

# WELCOME

# UNIONVILLE HOME SOCIETY REDEVELOPMENT

Community Liaison Committee Meeting

October 25, 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
  - Construction Notice
- **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**
  - 1<sup>st</sup> SPA submission made in May 2022; addressing City comments and making 2<sup>nd</sup> submission in November
  - ZBA approved for 34/36/38 Eureka Street; Committee of Adjustment meeting on November 9<sup>th</sup> for severances at 36 and 38 Eureka

# CONSTRUCTION UPDATE



# York Region Building



- Front driveway and walkway interlock and first coat of asphalt is complete
- Trees and shrubbery have been planted
- Parking garage traffic coating complete
- One elevator is in operation and the hoistway was removed
- Juliet balconies have been installed and final windows are being installed where hoistway was
- Electrical, plumbing, HVAC and drywall installation completed in suites up to the 7<sup>th</sup> floor.
- Suite finishes has started on floors 2 to 4.
- Cabinetry installation for 2<sup>nd</sup> floor to be completed next month

# York Region Building

View of main driveway – Asphalt in progress



# York Region Building

View of courtyard, landscaping in progress





# York Region Building

## Parking Garage



# York Region Building

North Elevation



East Elevation



# York Region Building

## 2<sup>nd</sup> Floor Mock-up Suit Finishes



# York Region Building

---

## Short-Term Schedule

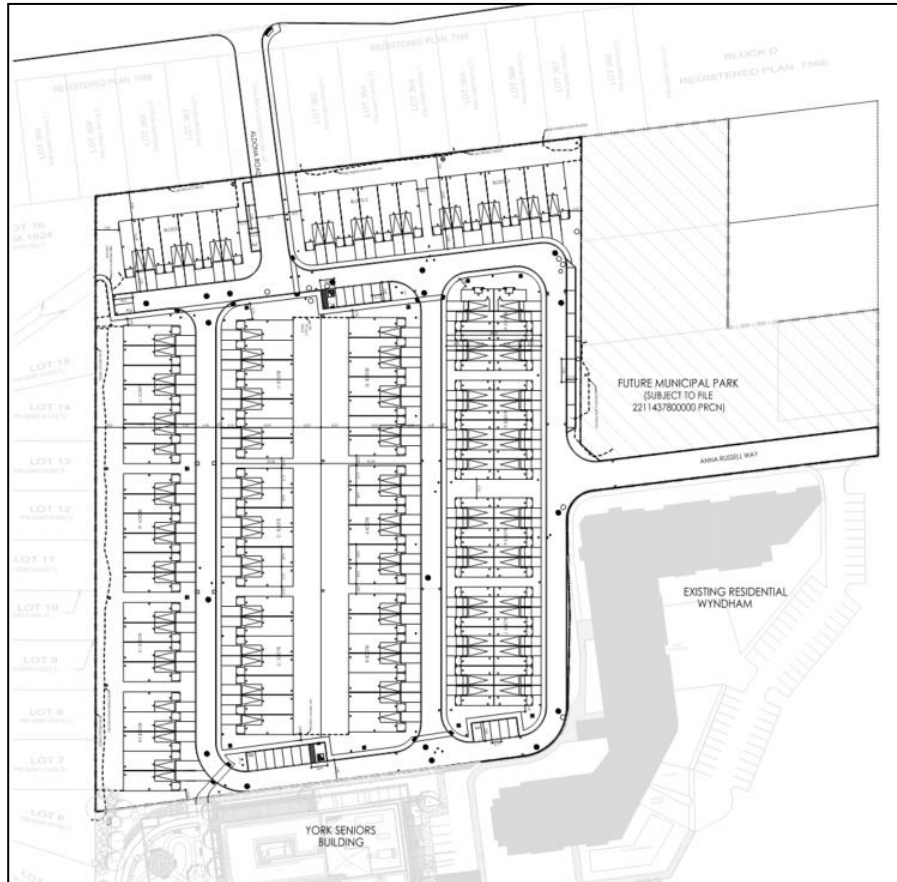
Progress	Estimated Completion
Final window installation	November 2022
Driveway and ramp asphalt paving	November 2022
Landscaping in courtyard	December 2022
Interior Construction up to fourth Floor	January 2023*

# Seniors Hub and Community Centre

---

Upcoming Milestones	Expected Completion
Lead Agency Request for Proposals	In progress
Establish Advisory Group	Q1 2023
Community consultation to update needs assessment	2023
Hub and community centre construction	2024
Open hub and community centre	2024

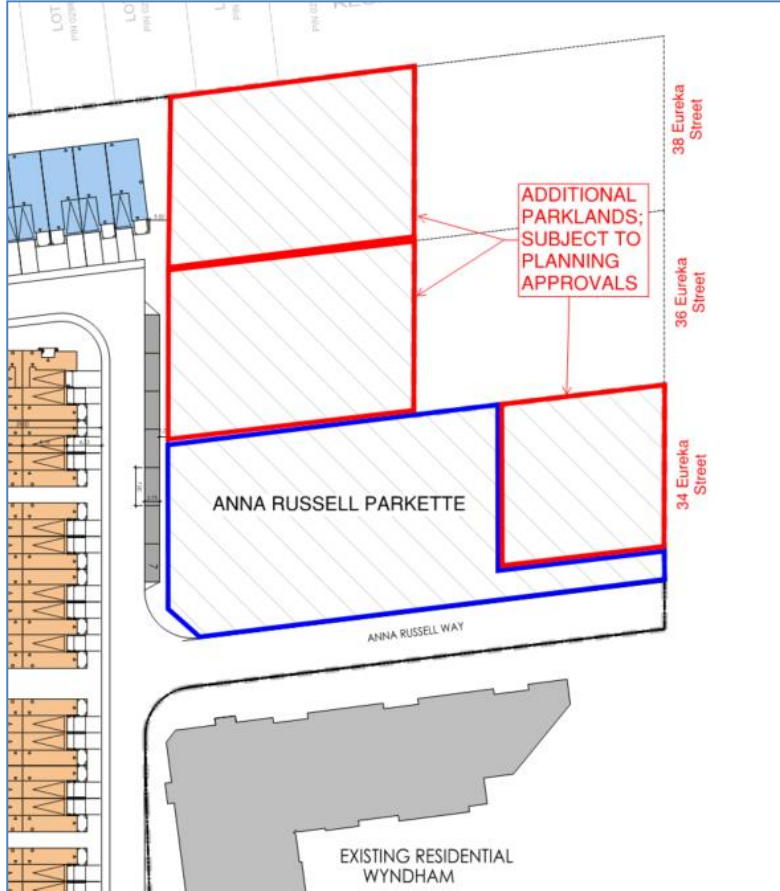
# Minto Site Plan



## Site Plan Highlights

- 1<sup>st</sup> Site Plan Submission made in May 2022 consisting of 119 units (38 Back-to-Back Townhomes & 81 Traditional Townhomes)
- Currently addressing City comments with intent of making a second submission in November 2022
- Land Titles Absolute: Letter to be sent to residents who provided objections

# Anna Russell Parkette



- 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
- Zoning By-Law Amendment Application (R3 to OS1) for 34/36/38 Eureka St was approved following Markham's DSC Public Meeting on September 6<sup>th</sup>.
- Committee of Adjustment meeting for rear yard severance at 36 and 38 Eureka Street set for Nov 9<sup>th</sup>

# 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
Q1 2023 – January
Q2 2023 – April
Q3 2023 – July

# 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](http://york.ca/unionsvillehs), emailing us at [unionsvillehs@york.ca](mailto: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](mailto:mauro@martinwaycontracting.com)

**Melissa McEnroe**  
York Region  
1-877-464-9675 ext. 72049  
[melissa.mcenroe@york.ca](mailto: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

