

WHITCHURCH-STOUFFVILLE COMMUNITY HOUSING DEVELOPMENT

5676 Main Street, Whitchurch-Stouffville

Community Liaison Committee (CLC) Meeting #9

Monday, June 26, 2023

6:30 to 8 p.m.



LAND ACKNOWLEDGEMENT

We acknowledge the land we are meeting on today is located on the traditional territory of many Indigenous peoples such as 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. This land is now home to many diverse Indigenous peoples. York Region is located within the boundaries of the Nanfan Treaty, Treaty 13 and the Williams Treaties.

There are also other land claims and treaty rights involving portions of York Region that have not been resolved. The Chippewas of Georgina Island First Nation is a Williams Treaty First Nation and the closest First Nation community to York Region.

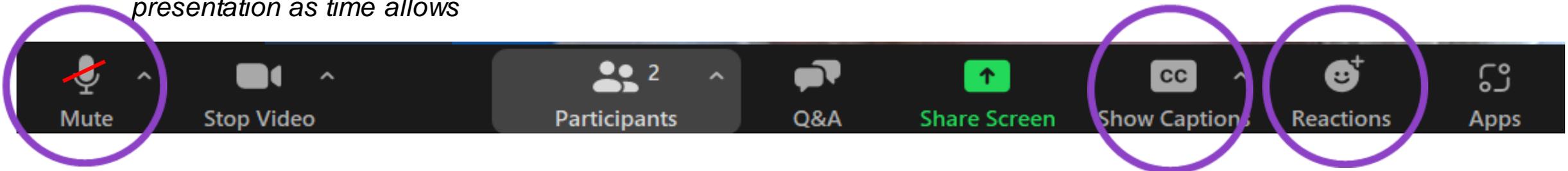
TONIGHT'S AGENDA

1. Welcome and Introductions
2. Review of Previous Meeting Minutes and Actions
3. Refresher - Design Overview of Future Development
4. Construction Update
5. Engagement and Outreach Initiatives
6. Questions and Conversations
7. Stay Involved



ZOOM MEETING ETIQUETTE

- Please mute your microphone when you are not speaking
- Please display your name
- Video – it's always nice to put a face to a name
- During the discussion period, when you have question or comment:
 1. Click on the Reactions 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
- Live captioning is available using the 'Show captions' option
- *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*



GROUND RULES

- Be thoughtful and considerate when asking questions
- Assist in keeping community members updated
- Participate and share your feedback



WELCOME AND INTRODUCTIONS



INTRODUCTIONS

Tonight's Presenters:

- / **Sarah Buckley**, Community Liaison
- / **Colin Simic**, Program Manager,
Affordable Housing Development
- / **Darrick Sham**, Construction Administrator,
Capital Delivery and Technical Services

Other Project Members:

- / **Lindsey Adlam**, Engagement and Outreach Specialist
- / **Evan Minchopoulos**, Project Coordinator



ROUNDTABLE INTRODUCTIONS

Please share your name and an activity you'll be doing this summer.

**WE WANT
TO HEAR
FROM YOU!**

5676 MAIN STREET COMMUNITY HOUSING DEVELOPMENT
COMMUNITY LIAISON COMMITTEE (CLC) MEETING #8
Wednesday, November 23, 2022 – 6:30 p.m. to 7:30 p.m.
Virtual Meeting on Zoom

Meeting Chair

Name	Description
Sharon Thomas	Community Liaison, York Region

Attendees

Name	Description
Andre Barros	Resident – Town of Whitchurch-Stouffville
Hasib Vhora	Resident – Town of Whitchurch-Stouffville
Lori Attack	Resident – Town of Whitchurch-Stouffville
Ron Brownsberger	Resident – Town of Whitchurch-Stouffville
Susan Kerswill	Resident – Town of Whitchurch-Stouffville

York Region Representatives – Housing Services and Strategies and Partnerships Branch

Name	Description
Melissa McEnroe	Manager, Affordable Housing Development
Colin Simic	Program Manager, Affordable Housing Development
Gabrielle Hurst	Housing Development Planner, Affordable Housing Development
Tom Silvestri	Senior Project Manager, Capital Delivery and Technical Services
Darrick Sham	Construction Administrator, Capital Delivery and Technical Services
Steffanie Rundle	Engagement and Outreach Specialist, Strategies and Partnerships Branch

Minutes taken by: Darrick Sham, Construction Administrator, York Region

MINUTES

Item	Description	Update(s) / Action(s)
1.	Welcome and Introductions	<p>York Region started the meeting by welcoming the CLC members and reading a land acknowledgement</p> <p>Review of Zoom Etiquette and Ground Rules</p> <p>Introductions and Icebreaker with all attendees</p> <p>Previous meeting minutes items related to the north fence construction and amenity space were highlighted and will be touched upon in the presentation</p>
2.	Project Background: Housing in York Region	<p>York Region provided background to York Region's Role in Housing.</p> <ul style="list-style-type: none"> York Region acts as one of 47 Service Managers in Ontario and is responsible for funding and oversight of community housing system

PREVIOUS MEETING MINUTES

**PREVIOUS MEETING
POLL RESULTS
AND ACTION ITEMS**



CLC MEETING #8 - POLL RESULTS

Polling Question #1

Would you like to have in-person or virtual meetings in 2023?

Results: 25% Virtual, 25% In-person, 50% Alternate between in-person and virtual.

As construction continues, perhaps we can be onsite in the future.

Polling Question #2

Could we take a group photo of this committee to share in reports and other communications?

Results: 88% Yes, 0% No, 12% Uncertain

If we take a photo, we will be sure to ask for consent. Only those who consent will have photos taken.

Polling Question #3

Are there any topics you would like to discuss at future meetings?

Results: 14% Yes, 57% No, 29% Uncertain

Attendees were invited to share or email topics to York Region.

CLC MEETING #8 - ACTION ITEM(S)

Question – Is there locker storage available?

Answer – There are no storage lockers in the building but interior bike storage is available.

Action – Through discussions during the meeting, the CLC members and Project Team agreed that it will be helpful to have graphics to showcase some of the ground floor spaces including the amenity space, loading dock areas and roof amenity space. York Region to include graphics in the next CLC presentation showing more of the floor plans.

Response – The project team has provided some graphics of the ground floor space, which will be shared with the CLC members in the next section of this presentation.

REFRESHER:
DESIGN OVERVIEW OF
FUTURE DEVELOPMENT



PROJECT SNAPSHOT

- / Mixed-market housing for seniors, families, couples, and singles.
- / 97 rental units
 - 65 one-bedroom units (484-699 s.f.)
 - 26 two-bedroom units (645-839 s.f.)
 - 6 three-bedroom units (936-958 s.f.)
- / Ground-floor amenity space (1,527 s.f.)
- / Ground floor commercial space (1,985 s.f.)
- / Rooftop amenity space (2,200 s.f.)
- / Targeting LEED - Silver Certification Standard



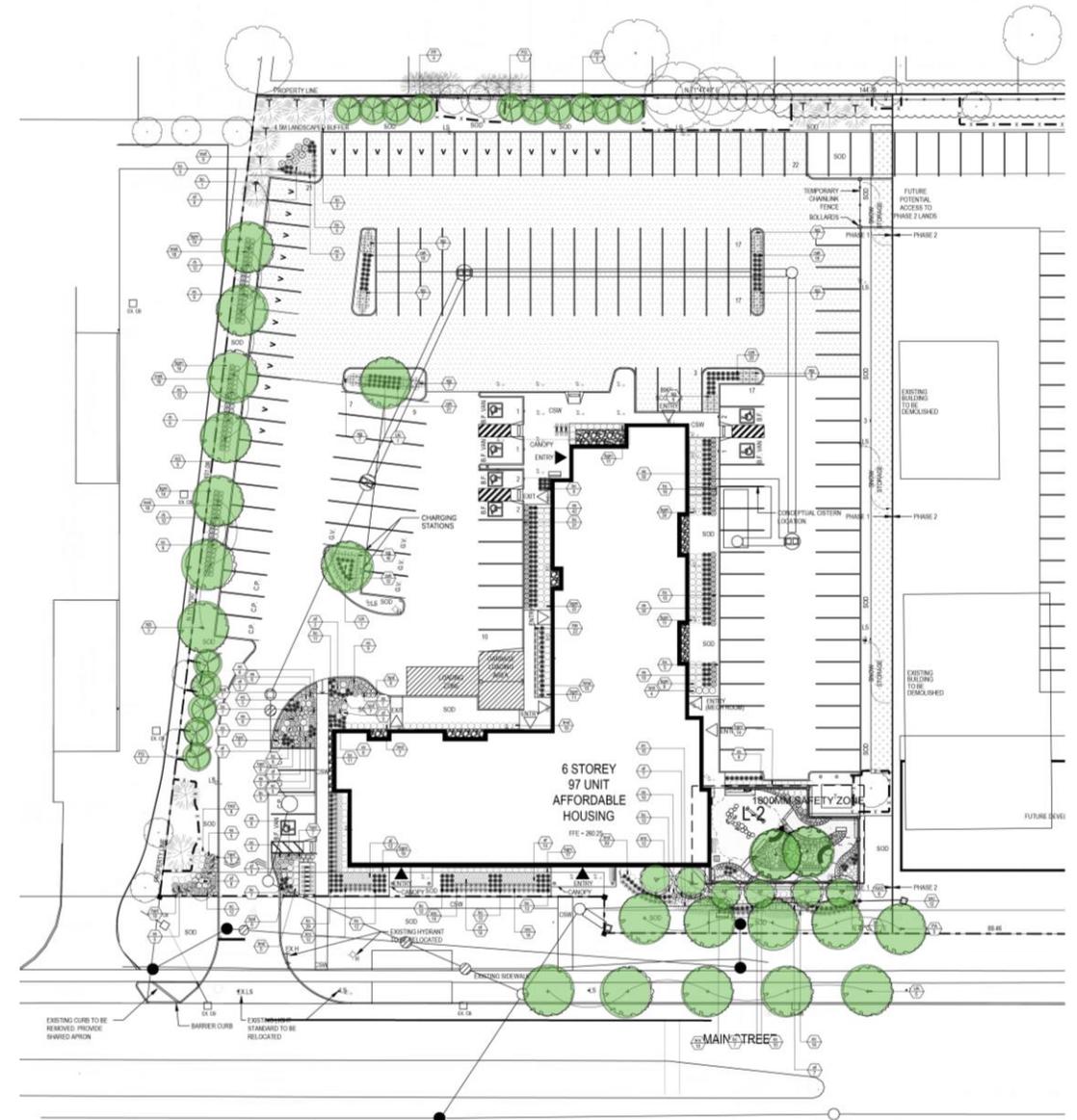
South-East view from Main Street



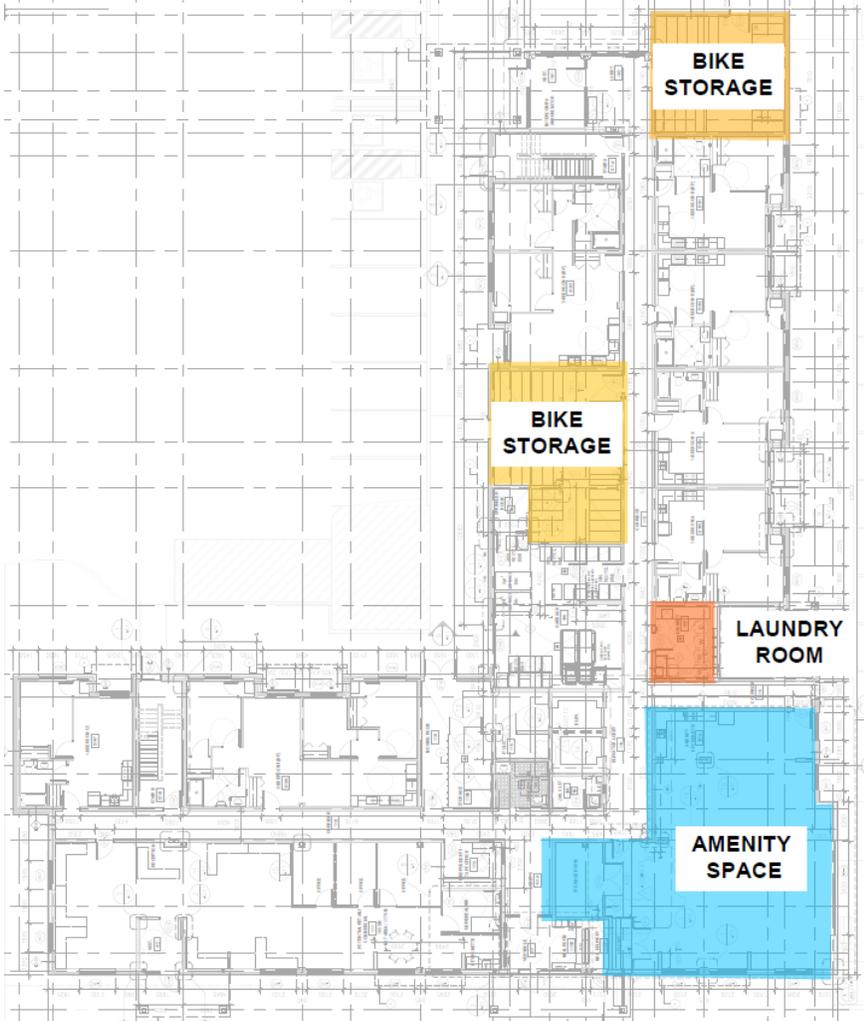
North-West view from Metro

5676 MAIN STREET — AERIAL VIEW OF FUTURE DEVELOPMENT

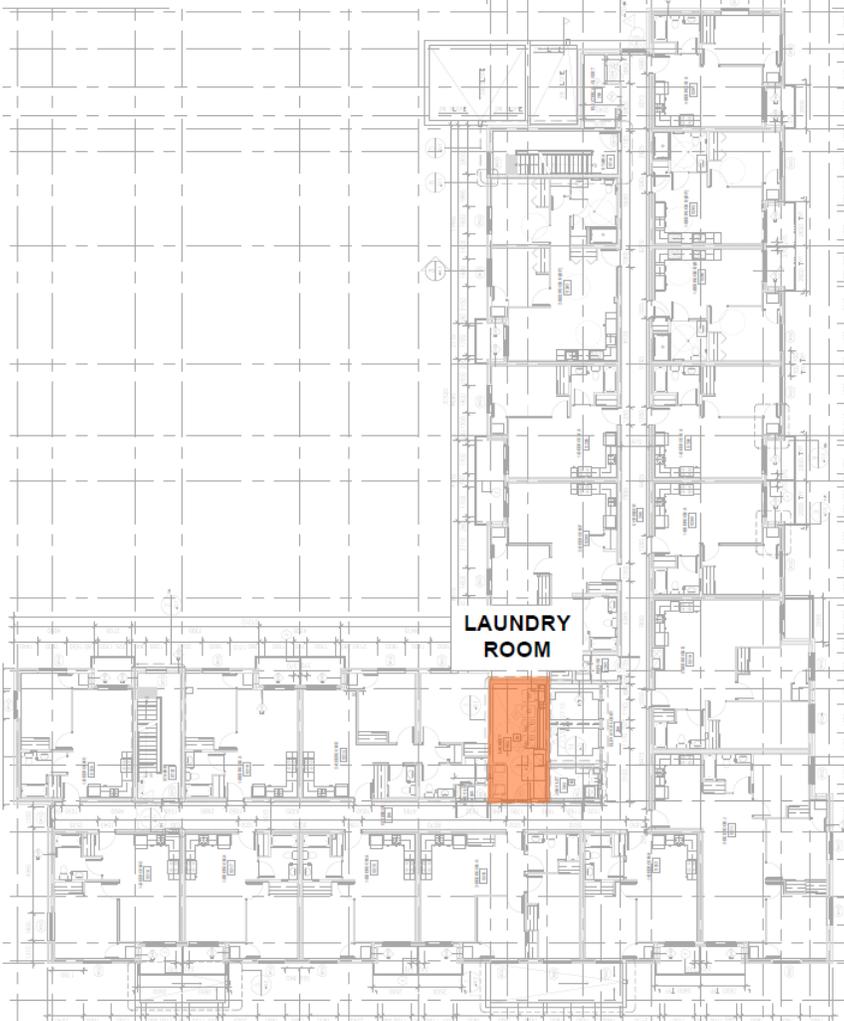
- / This development is approximately 2 acres of the subject property, which has a total acreage of approximately 3.7 acres.
- / Main Street frontage
- / The **Green** areas indicate location for new trees to be planted - 43 trees to be planted, along with other perennials, ground covers and grasses. Location of plantings to be confirmed by Landscape Architect & Contractor.
- / The driveway entrance provides right in/right out vehicle movements
- / 154 surface parking stalls provided to side and rear of building



5676 MAIN STREET — FLOOR PLAN LAYOUTS

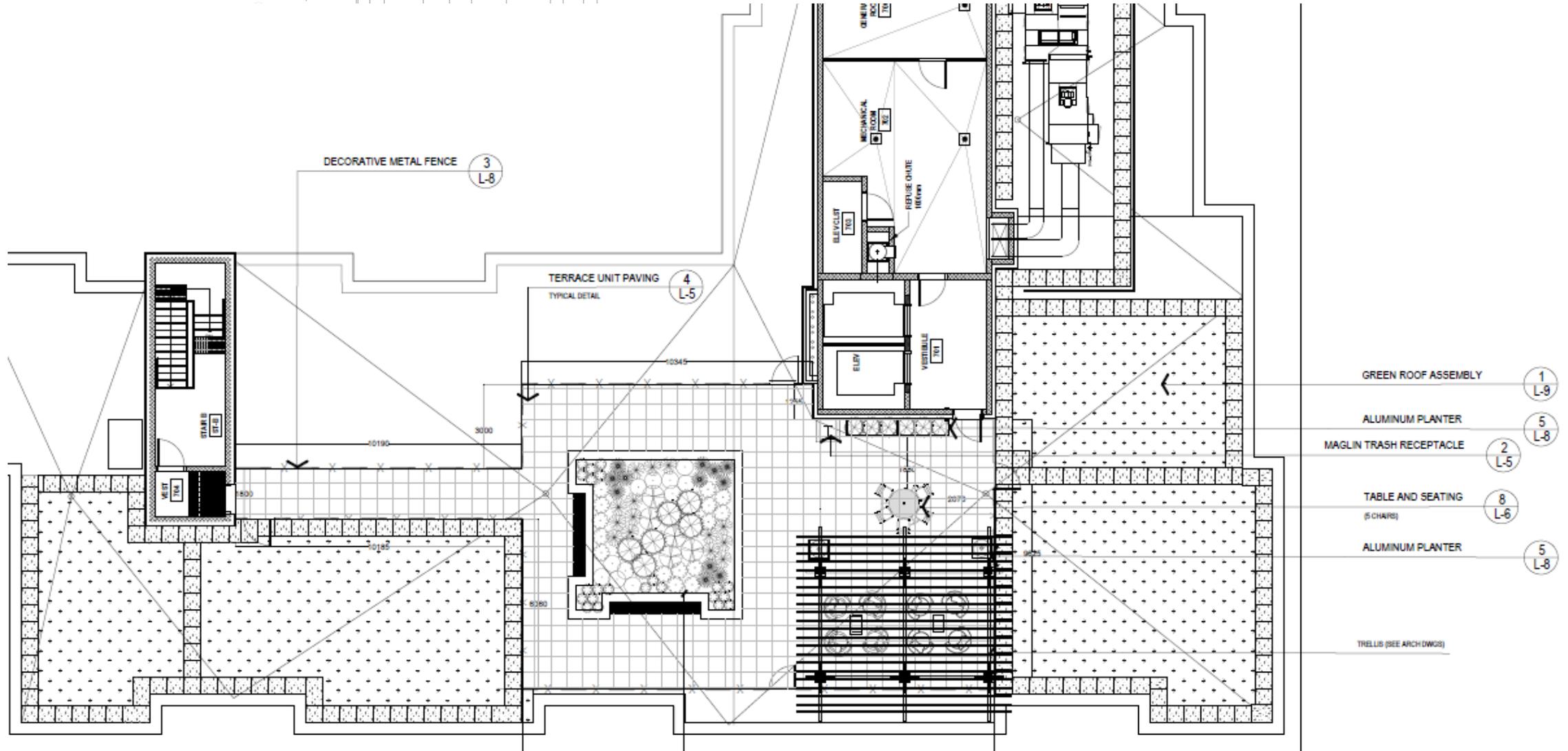


Ground Floor

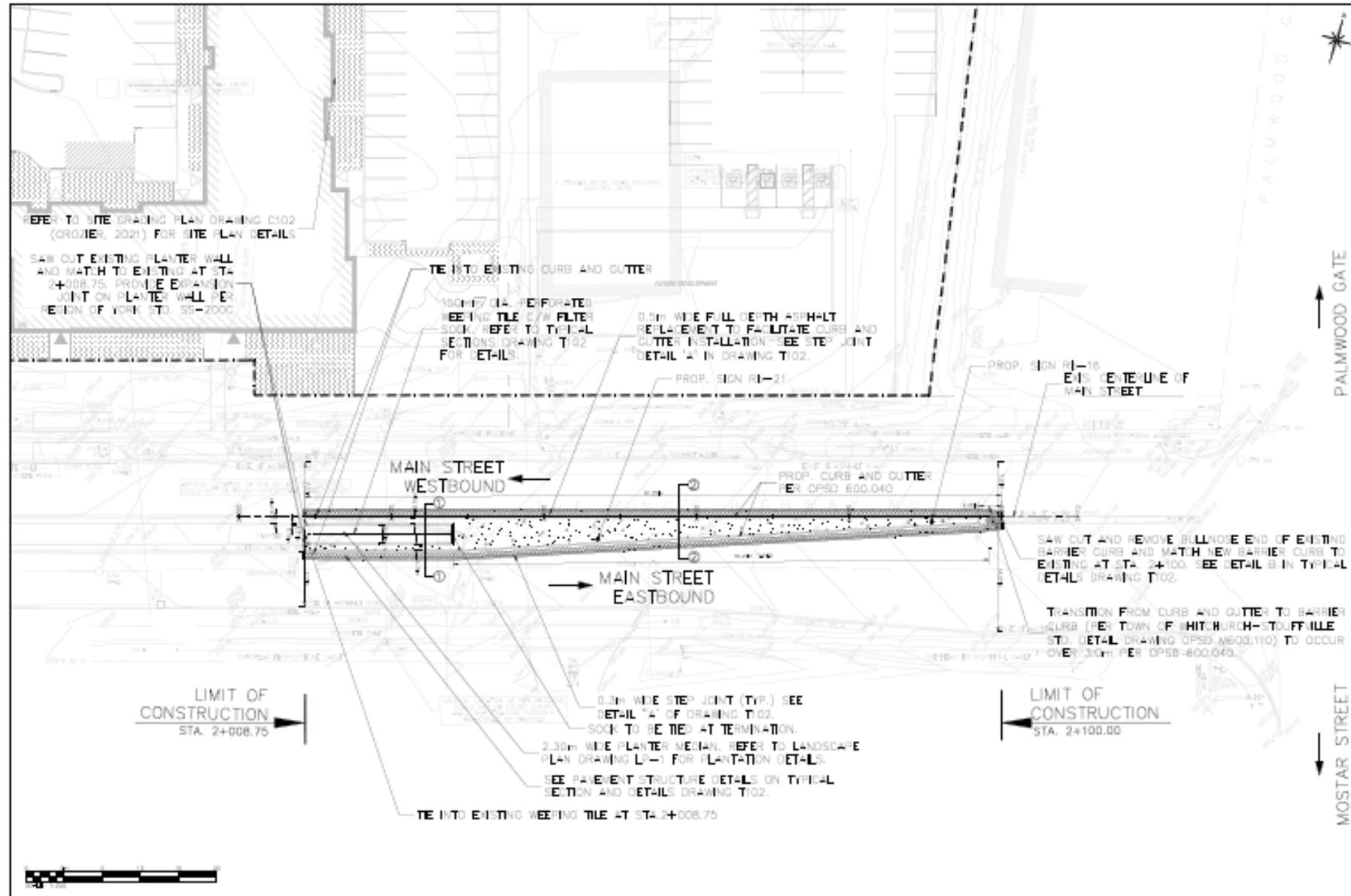


2nd to 6th Floors

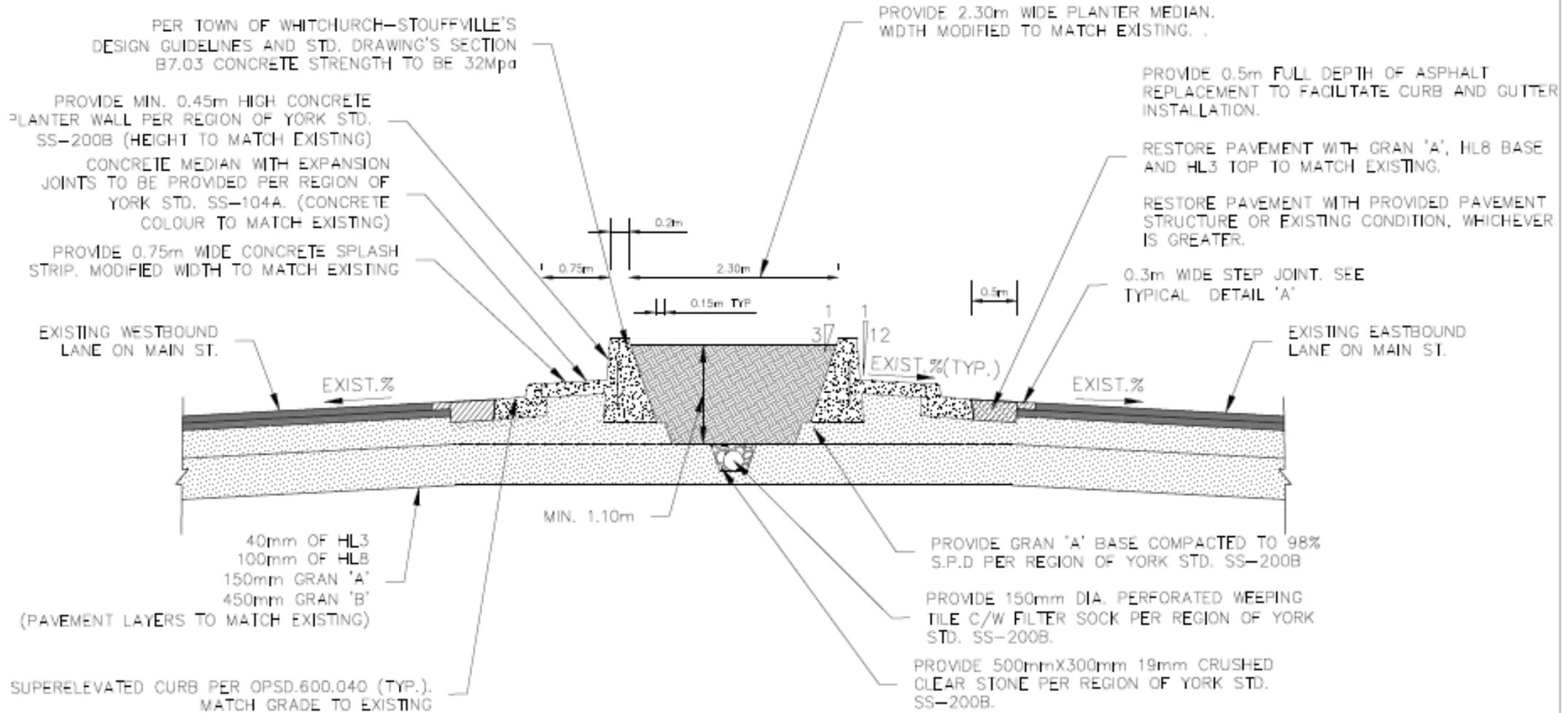
5676 MAIN STREET — FLOOR PLAN LAYOUTS



5676 MAIN STREET — AERIAL VIEW OF MEDIAN ON MAIN STREET



5676 MAIN STREET — AERIAL VIEW OF MEDIAN ON MAIN STREET

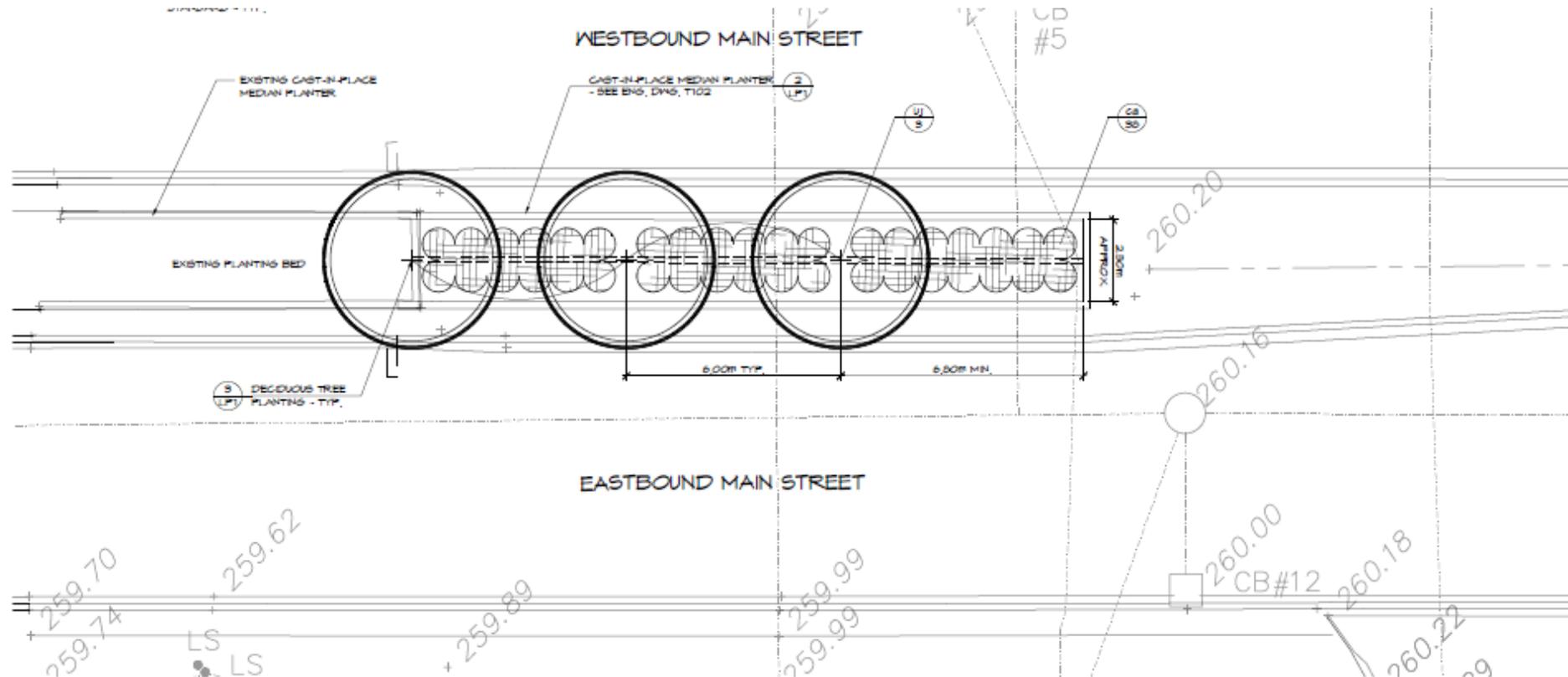
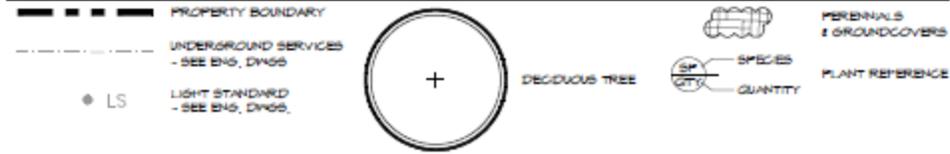


SECTION 1-1
MAIN STREET

FROM STA. 2+008.75 TO STA.2+028.90

5676 MAIN STREET — LANDSCAPING OF MEDIAN ON MAIN STREET

LEGEND



CONSTRUCTION UPDATE



CONSTRUCTION SCHEDULE

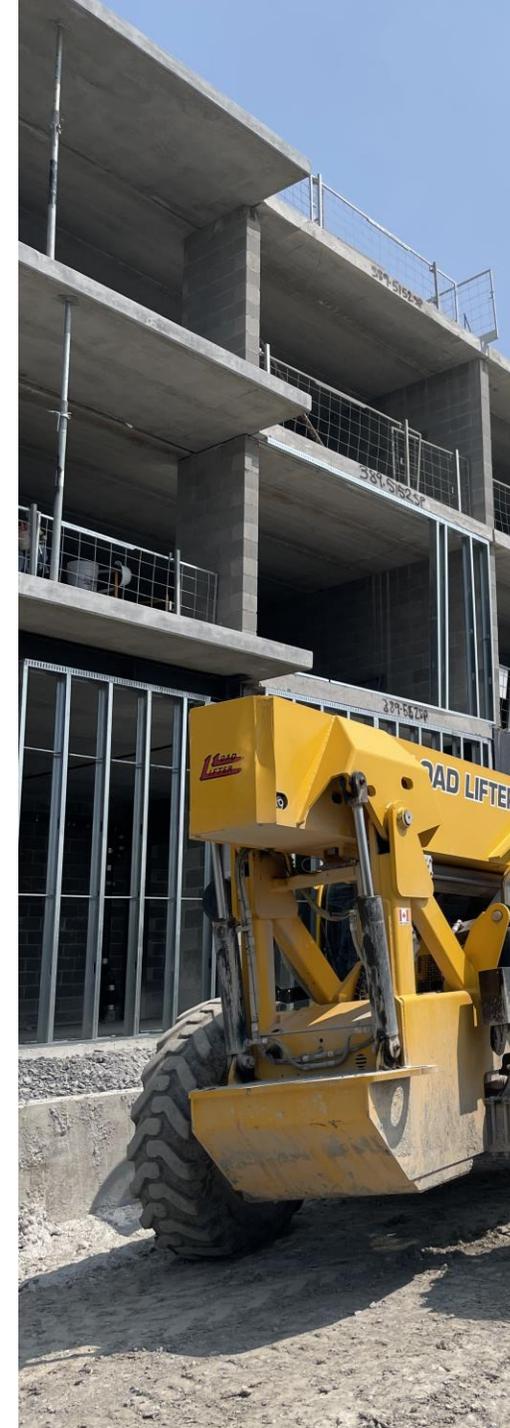


SUMMER AND FALL 2023

- ✓ Grading work throughout the site
- ✓ Exterior structural steel stud to the second floor
- ✓ Building structure to the fourth floor

July – November

- Install site storm, sanitary and water mains
- Install windows and exterior wall panels
- Building structure completion
- Roof insulation and membrane
- Construct new property fence and transplant trees



CONSTRUCTION SCHEDULE



WINTER 2023 AND SPRING 2024

December 2023 – June 2024

- Mechanical and Electrical
- Interior finishes
- Median construction
- Building Occupancy
- Landscaping



Possible Impacts to Project Schedule

- Inclement weather
- Long lead time for materials and equipment



CONSTRUCTION PHOTOS



June 26, 2023

Whitchurch-Stouffville Community Housing Development Project

CONSTRUCTION PHOTOS



June 26, 2023

Whitchurch-Stouffville Community Housing Development Project

25

CONSTRUCTION PHOTOS



June 26, 2023

Whitchurch-Stouffville Community Housing Development Project

CONSTRUCTION PHOTOS



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CONSTRUCTION PHOTOS



June 26, 2023

Whitchurch-Stouffville Community Housing Development Project

AT WORK OR HOME, LET SAFETY BE KNOWN

As construction continues, safety is a priority for York Region. To help everyone stay safe, here is a quick list of six things to expect during construction:

1. **Site safety:** The construction site is completely fenced for the safety of the public and only accessible for construction personnel. Anyone accessing the site will require a safety orientation and full personal protective equipment (PPE) must be worn.
2. **Traffic delays:** Residents travelling in the area may experience slight delays due to construction equipment and trucks. We will be communicating to the community when road closures will be expected.
3. **Noise disruptions:** While neighbours should expect noise during construction hours, levels will be minimized as much as possible. Contractor will continue to comply with the noise by-laws.
4. **Dust control:** To control the dust created by construction, fabric has been installed on the fencing to reduce dust travelling off the site. The ground will also be wettened as required to control dust. Maystar will be sweeping any dust and mud that leaves the site as well as maintaining the grass along Main street.
5. **Vibration control:** Making the ground compact establishes a solid foundation for the new building and parking lot. Nearby neighbours can expect some vibration which will be kept to a minimum as much as possible. Vibration frequencies are being monitored.
6. **New people:** There will be new people coming and going to the site as construction progresses.

ENGAGEMENT AND OUTREACH INITIATIVES



ENGAGEMENT AND OUTREACH INITIATIVES

Winter 2022

- Year in Review Newsletter highlighted 2022 progress of development and engagement activities

Spring 2023

- Project article in Stouffville On the Road Magazine
- New signage installed

Summer 2023

- Newsletter scheduled to be mailed to 9,000+ homes and businesses
- Digital copy scheduled to be sent to 200+ subscribers

Winter 2024

- Naming report based on the survey conducted in 2021 scheduled to be presented to Regional Council

Construction Notices

- Will continue to be emailed to close neighbours
- Please visit the project page and sign-up for updates

June 26, 2023

Whitchurch-Stouffville Community Housing Development Project

A Place to Call Home



A safe, secure and affordable housing is essential for everyone

[above] A rendering of York Region's new community housing development in Stouffville. [below left] The construction schedule. [below right] Housing is the foundation of strong and caring communities. Here's some of what went into the foundation of the Stouffville community housing development at 5676 Main Street



CONSTRUCTION in Kilograms

5676 MAIN STREET IN STOUFFVILLE

Foundation Caissons

are drilled holes in the ground that are reinforced and filled with concrete and provide a base for the structure.



3,000,000+
kilograms of concrete poured
8,000+
kilograms of rebar used

Foundation Grade Beams

are part of the building's foundation and span between caissons.



595,000+
kilograms of concrete poured
44,000+
kilograms of rebar/steel used

QUESTIONS AND CONVERSATION



NEXT STEPS



STAY INVOLVED AND INFORMED

york.ca/StouffvilleHYI

- Construction notices
- Project information and updates
- Presentations
- Frequently Asked Questions (FAQs)

Community Liaison

- Stouffville_HYI@york.ca
- 289-338-8063

Applying for a market rent unit

Thirty per cent of the units at 5676 Main St. are expected to be rented at market rate. Market rent vacancies are filled on a first-come, first-served basis. Information about market rent units will be shared by Housing York Inc. once the building nears completion. To learn more about market rental opportunities and join our subscriber list visit york.ca/MarketRentHYI

THANK YOU!

