



SITE SELECTION FRAMEWORK FOR REGIONAL HOUSING DEVELOPMENT

Presented to

**HOUSING AND HOMELESSNESS
COMMITTEE**

Presented by

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Presented on

June 19, 2025



Presentation Overview



Passage House, Town of East Gwillimbury

- Review ongoing need for emergency, transitional and community housing in York Region
- Identify a unified approach for future housing development using the Region's Highest and Best Use Study on Regional Lands
- Present a new quantitative Site Selection Framework for Regional housing development (update to Council endorsed Social Housing Investment Framework, 2016)
- Review recommendations and next steps including local municipal engagement and confirmation

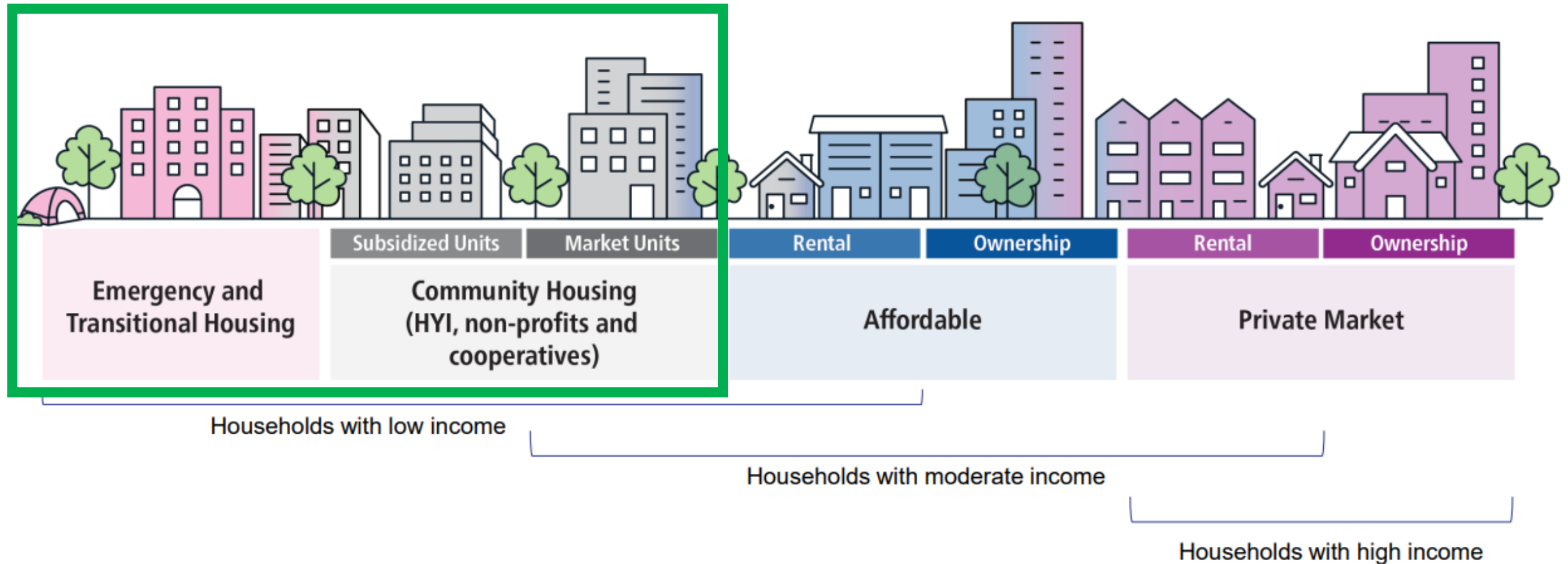
DEMAND FOR EMERGENCY, TRANSITIONAL AND COMMUNITY HOUSING CONTINUES TO OUTPACE AVAILABLE SUPPLY

A Growing Demand for Housing Across York Region



- York Region is experiencing a housing crisis with growing demand for community, emergency, and transitional housing.
 - In 2024, the number of households on the subsidized housing wait list grew to 18,419 households, with about 4,500 new applications added.
 - Homelessness increased by 35% between 2023 and 2024, with 2,525 people experiencing homelessness in 2024.
- While investment from the Region and senior governments has increased and helped to provide additional services for residents, more must be done to address growing needs.

Regional Responsibility in the Housing Continuum



Existing Emergency and Transitional Housing Facilities

Priority Areas for Housing Investment

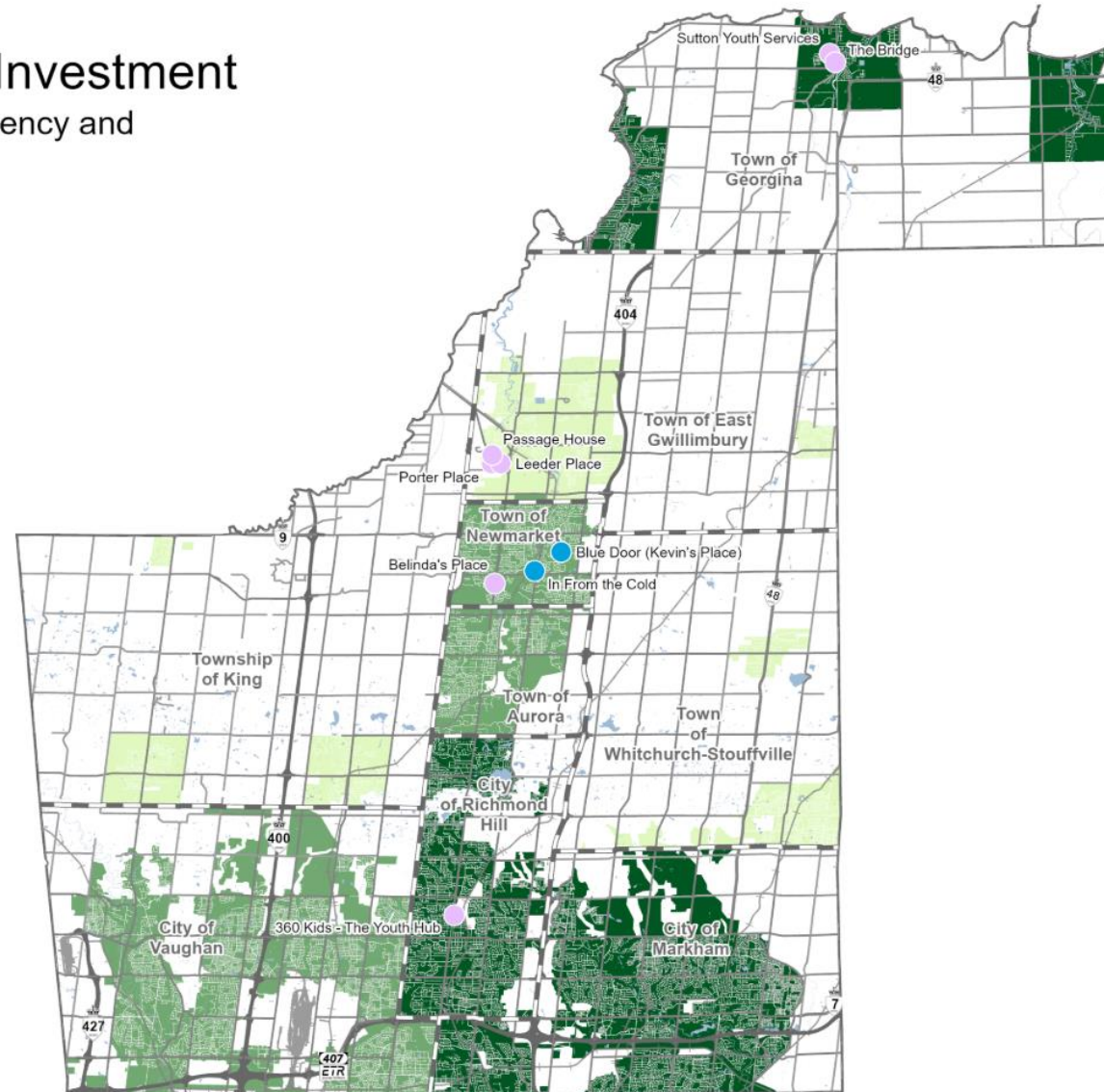
Existing Permanent/ Year-Round Emergency and Transitional Housing Facilities

Existing Permanent/ Year-Round Emergency and Transitional Housing Facilities

- Regional-owned Facilities (7)
- Provider-owned Facilities (2)

Core Housing Needs

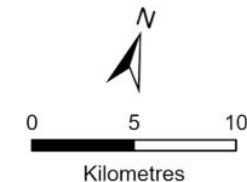
- High
- Moderate
- Low



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Existing Community Housing Facilities

Priority Areas for Housing Investment

Existing Housing York Inc. Community Housing Facilities and Non-Housing York Inc. Providers

● Housing York Inc. owned Community Housing (38)

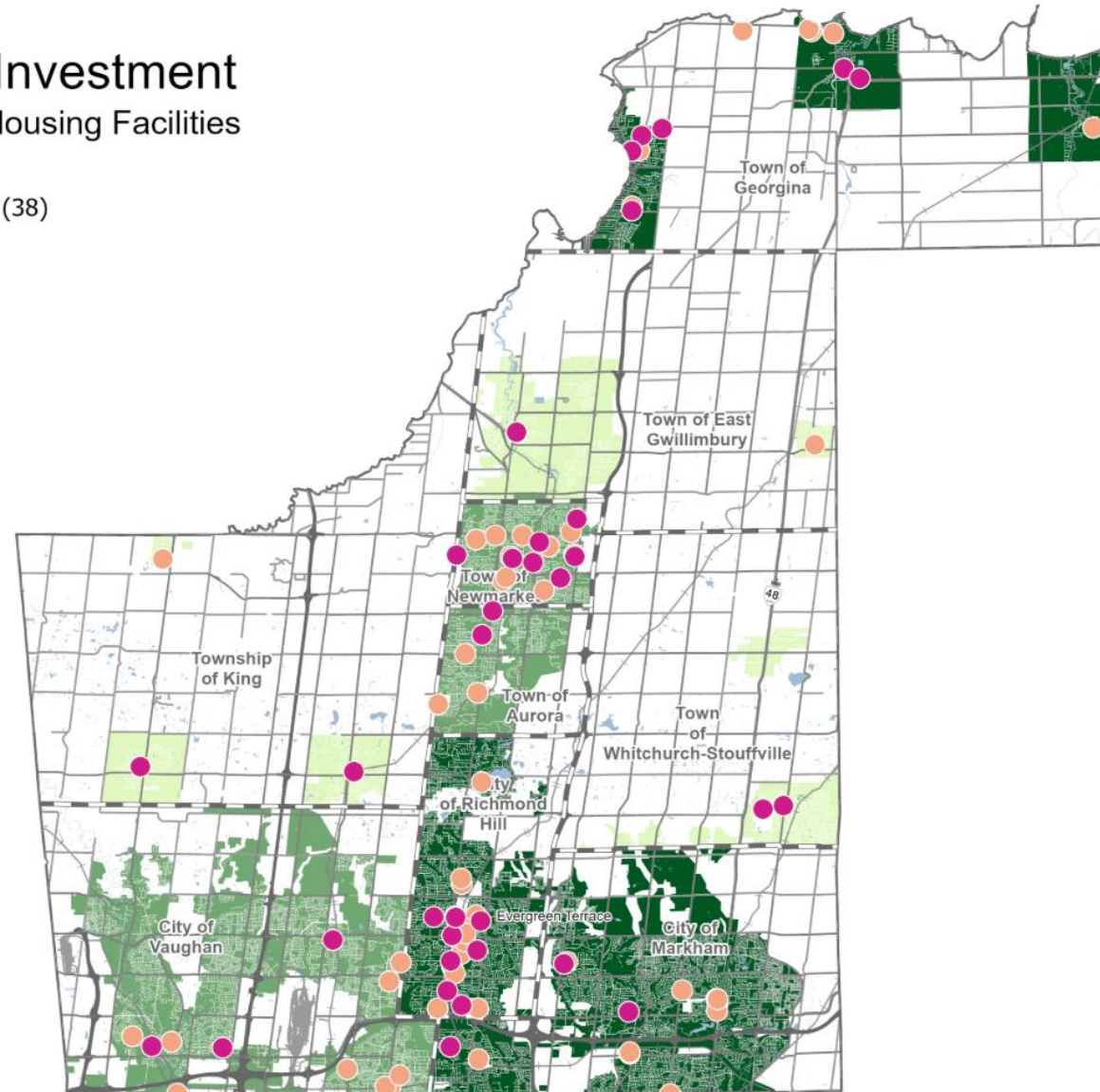
● Non-Housing York Inc. Providers (56)

Core Housing Needs

■ High

■ Moderate

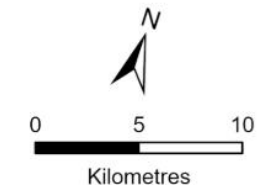
■ Low



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Immediate Need for Emergency and Transitional Housing

2025 Capital Budget Includes:



One new facility to relocate Porter Place and increase capacity
(Porter Place has 30 beds. Targeting 68 beds in new facility)



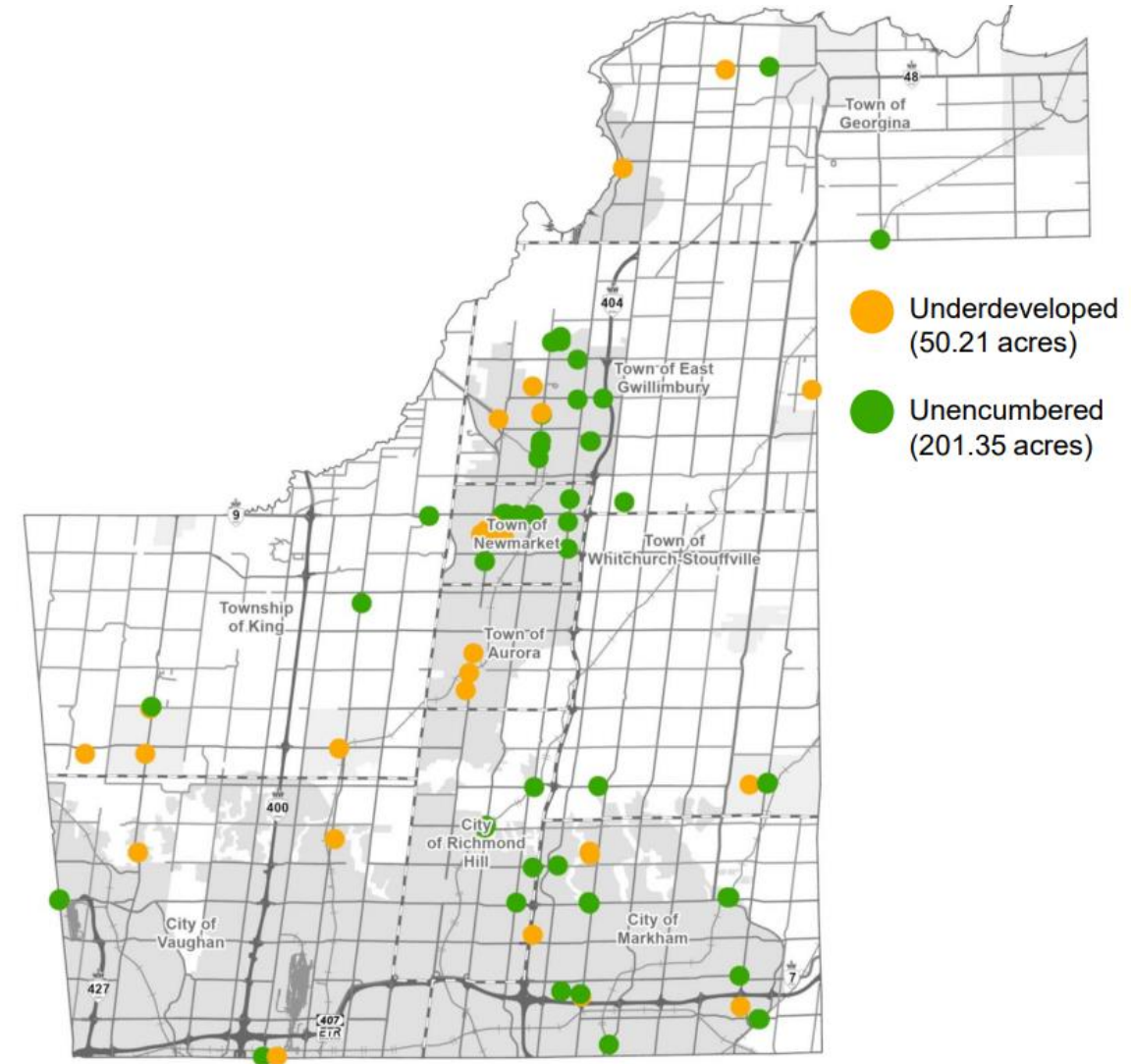
Two new additional Emergency and Transitional Housing facilities
(Each new facility is targeted to have 68 beds)

**SITES FOR 3 NEW EMERGENCY AND TRANSITIONAL HOUSING
FACILITIES REQUIRED**

HIGHEST AND BEST USE STUDY ON REGIONAL LANDS

Highest and Best Use Study on Regional Lands

- In 2024, Regional staff directed to undertake a review of all regionally owned buildings and properties and provide an analysis of those that can potentially be repurposed for other regional priorities, such as housing.
- Today's update on Highest and Best Use Study yielded sites that will be put through the proposed Site Selection Framework to identify their housing development potential.



Evaluation of Lands in 4 Categories

Regional Lands

- Evaluation of sites identified by Corporate Services Highest and Best Use analysis as presented today

HYI Lands

- Evaluation of HYI land holdings with excess developable land to be identified by the updated HYI Portfolio Management Plan

Municipal Lands

- Based on sites volunteered by local municipalities through municipal land donation discussions
- Opportunity for more lands to come forward from the local municipalities in alignment with priority areas for housing

Private Lands

- Work with Property Services to monitor active listings within the priority areas

A NEW SITE SELECTION FRAMEWORK IS PROPOSED TO REPLACE THE SOCIAL HOUSING INVESTMENT FRAMEWORK

Site Selection Framework: Methodology

Current Qualitative Methodology

Social Housing Investment Framework (2016):



Housing Need



Access to Services



Regional Official Plan Alignment



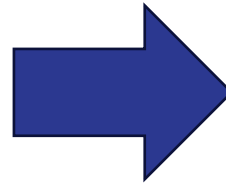
Regional Strategic Objectives



Local Municipal Support



Previous Investment from Region



Proposed Quantitative Methodology

Site Selection Framework (2025):



Step 1: Alignment with Priority Areas for Housing Investment



Step 2: Prerequisite assessment for lands not owned by the Region or Housing York Inc.

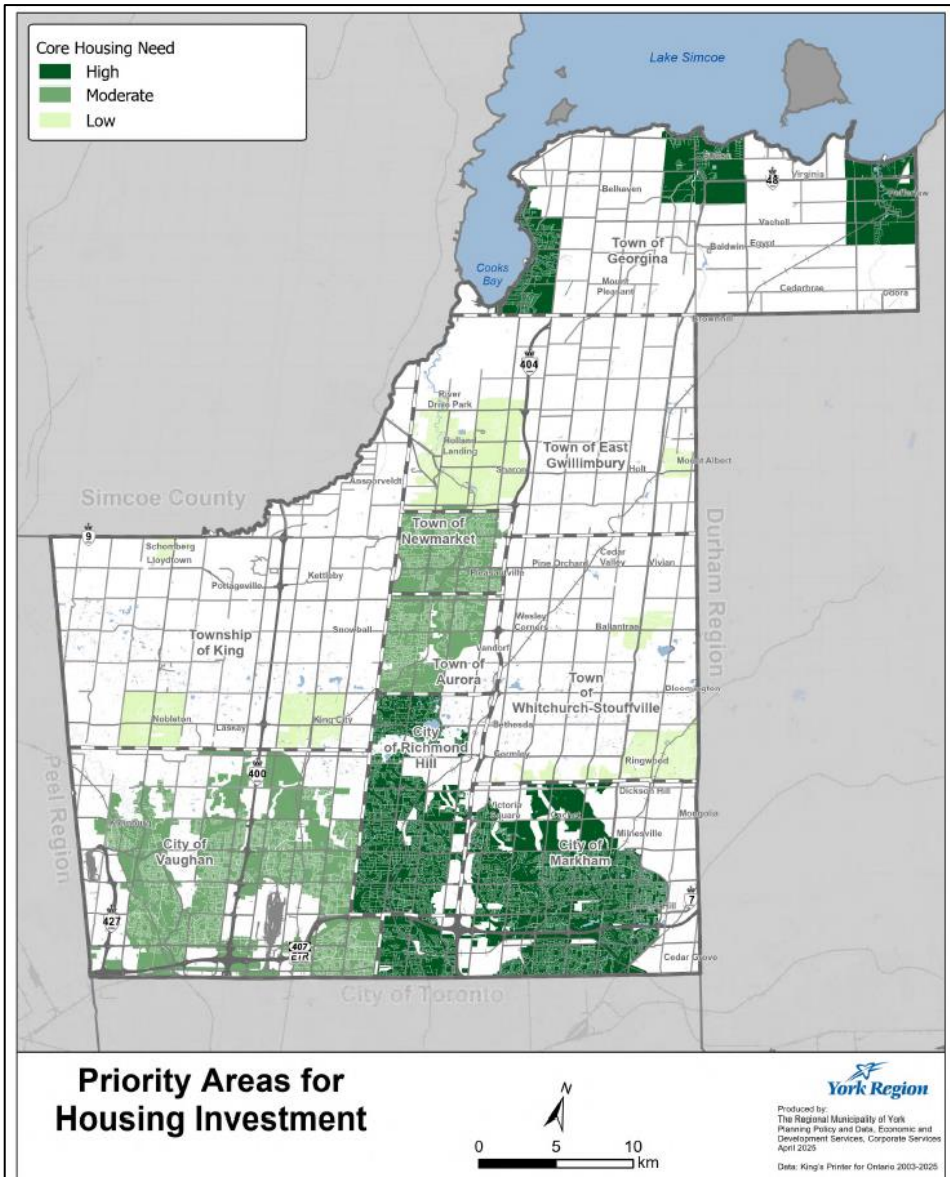


Step 3: Conduct Locational Analysis



Final Classification of Site

Site Selection Framework: Procedural Steps



Step 1: Alignment with Priority Areas for Housing Investment

- A proposed candidate site is reviewed to confirm its location within a Priority Area for Housing Investment.
- Areas shaded 'Green' on the map indicate community areas with varying levels of core housing need.
- Sites located outside of Priority Areas for Housing Investment, will not advance to Step 2.

Site Selection Framework: Procedural Steps cont.



Step 2: Prerequisite assessment for lands not owned by the Region or Housing York Inc. (HYI)

- Prerequisite assessment is used to triage sites that are not already owned by the Region or HYI
- Sites not owned by the Region or HYI that do not meet the prerequisite criteria will not proceed to Step 3

Prerequisite Criteria

- If the proposed candidate site is not owned by the Region or HYI, the site is evaluated against a set of prerequisite criteria:
 - I. Minimum one developable acre in size
 - II. No significant title issues preventing development identified at this stage
 - III. Property to land use planning policy or conformity can likely be addressed through an application for housing development

Site Selection Framework: Procedural Steps cont.



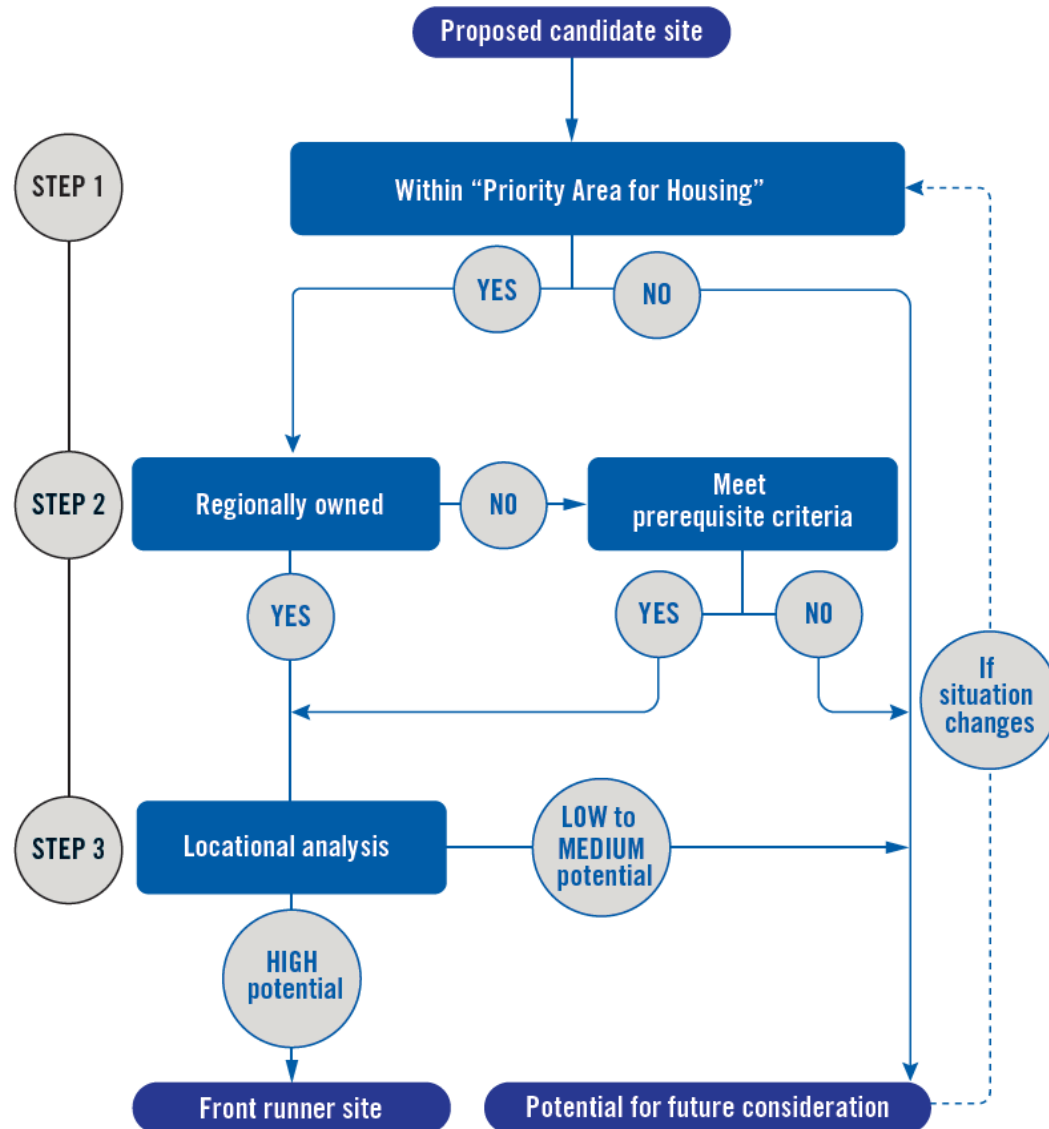
Step 3: Conduct Locational Analysis

- Once a candidate site has been screened under previous steps, the site will be assigned a score for each of the Region's 10 Locational Criteria.
- Overall location suitability for future housing development and investment will be determined based on total weighted locational criteria score.

Locational Criteria

- 1) Proposed site location relative to an area identified as High, Medium and Low Core Housing Need
- 2) Current land ownership
- 3) Infrastructure and servicing feasibility for the proposed development
- 4) Conformity with land use planning policy
- 5) Land use context and potential site constraints
- 6) Access to public transit facilities
- 7) Access to community, health and social facilities
- 8) Access to parks and open space
- 9) Access to commercial and employment services
- 10) Access to active transportation and trail networks

Site Selection Framework: Final Classification of Site



Final Classification of Site

- Total weighted location criteria score in step 3 will categorize sites as having LOW, MEDIUM or HIGH Development Potential.
- HIGH Development Potential sites will be classified as “Front runner site,” while MEDIUM and LOW Development Potential Sites will be classified as “Potential for future consideration.”
- A “Front runner site” will proceed to consultation with local municipalities to confirm future development potential to ensure locational assessment results align with local municipal plans and strategies for future growth and development.

RECOMMENDATIONS AND NEXT STEPS

Next Steps

- Engage planning leads from local municipalities – Q3 2025
- Brief Mayors from local municipalities on:
 - Site assessment results
 - Local municipal lands which may be available for donation, and
 - Seek agreement on proposed front runner sites, with confirmation requested through local municipal council resolution on sites to advance by October 2025
- Report back to Council on sites that will be advanced in Q4 2025
- Explore opportunities to expedite development of future Emergency and Transitional Sites - Q4 2025:
 - Non-standard procurement models
 - Minister's Zoning Orders and other approval fast tracking mechanisms
 - Expedited construction delivery approaches



Recommendations

Proceed to Council with the following recommendations:

1. Council approve the proposed Site Selection Framework for Regional Housing Development outlined in Attachment 1 of this report for all Regional housing development, including community, emergency and transitional housing, and repeal the Social Housing Investment Framework (2016).
2. York Region staff be directed to prioritize the evaluation of sites for emergency and transitional housing using the Site Selection Framework for Regional Housing Development to find three suitable sites.
3. York Region staff be authorized to engage local municipal planning authorities and each Mayor to inform, review and confirm site assessment results and local municipal lands which may be available for donation in their municipality.
4. In order to advance sites for emergency and transitional housing development with greater certainty, Council request that each local municipality pass a resolution confirming sites to be advanced for development by October 2025.
5. York Region staff report back to Council in Q4 2025 on the sites that will be advanced for development.

QUESTIONS?

For more information

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