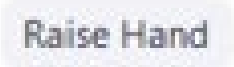


Instructions for Members

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York Region Accessibility Advisory Committee

New Transitional Housing in Georgina and East Gwillimbury

Melissa McEnroe, Manager, Affordable Housing Development, Housing Services

Nicole Reiss, Housing Development Planner

Graham Hendren, Housing Development Planner

April 28, 2021



Purpose

- York Region is building additional transitional housing on two Regionally-owned sites in the Town of Georgina and the Town of East Gwillimbury.
- The projects are funded through the Social Services Relief Fund (SSRF) and must be completed by December 31, 2021.
- The purpose of the presentation is to gain YRAAC feedback on the accessibility of:
 - Site plan layout; and,
 - Unit layout, and common amenity and outdoor spaces.

Inclusive Approach for Transitional Housing

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

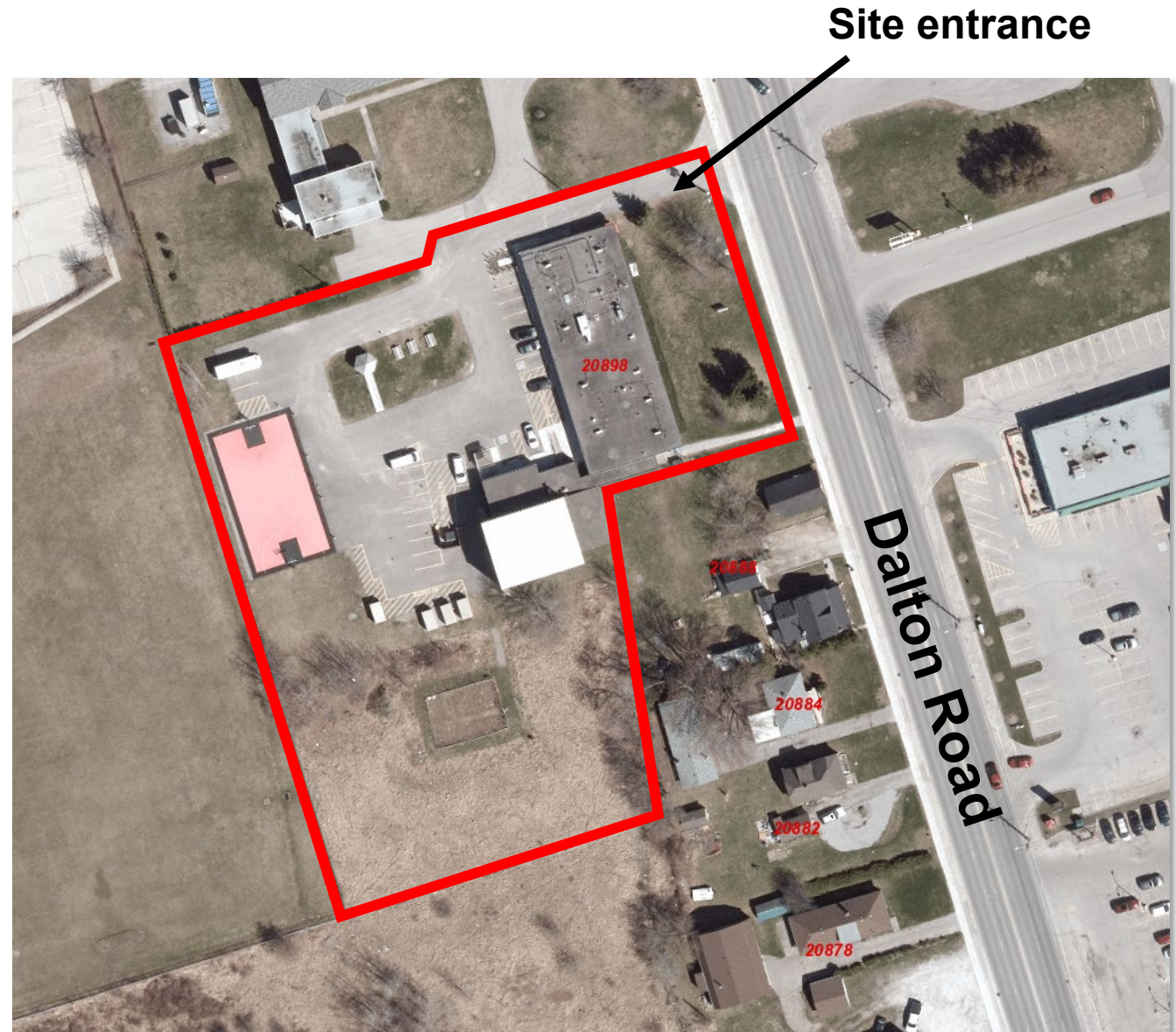
What is Transitional Housing?



Sutton Youth Services

20898 Dalton Road, Georgina

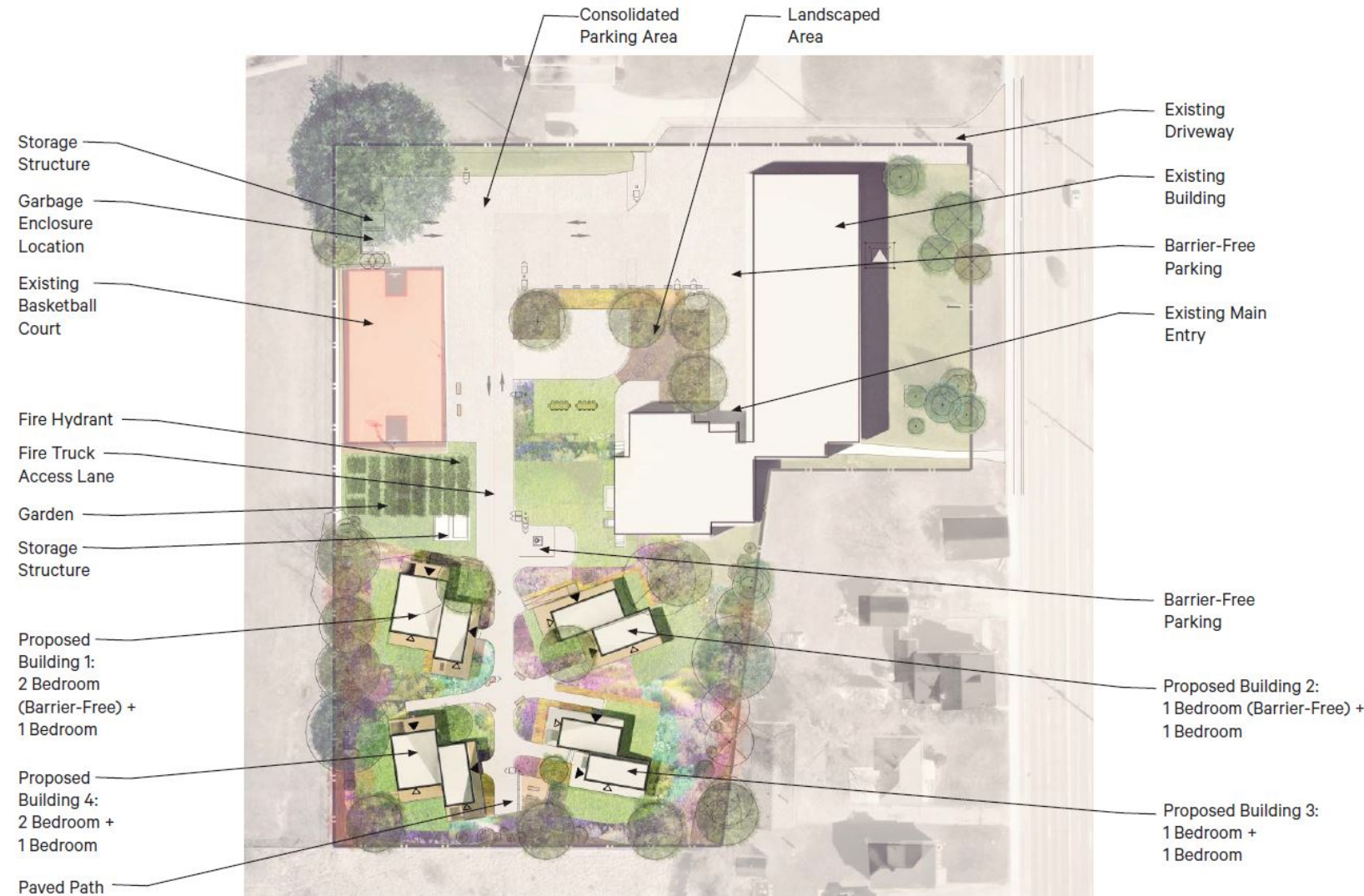
- 0.97 hectares (2.4 acres) site accessed via Dalton Road
- Currently developed with a 1-storey building, central parking lot and amenities
- Southern portion of site contains community garden and vacant space



Site Plan

20898 Dalton Road, Georgina

- 8 new transitional housing units within 4 duplex-style buildings
- Fire route and pedestrian path provides access to new buildings
- Reconfigured parking area with accessible parking spaces
- New landscaped area adjacent to existing building



Building Rendering

20898 Dalton Road, Georgina



Porter & Leeder Place

18838 Highway 11, East Gwillimbury

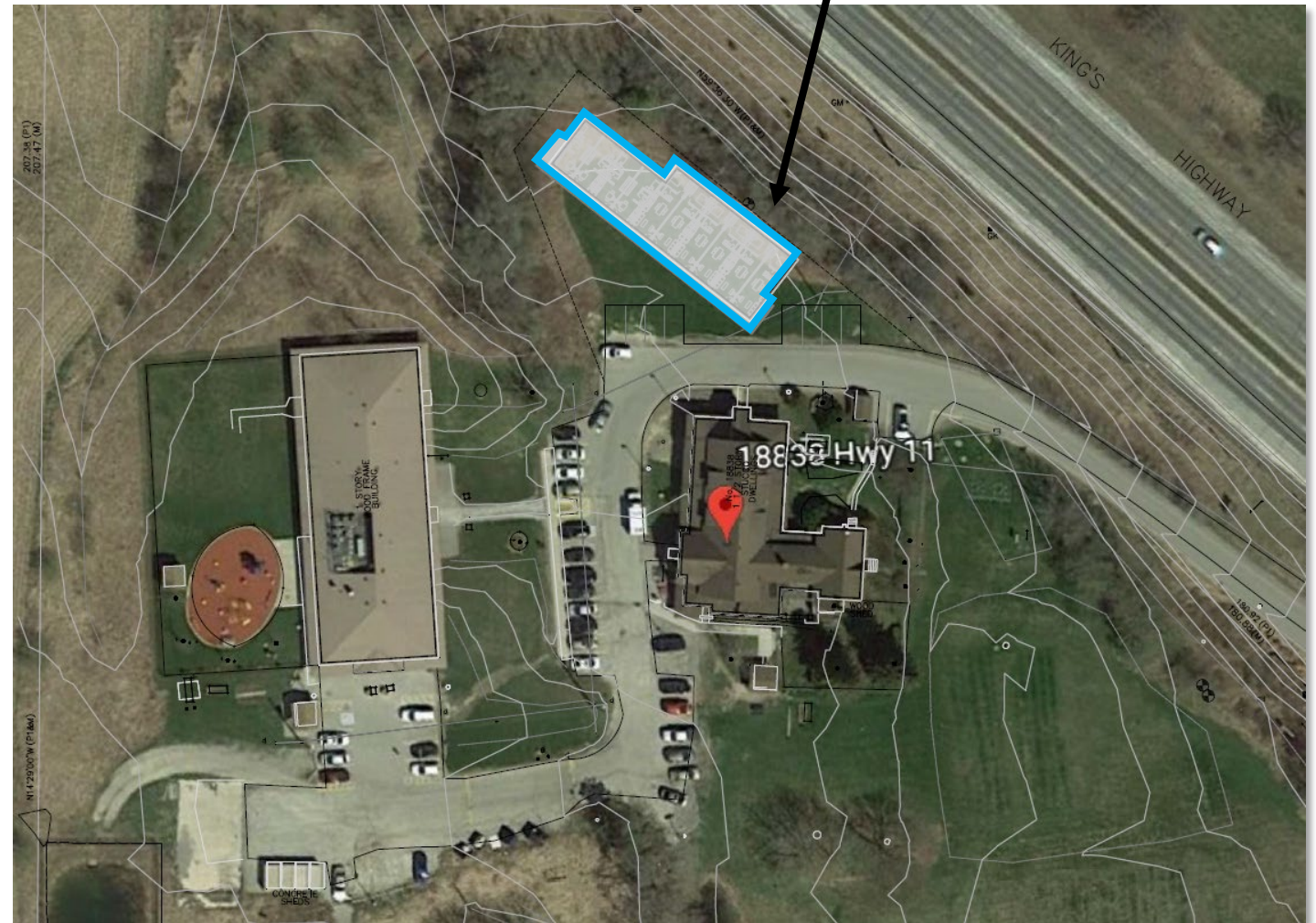
- 3.2 ha (8.0 acres) Regionally-owned site
- Developed with two emergency and transitional housing facilities
- Surrounded by farmland and woodlots on all sides
- Majority of site is vacant and presents a unique opportunity for new development



Site Plan

18838 Highway 11, East Gwillimbury

- This slide shows the proposed new building located on vacant portion of site, located north of the existing driveway
- The new building will have access to the existing driveway
- Opportunities to reconfigure parking area and provide additional spaces adjacent to proposed building
- Existing buildings and amenity spaces proposed to be retained on site



Building Rendering

18838 Highway 11, East Gwillimbury



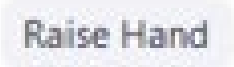
Questions to Consider for Site Layout

- What are some accessibility considerations for site layout, including parking and building location?
- How can we make it easier to navigate and move through the site?
- How can we make more accessible outdoor spaces?
- What are we missing?

The background is a solid blue color with several large, semi-transparent geometric shapes overlaid. These shapes include circles and triangles in various shades of blue, creating a layered, abstract effect. The shapes are positioned such that they overlap each other, with some appearing more prominent than others.

10-Minute Break

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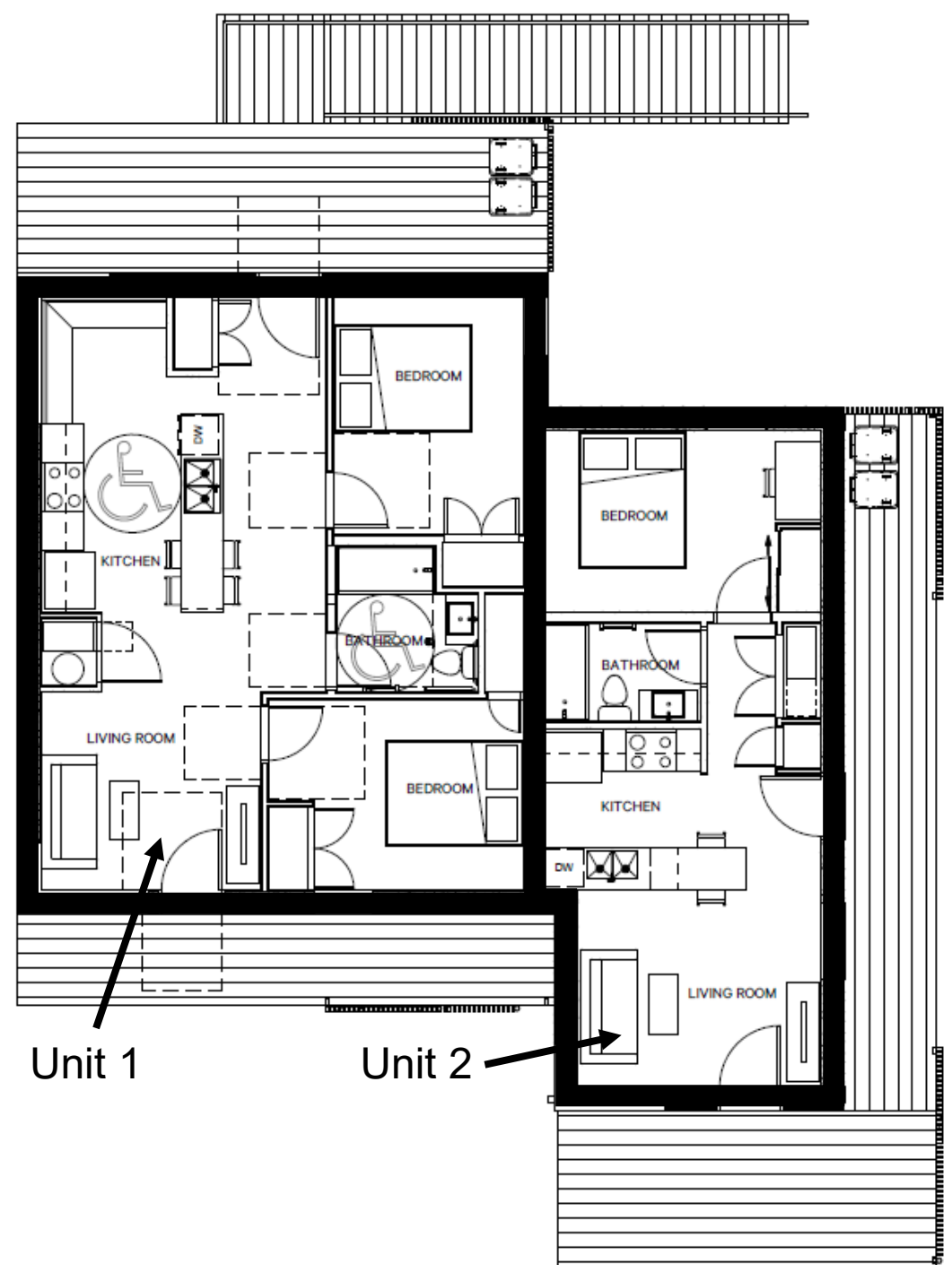
Accessibility Elements: Barrier-Free Units

- We are incorporating accessible units into both projects:
 - Two (2) barrier-free units in Georgina;
 - Eight (8) barrier-free units in East Gwillimbury.
- These units are designed without physical constraints that would not permit future accessibility modifications.
- Exceeding units required by the Ontario Building Code for multi-residential buildings (15% minimum).
- These units will feature a full turning radius in all rooms, larger door widths, a roll-in shower, grab bars, and outlets at waist height.

Sample Floor Plan

20898 Dalton Road, Georgina

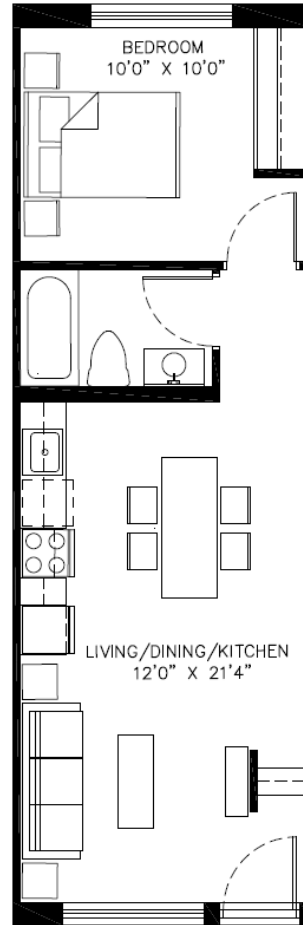
- Building 1:
 - Unit 1 (2-bd): 860 sq. ft.
 - Unit 2 (1-bd): 550 sq. ft.
- Unit 1 is barrier-free
- Individual kitchens and washrooms
- Front and back entrances
- Proposed private amenity space on front and back porches



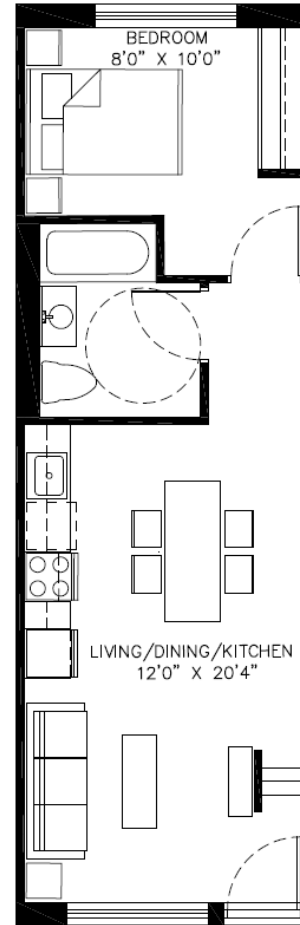
Sample Floor Plan

18838 Highway 11, East Gwillimbury

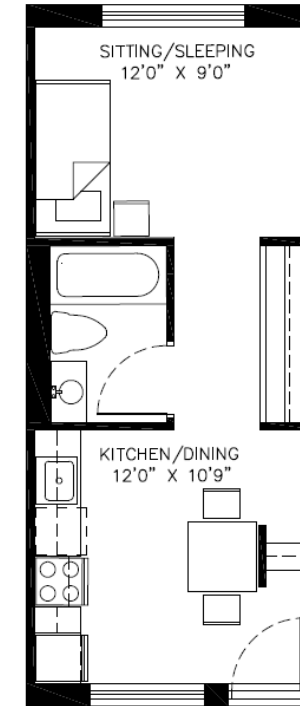
- Mix of studio and 1-bd units
- Barrier free units provided on ground floor
- Individual kitchens and washrooms
- Entrances via exterior corridors
- Ground-floor amenity space



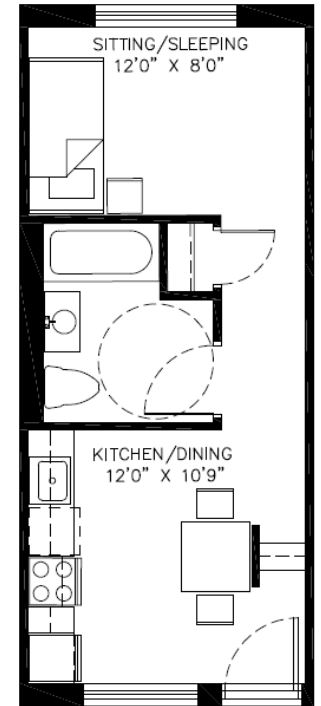
1 BEDROOM
505 S.F.



1 BEDROOM B.F.
505 S.F.

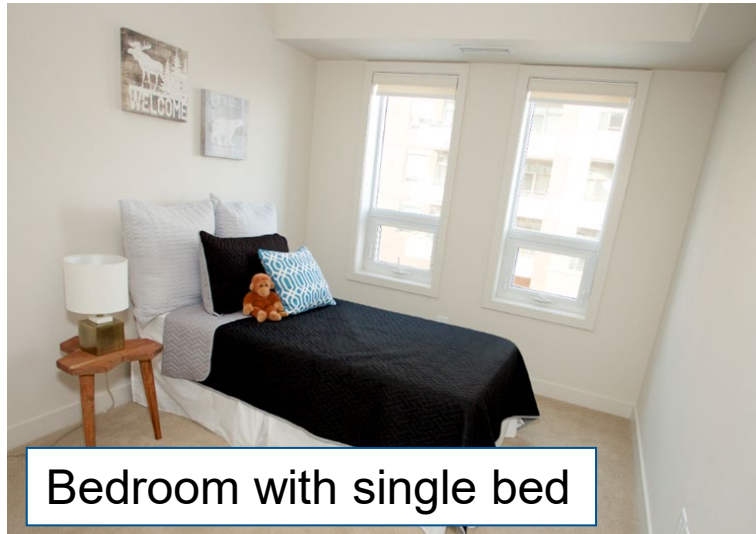


STUDIO
375 S.F.



STUDIO B.F.
375 S.F.

What the Units May Look Like



Bedroom with single bed



Open concept kitchen



Barrier-free kitchen

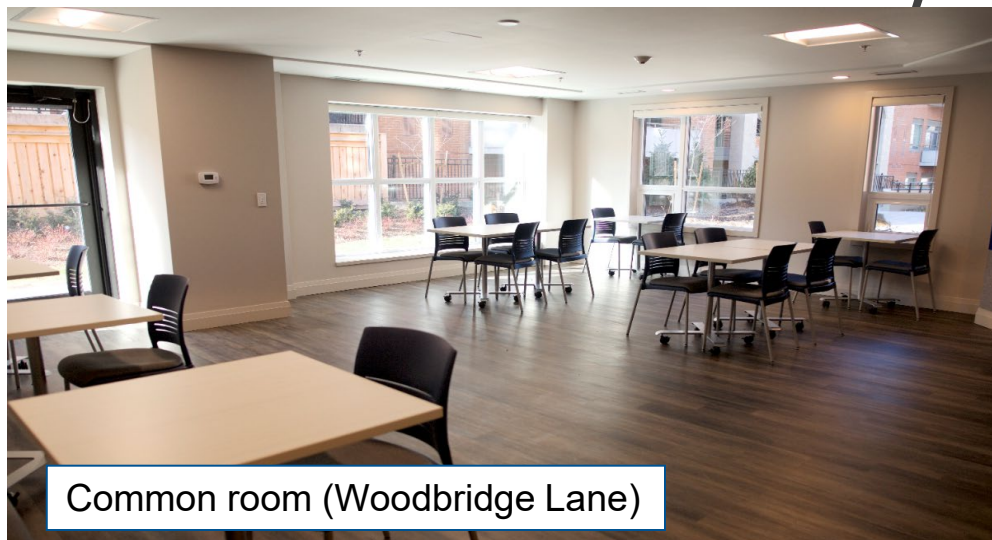


Accessible program space

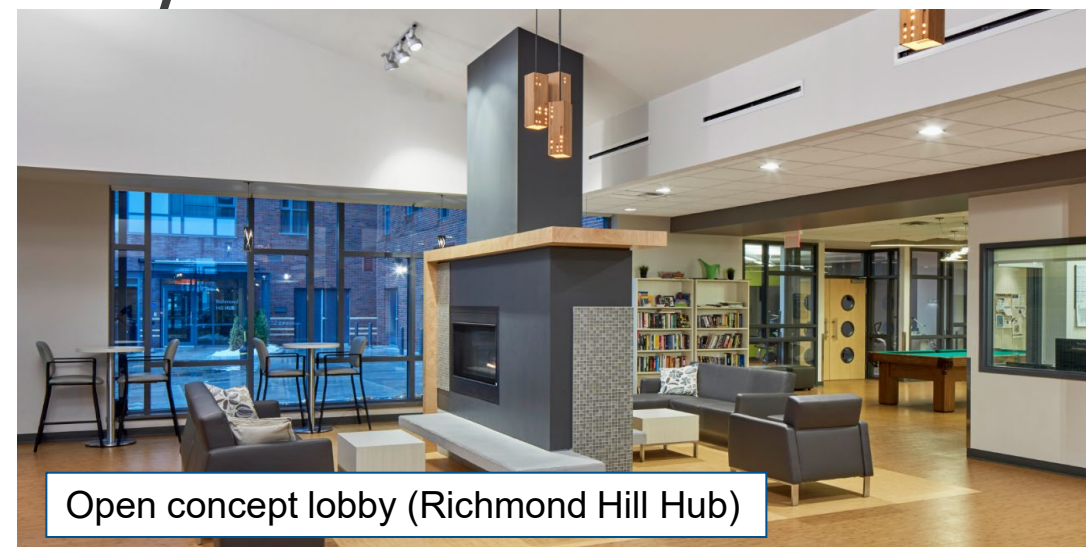


Accessible shower

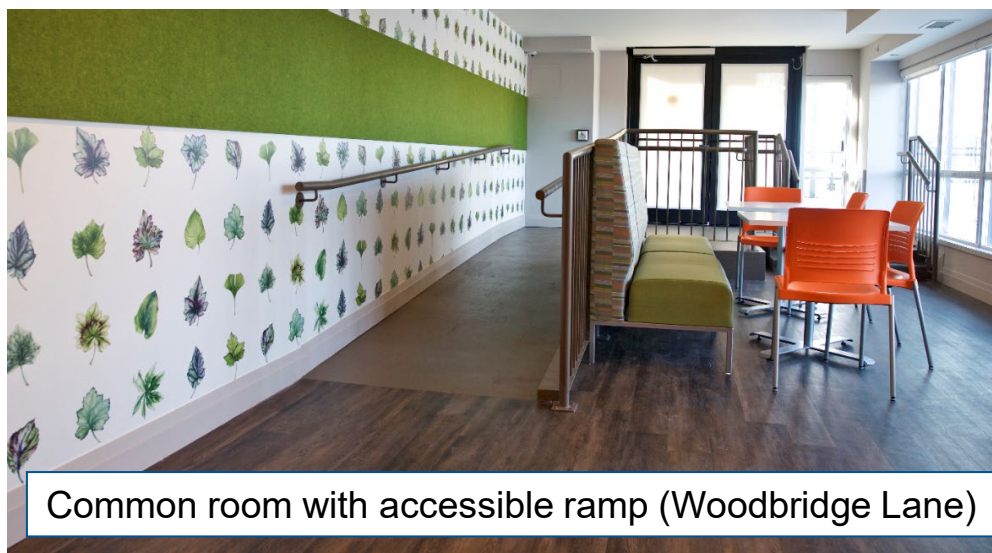
What the Common Amenity Spaces May Look Like



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

Questions to Consider for Unit and Amenity Space Design

- What aspects make a home more user friendly? Provide some examples.
- Are there specific accessibility considerations for transitional housing?
- How can we make more accessible common and amenity spaces?
- What are we missing?

Incorporating YRAAC Feedback

- Update on affordable rental development at 5676 Main Street, Stouffville



Southeast view



Northwest view

Next steps

- Form Community Liaison Committee to provide updates, address questions and hear feedback to community members
- Incorporate YRAAC feedback into final designs
- Secure required planning and building approvals
- Welcome new residents into the community
- Update to YRAAC after project completion

THANK YOU



YORK REGION ACCESSIBILITY ADVISORY COMMITTEE

OTHER BUSINESS

April 28, 2021



Update on Accessibility Activities

- **YRAAC Forum Subcommittee**
 - One meeting with subcommittee members: Vito (Chair), Joann and Angelo
- **YRT Subcommittee**
 - Subcommittee members: David, Lindsey, Kirsten and Scott
- **Annual review meetings**
 - Feedback to be summarized and analyzed
- **Rick Hansen Foundation Accessibility Certification for 17150 Yonge St**
 - Property Services procured consultant from Accessible Built Environment
- **Accessibility Compliance Report**
 - Will coordinate with AODA leads to complete report
- **FYI: AODA Information and Communication Standards and Employment Standards**
 - Information and Communication Standards 32 recommendations, Employment Standards 8 recommendations
- **Feedback Charts**
 - Facility visits at 17150 & 17250 Yonge St. feedback chart completed

Next meeting:

June 23, 2021

