AFFORDABLE HOUSING OPPORTUNITY

7085 14TH AVENUE, MARKHAM

PUBLIC INFORMATION CENTRE #1

FEBRUARY 28, 2022

York Region

LAND ACKNOWLEDGEMENT

Land

We acknowledge the land we are meeting on today is the traditional territory of many First Nations, including the Chippewas of Georgina Island and the Mississaugas of the Credit. These lands are now home to many diverse Indigenous peoples. We also acknowledge that York Region falls under Treaty 13 with the Mississaugas of the Credit and the Williams Treaties with several Mississauga and Chippewas First Nations.

Ancestral

We also acknowledge all Treaty peoples – including those who came here as settlers – as migrants either in this generation or in generations past - and those who came here involuntarily. Today, we pay tribute to our ancestors of all origins and descent. For you Ancestors, we do this work and we acknowledge the legacy of those who are no longer with us.

TONIGHT'S AGENDA

1. **Introducing Housing York Inc.**
2. **The Context: the Need for Affordable Housing**
3. **Opportunities at 7085 14th Avenue**
4. **Questions and Conversation**

TONIGHT'S PANELISTS

City of Markham

Deputy Mayor **Don Hamilton**

Regional Councillor **Jack Heath**

Stacia Muradali, Manager,
East District Team

Carlson Tsang, Senior Planner

York Regional Police

Superintendent **Larry Wilson**

Inspector **Chris Dolson**

York Region

Sabrina Greggain, Program Manager, Housing Services

Graham Hendren, Housing Development Planner

Tricia Wretham, Program Manager, Departmental Communications

Melissa McEnroe, Manager, Affordable Housing Development

Joshua Scholten, Director, Housing Development and Asset Strategy

Consultant Team

Dan Cowling, CMV Group Architects, Partner, OAA, MRAIC

Leigh McGrath, Urban Strategies, Principal, MCIP, RPP, PMP

Max Li, WSP, Senior Landscape Architect, MLA, PMP

Peter Yu, WSP, Project Manager, P.Eng., PMP

WHY ARE WE HERE?

- To **share** information about Housing York Inc. and housing affordability in York Region
- To **discuss** opportunities for the redevelopment of 7085 14th Avenue
- To **listen** to the community on their thoughts, comments, issues, and concerns about the initiative
- To **learn** about this community from its resident experts

FREQUENTLY ASKED QUESTIONS

- **Why was this site selected?**
- **Who will live here?**
- **How will this affect community safety?**
- **How will new residents move around and access services?**
- **How can I help to support new neighbours?**



POLLING QUESTION #1

Welcome! Tell us a bit about yourself:

- Close neighbour of 7085 14th Avenue
- Resident of the City of Markham
- Local business owner
- Community service provider
- Representative from a local non-profit or faith-based organization
- Representative from The Regional Municipality of York

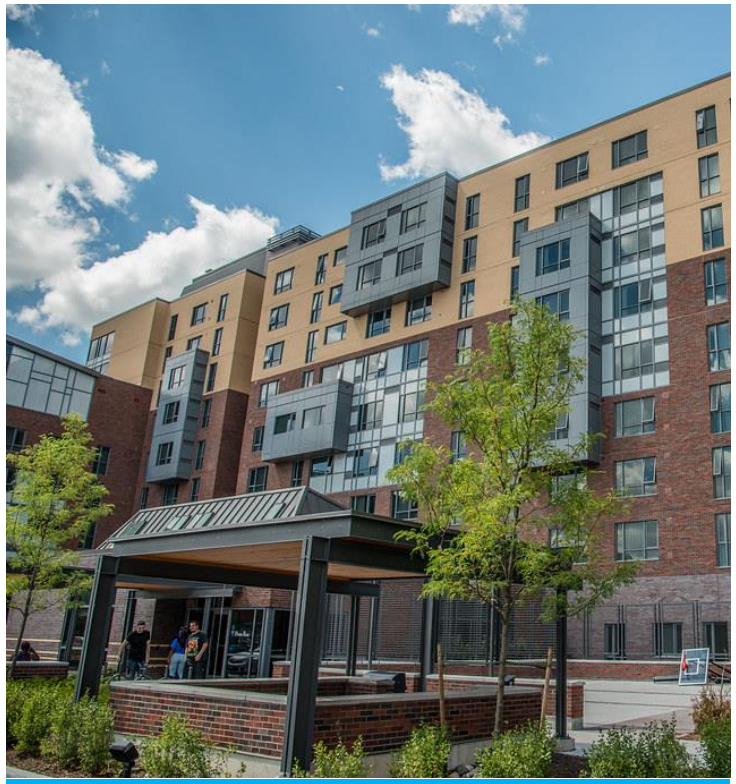
INTRODUCING HOUSING YORK INC.

WHAT DO WE BUILD?

York Region and HYI are exploring the opportunity to develop affordable and market rental housing at 7085 14th Avenue



YOUR NEIGHBOURS ACROSS YORK REGION AND MARKHAM



RICHMOND HILL HUB,
Richmond Hill



WOODBRIDGE LANE,
Vaughan



UNIONVILLE COMMONS,
Markham

OUR HOMES

Supporting healthy communities through:

Good design • Appropriate scale • Mixed income development
Proactive management • Sustainability







OUR PEOPLE

Having safe and secure housing changes lives and strengthens communities.

HYI residents represent the diversity of our communities:

- Seniors, families, young couples, and those living alone
- Range of incomes, including those newly graduated, working, retired, and those on a fixed income
- Various cultural backgrounds








POLLING QUESTION #2

What does community mean to you?

- Working together towards a common goal
- Place for everyone to feel included, welcomed and safe
- Connection with friends, family and neighbours
- Group of people living in a particular area
- Community means something different to me

THE CONTEXT:
THE NEED FOR AFFORDABLE HOUSING

THE NEED FOR AN AFFORDABLE HOUSING SITE

- **There is a housing affordability crisis in York Region**
  In January 2021, York Regional Council passed a resolution declaring a housing affordability crisis

- **York Region's wait list continues to grow**
  Over 15,000 households are on the subsidized housing centralized wait list, with wait times ranging from seven to 10 years

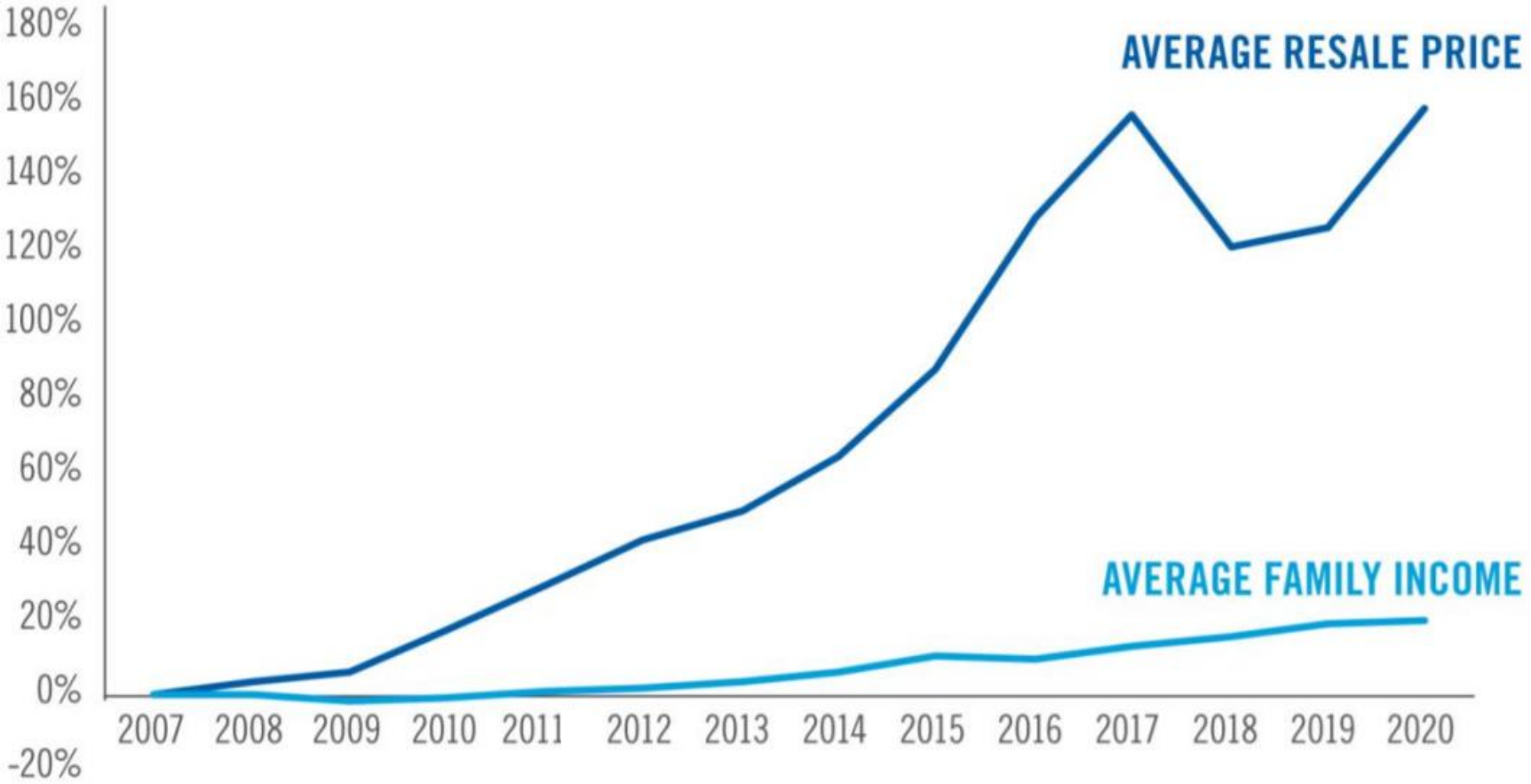
- **Housing affordability is key for growth**
  A lack of affordable and rental housing supply is contributing to the Region's population and housing growth shortfall



Housing Solutions: A place for everyone
York Region's 10-year Housing and Homelessness Plan

HOUSING AFFORDABILITY IN YORK REGION

York Region Average Household Incomes vs Average Resale Prices, 2007 to 2020



Source:
TRREB Market Data, Bank of Canada, Statistics Canada, 2021.

THE NEED IN MARKHAM

Nearly 1 in 5 households spend more than 50% of household income on housing.

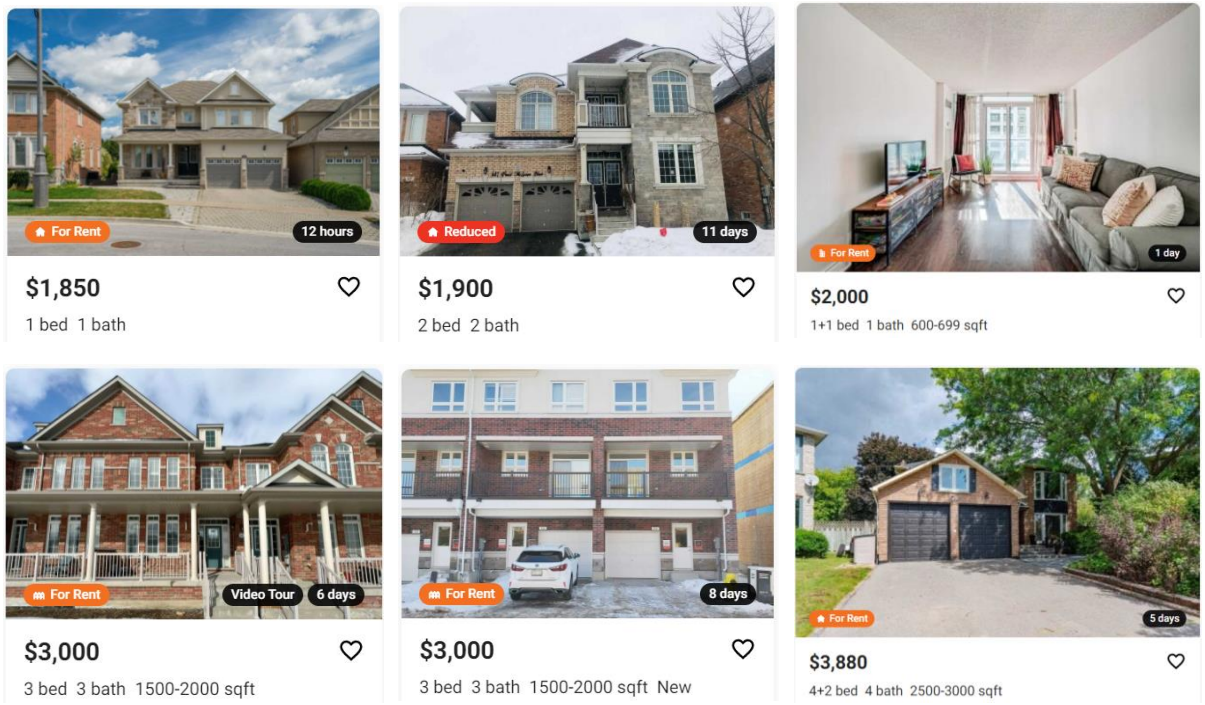
There is a need for more housing options that are affordable to households with low incomes and these options should include, smaller dwelling units, family-sized units and housing to facilitate aging in place.

32.7% All Households	**85.6%** Youth Households	**66.0%** 1 Person Households
52.8% 2+ Person Non-Family Households	**51.2%** Single Parents	**41.2%** Seniors
36.4% Couples Without Children	**36.1%** Indigenous Households	**35.3%** Households with a Physical Disability

Markham Household Types with the Greatest Portions in Low Incomes

Source: Statistics Canada Custom Tabulation
Adopted from City of Markham Affordable and Rental Housing Study – Phase 1

WHAT HOUSING OPTIONS EXIST?



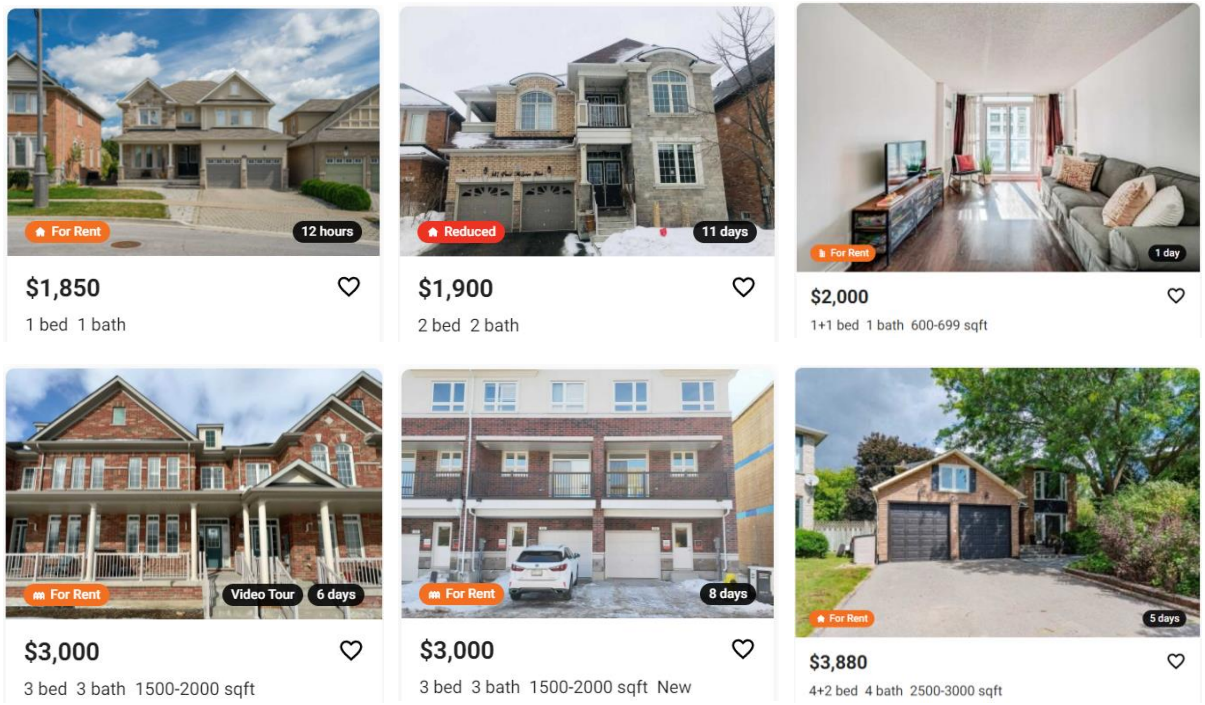
kijiji Z Rentals.ca Rentology

Charles – Single Senior

Housing need: 1-bedroom
Occupation: Retired
Income: $2,333/month (pension)
Max Rent: $700/month



WHAT HOUSING OPTIONS EXIST?



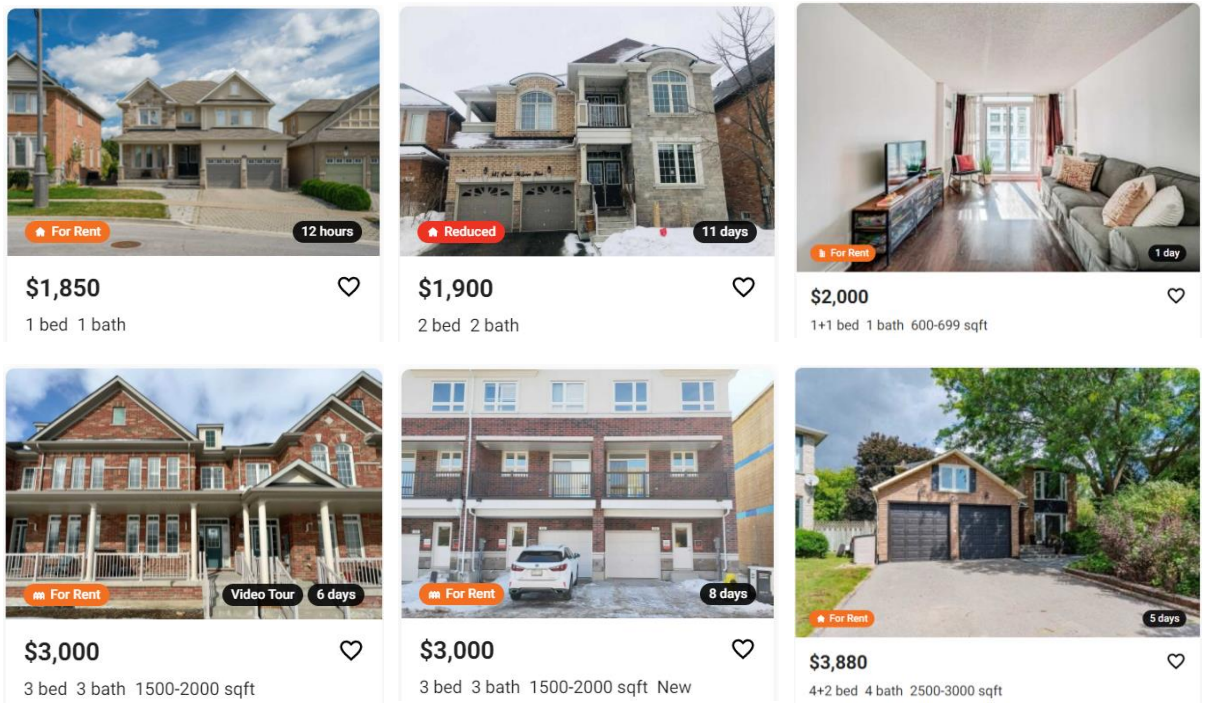
kijiji Z Rentals.ca Rentology

Lisa – Single Parent with a Disability

Housing need: 2-bedroom (accessible)
Occupation: Early Childhood Educator
Income: $2,917/month
Max Rent: $875/month



WHAT HOUSING OPTIONS EXIST?



kijiji Z Rentals.ca Rentology

Darren and Mona – Young Family

Housing need: 3-bedroom
Occupations: Restaurant Manager and RPN
Income: $7,917/month
Max Rent: $2,375/month



OPPORTUNITIES AT 7085 14TH AVENUE

PROJECT BACKGROUND

- CMHC launched the Rapid Housing Initiative in late 2020
- York Region submitted a RHI application to CMHC in August 2021:
  - 7085 14th Avenue identified as a priority project
  - Application included a low-rise affordable rental building
- In November 2021, CMHC announced that York Region was not awarded RHI funding
- York Region intends to proceed with the planning applications to get the site development ready should additional funding be secured
- York Region is exploring other funding opportunities, but construction would not begin until funding secured

POLLING QUESTION #3

What do you love about your neighbourhood?

- Access to amenities like schools and parks
- Access to shops, restaurants and employment
- Safety and maintenance
- My neighbours
- Community events and activities
- Other

SITE CONTEXT

Councillor: Khalid Usman, Ward 7

Site Area: 1.0 hectare / 2.4 acres

Current Use: Vacant, Regional Infrastructure

Official Plan Land Use Designation: Low Rise Residential

Zoning: Agricultural (Zoning By-law 304-87)



VIEWS AROUND THE SITE



1 14 Avenue North East at Site



2 14 Avenue Surrounding Area East



3 14 Avenue South West at Site



4 14 Avenue Transit_Stop #9&305



5 14 Avenue Transit_Stop #14&2

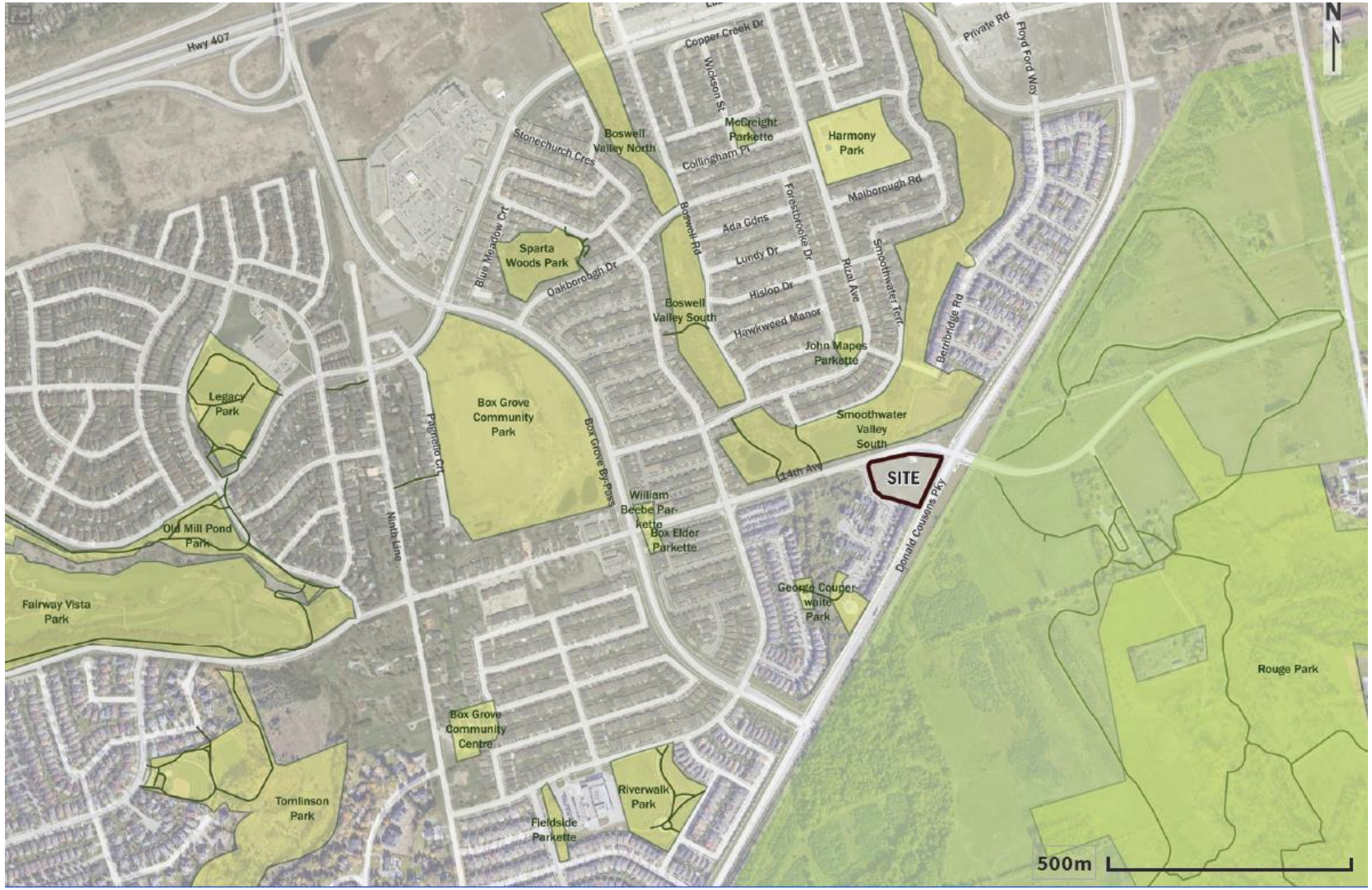


6 14 Avenue Surrounding Area North

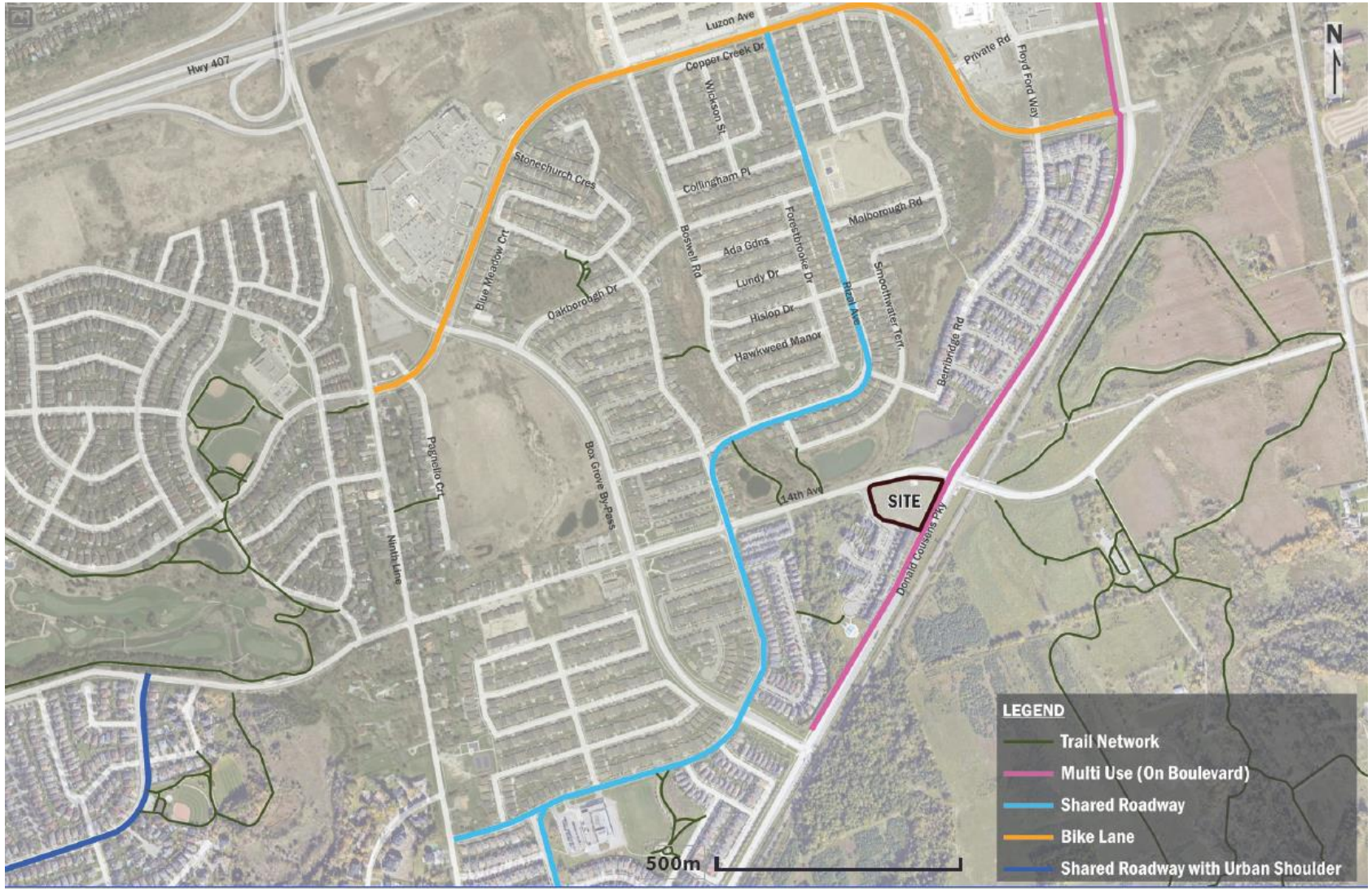
NEIGHBOURHOOD CONTEXT – AMENITIES AND SERVICES



NEIGHBOURHOOD CONTEXT – OPEN SPACE



NEIGHBOURHOOD CONTEXT – TRANSPORTATION

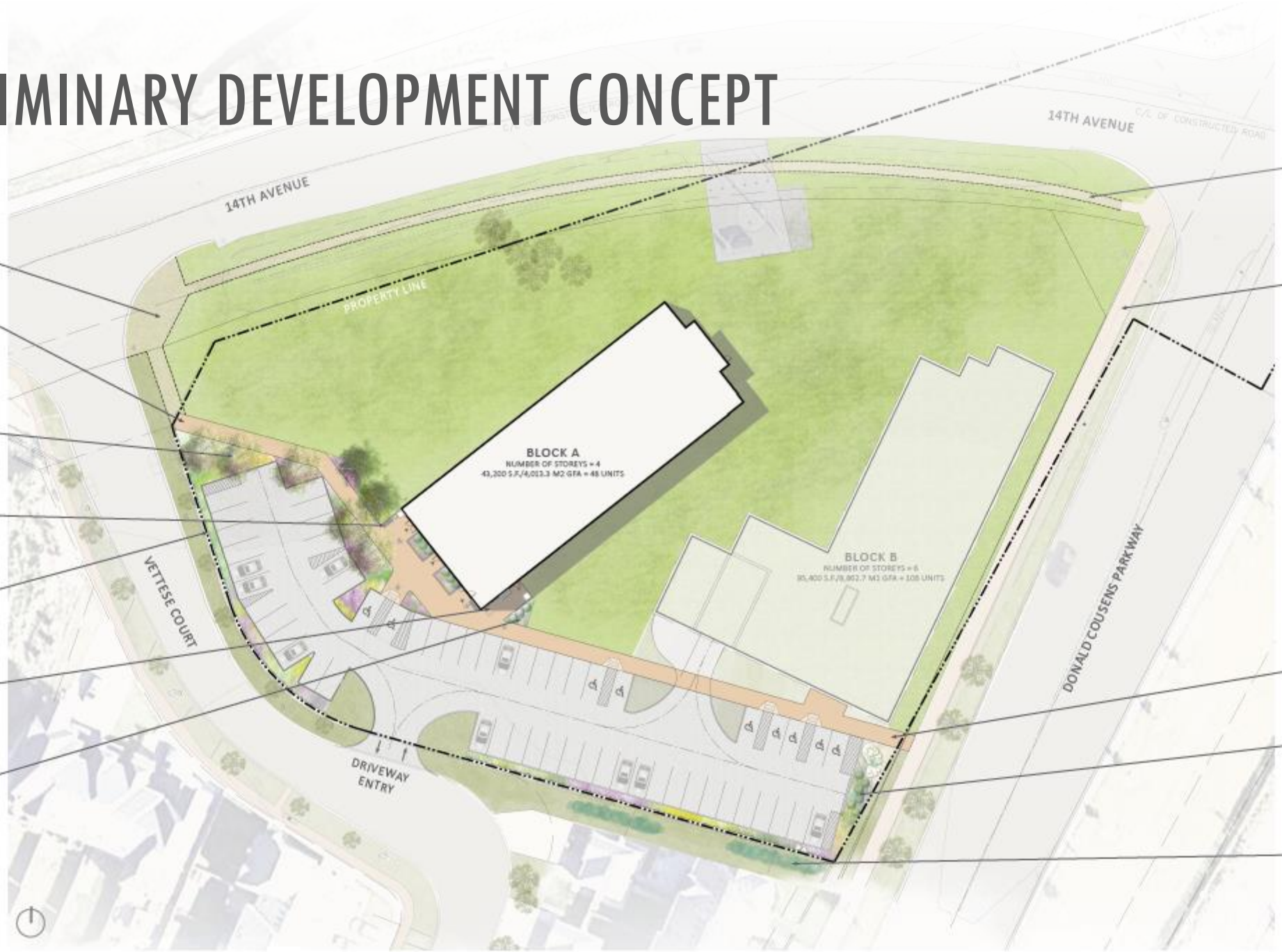


PRELIMINARY DEVELOPMENT CONCEPT

Housing	Public Spaces	Required Applications

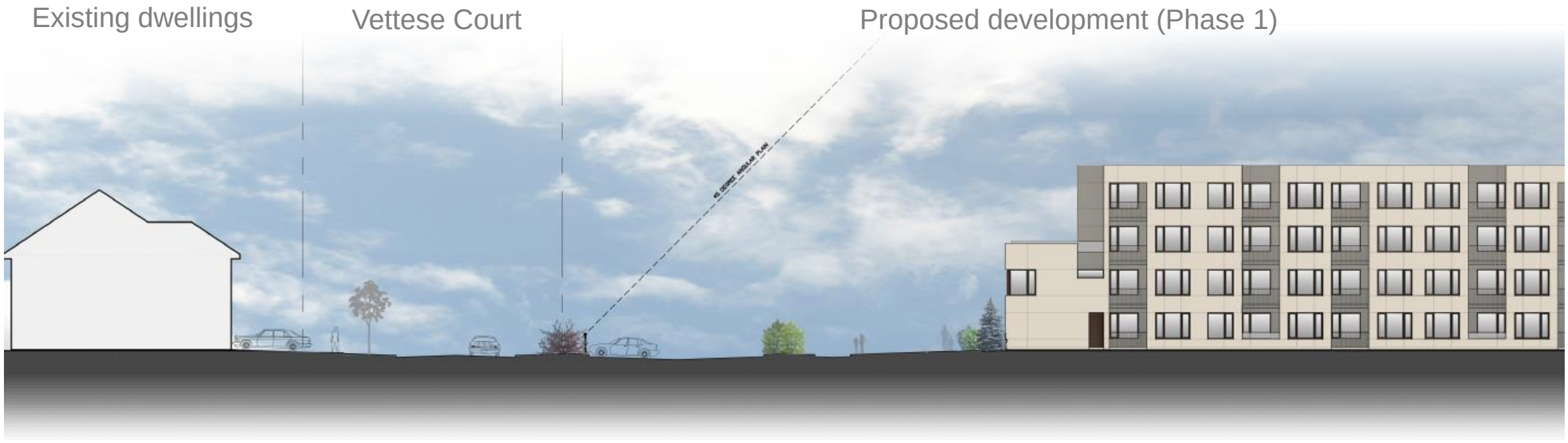
• Multi-phased development
  • Phase 1 – 4 storeys
  • Phase 2 – 6 storeys
• Surface and underground parking
• Mixed-income development
• The new buildings would be operated by Housing York Inc.
	• Improvements to the public realm (sidewalk connection along 14th Avenue)
	• Safe pedestrian access throughout the site
		• Official Plan and Zoning By-law Amendment
		• Site Plan Control Application

PRELIMINARY DEVELOPMENT CONCEPT



PRELIMINARY DEVELOPMENT CONCEPT

Given the site size and proposed built form, the development fits well into the existing neighbourhood

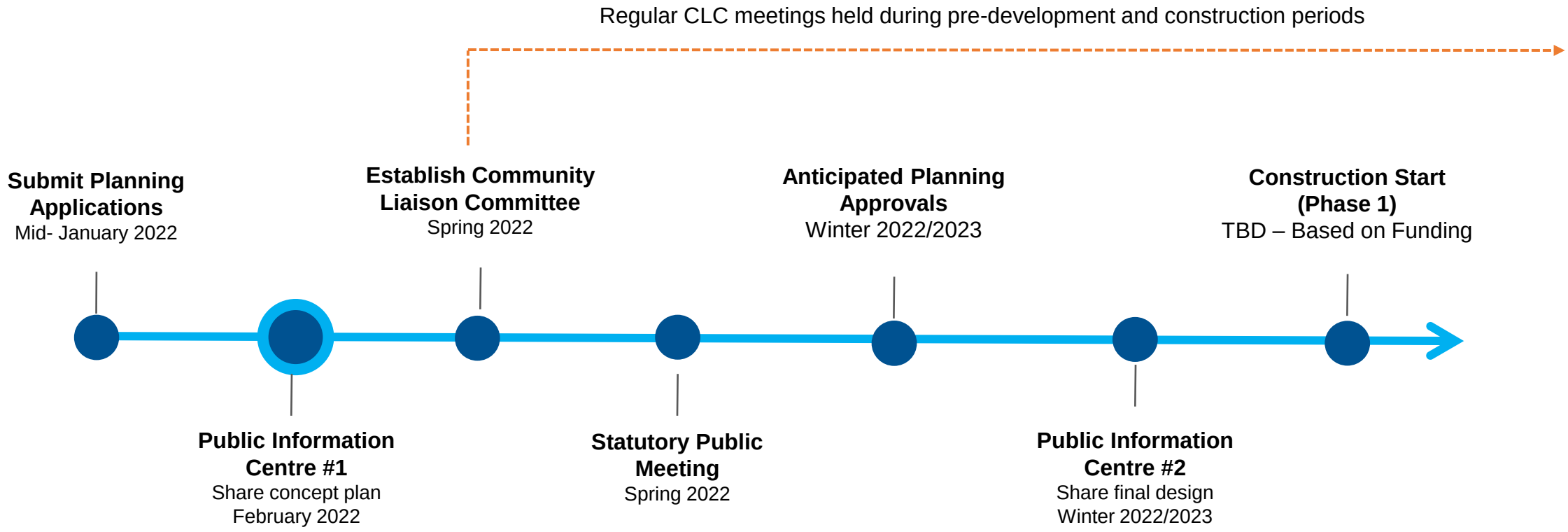


PLANNING APPLICATION AND PROCESS

- York Region's Official Plan supports the provision of a full mix and range of housing, including emergency shelters, affordable housing and special needs accommodation
- The site is currently designated 'Low Rise Residential' and zoned 'Agricultural'
- An Official Plan and Zoning By-law Amendment are required to permit the proposed development:
  - Redesignate to 'Mid Rise Residential'
  - Rezone to 'Residential 4'
- A site plan application will address items such as parking, landscape, urban design, circulation and amenity space



WHERE ARE WE IN THE PROCESS?



* Specific dates may change depending on planning application process and confirmation of funding

POLLING QUESTION #4

What interests you most about this project?

- Social and community integration
- Addressing the housing crisis
- Creating an inclusive neighbourhood
- Planning a development that fits into our community
- Other

COMMUNITY-CENTRED APPROACH

IT TAKES A COMMUNITY WORKING TOGETHER

- Start engagement with the City of Markham, community members, and other stakeholders early in the planning process
- Committed to open and transparent communication
- Respectful of neighbours' ideas and concerns to develop a shared vision
- Public Information Centres to build community awareness and gather feedback
- Creation of a Community Liaison Committee



COMMUNITY LIAISON COMMITTEE

- Committed to keeping community members updated and engaged on the project
- A Community Liaison Committee (CLC) will be formed with residents, business owners and community partners
- The CLC will address issues through the planning and construction period and will act as community advocates
- Please contact our Community Liaison to apply to the CLC: housingdevelopment@york.ca



POLLING QUESTION #5

How important is it to you to be involved in the development process?

- Very important
- Important
- Somewhat important
- Not at all important

QUESTIONS AND CONVERSATION

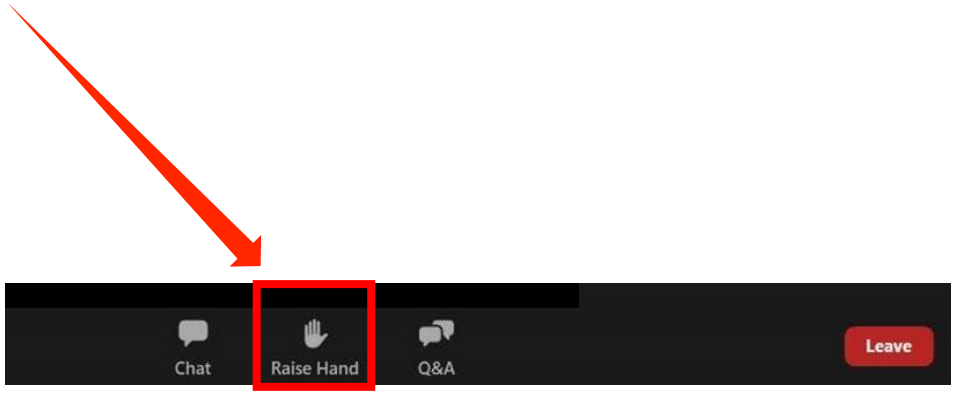
QUESTIONS AND COMMENTS

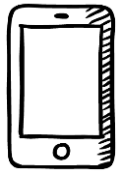
Please be concise, constructive and considerate of other views.



For desktops:

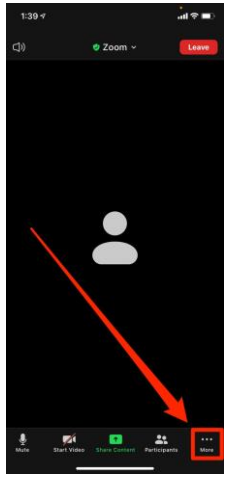
1. Click the ‘Raise Hand’ option located at the bottom of your screen.
2. The moderator will unmute your microphone and you will be able to ask your question.

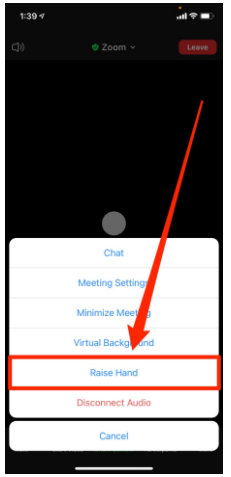




For smartphones:

1. Click on the three horizontal dots icon, labeled "More," in the bottom right corner of the screen.
2. In the pop-up at the bottom of your screen, tap "Raise Hand."





STAYING ENGAGED

Would you like to stay involved in the project?

- Visit york.ca/BoxGroveHYI for project updates
- Questions asked tonight will be added to the FAQ section on the website
- You can apply to our CLC by emailing housingdevelopment@york.ca

THANK YOU