

WELCOME

UNIONVILLE HOME SOCIETY REDEVELOPMENT

Community Liaison Committee Meeting
January 26, 2022



minto
Communities



Agenda

- **Introduction**
- **Site Plan Development Status**
 - Master Site Plan
- **Construction Update**
 - York Region Campus
 - Transition from Region to Minto Construction
 - Parkette Update
- **Communication**
 - CLC Meeting Schedule
 - Heritage Village Meeting
- **Campus Schedule**
- **Questions and Comments**
- **Adjournment**

SITE PLAN DEVELOPMENT STATUS



Master Site Plan



- **Phase 1: UHS Parcel**
 - Site Plan Agreement registered in October 2019
 - Construction complete including Servicing, Utilities and Landscaping
- **Phase 2: York Region Parcel**
 - Site Plan Agreement registered in December 2019
 - Servicing works completed
 - Building construction underway
- **Phase 3: Minto Parcel**
 - Undergoing site plan review; resubmission anticipated for March 2022

CONSTRUCTION UPDATE



York Region Building



- Martinway Developments Ltd. (MDL) continues to progress with work on the superstructure of the building.
- MDL's site management offices are within Heritage Village Townhouse Units 13 & 14
- Construction of twelfth structural framing floor is complete.

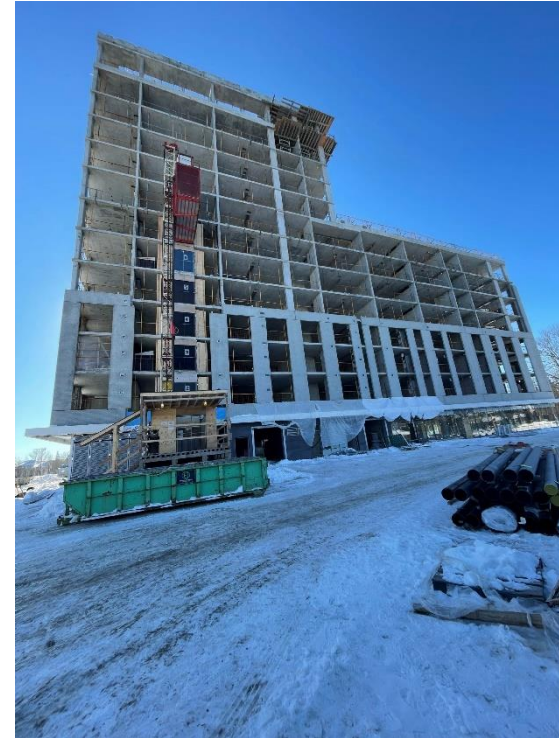
York Region Building



- Construction of 12th floor, mechanical penthouse and roof is underway
- Installation of electrical, plumbing, heating, ventilation and air conditioning (HVAC)
- Exterior cladding panels are installed up to the fourth floor and underway up to eighth floor.
- Window installation complete on ground floor.
- Once building is enclosed, work on the interior of the building will commence.

York Region Building

View from courtyard



North Elevation

York Region Building

Window Installation(below) and
Northwest View (right)



York Region Building

Short-Term Schedule

Progress	Estimated Completion
Precast concrete Panel Construction	April 2022
Roofing Construction	July 2022
Window Installation	July 2022
Interior Construction up to fourth Floor	November 2022

Seniors Hub and Community Centre

Completed Milestones	Completion Date
Federal and provincial funding approval for hub and community centre construction	July 2021
Report on seniors hub and community centre project received at Regional Council	December 2021
Upcoming Milestones	Expected Completion
Complete Request for Proposals process and select lead agency to operate hub and community centre	Q2 2022
Establish Planning Advisory Committee	Q3 2022
Community consultation	2022 - 2023
Hub and community centre construction	Q4 2023
Open hub and community centre	Q1 2024

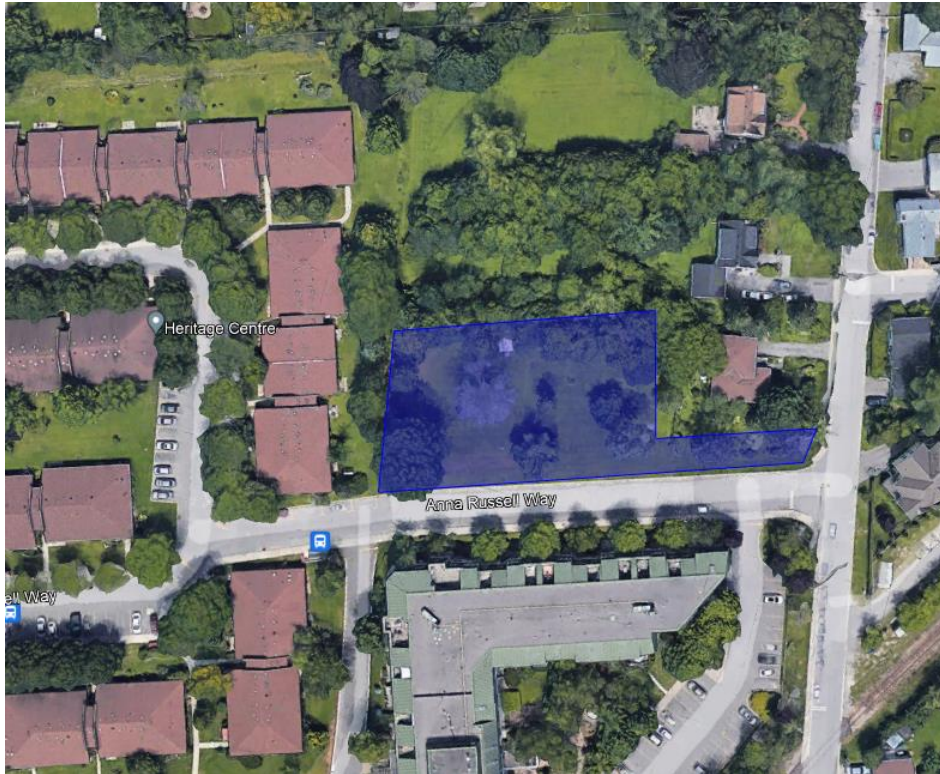
Transition from Region to Minto

Fencing

- Minto and Martinway will look to coordinate the transfer of the fencing that Martinway has installed along the boundary of Wyndham Gardens to prevent the need to remove and reinstate new fencing.
- When Minto undertakes their development, they will need to erect fencing around the boundary of their site per Markham Building Standards.



Anna Russell Parkette



- Minto has continued to hold conversations with neighbouring landowners and the City regarding the expansion of the parkette.
- City requires additional public frontage (onto Eureka Street) in order to accept the park as public lands.
- Discussions are ongoing and the CLC will be updated once concrete decisions have been made.

COMMUNICATIONS



CLC Meeting Schedule

- Below is the projected schedule for CLC Meetings moving forward. The group will aim to meet quarterly with meetings held virtually, as needed.

CLC Meetings
Q2 2022 – April
Q3 2022 – July
Q4 2022 – October

Construction Notice – York Region

CONSTRUCTION UPDATE

STARTING DATE: FALL 2021

EXPECTED DURATION OF PHASE: APPROXIMATELY FOUR MONTHS (MARCH 2022)

The Regional Municipality of York is pleased to provide this update on construction activity for the new affordable housing building for seniors in your community.

Housing York Inc., York Region's non-profit housing provider, is committed to being a good neighbor throughout the construction process and beyond. We will work closely with our construction partner Martinway Contracting, and the City of Markham to ensure that a comprehensive construction management plan is followed.

The health and safety of construction workers and you – our neighbours – is our top priority.

As with any construction project, you may experience some inconveniences around the site. Martinway will make every effort to minimize disruptions when possible. We encourage you to learn more about this exciting development by visiting york.ca/unionvillehvy, emailing us at unionvillehvy@york.ca, or calling us at 1-877-464-9675 ext. 72049.

We appreciate your support and understanding as we bring modern affordable housing for seniors into the community.

What to expect during this phase of construction:

- Construction of 12th floor as well as the roof and 9th floor mechanical penthouse
- Installation of electrical, plumbing and heating, ventilation and air conditioning (HVAC)
- Window framing is underway with window installation expected to take place in January and February
- Exterior cladding (covering) installation has been completed up to the 4th floor and will continue for the remaining floors
- Once enclosed, work will continue primarily on the interior of the building throughout the winter
- Brief, intermittent traffic disruptions as materials and machinery are transported to and from the site
- Periods of increased noise, vibration and traffic or truck activity
- Regular road sweeping that is enhanced as needed



Martinway and York Region are taking measures to reduce impacts during this phase as much as possible.

Safety is a priority. Please slow down when travelling through a construction area.

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SCHEDULE

Overall Campus Schedule

Item	Estimated Timeline
UHS Parking Lot Improvements	Completed Q4 2020
York Region Building Construction	January 2020 – Mid 2023
York Region Building – First Occupancy	Late 2022
Minto Site Plan Approval	Q1/Q2 2023
Minto Construction – Start date	Early 2023

QUESTIONS/COMMENTS



Questions

- Construction Noise
- Appliances
- Landscaping
- Pets
- HUB

Appliances

Smart Wall Oven with Touchscreen

Top Features

Smart Wall Ovens

When you're busy in another room, use your smartphone to monitor cooking progress, so you're ready to eat when dinner's done.

Touchscreen

Get instant access to the settings you use most with an all-new touchscreen that learns, adapts and suggests customized presets based on your family's routines.

Voice control with a compatible voice-enabled device

Control your kitchen no matter what you've got on your hands using simple voice commands with the Google Assistant.

Frozen Bake™ Technology

Skip preheating and cook frozen favorites like pizza in fewer steps with preprogrammed settings that automatically adjust cooking times for you.

Appliances

Wall Oven



Dishwasher



Appliances



Ceramic Glass Cooktop

Top Features

FlexHeat™ Dual Radiant Element

Get two elements in one with a 6" inner ring that's great for smaller pots and pans and a 10" expandable outer ring that makes room for larger cookware.

Easy-Wipe Ceramic Glass Cooktop

Wiping up spills is simple with the easy-to-clean cooktop.

Warm Zone Element

Keep food warm while you're finishing the rest of the meal using this low-powered element.

5 Element Cooktop

Cook more of your family's favorites and enjoy added versatility with a fifth element.

Issues/Questions We've Heard

1. Noise from construction is extremely loud.
2. Will noise continue after seniors move in?
3. Will landscaping be complete to allow visitors and bus access?
4. Will it be safe for seniors to walk outside or will there be construction vehicles?
Also, will there be a path for WG residents to travel to Union Villa?
5. Will there be electric vehicle charging stations on each floor?
6. Will there be senior safe induction stoves and fridges with bottom freezers?
7. Will sidewalks be heated in heavily used areas?

Issues/Questions We've Heard

8. Will there be a canopy at the front door to shelter vehicles during pick-ups?
9. Will there be a designated outdoor pet exercise area?
10. Will there be a ground floor wash station to clean pets before entering building?
11. Is there an update on what will be available in the Seniors Hub?
12. When is the seniors hub expected to begin operating recreational programs?
13. Does WG need to take additional steps to ensure their 2 representatives are able to be on the advisory committee for the Seniors Hub?