

NEW TRANSITIONAL HOUSING IN THE TOWN OF EAST GWILLIMBURY (18838 HIGHWAY 11)

PROJECT OVERVIEW

Updated: June 27, 2023

What?

- York Region recently built Passage House, a new transitional housing development, at the existing Leeder Place and Porter Place site located at 18838 Highway 11 in the Town of East Gwillimbury. The entire site has recently been named The Landing.
- Passage House contains eighteen one-bedroom transitional housing units within a low-rise, two-storey building, built using prefabricated construction. The new homes are owned by the Region's housing company, Housing York Inc. (HYI), with client services provided by Blue Door Support Services.
- The site will provide a balance between resident privacy/autonomy with the appropriate range of services and supports to promote a successful transition to permanent housing and independent living.
- Exposed timber was incorporated into the design to create a sense of warmth when walking throughout the building. Additionally, a new outdoor amenity space at the front of building provides a calming atmosphere for future clients.

Who?

- The new homes will create additional capacity and provide supports to individuals experiencing or at risk of homelessness.
- As an emergency housing provider for the Region, Blue Door Support Services, which currently operates Leeder Place and Porter Place, also provides supports in the new building.
- Future clients will have access to a range of services currently offered on-site, including: counselling, life skills programs, family reunification, referrals to community and medical supports, connections to employment, training and education programs, and assistance with housing searches.

Where?

- The new units are developed on an existing HYI site at 18838 Highway 11 in the community of East Gwillimbury (north of Green Lane) and is surrounded by farmland and woodlots on all sides offering a peaceful atmosphere.
- The site was selected based on the availability of HYI land, existing housing and support services provided on-site, development potential and planning considerations.

HOUSING SERVICES

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When?

- On-site construction and off-site manufacturing of prefabricated building elements commenced in summer and fall 2021. The first prefabricated sections arrived on site in December, and structural framing occurred rapidly afterwards, which was completed by January 2022.
- Passage House welcomed its first clients in October 2023.

Why?

- The property is already owned by HYI and has supported emergency and transitional housing services since 1982.
- Most of the site at 18838 Highway 11 is vacant presenting a unique opportunity for intensification.
- Enhanced access to amenities is expected with significant residential and commercial development planned as municipal services are extended along Highway 11.
- The site will provide a balance between resident privacy/autonomy with the appropriate range of services and supports to promote a successful transition to permanent housing and independent living.

How?

- The new transitional units are funded by the Province of Ontario's Social Services Relief Fund (SSRF) Phase 2 allocation.
- The SSRF was designed to ensure vulnerable people have access to longer-term housing to mitigate the ongoing risk of homelessness.
- A key objective of the Phase 2 allocation is to support Service Managers and Indigenous Program Administrators to create sustainable and affordable housing solutions, move towards client service models that are innovative, and support client and organizational readiness for potential future outbreaks or emergencies.
- A total of \$7.3 million has been allocated to construct and install new transitional housing across two sites in York Region: 20898 Dalton Road in the Town of Georgina and 18838 Highway 11 in the Town of East Gwillimbury.

18838 HIGHWAY 11, EAST GWILLIMBURY

Site Context

- The site comprises 3.24 hectares (8 acres) and is situated in the community of East Gwillimbury, north of Green Lane.
- The Site is currently occupied by three emergency and transitional housing buildings: Porter Place for men, Leeder Place for families, and most recently, Passage House for a range of individuals experiencing or at risk of homelessness.
- The site plan for the new development features a low-rise, two-storey building with one-bedroom units complete with a kitchen and washroom, and accessible common space and laundry facilities.
- The existing Leeder Place and Porter Place buildings will be retained and access to the new site will be through the existing driveway which will include new parking amenities to support staff and future clients.
- The new building is located on a previously vacant portion of the site to the north.
- The building design emphasizes privacy and independence while providing opportunities for community building, recreation and life skills training in partnership with the on-site service providers.



Town of East Gwillimbury's Official Plan

- Helping residents maintain stable housing and access individualized supports adapted to meet their unique needs is a priority for the Town of East Gwillimbury.
- This housing development at 18838 Highway 11 aligns with the Town of East Gwillimbury's Official Plan and their vision to develop a complete, healthy and sustainable community that will provide opportunities for residents at all life stages to live, work, play and learn.

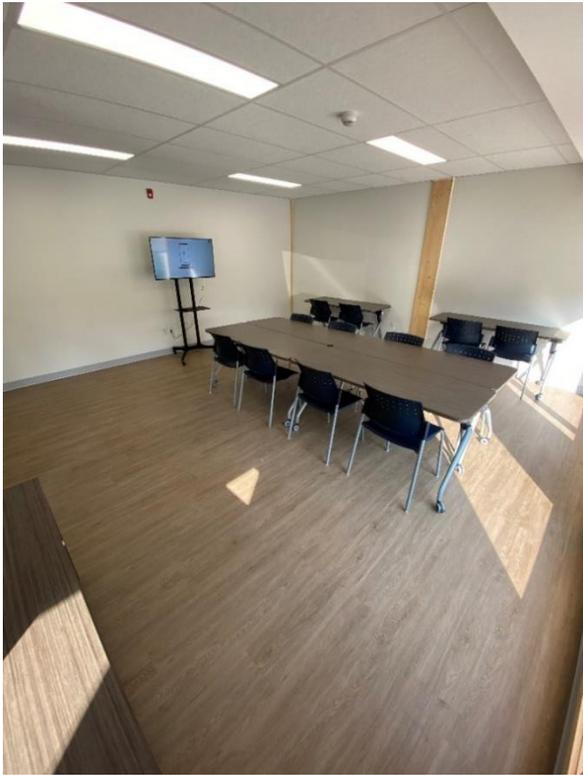
QUESTIONS?

For more information, please visit york.ca/rapidhousing

Building Photos



Common Indoor Amenity Space



Common Indoor Amenity Space



Suite Kitchen and Living Space



Suite Bedroom