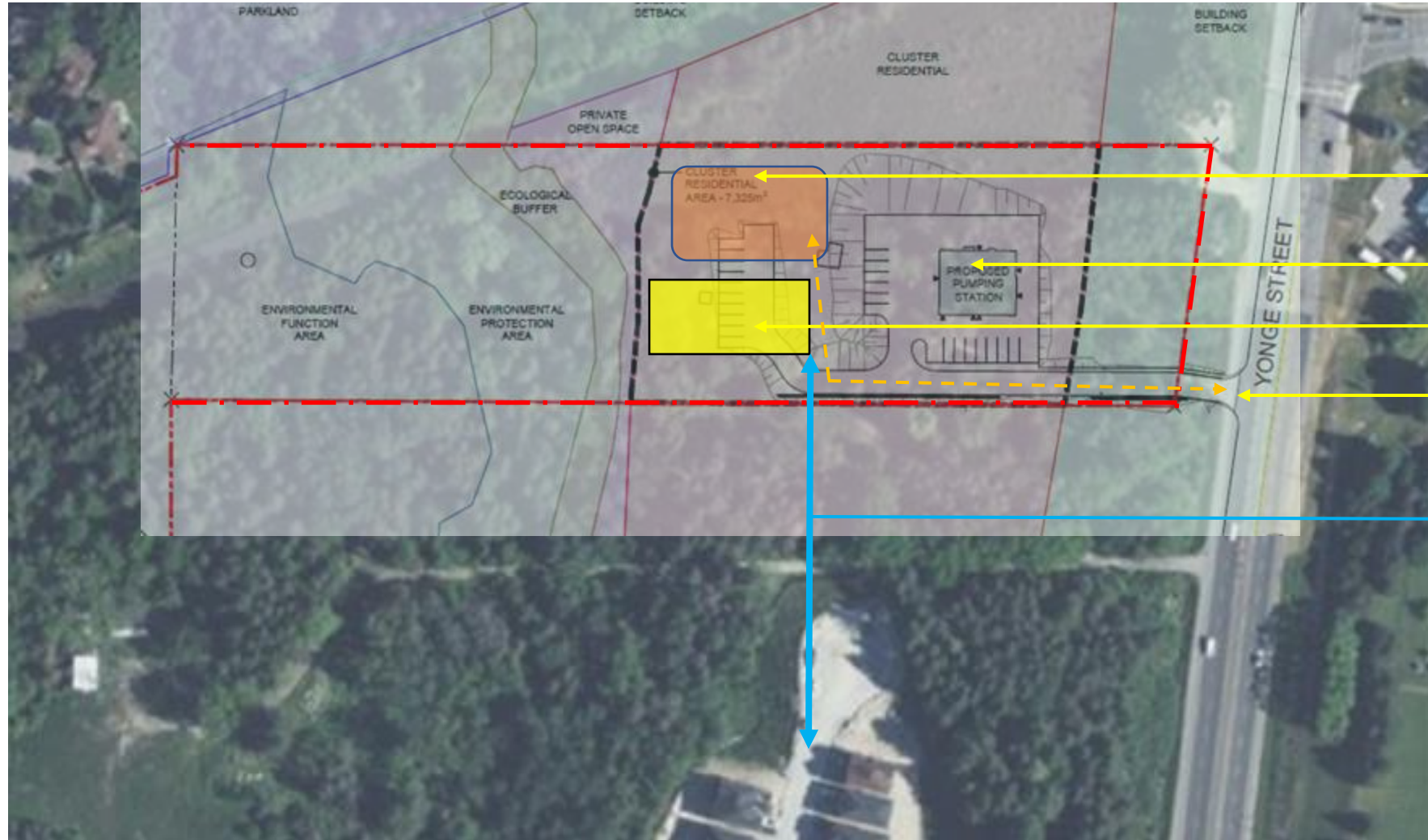


PUMPING STATION

ACCESS LANE

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

AERIAL VIEW OF THE HOUSING BUILDING LOCATION



PROPOSED PARKING

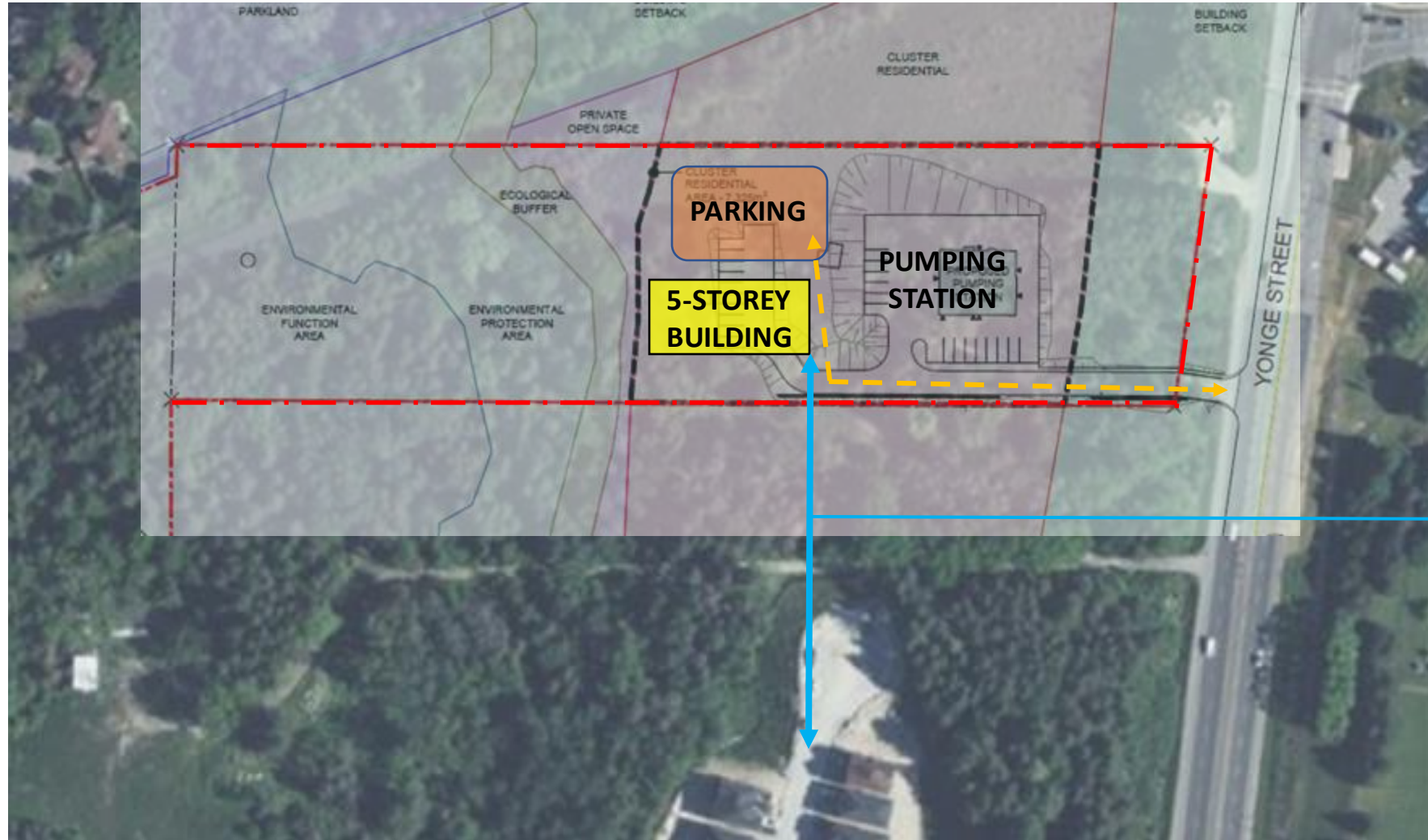
PUMPING STATION

PROPOSED BUILDING

ACCESS LANE

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

PROPOSED DEVELOPMENT - OVERVIEW



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

PHOTO OF TREE COVER LOOKING SOUTH

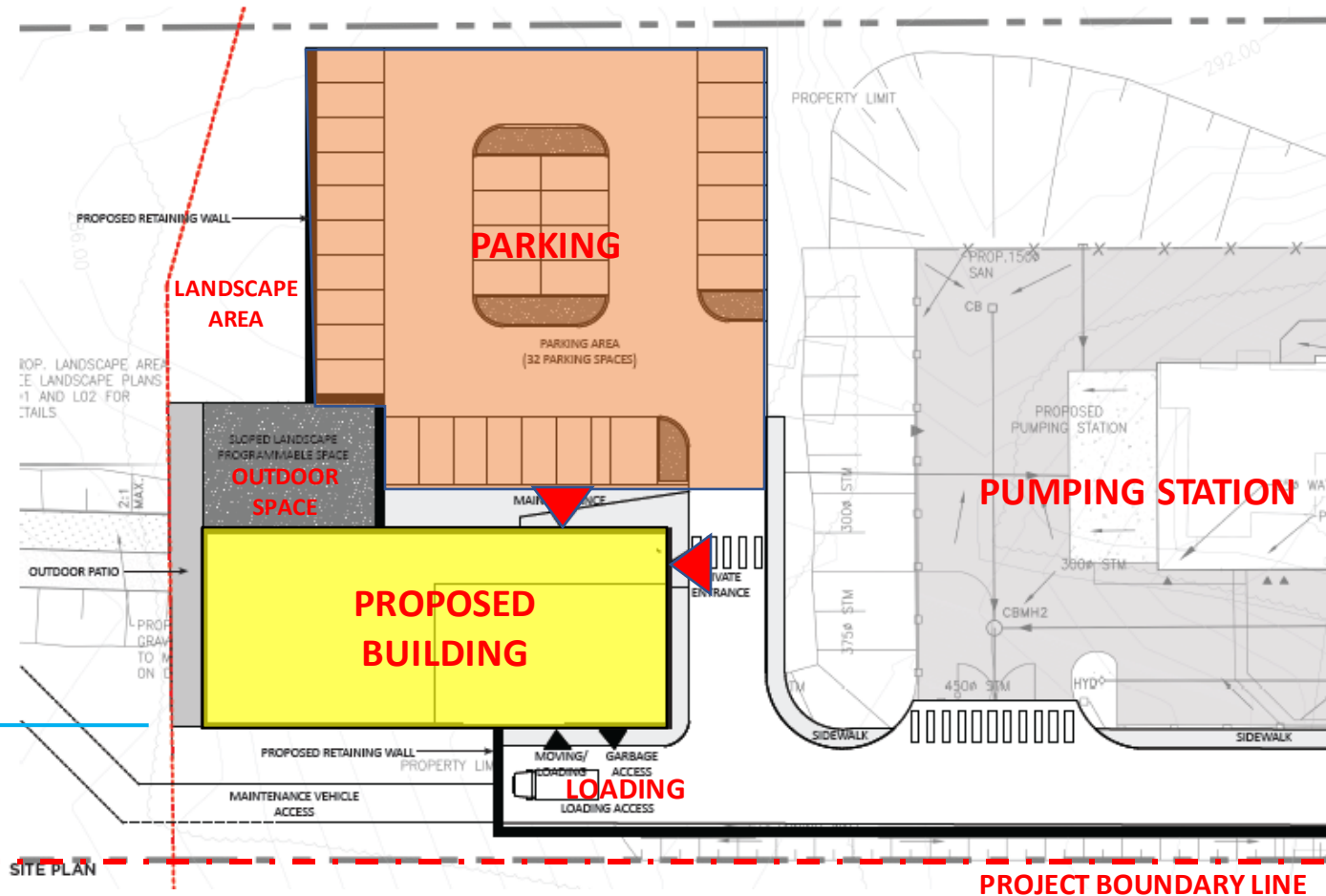


PRELIMINARY SITE PLAN (DESIGN SUBJECT TO CHANGE)



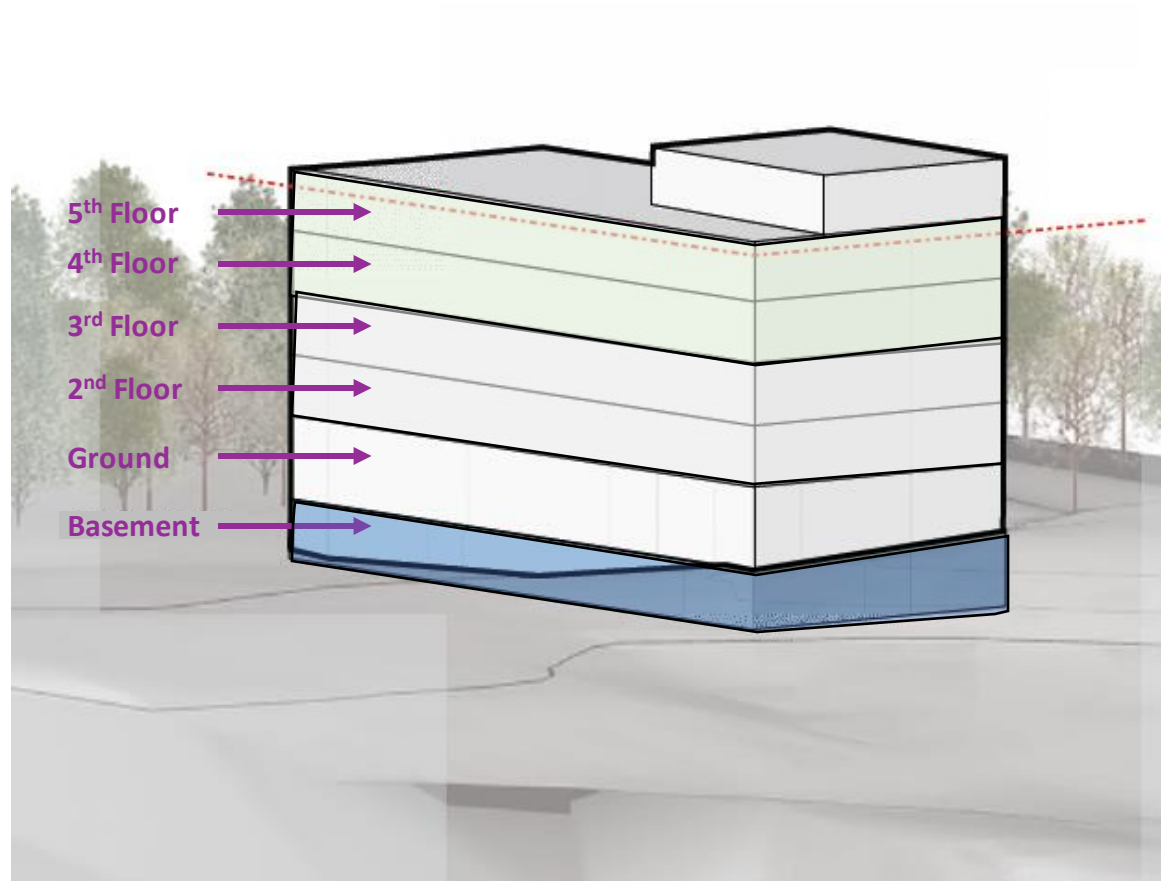
ENVIRONMENTAL PROTECTION ZONE

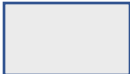


APPROX. 118 M (390 FEET) TO NORTHERN MOST RESIDENCE



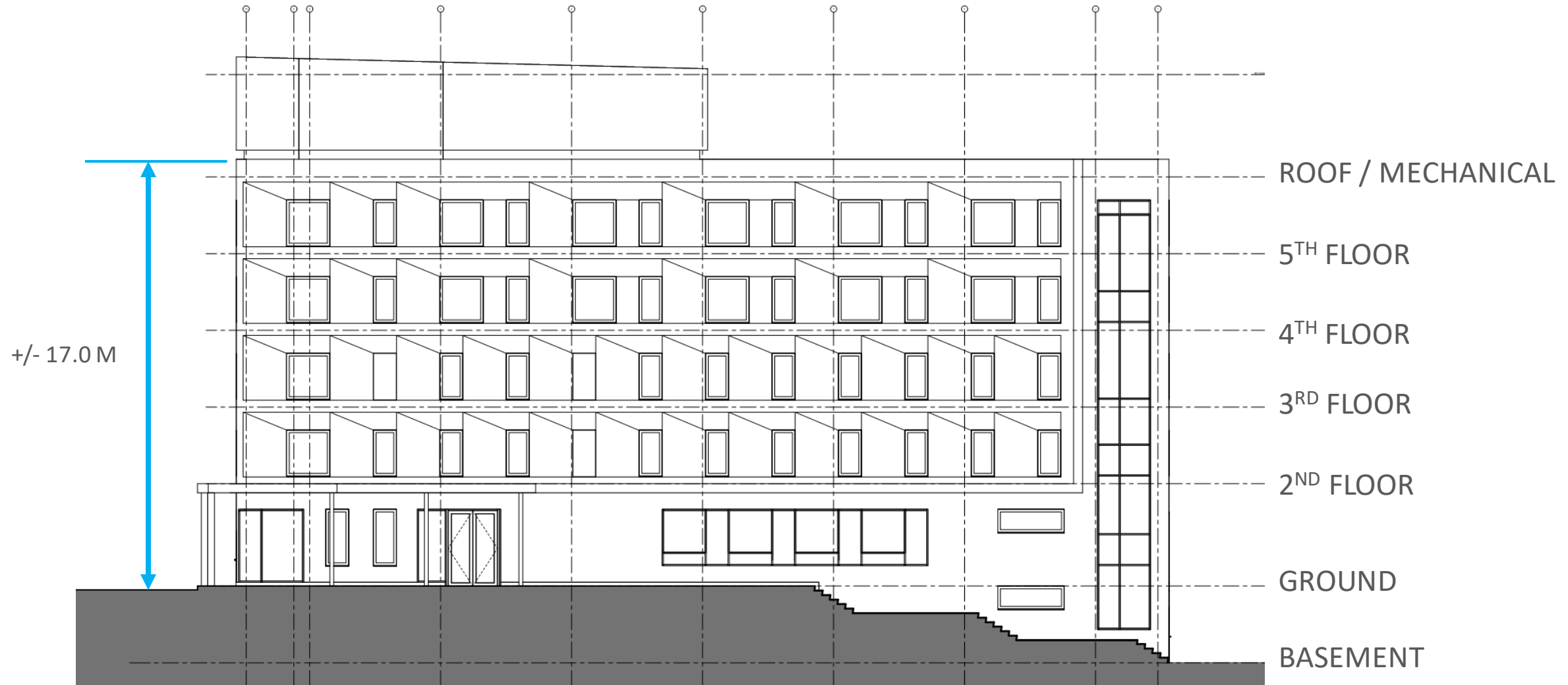
WALKWAY/DRIVEWAY TO YONGE STREET

PRELIMINARY BUILDING PROGRAM (DESIGN SUBJECT TO CHANGE)



- **5 Storeys + Basement** (same as the existing building to the 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:** 
 - 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)

PRELIMINARY ELEVATIONS (NORTH ELEVATION)

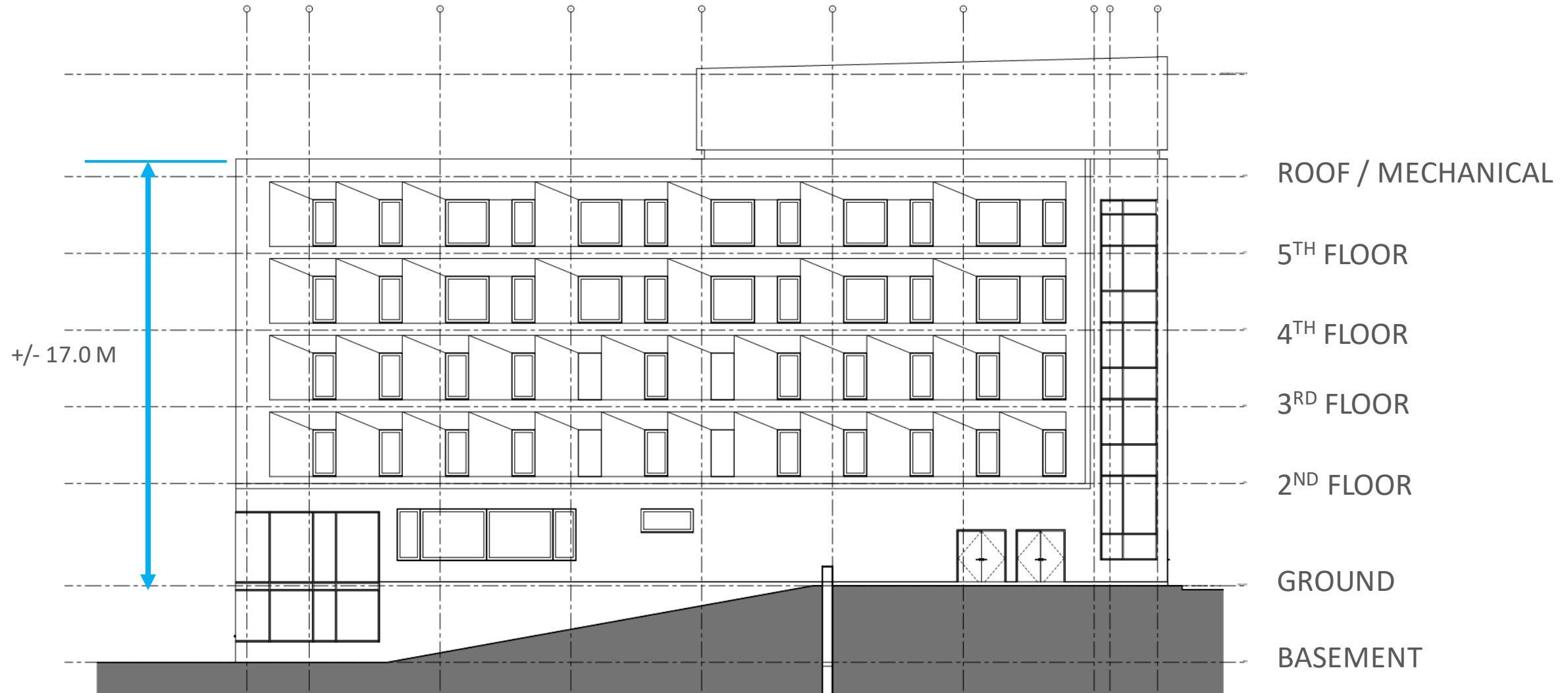


BUILDING MASS MODEL – VIEW 1 (DESIGN SUBJECT TO CHANGE)

VIEW FROM NORTH-EAST



PRELIMINARY ELEVATIONS (SOUTH ELEVATION)



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

VIEW FROM SOUTH-EAST



QUESTIONS AND CONVERSATION



QUESTIONS FOR CONSIDERATION

- What do you like/dislike about our site plan concept?
- What design features would you like to see implemented to make the site feel safe and secure for clients and nearby neighbours?
- What are we missing?



WRAP-UP AND NEXT STEPS



NEXT STEPS: PHASE 2 – PLANNING REVIEW AND APPROVALS



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



THANK YOU!

