BOX GROVE COMMUNITY HOUSING

14TH AVENUE AND DONALD COUSENS PARKWAY

CITY OF MARKHAM

COMMUNITY LIAISON COMMITTEE MEETING #4

April 25, 2024

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

York Region



LAND ACKNOWLEDGEMENT

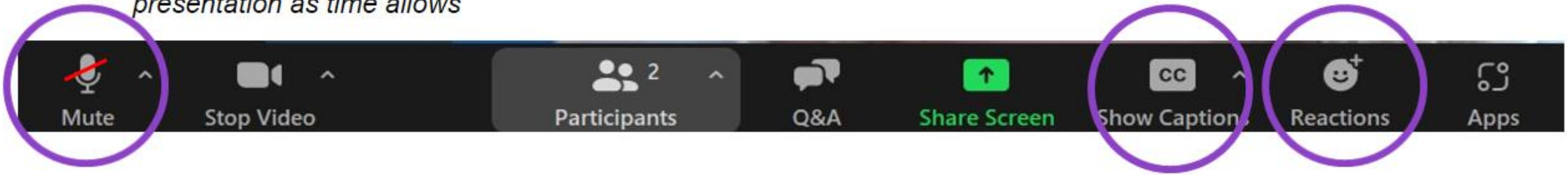
"We acknowledge that York Region is located on the traditional territory of many Indigenous Peoples including the Anishinaabeg, Haudenosaunee, Huron-Wendat and Métis peoples and the treaty territories of the Haudenosaunee, Mississaugas of the Credit First Nation and Williams Treaties First Nations. Today 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."

Overview

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*



Tonight's Presenters

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

Other Project Members:

- **Karen Antonio-Hadcock,** (A) General Manager, Housing Services
- **Gabriel Wong,** Director, Housing Development & Asset Strategy
- **Evan Minchopoulos,** Program Support Coordinator

ICEBREAKER

Do you prefer the beach, forest or mountains? Why?







PROJECT UPDATES

Key Discussion Topics at CLC Meeting #3 (October 26, 2023)

Below is a summary of key discussion topics at our last CLC Meeting. Thank you to all CLC members for your participation and the insightful discussion.

1

Building Design

- Building height – relationship of 6-storey section and neighbouring properties
- Garbage collection logistics
- Snow storage and TRCA regulations

2

Traffic and Pedestrian Considerations

- Amount of resident and visitor parking
- 14th Avenue sidewalk – on this site and beyond

3

Detailed Design Considerations

- Next steps for HVAC system design
- Construction cost and industry trends
- Construction approach (e.g., design-bid-build vs design-build)

4

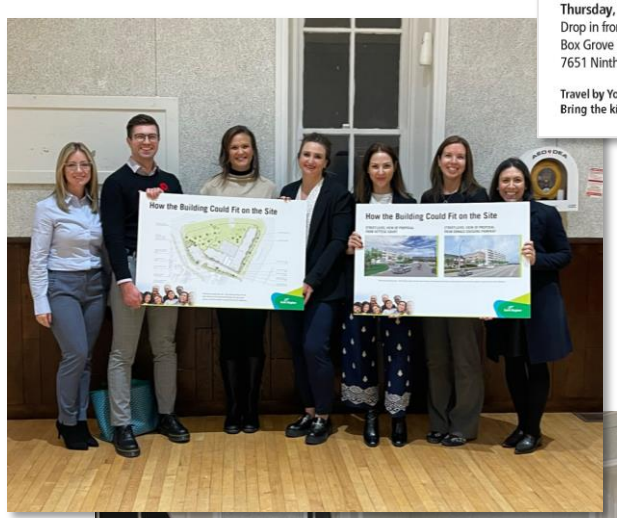
Community Engagement Opportunities

- Opportunity for more community engagement with nearby neighbours
- Discussion on best ways to advertise upcoming events

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:

2	Public Information Centres	**3**	Postcard mailings, with a 1,500+ reach
4	City of Markham meetings, including Statutory Public Meeting and Councillor Town Hall	**57**	Households visited door to door
6	E-newsletters sent	**114**	Community members participated in PICs
3	Community Liaison Committee meetings	**3,660**	web page visits from January to December 2023





Public Information Centres



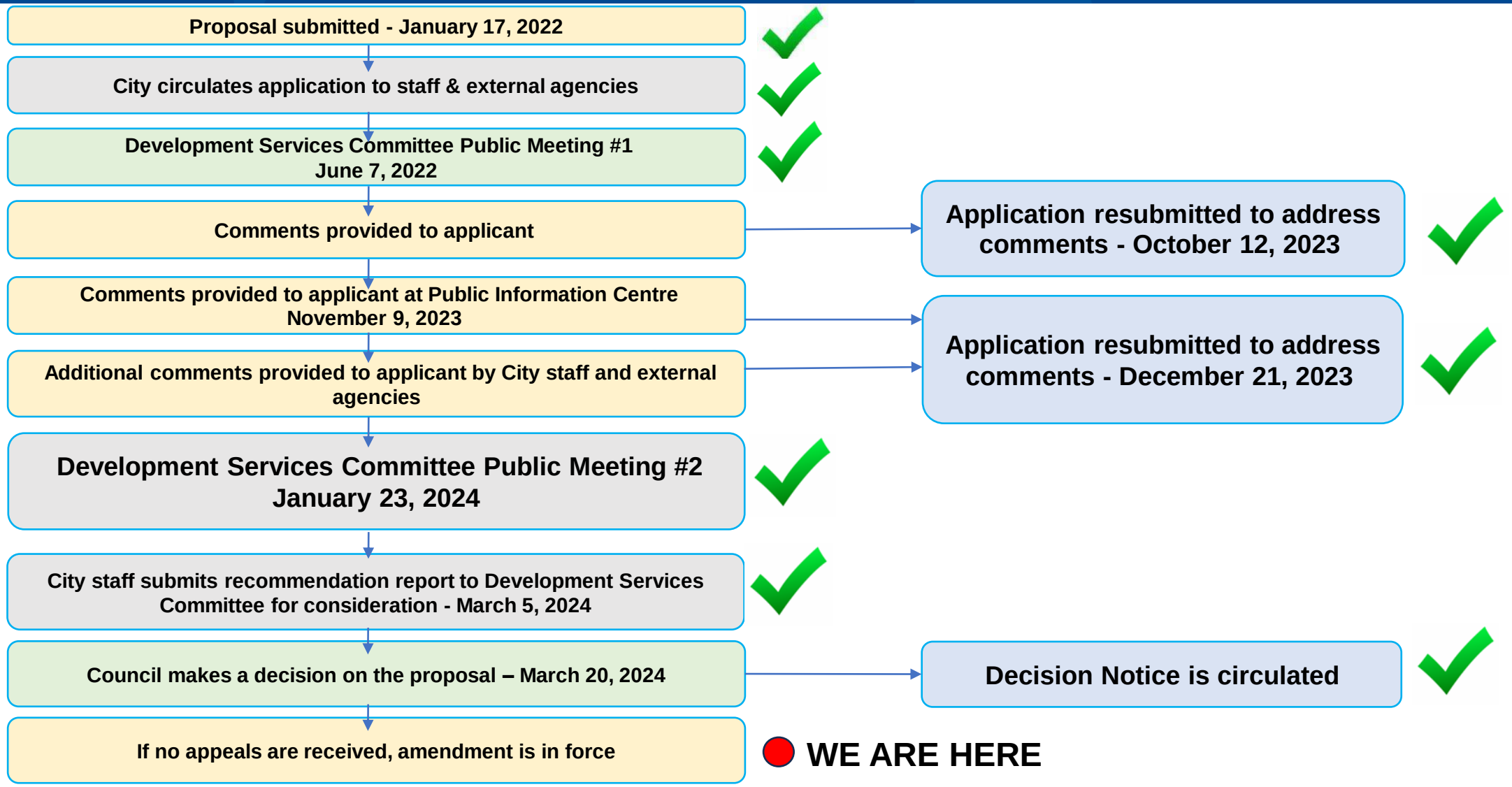


Neighbour Mailouts



Project Web Page

Planning Application Process



REVISED CONCEPT PLAN PRESENTATION

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—Resubmitted December 2023

Units:	**153 (1, 2, 3+ bedrooms)**
Gross Floor Area:	**11,369 m^2**
Height:	**4 and 6 storeys**
Parking:	**169 vehicle parking spaces**
	23 surface (visitor), 146 underground (resident)
Bicycle Parking:	**78 long-term and 15 short-term**
Landscaped Open Space:	**5,991 m^2**

Incorporating Feedback on the Site Plan



The revised proposal incorporates several key comments from Markham Council and City staff discussed at the previous Public Meeting, including:

Parking and Transportation Considerations

1. Right-in, right-out entrance on Donald Cousens Parkway
2. Increased parking for residents and visitors while reducing surface parking
3. Relocated underground parking ramp entrance

Active Transportation Amenities

4. Secured bike storage and bike repair station in underground garage
5. Proposed sidewalk connection on 14th Avenue

Transit Opportunities

6. Dedicated layby for door-to-door transit connectivity

Environmental Impacts

7. Coordinated with TRCA regarding floodplain setbacks
8. Reconfigured building provides more landscaped open space and outdoor amenity space

Building Height and Location

9. Shifted building north by relocating staging area
10. Stepback in height from 4 to 6 storeys provides transition

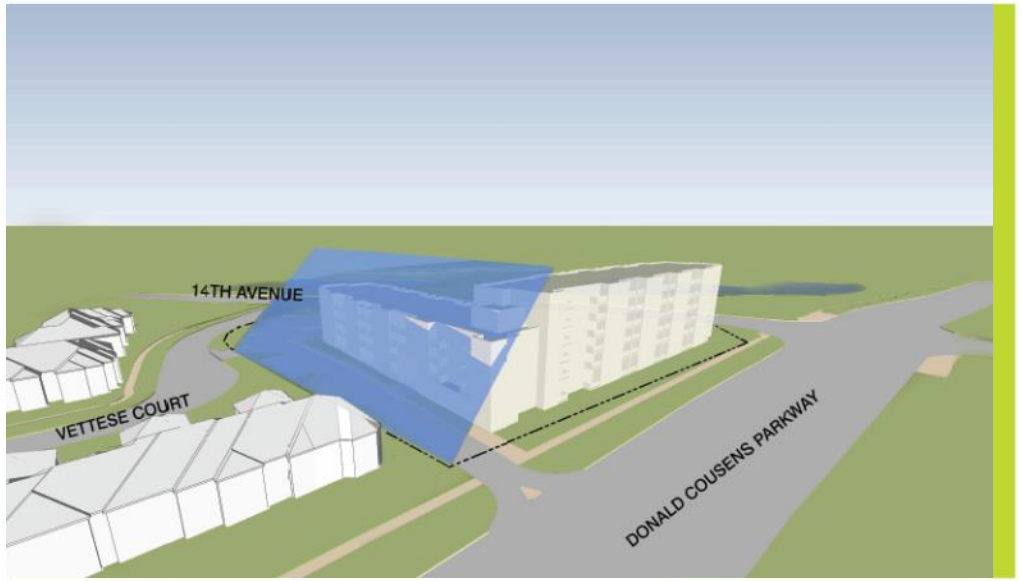
Fitting into the Neighbourhood Context

PROPOSED BUILDING MASSING



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

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 measures from the low-rise property line
- As shown above, the proposed development was designed to meet this standard.

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

How the Building Could Fit on the Site

STREET-LEVEL VIEW OF PROPOSAL FROM VETTESE COURT



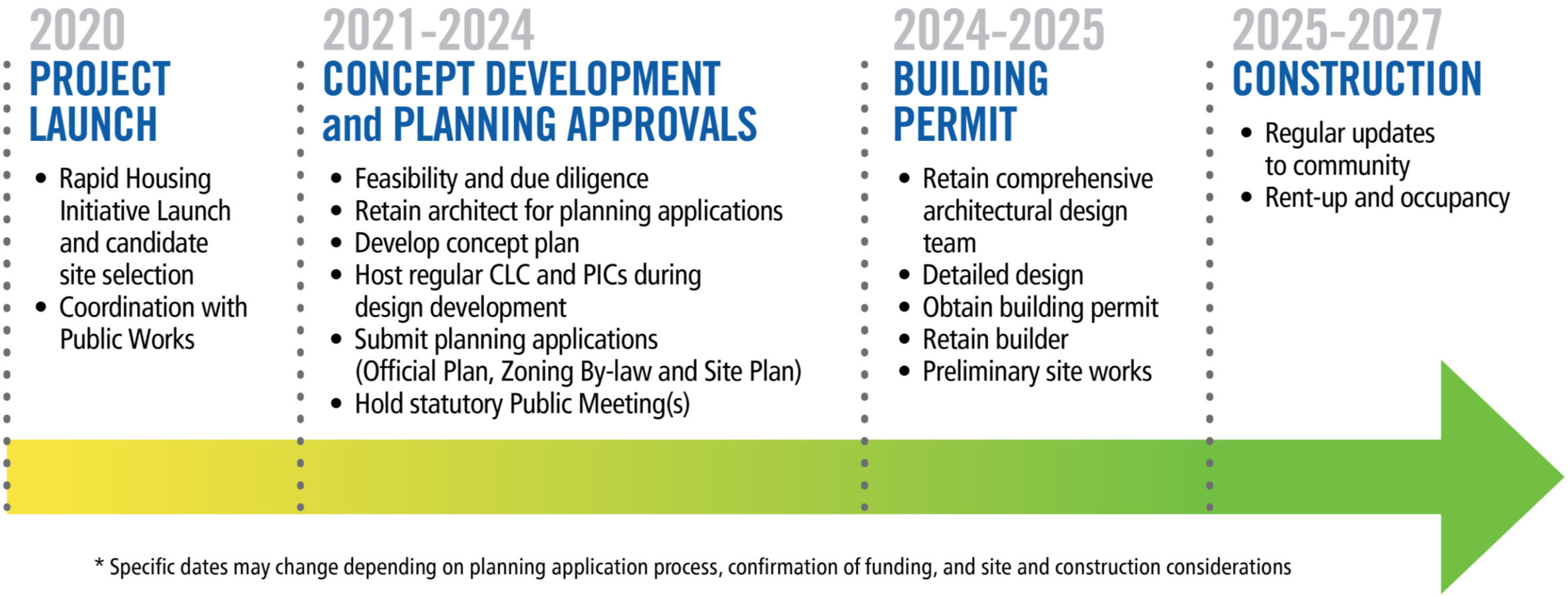
STREET-LEVEL VIEW OF PROPOSAL FROM DONALD COUSENS PARKWAY



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

PROJECT SCHEDULE AND NEXT STEPS

Project Timeline



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

Next Steps

- York Region is beginning its search for a builder. A Request for Prequalification was released in March 2024.
- The project team is proceeding with Site Plan Approval to address final comments from the City of Markham.
- The project team will prepare detailed design drawings and apply for permits after Site Plan Approval is obtained.
- Above-grade construction is anticipated to begin in Q1 2025.
- The next CLC meeting will occur closer to construction start—the date is TBD and will be communicated to all CLC members in advance.

QUESTIONS AND CONVERSATION

How to Stay Connected

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



THANK YOU



Addressing City Comments and 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 a new bike repair station for residents in the underground garage
- Providing a sidewalk connection along 14th Ave frontage



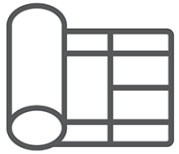
TRANSIT OPPORTUNITIES

- 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
- Relocating underground parking ramp further away from neighbouring properties on Vettese Court



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