

WHITCHURCH-STOUFFVILLE AFFORDABLE HOUSING DEVELOPMENT

5676 Main Street, Whitchurch-Stouffville

Community Liaison Committee (CLC) Meeting #6

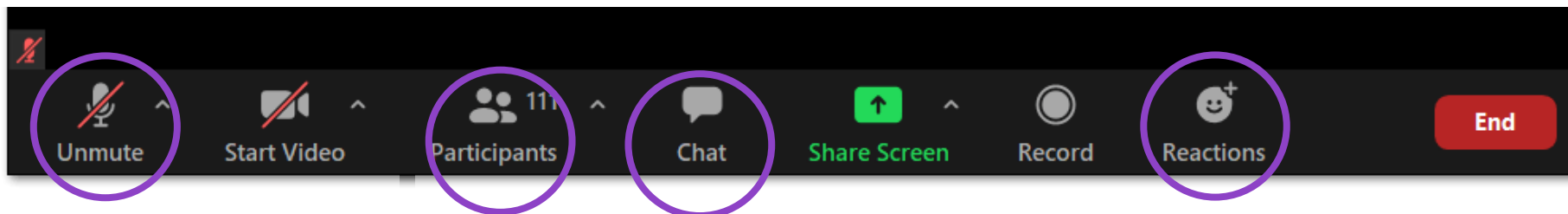
Tuesday, April 26, 2022

6:30 to 8:00 p.m.



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



TONIGHT'S AGENDA

- 1. Welcome & Introductions**
- 2. Terms of Reference & Rules of Engagement**
- 3. Project Background**
- 4. Project Update & Overview of Construction**
- 5. Questions & Discussion**
- 6. Wrap-up & Next Steps**



WELCOME & INTRODUCTIONS



INTRODUCTIONS

Tonight's Presenters:

- **Colin Simic**, Program Manager, Affordable Housing Development
- **Doreen Khatchadourian**, Manager, Capital Delivery & Technical Services

Other Project Members:

- **Tricia Wretham**, Program Manager (A), Departmental Communications
- **Christine Morrison**, Communications Associate
- **Darrick Sham**, Construction Administrator
- **Jeff Collins** – Senior Project Manager/Scheduler, Maystar General Contractors

Builder / General Contractor

MAYSTAR

- Over 25 years of experience, successfully completing more than 200 projects, many of them complex, high-profile and LEED-certified landmark projects.



Viva Retirement Communities, Toronto



Integrity

Maystar is dedicated to fairness, hard work and a total commitment to our clients' projects.



Reliability

We understand our Client's expectations - we listen. This approach allows us to deliver the most competitive and cost-efficient buildings to our Clients, no matter the size or scope.



Quality and expertise

Maystar is an industry leader, building across the GTA and Southern Ontario, positioned to handle the most complex projects with quality service and construction, led by a team of industry experts.

MEMBER INTRODUCTIONS

**Your name and why you
joined the Community
Liaison Committee**



RULES OF ENGAGEMENT



GROUND RULES

- Be thoughtful and considerate when asking questions
- Assist in keeping community members updated
- Participate and share your feedback



TERMS OF REFERENCE



Objective:

- To provide a collaborative forum for input on the construction, service delivery and opening of the new affordable housing development



Goals:

- To advise the community and answer questions on the construction project
- To facilitate information sharing and open dialogue
- To build and maintain positive relationships amongst the community, contractor, and the program partners
- To proactively identify and resolve any issues, opportunities and concerns related to construction
- To support the successful integration of the building and its future residents into the surrounding community



Accountability & Commitment:

- Attend quarterly meetings
- Review agenda and background materials before meetings
- Assist in keeping your existing community networks apprised of the project by only sharing information provided by York Region
- Respectful conduct during meetings is required at all times

PROJECT BACKGROUND








PROJECT SNAPSHOT

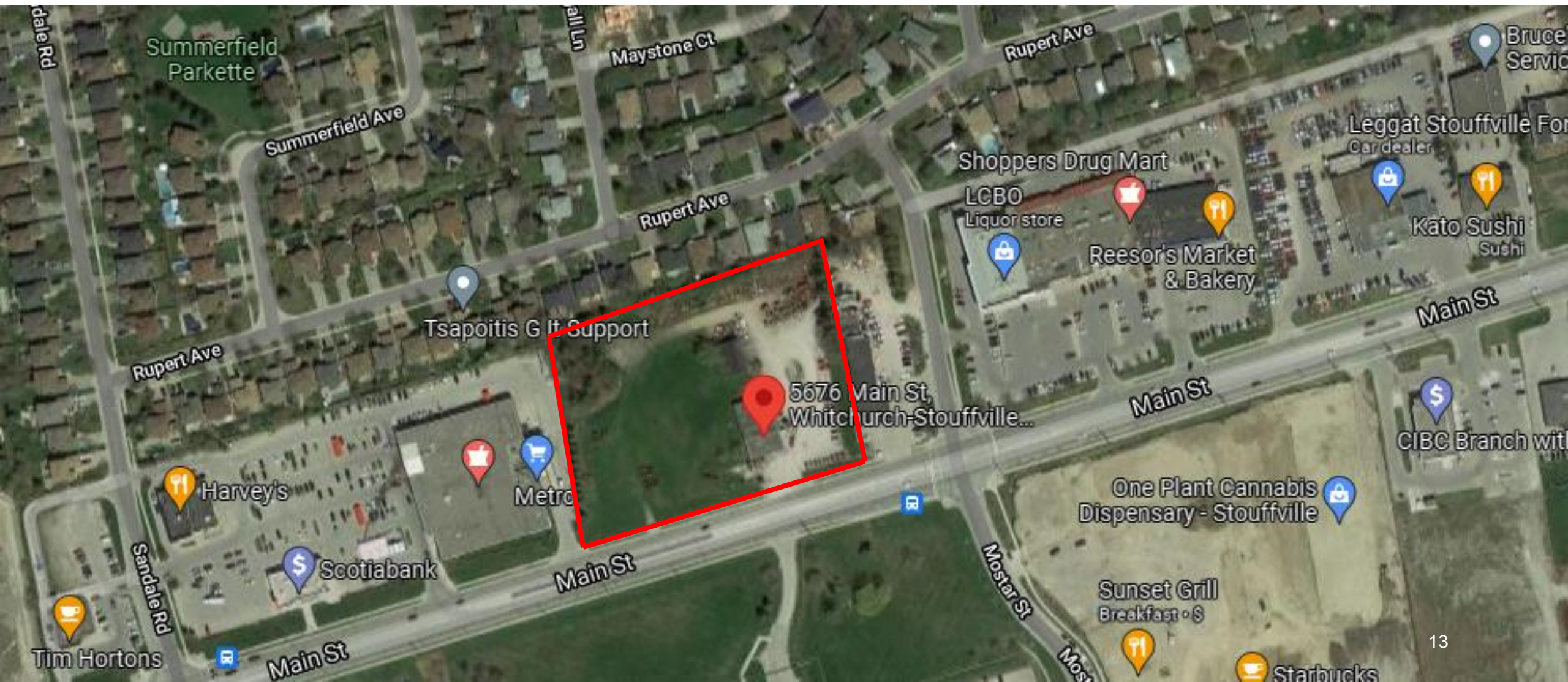
Design Overview

- Rental housing for seniors, families, young couples, and those living alone
- 97 rental apartments
 - 65 one-bedroom units (484-699 s.f.)
 - 26 two-bedroom units (645-839 s.f.)
 - 6 three-bedroom units (936-958 s.f.)
- Indoor amenity space (1,527 s.f.)
- Rooftop amenity space (2,200 s.f.)
- Ground floor commercial space (1,985 s.f.)
- LEED - Gold Certification Standard

Engagement Overview

- 8**  Community Liaison Committee Meetings & Updates
- 2**  Public Information Centres
- 3**  Presentations to Whitchurch-Stouffville Town Council
- 1**  Presentations to Advisory Committees
- 2**  Questionnaires/ Surveys

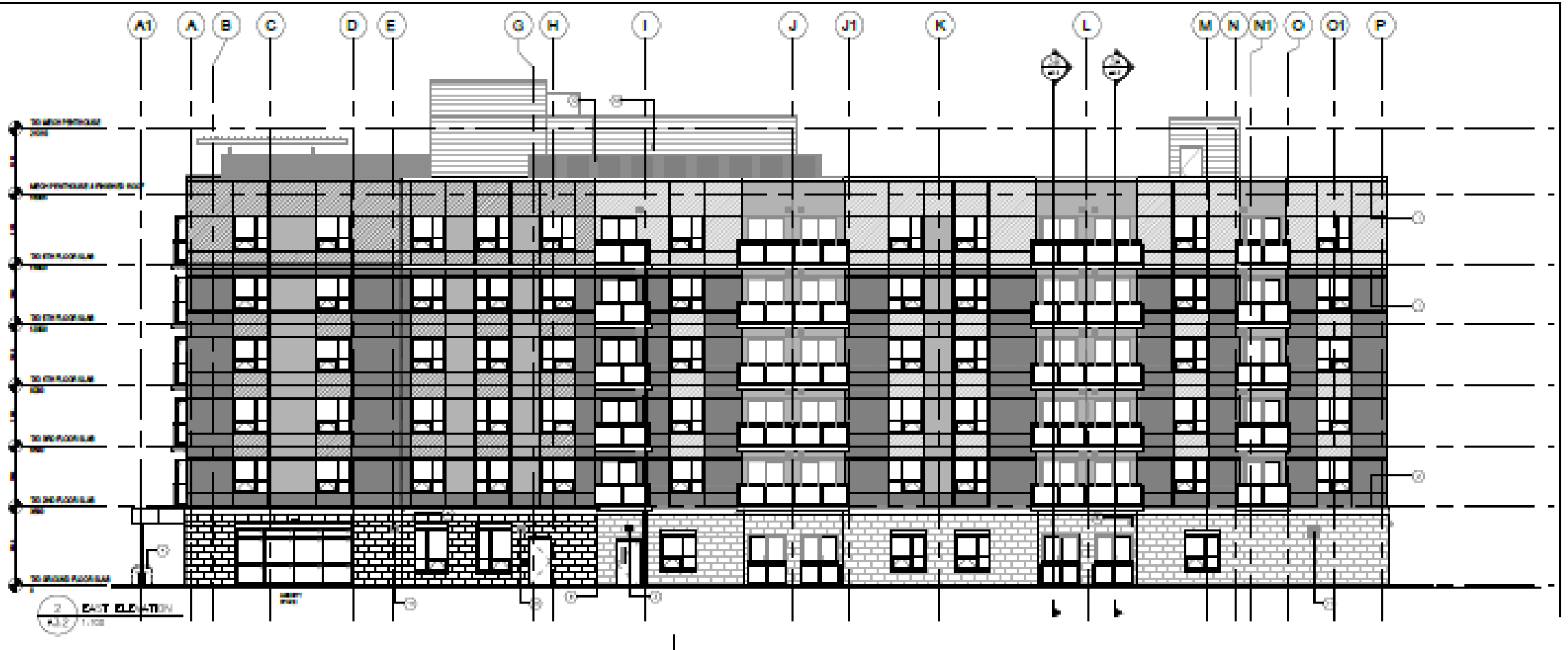
THE DEVELOPMENT: 5676 MAIN STREET, WHITCHURCH-STOUFFVILLE



THE DEVELOPMENT: 5676 MAIN STREET — AERIAL VIEW OF SITE & PROPOSED PLAN



THE DEVELOPMENT: 5676 MAIN STREET — BUILDING ELEVATION & FEATURES



THE DEVELOPMENT: 5676 MAIN STREET — RENDERINGS

South-east view from Main Street



THE DEVELOPMENT: 5676 MAIN STREET — RENDERINGS

South-west view from Main Street & Metro property



THE DEVELOPMENT: 5676 MAIN STREET — RENDERINGS

North-West view from Rupert Street backyards



PROJECT UPDATE & OVERVIEW OF CONSTRUCTION



WHAT'S HAPPENED & WHERE ARE WE GOING



2022

January – February

- / Awarding Construction Contract (Maystar General Contractors)

March

- / Mobilization of site works
- / Tree removal
- / Construction notices circulated to nearby residents and businesses

April

- / CLC Meeting #6

*** CLC Meetings to be held quarterly through duration of project***



2023



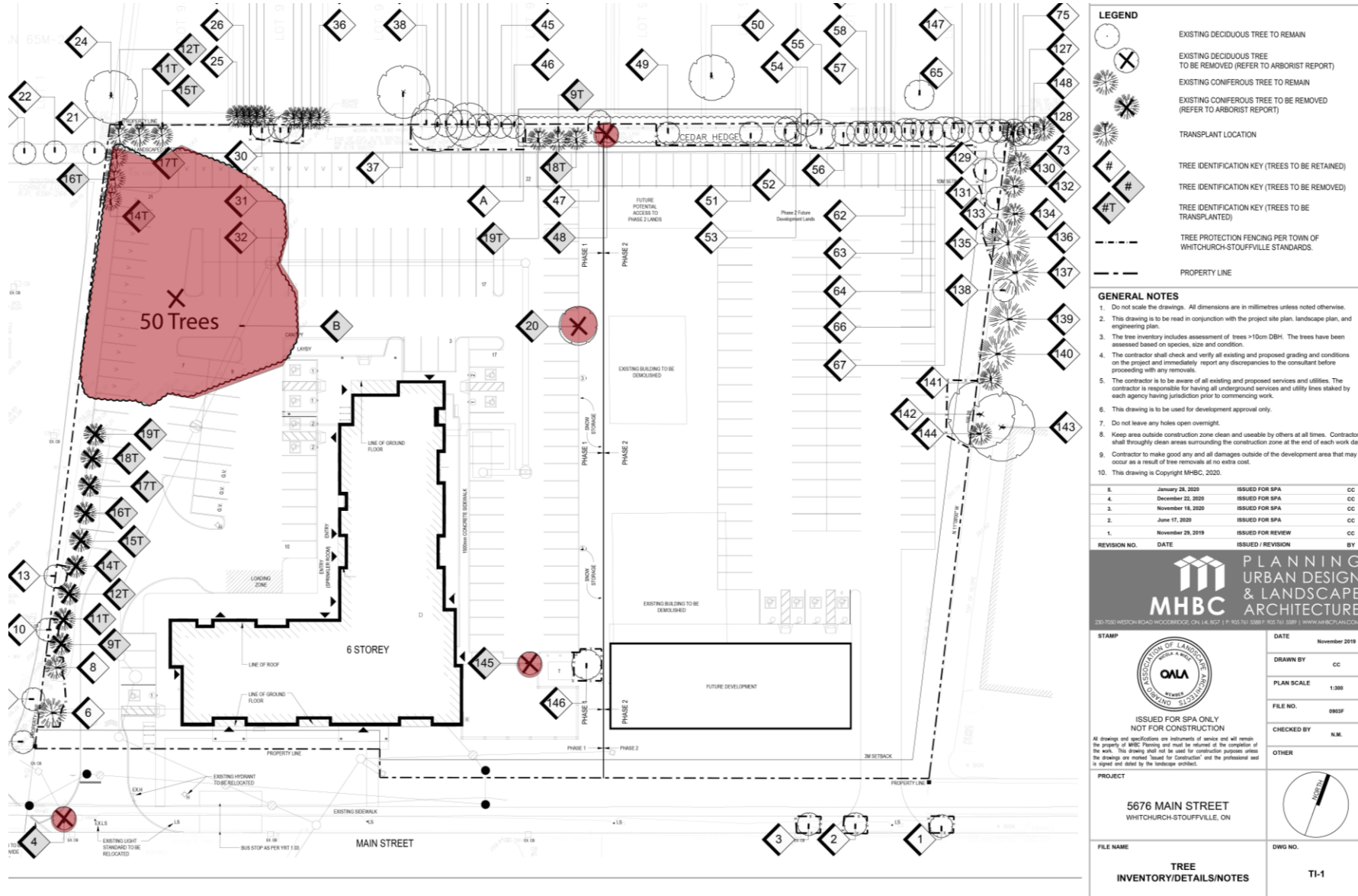
December

- / Targeting substantial completion & occupancy permitted for building

THE PLANNING AND FINANCIAL IMPACTS OF COVID-19

Covid-19 has had an impact on anticipated planning and construction costs.

TREE INVENTORY PLAN – Trees Removed

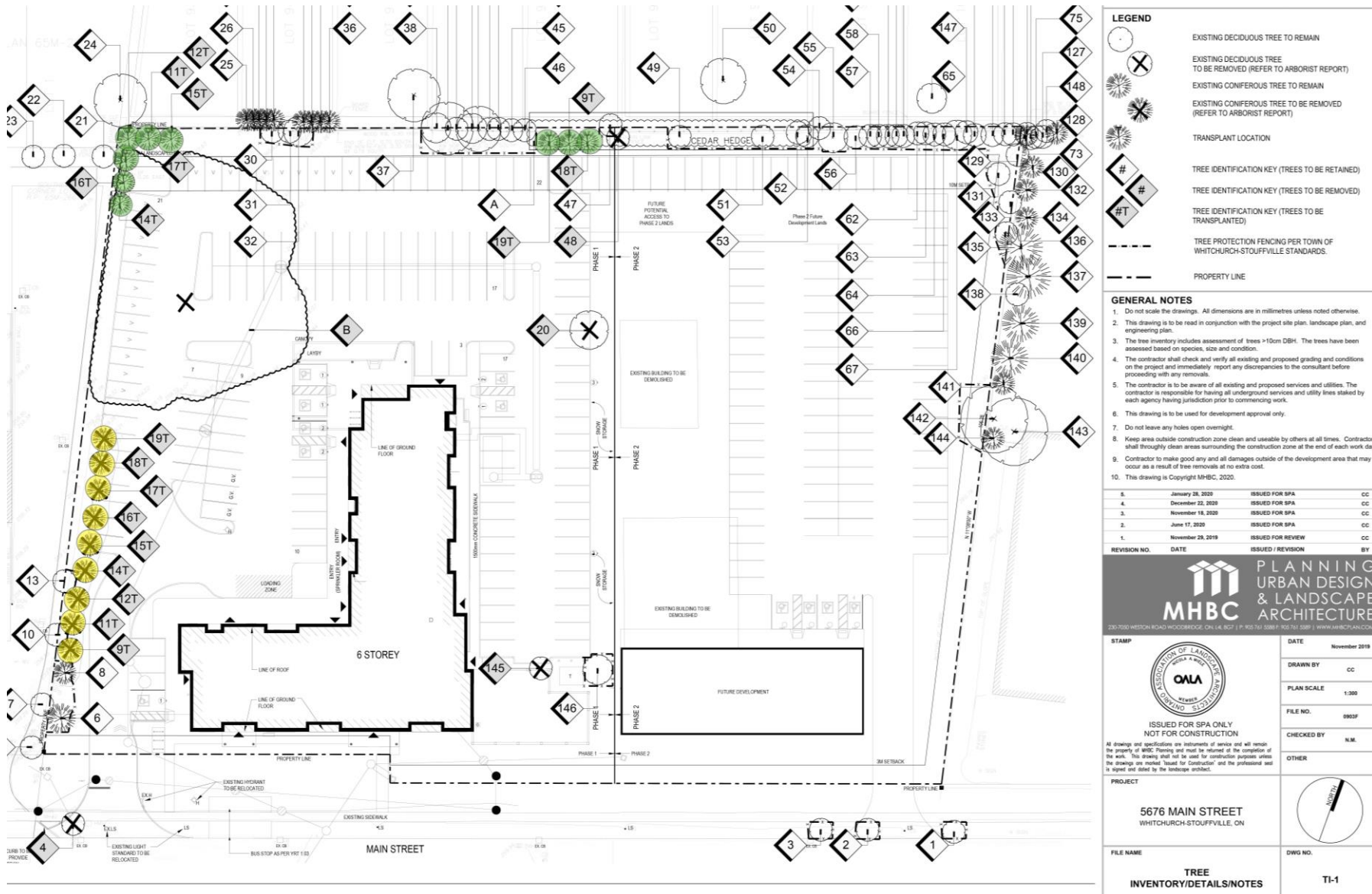


✓ 54 trees removed

✓ 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

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 useable 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.

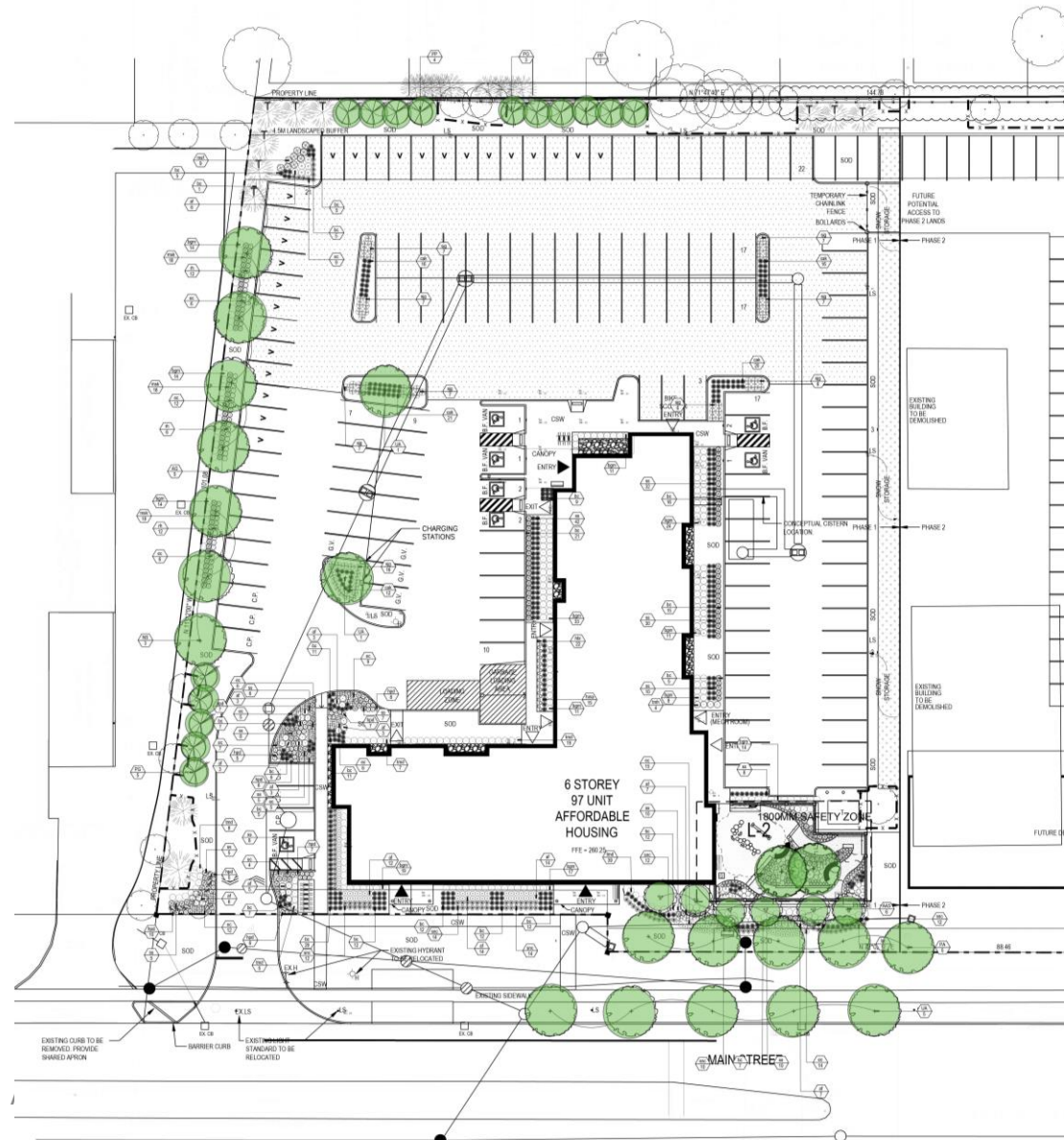
8.	January 28, 2020	ISSUED FOR SPA	CC
4.	December 22, 2019	ISSUED FOR SPA	CC
3.	November 18, 2019	ISSUED FOR SPA	CC
2.	June 17, 2019	ISSUED FOR SPA	CC
1.	November 29, 2018	ISSUED FOR REVIEW	CC
REVISION NO.	DATE	ISSUED / REVISION	BY

MHBC
PLANNING
URBAN DESIGN
& LANDSCAPE
ARCHITECTURE
230-700 WELCH ROAD WOODBRIDGE, ON L4L 8G7 | P. 905.761.5288 F. 905.761.5289 | WWW.MHBCPLAN.COM

STAMP	DATE	November 2018
	DRAWN BY	CC
	PLAN SCALE	1:300
	FILE NO.	0903F
	CHECKED BY	N.M.
	OTHER	
PROJECT		
5676 MAIN STREET WHITCHURCH-STOUFFVILLE, ON	DWG NO.	TI-1
FILE NAME		
TREE INVENTORY/DETAILS/NOTES		

All drawings and specifications are instruments of service and will 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.

TREE INVENTORY PLAN – Trees to be Planted



- / 43 trees to be planted
- / **Green** areas indicate location for new trees to be planted
- / 356 deciduous and coniferous shrubs, including ferns and broad-leaf evergreens are to be planted, but are not visually shown on the image.
- / Various perennials, ground covers, and grasses are also not shown on the image.

BASELINE CONSTRUCTION SCHEDULE



SPRING & SUMMER 2022

April – May

- / Contractor mobilization
- / Remove top-soil



May – September (Civil & Site Works)

- / Install water and sanitary mains
- / Driveway sub-base
- / Incoming hydro service
- / Excavate and pour foundations
- / Transplant trees



FALL & WINTER 2022

September – December (Ground, 2nd, & 3rd Floor Construction)

- / Install structural components (slab-on-grade, precast slabs, masonry walls and steel beams)
- / Install structural steel studs and sheathing on exterior walls



AT WORK OR HOME, LET SAFETY BE KNOWN

As construction begins, safety is a priority for York Region. To help everyone stay safe, here is a quick list of five things to expect during construction:

1. **Site safety:** The construction site will be completely fenced and kept safe for both neighbours and workers.
2. **Traffic delays:** Residents travelling in the area may experience slight delays due to construction equipment and trucks.
3. **Noise disruptions:** While neighbours should expect noise during construction hours, levels will be minimized as much as possible.
4. **Dust control:** While dust control measures will be in place, neighbours should expect added dust in the area during periods of on-site construction. Maystar and York Region will work together to minimize the impact of the dust on Main Street and nearby properties.
5. **New people:** There will be new people coming and going to the site as construction progresses.

QUESTIONS & DISCUSSION



LET'S BRAINSTORM

**What topics would
you like to discuss
at upcoming
meetings?**



STAY INVOLVED & INFORMED



STAY INVOLVED & INFORMED

Stay connected by visiting the Region's project website (york.ca/stouffvillehyi) to check-in on:

- Project information and updates;
- Upcoming meetings; and
- Presentations

The screenshot shows the York Region website header with the logo and navigation links for HEALTH, TRANSPORTATION, and ENVIRONMENT. The main content area features the title "FUTURE MARKET AND AFFORDABLE RENTAL APARTMENTS IN THE TOWN OF WHITCHURCH-STOUFFVILLE". Below the title, there are three paragraphs of text: the first describes the project location and unit count; the second details the apartment mix and amenities; the third discusses the impact of the COVID-19 pandemic on the timeline. A video player is embedded at the bottom of the article, titled "Whitchurch-Stouffville Housing York Inc. Development". A sidebar on the right contains a navigation menu with items like APP CENTRE, CAMPAIGNS & PROJECTS, E-NEWSLETTER, EVENTS, MEDIA INQUIRIES, MEDIA RELEASES, NEWS, NEWSLETTER, PUBLIC CONSULTATIONS, and PUBLIC NOTICES.

THANK YOU!

