

Proposed Brampton Youth Shelter 1358 Queen Street West

**Applications to Amend the
Official Plan and Zoning By-Law**
(File: OZS-2023-0027)

Public Meeting | October 23, 2023



Need for a New Youth Shelter in Brampton

- Peel Region is the main provider of support to Peel residents who are homeless or at-risk of homelessness, including youth.
- Many youth in Peel do not have access to safe and affordable housing.
- Peel Region's *Housing & Homelessness Plan* and the City of Brampton's *Housing Strategy and Action Plan* identify reduction of youth homelessness as a key priority. Council has endorsed the development of a new, permanent youth shelter through the Plans.

Peel Housing and Homelessness Plan (PHHP) 2018–2028* <small>Sets the renewed direction for the work of Housing Services and our partners to achieve our outcomes</small>					
Five Strategies	 TRANSFORM SERVICE	 BUILD MORE AFFORDABLE HOUSING	 PROVIDE INCENTIVES TO BUILD	 OPTIMIZE EXISTING STOCK	 INCREASE SUPPORTIVE HOUSING
Key Deliverables 2018 – 2020	Current <ul style="list-style-type: none"> • Client Census • New client pathway Complete <ul style="list-style-type: none"> • Home for Good Collaborative • By-name priority list 	Current <ul style="list-style-type: none"> • Housing Master Plan Complete <ul style="list-style-type: none"> • Housing Development Office Established 	Current <ul style="list-style-type: none"> • Incentive Program Pilot 	Current <ul style="list-style-type: none"> • Develop New Private Stock Strategy 	Current <ul style="list-style-type: none"> • Human Trafficking Pilot program

Brampton Youth Shelter Services and Operations

- Available to any youth in crisis and needing shelter.
- Private and shared rooms, common indoor and outdoor amenity space and professional offices.
- 24 / 7 on-site staffing.
- Assistance with family reunification, housing, education, employment, mental health supports, etc.
- Residents Code of Conduct and Good Neighbour Policy.

Examples of Recent Shelter Developments



Eva's Place Toronto



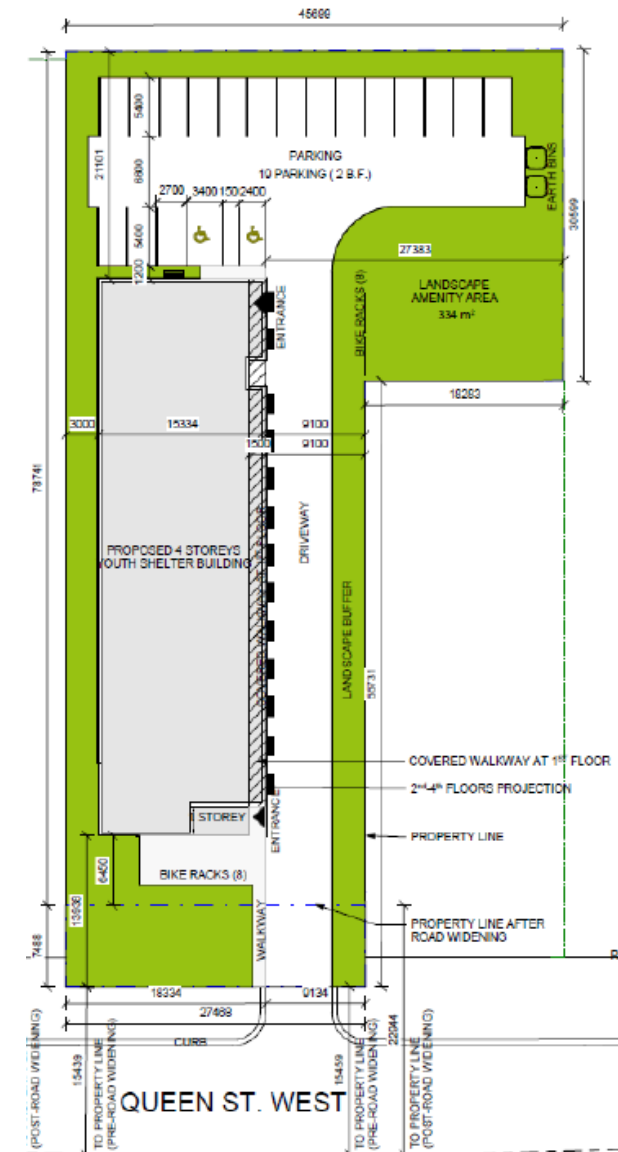
Youth Services Bureau of Ottawa



Belinda's Place Newmarket

Proposed Shelter Site: 1358 Queen St. W.

- 0.27-hectares (0.68 acres) vacant site owned by Peel Region:
 - Contains trees and vegetation at the rear and edges of site, but many trees are dead or sick and much of the ground cover is weeds.
- Within an evolving urban area containing existing and proposed low, medium and high-density developments.
- Proposed Youth Shelter:
 - 3,000 m² building;
 - 4-storeys;
 - 80 beds;
 - 19 parking spaces and secure bicycle parking;
 - Outdoor amenity area and landscaping.



Site Selection Process

- Over 25 sites in Peel Region were considered for the new youth shelter.
- 1358 Queen Street West was determined to be the preferred site given:
 - Site attributes;
 - Well-served by transit and bike paths;
 - Range of services and amenities; and
 - Comparable built form and ongoing urban diversification.

Examples of Local Amenities and Attributes



Required Amendments

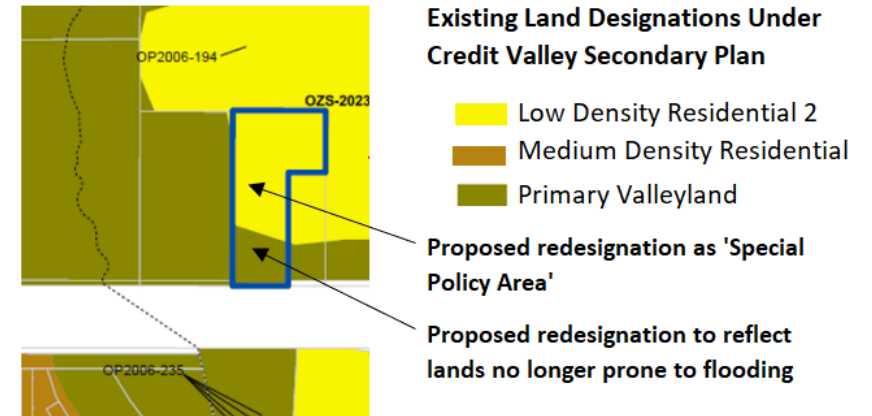
- The proposed amendments to the Official Plan and Secondary Plan recognize:

- Recent improvements to the Queen Street culverts have removed flood risk, with the Credit Valley Conservation Authority confirming:

- The 'Open Space' and 'Primary Valleyland designation' on the site is no longer required, and that the lands are suitable for development; and
- There are no significant woodlots on the site.

- The City's policy objectives to facilitate the non-market housing, including youth shelters, and the evolving density and built form character along Queen Street West.

- The proposed Zoning By-law amendment will establish parameters for the massing of the building, which is appropriate for the site and surrounding context.
- The design of the building will occur at a future stage, as part of the Site Plan Approval process.



Preliminary Conceptual Massing



Thank You

Questions or Comments ?