

WELCOME

UNIONVILLE HOME SOCIETY REDEVELOPMENT

Community Liaison Committee Meeting

April 20, 2022



minto
Communities



Agenda

- **Introduction**
- **Site Plan Development Status**
 - Master Site Plan
- **Construction Update**
 - York Region Campus
 - Minto Site Plan
 - Park Update
- **Communication**
 - CLC Meeting Schedule
- **Campus Schedule**
- **Questions and Comments**
- **Adjournment**

SITE PLAN DEVELOPMENT STATUS



Master Site Plan



- **Phase 1: UHS Parcel**
 - Construction complete including Servicing, Utilities and Landscaping
- **Phase 2: York Region Parcel**
 - Region finishing building envelope construction in next few months with interior works ramping up
- **Phase 3: Minto Parcel**
 - Resubmission anticipated for May 2022; awaiting pre-consultation meeting
 - Parklands also awaiting pre-consultation meeting scheduled for end of April

CONSTRUCTION UPDATE



York Region Building



- Construction of twelfth structural framing floor is complete
- Elevator installation underway
- Drywall installation underway

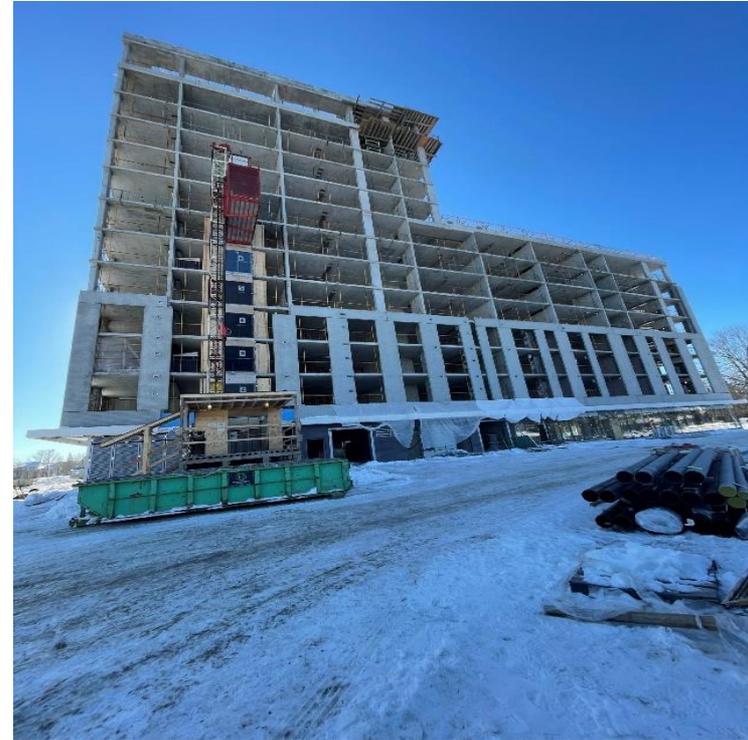
York Region Building



- Installation of electrical, plumbing, and fan coil units underway
- Exterior cladding panels are installed up to the eleventh floor
- The grey pre-cast panels will be prepared to be stained to look like the city-approved exterior colour scheme
- Window installation complete up to eighth floor
- Roofing installation complete

York Region Building

View from courtyard



North Elevation

York Region Building

Precast Cladding Installation(below) and
Roof Installation (right)



York Region Building

Short-Term Schedule

Progress	Estimated Completion
Precast concrete Panel Staining	June 2022
Roofing Construction	July 2022
Window Installation	July 2022
Interior Construction up to fourth Floor	December 2022

Seniors Hub and Community Centre

Upcoming Milestones	Expected Completion
Complete Request for Proposals process to select lead agency to operate the hub and community centre	Q2 2022
Establish Planning Advisory Table	Q3 2022
Community Consultation	2022 - 2023
Hub and community centre construction	Q4 2023
Open hub and community centre	Q1 2024

Minto Site Plan



Site Plan Highlights

- 38 Back-to-Back Townhomes (Orange) & 81 Traditional Townhomes (Blue) for 119 total units; reduced from 153 on 2017 site plan
- Pedestrian connectivity from Greentree through to Region campus or out to Aldona Road and Anna Russell Way to be maintained
- Additional lands being acquired in order to provide a municipal park as an expansion to the Anna Russell Parkette

Minto Unit Elevations

Traditional Townhouses



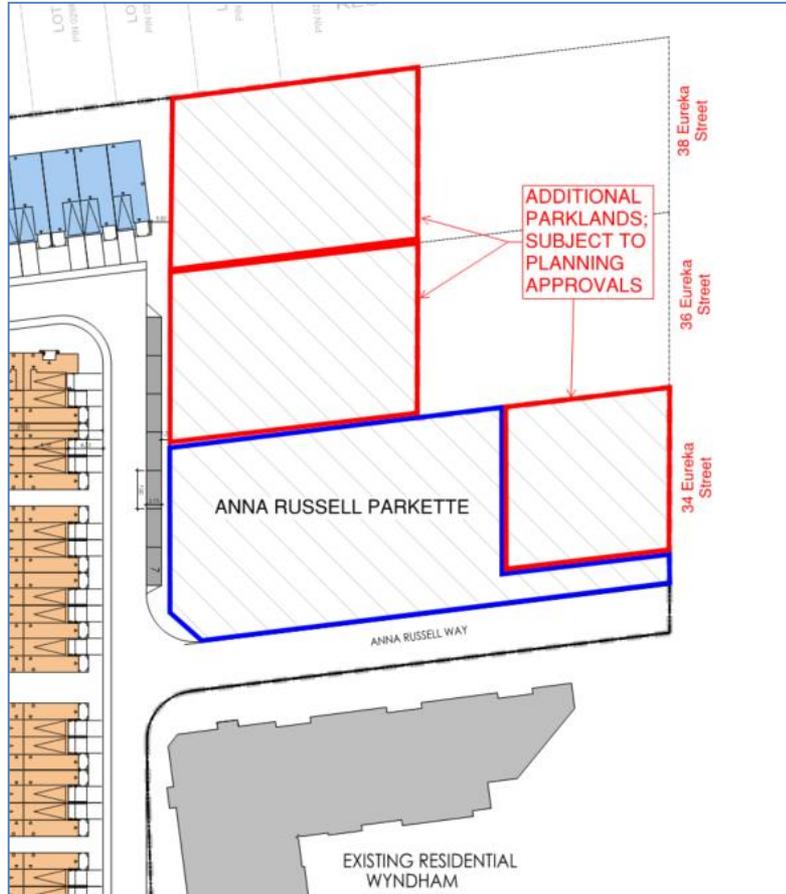
Minto Unit Elevations

Back-to-Back Townhouses



FRONT ELEVATION - TYPICAL BLOCK 1
WEST COAST CONTEMPORARY

Anna Russell Parkette



- Minto has coordinated with the landowners of 34, 36 and 38 Eureka Street to acquire the lands shown on the image in order to provide a municipal park to the City of Markham as part of Minto's development
- 34 Eureka St is included as the City required additional public frontage for the park. The rear yards of 36 and 38 provide additional lands to help in programming the park
- The lands remain subject to planning approvals (severance and rezoning) before they can be developed as a park
- Pre-consultation meeting with Markham scheduled for late April

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
Q3 2022 – July
Q4 2022 – October
Q1 2023 – January

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	January 2023
Minto Site Plan Approval	Q2 2023
Minto Construction Start	Q1/Q2 2023

QUESTIONS/COMMENTS

