

# WHITCHURCH-STOUFFVILLE COMMUNITY HOUSING DEVELOPMENT

5676 Main Street, Whitchurch-Stouffville

Community Liaison Committee (CLC) Meeting #7

Tuesday, August 9, 2022

6:30 to 7:30 p.m.



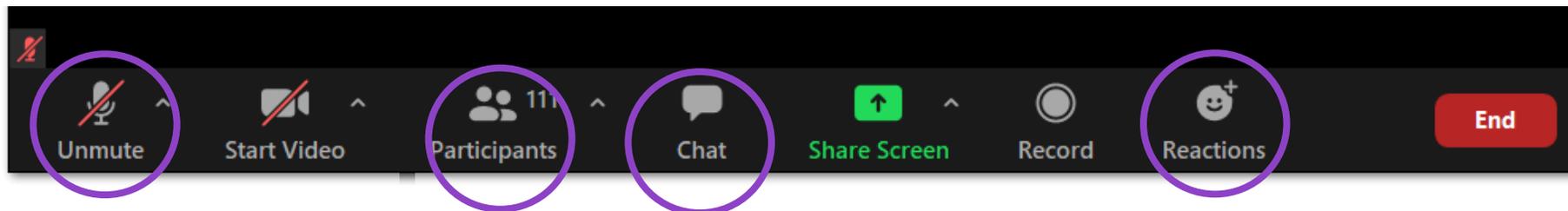
# LAND ACKNOWLEDGEMENT

We acknowledge the land we are meeting on today is located on the traditional territory of many Indigenous peoples such as the Anishinaabeg, Haudenosaunee, Huron-Wendat and Métis peoples and the treaty territories of the Haudenosaunee, Mississaugas of the Credit First Nation and Williams Treaties First Nations. This land is now home to many diverse Indigenous peoples. York Region is located within the boundaries of the Nanfan Treaty, Treaty 13 and the Williams Treaties.

There are also other land claims and treaty rights involving portions of York Region that have not been resolved. The Chippewas of Georgina Island First Nation is a Williams Treaty First Nation and the closest First Nation community to York Region.

# ZOOM ETIQUETTE

- Please mute your microphone when you are not speaking
- When you have question or comment:
  1. Click on the Reactions or Participants button at the bottom of the screen and click the Raise Hand icon
  2. When called to speak, lower your hand and unmute your microphone
- Share a question or comment in the chat by clicking on the Chat button at the bottom of the screen
- Name displayed



# GROUND RULES

- Be thoughtful and considerate when asking questions
- Assist in keeping community members updated
- Participate and share your feedback



# TONIGHT'S AGENDA

1. Welcome and Introductions
2. Project Background
3. Project Update and Overview of Construction
4. Engagement and Outreach Initiatives
5. Questions and Conversations



# WELCOME AND INTRODUCTIONS



# INTRODUCTIONS

## Tonight's Presenters:

- **Sharon Thomas**, Community Liaison
- **Colin Simic**, Program Manager,  
Affordable Housing Development
- **Tom Silvestri**, Senior Project Manager,  
Capital Delivery and Technical Services

## Other Project Members:

- **Steffanie Rundle**, Engagement and Outreach Specialist
- **Darrick Sham**, Construction Administrator



# PROJECT BACKGROUND



# PROJECT SNAPSHOT

## Design

- Rental housing for seniors, families, couples, and singles.
- 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.)
- Targeting LEED - Gold Certification Standard

## Engagement

- |          |   |  |
|----------|---|--|
| <b>7</b> |    | Community Liaison Committee (CLC) Meetings           |
| <b>2</b> |    | Public Information Centres                           |
| <b>3</b> |    | Presentations to Whitchurch-Stouffville Town Council |
| <b>1</b> |   | Presentations to Advisory Committees                 |
| <b>2</b> |  | Questionnaires/Surveys                               |

# THE DEVELOPMENT: 5676 MAIN STREET — AERIAL VIEW OF SITE AND PROPOSED PLAN



# THE DEVELOPMENT: 5676 MAIN STREET — BUILDING RENDERINGS AND FEATURES

South-East view from Main Street



North-West view from Metro



# UPDATE - PROJECT WEBSITE AND FREQUENTLY ASKED QUESTIONS

## Project Web Page:

- The project website has been updated to include Frequently Asked Questions (FAQs) including:

## Project FAQs

- *What will happen to the trees on site?*
- *Where will residents park?*
- *How will this development impact traffic in the existing community?*
- *What about safety during construction?*



# PROJECT UPDATE AND CONSTRUCTION OVERVIEW



# WHAT'S HAPPENED AND WHERE WE ARE GOING



## 2022

### March

- ✓ Commencement of Construction (Maystar General Contractors)



### July

- ✓ Construction notices circulated to nearby residents and businesses



### August

- CLC Meeting #7
- Funding Announcement



## 2024



### Spring

- Targeting substantial completion & occupancy permitted for building

### Impacts to Project Schedule

Worker's strike

Excess unsuitable soils

Long lead time items

# CONSTRUCTION SCHEDULE



## SUMMER 2022



- ✓ Excavation and stockpiling of topsoil and excess soils
- ✓ Backfilling, regrading and compacting new materials



### July – September (Foundation, Civil and Site Works)

- Install caisson and grade beam foundations
  - \* caissons are drilled holes in the ground filled with concrete
- Install underground storm, sanitary and water mains
- Connecting the site to hydro service



# CONSTRUCTION SCHEDULE



## FALL AND WINTER 2022

### September – December (Site Works, Ground and 2<sup>nd</sup> Floor Construction)

- Transplant trees
- Installation of poured slab on grade
- Installation of masonry walls, steel beams and precast concrete slabs on the floors above



# CONSTRUCTION PHOTOS



# CONSTRUCTION PHOTOS



# CONSTRUCTION PHOTOS



August 9, 2022

Whitchurch-Stouffville Community Housing Development Project

# CONSTRUCTION PHOTOS



August 9, 2022

Whitchurch-Stouffville Community Housing Development Project

# AT WORK OR HOME, LET SAFETY BE KNOWN

As construction continues, safety is a priority for York Region. To help everyone stay safe, here is a quick list of six things to expect during construction:

1. **Site safety:** The construction site is completely fenced for the safety of the public and only accessible for construction personnel. Anyone accessing the site will require a safety orientation and full personal protective equipment (PPE) must be worn.
2. **Traffic delays:** Residents travelling in the area may experience slight delays due to construction equipment and trucks. We will be communicating to the community when road closures will be expected.
3. **Noise disruptions:** While neighbours should expect noise during construction hours, levels will be minimized as much as possible. Contractor will continue to comply with the noise by-laws.
4. **Dust control:** To control the dust created by construction, fabric has been installed on the fencing to reduce dust travelling off the site. The ground will also be wettened as required to control dust. Maystar will be sweeping any dust and mud that leaves the site as well as maintaining the grass along Main street.
5. **Vibration control:** Making the ground compact establishes a solid foundation for the new building and parking lot. Nearby neighbours can expect some vibration which will be kept to a minimum as much as possible. Vibration frequencies are being monitored.
6. **New people:** There will be new people coming and going to the site as construction progresses.

# ENGAGEMENT AND OUTREACH INITIATIVES



# ENGAGEMENT AND OUTREACH INITIATIVES



## Door-to-Door and Postcard Delivery

- ✓ July 6, 2022
- ✓ July 25, 2022
- September 2022



## Construction Notices

- ✓ Hand delivered and emailed to close neighbours



## E-mail Collection

- Residents can opt-in to receive future notices by email



## Newsletter

- Print and e-newsletter - coming soon

### Community Housing Development

#### 5676 Main Street

Construction of the new community housing development at 5676 Main Street in the Town of Whitchurch-Stouffville is underway. The six-storey apartment building will provide 97 new rental homes for seniors, singles and families.

York Region is committed to keeping our neighbours informed throughout construction. We're also here to answer your questions and provide information.

#### Subscribe Today

Email [Stouffville\\_HYI@york.ca](mailto:Stouffville_HYI@york.ca) to have updates and information sent directly to your inbox.



## A Notice to Our Neighbours

5676 Main Street in the Town of Whitchurch-Stouffville

**Project Update: July 25, 2022**

**DRILLING WORK BEGINNING THE WEEK OF JULY 25, 2022**

### Dear neighbour,

Work to build the foundation of the new community housing development at 5676 Main Street in the Town of Whitchurch-Stouffville is expected to begin as early as the week of July 25, 2022 and last for approximately six weeks.

### What's happening?

- Over the next six weeks, the building foundation will be installed on a series of caissons (drilled holes that are reinforced and then filled with concrete)
- Work to build the caissons involves drilling a hole, reinforcing the hole with rebar (steel bars) and pouring concrete

### What to expect?

- During caisson installation, construction activity may extend past 5 p.m. All work will comply with the Town of Whitchurch-Stouffville's noise by-law and the contractor is expected to finish by 7 p.m.
- Construction activities taking place after 5 p.m. will primarily be related to concrete pouring
- Nearby neighbours may notice increased noise and vibrations. Vibrations will be monitored

Work may be rescheduled due to weather conditions or delays related to COVID-19 and Public Health guidelines. York Region will provide advance notice whenever possible.

We recognize construction may be disruptive for residents and neighbours. We will work to minimize disruption and we thank you for your patience and understanding.

### CONTACT US

If you have questions or concerns, please reach out to your Community Liaison, Sharon Thomas by emailing [Stouffville\\_HYI@york.ca](mailto:Stouffville_HYI@york.ca) or calling 289-338-8963

### E-NEWSLETTER

Sign up for our project e-newsletter using the "Subscribe" button on [york.ca/StouffvilleHYI](http://york.ca/StouffvilleHYI)

**YORK REGION**  
1-877-464-9675  
[york.ca/StouffvilleHYI](http://york.ca/StouffvilleHYI)



# QUESTIONS AND CONVERSATION



# STAY INVOLVED AND INFORMED

[york.ca/StouffvilleHYI](http://york.ca/StouffvilleHYI)

- Project information and updates
- Presentations
- FAQs

## Community Liaison

- [Stouffville\\_HYI@york.ca](mailto:Stouffville_HYI@york.ca)
- 289-338-8063



**Community Housing Development**

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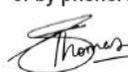
Email [Stouffville\\_HYI@york.ca](mailto:Stouffville_HYI@york.ca) to have updates and information sent directly to your inbox.

## Introducing your Community Liaison

# Sharon Thomas

Hello! My name is Sharon Thomas and I'm the Community Liaison supporting this community housing development. I'm your main point of contact and here to listen, learn and work with you to build an inclusive community where everyone has a place to call home.

I look forward to connecting with you!  
Please feel free to reach out by email: [Stouffville\\_HYI@york.ca](mailto:Stouffville_HYI@york.ca) or by phone: 289-338-8063



Sharon Thomas  
Community Liaison, York Region

Visit [york.ca/StouffvilleHYI](http://york.ca/StouffvilleHYI) for the latest updates  
Follow @YorkRegionGovt on Twitter and Facebook



**THANK YOU!**

