

# WHITCHURCH-STOUFFVILLE COMMUNITY HOUSING DEVELOPMENT

5676 Main Street, Whitchurch-Stouffville

Community Liaison Committee (CLC) Meeting #8

Wednesday, November 23, 2022

6:30 to 8:00 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.

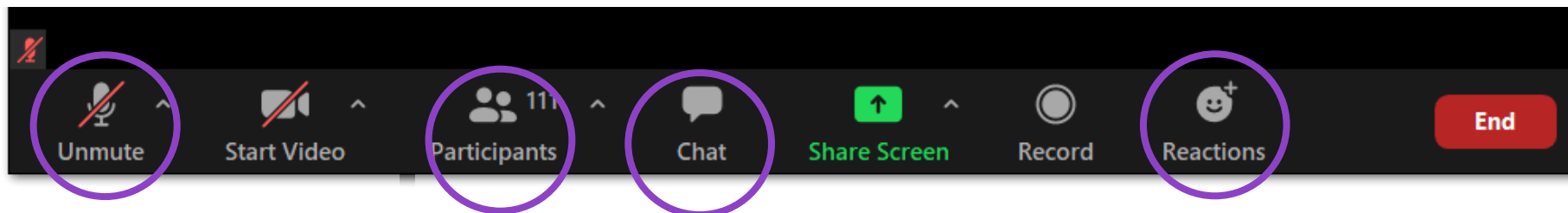
There are also other land claims and treaty rights involving portions of York Region that have not been resolved. The Chippewas of Georgina Island First Nation is a Williams Treaty First Nation and the closest First Nation community to York Region.

# WELCOME AND INTRODUCTIONS



# 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
  - Community Housing in York Region
  - Design Overview of Future Development
3. Construction Update
4. Engagement and Outreach Initiatives
5. Questions and Conversations
6. Stay Involved



# INTRODUCTIONS

## Tonight's Presenters:

- / **Sharon Thomas**, Community Liaison
- / **Colin Simic**, Program Manager,  
Affordable Housing Development
- / **Tom Silvestri**, Sr. Project Manager,  
Capital Delivery and Technical Services
- / **Steffanie Rundle**, Engagement and Outreach Specialist

## Other Project Members:

- / **Darrick Sham**, Construction Administrator



# PREVIOUS MEETING ACTION ITEMS





# ICE BREAKER



# To help us get to know one another:

1. Say your first and last name
2. Share what TV series you are watching, or podcast you are listening to - or book you are reading. If you're not because life is just too busy, what is at the top of your list?
3. Tag the next person

# PREVIOUS MEETING MINUTES



# PROJECT BACKGROUND: HOUSING IN YORK REGION

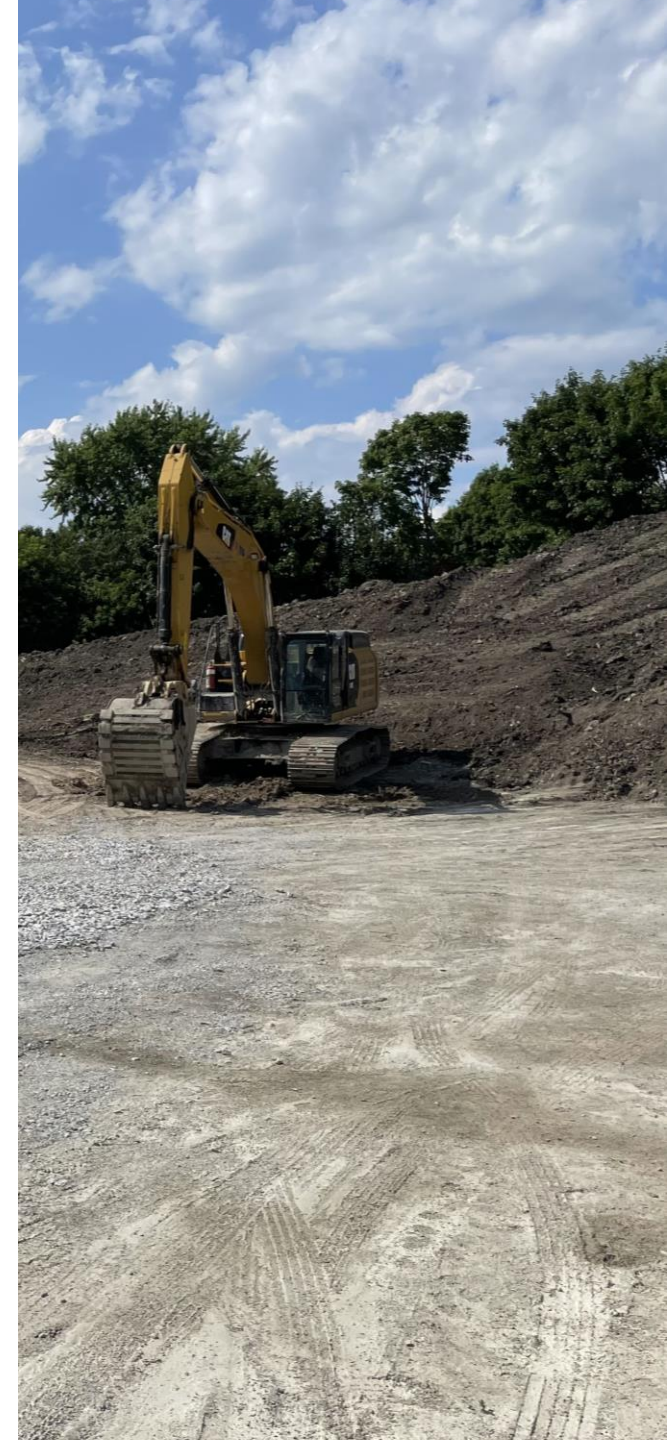


# YORK REGION'S ROLE IN HOUSING

York Region is one of 47 Service Managers in Ontario responsible for funding and oversight of the community housing system

Responsibilities include:

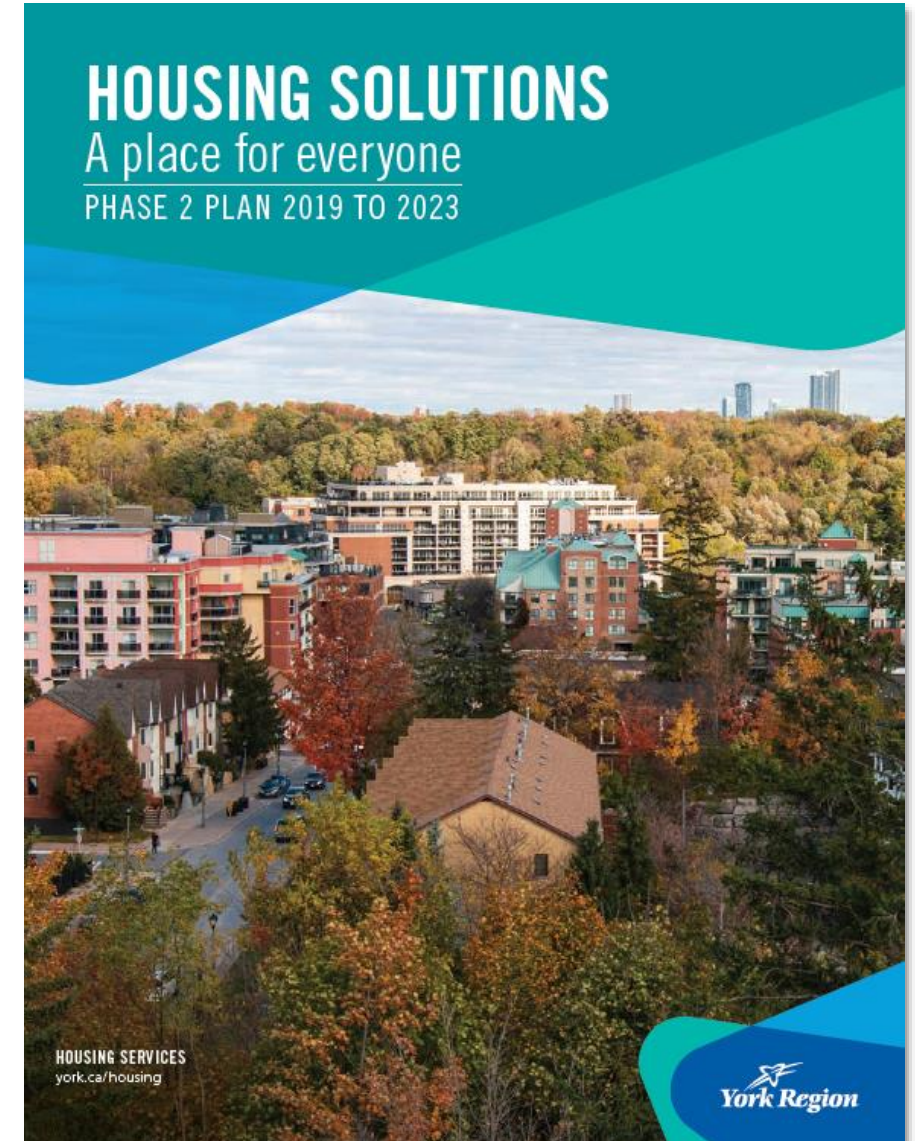
- Setting local priorities through a 10-year housing and homelessness plan
- Funding and administering subsidized and market rent homes for 6,717 households through partnerships with community housing providers, including Housing York Inc.
- Managing the subsidized housing wait list
- Partnering with private landlords to provide rent supplements
- Delivering federal and provincial funding programs
- Delivering supports for people who are experiencing or at risk of homelessness





# HOUSING SOLUTIONS: A PLACE FOR EVERYONE

- / Council approved York Region's first 10-year housing and homelessness plan in 2014, and an updated version in 2019
- / The plan includes three goals, which guide our work:
  - Increase the supply of affordable and rental housing
  - Help people find and keep housing
  - Strengthen the housing and homelessness system
- / We work with partners to deliver on these goals, including housing providers and community agencies
- / We report annually to Council on our progress in implementing the plan



# HOUSING PROGRAMS OVERVIEW



## Community Housing

Partnerships with 43 housing providers, including non-profits, co-operatives and Housing York Inc.



## Rent Supplement

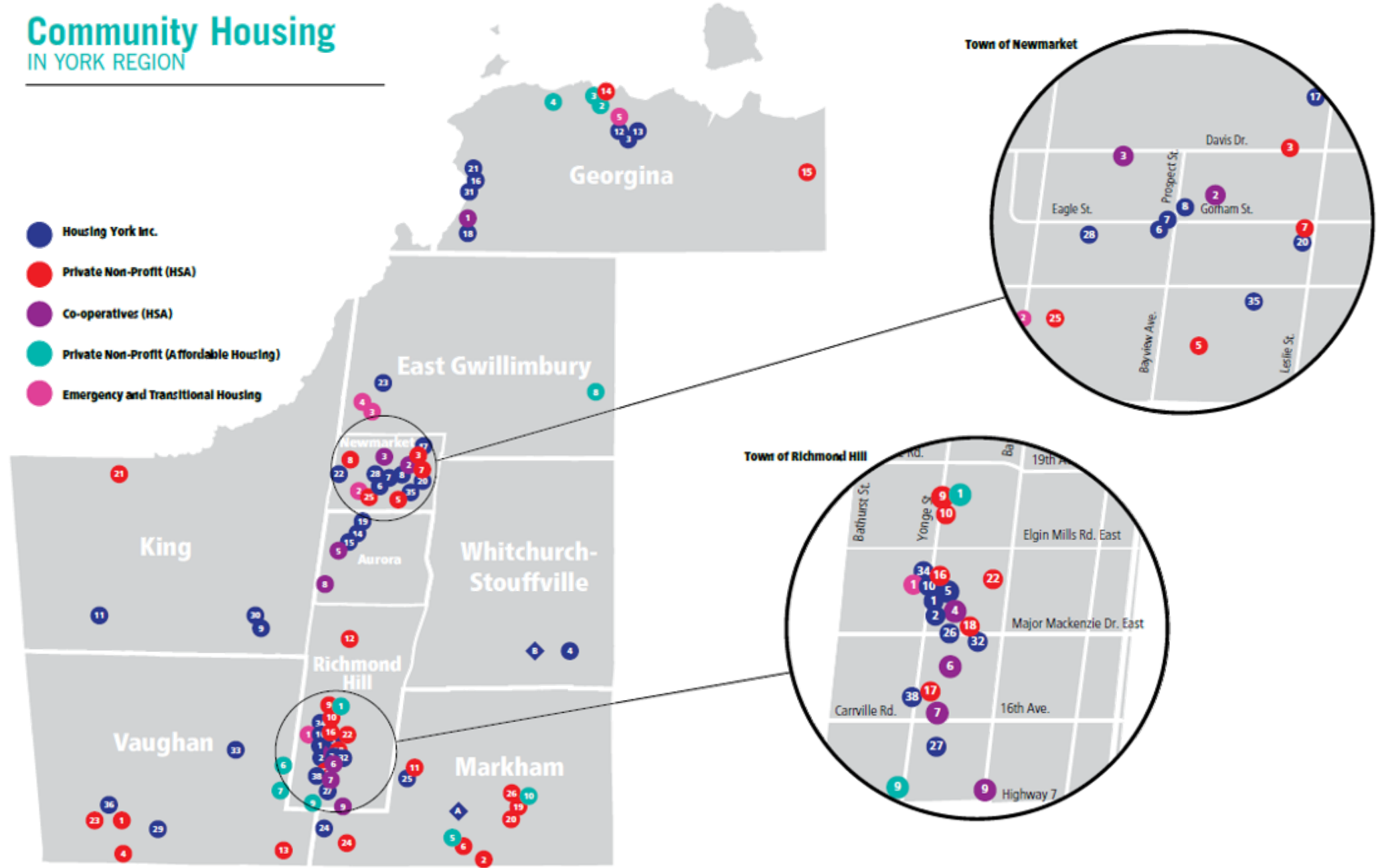
Partnerships with private landlords to provide subsidies to tenants



## Portable Housing Benefits

Direct financial support to help people pay rent

# Community Housing IN YORK REGION



**PROJECT BACKGROUND:  
DESIGN OVERVIEW OF  
FUTURE DEVELOPMENT**



# PROJECT SNAPSHOT

- / Mixed-market' housing for seniors, families, couples, and singles.
- / 97 rental units
  - 65 one-bedroom units (484-699 s.f.)
  - 26 two-bedroom units (645-839 s.f.)
  - 6 three-bedroom units (936-958 s.f.)
- / Ground-floor amenity space (1,527 s.f.)
- / Ground floor commercial space (1,985 s.f.)
- / Rooftop amenity space (2,200 s.f.)
- / Targeting LEED - Silver Certification Standard



**South-East view from Main Street**

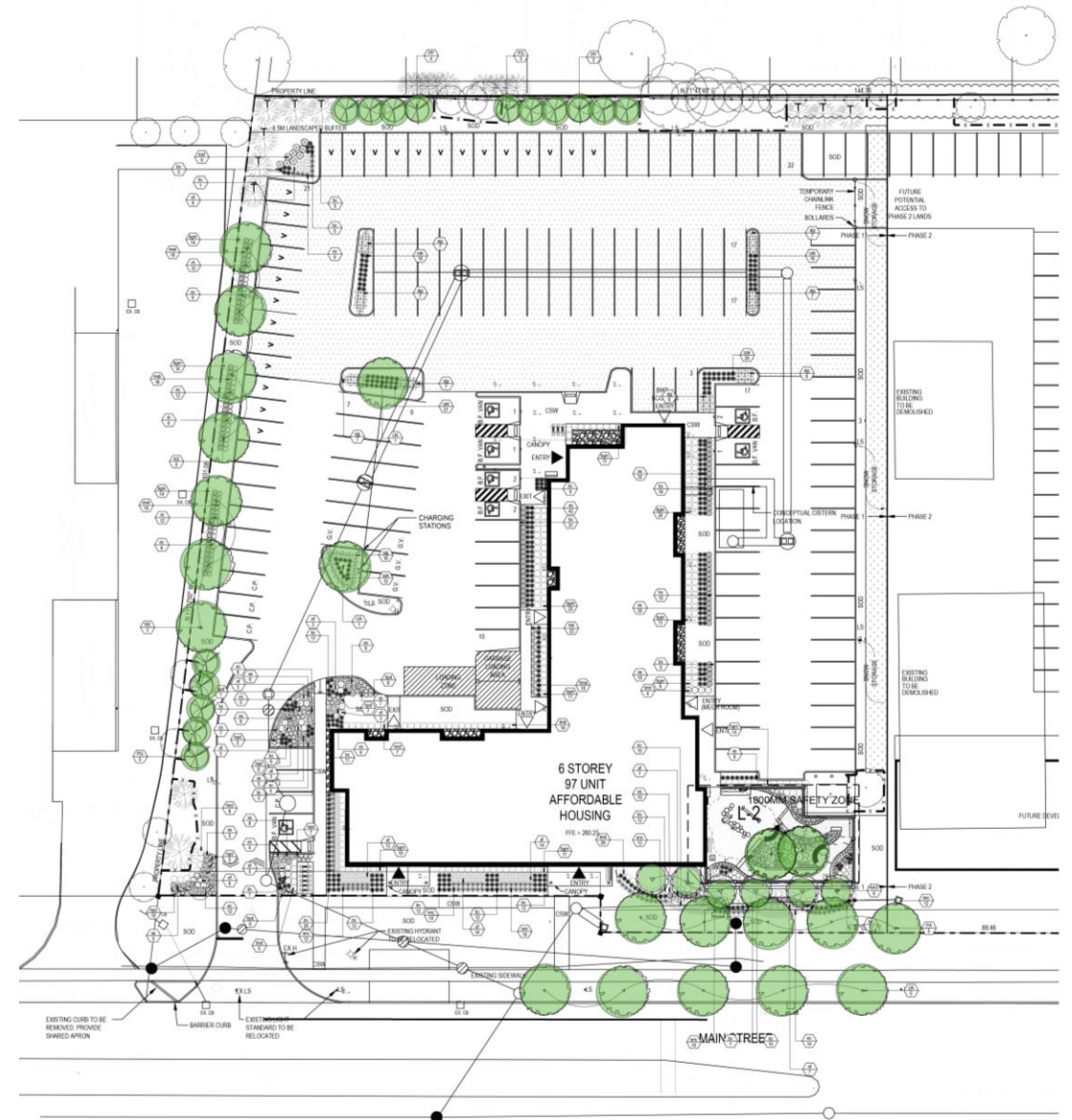


**North-West view from Metro**



# 5676 MAIN STREET — AERIAL VIEW OF FUTURE DEVELOPMENT

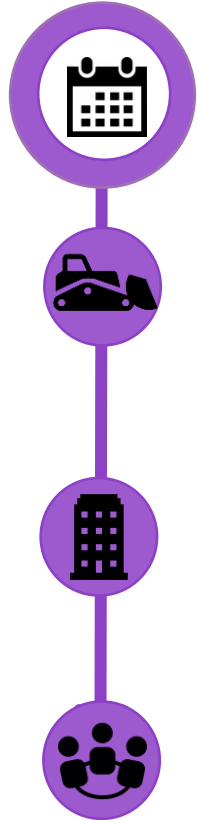
- / This development is approximately 2 acres of the subject property, which has a total acreage of approximately 3.7 acres.
- / Main Street frontage
- / The **Green** areas indicate location for new trees to be planted - 43 trees to be planted, along with other perennials, ground covers and grasses. Location of plantings to be confirmed by Landscape Architect & Contractor.
- / The driveway entrance provides right in/right out vehicle movements
- / 150+ surface parking stalls provided to side and rear of building



# CONSTRUCTION UPDATE



# WHAT'S HAPPENED AND WHERE WE ARE GOING



## 2022

### March

- ✓ Commencement of Construction (Maystar General Contractors)

### August

- ✓ Funding Announcement Event

### September

- ✓ Full Building Permit issued

### November

- Delivered Fall 2022 Newsletter
- CLC Meeting #8



## 2024

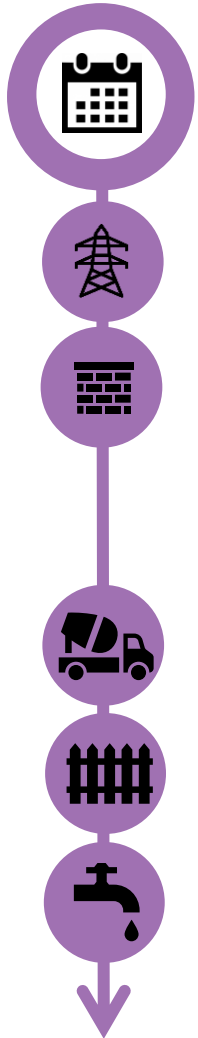
### Spring

- Targeting substantial completion & occupancy permitted for building

### Possible Impacts to Project Schedule

- Inclement weather
- Long lead time for materials and equipment

# CONSTRUCTION SCHEDULE



## FALL AND WINTER 2022

- ✓ Temporary hydro service connection to site
- ✓ Grading work throughout the site
- ✓ Caisson foundation

### November – December (Foundation, Civil and Site Works, Building Structure)

- Install foundation beams and slab-on-grade
- Install waterproofing
- Install underground drain pipes
- Install site storm, sanitary and water mains
- Construct new property fence and transplant trees



# CONSTRUCTION SCHEDULE



## SPRING 2023

### January – March (Ground to 4<sup>th</sup> Floor Construction)

- Install masonry walls, steel beams and precast concrete slabs on the floors above
- Install exterior walls and windows





# CONSTRUCTION PHOTOS





# CONSTRUCTION PHOTOS



November 23, 2022

Whitchurch-Stouffville Community Housing Development Project



# CONSTRUCTION PHOTOS



November 23, 2022

Whitchurch-Stouffville Community Housing Development Project



# CONSTRUCTION PHOTOS



November 23, 2022

Whitchurch-Stouffville Community Housing Development Project



# CONSTRUCTION PHOTOS



November 23, 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

## Funding Announcement

- Government representatives and the media were on site in August to announce more than \$11 million in funding for the project

## Postcard

- Distributed to nearby neighbours and business to introduce the community liaison and provide contact information

## Fall Newsletter

- Mailed to over 9,000 homes and business
- Digital copy sent to 200+ subscribers

## Construction Notices

- Emailed to close neighbours
- Posted on the project webpage – [york.ca/StouffvilleHYI](https://york.ca/StouffvilleHYI)

## Year in Review Newsletter

- Highlight 2022 progress – development and engagement activities
- Encourage readers to visit the project page and sign-up for updates



POLLS



# POLLING QUESTION #1

Would you like to have in-person or virtual meetings in 2023?

- Virtual
- In-person
- Alternate between in-person and virtual

**WE WANT  
TO HEAR  
FROM YOU!**

## POLLING QUESTION #2

Could we take a group photo of this community at our future meeting to share in reports and other communications?

- Yes
- No
- Uncertain



**WE WANT  
TO HEAR  
FROM YOU!**



# POLLING QUESTION #3

Are there any topics you would like to discuss at future meetings?

**WE WANT  
TO HEAR  
FROM YOU!**

# QUESTIONS AND CONVERSATION



# STAY INVOLVED AND INFORMED

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

- Construction notices
- Project information and updates
- Presentations
- Frequently Asked Questions (FAQs)

## Community Liaison

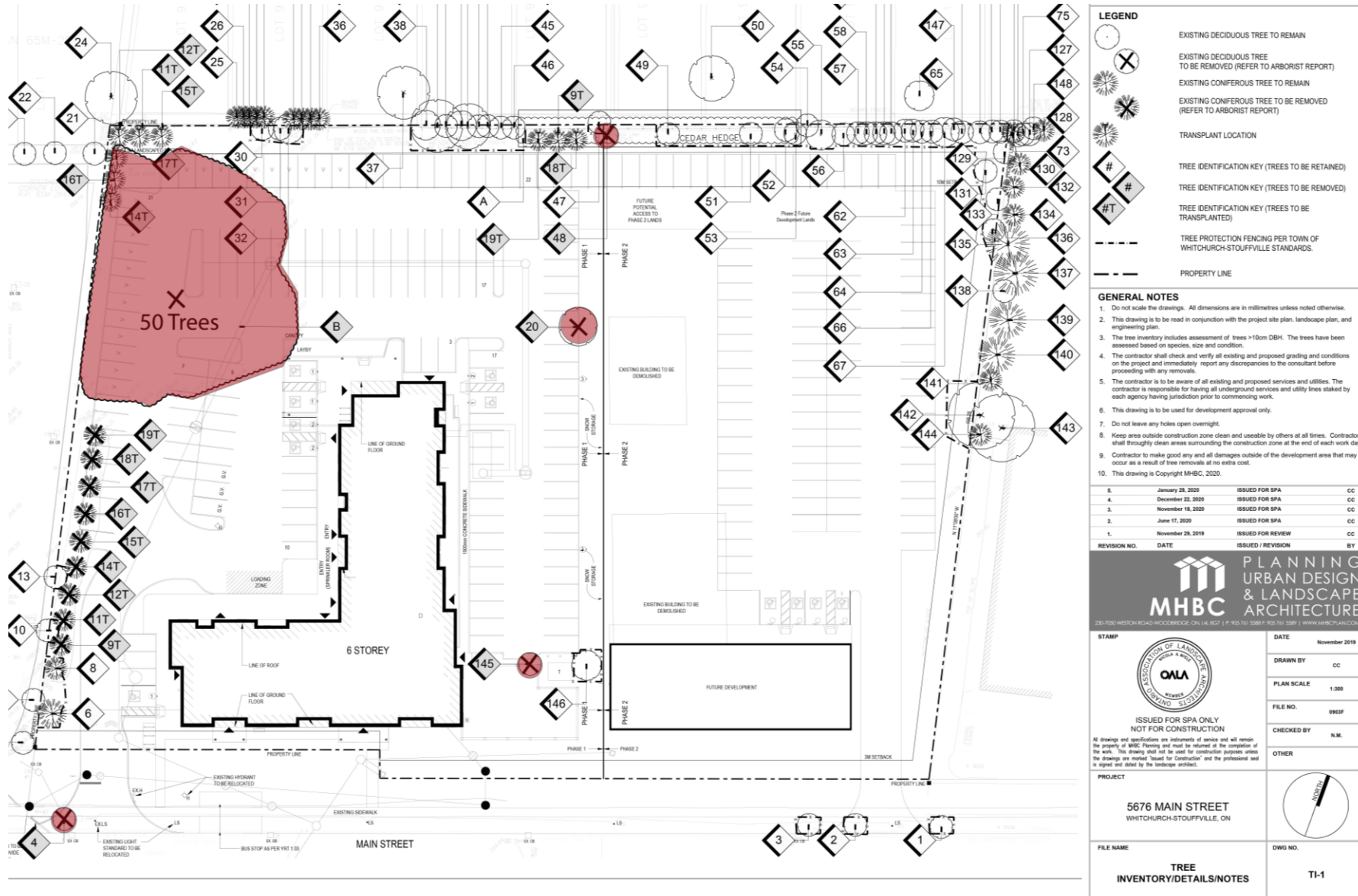
- [Stouffville\\_HYI@york.ca](mailto:Stouffville_HYI@york.ca)
- 289-338-8063

The screenshot shows a webpage from York Region. The header includes the York Region logo and navigation links: HEALTH, TRANSPORTATION, ENVIRONMENT, RECREATION, BUSINESS, SUPPORT, and NEW. A 'Report A Problem' button is in the top right. The breadcrumb trail is HOME > NEWSROOM > CAMPAIGNS & PROJECTS. The main heading is 'FUTURE COMMUNITY HOUSING IN THE TOWN OF WHITCHURCH-STOUFFVILLE'. The text describes a new six-storey apartment building with approximately 97 residential units and ground floor non-residential space at 5676 Main Street in the community of Stouffville. It mentions that the building will contain a mix of one, two, and three-bedroom rental apartments for seniors, families, couples and individuals. Residents will enjoy use of indoor amenity space, a rooftop patio area and surface parking. Owned and operated by York Region's housing corporation, [Housing York Inc.](#), the development will be environmentally sustainable and designed to a LEED Gold standard for improved energy and resource efficiency. Construction started in spring 2022 with substantial completion expected in spring 2024. A video is mentioned for more information. A sidebar on the right contains a menu with the following items: APP CENTRE, CAMPAIGNS & PROJECTS, E-NEWSLETTER, EVENTS, MEDIA INQUIRIES, MEDIA RELEASES, NEWS, NEWSLETTER, PUBLIC CONSULTATIONS, and PUBLIC NOTICES. At the bottom, there is a video player titled 'Whitchurch-Stouffville Housing York Inc. Development' with a 'Share' button.

**THANK YOU!**



# TREE INVENTORY PLAN – Trees Removed



**LEGEND**

- EXISTING DECIDUOUS TREE TO REMAIN
- EXISTING DECIDUOUS TREE TO BE REMOVED (REFER TO ARBORIST REPORT)
- EXISTING CONIFEROUS TREE TO REMAIN
- EXISTING CONIFEROUS TREE TO BE REMOVED (REFER TO ARBORIST REPORT)
- TRANSPLANT LOCATION
- TREE IDENTIFICATION KEY (TREES TO BE RETAINED)
- TREE IDENTIFICATION KEY (TREES TO BE REMOVED)
- TREE IDENTIFICATION KEY (TREES TO BE TRANSPLANTED)
- TREE PROTECTION FENCING PER TOWN OF WHITCHURCH-STOUFFVILLE STANDARDS.
- PROPERTY LINE

**GENERAL NOTES**

1. Do not scale the drawings. All dimensions are in millimetres unless noted otherwise.
2. This drawing is to be read in conjunction with the project site plan, landscape plan, and engineering plan.
3. The tree inventory includes assessment of trees >10cm DBH. The trees have been assessed based on species, size and condition.
4. The contractor shall check and verify all existing and proposed grading and conditions on the project and immediately report any discrepancies to the consultant before proceeding with any removals.
5. The contractor is to be aware of all existing and proposed services and utilities. The contractor is responsible for having all underground services and utility lines staked by each agency having jurisdiction prior to commencing work.
6. This drawing is to be used for development approval only.
7. Do not leave any holes open overnight.
8. Keep area outside construction zone clean and usable by others at all times. Contractor shall thoroughly clean areas surrounding the construction zone at the end of each work day.
9. Contractor to make good any and all damages outside of the development area that may occur as a result of tree removals at no extra cost.
10. This drawing is Copyright MHBC, 2020.

REVISION NO.	DATE	ISSUED FOR	BY
5.	January 28, 2020	ISSUED FOR SPA	CC
4.	December 22, 2020	ISSUED FOR SPA	CC
3.	November 18, 2020	ISSUED FOR SPA	CC
2.	June 17, 2020	ISSUED FOR SPA	CC
1.	November 29, 2019	ISSUED FOR REVIEW	CC

**PLANNING URBAN DESIGN & LANDSCAPE ARCHITECTURE**  
**MHBC**  
 230-702 WESTON ROAD WOODBIDGE, ON L4L 8Z7 | P: 905 761 5088 | F: 905 761 8587 | WWW.MHBCPLAN.COM

STAMP	DATE
	November 2019

**ISSUED FOR SPA ONLY  
NOT FOR CONSTRUCTION**

All drawings and specifications are instruments of service and all remain the property of MHBC Planning and must be returned at the completion of the work. This drawing shall not be used for construction purposes unless the drawings are marked "Issued for Construction" and the professional seal is signed and dated by the landscape architect.

PROJECT	OTHER
5676 MAIN STREET WHITCHURCH-STOUFFVILLE, ON	

FILE NAME	DWG NO.
TREE INVENTORY/DETAILS/NOTES	TI-1

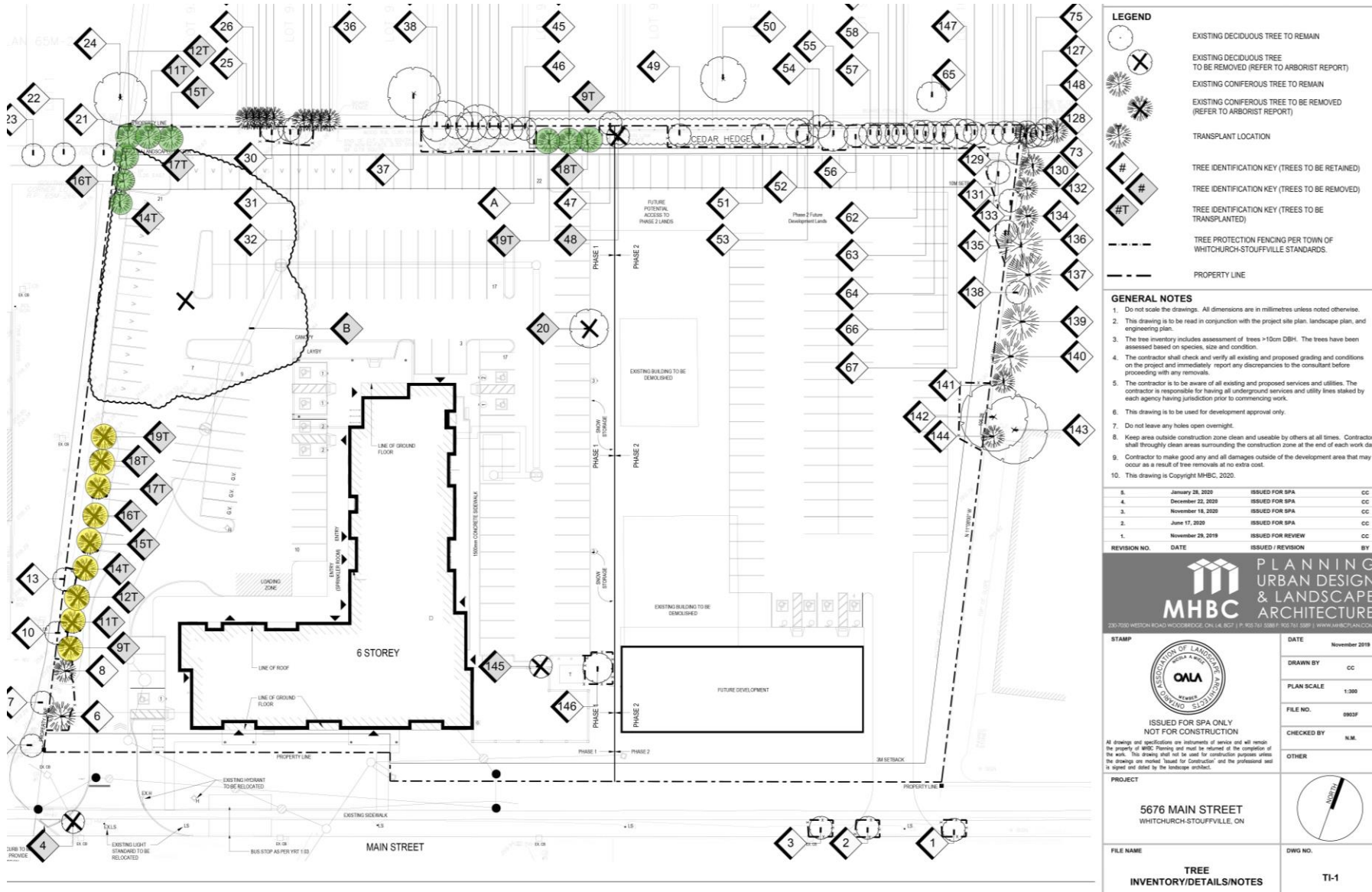
/ 54 trees removed

/ The **Red** areas on the plan indicate where trees have been removed

/ All trees removed were in Fair to Poor Condition based on arborist reporting



# TREE INVENTORY PLAN – Trees to be Transplanted



/ 9 trees to be transplanted

/ The **Yellow** areas on the plan indicate current tree location and **Green** areas indicate transplant location

/ All trees to be transplanted are in Fair Condition based on arborist reporting