
New affordable housing for seniors in Unionville

Information Sheet - *updated January 2018*

The Regional Municipality of York is working with Unionville Home Society (UHS) and Minto Communities on a master plan to redevelop the UHS campus to include:

- An affordable rental building for seniors, owned and operated by Housing York Inc. (HYI), York Region's non-profit housing corporation
- A new Minto Communities townhome development



The proposed HYI building will be split into two sections: eight-storeys and twelve-storeys. The building will include 260 apartments for seniors, a public community centre and a seniors hub offering seniors-focused services to the community.

Construction of the HYI building is anticipated to start in 2018, with completion anticipated in 2021.

Building features

- On-site underground, weather-protected parking
- Short-term surface visitor parking
- Community centre and seniors hub with programming and services
- Indoor and outdoor amenity and common spaces for residents
- Outdoor garden and pedestrian walkway
- Green/energy efficient building systems

Status

As of January 2018, this project is in the development and planning phase. An Official Plan amendment, re-zoning and site plan application has been submitted to the City of Markham as part of the standard municipal approval process and is anticipated to be approved by City Council in early 2018.

Affordable housing for seniors in Unionville: Frequently Asked Questions

What is being proposed?

York Region is proposing to build a 12-storey affordable rental building for seniors on Unionville Home Society's existing campus (located on the north side of Highway 7, west of Kennedy Road in the City of Markham), owned and operated by Housing York Inc. (HYI), York Region's non-profit housing corporation.

The new HYI building will have approximately 214 one-bedroom units and 46 two-bedroom units, a 6,000 square foot community Centre and a 6,700 square foot seniors hub on the ground floor.

How much will rent be and how will it be determined?

The building will include both subsidized and market rents. The amount a resident pays will be based on their level of income. Housing York Inc. (HYI) is determining specific rental rates. Rental rates will be available closer to the end of construction.

How many parking spots will there be?

The current development proposal has a total of 314 parking spaces, with the majority of parking located in an underground garage. There will also be some short-term surface parking spaces for visitors. The proposed amount of parking exceeds the City of Markham's minimum parking requirements for this site.

What is York Region's role with Unionville Home Society (UHS) and Minto Communities?

Unionville Home Society (UHS) is making changes to their campus master plan and has agreed to sell:

- 1.0 hectares (2.48 acres) parcel of their site to York Region to construct an affordable seniors building
- 2.85 hectares (7.03 acres) parcel of their site to a developer, Minto Communities, for a planned townhouse development

Together with Minto and UHS, York Region has submitted planning applications to the City of Markham to facilitate the developments.

Who will build the building?

York Region will retain a builder through a public bidding process. The new building will be owned and operated by Housing York Inc. (HYI), York Region's non-profit housing corporation.

Why build new affordable housing?

Affordable rental housing in York Region is in high demand and short supply. Currently, there are approximately 14,000 households on York Region's social housing waiting list. The average wait time to access a seniors unit is more than seven years. The new building will increase the supply of affordable housing in York Region.

Will this building be just for seniors?

Yes. The rental units will be available only to residents over the age of 60 and the proposed seniors hub and community centre will offer programs and services for seniors. This age-friendly community has the added benefit of being close to local amenities, including historic Main Street Unionville and surrounding shops and services.

How will traffic enter and leave the building?

Traffic will continue to enter and exit through the main entrance off Highway 7, and an improved private driveway connection will provide direct access for cars to the new building.

Cars will then have access to HYI's building through a ramp to an underground parking garage and elevator or stairs. An engineering firm has prepared a Traffic Impact Study recommending this design and has submitted it to the City of Markham for review with the planning application.

How does this new development fit into the existing Unionville community?

The new development will complement the range of housing options available to seniors in the City of Markham and will enhance Unionville Home Society's senior-focused campus. The building is also designed to minimize the impact on the existing neighbourhood and Unionville's unique surrounding features and amenities.

Additionally, landscaping and open space will include detailed and thoughtful plantings, various seating areas for residents to enjoy and offer outdoor space for community centre patrons. Landscaping on the westernmost and easternmost area of the site will provide trees and shrubs for enhanced privacy for adjoining property owners. A plaza at the front of the building will allow for safe and easy vehicle and pedestrian access, in addition to improved pedestrian conditions.

When will construction begin?

Construction of Housing York Inc's (HYI's) building is anticipated to begin in 2018 and residents will be able to move in in 2021. Construction of Minto Communities' townhouse development will begin after HYI's building is built, allowing Heritage Village residents to move directly into the new building.

How was input from the community included?

This development is following the City of Markham's approval process and has included several public consultations. York Region has been committed to hearing community feedback to enhance the proposed development for future residents. Throughout 2017, several public information meetings were held to solicit comments and hear concerns. Some of this feedback has resulted in changes to the location, features and design of the building and has created a more inclusive and user-friendly development.

Minto Communities has also established a Community Liaison Committee for feedback from immediate neighbours, business owners and other stakeholders on local issues that affect the design, development and construction of the project. These meetings are held quarterly and will continue to be held throughout the construction of the entire project.

Where can I get more information and/or receive updates?

If you would like more information about Housing York's affordable housing building for seniors in Unionville, please:

- Visit york.ca/UnionvilleHYI
 - Call Access York at 1-877-464-9675
 - Email UnionvilleHYI@york.ca
 - Email UnionvilleHYI@york.ca
-



york.ca/UnionvilleHYI

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