



August 10, 2022

Mayor and Members of Council
Town of Newmarket's Municipal Office
395 Mulock Drive
Newmarket, ON
L3Y 4Y9

RE: Minister's Zoning Order Request - 17046 Yonge Street + Block 52, Plan 35M-4338

On behalf of Inn From The Cold (IFTC), we are pleased to submit a Minister's Zoning Order (MZO) Request for the lands located at 17046 Yonge Street + Block 52, Plan 35M-4338 (the Subject Lands). These lands are currently undeveloped and are part of the Urban Centre Secondary Plan area in the Town of Newmarket.

IFTC has been running shelter services for over 18 years and currently operates a 25-bed emergency shelter at 510 Penrose Street. IFTC has also expanded their services to provide transitional housing to four individuals through their StabilityNow program. Client outcomes have significantly improved through the provision of transitional housing services post-shelter stay, including the ability to secure and maintain permanent housing. Transitional and permanent housing are also more cost-effective solutions and alleviate pressure on various government systems including shelter, criminal justice, and health.

IFTC has found significant success in the transitional housing model to fill the gap in housing provision for the chronically homeless and are seeking to expand these services to help meet a community need. To continue and expand their operations, IFTC is proposing to develop a 44-bed emergency shelter and transitional housing facility on the subject lands.

While IFTC runs its operations out of the existing building at 510 Penrose Street, the lease is expiring in October 2024 and there is no possibility of extension or renewal. To ensure their continued operations and housing provision for those hardest to house, IFTC must move-in to their new building before their lease expires or they risk leaving the community with a critical gap in emergency shelter services during the winter months.

Under Section 47 of the *Planning Act*, the Minister of Municipal Affairs and Housing can enact zoning regulations. The MZO is being requested to rezone the Subject Lands to permit an emergency shelter and transitional housing building. It is recommended through this request that the Subject Lands be re-zoned to accommodate this proposed use. This is anticipated to include the addition of site-specific provisions for human services uses and may include alignment with the existing Mixed Use designation on the site. The site-specific Zoning By-law



will be drafted and finalized in consultation with Town Planning staff and the Ministry of Municipal Affairs and Housing (MMAH).

We are requesting the support of the Town of Newmarket for this MZO by enacting a resolution as follows:

- That Council supports and has no objection to the Minister of Municipal Affairs and Housing issuing an MZO for the zoning to be in place to allow for the Subject Lands to be developed for emergency shelter and transitional housing;
- That Council direct staff to expedite the review and approval of all planning and permit applications required to move the project forward to construction;
- That this resolution be forwarded to the Minister of Municipal Affairs and Housing as a statement of Council's direction and requests; and copied to the Regional Municipality of York; and,
- That Council ratify the action taken.

The below sections provide more information on the project and justification for expediting the zoning approvals.

Site and Surrounding Area

The Subject Lands are identified in the Town of Newmarket Official Plan as being located within the Urban Centre Secondary Plan area, and are designated Mixed Use. Lands designated Mixed Use within the Secondary Plan enable a range of uses including institutional and residential and contribute to establishing the Urban Centre as a complete community. While the Mixed Use designation allows for a range of uses that are congruent with IFTC's proposed development, the lands are subject to Site Specific Exemption SS(3) which permits residential development as allowed under the R4-CP Zone of Zoning By-law 2010-40. Therefore, meeting the intent of the Mixed Use designation and permitting the proposed development would require a site-specific rezoning to allow for a greater range of uses on-site, including human services.

The Subject Lands underwent a Phase 1 Environmental Site Assessment in June 2021 and no Areas of Potential Environmental Concern were identified.

Conceptual Development Plan

The Conceptual Development Plan (appended to this letter) consists of a three-storey structure located on the northeast portion of the site. The plans envision a permanent facility for IFTC that would consist of 26 emergency shelter beds, 18 rooms of fully integrated transitional housing, and administrative space for staff. The current drawings propose all common area space on the ground floor with storage in the basement. The second floor will consist of staff offices and emergency shelter rooms, with a few transitional housing rooms. The third floor will consist of the remaining transitional housing rooms. The building is proposed to be gradually

stepped-back to provide a transition between Yonge Street to the east and the residential neighbourhood to the west of the Subject Lands. Nine parking spaces are being proposed and they will be located at the surface level. Site access is directly off Yonge Street utilizing the existing curb cut directly to the south of the proposed development.

Urgency for Expedited Approvals

To ensure there is no gap in housing provision, IFTC has embarked on an ambitious timeline for completing construction in 24 months from now, with occupancy by September 2024. This timeline is required to ensure IFTC can move its operations into the new development before its existing lease at 510 Penrose expires in October 2024. IFTC has engaged in ongoing discussions with the owner and landlord of 510 Penrose, and there is no flexibility regarding the lease termination. Anticipated and required timelines to ensure IFTC can continue its operations without a gap in service provision are noted in the below table.

Milestone	Required Date	Expected Date (without expedited process)
Zoning Approval	January 2023	December 2023
Site Plan Approval	January 2023	December 2023
Building Permit	February 2023	February 2024
Construction Start	March 2023	March 2024
Complete Construction	August 2024	September 2025
Must Leave Existing Site	October 2024	
Occupancy	September 2024	October 2025

Existing and Planned Public Consultation

Engaging with the community is an important part of this project and IFTC is committed to ensuring transparency and opportunities for public consultation and feedback. The public has been informed of this project since its inception. Through Councillor Kelly Broome's commitment to informing and consulting with the public, surrounding neighbours of 17046 Yonge Street were directly engaged on this project as Council was faced with a decision to convey the lands to IFTC enable the project. IFTC launched their capital campaign shortly afterwards targeted towards raising funds for this development project and are extensively engaging the community for their support in making this project a reality. To this extent, over half of IFTC's fundraising goal has been achieved.

IFTC will also hold an additional Open House in October 2022 that will provide an overview of the project and status. This Open House will provide opportunities for open dialogue, engagement, and feedback with the public.



Partnership with the Town of Newmarket

The Town of Newmarket is an integral partner in enabling IFTCs expansion of service provision through their proposed development. Through the conveyance of lands to IFTC, the Town supported IFTC in securing land that is feasible from a development perspective. The Town also has a Corporate Policy for deferring Development Charges for non-profits, which will be very helpful for IFTC as they move through the development process.

Next Steps

Once Council passes a resolution endorsing the MZO, the Town must provide the Minister with a copy of the resolution and associated information. The Minister of Municipal Affairs and Housing will consider making an MZO if it believes it is in the public interest to do so. The Town, Ministry, and IFTC will work in tandem to develop a site-specific zoning by-law that is appropriate for the proposed use. Once the MZO is approved, IFTC will apply for Site Plan Control and permits.

Do not hesitate to reach out if you have any questions.

Sincerely,

Ed Starr, Partner