

Unionville Seniors Affordable Housing Development

Information Meeting for
Wyndham Gardens Residents
January 22, 2018

edocs#8124157



Agenda

- 10:10 Welcome
 - Introductions
 - Unionville Home Society Remarks
- 10:20 Region of York Presentation
 - What's Happened So Far
 - Master Plan Changes
 - Building Changes- Landscape and Design
 - Shadow Impacts
 - Next Steps
- 10:50 Questions and Answers
- 11:15 Wrap Up



What's Happened So Far



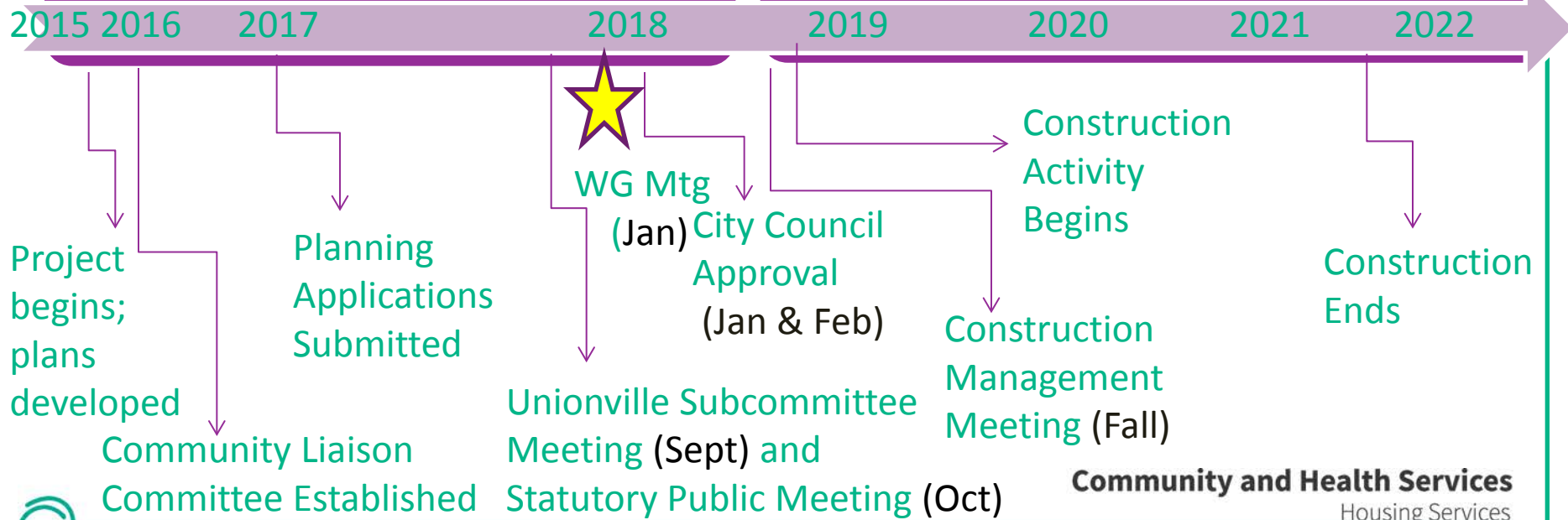
Timeline



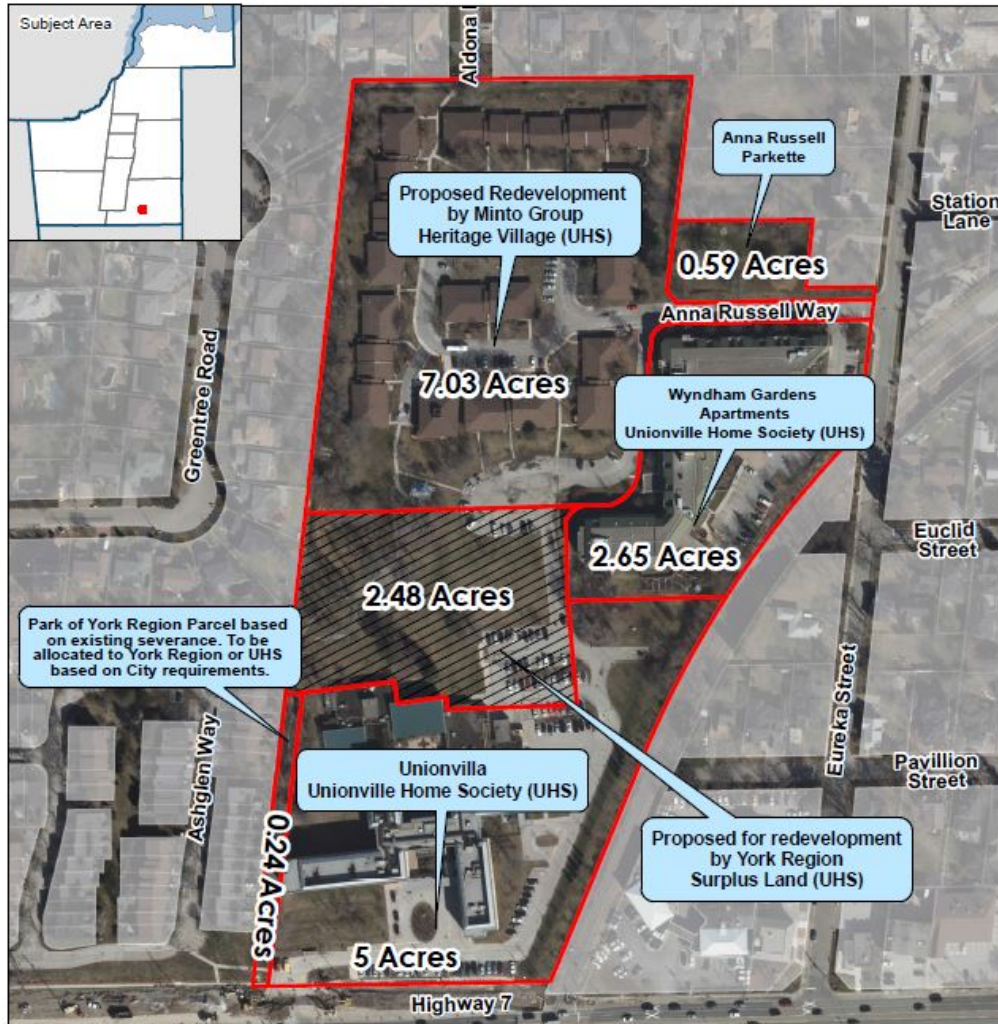
Planning



Construction



Unionville Redevelopment



- New affordable housing for seniors
- Existing tenants have option to move into the new building
- Private ownership townhouses

What We Heard at Public Meeting

- New building too close; shadow and view concerns
- Desire to keep vehicle connection from N to S
- Reconfigure UHS parking; keep Wyndham's garden
- No vehicle connection wanted from UHS through Wyndham Gardens
- Safe access for emergency services



Master Plan Changes



March 2017 Plan



Community and Health Services
Housing Services



**UHS
ENTRANCE ←
RECONFIGURED**



NO THRU TRAFFIC; BUSES EXCEPTED

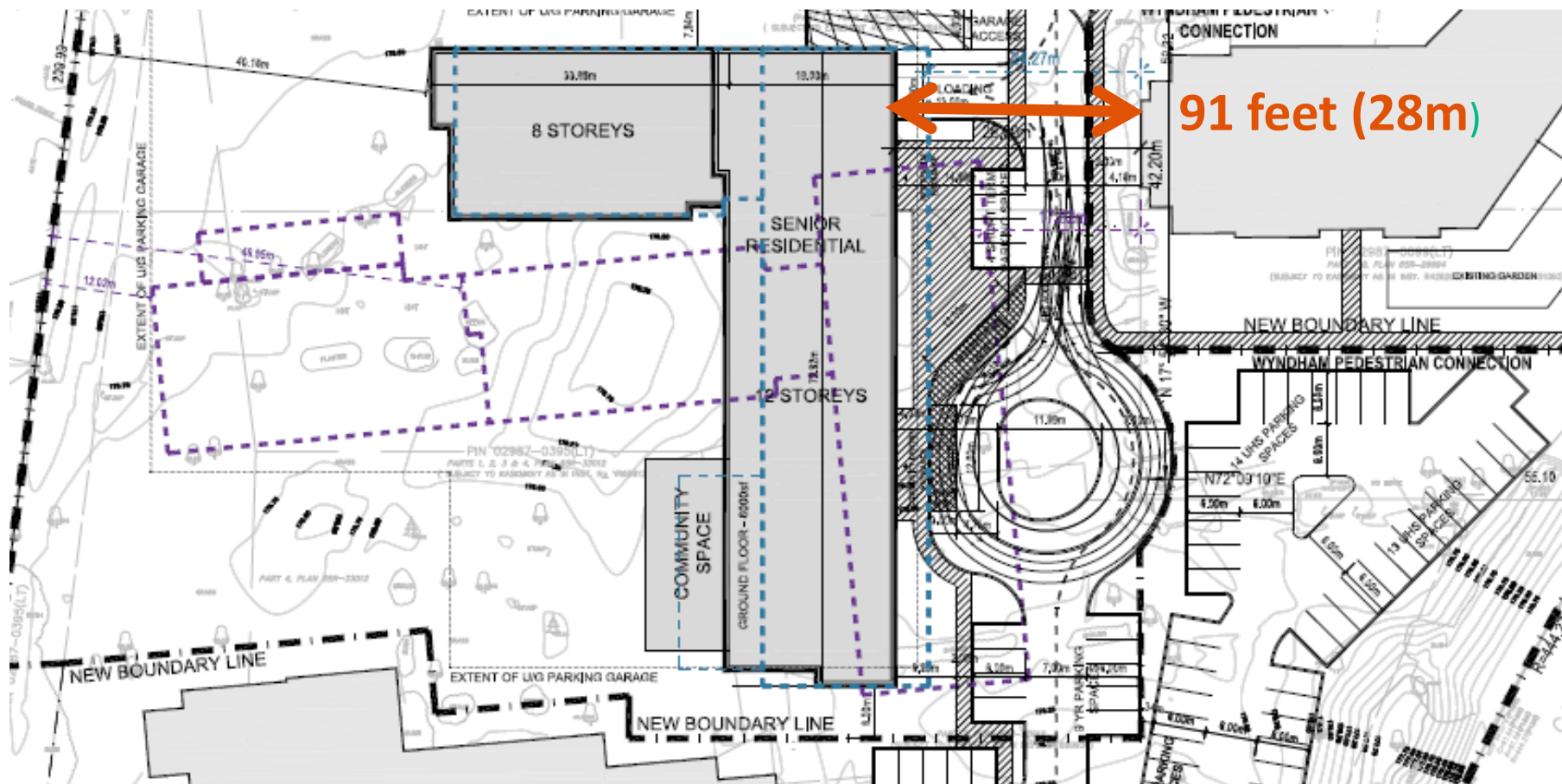
UHS PARKING RECONFIGURED

PEDESTRIAN CONNECTIONS IMPROVED





Progression of Distance



Community and Health Services
Housing Services



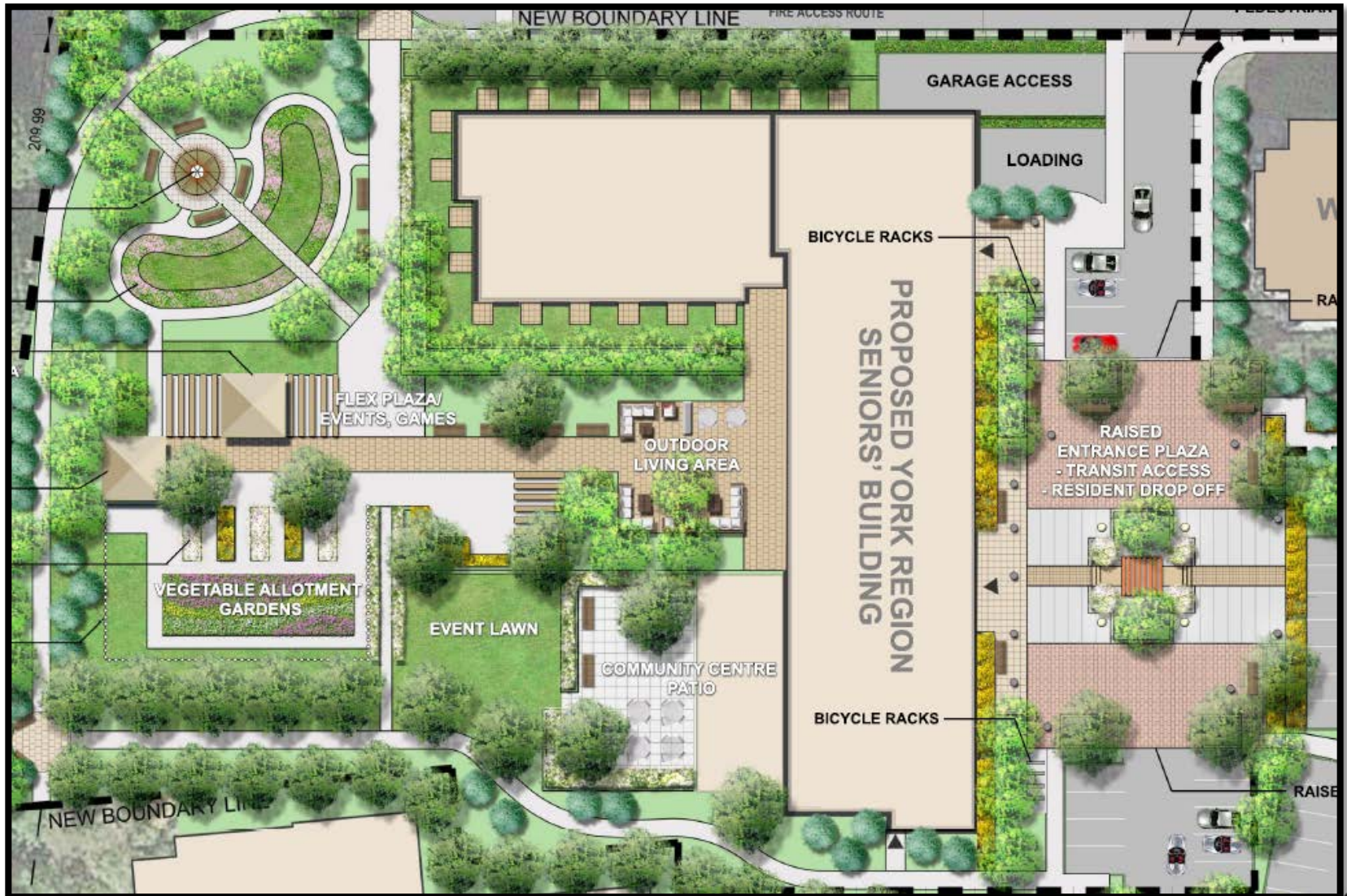
Building And Landscape Changes



March 2017



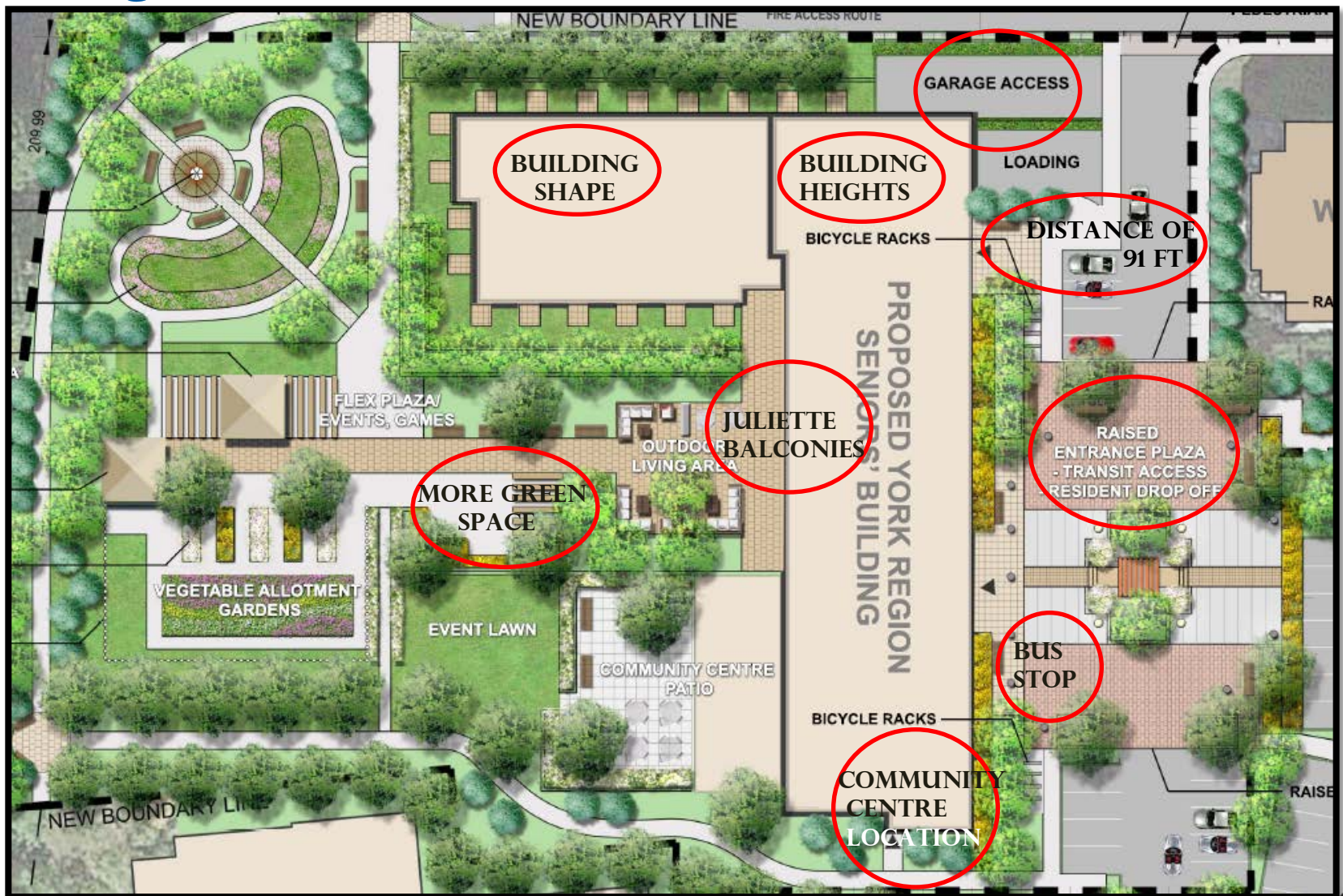
Final Plans



Community and Health Services

Housing Services

What's Changed



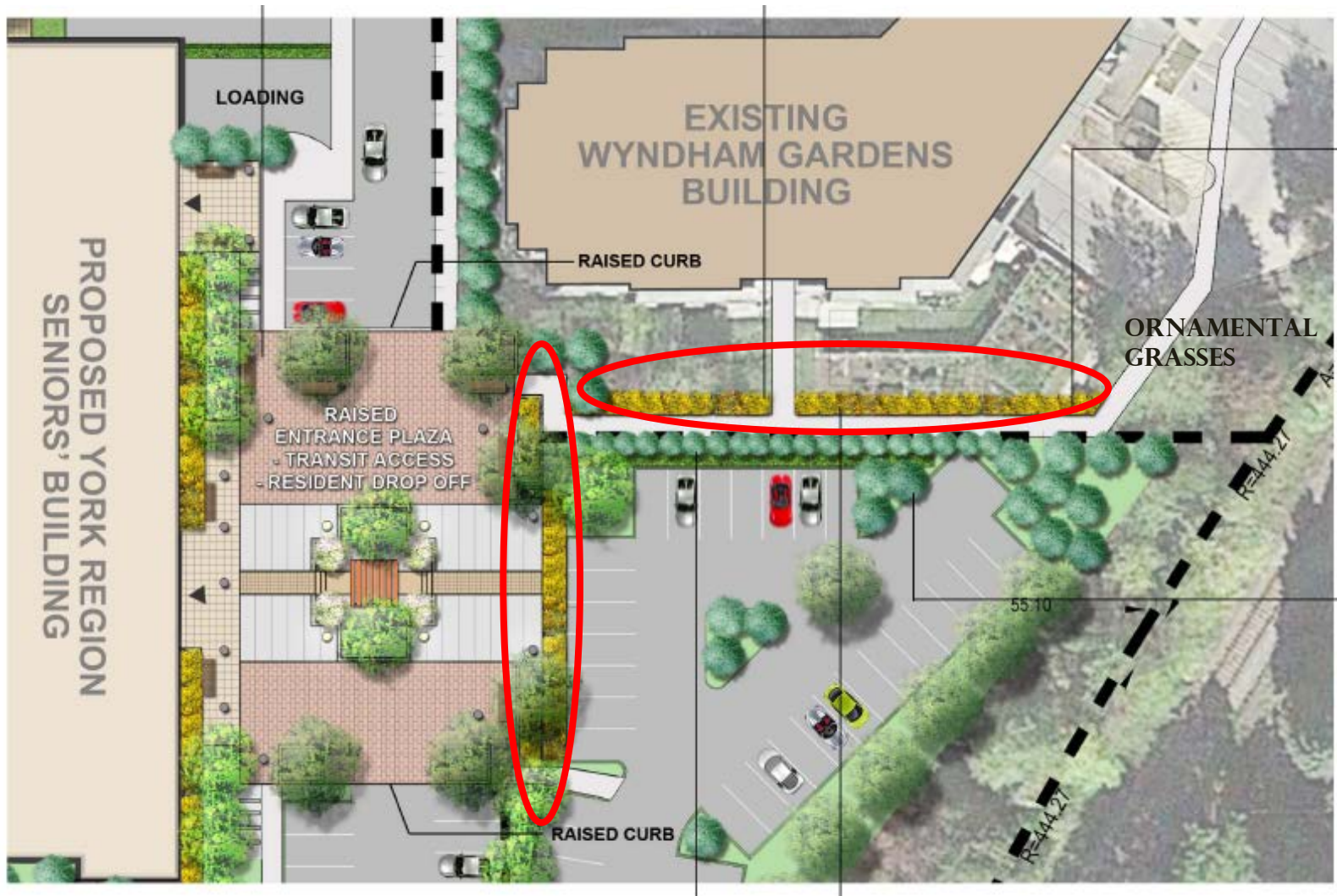




UNIT PAVING

Community and Health Services
Housing Services







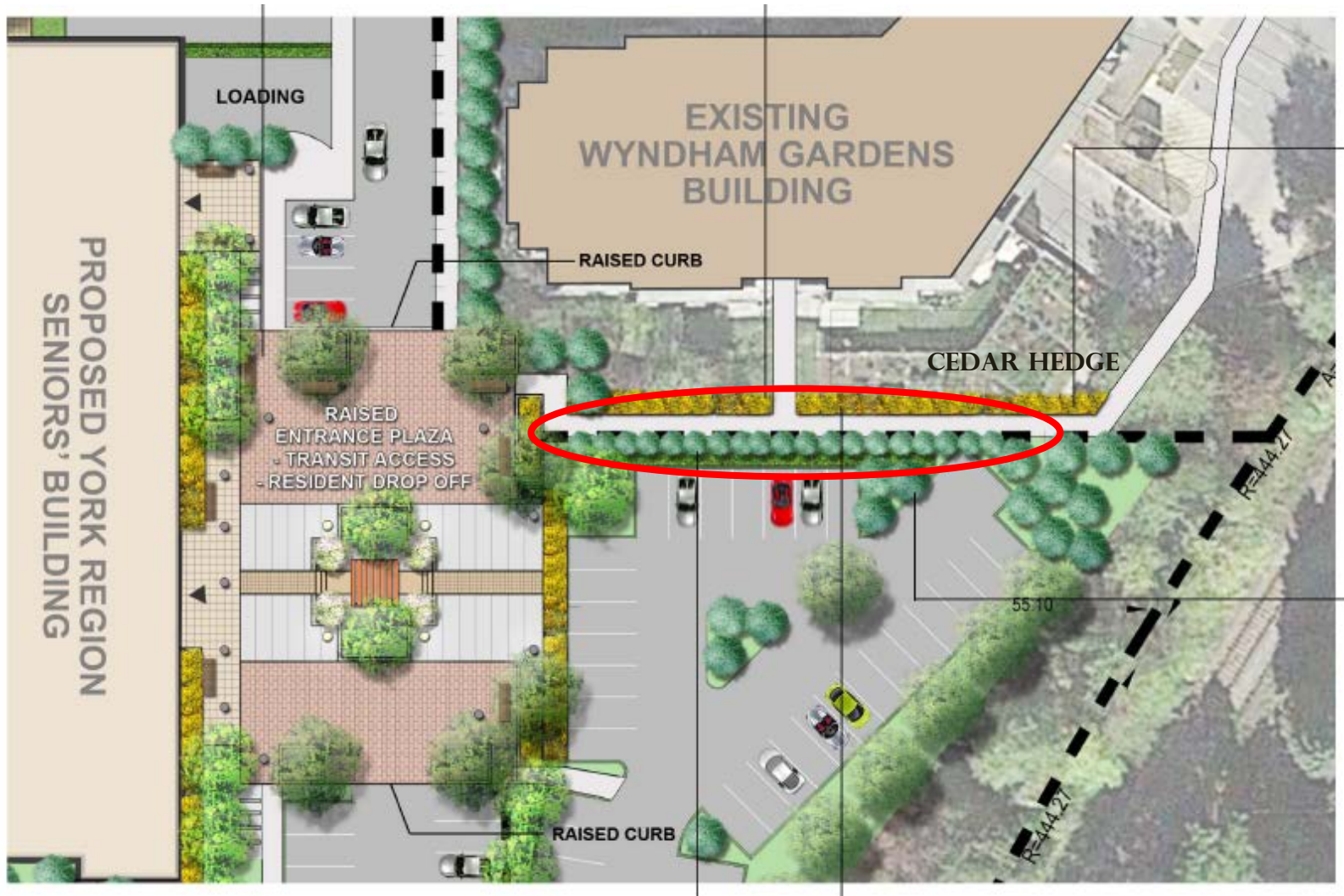
TALL ORNAMENTAL GRASSES



TALL ORNAMENTAL GRASSES

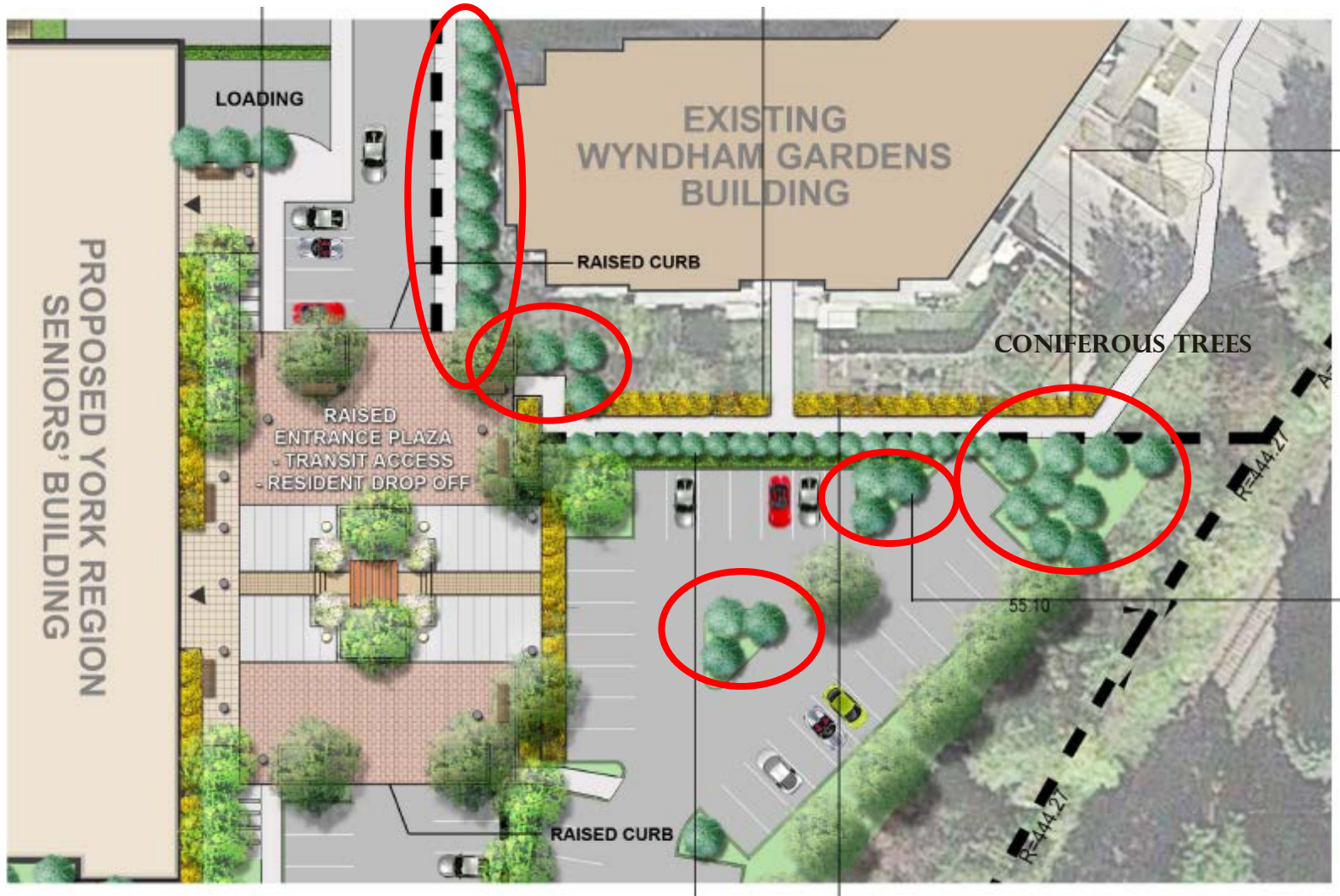


TALL ORNAMENTAL GRASSES





CONTINUOUS CEDAR HEDGE





CONIFEROUS TREES

Building Design Changes



August 2017



Community and Health Services
Housing Services

August 2017



Community and Health Services
Housing Services

August 2017



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Housing Services

Current Plans



Community and Health Services
Housing Services

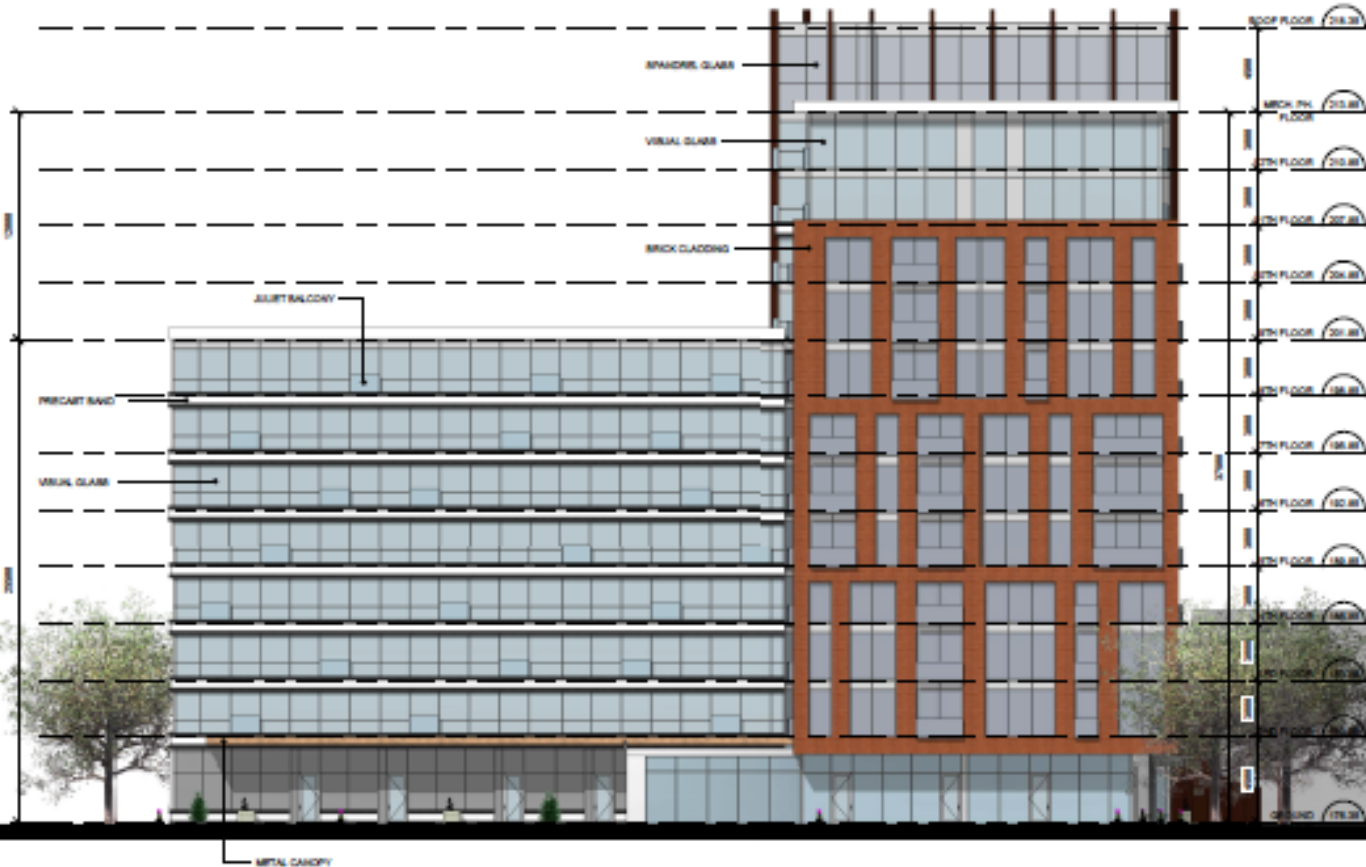
Current Plans



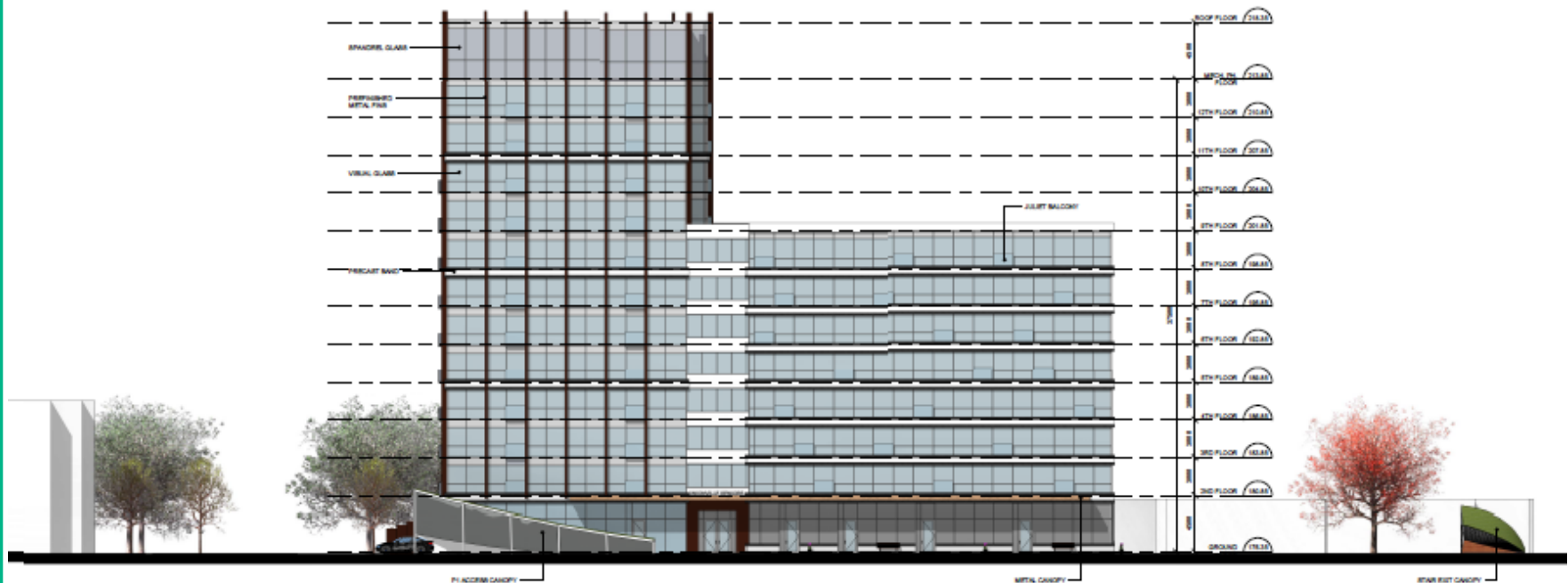
Community and Health Services
Housing Services

East Elevation (from Wyndham)





North Elevation (from Townhomes)



NORTH ELEVATION

1:150





Shadow Impacts



Shadow Impact



MARCH 21 EDT - 10:00



MARCH 21 EDT - 11:00

Community and Health Services
Housing Services



Shadow Impact

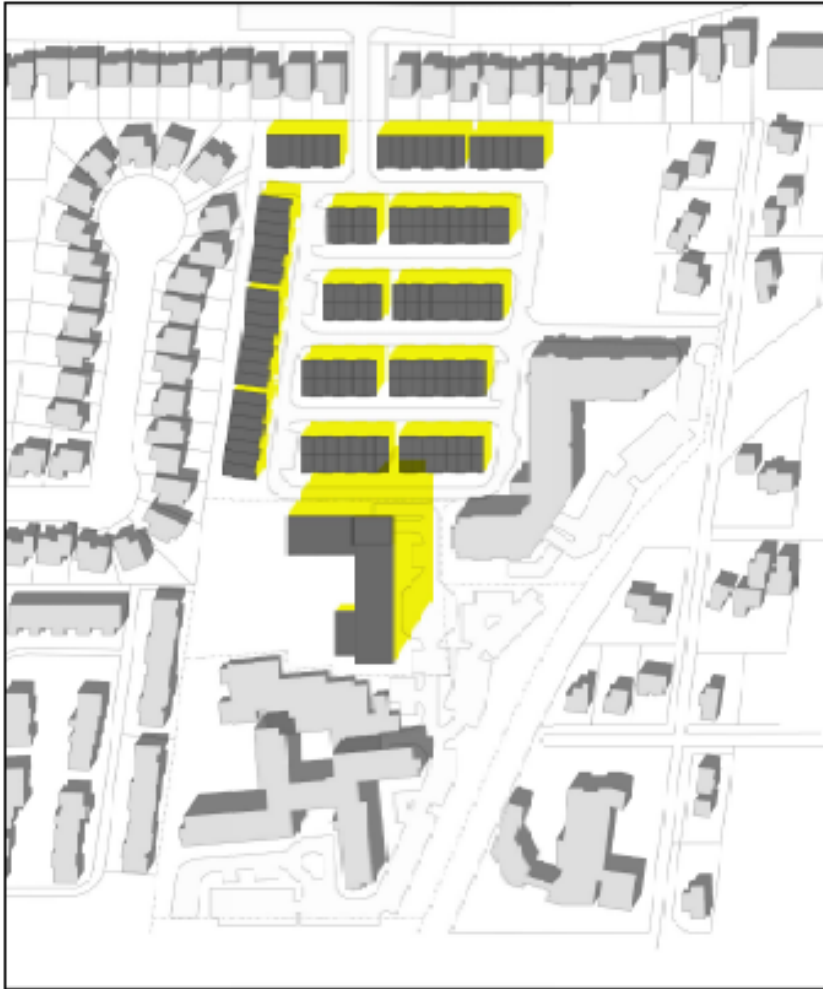


MARCH 21 EDT - 12:00

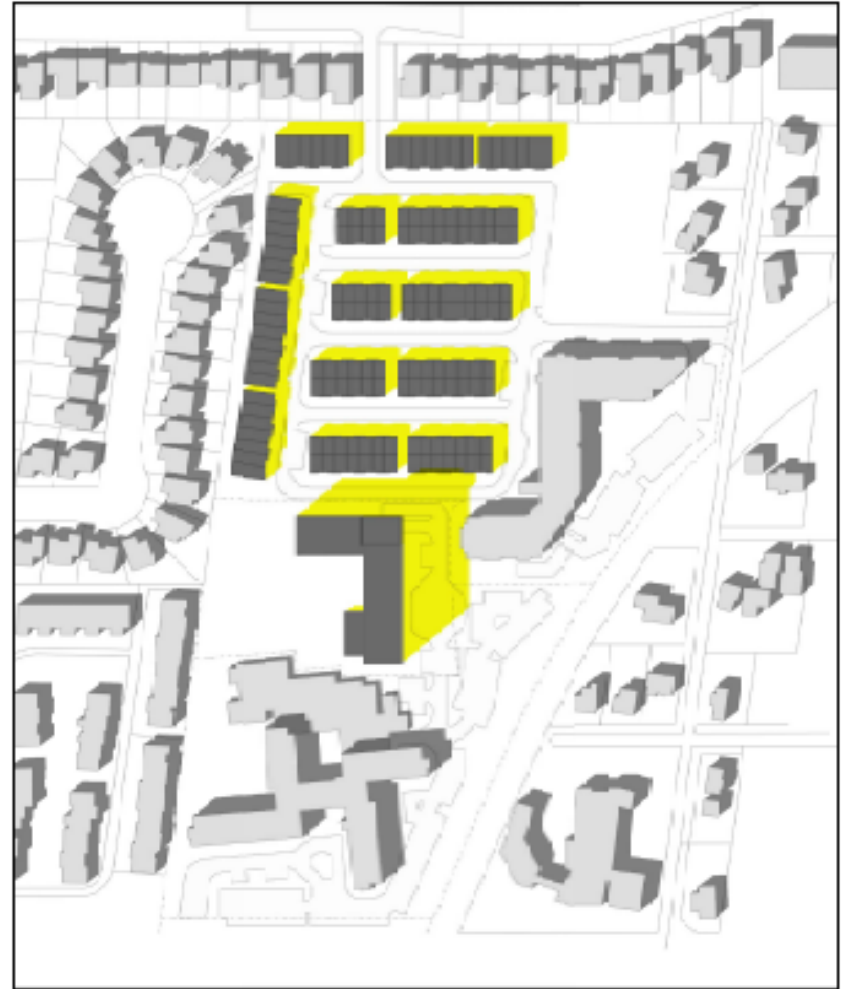


MARCH 21 EDT - 13:00

Shadow Impact



MARCH 21 EDT - 14:00



MARCH 21 EDT - 15:00

Shadow Impact



JUNE 21 EDT - 10:00



JUNE 21 EDT - 11:00

Community and Health Services
Housing Services



Shadow Impact



JUNE 21 EDT - 12:00



JUNE 21 EDT - 13:00

Community and Health Services
Housing Services



Shadow Impact



JUNE 21 EDT - 14:00



JUNE 21 EDT - 15:00

Community and Health Services
Housing Services



Shadow Impact



DECEMBER 21 EDT - 10:00



DECEMBER 21 EDT - 11:00

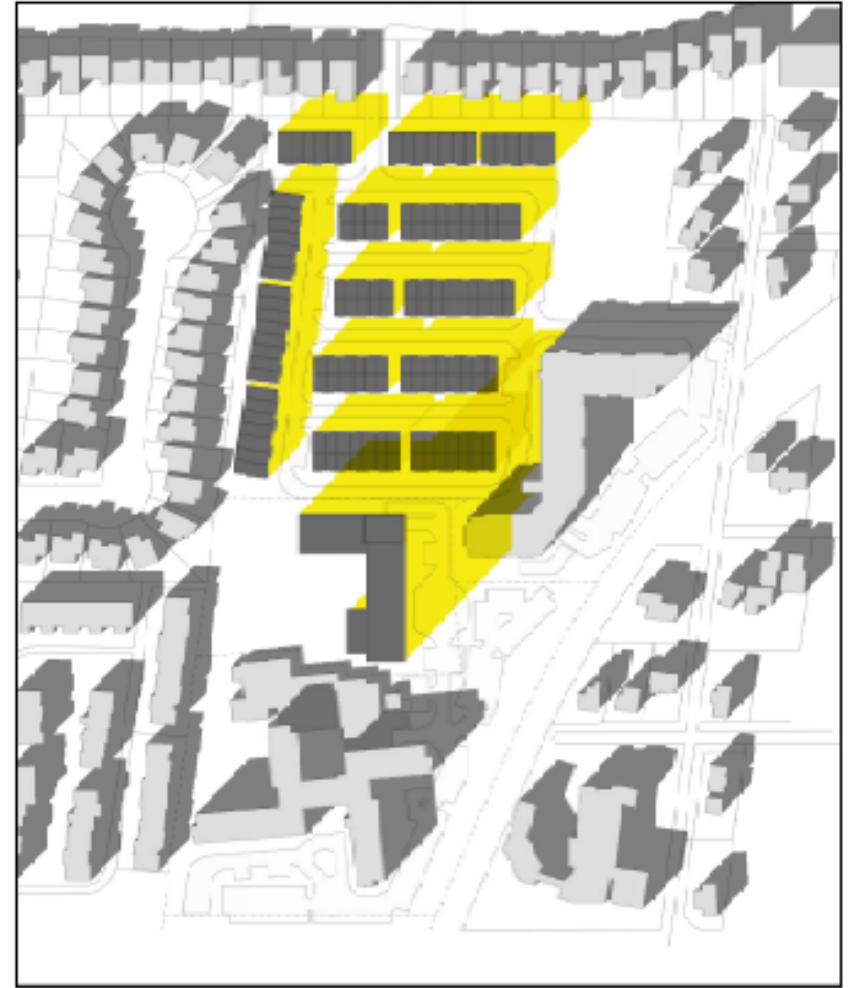
Community and Health Services
Housing Services



Shadow Impact



DECEMBER 21 EDT - 14:00



DECEMBER 21 EDT - 15:00

Community and Health Services
Housing Services



Shadow Impact



DECEMBER 21 EDT - 12:00



DECEMBER 21 EDT - 13:00

Community and Health Services
Housing Services



What's Next?



Upcoming Key Dates

- Community Liaison Committee- Tuesday, January 23
- Markham Development Services Committee- Monday, January 29
- Markham City Council – Tuesday, February 13



Next Steps in Project

- York Region to Select the Builder – Spring
- Update Meeting to discuss construction details—Summer/Fall
- Construction Activity Start- Summer/Fall



For More Information

On the Website:

www.york.ca/UnionvilleHYI

By Phone:

Access York at 1-888-494-9675



Questions?



Thank You

