



Proposed Transitional Housing and Emergency Shelter Development



17046 Yonge Street

TODAY'S MEETING

Inn from the Cold's Objective

Inn From The Cold is seeking to expand their service delivery model and meet the needs of the community by creating a new facility that provides transitional and emergency housing services to chronically homeless individuals.

To ensure there is no gap in housing and service delivery, expedited planning approvals are needed for Inn From The Cold's new facility to be built before their existing lease expires.

MZO Planning Related Request

A Minister's Zoning Order (MZO) is being requested to permit an emergency shelter and transitional housing facility at the location of the proposed development.

Urgency for Expedited Approvals

While IFTC runs its operations out of its existing building, 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.

ABOUT INN FROM THE COLD

- Inn from the Cold (IFTC) was founded in the winter of 2004 by the Mayor and Town staff opening a warming centre in Newmarket's Old Town Hall
- 18 years later, IFTC has grown to its current seasonal 25-bed shelter at 510 Penrose Street, providing shelter services during the winter months and day programming
- IFTC also offers Stability Now with four beds, York Region's first transitional housing program for men, providing housing and wrap-around support services to those chronically homeless. Through Stability Now, IFTC is finding success at housing people who are notoriously difficult to house at less than half the annual cost of an emergency shelter bed
- **IFTCs goal is to help more of the Town's chronically homeless transition to stable housing, reduce the reliance on emergency shelters, and save the community and housing and health care systems money**



PROJECT OVERVIEW AND STATUS UPDATE

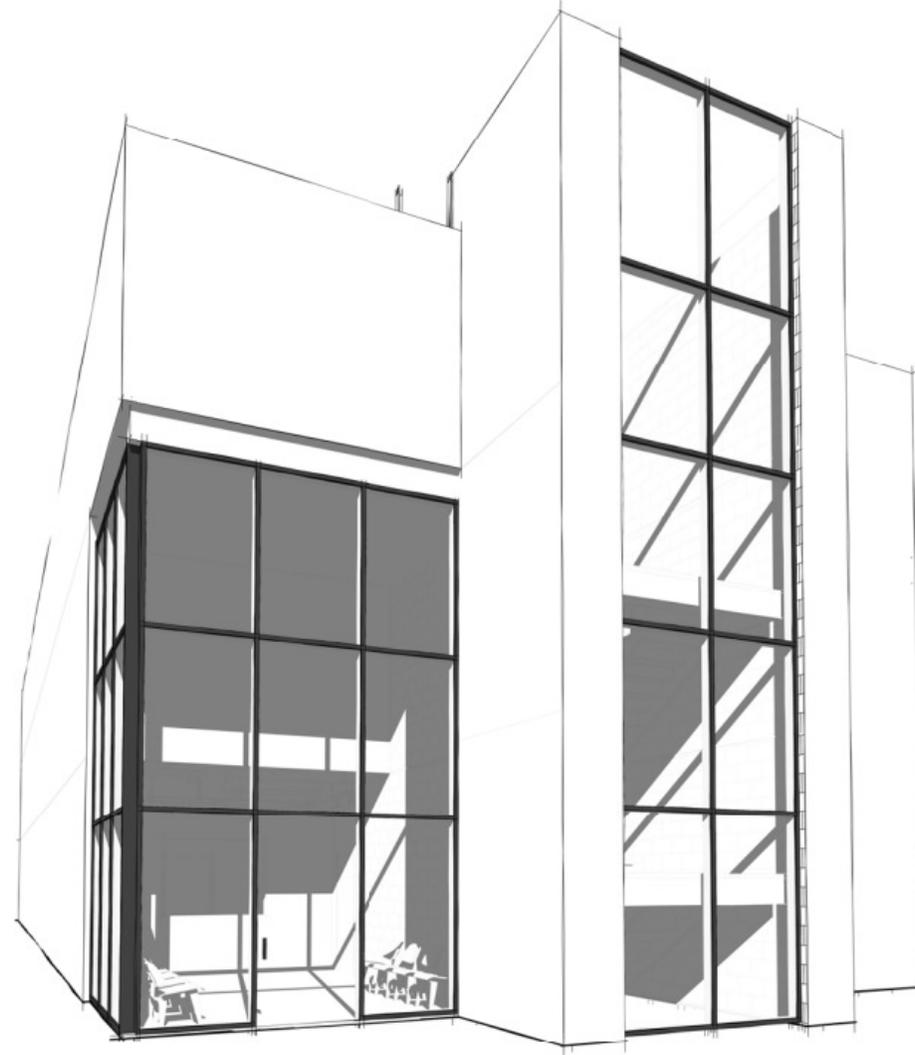
Project Overview

- IFTC is proposing a new facility at 17046 Yonge Street and Block 52, Plan 35–4338 (the subject lands) that will provide transitional housing for 18 chronically homeless individuals, along with 26 shelter beds
- Commercial kitchen and dining area that can seat up to 96 people, and that can be used as flexible community space, including overflow shelter during extreme cold weather
- Amenity space including a computer/library room for clients
- Office and administrative space for IFTC staff
- Storage space in the basement

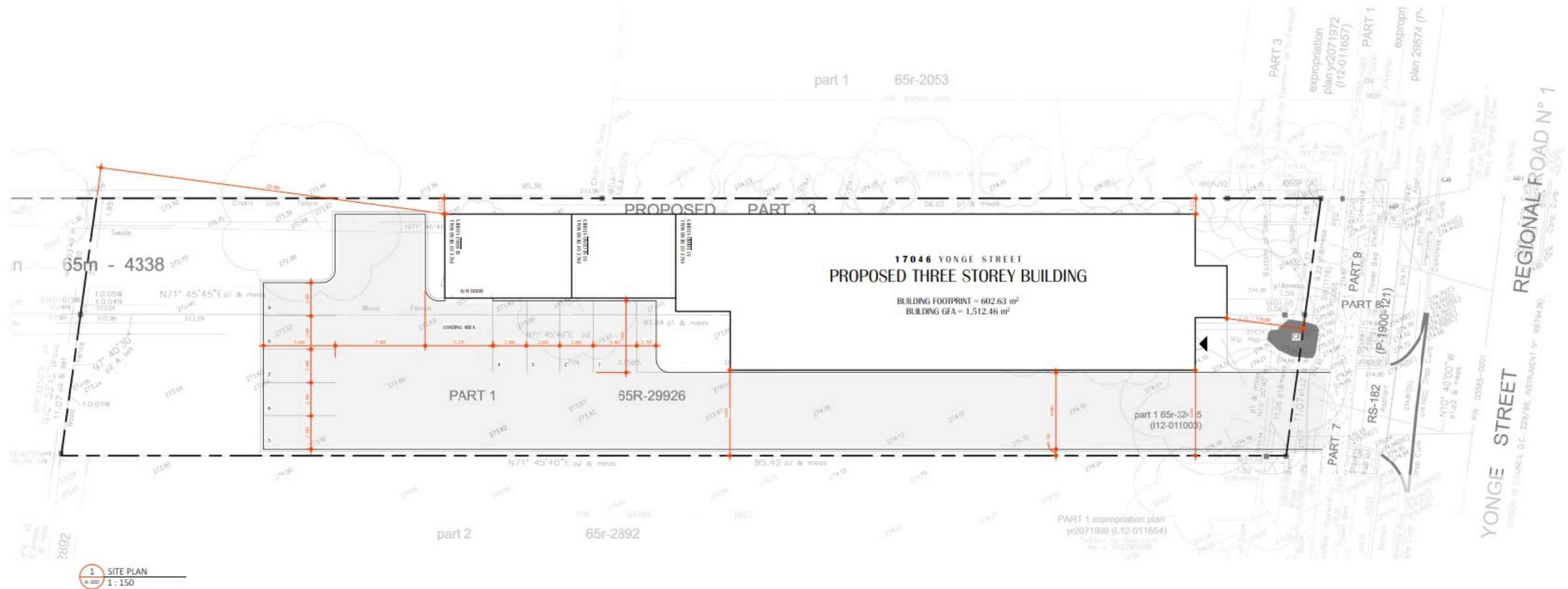
Project Status

- A capital campaign has begun to fund this new facility and has reached over half its goal to-date
- The project has received CMHC Seed funding to support pre-development work
- Stamp & Hammer have been retained as the project Architect and are donating their services in the pre-development stages
- SHS Consulting has been retained as the development consultants for the project
- The project is scheduled for submission into CMHCs National Housing Co-Investment Fund and an MZO will help expedite this process

CONCEPTUAL MASSING OF PROPOSED DEVELOPMENT

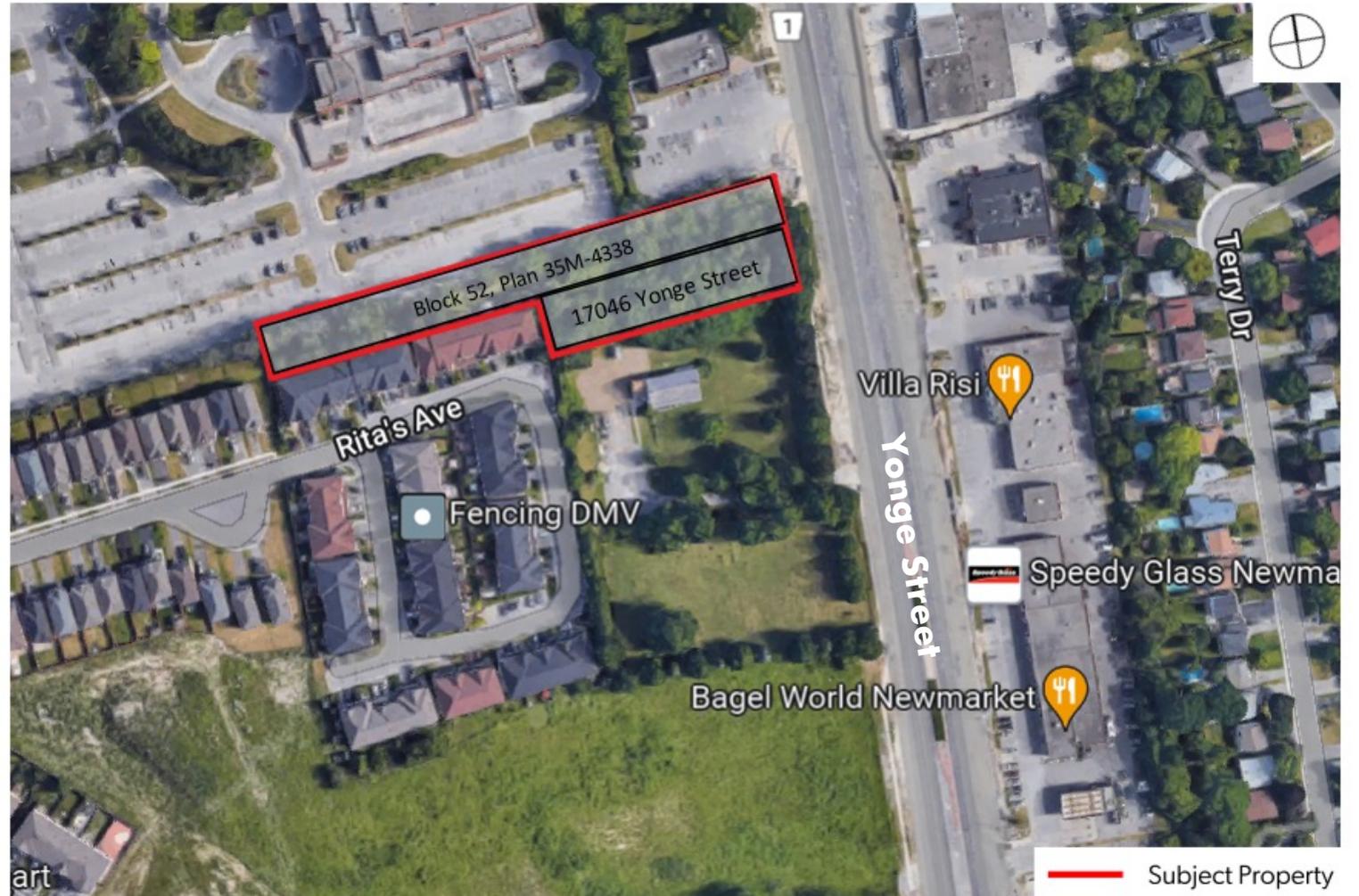


CONCEPTUAL SITE PLAN OF PROPOSED DEVELOPMENT



SITE CONTEXT

- The subject lands are currently vacant, and are located within the Urban Centre Secondary Plan
- The subject lands are designated Mixed Use
- The Mixed Use designation enables a range of uses including institutional and residential, and looks to contribute to establishing the Urban Centre as a complete community
- Inn From The Cold's proposed development aligns with the Mixed Use designation



MZO PLANNING RELATED REQUEST

Why is a Zoning By-Law Amendment Required?

- While the Mixed Use designation allows for a range of uses that are congruent with Inn From The Cold's proposed development, the lands are subject to Site Specific Exemption SS(3) which permits residential development only 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

URGENCY FOR EXPEDITED APPROVALS

- To ensure there is no gap in housing provision, Inn From The Cold must complete construction in 24 months from today
- This timeline is required to ensure Inn From The Cold can move its operations into the new development before its existing lease 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.

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

THE REQUEST TO TOWN COUNCIL

Inn From The Cold is requesting that the Town of Newmarket support this project by enacting a resolution:

- 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
- That Council ratify the action taken

Partnership with the Town of Newmarket

- The Town of Newmarket has been an integral partner to Inn From The Cold, from its very beginnings to their support for this proposed development
- The land the Town of Newmarket conveyed to Inn From The Cold for the proposed development was a crucial step in securing a site that is feasible from a development perspective
- The Town also has a Policy for deferring Development Charges which will be very helpful as this project moves through the development process

NEXT STEPS

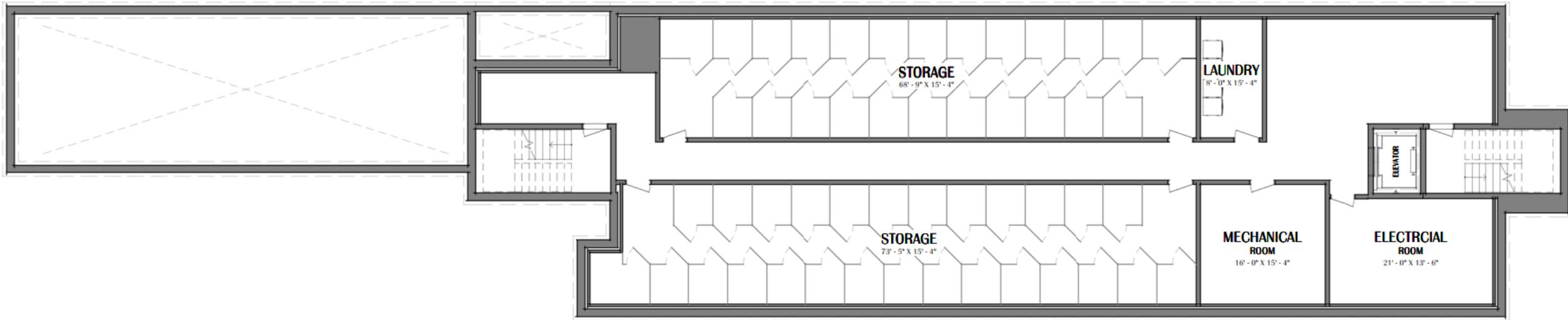
If Council passes a resolution endorsing the MZO:

- The Town will provide the Minister of Municipal Housing and Affairs with a copy of the resolution and associated information
- The Minister of Municipal Affairs and Housing will consider issuing an MZO if it believes it is in the public interest to do so
- The Town, Ministry, and IFTC will work together 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

THANK
YOU

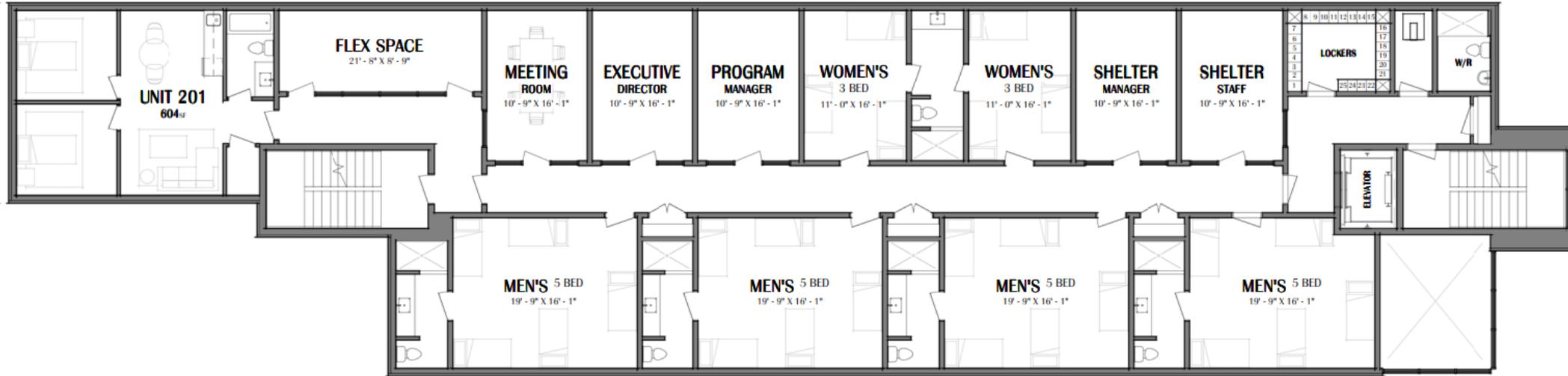
APPENDIX

FLOOR PLAN – BASEMENT PLAN



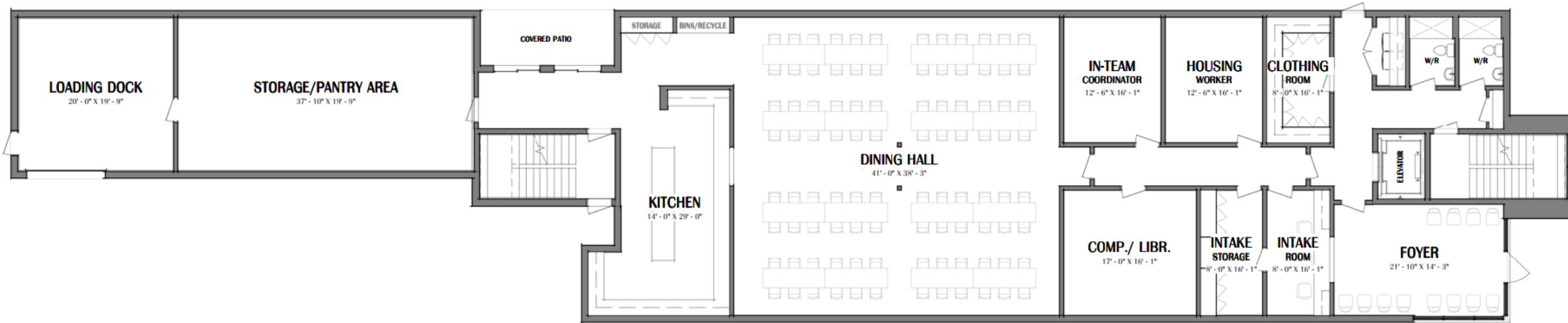
BASEMENT PLAN
5,070 SF

FLOOR PLAN – SECOND FLOOR



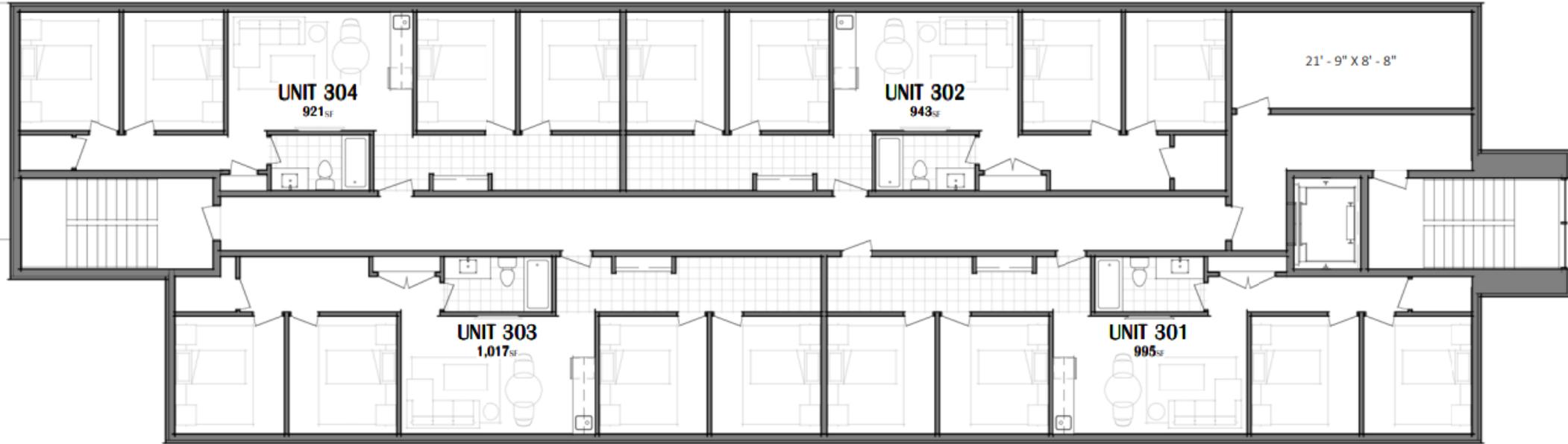
2ND FLOOR PLAN
5,152_{SF}

FLOOR PLAN – FIRST FLOOR



1ST FLOOR PLAN
6,345 SF

FLOOR PLAN – THIRD FLOOR



3RD FLOOR PLAN
4,783_{SF}