

WHITCHURCH-STOUFFVILLE AFFORDABLE HOUSING DEVELOPMENT

5676 Main Street, Whitchurch-Stouffville

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PRESENTATION AGENDA

1

BACKGROUND

2

DEVELOPMENT STATUS

3

NEXT STEPS

4

DISCUSSION

BACKGROUND

REGIONAL CONTEXT

- Internal review identified a need for investment in affordable housing in Whitchurch-Stouffville as it has limited purpose built rental homes
- 3,247 households on the affordable housing wait list have identified Whitchurch- Stouffville as a desired location
- Over 40% of Whitchurch-Stouffville renters spend more than 30% of their income on housing (2016 Census)



HOUSING YORK INC. - OUR HOMES

- York Region's affordable housing model focuses on healthy communities through:
 - Good design
 - Appropriate scale
 - Mixed income
 - Proactive management



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Dunlop Pines, Richmond Hill



Tom Taylor Place, Newmarket



Mackenzie Green, Richmond Hill



Trinity Square, Markham



Blue Willow Terrace, Vaughan



Hadley Grange, Aurora



Mapleglen Residences, Vaughan



Lakeside Residence, Georgina

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5676 MAIN STREET, WHITCHURCH-STOUFFVILLE

- 3.7 acres of land to the east of the Metro grocery store on Main Street
- Official Plan/Secondary Plan permits higher density residential including apartment buildings
- Zoned as: Commercial Residential Mixed - Western Approach (CM2), which permits apartment buildings up to 6 storeys in height
- 5676 Main Street proposal is for a 6 storey apartment building containing approximately 100 units and small scale non-residential uses



WHAT'S HAPPENED SO FAR

- July 2019
 - Presentation to Whitchurch-Stouffville Council #1
- September 2019
 - Public Information Centre #1
- December 2019
 - Complete Site Plan Application submitted to Town Planning
 - First Community Liaison Committee meeting held
- February 2020
 - Second Community Liaison Committee meeting held
 - Technical comments on site plan application received from Town Planning
 - Presentation to York Regional Accessibility Advisory Committee
- March 2020
 - Presentation to Whitchurch-Stouffville Council #2



5676 MAIN STREET DEVELOPMENT STATUS



South Elevation – View from Main Street East



South Elevation – View from Main Street West



North Elevation – View from Rupert Street West backyards

WHAT WILL THE NEW BUILDING INCLUDE?

Rental housing for seniors, families, young couples and those living alone

- 97 rental apartments
 - 63 – one bedroom units (484-699 s.f.)
 - 27 – two bedroom units (645-839 s.f.)
 - 7 – three bedroom units (936-958 s.f.)
- Indoor amenity space (1,527 s.f.)
- Rooftop amenity space (2,400 s.f.)
- Ground floor commercial space (1,985 s.f.)
- LEED Gold Standard



WHAT WE HEARD FROM COMMUNITY ENGAGEMENT

- Maintain as many trees as possible
- Concerns over traffic generation and parking
- 100 units is too much density
- Provide privacy fencing
- Include universal design features
- Include balconies for each unit
- Ensure the site is safe and welcoming for children
- Include studio/bachelor units
- I want to rent a unit



WHAT WE HEARD THROUGH TOWN PLANNING COMMENTS

- The technical review comments received from the Town and commenting agencies included the following:
 - Enhance the site entrance and building entrance
 - Use heritage colours at base and coordinating colours above
 - Enhance the landscaping using native species and coniferous trees
 - Connect internal pedestrian walkways to the municipal sidewalk
 - Relocate water service and other proposed servicing infrastructure
 - Provide additional stormwater and groundwater information
 - Provide additional sound level information
 - Include bicycle parking space details
 - Update traffic modelling to include future full median on Main Street

NEXT STEPS

NEXT STEPS

Spring 2020

- Revisions to site plan submitted to Town Planning
- Public Information Centre #2

Summer/Fall 2020

- Demolition of existing buildings
- Anticipated Site Plan Approval
- Presentation to Whitchurch-Stouffville Council #3
- Public Information Centre #3

Winter/Spring 2021

- Construction of building commences; anticipate completion in 2022



QUESTIONS

THANK YOU

