BOX GROVE COMMUNITY HOUSING

14TH AVENUE AND DONALD COUSENS PARKWAY, CITY OF MARKHAM

PUBLIC INFORMATION CENTRE #2

NOVEMBER 2023

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."

Agenda

1. Welcome and introductions
2. Project background
3. Housing affordability in York Region
4. What is being proposed
5. How to stay engaged

Presenters

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

PROJECT BACKGROUND

Frequently Asked Questions

1 What is community housing?

- Public or social housing
- Not-for-profit and co-operative housing
- Rent supplement programs (often in the private market)
- Typically includes subsidized or low-end-of-market rental housing

2 What is York Region's role in community housing?

- Responsible for funding and administering housing and homelessness services across the Region
- Manages a centralized waitlist for subsidized housing for
- Builds community housing that is owned and operated by Housing York Inc. (HYI), the Region's housing corporation



Frequently Asked Questions

3 What is Housing York Inc. (HYI)?

- A leader in York Region's housing sector
- Manages and maintains 37 properties and 2,800 units
- Provides housing to more than 4,500 residents

4 What does HYI build?

- Mix of rental, transitional and emergency housing sites
- The Box Grove Community Housing Development will include affordable and market rental options, as shown below:





Project Background and Objectives

- York Region is exploring an opportunity to develop new community housing at the southwest corner of 14th Avenue and Donald Cousens Parkway in the City of Markham
- The site is Region-owned and is currently vacant
- The proposal includes approximately 150 units of much-needed rental housing, including affordable and market rent options
- The proposal requires plannings approvals from the City of Markham
- The Region has submitted an Official Plan and Zoning By-law Amendment to permit the proposed use and built form
- A more detailed site plan application will follow which will address matters such as building design, landscaping features, and site circulation and operational considerations
- Planning for the proposal includes indoor and outdoor amenity space for future residents, surface and underground parking, and new pedestrian amenities on the site
- Visit york.ca/BoxGroveHYI for more information

Site Context at 14th Avenue and Donald Cousens Parkway

Neighbourhood



Located in the Box Grove community in the City of Markham and bordered by 14th Avenue, Donald Cousens Parkway and Vettese Court

Nearby Parks and Open Space



Supported by robust network of parks and open space within walking distance, including George Couperthwaite Park, Rouge National Park, and Box Grove Community Park

Nearby Public Transit and Community Amenities



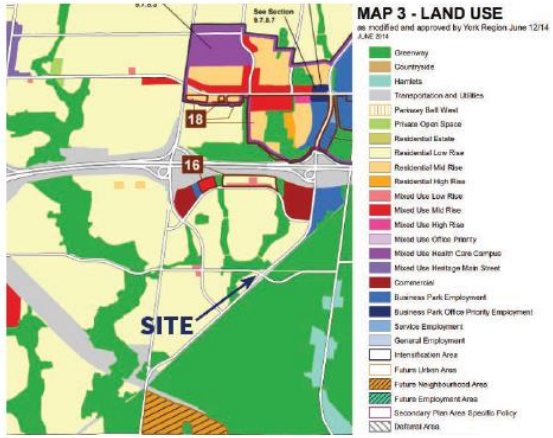
Directly serviced by YRT Route 14-14th Avenue and dedicated school route 411-Markham District via Box Grove, with other routes including 1-Highway 7, 2-Milliken, 9-Ninth Line and 305-Box Grove Express within a 15-minute walk

Located within 1.5 kilometres (20 minute walk) of two major shopping centres

Supported by active transportation network of trails, multi-use pathways, and bike lanes

YRT routes on map are as of January 2022 and may not reflect current routes.

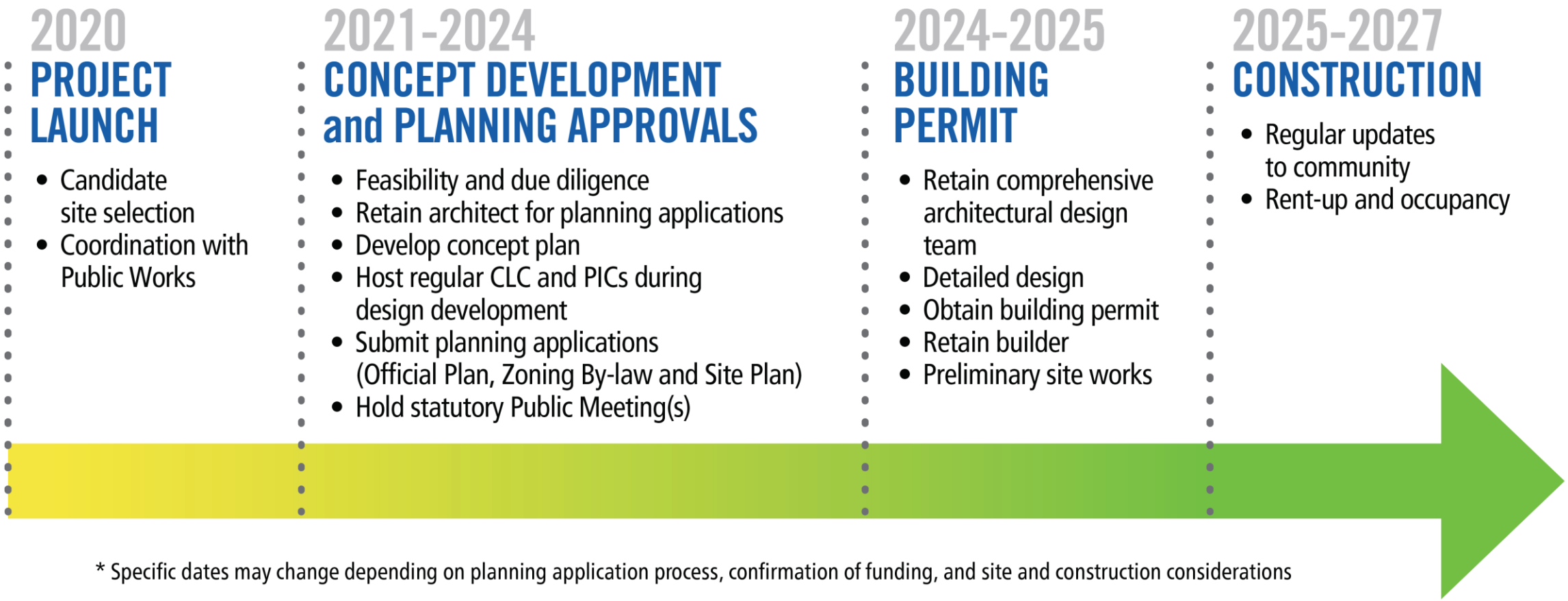
Planning Context



City of Markham Official Plan
Site is currently designated as Residential Low-Rise

Zoning
Site is currently zoned 'A1 - Agricultural' under former City of Markham Zoning By-law 304-87

Project Timeline



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

Engaging with the Community

Community consultation and engagement is critical to address community considerations and build an inclusive community where everyone has a place to call home. We've engaged with the Box Grove community and beyond on this project:

1	Virtual Public Information Centres, with 70+ community members participating	**2**	Postcard mailings, with a 1,500+ reach
2	City of Markham meetings, including Statutory Public Meeting and Councillor Town Hall	**57**	Households visited door to door
5	E-newsletters sent	**5**	Site activity notices delivered
3	Community Liaison Committee meetings	**910**	web page visits from January to June 2023

What we've heard so far:

- Recognition of the need for affordable housing options
- Distance between the development and nearby neighbours
- Importance of providing housing close to amenities with a variety of transportation options
- Shadow and wind impacts of proposed development
- Increased traffic on Vettese Court and surrounding roads
- Increased demand on community services (e.g., transit, community services, health services)

HOUSING AFFORDABILITY IN YORK REGION

The Need for an Affordable Housing Site

The need for affordable housing remains high across York Region.

There is a housing affordability crisis in York Region. In 2021, York Regional Council passed a resolution declaring a housing affordability crisis.

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.

Nearly 15,000 households are on York Region's centralized subsidized housing wait list. The wait list continues to grow with wait times ranging from over six to eight years.

The site at 14th Avenue and Donald Cousens Parkway is Region-owned, has sufficient space to accommodate new housing, and will provide much needed housing diversity in the City of Markham.

The Need for an Affordable Housing Site

The need for affordable housing remains high across York Region.

MARKET RENTAL HOUSING

Benchmark: 3% is considered a healthy vacancy rate.
In 2022, the maximum affordable rent for a household at the sixth income decile for renter households (those who earn $96,941 per year) in York Region was $2,424.

VACANCY RATE

	2019	2020	2021	2022
Purpose-built All unit types	1.2%	1.9%	1.8%	1%
Rental condo All unit types	0.3%	0.9%	0.5%	0.6%



Source: Canada Mortgage and Housing Corporation (CMHC) Rental Market Survey Data Tables, 2018-2022.

AVERAGE RENT

	2019	2020	2021	2022	
Purpose-built All unit types	$1,368	$1,465	$1,442	$1,489	UP 9% from 2019
Rental condo All unit types	$2,071	$2,200	$2,214	$2,605	UP 26% from 2019

Source: CMHC Rental Market Survey Data Tables, 2018-2022.

The Need for an Affordable Housing Site

The need for affordable housing remains high across York Region.

COMMUNITY HOUSING

Benchmark: In 2021, MBNCanada reported that the median percentage of subsidized housing wait list applicants offered housing among participating Ontario Service Managers was 7.9%. In 2022, York Region housed 1.5% of the wait list.

AVERAGE WAIT TIME FOR SUBSIDIZED HOUSING



	2019	2020	2021	2022
Seniors	8.7 years	10.1 years	9.0 years	8.2 years
Non-senior Single Adults	11.5 years	11.5 years	7.5 years	6.6 years
Families	9.2 years	10.7 years	9.9 years	6.4 years

	2019	2020	2021	2022
Number of households on the Wait List as of December 31st	17,457	15,810	15,679	14,867

Source: York Region Housing Services, 2022

WHAT IS BEING PROPOSED

Key Building and Site Layout Updates

ORIGINAL APPLICATION



Original Two-phase Concept—Submitted January 2022

Units:	**154 (1 and 2 bedrooms)**
Gross Floor Area:	**13,035 m^2**
Height:	**4 and 6 storeys**
Parking:	**154 vehicle parking spaces**
	58 surface, 96 underground
Bicycle Parking:	**26 long-term and 4 short-term spaces**
Landscaped Open Space:	**5,336 m^2**

REVISED APPLICATION



Revised Single-Phase Concept—Submitted October 2023

Units:	**152 (1, 2, 3+ bedrooms)**
Gross Floor Area:	**11,369 m^2**
Height:	**4 and 6 storeys**
Parking:	**163 vehicle parking spaces**
	23 surface, 140 underground
Bicycle Parking:	**58 long-term and 15 short-term spaces**
Landscaped Open Space:	**6,220 m^2**

Revised Concept Plan



Preliminary renderings only – final building design and site layout features will be determined through site plan review process and will be subject to approval by the City of Markham

Responding to Site Constraints

The future community housing development will respond to several environmental constraints and the surrounding neighbourhood.



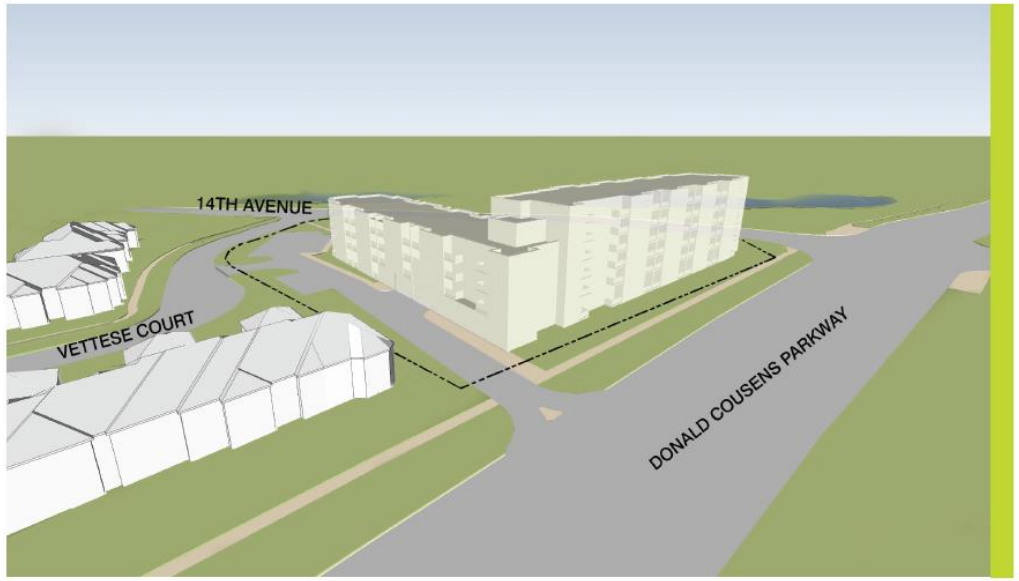
The development responds to several environmental and infrastructure related constraints to create an efficient and compatible layout.

The development will also respond to planning and urban design related guidelines, including a 45-degree angular plane from the property line. The proposal adheres to the standard setbacks required by the proposed mid-rise residential zoning category.

- Site boundary after conveyance
- TRCA-Regulated Floodplain
- 5-metre Floodplain Setback
- 10-metre Floodplain Setback
- Easements for infrastructure and standard setback requirements

How the Building Could Fit on the Site

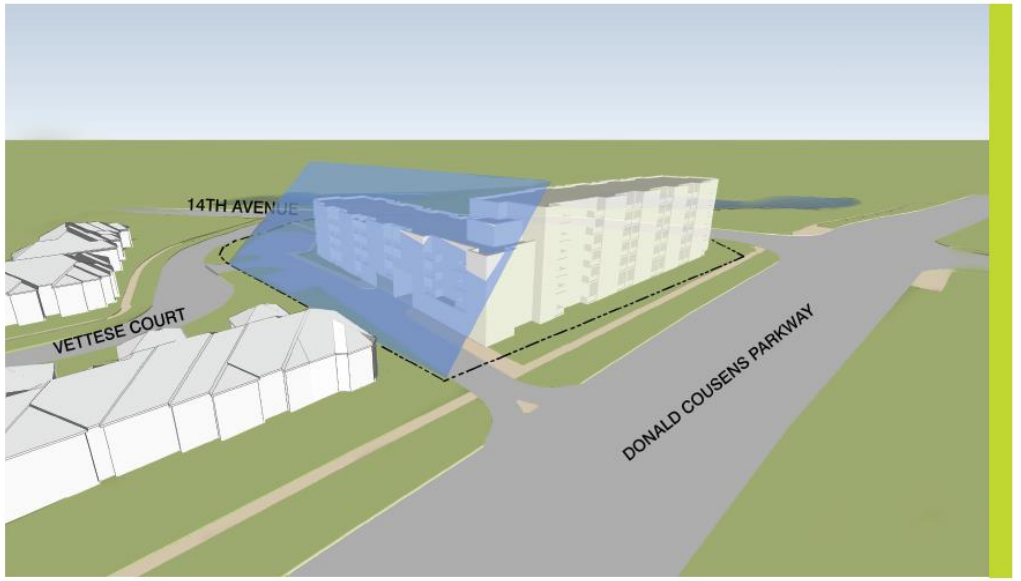
PROPOSED BUILDING MASSING



- Tallest element of building (six storeys) massed along Donald Cousens Parkway
- Four-storey element provides transition to low-rise buildings fronting Vetesse Court

Preliminary concept plan only – final building design and site layout features will be determined through site plan review process and will be subject to approval by the City of Markham

PROPOSED BUILDING MASSING



- Official Plan policy 8.2.4.5 requires development adjacent to low-rise neighbourhoods to fit within a 45-degree angular plane measured from the low-rise property line
- As shown above, the proposed development was designed to meet this standard

How the Building Could Fit on the Site

STREET-LEVEL VIEW OF PROPOSAL FROM VETTESE COURT



STREET-LEVEL VIEW OF PROPOSAL FROM DONALD COUSENS PARKWAY



Preliminary renderings only – final building design and site layout features will be determined through site plan review process and will be subject to approval by the City of Markham

Incorporating Community Feedback



PARKING AND TRAFFIC CONSIDERATIONS

- Enhancing parking amenities, including dedicated underground parking for residents and surface parking for visitors
- Minimizing impact of surface parking on neighbouring properties
- Improving site circulation by adding a proposed right-in/right-out access on Donald Cousens Parkway
- Undertaking parking studies to ensure the proposed parking responds to future resident needs based on existing HYI locations



ACTIVE TRANSPORTATION AMENITIES

- Increasing dedicated bike parking, including secure indoor bike storage rooms for visitors and outdoor parking for visitors
- Providing new e-scooter and e-bike storage room for residents on the ground floor
- Providing a new bike repair station for residents in the underground garage



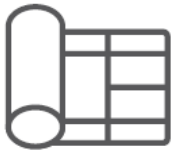
TRANSIT OPPORTUNITIES

- Proposing a layby near the building's main entrance for door-to-door transit connectivity
- Exploring existing on-demand transit services provided by YRT to support future residents
- Exploring YRT education and outreach opportunities to connect future residents with transit resources and information



ENVIRONMENTAL IMPACTS

- Locating the building and parking areas further away from regulated areas
- Supporting more landscaped space by reducing the building footprint



BUILDING HEIGHT AND LOCATION

- Relocating building to minimize impacts and respect privacy
- Respecting angular plane requirements under City of Markham's Urban Design Guidelines



COMMUNITY SUPPORT

- Community members have shared support for increasing the number of affordable housing options in Box Grove
- Revised proposal supports more family-sized units, creating homes for a complete community

HOW TO STAY ENGAGED

How to Stay Engaged

Send comments or questions to:

Sarah Buckley, Community Liaison
Email: housingdevelopment@york.ca
Phone: 289-338-8063

Stay connected by visiting:

york.ca/BoxGroveHYI

- Project information and updates
- Sign-up for project e-newsletter
- Presentations
- Frequently asked questions
- Upcoming public engagement opportunities
- Community Liaison Committee presentations

Interested in Applying for Subsidized or Market Rental Housing?

Applying for Subsidized Housing

York Region's Housing Access Unit is the first point of contact for you to apply for subsidized housing in York Region. The Housing Access Unit maintains a wait list for subsidized housing in the Region and provides customer service to applicants on the wait list.

The easiest and fastest way to apply for subsidized housing in York Region is to apply online at **york.ca/ApplyForHousing**

How can I contact the Housing Access Unit?
Call us: 1-877-464-9675 Email us: Housing.Access@york.ca

Applying for Market Rental Housing

Many community housing providers offer both market rent and subsidized housing. Market rent is where the tenant pays the full rent for the unit (similar to what you would pay a landlord in the private sector).

Most community housing providers, including HYI, offer market rentals to the public. These units are not filled from the subsidized housing waiting list. Vacancies are filled on a first-come, first-served basis. There is no waitlist for HYI market rent units. If you are interested in these market rentals you can find more information at **york.ca/marketrentHYI**

THANK YOU!

York Region