

FUTURE COMMUNITY HOUSING IN THE CITY OF MARKHAM'S BOX GROVE NEIGHBOURHOOD

SUMMARY OF WHAT WE'VE HEARD SO FAR

Last updated: September 2022

York Region is planning a future community housing development at the corner of 14th Avenue and Donald Cousens Parkway in the City of Markham.

The Region remains committed to keeping community members informed and engaged throughout the planning, design and construction phases. Thank you to all community members who have inquired or provided input on this project to date.

This summary reflects key discussion points from previous meetings and is not intended to be a verbatim transcript. It will be updated regularly as input is gathered.

PROPOSED DEVELOPMENT AND AFFORDABLE HOUSING

A wide range of feedback has been shared on the proposed development and inclusion of affordable housing. Discussion points included:

- York Region is in a housing affordability crisis and affordable housing is needed to ensure our communities remain welcoming, vibrant places for people to live
- Building affordable housing takes a lot of time and planning, and despite widespread recognition of need, relatively little affordable housing has been built in Markham over the past 30 years
- Concern that younger people, in particular community members' children, may not be able to afford to live in Markham in the near future
- The term "purpose-built rental" be used instead of "affordable" or "community" housing due to associated stigma

Some respondents also shared comments about the proposed height, density and built form. Feedback received indicated the building height may be too tall due to the following concerns:

- Shadow and wind impacts, and loss of privacy for those living in the surrounding neighbourhood

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- Distance between the development and existing dwellings not being large enough
- Overcrowding and increased congestion
- Increased demand on community services, traffic and the transit system, which are not equipped to deal with increased density

PROJECT LOCATION AND NEARBY AMMENITIES

Some respondents indicated that they were opposed to the proposed development and shared the following concerns:

- Potential to negatively impact property values in the surrounding neighbourhoods through the introduction of affordable housing
- Concern that the existing amenities in the Box Grove community may not support future residents
- Concern over introducing future residents of the building into the existing community, making the neighbourhood less safe

CONCERN FOR THE EXISTING TRANSPORTATION SYSTEM

A range of comments and advice was shared regarding traffic, parking, and biking and pedestrian routes. These comments include:

- Support for less parking to be available to allow for more affordable housing
- Concern over potential for increased traffic
- Concern over the lack of pedestrian connections on 14th Avenue areas west of the site where there are no sidewalks, and the road shoulders are narrow
- Suggestion to introduce a right-in, right-out entrance onto Donald Cousens Parkway
- Suggestion to relocate the proposed driveway on Vettese Court further north closer to 14th Avenue

PROJECT STATUS

The Region is currently looking at opportunities to improve the proposal and continuing to work with the Box Grove community and City of Markham. For more information, answers to frequently asked questions and to get involved, visit york.ca/BoxGroveHYI

If you have questions or would like to learn more about this future community housing development, please contact the Community Liaison:

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