

# WHITCHURCH-STOUFFVILLE AFFORDABLE HOUSING DEVELOPMENT

5676 Main Street, Whitchurch-Stouffville

CLC Meeting #2

February 26, 2020



# MEETING AGENDA

Welcome and Introductions

Background Presentation

Q&A Sheet

Project Status

Discussion

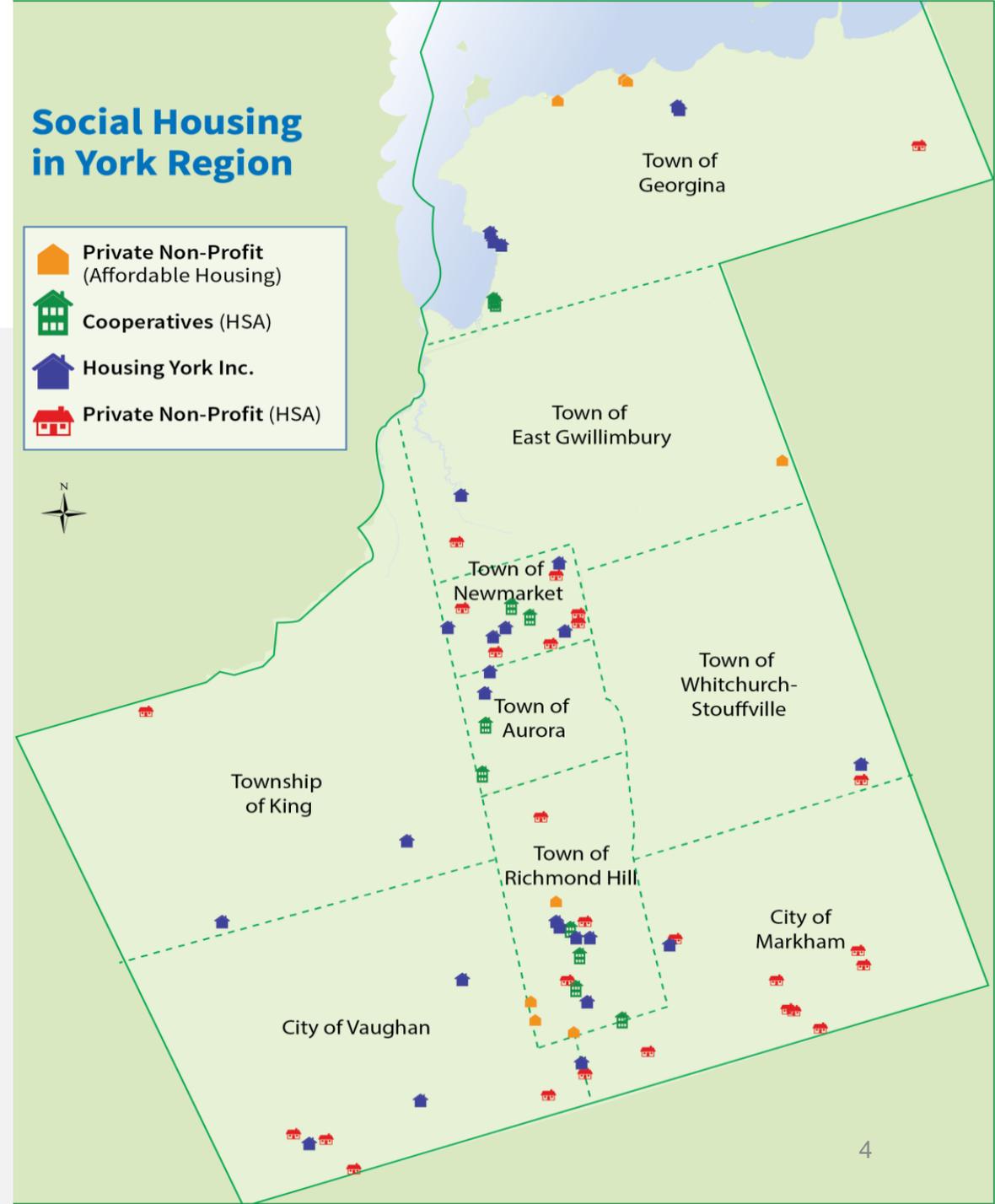
Next Meeting Date

Adjourn

# BACKGROUND

# AFFORDABLE HOUSING IN YORK REGION

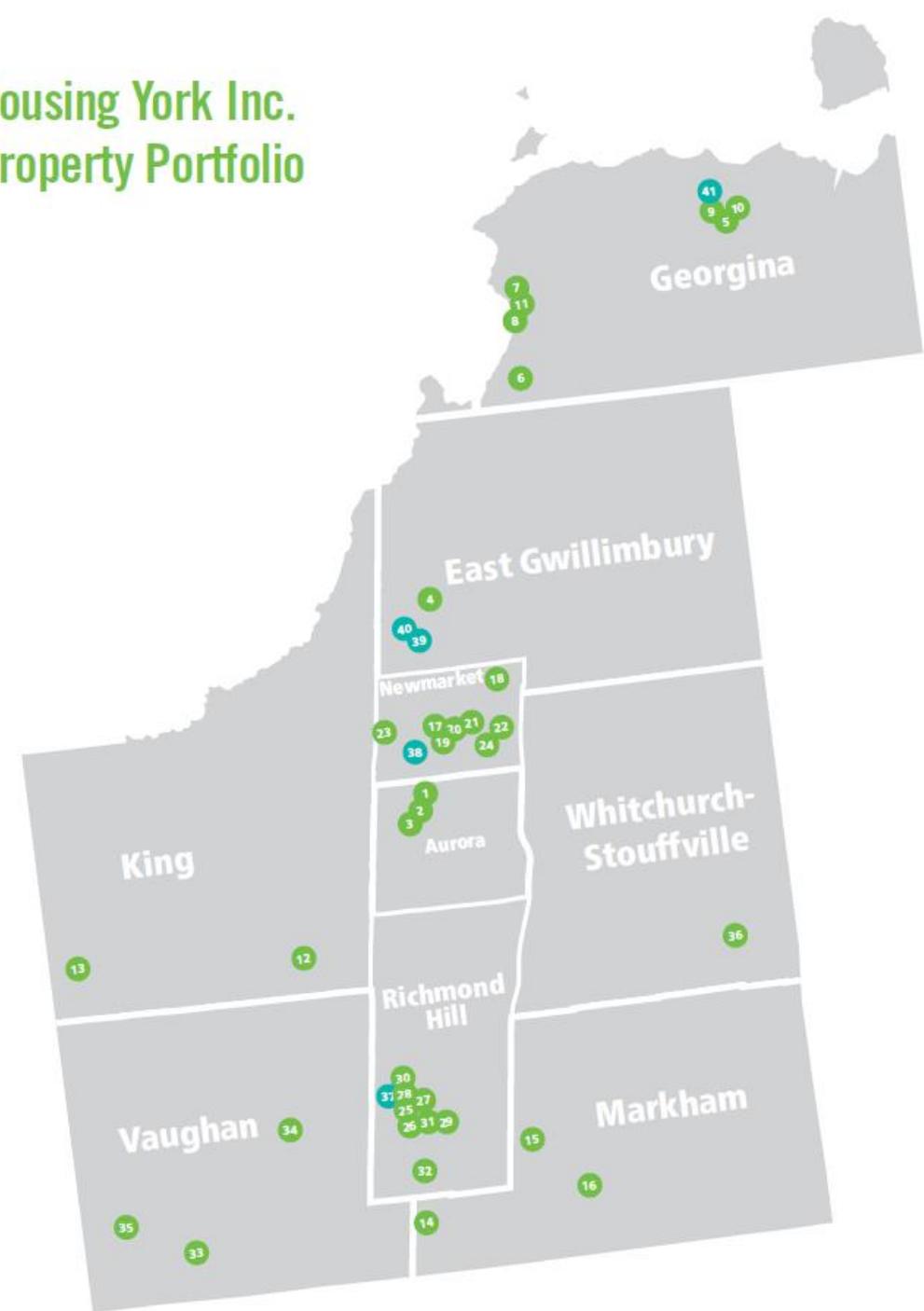
- York Region is the Service Manager responsible for:
  - Over 85 properties with 45 community housing providers throughout the Region
  - More than 6,700 rental households
  - Partnering with non-profit housing providers and private landlords



# HOUSING YORK INC. - WHO WE ARE

- Housing York Inc. (HYI) is York Region's Housing Company:
  - 37 Properties, approximately 2,600 units
  - 7th largest non-profit housing provider in Ontario
  - Home to more than 4,000 residents
  - Over 60% of our tenants are seniors
  - Operates on a mixed market rent model

## Housing York Inc. Property Portfolio



# AFFORDABLE HOUSING - WHITCHURCH-STOUFFVILLE

- Parkview Village (Non-Profit Provider)
- Elmwood Gardens (Housing York Inc.)
- Whitchurch-Stouffville identified as priority municipality for additional investment in affordable housing
- 3,247 households on the affordable housing wait list have identified Whitchurch-Stouffville as a desired location
- Over 40% of Whitchurch-Stouffville renters spend more than 30% of their income on housing (2016 Census)



# HOUSING YORK INC. - OUR HOMES

- York Region's affordable housing model focuses on healthy communities through:
  - Good design
  - Appropriate scale
  - Mixed income
  - Proactive management



# HOUSING YORK INC. - OUR HOMES



Dunlop Pines, Richmond Hill



Tom Taylor Place, Newmarket



Mackenzie Green, Richmond Hill



Trinity Square, Markham



Blue Willow Terrace, Vaughan



Hadley Grange, Aurora



Mapleglen Residences, Vaughan



Lakeside Residence, Georgina

# HOUSING YORK INC. - OUR HOMES



# 5676 MAIN STREET, WHITCHURCH-STOUFFVILLE

- 3.7 acres of land to the east of the Metro grocery store on Main Street
- Official Plan/Secondary Plan permits higher density residential including apartment buildings
- Zoned as: Commercial Residential Mixed - Western Approach (CM2), which permits apartment buildings up to 6 storeys in height
- 5676 Main Street proposal is for a 6 storey apartment building containing approximately 100 units and small scale non-residential uses



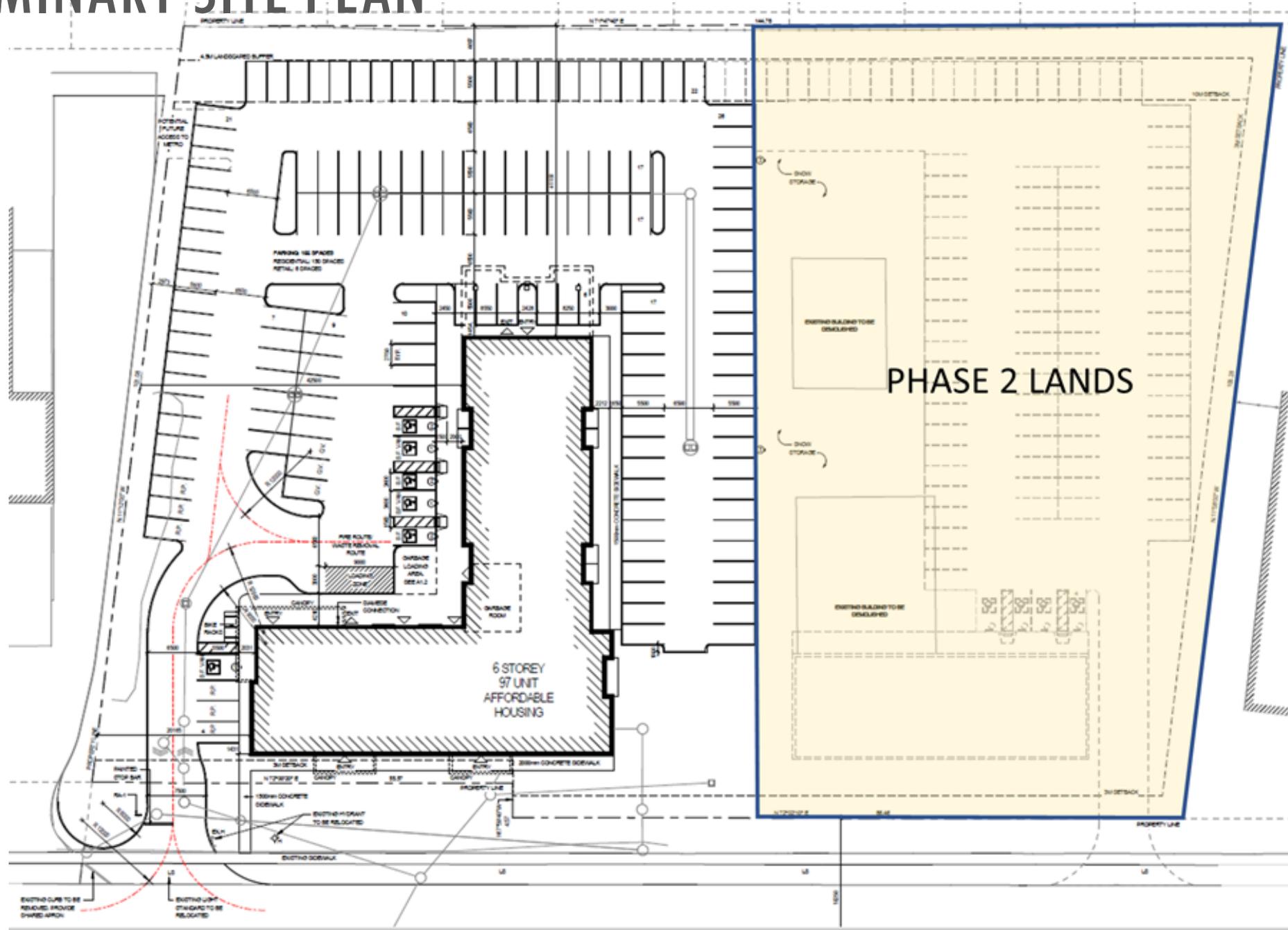
# WHAT'S HAPPENED SO FAR

- July 2019
  - Presentation to Whitchurch-Stouffville Council #1
- September 2019
  - Public Information Centre #1
- December 2019
  - Complete Site Plan Application submitted to Town Planning
  - First Community Liaison Committee meeting held
- February 2020
  - Second Community Liaison Committee meeting held
  - Technical comments on site plan application received from Town Planning
  - Presentation to York Regional Accessibility Advisory Committee
- March 2020
  - Presentation to Whitchurch-Stouffville Council #2



# 5676 MAIN STREET DEVELOPMENT STATUS

# PRELIMINARY SITE PLAN





**South Elevation – View from Main Street East**



**South Elevation – View from Main Street West**



**North Elevation – View from Rupert Street West backyards**

# WHAT WILL THE NEW BUILDING INCLUDE?

Rental housing for seniors, families, young couples and those living alone

- 97 rental apartments
  - 63 – one bedroom units (484-699 s.f.)
  - 27 – two bedroom units (645-839 s.f.)
  - 7 – three bedroom units (936-958 s.f.)
- Indoor amenity space (1,527 s.f.)
- Rooftop amenity space (2,400 s.f.)
- Ground floor commercial space (1,985 s.f.)
- LEED Gold Standard



# WHAT WE HEARD FROM COMMUNITY ENGAGEMENT

- Maintain as many trees as possible
- Concerns over traffic generation and parking
- 100 units is too much density
- Provide privacy fencing
- Include universal design features
- Include balconies for each unit
- Ensure the site is safe and welcoming for children
- Include studio/bachelor units
- I want to rent a unit



# QUESTIONS & ANSWERS

## QUESTIONS AND ANSWERS

### Future Market and Affordable Rental Apartments 5676 Main Street, Stouffville

Last updated: February 25, 2020

#### DEVELOPMENT INFORMATION

- 1. What is The Regional Municipality of York (The Region) building at 5676 Main Street?**  
The Region is building a six-storey apartment building with approximately 100 units. The building will contain a mix of one, two and three-bedroom rental apartments for families, seniors and individuals and will be owned and operated by Housing York Inc.  
  
This building is the first development on the property; there may be additional development on the property in the future.
- 2. Who is Housing York Inc. (HYI)?**  
HYI is York Region's housing corporation. HYI owns and operates nearly 2,800 units across York Region, providing homes for more than 4,000 residents. To learn more, visit [york.ca/hyi](http://york.ca/hyi)
- 3. When will the building be constructed?**  
It is anticipated that construction will begin in 2020 and end in late 2022.
- 4. What types of town approvals are needed for this development?**  
The Town of Whitchurch-Stouffville's Official Plan and zoning by-law permit the development of an apartment building on the site and an application for Site Plan Control is required. This application was submitted to the Town of Whitchurch-Stouffville in December 2019.
- 5. Has the community had a chance to comment on this development?**  
The Region hosted a Public Information Centre (PIC) in September 2019 to introduce the project to the community and seek feedback.

A Community Liaison Committee (CLC) made up of neighbours, community members and local business representatives has been formed and meets quarterly to discuss the project.

HOUSING SERVICES  
1-877-464-9675  
TTY 1-866-512-6228  
[york.ca/housing](http://york.ca/housing)

York Region

  
York Region

# PROJECT STATUS & DISCUSSION

# PROJECT STATUS & DISCUSSION

- The technical review comments received from the Town and commenting agencies included the following:
  - Enhance the site entrance and building entrance
  - Use heritage colours at base and coordinating colours above
  - Enhance the landscaping using native species and coniferous trees
  - Connect internal pedestrian walkways to the municipal sidewalk
  - Relocate water service and other proposed servicing infrastructure
  - Provide additional stormwater and groundwater information
  - Provide additional sound level information
  - Include bicycle parking space details
  - Update traffic modelling to include future full median on Main Street

# NEXT STEPS

## Spring 2020

- Revisions to site plan submitted to Town Planning
- Public Information Centre #2

## Summer/Fall 2020

- Demolition of existing buildings
- Anticipated Site Plan Approval
- Presentation to Whitchurch-Stouffville Council #3
- Public Information Centre #3

## Winter/Spring 2021

- Construction of building commences; anticipate completion in 2022



**NEXT MEETING DATE**

**ADJOURN**

