BOX GROVE COMMUNITY HOUSING

14TH AVENUE AND DONALD COUSENS PARKWAY,
CITY OF MARKHAM

COMMUNITY LIAISON COMMITTEE MEETING #3

October 26, 2023

6:30 p.m. to 8:00 p.m.

York Region



LAND ACKNOWLEDGEMENT

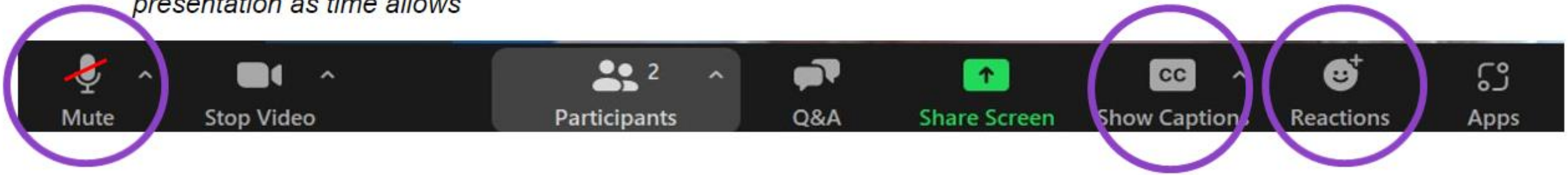
"We acknowledge that York Region is located on the traditional territory of many Indigenous peoples including the Anishinaabeg, Haudenosaunee, Huron-Wendat and Métis peoples and the treaty territories of the Haudenosaunee, Mississaugas of the Credit First Nation and Williams Treaties First Nations. Today this area is home to many diverse Indigenous Peoples, and we recognize their history, spirituality, culture and stewardship of this land. We also acknowledge the Chippewas of Georgina Island First Nation as our closest First Nation community."

Tonight's Agenda

1. Welcome and introductions
2. Project updates
3. Revised concept plan presentation
4. Questions and conversation
5. Next steps

Zoom Meeting 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
    2. Click the Raise Hand icon
    3. 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
- Please display name
- Video on – optional
- *Any question shared by clicking on the Q&A button at the bottom of the screen will be addressed following the presentation as time allows*



WELCOMING REMARKS

Tonight's Presenters

Tonight's Presenters:

- **Sarah Buckley,** Community Liaison Coordinator
- **Sabrina Greggain,** (A) Manager, Affordable Housing Development
- **Graham Hendren,** Housing Development Planner

Other Project Members:

- **Karen Antonio-Hadcock,** (A) General Manager, Housing Services
- **Evan Minchopoulos,** Program Support Coordinator

Polling Question #1

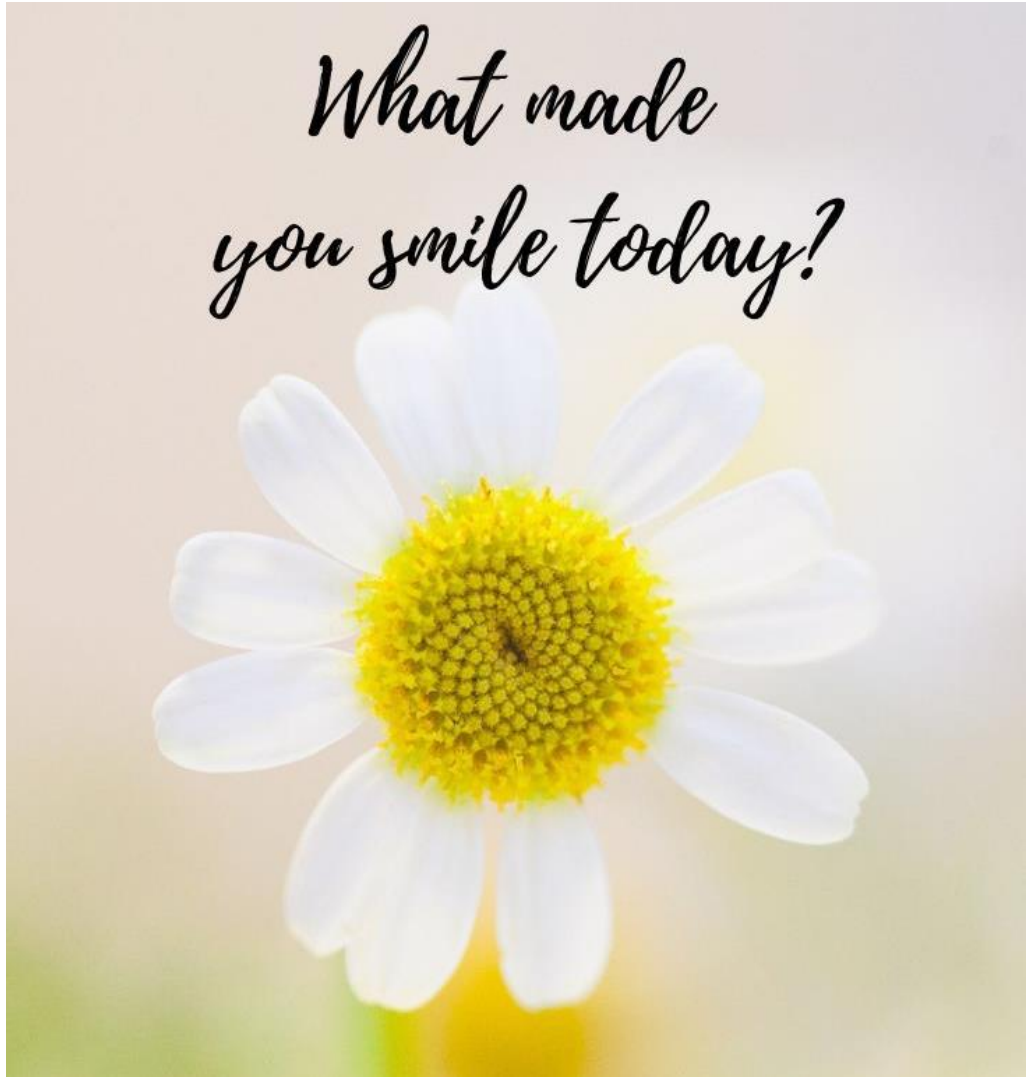
How are you feeling about today?

- Totally pumped
- A little nervous but also excited
- Ambivalent
- Apprehensive



ICEBREAKER

Icebreaker



PROJECT UPDATES

Key Discussion Topics at CLC Meeting #2 (February 23, 2023)

1

Site selection and maintenance

- Site selection process
- Property maintenance before construction
- Housing York Inc. maintenance at other housing locations

2

Concept plan and site layout

- Discussion on transition to single-phase concept
- Opportunities for enhanced pedestrian and active transportation amenities
- Improvement to vehicular circulation

3

Project funding

- Discussion of Rapid Housing Initiative (RHI) application process
- How projects are funded for construction and during operations

4

Project timeline

- Discussed potential 18-month timeline, if RHI funding secured

5

Public engagement

- Nearby residents encouraged to join CLC
- Opportunity for future engagement when concept plan is revised
- Community to be updated next steps on builder selection before construction begins

Poll Question results from CLC Meeting #2 (February 23, 2023)

Question: Would you like to have in-person or virtual meetings in future?

Results:

- 62% Virtual
- 8% In-person
- 31% Alternate between in-person and virtual

Question: Could we take a group photo of this committee at a future meeting to share in reports and other communications?

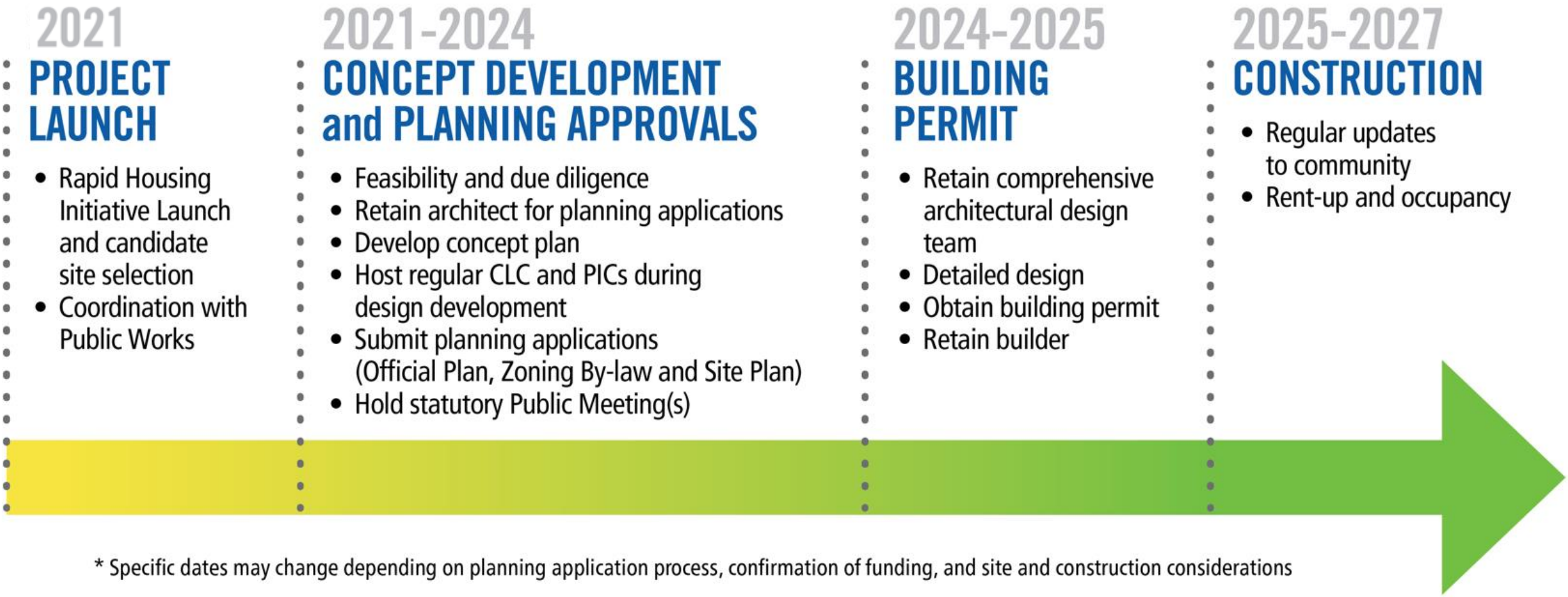
Results:

- 62% Yes
- 5% No
- 23% Uncertain

Project Background and Objectives

- Since our last meeting in February, the Region has worked with its architectural and engineering consultants to further refine the single-phase concept plan to respond to technical comments from the City of Markham and other commenting agencies (e.g., TRCA, CN Rail, Alectra, etc.) and community feedback.
- The overall objective of the development remains the same: supporting approximately 150 affordable and market rental homes to provide much needed housing diversity
- A revised Official Plan and Zoning By-law Amendment submission addressing technical comments and community feedback has been prepared for the City's review. A detailed site plan resubmission will occur after further feedback is obtained.
- The project team is working with the City to schedule a second Statutory Public Planning Meeting, hosted by City of Markham.
- The project was not selected for Rapid Housing Initiative funding. The Region is exploring other funding opportunities to advance the project.

Project Timeline



* Specific dates may change depending on planning application process, confirmation of funding, and site and construction considerations

REVISED CONCEPT PLAN PRESENTATION

Key Building and Site Layout Updates



Previous Proposal
January 2022



Current Proposal
October 2023

Key Building and Site Layout Updates

ORIGINAL APPLICATION	REVISED APPLICATION
	
Units: 154 (1 and 2 bedrooms)	**Units:** 152 (1, 2, 3+ bedrooms)
GFA: 13,035 sq. m.	**GFA:** 11,369 sq. m.
Height: 4 and 6 storeys	**Height:** 4 and 6 storeys
Parking: 154 vehicle parking spaces ○ 58 surface ○ 96 underground	**Parking:** 163 vehicle parking spaces ○ 23 surface ○ 140 underground
Bicycle Parking: 26 long-term and 4 short-term spaces	**Bicycle Parking:** 58 long-term and 15 short-term spaces
Landscaped Open Space: 5,336 sq. m.	**Landscaped Open Space:** 6,220 sq. m.

Revised Concept Plan



Addressing Site Constraints

The development responds to several environmental and infrastructure related constraints to create an efficient and compatible layout.

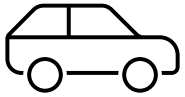


LEGEND

TRCA Floodplain and setbacks

Zoning and easement setbacks

Incorporating Community Feedback



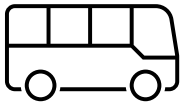
CONCERN OVER PARKING AND TRAFFIC

Increasing underground parking, minimizing surface parking, adding right-in/right-out access



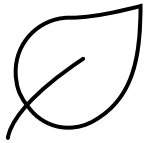
INCREASE ACTIVE TRANSPORTATION AMENITIES

Increasing bike parking, new e-scooter/e-bike room, bike repair station



NEED FOR TRANSIT OPPORTUNITIES

Layby for door-to-door transit, exploring existing on-demand car/transit options



RESPECT THE ENVIRONMENT

Locating building away from regulated areas, supporting more landscaped space



BUILDING HEIGHT AND LOCATION

Relocating building to minimize impacts and respect privacy



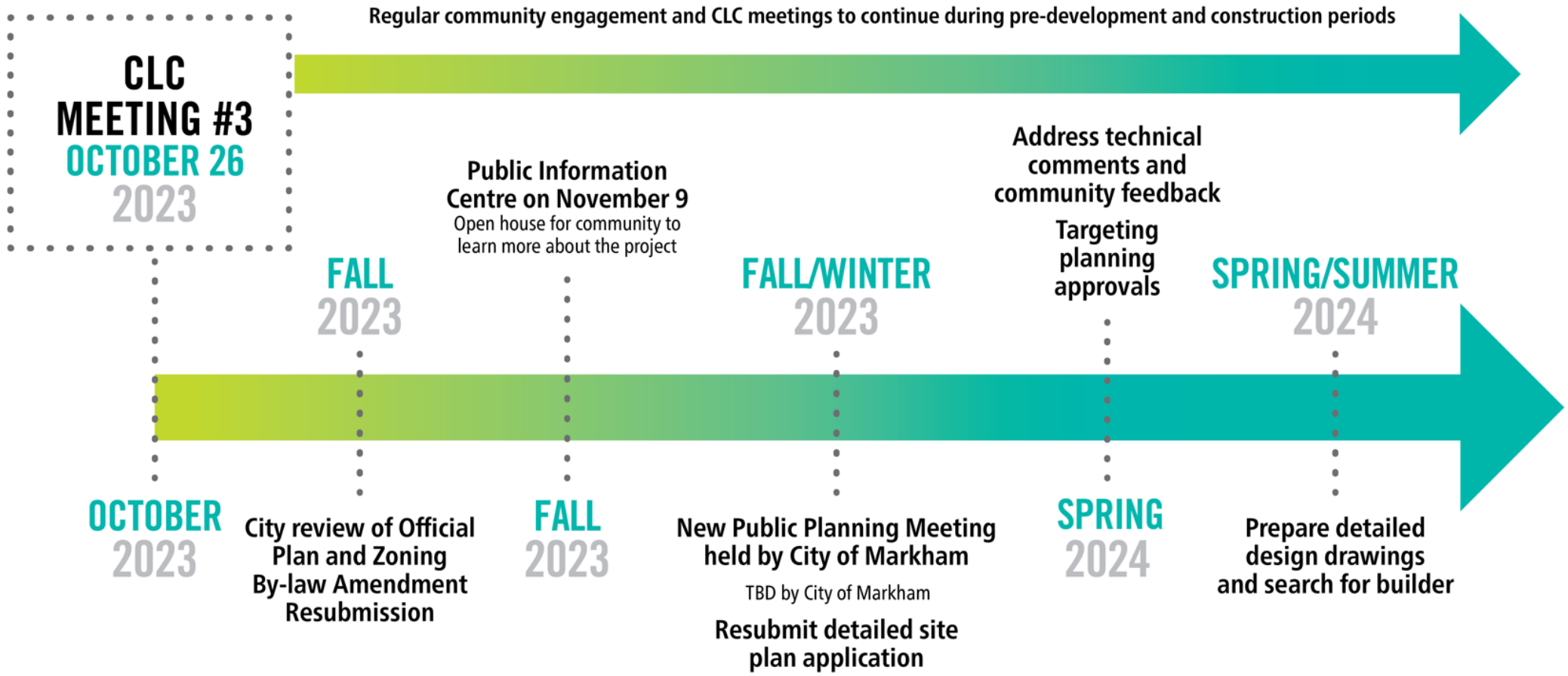
SUPPORT THE COMMUNITY

Supporting family-sized units, creating homes for a complete community

QUESTIONS AND CONVERSATION

NEXT STEPS

Upcoming Project Milestones



* Specific dates may change depending on planning application process and confirmation of funding

Public Information Centre #2 – November 9, 2023



Polling Question #2

Do we have your permission to share your email address when sending CLC meeting invites? (for the purposes of recording RSVPs)?

- Yes
- No



Polling Question #3

Do you plan to attend the Public Information Centre on Thursday, November 9, 2023?

- Yes
- No
- Maybe



Polling Question #4

What is the best way to share about the upcoming Public Information Centre?

- Posters in public spaces
- Postcards in mailboxes
- Door to door connections
- Social media
- Online advertising in community newspapers
- Other - please let us know



How to Stay Involved

- **Send comments or questions to:**

  Sarah Buckley, Community Liaison
  HousingDevelopment@york.ca

- **Stay connected by visiting**:
  york.ca/BoxGroveHYI

  - Subscribe for project e-newsletter
  - Project information and updates
  - Presentations
  - FAQs
  - Upcoming public engagement meetings

Thank You

