

WHITCHURCH-STOUFFVILLE AFFORDABLE HOUSING DEVELOPMENT

5676 Main Street, Whitchurch-Stouffville

CLC Meeting #4 - Project Update

Melissa McEnroe & Colin Simic

January 13th, 2021



PRESENTATION AGENDA

1 THE NEED FOR AFFORDABLE HOUSING

2 DEVELOPMENT STATUS UPDATE

3 'WHAT WE HEARD' & NEXT STEPS

4 QUESTIONS & DISCUSSION

1. THE NEED FOR AFFORDABLE HOUSING

THE NEED FOR AFFORDABLE HOUSING IN WHITCHURCH-STOUFFVILLE

Whitchurch-Stouffville is identified as priority municipality for additional investment in affordable housing because:

- / The community has only two (2) affordable rental apartment buildings;
- / York Region's affordable housing wait list displays approximately 3,247 households that have identified Whitchurch-Stouffville as a desired location to call home; and
- / Over 40% of renters in Town spend more than 30% of their income on housing (2016 Census)



Elmwood Gardens (Top) Parkview Village (Bottom),
Whitchurch-Stouffville

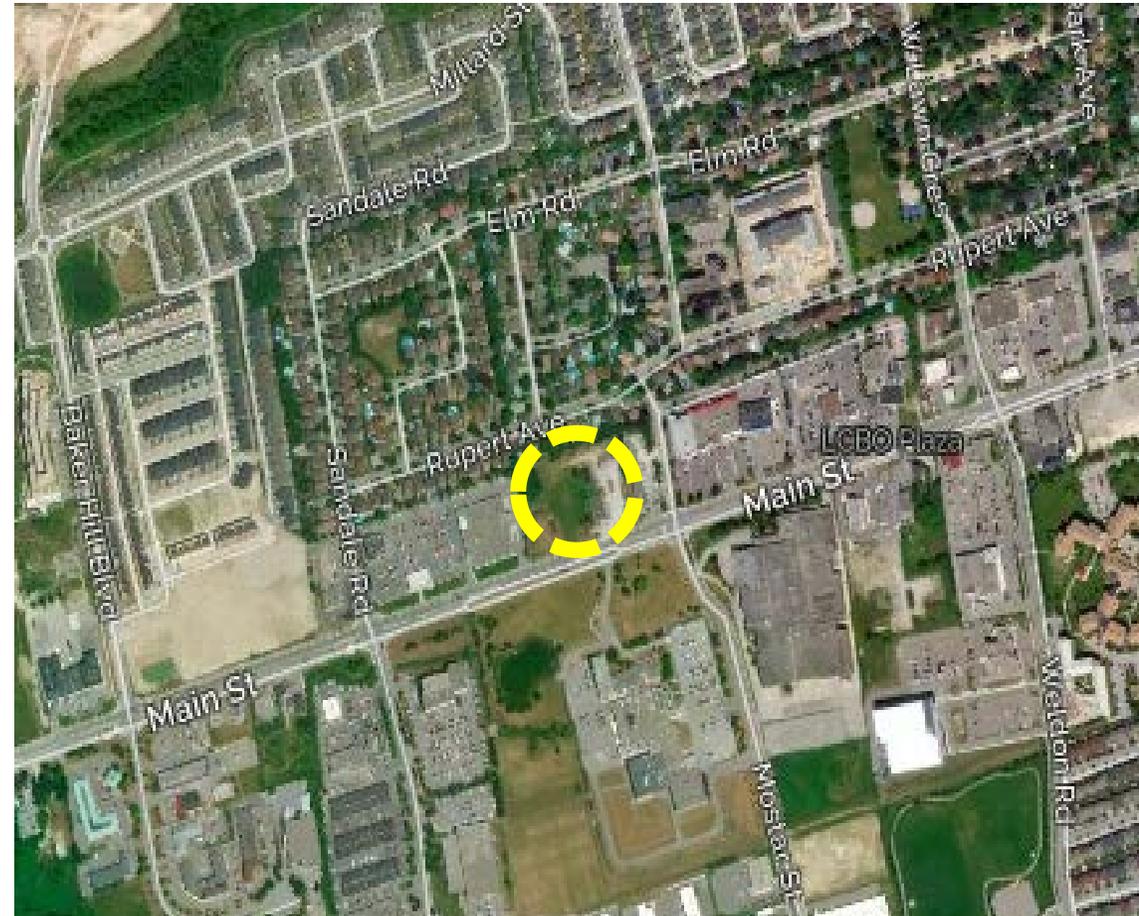
2. DEVELOPMENT STATUS UPDATE

THE DEVELOPMENT:

5676 MAIN STREET, WHITCHURCH-STOUFFVILLE

York Region and HYI have identified 5676 Main Street, approximately 3.7 acres of land east of the Metro Grocery Store on Main Street in the Town of Whitchurch-Stouffville, as the proposed location for a new 6 storey apartment building containing:

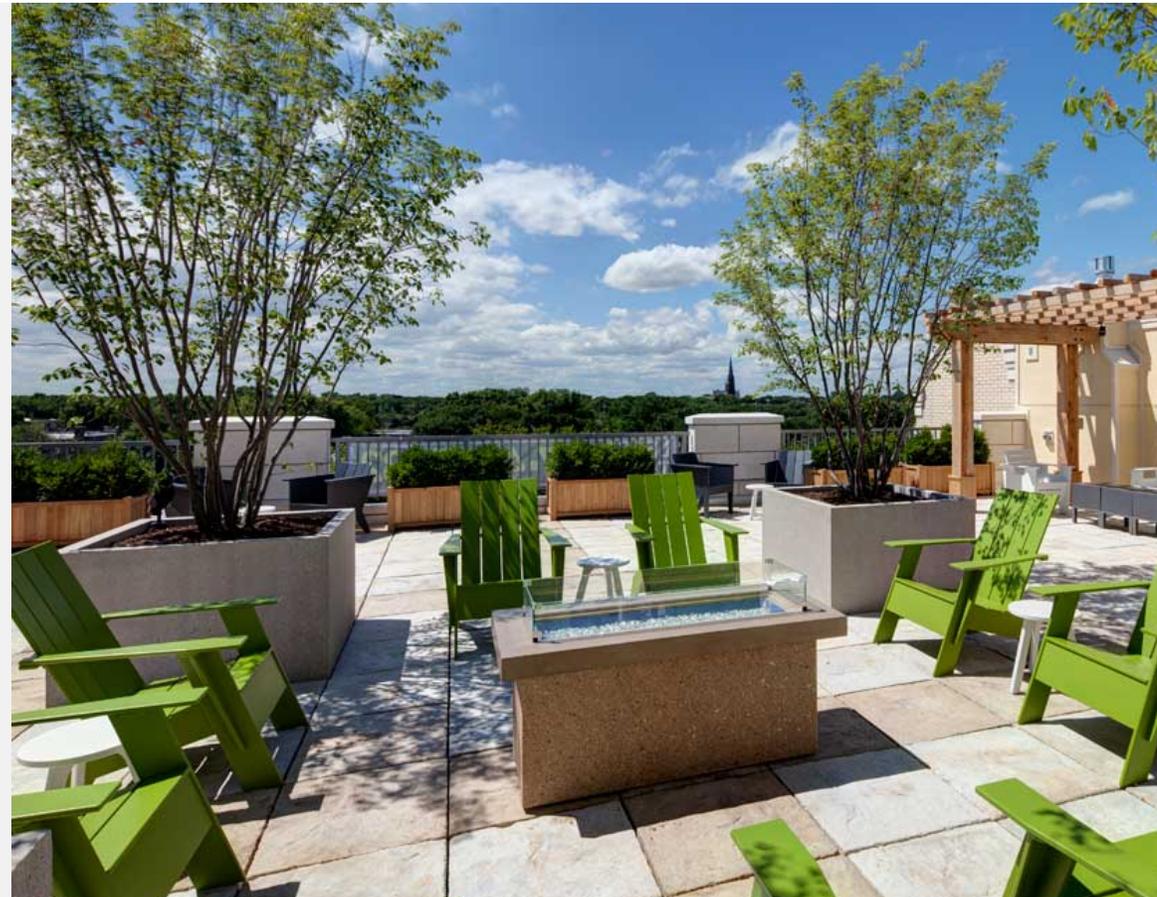
- / Approximately 97 residential units;
- / Non-residential ground floor space;
- / Indoor and outdoor amenity spaces; and
- / Surface parking.



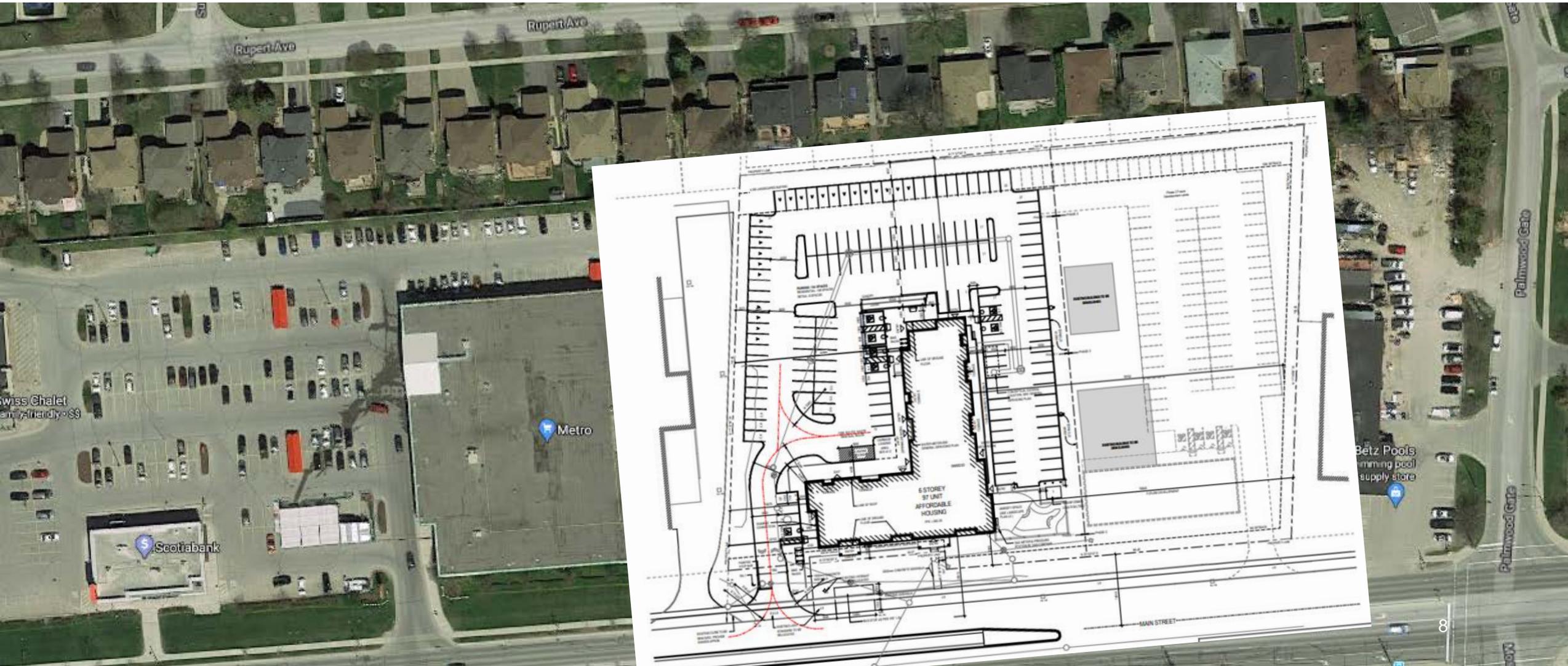
THE DEVELOPMENT:

5676 MAIN STREET — WHAT WILL THE NEW BUILDING INCLUDE?

- Rental housing for seniors, families, young couples and those living alone
- 97 rental apartments
 - 65 – one bedroom units (484-699 s.f.)
 - 26 – two bedroom units (645-839 s.f.)
 - 6 – three bedroom units (936-958 s.f.)
- Indoor amenity space (1,527 s.f.)
- Rooftop amenity space (2,200 s.f.)
- Ground floor commercial space (1,985 s.f.)
- LEED Gold Standard



THE DEVELOPMENT: 5676 MAIN STREET — AERIAL VIEW & PROPOSED PLAN



DEVELOPMENT STATUS UPDATE



2019



2020



July

- / Presentation (#1) to Whitchurch-Stouffville Council



September

- / Public Information Centre (PIC #1)



December

- / Site Plan Application (SPA) submitted to Town
- / Community Liaison Committee (CLC) Meeting #1



February

- / Technical comments on SPA #1 received from Town Planning
- / Presentation to York Region Accessibility Advisory Committee
- / CLC Meeting #2



March

- / Presentation (#2) to Whitchurch-Stouffville Council

June

- / SPA #1 revised and re-submitted (Submission #2)



July

- / CLC Meeting #3



DEVELOPMENT STATUS UPDATE



2020 continued

August

- / Technical comments on SPA #2 received from Town Staff

September - November

- / Demolition of existing buildings on property commenced
- / Online Public Information Centre (PIC #2)
- / SPA #2 revised and re-submitted with minor revisions (Submission #3)

December

- / Technical comments on SPA #3 received from Town Staff
- / Presentation (#3) to Whitchurch-Stouffville Council
- / SPA#3 revised and resubmitted with final revisions (Submission #4)



Engagement Overview

4



Community Liaison
Committee Meetings

2



Public Information
Centres

3



Presentations to
Whitchurch-Stouffville
Council

1



Presentations to
Advisory Committees

3. 'WHAT WE HEARD' & NEXT STEPS

WHAT WE HEARD: PUBLIC INFORMATION CENTRE #2 (ONLINE)

The screenshot shows the York Region website with a navigation menu at the top including 'About YORK REGION', 'HEALTH', 'TRANSPORTATION', 'ENVIRONMENT', 'Community SUPPORT', 'RECREATION', and 'BUSINESS'. A red alert banner at the top states: 'ALERT: York Region is now in Red-Control Zone. Information on our site continues to be updated. Please check back often.' Below this is a blue header for 'CAMPAIGNS & PROJECTS' with a search bar. The main content area features a sidebar on the left with links for 'APP CENTRE', 'CAMPAIGNS & PROJECTS', 'EVENTS', 'MEDIA INQUIRIES', 'MEDIA RELEASES', 'NEWS', 'E-NEWS', and 'PUBLIC NOTICES'. The main content includes a section for 'Future Market and Affordable Rental Apartments in the Town of Whitchurch-Stouffville' with a video player titled 'WHITCHURCH-STOUFFVILLE Housing York Inc. Development'. A 'Public Information Centre' section follows, thanking residents for attending the first P.I.C. on September 17, 2019, and watching a digital P.I.C. The video player shows an aerial view of the development site with a play button and the title 'WHITCHURCH-STOUFFVILLE Housing York Inc. Development'. Below the video, it says 'Check back often for more information on this project. You can also share your thoughts or clarify any information with a Project Team Member by phone or email.'



Between October and November 2020, residents were asked to participate in our 2nd Public Information Centre (online) by visiting the Region's project website (york.ca/stouffvillehyi) to view a short video of our design progress to-date.



Residents were also asked to participate in our brief ten (10) question online survey.

WHAT WE HEARD: PUBLIC INFORMATION CENTRE #2 (ONLINE)



WHITCHURCH-STOUFFVILLE Housing York Inc. Development



'WHAT WE HEARD': PUBLIC INFORMATION CENTRE #2 (ONLINE) SURVEY RESULTS



290

Total survey respondents

25-44

Majority age of respondents (49%)

95%

Respondents living in York Region

95%

Respondents living in Whitchurch-Stouffville

44%

Respondents living within 5 minutes from 5676 Main Street

‘WHAT WE HEARD’: PUBLIC INFORMATION CENTRE #2 (ONLINE) SURVEY RESULTS

What majority of respondents liked about the property/site:

- / *“Peaceful”*
- / *“Safe”*
- / *“Family-oriented”*
- / *“Nearby commercial amenities”*

What majority of respondents disliked about our site plan design:

- / Potential concerns of traffic/parking
- / Location/placement of building on site
- / Amount of green and open space
- / Aesthetic design of building

Majority of respondents (~75%) identified or approved the need for affordable rental units in the community.

NEXT STEPS



2021



2023

January - February

- / Anticipated Site Plan Agreement Approval
- / Demolition of Building on Site

May - June

- / Apply for building permit from Town

July - September

- / Construction of building commences and will carry through to 2023

*** CLC Meetings to be held quarterly through duration of project***

July - September

- / Building at substantial completion & occupancy permitted

THE PLANNING AND FINANCIAL IMPACTS OF COVID-19

Covid-19 has had an impact on anticipated planning and construction costs.

4. QUESTIONS & DISCUSSION

THANK YOU



EXTRA SLIDES

WHAT'S HAPPENED SO FAR?

WHAT WE HEARD FROM PIC #1

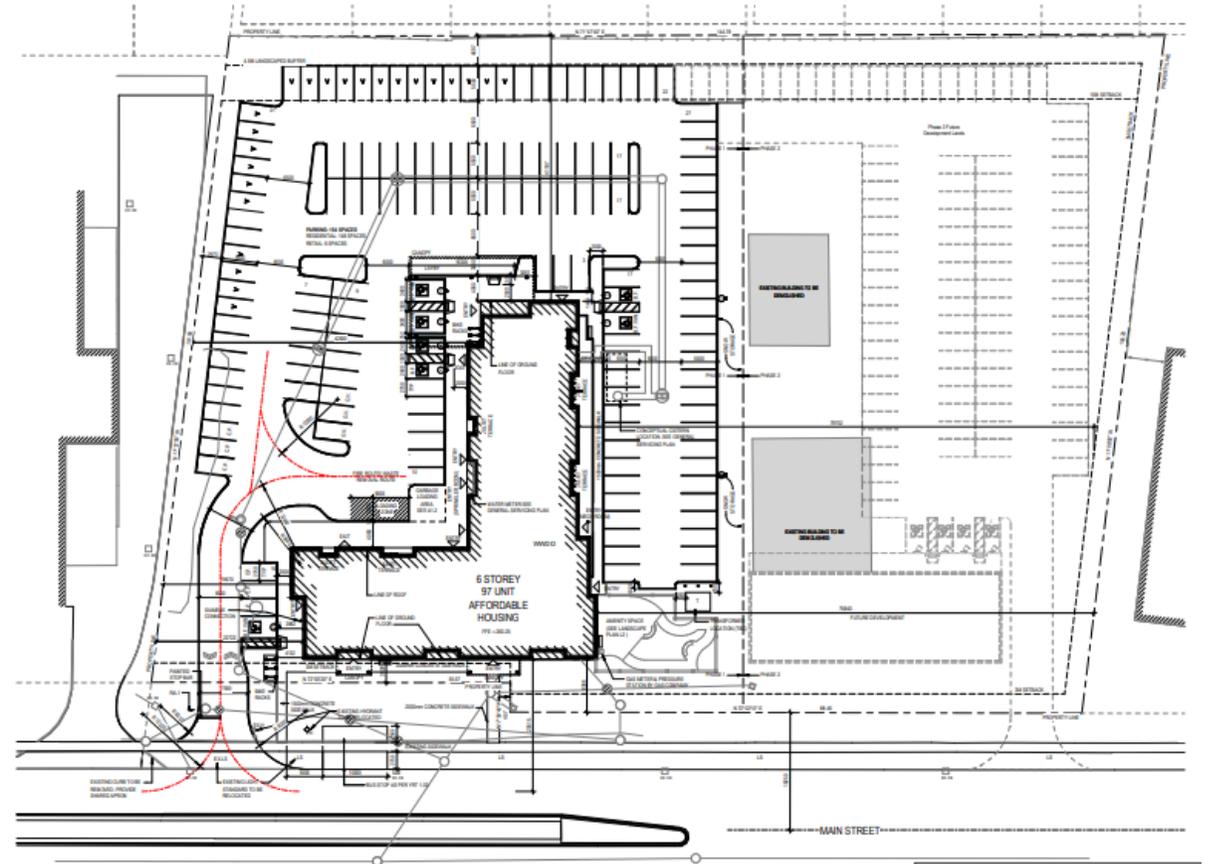
- *Maintain as many trees as possible*
- *Concerns over traffic generation and parking*
- *100 units is too much density*
- *Provide privacy fencing*
- *Include universal design features*
- *Include balconies for each unit*
- *Ensure the site is safe and welcoming for children*
- *Include studio/bachelor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



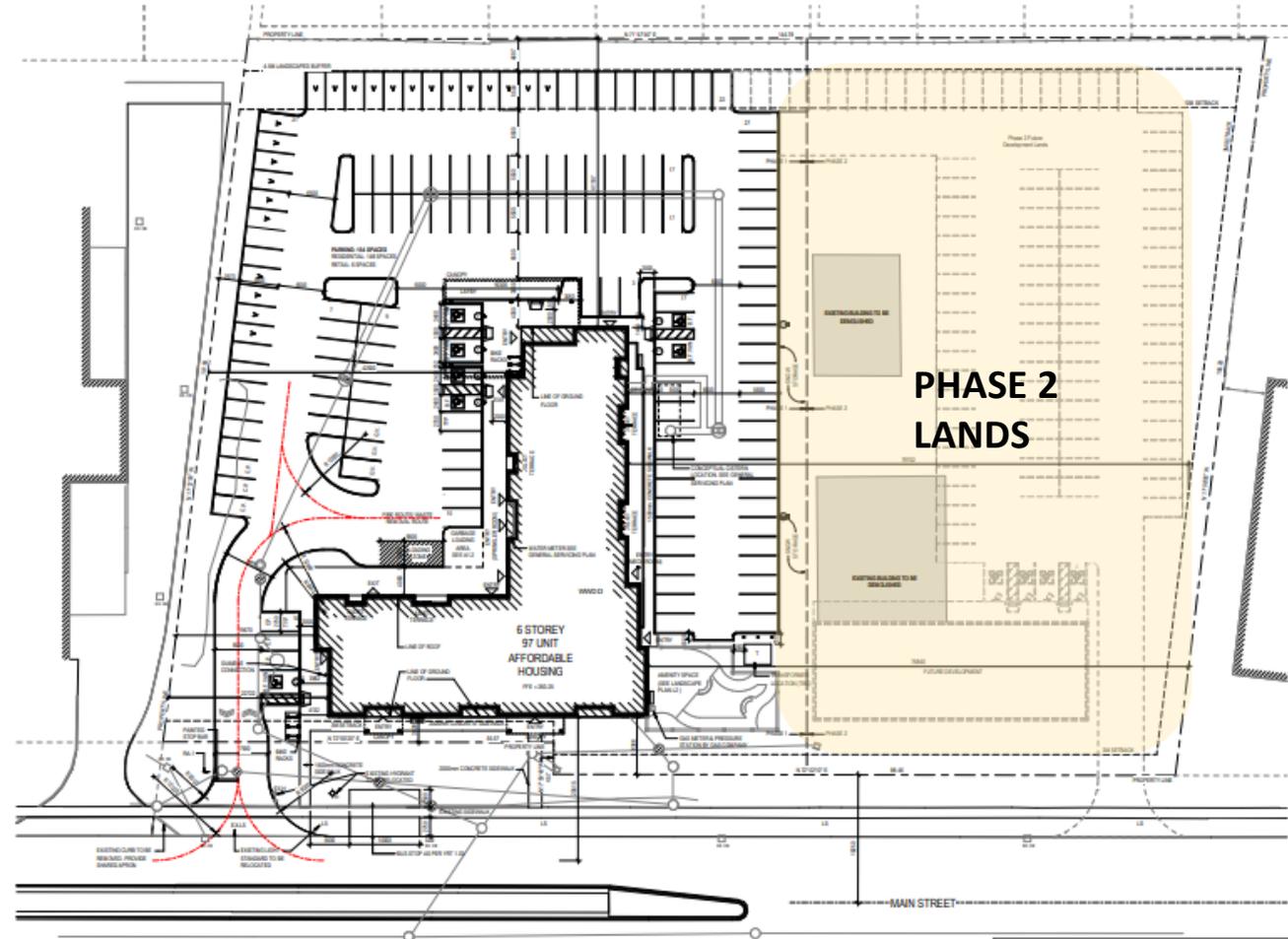
WHAT'S HAPPENED SO FAR?

WHAT WE HEARD FROM TOWN STAFF & AGENCIES

- 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



THE DEVELOPMENT: 5676 MAIN STREET — PROPOSED SITE PLAN



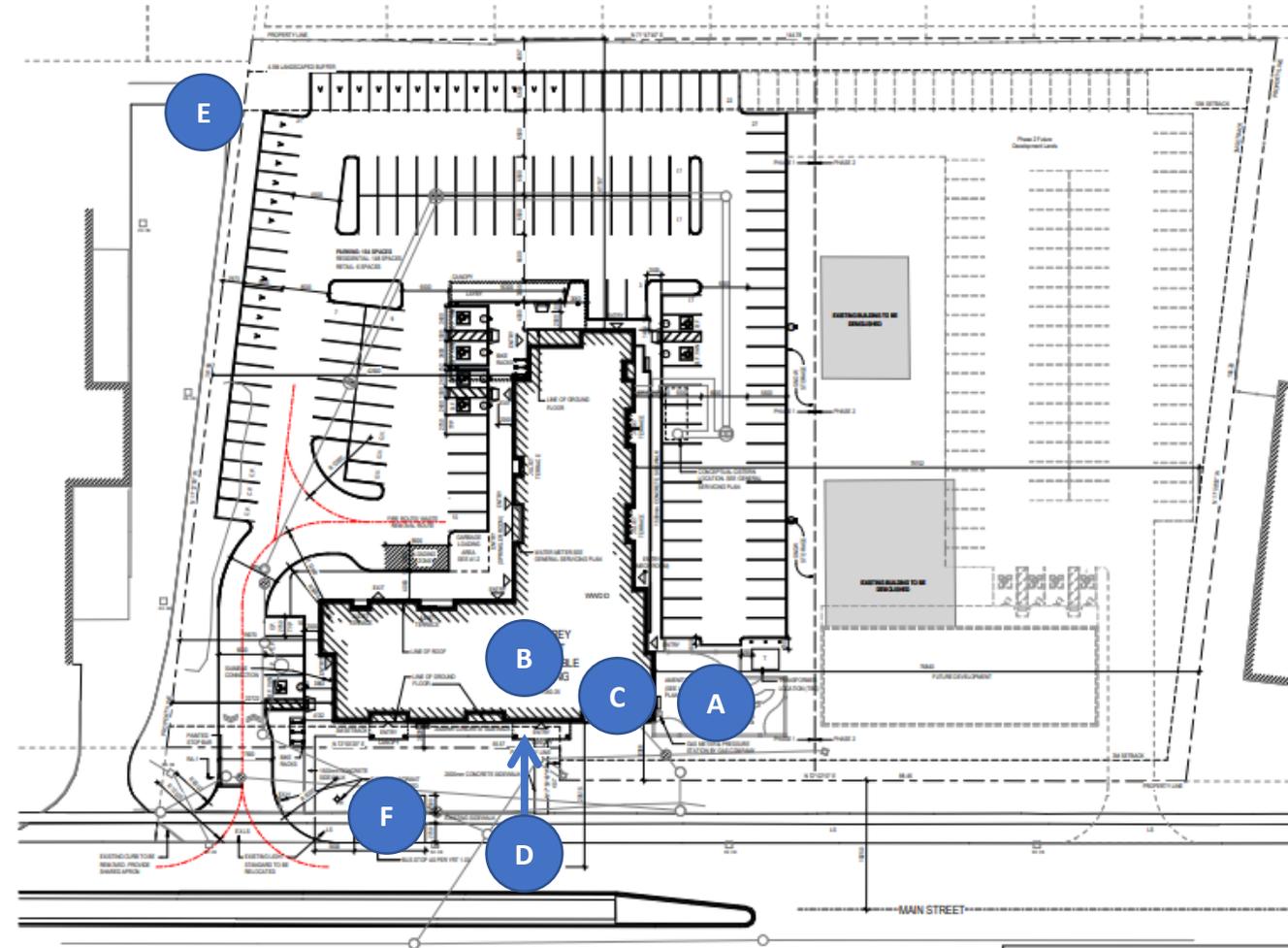
THE DEVELOPMENT: 5676 MAIN STREET — PROPOSED LANDSCAPE CONCEPT PLAN



THE DEVELOPMENT:

5676 MAIN STREET — RECENT CHANGES TO SITE PLAN

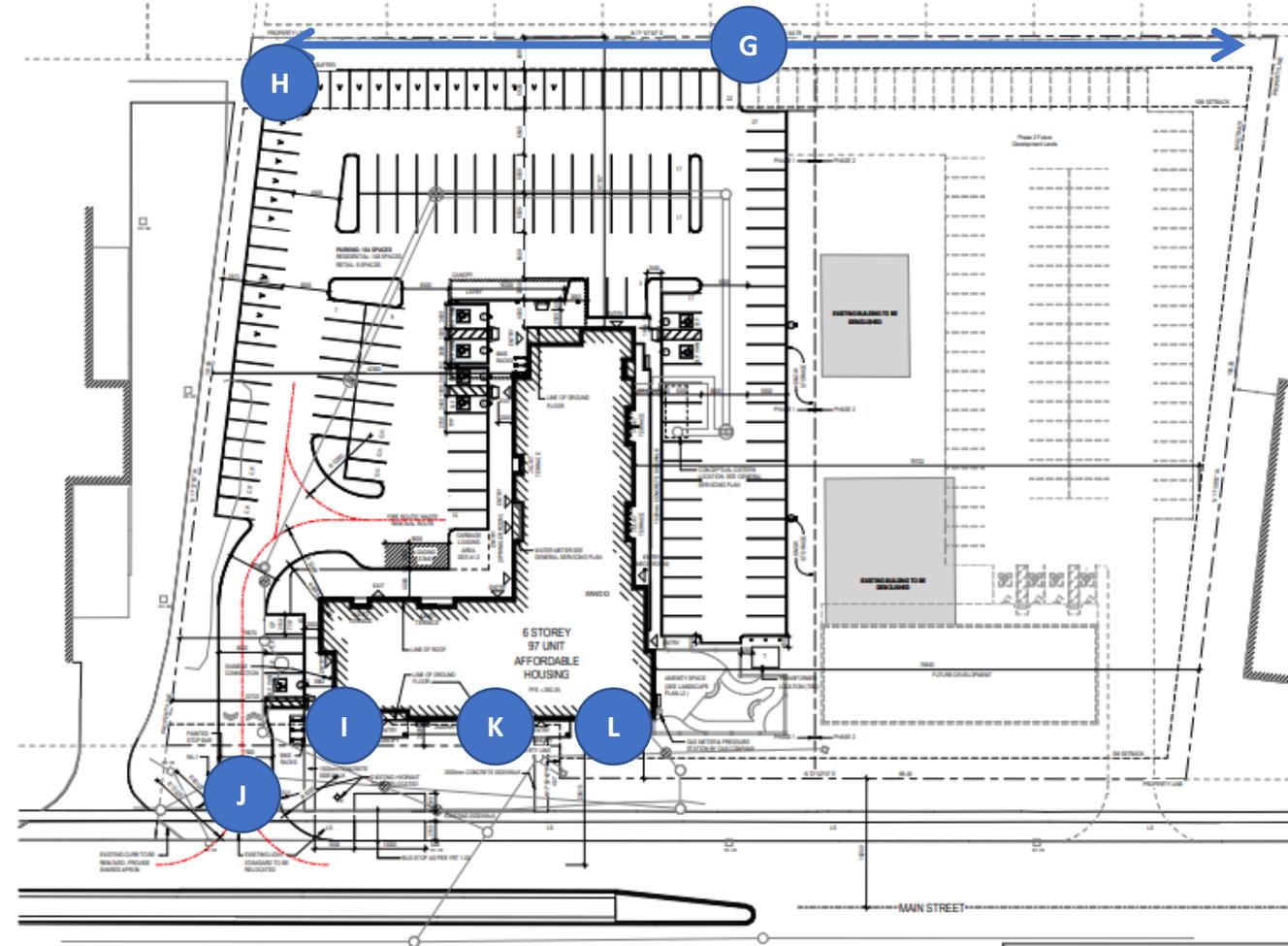
- A. Outdoor amenity space has been included to the east of the building;
- B. The rooftop amenity space has been increased;
- C. The indoor amenity space now has a direct connection to the outdoor amenity space
- D. A small decrease in commercial square footage was undertaken with a corresponding increase in indoor amenity space
- E. Potential future access to Metro lands has been removed
- F. Bus pad and shelter to be provided outside the building on Main Street



THE DEVELOPMENT:

5676 MAIN STREET — RECENT CHANGES TO SITE PLAN

- G. 2.2 m wood board fence proposed along northern property boundary
- H. Existing mature conifers on the western boundary to be transplanted to northern property boundary, where possible.
- I. Enhanced landscaping at entrance and across broader site
- J. Curb realignment at entrance to site
- K. More undulations were added to the building façade, primarily along Main Street
- L. Balconies were added along the Main Street frontage



THE DEVELOPMENT: 5676 MAIN STREET — RENDERINGS



South-East View from Main Street

THE DEVELOPMENT: 5676 MAIN STREET — RENDERINGS



South West View from Main Street & Metro Property

THE DEVELOPMENT: 5676 MAIN STREET — RENDERINGS



North West View from Rupert Street backyards