

PROPOSED EMERGENCY AND TRANSITIONAL HOUSING

14452 Yonge Street, Aurora

Town of Aurora — Public Planning Meeting
Tuesday January 24, 2023

Presented by:

Melissa McEnroe, Manager, Affordable Housing Development, Housing Services

Monica Sangoi, Manager, Homelessness Community Programs, Social Services

Amy Shepherd, MSC, MCIP, RPP, Associate Manager, Arcadis IBI Group

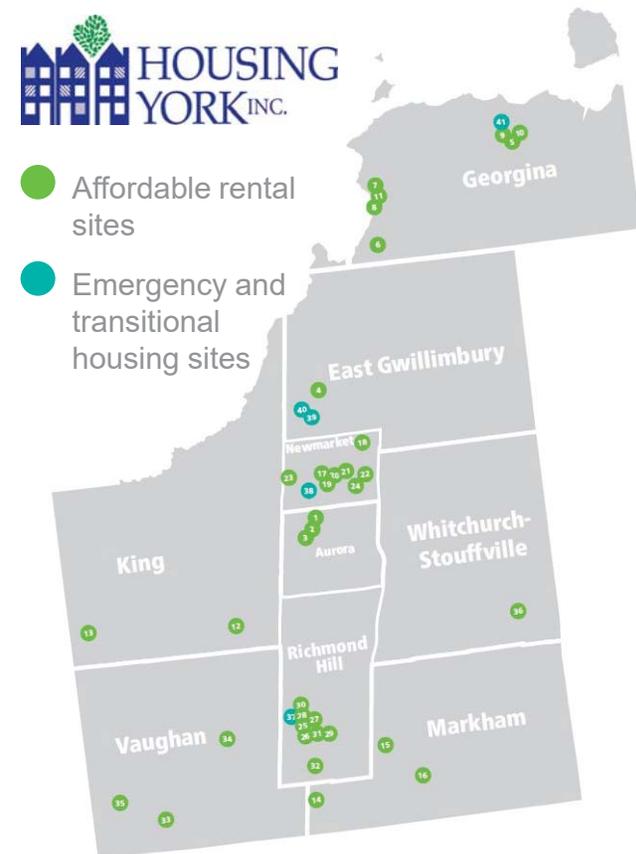


PROCESS OVERVIEW

- 1. Introduction to Housing York Inc.**
- 2. Project Background and Ongoing Community Engagement**
- 3. Planning Process Overview**
- 4. Overview and Justification of Proposed Design**
- 5. Project Need and Merit**
- 6. Discussion Related to Planning Matters**

INTRODUCTION TO HOUSING YORK INC. (HYI)

- York Region's housing company
- 7th largest non-profit housing provider in Ontario
- HYI owns and manages 36 housing locations and supports approximately 2,800 units
- Home to more than 4,500 residents
- HYI is committed to working with our neighbours to keep them updated on planned projects in the community



OUR HOMES AT HOUSING YORK INC. (HYI)



Richmond Hill Hub
Emergency, Transitional and Affordable Housing



Belinda's Place
Proposed Emergency and Transitional Housing



Woodbridge Lane
Affordable Housing

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PROJECT BACKGROUND: EMERGENCY HOUSING FOR MEN

- Emergency Housing for men — 30 beds operated by Blue Door Support Services
- Facility is owned by HYI and co-located on the same property as Leeder Place and Passage House
- Property acquired by York Region in the 1980s
- Original building is over 100 years old with several additions and renovations



Porter Place
Emergency Housing

VISON FOR A REPLACEMENT BUILDING

Opportunities to Offer Enhanced Programs and Services

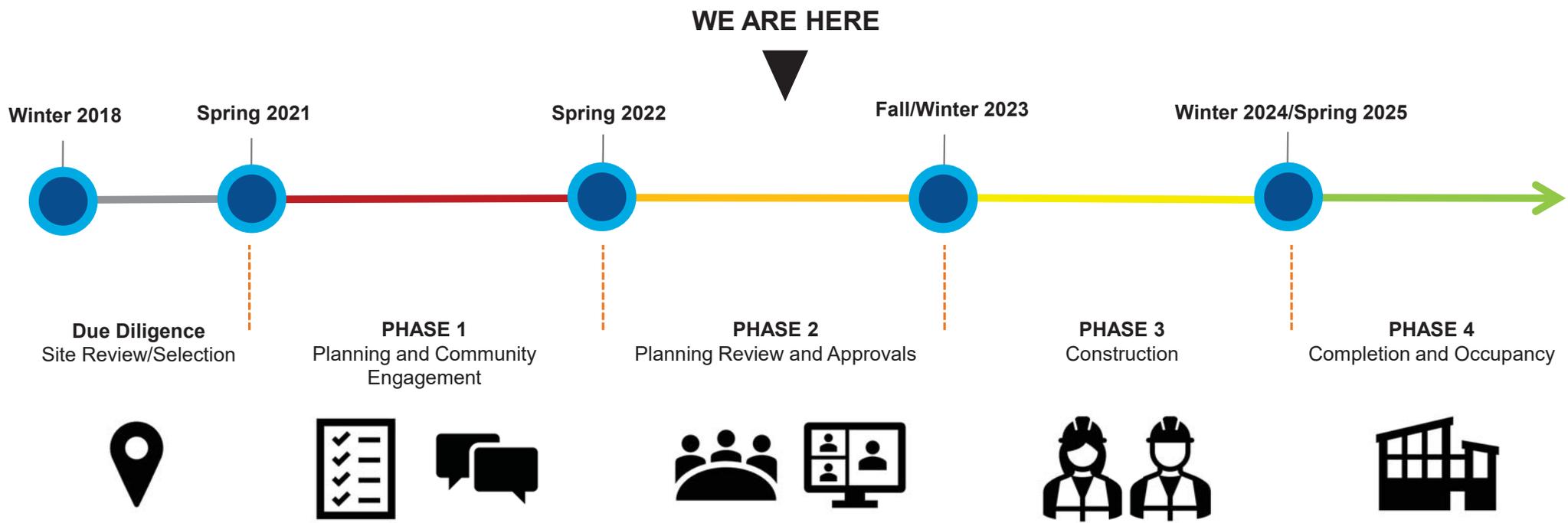
- Emergency housing (short-term) and transitional housing (longer-term)
- HYI will own and maintain the building
- A third-party operator will provide services to clients, including:
 - Supportive counselling, life-skills training and wellness programs
 - Connections to community supports and resources
 - Help to find and keep permanent housing



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PROJECT PLAN

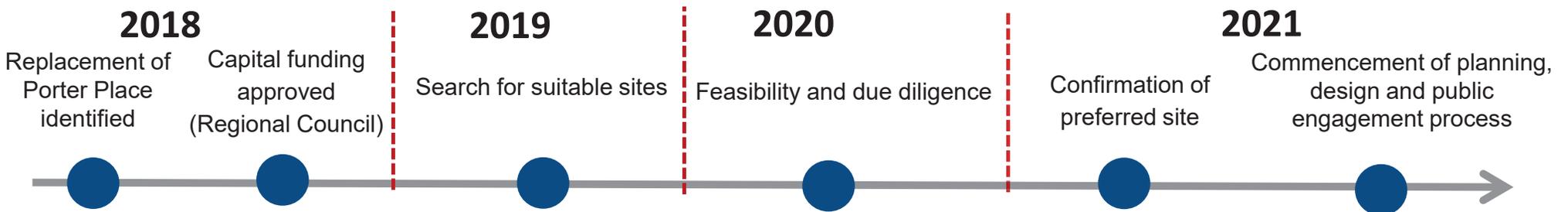


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Proposed Emergency and Transitional Housing

SITE SELECTION PROCESS

14452 Yonge Street Identified as Ideal Location



✓ Housing Need- Replacement of Porter Place required
✓ Access to Services- Proximity to commercial, social and health services
✓ Access to Transit- Public transit (less than 500m)
✓ Regional Official Plan- Supportive
✓ Regional Strategic Objectives- Contributes to mix of housing options
✓ Local Municipal Support- Town policies supportive
✓ Previous Investment – HYI has not invested in Aurora in 30 years (Hadley Grange 1993)

OVERVIEW OF COMMUNITY ENGAGEMENT

- Community Liaison Committee meetings
- Door-to-door outreach on Cottonwood Hollow Court
- Project page updates: york.ca/MensHousing
- Project e-newsletters with updates to subscribers and community partners
- Public inquiries and responses through the dedicated mailbox MensHousing@york.ca
- Community Liaison Committee recruitment
- Community Liaison Committee #4- Spring 2023
- Community Engagement and Door to Door- Spring/Summer 2023

Community Engagement Activities

3 Virtual Public Information Centres

350+ Mailing reach

3 Community Liaison Committee meetings

15,000+
Project web page visits,
January to December 2022

We are committed to keeping you informed throughout all stages of the project.

COMMUNITY ENGAGEMENT: COMMON QUESTIONS WE HEARD

Community/Public Question	Response
What will happen to the value of my property?	<ul style="list-style-type: none">• Neighbourhoods surrounding HYI buildings continue to see <u>appreciation of property values</u>.
Are there connections between emergency and transitional housing and an increase in neighbourhood crime?	<ul style="list-style-type: none">• <u>No</u> - There is no evidence to substantiate this claim.
How will York Region address community safety?	<ul style="list-style-type: none">• Skilled staff <u>on-site and available 24 hours</u> a day to support residents.• The Region uses <u>Good Neighbour Agreements</u> with all program participants.

Visit york.ca/MensHousing to review the project FAQs 

PLANNING PROCESS

York Region has applied for a Zoning By-Law Amendment. This meeting is part of that application process.



- The application was deemed complete by the Town of Aurora in July 2022.
- Public meetings and input are an important part of the development application process.
- This is a key time in the process where we're able to gather input from the local community.
- Your input will help us to revise/improve elements of the proposed development.

THE SITE: LOCATION PLAN

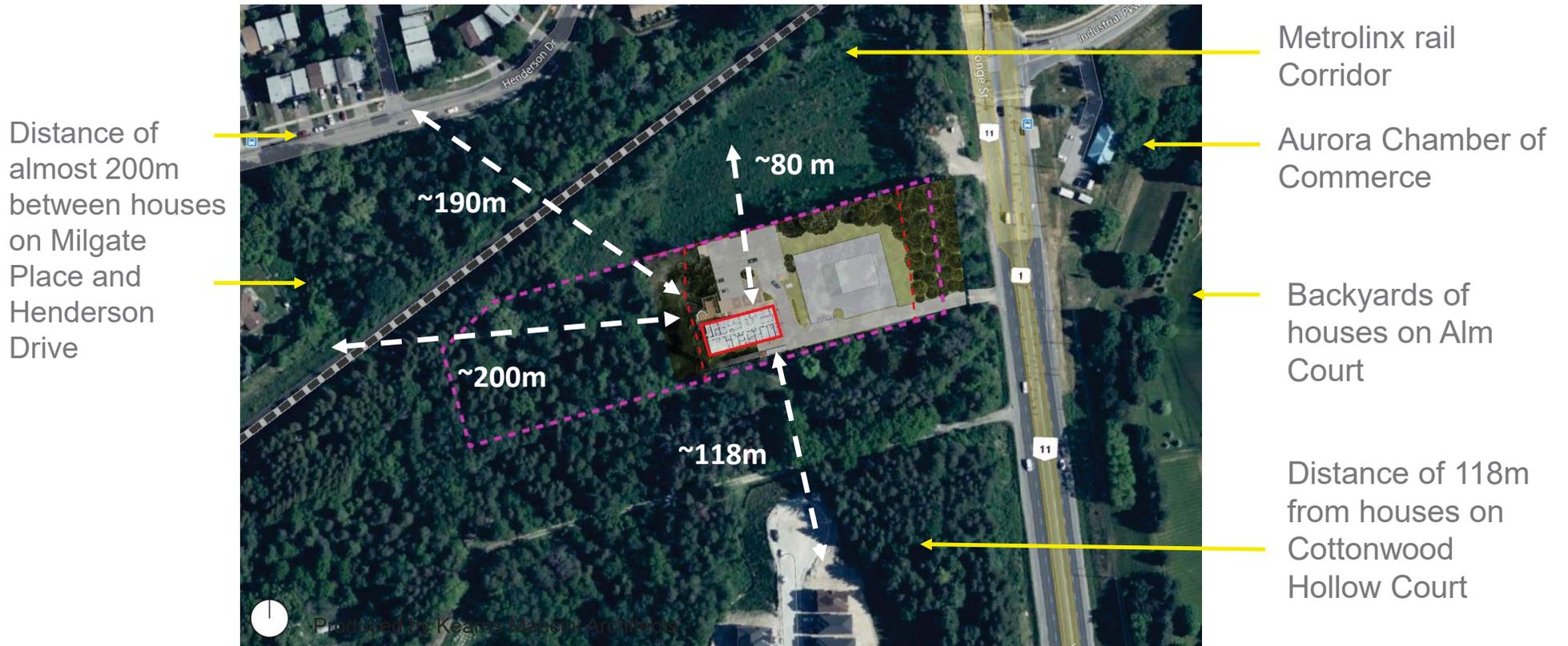
Within a well-served and connected community that is diverse and growing



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THE SITE: DESCRIPTION AND CONTEXT



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PROVINCIAL POLICY REVIEW

The proposed development is consistent with Provincial policies and objectives.

Policies of the Provincial Policy Statement and Growth Plan for the Greater Golden Horseshoe direct for:

- **Efficient use** of lands and infrastructure
- Provision of a **range and mix of housing**, including affordable and supportive housing
- Improvement of social equity and **quality of life** for people of all incomes
- **Transit-supportive** densities
- Achieving **complete communities** that meet the needs of all groups of residents



Regional and municipal Official Plans and planning initiatives must be consistent with and help implement provincial policies.

REGIONAL POLICY REVIEW

The proposed development conforms with and supports policies and objectives of the York Region Official Plan.

- The site is designated 'Urban', and specifically 'Built Up Area', and is on a designated 'Regional Corridor' where growth is intended to be located.
- Policies of the York Region Official Plan direct for the:
 - Facilitation of the **development of housing**, infrastructure and social services **to meet the current and future growth demand**.
 - Provision of a mix of housing options, including **Emergency and Transitional Housing**, and prioritizing **public lands** to be utilized for this type of housing.
 - Encouragement of **sustainable development** pattern and design.



LOCAL (MUNICIPAL) POLICY REVIEW

The proposed development conforms with and implements policies of the Town of Aurora Official Plan.

- Long-term vision guiding the Council-approved Official Plan: To develop the Town of Aurora into a healthy, strong and complete community that provides a range of places and opportunities to live, work, shop, be educated and play, in a manner that promotes sustainability in all its forms and protects the Town's natural environment and historic character.
- Policy objectives include:
 - Encouraging a broad range of housing sizes, densities, designs, tenures and prices, to meet the needs of current and future residents
 - Encourage innovation in new residential development to address social, economic, design, environmental and growth management
- The proposed development meets the Town's policies pertaining to the location of Special Needs Housing, Communal Housing and Community Facilities.



Town of Aurora | **OFFICIAL PLAN**
Adopted September 2010 |
September 2021 Consolidation

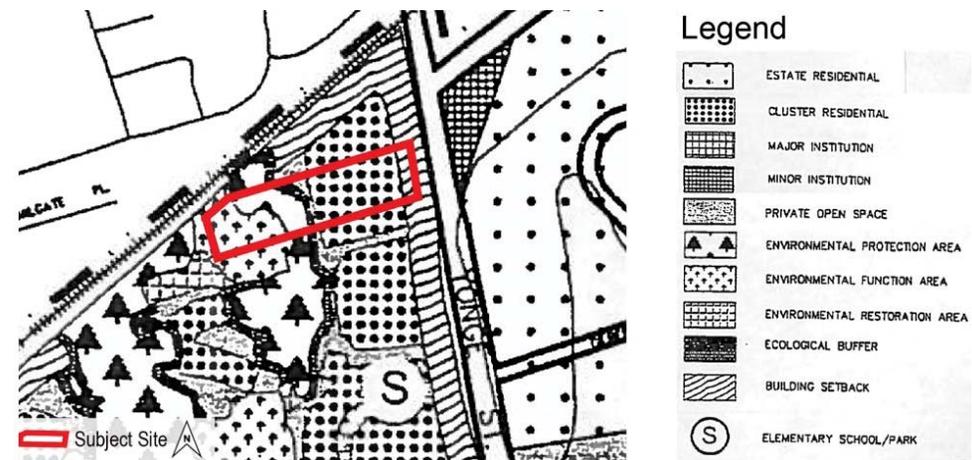
Town of Aurora Planning & Development Services
100 John West Way, Aurora, Ontario L4G 5E1
www.aurora.ca



OPA 34 - YONGE STREET SOUTH SECONDARY PLAN

An Official Plan Amendment is not required.

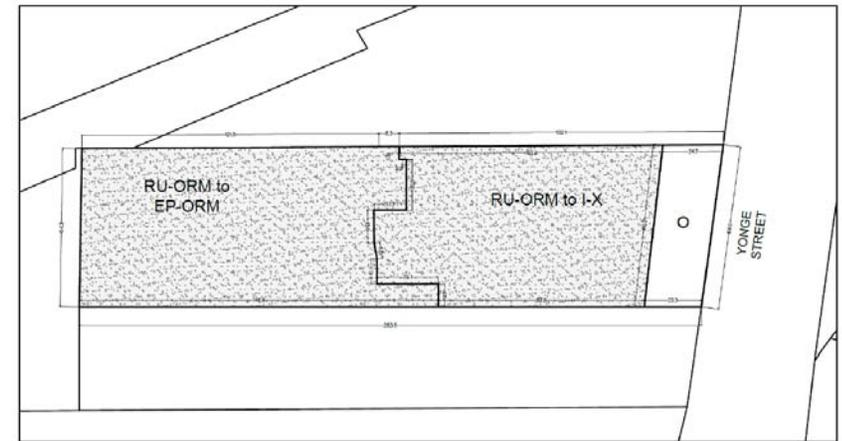
- The part of the site where the emergency and transitional housing is proposed is designated 'Cluster Residential' by OPA 34.
- Policy 3.2.1 of OPA 34 permits residential and community facilities in any residential zone, subject to a rezoning application.



Policy 3.2.1 – Certain Uses are permitted in all residential zones which include: *“suitable forms of supportive housing subject to a re-zoning application which will consider the ability of the proposed supportive housing use to develop in accordance with the form and type of housing within the respective residential designation, the compatibility with the surrounding residential fabric, and whether the form of supportive housing is suitable to the limited range of services which exists or will be available in this Secondary Plan.”*

ZONING BY-LAW AMENDMENT

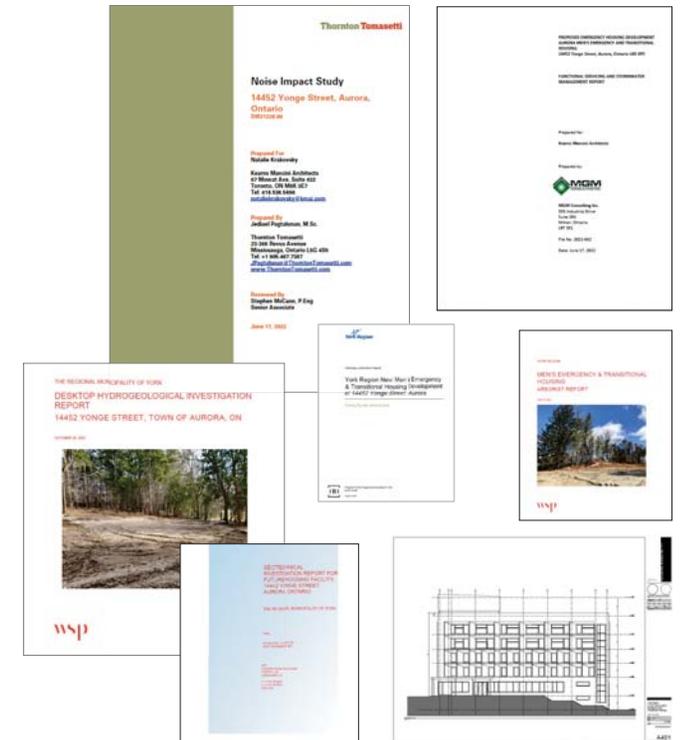
- The site is currently zoned 'Oak Ridges Moraine Rural General (RU-ORM) Zone'.
- The Zoning By-law Amendment (ZBLA) application is seeking to rezone the:
 - East part of the site (pumping station and proposed emergency and transitional housing) to '**Institutional (I)**'
 - West part of the site (undeveloped) to '**Environmental Protection - Oak Ridges Moraine (EP-ORM)**'
- The I zoned lands will include site-specific exceptions to:
 - Allow supportive housing as a permitted use
 - Allow a maximum building height of 18 metres, similar to the retirement building to the south
 - Establish minimum parking requirements, which are appropriate for the specific use
 - Establish special landscaping and setback requirements, as necessary
- This rezoning will bring the site's zoning into conformance with the Town's Official Plan and Secondary Plan.



ZONING BY-LAW AMENDMENT

Many detailed technical studies and plans were prepared in support of the Zoning By-law Amendment application:

- Planning Justification Report
- Functional Servicing and Storm Management Report and Design
- Environmental Impact Assessment
- Arborist Report and Tree Preservation Plan
- Construction Impact Mitigation Plan
- Geotechnical and Hydrogeological Reports
- Noise Impact Study
- Architectural Plans
- Lighting Plan

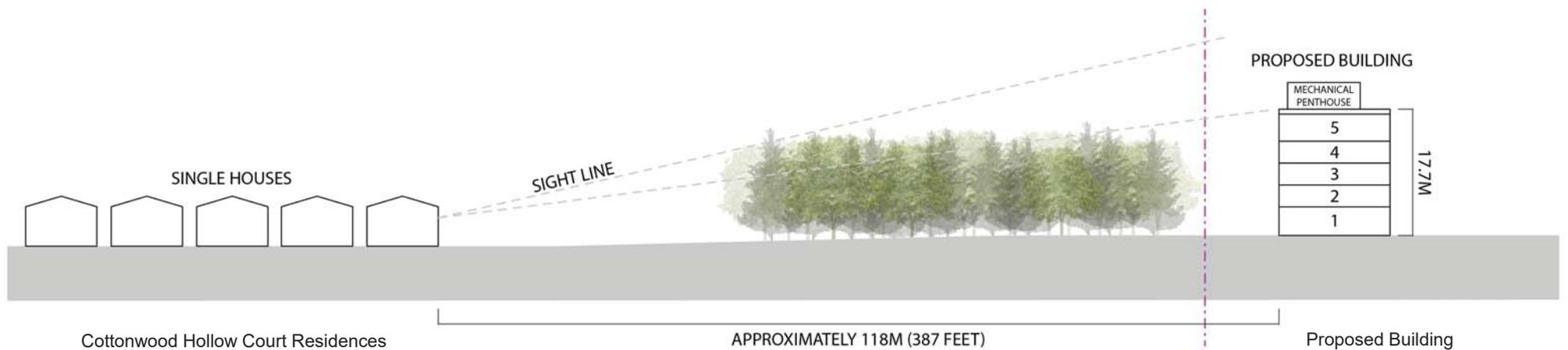


THE SITE: APPROACH TO DESIGN



- LEED® Gold and Passive House certification
- Total of 55 residential units for men's housing
 - 37 emergency units (37 Beds)
 - 18 transitional units. (31 Beds)
- The intent is to provide high-quality housing that is inclusive and supportive.
- The facility has been designed using principles associated with health and wellness, sustainability, durability, and resiliency.

THE SITE: SIGHTLINES FROM NEARBY NEIGHBOURHOOD



Produced by Kearns Mancini Architects

- The proposed height is similar to the Delmanor Retirement Community Building located slightly south of the housing on Cottonwood Hollow Court
- Nearby residences are separated by approximately 118 metres with various sizes of trees and vegetation.

THE SITE: PROPOSED SITE PLAN



PROJECT NEED AND MERIT



Produced by Kearns Mancini Architects



Produced by Kearns Mancini Architects

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STAY INVOLVED

- **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

