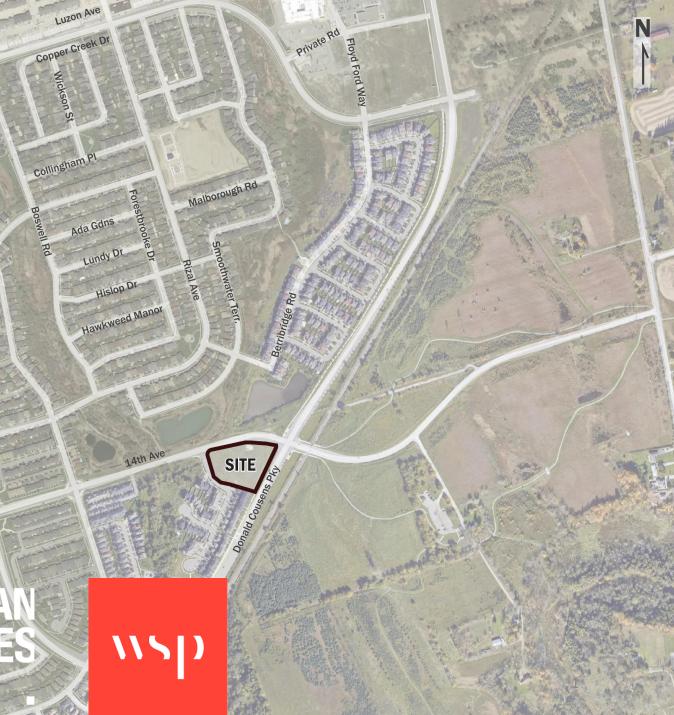
Box Grove Community Housing Development

Statutory Public Meeting June 7, 2022





Process Overview

Tonight's Presentation

- The purpose of our presentation is to:
 - Give a snapshot of the planning process
 - Introduce Housing York Inc. (HYI);
 - Explain the proposed Official Plan and Zoning By-law amendments;
 - Describe the proposed development; and
 - Provide information and answer questions related to planning matters

Process Overview

York Region has submitted an application for an Official Plan and Zoning Bylaw Amendment. This meeting is part of that application process.



- The application was deemed complete by the City of Markham on March 10, 2022.
- Public meetings and input are an important part of the development application process.
- This is a key time in the process where we're able to gather input from the local community.
- Your input will help us to revise/improve elements of the proposed development.

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

• Over 60 Region-owned sites were reviewed

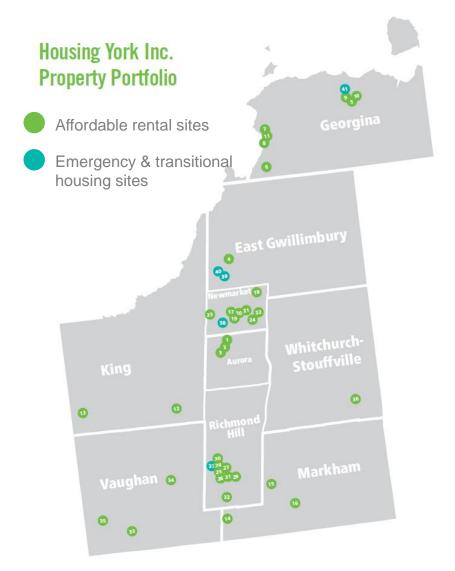
The site at the corner of 14th Avenue and Donald Cousens Parkway has sufficient space to support housing, is close to amenities and serviced by transit



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

What is Housing York Inc.?

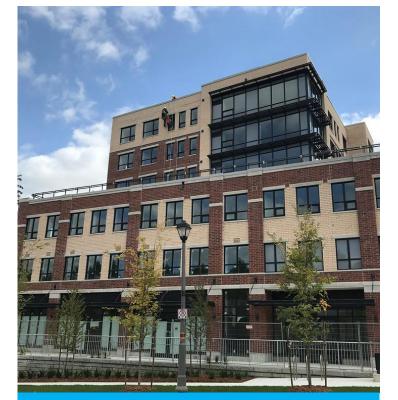
- Housing York Inc. (HYI) is York Region's Housing Company
- HYI provides well-maintained, affordable housing options, from mixed-income rental apartment buildings to emergency and transitional housing sites
- HYI owns and manages 37 housing locations and supports approximately 2,700 units
- HYI is committed to working with our neighbours to keep you updated on planned projects in your community



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



Community Engagement and Consultation

Goal: To engage and involve community members and build awareness through ongoing communication and engagement efforts

Share project information through new and existing communication channels

 Social media, project website and email address (<u>housingdevelopment@york.ca</u>), mailings to neighbours

Build ongoing engagement and community outreach opportunities

 Project Community Liaison, Community Liaison Committee, virtual information meetings



#YorkRegion is proposing future community housing at the corner of 14th Ave and Donald Cousens Pkwy in @cityofmarkham. Join us for a virtual #PublicInformationCentre tonight at 6:30 p.m. to learn about the proposal and how to get involved. Register at york.ca/BoxGroveHYI



Social Media





A Notice	e to Our Neighbours
WARCH 2022 P Dear neighbour, To support planning fi darkham, York Regic nealthy environment. Dr Wednesday, Marc	A Notice to Our Neighbours Bic Grove Community Housing Development
vork will take place b hat work may be reso lealth guidelines. Yo What to expect? A drill rig (pictu the boreholes The drill rig eny activities and n drill rig at work	MAY 2022 PROJECT UPDATE Dear neighbor, York Region is epicode in the copy of Markamian to develop community housing at the come of HB Avenue and Douald Courses Parkawy in the City of Markamian to help more people find safe and subble housing. Community feedback and engagement is a key component of all developments led by York Region's housing company, fouries and the City and the city and the component of all developments led by York Region's housing company, fouries and the city and the city and the community between the city of the city and the city and the city and the company is the city of the city and t
There may be drill rig begins After drilling is filled and seale The City of Ma services, such collection and affected	protection to them are hand vigooutines of the community to get involve. CET INVOLUTE IN BUILDINK YOU COMMUNITY Youh Region is establishing a Community Lation Committee controlling or testinetic business updates. Committee membras work comey with Regional add by providing including the business subjects. Committee membras work comey with Regional add by providing including the business additional community accepting applications and, as a close neighbour of the Hbh Avenue site, we would the to interde you bare of the or community and additional addi
fork Region is workin hank you for your pat If you have questions 164-9675 or emailing	What is involved in being a member of the Community Liaison Committee? Beginning May 2022, the Committee will meet teo to four times each year to support planning and pre- construction activities for the development. Meeting frequency will be based on progression of the project and community needs. The first meeting is expected to be held Thursday, May 26, 2022 at 6:30 p.m.
0RK REGION 1-877-464-9675 TY 1-866-512-6228 rork.ca/BoxGroveHY1	Join the Committee k: Participate in open dialogue to support the development of new community housing Bendlar diversity opportunities for collaboration and each to modele issues or concerns Bendlar diversity opportunities with the committy, contractors and partners Act as spredic antibasations and support the successful integration of the new building and to future resistents to the successful community.
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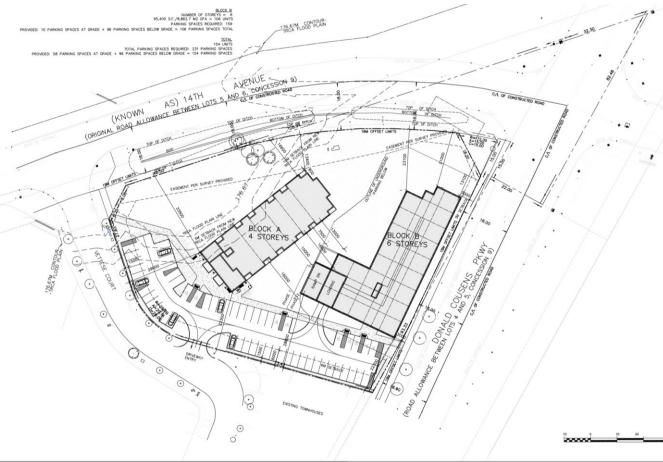
Neighbour Mail-outs

Visit york.ca/BoxGroveHYI for the latest updates

What is being proposed

The Proposed Development is for a two-phase mid-rise affordable rental housing development with 154 units

- The proposal includes a two-phase mid-rise affordable rental housing development with 154 units to be owned and operated by Housing York Inc. ("HYI") the Region's housing corporation.
- The Proposal would involve two phases:
 - Phase 1 (Block A) accounting for 4 storeys with 48 units and a GFA of 4,013.3m2
 - Phase 2 (Block B) accounting for 6 storeys with 106 units and a GFA of 8,862.7m2
- Phase 1 construction is subject to securing federal and provincial funding, with the earliest construction starting in the next 1 – 2 years.
- Phase 2 would also be subject to securing funding and future site plan approval. It is anticipated to be developed in the medium to long term.



Planning policy direction supports housing diversity and intensification

Policy direction of the Province, Region and the City influences where new development is proposed. These documents play a large role in creating places that can achieve Ontario, York Region and Markham's community-building objectives.

York Region's proposal supports the direction of these policies

- The Province directs for making efficient use of vacant land and providing a range and mix of housing including affordable housing
- **The Region** directs for **intensification within the Urban Area of Markham** (where the Box Grove community is located) and for the creation of a range of **housing** in the community including affordable housing.
- **The City** seeks to **increase the supply of affordable housing**, diversify Markham's housing stock and support intensification of lands that are walkable and transit supportive



A change is required to permit the development

The Proposed Development requires requesting a change to the existing land use and zoning framework.

Existing Designation and Zoning

- Markham Official Plan, 2014 -- Map 3 Land Use: Residential Low Rise
- Zoning By-law 304-87-- Agricultural One Zone (A1)

The requested change is to Residential Mid Rise land use and an R4 designation

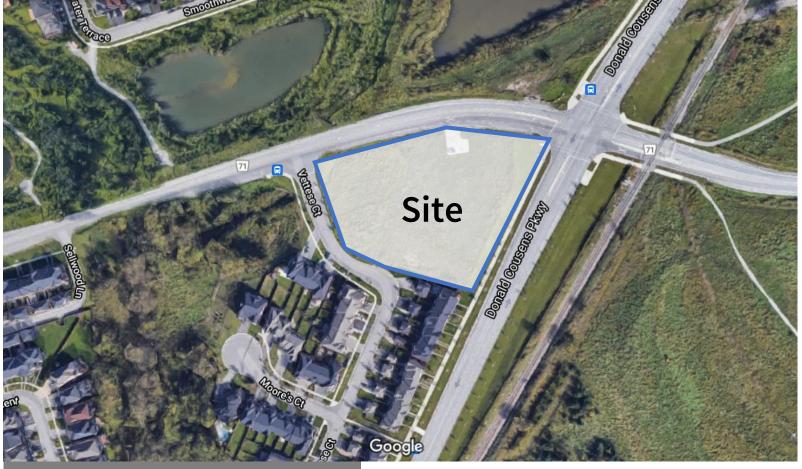
These changes would enable the development of the proposed four and six storey buildings and the associated dwelling units.



Site and Context

There are many elements that influence why this site is appropriate for the proposed development.

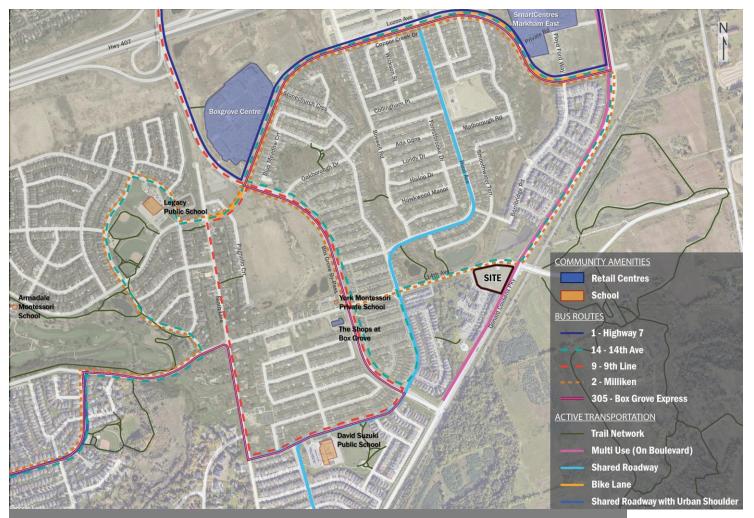
The site today is vacant, underutilized land owned by York Region.



7085 14th Avenue

Site and Surrounding Area

Existing active transportation routes and bus routes serve the site and provide connectivity to important destinations in the community



Active Transportation, Transit, and Community Amenities

Site and Surrounding Area

The site is well connected to parks and open space in the community, creating an ideal setting for residential development



Site Constraints

The proposal responds to several constraints related to underground infrastructure and floodplain setbacks

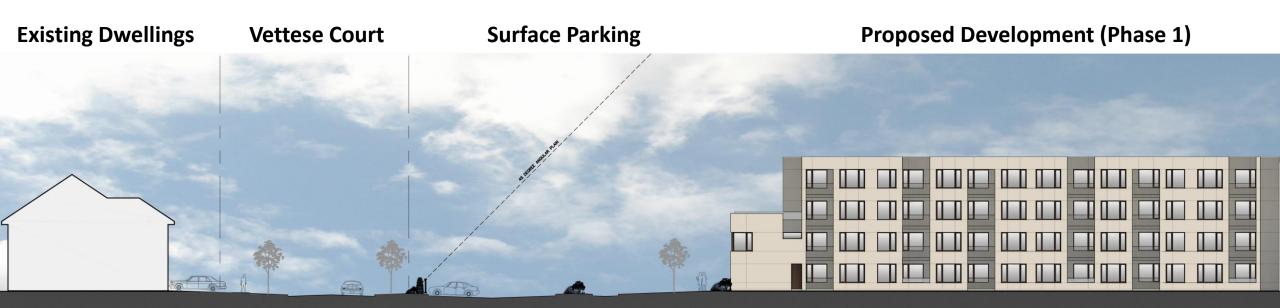


The Proposed Development



The Proposed Development

The proposed development is separated by 22.3 meters from the adjacent residences on Vettese Boulevard.



Summary

The proposed development enables generous and appropriate setbacks and separation between the existing residential uses and the proposed development, and will help contribute to important city building goals, including:

- Reinforcing Markham, York Region and Provincial housing policy;
- Connecting housing to transit systems, community amenities and services;
- Optimizing the use of vacant land; and
- Will provide 48 units (Phase 1) of market and affordable housing to add to the City's housing mix and diversity