

WELCOME

UNIONVILLE HOME SOCIETY REDEVELOPMENT

Community Liaison Committee Meeting

July 26, 2022



minto
Communities



Agenda

- **Introduction**
- **Site Plan Development Status**
 - Master Site Plan
- **Construction Update**
 - York Region Campus
 - Community Hub Update
 - Minto Site Plan
 - Park Update
- **Communication**
 - CLC Meeting Schedule
- **Campus Schedule**
- **Questions and Comments**
- **Adjournment**

SITE PLAN DEVELOPMENT STATUS



Master Site Plan



- **Phase 1: UHS Parcel**
 - Construction complete
- **Phase 2: York Region Parcel**
 - Building interior works are underway and exterior hardscape works have begun
- **Phase 3: Minto Parcel**
 - SPA submission made in May 2022; awaiting comments from City of Markham and other agencies
 - ZBA submitted for 34/36/38 Eureka Street; anticipating being on Markham's Development Services Committee public meeting on September 6th

CONSTRUCTION UPDATE



York Region Building



- Site preparation for driveway is underway and west property fence installation completed.
- Landscaping work to commence and take place during summer of 2022.
- Green roof installation and Mechanical PH are complete.
- Exterior precast panels installation and staining are complete.
- Windows installation on the Floors 11 and 12 are underway, as well as Juliet's Balconies installation has commenced.
- Electrical, plumbing, HVAC and drywall installation underway on 2nd Floor and up.
- Units finishes installation expected to commence in August and continue until the Project's completion.

York Region Building

View from the Windham Gardens, earth works for the main driveway completed.



York Region Building

View from courtyard, windows on the Floor 11 – in progress.



York Region Building

North Elevation



West Elevation

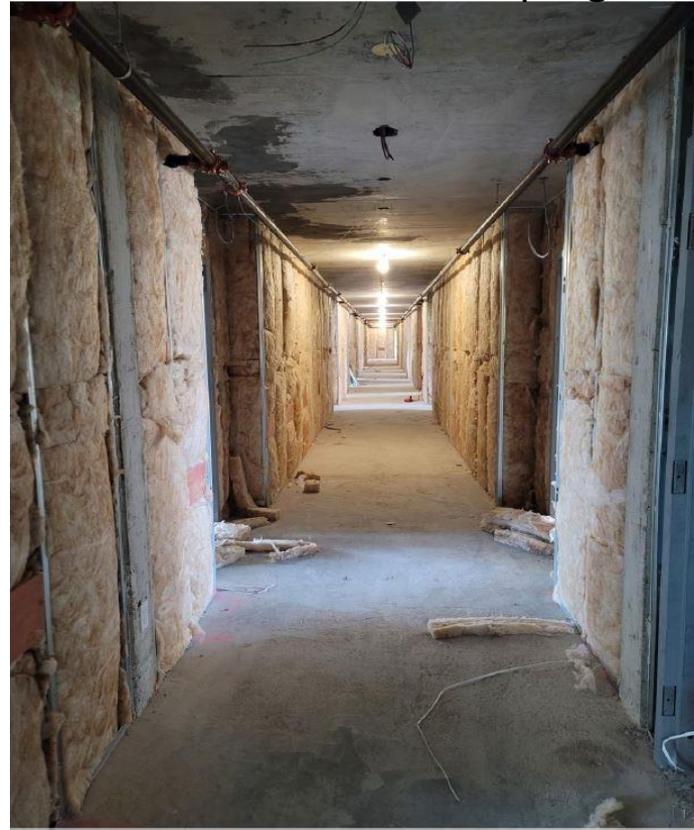


York Region Building

2nd Floor Corridors, drywall in complete and Units drywall is in progress.



3rd to 7th Floor corridors - the studs and insulation installation is in progress.



York Region Building

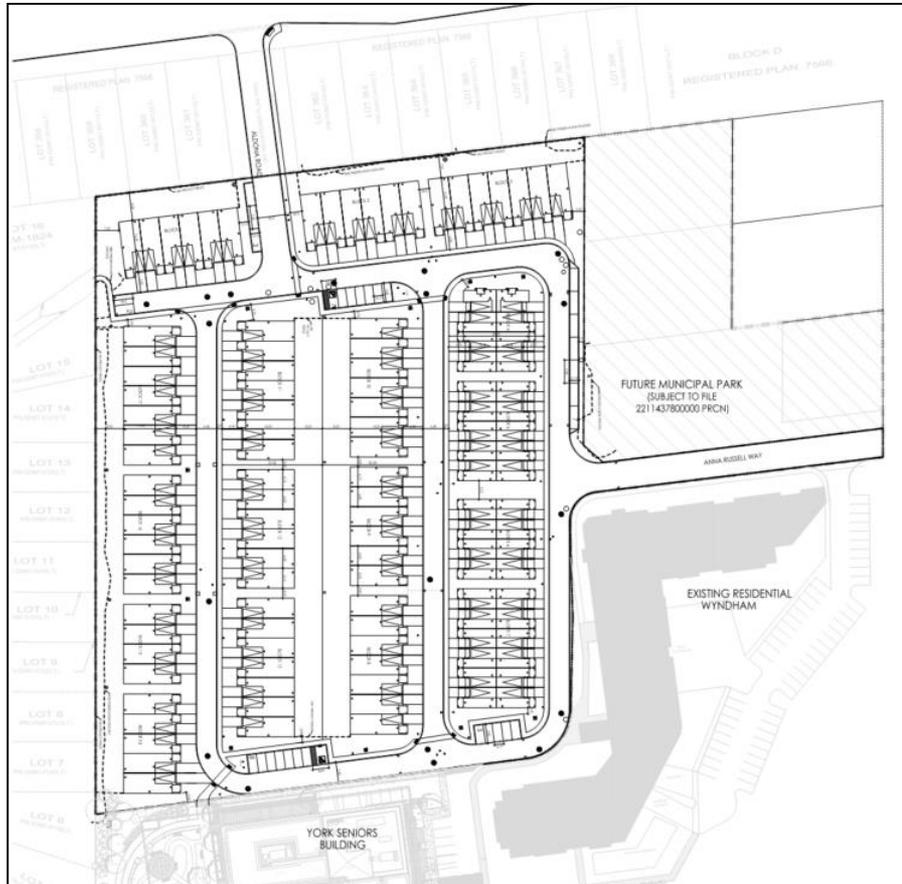
Short-Term Schedule

Progress	Estimated Completion
Precast concrete Panel Staining	July 2022
Roofing Construction	July 2022
Window and Balconies Installation	August 2022
Interior Construction up to fourth Floor	January 2023*

Seniors Hub and Community Centre

Upcoming Milestones	Expected Completion
Complete Request for Proposals process to select lead agency to operate the hub and community centre	Q3 2022
Establish Advisory Group	Q1 2023
Community consultation to update needs assessment	2023
Hub and community centre construction	2024
Open hub and community centre	2024

Minto Site Plan



Site Plan Highlights

- 1st Site Plan Submission made at the end of May with 119 units (38 Back-to-Back Townhomes & 81 Traditional Townhomes); reduced from 153 on 2017 site plan
- Awaiting comments from Markham staff and other commenting agencies
- Land Titles Absolute: A notice is being sent out to neighbouring properties advising that the title is being upgraded to Land Titles Absolute for the Heritage Village lands

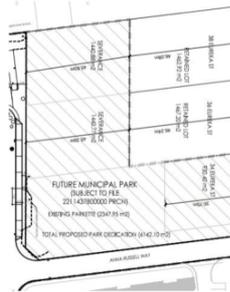
Anna Russell Parkette

Development Notice

Zoning By-Law Amendment

A change is proposed for these lands: 34-38 Eureka Street

The City has received an application to amend the Zoning By-Law to permit the creation of a new municipal park encompassing the entirety of 34 Eureka Street and a portion of the rear yards of 36 and 38 Eureka Street.



APPLICANTS PROPOSAL JULY 18, 2022

 0.39 ha Park (0.95 acres)  Heritage Designation

Public Meeting

Information will be posted on this sign when available.

PLAN 22 243326

Learn more and tell us what you think:



CITY PLANNING
Evan Manning, Senior Heritage Planner
905.477.7000 ext. 2296
emanning@markham.ca



CLERK'S OFFICE
notifications@markham.ca



Search by address to find out more at markham.ca/eplanlogin

Disclaimer: The above represents the applicant's proposal at the time this notice was prepared and is subject to change

- Minto has coordinated with the landowners of 34, 36 and 38 Eureka Street to acquire the lands shown on the image in order to provide a municipal park to the City of Markham as part of Minto's development
- A Zoning By-Law Amendment Application has been made for 34/36/38 Eureka St and is expected to go to Markham's DSC Public Meeting on September 6th.
- Consent for severance applications to follow at the Committee of Adjustment following the ZBLA public meeting



COMMUNICATIONS



CLC Meeting Schedule

- Below is the projected schedule for CLC Meetings moving forward. The group will aim to meet quarterly with meetings held virtually, as needed.

CLC Meetings
Q4 2022 – October
Q1 2023 – January
Q2 2023 – April

Construction Notice – York Region

CONSTRUCTION UPDATE

STARTING DATE: SUMMER 2022

EXPECTED DURATION OF PHASE: APPROXIMATELY FOUR MONTHS (SEPTEMBER 2022)

The Regional Municipality of York is pleased to provide this update on construction activity for the new affordable housing building for seniors in your community.

Housing York Inc., York Region's non-profit housing provider, is committed to being a good neighbour throughout the construction process and beyond. We continue to work closely with our construction partner Martinway Contracting, and the City of Markham to ensure that a comprehensive construction management plan is followed.

The health and safety of construction workers and you – our neighbours – is our top priority.

As with any construction project, you may experience some inconveniences around the site. Martinway will make every effort to minimize disruptions when possible. We encourage you to learn more about this exciting development by visiting york.ca/unionsvillehs, emailing us at unionsvillehs@york.ca, or calling us at 1-877-464-9675 ext. 72049.

We appreciate your support and understanding as we bring modern affordable housing for seniors into the community.



What to expect during this phase of construction:

- Construction of 12th floor is complete and final window installation is being done
- The grey exterior cladding (pre-cast panels) has been stained to the city-approved colour scheme
- Once the building is fully enclosed, work will continue on the interior
- Plumbing, framing and drywall work is in progress and will continue throughout the summer
- Installation of electrical rough-ins (wiring) and HVAC (heating, ventilation and air conditioning) is underway
- Short traffic disruptions may occur occasionally as materials and machinery are transported to and from the site
- Landscaping work has started and will continue over the summer months
- Landscaping work may cause periods of increased noise, dust, vibration and traffic/truck activity
- Road cleaning will be enhanced as needed



Martinway and York Region are taking measures to reduce impacts during this phase as much as possible. Safety is a priority. Please slow down when travelling through a construction area.

CONTACT

Mauro Maurati
Martinway
416-936-3276
mauro@martinwaycontracting.com

Melissa McEnroe
York Region
1-877-464-9675 ext. 72049
melissa.mcenroe@york.ca

Martinway on-site office: Unit #12 and #14, Heritage Village



SCHEDULE



Overall Campus Schedule

Item	Estimated Timeline
UHS Parking Lot Improvements	Completed Q4 2020
York Region Building Construction	January 2020 – Mid 2023
York Region Building – First Occupancy	Q1 2023
Minto Site Plan Approval	Q2 2023
Minto Construction Start	Q1/Q2 2023

QUESTIONS/COMMENTS

