

QUESTIONS AND ANSWERS

Future Market and Affordable Rental Apartments 5676 Main Street, Stouffville

Last updated: February 25, 2020

DEVELOPMENT INFORMATION

1. What is The Regional Municipality of York (The Region) building at 5676 Main Street?

The Region is building a six-storey apartment building with approximately 100 units. The building will contain a mix of one, two and three-bedroom rental apartments for families, seniors and individuals and will be owned and operated by Housing York Inc.

This building is the first development on the property; there may be additional development on the property in the future.

2. Who is Housing York Inc. (HYI)?

HYI is York Region's housing corporation. HYI owns and operates nearly 2,800 units across York Region, providing homes for more than 4,000 residents. To learn more, visit york.ca/hyi

3. When will the building be constructed?

It is anticipated that construction will begin in 2020 and end in late 2022.

4. What types of town approvals are needed for this development?

The Town of Whitchurch-Stouffville's Official Plan and zoning by-law permit the development of an apartment building on the site and an application for Site Plan Control is required. This application was submitted to the Town of Whitchurch-Stouffville in December 2019.

5. Has the community had a chance to comment on this development?

The Region hosted a Public Information Centre (PIC) in September 2019 to introduce the project to the community and seek feedback.

A Community Liaison Committee (CLC) made up of neighbours, community members and local business representatives has been formed and meets quarterly to discuss the project.

HOUSING SERVICES

1-877-464-9675
TTY 1-866-512-6228
york.ca/housing



BUILDING AND PROPERTY INFORMATION

6. What kind of amenity space will be provided for residents of this building?

The building will include indoor amenity space and a rooftop garden.

7. Will there be fences between the new building and the neighbouring properties?

Privacy measures between property lines are proposed:

- To the west (Metro): a landscaping barrier in the form of trees and shrubs is proposed
- To the east (Betz Pools): no change is proposed
- To the north (Rupert Avenue): a combination of fencing and landscaping is proposed

8. What will happen to the trees on site?

An arborist has evaluated all the trees on the property to assist with the preparation of the landscape plan for the development.

The majority of the trees on site are in fair condition and will remain. Some trees will be removed to allow for construction. Many of the mature evergreen trees on the property line beside the grocery store will remain. The grouping of vegetation in the north-west corner of the site will be removed.

A full landscape plan including new trees and plants is proposed for the development area.

9. Where will the residents park?

There are 156 parking spaces proposed on the site for resident, visitor and commercial parking. This complies with the zoning by-law requirement of 1.5 parking spaces per unit.

TRAFFIC AND ACCESS TO THE SITE

10. How will traffic be impacted?

A traffic consultant has reviewed the site plan design and analyzed the traffic impact. Many entrance and exit options were considered by the project team and the proposed access was identified as the most appropriate design.

The consultant's analysis showed that any traffic generated from the building will not cause a negative impact on the traffic patterns in the area.

11. Can the existing CASE-Richardson entrance be used to access the site?

The existing entrance may be considered for a future development phase; however, it will not be used to access the building at this time.

RENT INFORMATION

12. How much will rent be in this building?

This building will provide a range of rental rates to accommodate a variety of households. Some units will be rented at the market rate and others will be subsidized according to provincial regulations. The building will include one, two and three-bedroom units with differing rental rates for each.

13. How do I rent a subsidized apartment in this building?

For information on subsidized housing in York Region, including eligibility requirements and how to apply, please visit york.ca/housing or call Access York at 1-877-464-9675.

New applicants should be aware that the demand for subsidized housing in York Region is high and wait times are long. If you are not on the subsidized housing wait list already, it may be unlikely that you will be offered a unit at this building when it opens.

14. How do I rent a market rate apartment in this building?

Vacancies for the market rate units will be filled on a first-come, first served-basis. There is no waitlist for Housing York market rent units. Information on future market rent units, including rent and move-in dates, will be available closer to the end of construction, anticipated for late 2022.

AFFORDABLE HOUSING

15. Why do we need affordable housing in Whitchurch-Stouffville?

Housing is a fundamental need. It supports positive health and social outcomes and connects residents in York Region to our economy, transportation systems and community services.

Housing options are not well-matched to the current and future needs of York Region's communities. The cost of housing continues to rise and there is limited rental supply and home ownership options are affordable.

There is a significant demand for rental housing in the Town of Whitchurch-Stouffville. Approximately 3,200 households on York Region's subsidized housing wait list have identified the Town of Whitchurch-Stouffville as a desired location. Many renters in the Town of Whitchurch-Stouffville spend more than 30% of their income on housing.

The development at 5676 Main Street will help increase the supply of affordable and rental housing.

ADDITIONAL INFORMATION

16. How do I find out more about this project?

The application package that was submitted to the Town of Whitchurch-Stouffville may be viewed in the Planning Department (File # SPA19.038).

For additional information about the project, please visit york.ca/stouffvillehyi or contact Janet Porter at 1-877-464-9675 ext. 72042 or janet.porter@york.ca