

# WHITCHURCH-STOUFFVILLE AFFORDABLE HOUSING DEVELOPMENT

5676 Main Street, Whitchurch-Stouffville

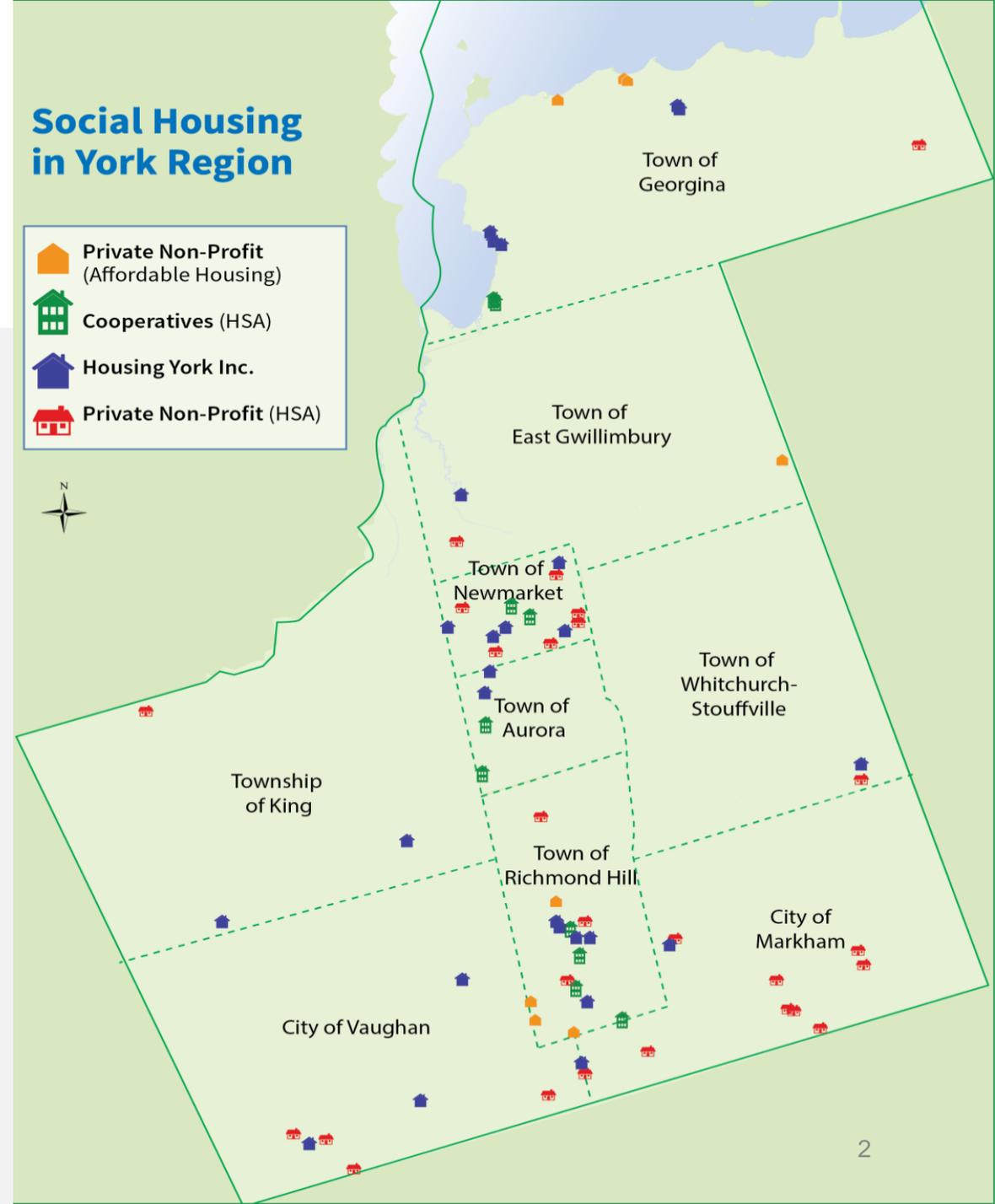
Rick Farrell and Joshua Scholten

July 16, 2019



# AFFORDABLE HOUSING IN YORK REGION

- York Region is the Service Manager responsible for:
  - Over 85 properties with 45 community housing providers throughout the Region
  - More than 6,700 rental households
  - Partnering with non-profit housing providers and private landlords



# AFFORDABLE HOUSING - WHITCHURCH-STOUFFVILLE

- Parkview Village (Non-Profit Housing Provider) provides 124 rental apartments for seniors
- Elmwood Gardens (Housing York Inc.) provides 51 rental apartments for seniors
- Whitchurch-Stouffville identified as priority municipality for additional investment in affordable housing



Elmwood Gardens, 325 Elm Rd, Whitchurch-Stouffville

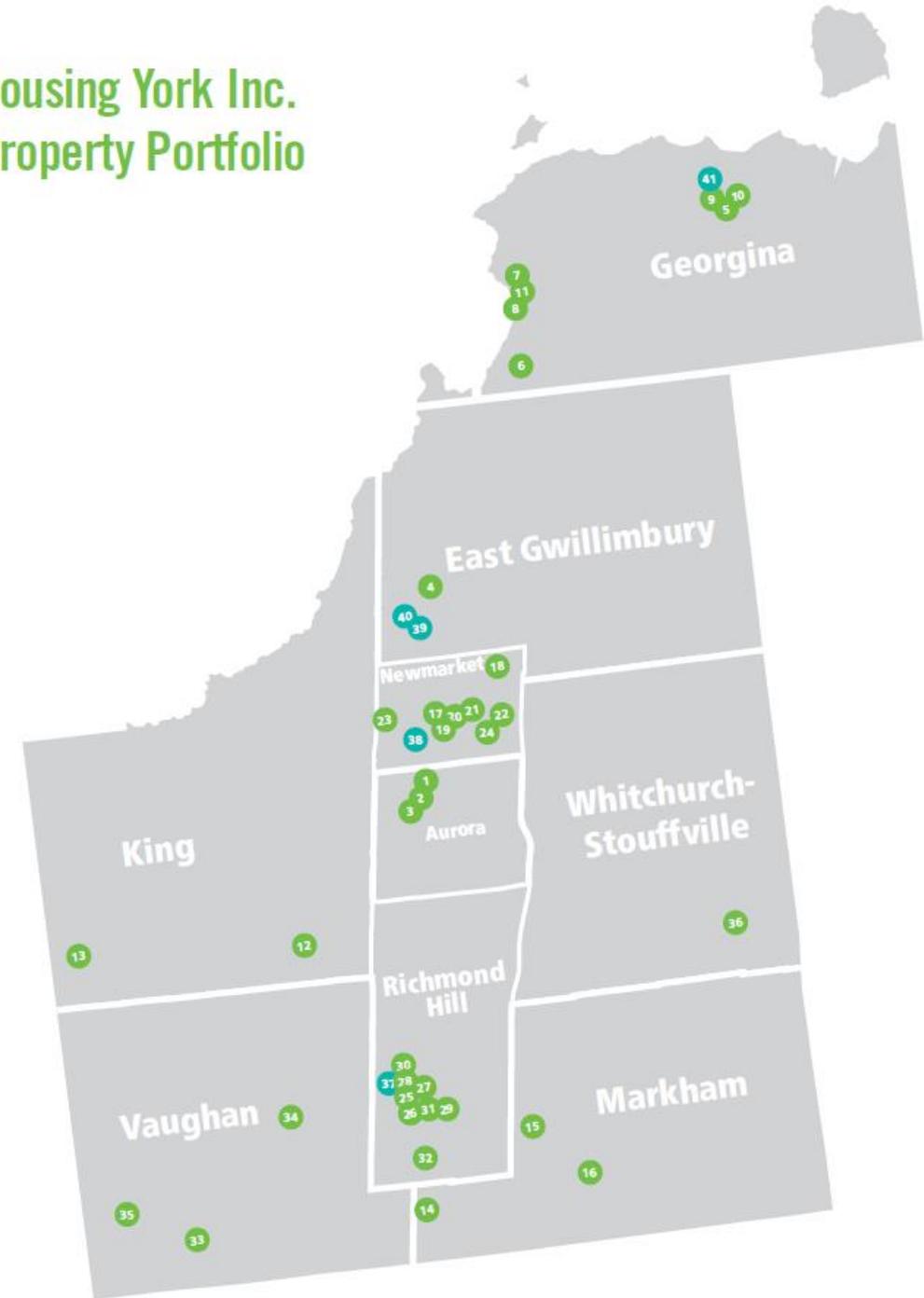


Parkview Village, 12184 Ninth Line, Whitchurch-Stouffville

# HOUSING YORK INC. - WHO WE ARE

- Housing York Inc. (HYI) is York Region's Housing Company:
  - 37 Properties, approximately 2,600 units
  - 7th largest non-profit housing provider in Ontario
  - Home to more than 4,000 residents
  - Over 60% of our tenants are seniors
  - Operates on a mixed market rent model

## Housing York Inc. Property Portfolio



# HOUSING YORK INC. - OUR HOMES



Dunlop Pines, Richmond Hill



Tom Taylor Place, Newmarket



Mackenzie Green, Richmond Hill



Trinity Square, Markham



Blue Willow Terrace, Vaughan



Hadley Grange, Aurora



Mapleglen Residences, Vaughan



Lakeside Residence, Georgina

# HOUSING YORK INC. - OUR HOMES

- York Region's affordable housing model focuses on healthy communities through:
  - Good design
  - Appropriate scale
  - Mixed income
  - Proactive management



# HOUSING YORK INC. - OUR HOMES

Housing York Inc.'s rental housing includes:

- Bachelor - four bedroom apartments
- Communal program spaces
- Outdoor amenity space
- Quality materials
- Modern interior design

Housing York Inc. builds inclusive communities that everyone would be proud to call home



# HOUSING YORK INC. - OUR HOMES



# HOUSING YORK INC. — OUR PEOPLE

- Residents represent the diversity of our communities:
  - Seniors, families, young couples, and those living alone
  - Range of incomes including those newly graduated, working, retired, and those on a fixed income
  - Various cultural backgrounds



# REGIONAL CONTEXT

- Review of housing identified a need for future investment in affordable housing in the following locations:
  - Aurora
  - East Gwillimbury
  - Whitchurch-Stouffville
- Criteria included:
  - Housing need
  - Access to services
  - Access to transit
  - Alignment with Regional planning policies and strategic objectives
  - Local municipal support
  - Previous investment in the local municipality



# WHITCHURCH-STOUFFVILLE RENTAL HOUSING MARKET



- There is a significant demand for rental housing in Whitchurch- Stouffville
- 3,247 households on the affordable housing wait list have identified Whitchurch- Stouffville as a desired location
- Many Whitchurch-Stouffville renters spend more than 30% of their income on housing

MEDIAN MONTHLY HOUSING COSTS IN YORK REGION



Owner  
\$ 1,746



Renter  
\$ 1,401

INCREASE IN HOUSING COSTS COMPARED TO INCOME SINCE 2006



Household Income 17%



Owner Costs 19%



Renter Costs 46%

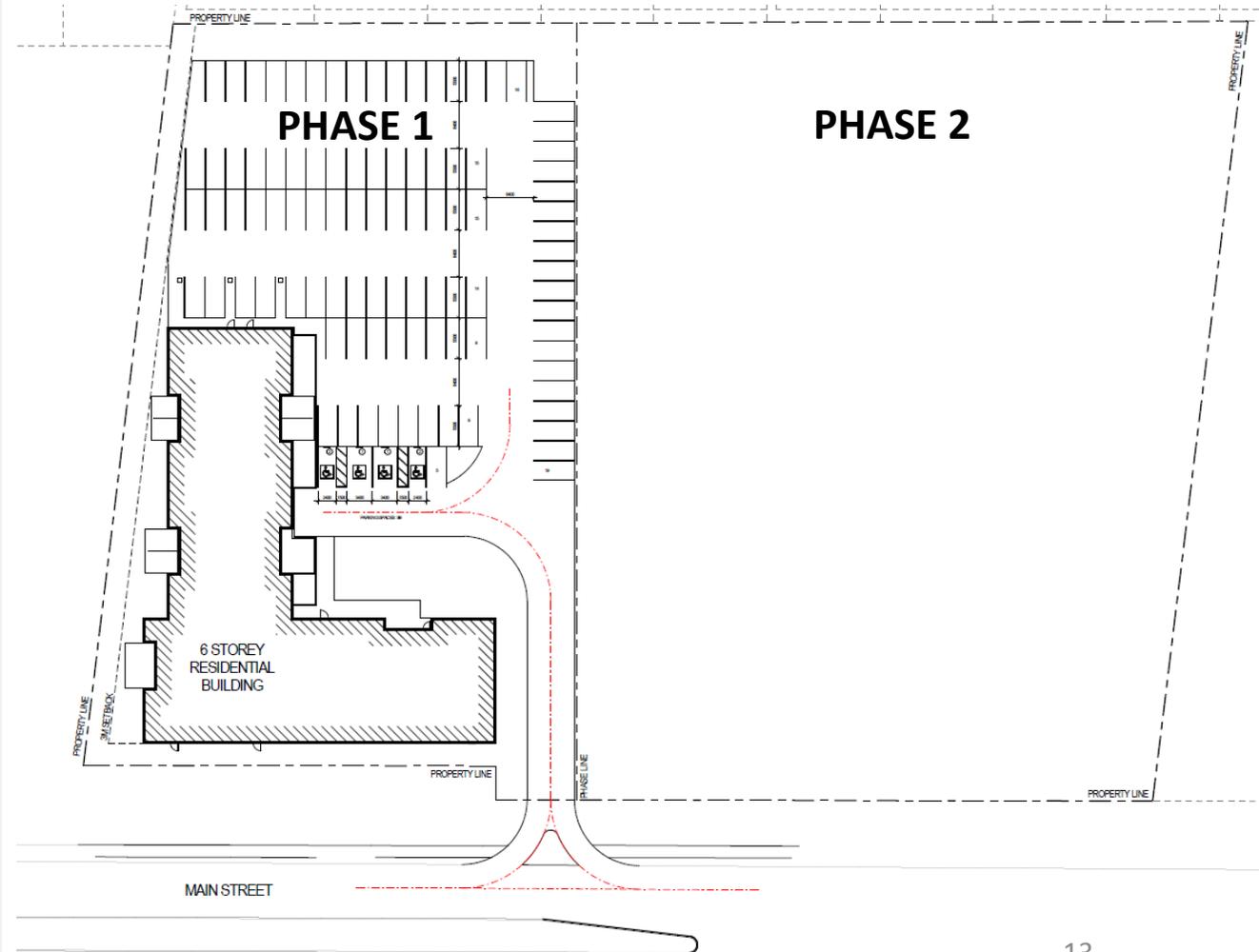
# DEVELOPMENT OPPORTUNITY - 5676 MAIN STREET

- 3.7 acres of land
- Located close to amenities that support residents including:
  - Employment Opportunities
  - Health Services
  - Regional Transit
  - Grocery Store
  - Restaurants
  - Schools
  - Library
  - Sports Complex



# 5676 MAIN STREET - PRELIMINARY DEVELOPMENT CONCEPT

- Rental housing for seniors, families, young couples, and those living alone
- Approximately 100 rental apartments
  - 1, 2, 3 bedroom units
  - Indoor and outdoor amenity space
  - Potential commercial opportunity
- Two phase development site
  - Future phase subject to funding

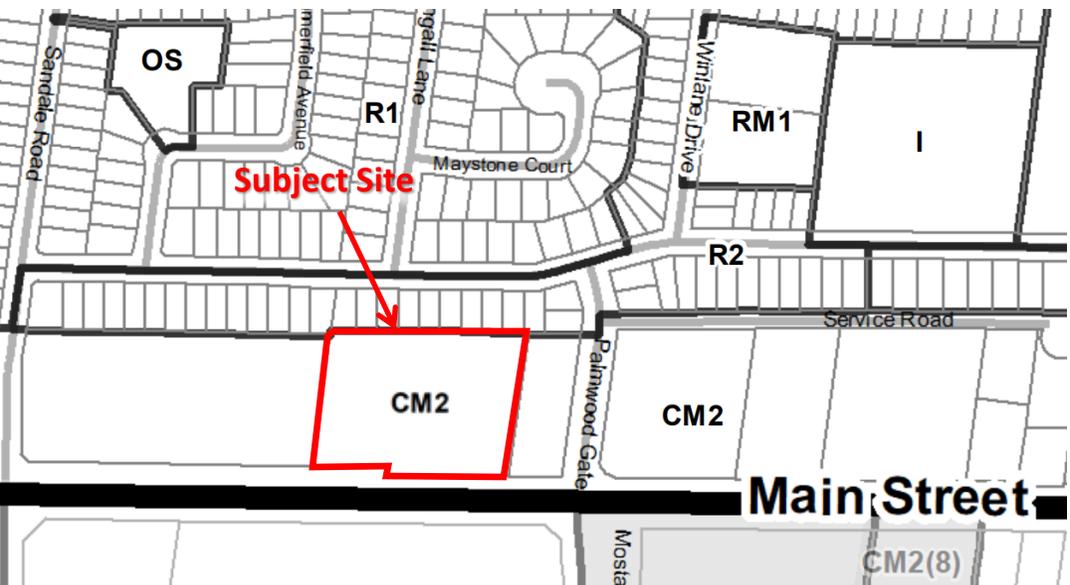


# PLANNING FRAMEWORK



Community of Stouffville  
Secondary Plan  
Schedule F2  
Land Use Plan  
Western Approach Area

- Existing Residential Area - Special Provision 1
- Existing Residential Area
- Mixed Use Area
- Business Park Area
- Greenland Area
- Urban Medium Density Residential Area
- Special Provision Area
- Flood Plain Area
- Western Approach Area Boundary



Whitchurch -  
Stouffville  
Comprehensive  
Zoning By-law  
2010-001-ZO

(CM2) Commercial  
Residential Mixed  
Western Approach

- Subject to Site Plan Control
- Secondary Plan- Mixed Use Area permits higher density residential including apartment buildings up to 10 storeys in height
- Zoning “Commercial Residential Mixed - Western Approach (CM2)” permits apartment buildings up to 6 storeys in height
- 5676 Main Street proposal is for a 6 storey apartment building

# 5676 MAIN STREET - COMMUNITY ENGAGEMENT



- York Region's Community Engagement for the municipal application process:
  - Committed to open and transparent communication
  - Respectful of neighbours ideas and concerns
  - Host Public Information Centres throughout the process
  - Establish a Community Liaison Committee as main touchpoint with neighbours

# PROJECT FUNDING

- Funding included in the Region's 20 Year Capital Plan
- Federal/Provincial funding contribution target of approximately 30%
- Application for funding to the National Housing Co-Investment Fund
- Local Municipal Support



Canada Mortgage  
and Housing Corporation



Ministry of Municipal Affairs  
and Housing



# NEXT STEPS & PRELIMINARY TIMELINE

- July 2019
  - Presentation to Whitchurch-Stouffville Council #1
- September 2019
  - Public Information Centre (PIC) #1
- October 2019
  - Site Plan Application
  - Presentation to Whitchurch-Stouffville Council #2
  - Public Information Centre (PIC) #2
- February 2020
  - Site Plan Approval & First Available Permit
  - Presentation to Whitchurch-Stouffville Council #3
- March 2020
  - Public Information Centre (PIC) #3



THANK YOU