



**GEORGINA**

**THE CORPORATION OF THE  
TOWN OF GEORGINA  
Special Council Minutes**

Date: Tuesday, March 5, 2024  
Time: 9:00 AM

**Members of Council  
Present:**

Mayor Margaret Quirk  
Regional Councillor Davison  
Councillor Biggerstaff  
Councillor Fellini  
Councillor Neeson  
Councillor Genge  
Councillor Dale

**Staff Present:**

Ryan Cronsberry, CAO  
Denis Beaulieu, Director of Development Services  
Steve Lee-Young, Director of Community Services  
Michael Bigioni, Director of Legislative Services, Town Solicitor  
Ron Jenkins, Director of Emergency Services/Fire Chief  
Rob Wheeler, Deputy CAO/Treasurer  
Shawn Nastke, Director, Strategic Initiatives  
Michael Vos, Director of Operations and Infrastructure  
Val Stevens, Director, Library Services/CEO  
Rachel Dillabough, Town Clerk  
Carolyn Lance, Council Services Coordinator  
Cheyenne McAnuff, Records and Information Coordinator  
Olga Lawton, Corporate Strategy and Transformation  
Tanya Thompson, Communications Manager

**Others Present:**

Susan Lazzer, Project Manager, Strategic Initiatives Department

**1. CALL TO ORDER- MOMENT OF MEDITATION**

“The Town of Georgina recognizes and acknowledges that we are on lands originally used and occupied by the First Peoples of the Williams Treaties First Nations and other Indigenous Peoples, and on behalf of the Mayor and Council, we would like to thank them for sharing this land. We would also like to acknowledge the Chippewas of Georgina Island First Nation as our close neighbour and friend, one with which we strive to build a cooperative and respectful relationship.

We also recognize the unique relationship the Chippewas have with the lands and waters of this territory. They are the water protectors and environmental stewards of these lands and we join them in these responsibilities.”

- former Prime Minister Brian Mulroney passed away last week, book of condolence in front lobby

**2. ROLL CALL**

As noted above

**3. COMMUNITY ANNOUNCEMENTS** None

**4. INTRODUCTION OF ADDENDUM ITEM(S)** None

**5. APPROVAL OF AGENDA**

**RESOLUTION NO. C-2024-0076**

Moved By Councillor Neeson

Seconded By Regional Councillor Davison

That the Special Council Agenda be adopted as presented.

**Carried**

**6. DECLARATION OF PECUNIARY INTEREST AND GENERAL NATURE THEREOF** None

**7. ADOPTION OF MINUTES** None

**8. SPEAKERS AND DELEGATIONS**

Mayor Quirk indicated Council requested this meeting to learn more about housing and homelessness through the Region of York.

1. Michael Braithwaite, Chief Executive Officer, Blue Door

**Michael Braithwaite**, CEO, Blue Door, an organization supporting the most vulnerable throughout the Regions of York, Durham and Peel with the mission to enable housing stability by driving innovative health and employment solutions that prevent and end homelessness. The focus is housing people, getting people healthy to be able to retain their housing and employment through meaningful well-paid jobs. Priorities are to develop local housing solutions across Canada, to advocate for policy change to enable access to dignified housing, housing access and retention supports, health supports, enabling housing stability, training and gain employment.

- providing seasonal and emergency housing services, transitional and supportive housing programs.
- transitional and supportive housing programs include (i) Abode, transitional housing for 5 families, (ii) Forward, transitional housing for 5 senior men, (iii) INNclusion, transitional housing for 4 -

2SLGBTQ+ youth and (iv) Passage House, 18 units of transitional housing for men

- health supports include (i) Health Hub for on-site medical appointments, mental health and addiction support, dental hygiene, medication support, and (ii) Hospital In-Reach Worker at Southlake Regional Health Centre offering safe places to recover upon discharge from the hospital
- existing partnerships with Region of York, private and corporate foundations and Individual and corporate donors, Southlake Regional Health Centre, LiUNA Local 506 Training Centre, LOFT, CMHA, Drasman Centre, Yellow Brick House, etc, Canadian Alliance to End Homelessness
- municipalities/developers/Federal and Provincial government contributing units to the Housing For All Community Land Trust, Government of Ontario and Canada's support of Construct as a solution to homelessness

2. Kevin Pal, General Manager, Social Services Branch, York Region - a) Overview of the Housing and Homelessness System, b) Responding to Homelessness in York Region and Georgina

**Kevin Pal**, General Manager, Social Services Branch, York Region, provided an overview of the Housing and Homelessness System, outlining York Region's role as Service Manager, responding to homelessness in York Region and Georgina;

- York Region is one of 47 Service Managers responsible for housing and homelessness in Ontario and is responsible for the planning, development, implementation and delivery of housing and homelessness-related services across the Region under the Housing Services Act, 2011
- Provincial goal is to prevent and address homelessness, reduce chronic homelessness, Federal goal is to reduce chronic homelessness nationally by 50% by 2027/28
- York Region's 10-year housing and homelessness plan is to increase the supply of affordable and rental housing, assist people to find and keep housing, strengthen the housing and homelessness system
- provided data on homelessness in York Region and Georgina, market rental housing, market ownership housing

Moved by Councillor Neeson

Seconded by Councillor Biggerstaff

That the meeting recess at 9:35am

**Carried.**

The meeting resumed at 9:50am

- provided overview of services and supports administered through homelessness programs in York Region and Georgina
- dedicated encampment team supports people sheltering outdoors; builds trust, addresses safety concerns, assists connections to local community resources, accesses more appropriate shelter; 37 known encampment locations in Georgina
- collaborative partnerships with York Regional Police, Georgina Bylaws Division, York Region Outreach Services, Georgina Fire Services, Community organizations and service providers to address unsheltered people in Georgina
- Provincial Homelessness Prevention Program allocated \$36.7 Million in its 2023/24 fiscal year, Regional 2023 Tax Levy allocated \$13.3 Million
- Emergency and Transitional Housing Capacity in York Region is almost 250 year-round beds
- reviewed Georgina-based homelessness and housing stability service programs that include housing with supports

3. Video: Our Story

Video played showing personal stories and experiences from those who have experienced homelessness.

4. Karen Antonio-Hadcock, General Manager, Housing Services Branch, York Region - Community Housing in York Region and Georgina

**Karen Antonio-Hadcock**, General Manager, Housing Services Branch, York Region, provided context around community and affordable housing and the Region's role.

- Federal government considers housing affordable if it costs no more than 30% of gross annual household income
- Provincial government considers housing affordable at 30% of gross annual income specifically for low and moderate income households
- programs for affordable/community housing; rents often capped at 100% of average local market rent as determined by Canada Mortgage Housing Corporation
- *Rent Geared to Income (RGI)* - households receiving a housing subsidy pays rent set at 30% of their income, the Region pays the different between what the tenant can afford and the market rent for the unit
- *Community Housing*; housing owned and operated by non-profit housing corporations, housing cooperatives and the Region, offering a combination of subsidized and market or low market units

- Service Managers have legislative responsibilities; provide oversight to entire community housing domain in the Region, funds and administers all community housing in York Region
- 43 housing providers in York Region operate 7,000 units of subsidized and market rental homes to low and moderate income households
- Region funds and oversees non-profit and cooperative housing providers to ensure compliance with provincial requirements and local rules, ensures units are well maintained and providing tools and training and other supports to strengthen capacity of these organizations
- manages Regional subsidized wait-list, delivers rate subsidy programs, oversees development of new housing projects, offers Community Housing, Rent Supplement and Portable Housing Benefits
- challenges; Federal and Provincial funding levels, lack of predictable and consistent funding from governments, use-it-or-lose-it funding, projects need to be in shovel-ready state to qualify for funding
- demand for subsidized housing outpaces supply, wait list times are 7-10 years, available rental housing is needed in the private market

5. Denis Beaulieu, Director of Development Services, Town of Georgina; Affordable Housing in Georgina - a Development Services perspective

**Denis Beaulieu**, spoke to affordable housing in Georgina from a Development Services perspective, focusing on the current state of housing in Georgina and provided a brief overview of recent, ongoing and future initiatives related to housing that are being undertaken.

- Georgina has lowest average annual resale prices in York Region compared to the southern comparators but price escalation means home ownership is out of reach for many
- less than 300 units purpose-built rental inventory
- 22 affordable housing units built in Georgina, all are accessory apartment or basement suites, will focus on this type of housing to increase rental availability and more affordable housing options
- in 2021, supported in principle a request from York Region to provide up to 2 acres of land over 5 years for Housing York Inc
- in July 2023 adopted new Keswick Secondary Plan which increased density targets, greater range and mix of allowable housing types, created new residential/mixed use growth area on Woodbine Avenue for higher density housing
- in August 2023 approved Housing Action Plan
- in October 2023 endorsed Provincially assigned Housing Target and Pledge for production of 6,200 new homes by 2031

- in November 2023 approved Official Plan Amendment No. 148 and Zoning Bylaw 600 to permit additional dwelling units in detached buildings within the Countryside area
  - Upcoming Initiatives; implementation of Housing Action Plan, promote additional residential units, investigate disposition of town-owned lands for community/affordable housing, update servicing allocation assignment program, procure development tracking system, implement collaborative application preparation process, delegate certain planning approval authorities, comprehensive zoning bylaw update, phase 2 (urban areas)
  - not successful for grant application through CMHC (Housing Accelerator Fund), will reset work plan to reprioritize and investigate additional resources
6. Rodney Hiscock - Response to Affordable Housing and Homelessness, "A Youth and Shelter Perspective", presented by The Salvation Army - Georgina

**Rodney Hiscock**, Director of Programs for the Salvation Army York Housing and Support Services, provided an overview of the work they do in Georgina.

- have assisted over 4,000 youth at risk of homelessness since 2006
- Sutton Youth Services has emergency and transitional housing for youth ages 16-26, 16 emergency housing beds, 10 transitional housing beds with shared accommodations, drop-in program
- services provided include life-coaching, narcotics-anonymous, employment guidance, financial literacy, family remediation, referrals to addiction and mental health supports, grief program, interviewing skills, resumes, house stabilization activities, cooking skills, 360 Kids offers mobile service to distribute personal needs and bus passes, food and clothing security
- opened Bridge Transitional Housing Program in Sutton; 8 individual apartments supporting independent living, on-site services, for families and couples of all ages, one and two-bedroom units with kitchen, sitting area, private washrooms and bedrooms
- since 2021, largest increase in youth and family homelessness in the Region
- Youth experiencing homelessness face barriers; high cost of housing, discrimination by potential landlords, limited financial resources, poor or no credit, mental health, trauma related challenges and addictions, lack of local employment, lack of experience, lack of transportation to and from work, relationship breakdown, family abandonment, complexity of navigating the system
- Second Stage Housing Program providing transitional housing in shared accommodation model for up to 47 months

- Key Actions to address homelessness locally; increase local housing stock, affordable housing, rent subsidies, provide wraparound supports, employment, available transportation, access to mental health addiction services and primary care
7. Christina Bisanz and Chantelle Vernon - Response to Affordable Housing and Homelessness, 'A Health Care Perspective', presented by Northern York South Simcoe OHT

**Christina Bisanz**, CAO of CHATS and Co-Chair of Northern York South Simcoe Ontario Health Team and Chantelle Vernon Director of Diversity, Equity and Inclusion for Southlake Regional Health Centre, provided coordinated integrated approach that the NYSS Ontario Health Team has developed to start to provide the right care to individuals in the community

- Ontario Health Teams created in 2019 through provincial restructuring to improve coordination of care through integration of health and social services
- focused on proactive population health management
- tools to identify needs in the community; Ontario Marginalization Index, Canadian Triage and Acuity Scale (CTAS) to assess whom to see first at the emergency department

**Chantelle Vernon;**

- highlighted three of the seven initiatives focusing on people experiencing homelessness; Health Equity, Seamless Transitions across Sectors/Services and Increase Preventative Cancer Screening Rates
- Ontario Health Team provides equitable health services providing greater access to health services, easier to navigate the health system

**Christina Bisanz;**

- Improving health service accessibility through innovative initiatives; established Primary Care Clinic in Georgina, with mobile care component
- \$1.4 Million provided by the Province to connect more people to primary care teams in Georgina. Target population is people without access to primary care provider in Georgina with a focus on the marginalized population and People experiencing homelessness
- health and homelessness are linked; the Northern York South Simcoe Ontario Health Team's role is to purposefully design health interventions to reduce the impact of homelessness on health

8. Ann Watson, Response to Affordable Housing and Homelessness, "A Community Perspective" presented by Inn From The Cold (representing Routes and Georgina Food Pantry)

**Ann Watson**, Executive Director of Inn From The Cold, provided a response to affordable housing and homelessness from a community perspective, also on behalf of Routes and the Food Pantry

- reviewed the programs and activities of Routes Connecting Communities and Georgina Food Pantry
- all three organizations, having served Georgina for 20 years, have experienced an increase of individuals at risk of homelessness or experiencing homelessness
- Inn From The Cold Programs and Services; 24/7 Emergency Housing - 25 beds, Daily Drop-By Program for chronically homeless individuals, Please Come Inn permanent housing program, Inn Team Social Enterprise provides employment income to secure housing and purpose, Friday Community Meal provides dinner for 80-120 low income clients every Friday of the year
- increasing transitional housing from 5 to 18 beds in Newmarket
- first seasonal emergency housing in Keswick new this year, averaging between 3 and 16 people per night, most are new to the homelessness system
- Routes offers a range of services to low-income people and families in Georgina; free tax clinic services, subsidized transportation to attend tax appointments, short term case management and system navigation for those at risk of homelessness or are homeless, work with private landlords to find and keep housing
- average income of households supported was \$12,482 for individuals, \$22,902 for seniors, \$29,248 for families
- Georgina Community Food Pantry provides food security for individuals and families in Georgina, requests increased by over 200% from 2022 to 2023, 60% live in Keswick
- Key Actions to prevent and address homelessness; free or low-cost programming space for organizations to utilize, more drop-in housing options, a range of affordable housing opportunities, non-traditional employment opportunities for those left behind, coordination of services between organizations to prevent duplication and enhance service provisions

9. Daniele Zanotti - Message from the United Way of Greater Toronto

**Daniele Zanotti**, President and CEO of United Way of Greater Toronto provided a message, a call for local leadership and action, municipality by municipality.



- communities are experiencing unprecedented change, growth, diversification and human need, sustainable social infrastructure is critical and planning and action starts locally - municipality by municipality, and includes residents, business, government, new partnerships
  - the challenge is to act, starting small and local and now – Georgina is the first Council to host a proactive, focused workshop on housing and homelessness, to acknowledge regional accountability and local, moral responsibility
  - Georgina has set the foundation to act, approving new purpose-built rental housing and non-profit housing as part of servicing allocation, providing acres of land for affordable housing, endorsing Provincial Housing Target of new homes by 2031 and advocating access to Federal Housing Accelerator Funding
  - United Way is testing numerous solutions across the GTA to develop affordable housing, funding models, hiring local residents into trades; United Way is working with private, public and government in new solutions, all foundational, all linked, together we have the foundation, history, tools and partners to address these local pressing issues in a sustained way
  - requested Council to commit to start here today
10. Kevin Pal and Karen Antonio-Hadcock - Priorities and opportunities for the Housing and Homelessness Service System Plan

**Kevin Pal and Karen Antonio-Hadcock** provided priorities and opportunities for a housing and homelessness service system plan.

- developing a Homelessness Service System Plan for submission to Council in June of this year
- Proposed aspirational goals; i) end chronic homelessness in York Region and ii) strengthening human rights approach to guide decision-making and service provision
- Region is required to develop 10-year Housing and Homelessness Plan, will be advanced in early 2025
- Community Housing Development Master Plan; i) increase the supply of non-profit housing, ii) expand the HYI portfolio, and iii) establish framework for local municipal land contributions
- Local Municipal Support; continue to work with York Region to identify town-owned land suitable for community, affordable or private market housing, consider incentive packages to support affordable housing outcomes, consider use of provincial tools to expedite approvals, support York Region's advocacy to senior levels of government for capital funding for new community housing

**RESOLUTION NO. C-2024-0077**

Moved By Councillor Dale

Seconded By Councillor Genge

That Council receive all presentations concerning responses to homelessness and the lack of sufficient housing in Georgina and York Region.

**Carried**

Moved By Councillor Biggerstaff  
Seconded By Councillor Genge

That the Special Council meeting recess at 11:32am

**Carried**

The meeting reconvened at 11:40am

**RESOLUTION NO. C-2024-0078**

Moved By Regional Councillor Davison  
Seconded By Councillor Neeson

Following the presentations and discussions at the March 5th Special Council Meeting, Council now directs Town Staff to:

1. Continue to consult with York Region, as the Provincially designated lead for Housing and Homelessness, on partnership opportunities for addressing homelessness in Georgina and increasing the number of affordable community housing units in the Town, including the identification of specific actions within their 10-year plans.
2. Encourage continued partnerships and coordination of resources between York Region, local grass roots organizations, businesses and local individuals with respect to resources being provided throughout the community.
3. Send a written request to York Region to continue to fund/operate a seasonal shelter(s) within Georgina permanently and expand the hours of shelter operations to seven days/week and include daytime drop-in hours, recognizing Georgina is a large community and additional shelters may be required in multiple locations, and that transportation to these shelters be made readily available.
4. Consult/negotiate with Treasure Hill (and other development industry partners where applicable) on a partnership framework to build a multi-unit rental housing development and/or smaller entry-level private ownership units, encouraging the building of housing opportunities at all levels.

5. Consult with the United Way of Greater Toronto and others on partnership opportunities to create deeply affordable housing units in the Town.
6. Consult with development industry partners on incorporating finished or roughed-in accessory apartment units within new ground related housing units.
7. Identify on a preliminary basis existing and possible additional financial/other incentives that could be explored to foster more affordable housing units.
8. Identify resources (financial, staffing and community organizations) required to drive forward potential initiatives aimed at providing more affordable housing options for our various demographic groups, including seniors.
9. Continue to review the provision of Town-owned lands for the development of purpose-built rental and deeply affordable units.
10. Bring forward a business case as part of the 2025 budget deliberation process that proposes dedicated annual funding of \$25,000 for the Georgina Food Pantry and that staff return to a subsequent meeting in Q2 of 2024 regarding potential funding details or in-kind contributions for the Good Food Collective and its community lunches for the remainder of 2024.
11. Report back to Council in Q3 on the above, which may need to be dealt with in closed session if discussing acquisition/disposition of property.

A recorded vote was requested; the Town Clerk recorded the vote as follows;

	<u>YEA</u>	<u>NAY</u>
Councillor Dale	x	
Regional Councillor Davison	x	
Councillor Genge	x	
Councillor Biggerstaff	x	
Councillor Fellini	x	
Councillor Neeson	x	
Mayor Quirk	x	
Results	7	0

**Carried Unanimously**

9. **PETITIONS None**
10. **PUBLIC MEETINGS None**
11. **REPORTS None**

**12. DISPOSITIONS, PROCLAMATIONS AND GENERAL INFORMATION ITEMS None**

**13. MOTIONS/ NOTICES OF MOTION**

**14. REGIONAL BUSINESS**

**15. OTHER BUSINESS**

**16. BY-LAWS None.**

**18. CONFIRMING BY-LAW**

Moved By Councillor Dale  
Seconded By Councillor Fellini

That the following bylaw be adopted;

1. Bylaw Number 2024-0020 (COU-2) confirming the proceedings of Special Council on March 5, 2024

**Carried**

**19. MOTION TO ADJOURN**

Moved By Councillor Genge  
Seconded By Councillor Neeson

That the meeting adjourn at 12:18pm

**Carried**

---

Margaret Quirk, Mayor

---

Rachel Dillabough, Town Clerk