

Box Grove Community Housing Development

Statutory Public Meeting
June 7, 2022



Luzon Ave
Copper Creek Dr
Wickson St
Collingham Pl
Private Rd
Floyd Ford Way

Boswell Rd
Ada Gdns
Lundy Dr
Forestbrooke Dr
Malborough Rd
Rosal Ave
Smoothwater Terr
Hawweed Manor
Hislop Dr

Blue Mead
Oakborough Dr

SITE

Pagnello Crt
Ninth Line

Box Grove By-Pass

14th Ave

Donald Cousens Pky

Berridge Rd



Process Overview

Tonight's Presentation

- The purpose of our presentation is to:
 - Give a snapshot of the planning process
 - Introduce Housing York Inc. (HYI);
 - Explain the proposed Official Plan and Zoning By-law amendments;
 - Describe the proposed development; and
 - Provide information and answer questions related to planning matters

Process Overview

York Region has submitted an application for an Official Plan and Zoning By-law Amendment. This meeting is part of that application process.



 **We are here!**

- The application was deemed complete by the City of Markham on March 10, 2022.
- Public meetings and input are an important part of the development application process.
- This is a key time in the process where we're able to gather input from the local community.
- **Your input will help us to revise/improve elements of the proposed development.**

Housing York Inc. (HYI)

The need for an affordable housing site

- **There is a housing affordability crisis in York Region**
In January 2021, York Regional Council passed a resolution declaring a housing affordability crisis
- **York Region's wait list continues to grow**
Over 15,000 households are on the subsidized housing centralized wait list, with wait times ranging from seven to 10 years
- **Housing affordability is key for growth**
A lack of affordable and rental housing supply is contributing to the Region's population and housing growth shortfall
- **Over 60 Region-owned sites were reviewed**
The site at the corner of 14th Avenue and Donald Cousens Parkway has sufficient space to support housing, is close to amenities and serviced by transit

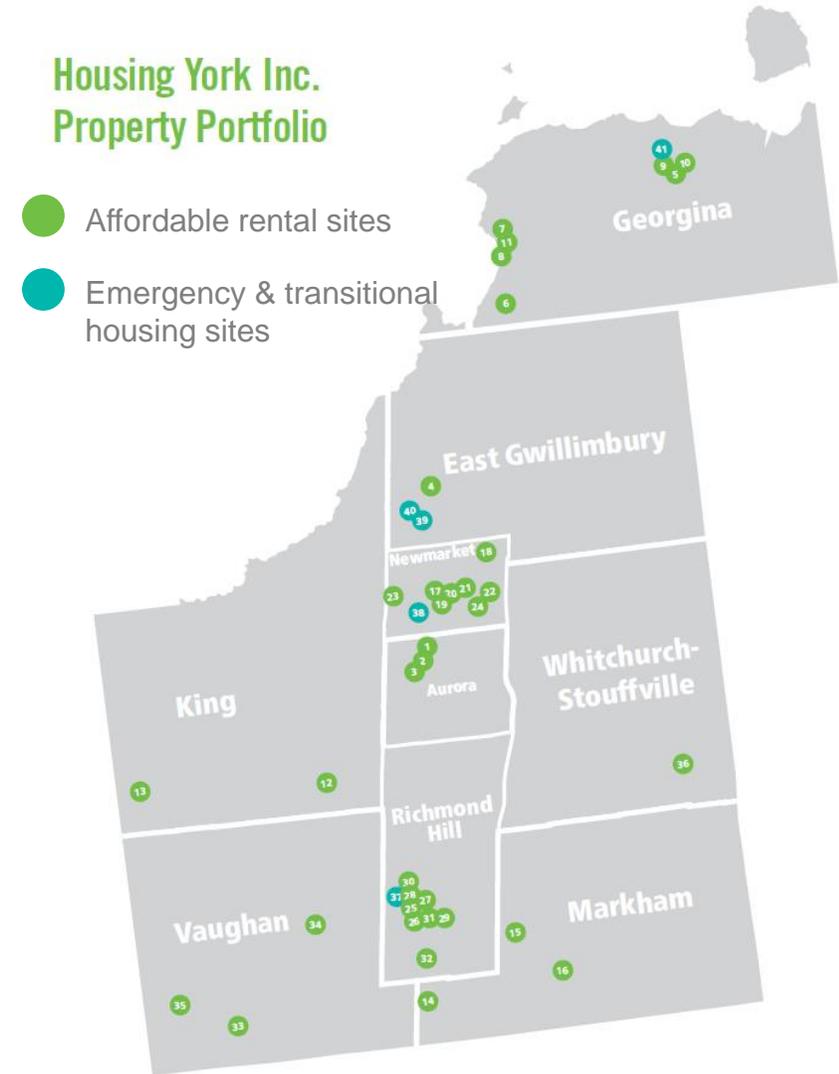


Housing Solutions: A place for everyone
[York Region's 10-year Housing and Homelessness Plan](#)

Housing York Inc. (HYI)

What is Housing York Inc.?

- Housing York Inc. (HYI) is York Region's Housing Company
- HYI provides well-maintained, affordable housing options, from mixed-income rental apartment buildings to emergency and transitional housing sites
- HYI owns and manages 37 housing locations and supports approximately 2,700 units
- HYI is committed to working with our neighbours to keep you updated on planned projects in your community



Housing York Inc. (HYI)

Your neighbours across York Region and Markham



Richmond Hill Hub,
Richmond Hill



Woodbridge Lane,
Vaughan



Unionville Commons,
Markham

Housing York Inc. (HYI)

Our Homes

Supporting healthy communities through:

Good design • Appropriate scale • Mixed income development • Proactive management • Sustainability



Community Engagement and Consultation

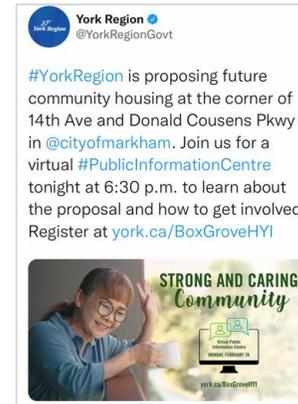
Goal: To engage and involve community members and build awareness through ongoing communication and engagement efforts

Share project information through new and existing communication channels

- Social media, project website and email address (housingdevelopment@york.ca), mailings to neighbours

Build ongoing engagement and community outreach opportunities

- Project Community Liaison, Community Liaison Committee, virtual information meetings



Social Media



Project Website



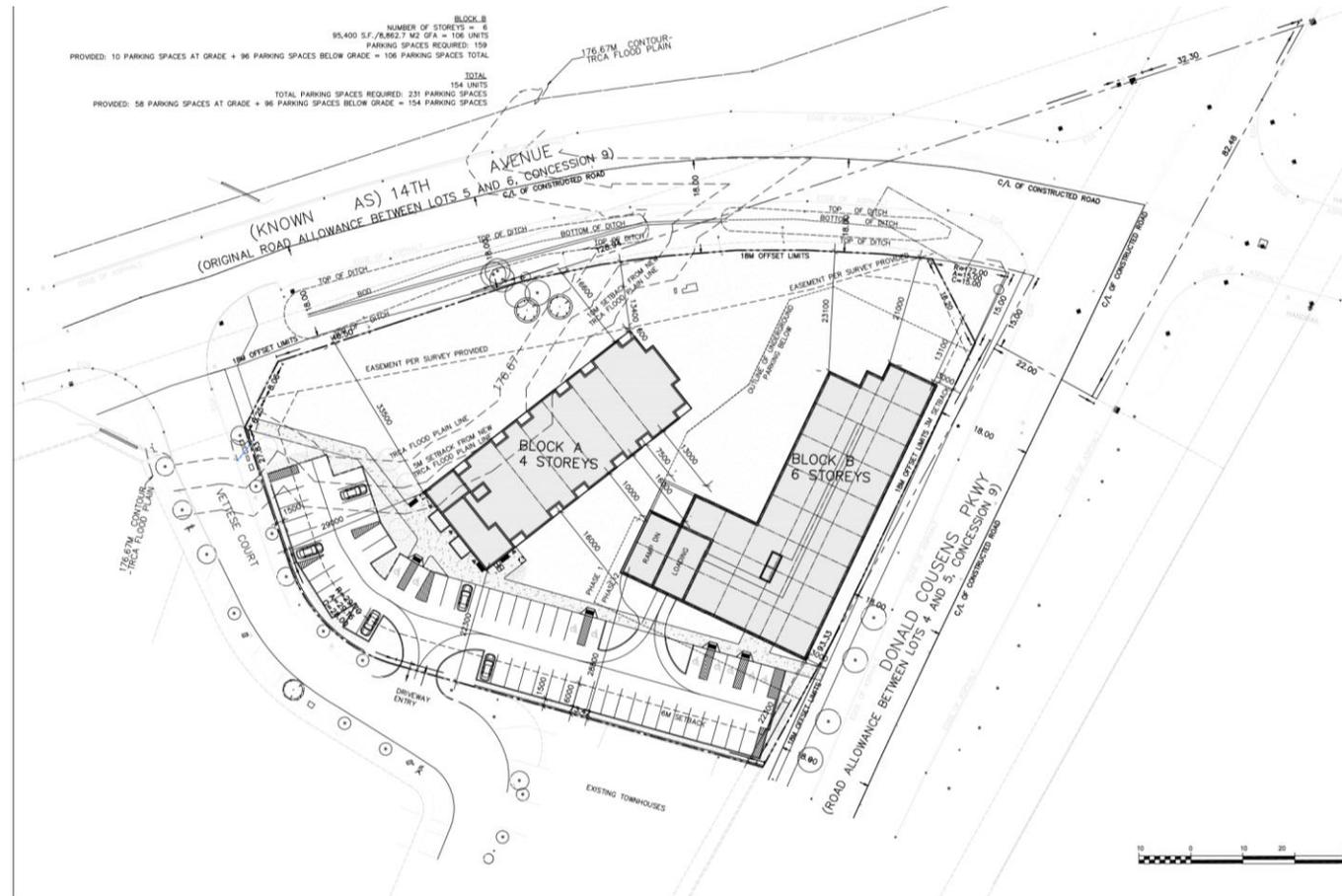
Neighbour Mail-outs

Visit york.ca/BoxGroveHYI for the latest updates

What is being proposed

The Proposed Development is for a two-phase mid-rise affordable rental housing development with 154 units

- The proposal includes a two-phase mid-rise affordable rental housing development with 154 units to be owned and operated by Housing York Inc. (“HYI”) the Region’s housing corporation.
- The Proposal would involve two phases:
 - Phase 1 (Block A) accounting for 4 storeys with 48 units and a GFA of 4,013.3m²
 - Phase 2 (Block B) accounting for 6 storeys with 106 units and a GFA of 8,862.7m²
- Phase 1 construction is subject to securing federal and provincial funding, with the earliest construction starting in the next 1 – 2 years.
- Phase 2 would also be subject to securing funding and future site plan approval. It is anticipated to be developed in the medium to long term.



Planning policy direction supports housing diversity and intensification

Policy direction of the Province, Region and the City influences where new development is proposed. These documents play a large role in creating places that can achieve Ontario, York Region and Markham's community-building objectives.

York Region's proposal supports the direction of these policies

- **The Province** directs for **making efficient use of vacant land** and providing a **range and mix of housing** including affordable housing
- **The Region** directs for **intensification within the Urban Area of Markham** (where the Box Grove community is located) and for the creation of a range of **housing** in the community including affordable housing.
- **The City** seeks to **increase the supply of affordable housing**, diversify Markham's housing stock and support intensification of lands that are walkable and transit supportive



A change is required to permit the development

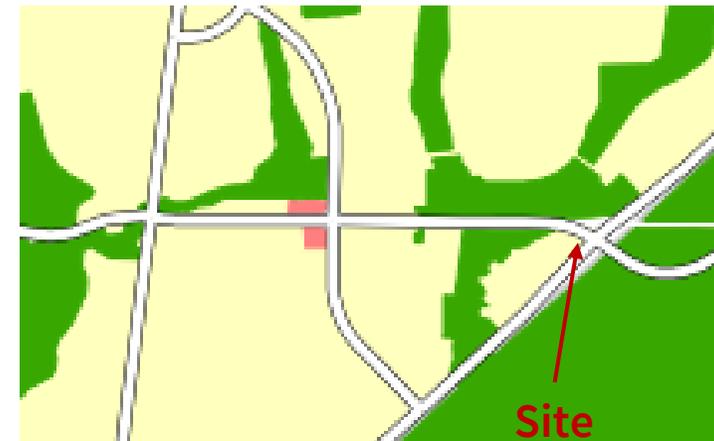
The Proposed Development requires requesting a change to the existing land use and zoning framework.

Existing Designation and Zoning

- Markham Official Plan, 2014 --Map 3 – Land Use: Residential Low Rise
- Zoning By-law 304-87-- Agricultural One Zone (A1)

The requested change is to Residential Mid Rise land use and an R4 designation

These changes would enable the development of the proposed four and six storey buildings and the associated dwelling units.



MAP 3 - LAND USE

as modified and approved by York Region June 12/14
JUNE 2014



Site and Context

There are many elements that influence why this site is appropriate for the proposed development.

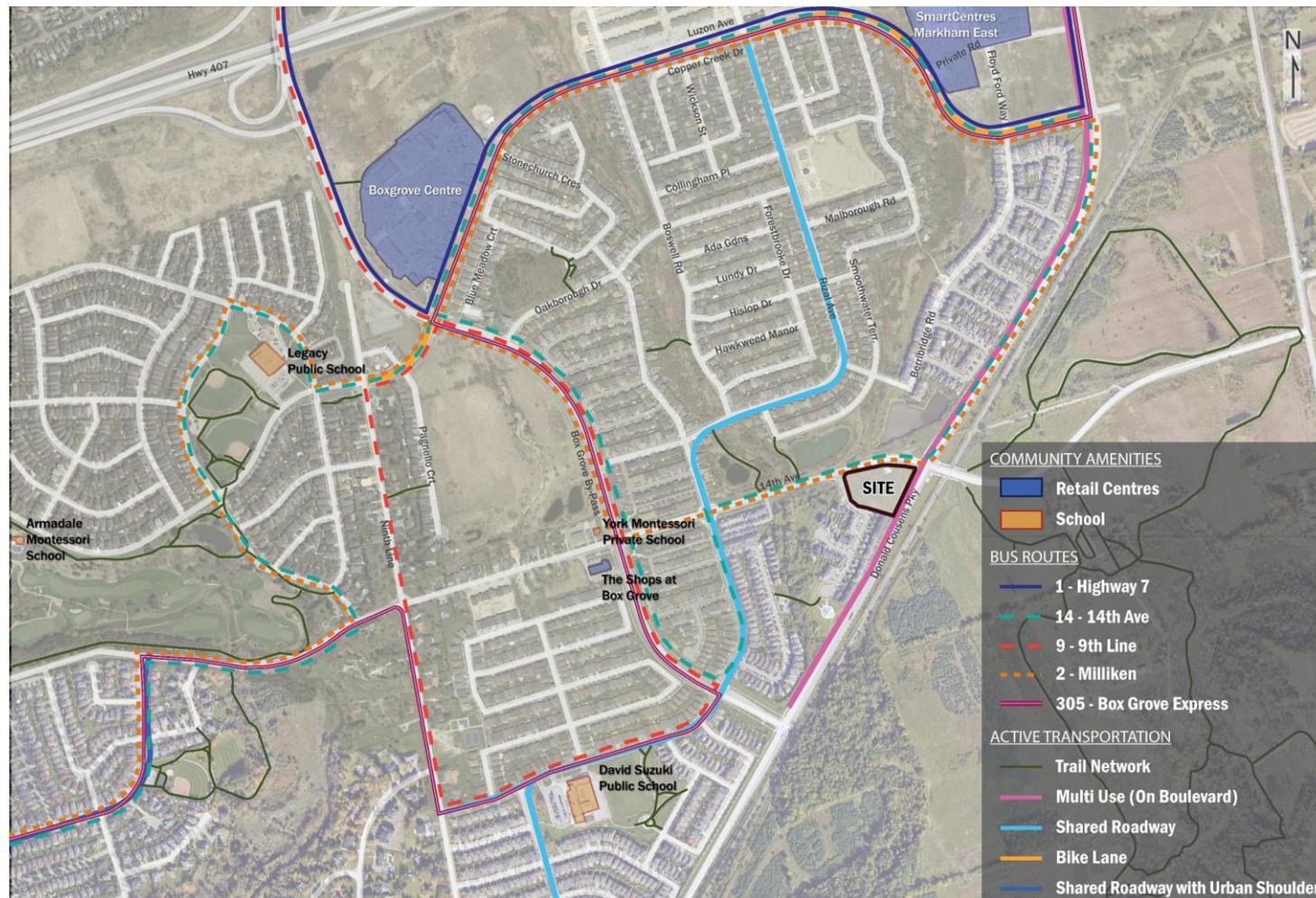
The site today is vacant, underutilized land owned by York Region.



7085 14th Avenue

Site and Surrounding Area

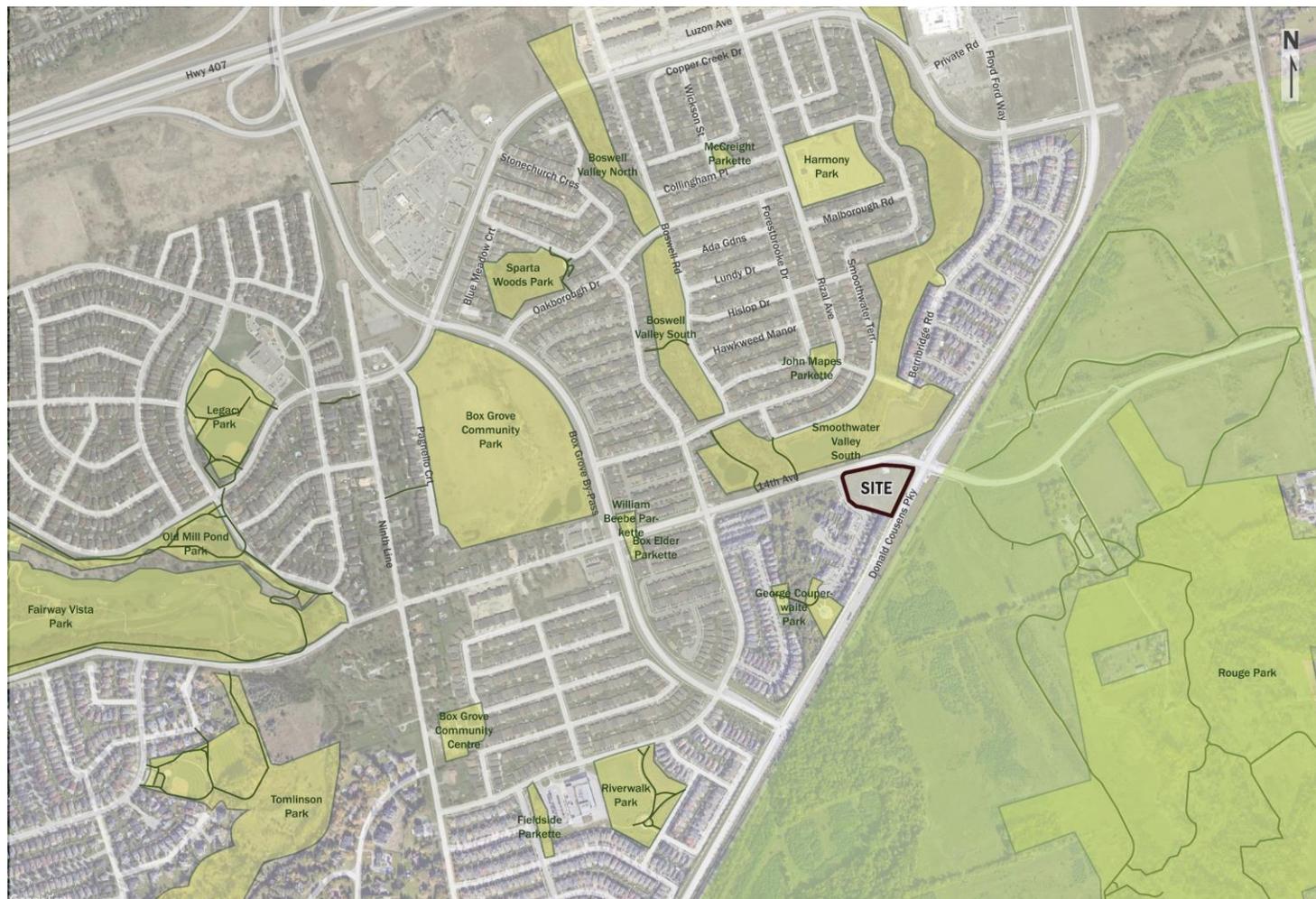
Existing active transportation routes and bus routes serve the site and provide connectivity to important destinations in the community



Active Transportation, Transit, and Community Amenities

Site and Surrounding Area

The site is well connected to parks and open space in the community, creating an ideal setting for residential development



Parks, Trails and Open Space

The Proposed Development



The Proposed Development

The proposed development is separated by 22.3 meters from the adjacent residences on Vettese Boulevard.

Existing Dwellings

Vettese Court

Surface Parking

Proposed Development (Phase 1)



Summary

The proposed development enables generous and appropriate setbacks and separation between the existing residential uses and the proposed development, and will help contribute to important city building goals, including:

- Reinforcing Markham, York Region and Provincial housing policy;
- Connecting housing to transit systems, community amenities and services;
- Optimizing the use of vacant land; and
- Will provide 48 units (Phase 1) of market and affordable housing to add to the City's housing mix and diversity