

WELCOME

UNIONVILLE HOME SOCIETY REDEVELOPMENT

Community Liaison Committee Meeting
July 26, 2022



minto
Communities



Agenda

- **Introduction**
- **Site Plan Development Status**
 - Master Site Plan
- **Construction Update**
 - York Region Campus
 - Community Hub Update
 - 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
- **Phase 2: York Region Parcel**
 - Building interior works are underway and exterior hardscape works have begun
- **Phase 3: Minto Parcel**
 - SPA submission made in May 2022; awaiting comments from City of Markham and other agencies
 - ZBA submitted for 34/36/38 Eureka Street; anticipating being on Markham's Development Services Committee public meeting on September 6th

CONSTRUCTION UPDATE

York Region Building



- Site preparation for driveway is underway and west property fence installation completed.
- Landscaping work to commence and take place during summer of 2022.
- Green roof installation and Mechanical PH are complete.
- Exterior precast panels installation and staining are complete.
- Windows installation on the Floors 11 and 12 are underway, as well as Juliet's Balconies installation has commenced.
- Electrical, plumbing, HVAC and drywall installation underway on 2nd Floor and up.
- Units finishes installation expected to commence in August and continue until the Project's completion.

York Region Building

View from the Windham Gardens, earth works for the main driveway completed.



York Region Building

View from courtyard, windows on the Floor 11 – in progress.



York Region Building

North Elevation



West Elevation

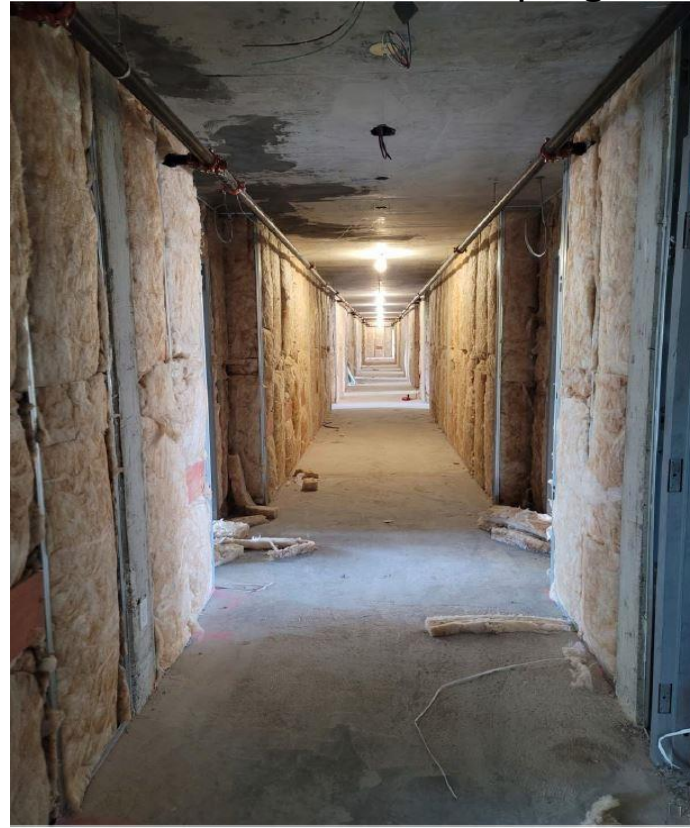


York Region Building

2nd Floor Corridors, drywall in complete and Units drywall is in progress.



3rd to 7th Floor corridors - the studs and insulation installation is in progress.



York Region Building

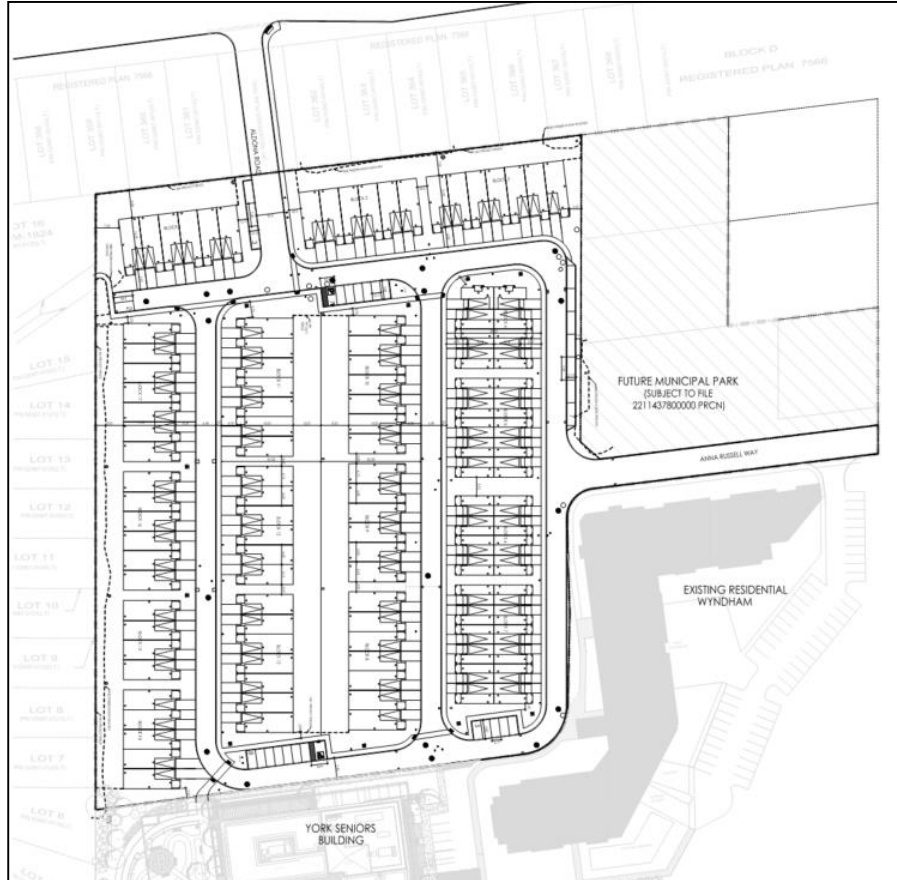
Short-Term Schedule

| Progress | Estimated Completion |
|--|----------------------|
| Precast concrete Panel Staining | July 2022 |
| Roofing Construction | July 2022 |
| Window and Balconies Installation | August 2022 |
| Interior Construction up to fourth Floor | January 2023* |

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 | Q3 2022 |
| Establish Advisory Group | Q1 2023 |
| Community consultation to update needs assessment | 2023 |
| Hub and community centre construction | 2024 |
| Open hub and community centre | 2024 |

Minto Site Plan



Site Plan Highlights

- 1st Site Plan Submission made at the end of May with 119 units (38 Back-to-Back Townhomes & 81 Traditional Townhomes); reduced from 153 on 2017 site plan
- Awaiting comments from Markham staff and other commenting agencies
- Land Titles Absolute: A notice is being sent out to neighbouring properties advising that the title is being upgraded to Land Titles Absolute for the Heritage Village lands

Anna Russell Parkette

Development Notice

Zoning By-Law Amendment

A change is proposed for these lands: 34-38 Eureka Street

The City has received an application to amend the Zoning By-Law to permit the creation of a new municipal park encompassing the entirety of 34 Eureka Street and a portion of the rear yards of 36 and 38 Eureka Street.



0.39 ha Park
(0.95 acres)

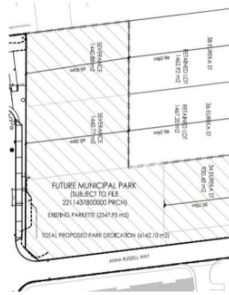


Heritage
Designation

Public Meeting

Information will be posted on this sign when available.

PLAN 22 243326



APPLICANTS PROPOSAL

JULY 18, 2022

Learn more and tell us
what you think:



CITY PLANNING
Evan Manning, Senior Heritage Planner
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emanning@markham.ca



CLERK'S OFFICE
notifications@markham.ca



Search by address to find out more at markham.ca/eplnlogin

Disclaimer: The above represents the applicant's proposal at the time this notice was prepared and is subject to change

- 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
- A Zoning By-Law Amendment Application has been made for 34/36/38 Eureka St and is expected to go to Markham's DSC Public Meeting on September 6th.
- Consent for severance applications to follow at the Committee of Adjustment following the ZBLA public meeting



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 |
|-------------------|
| Q4 2022 – October |
| Q1 2023 – January |
| Q2 2023 – April |

Construction Notice – York Region

CONSTRUCTION UPDATE

STARTING DATE: SUMMER 2022

EXPECTED DURATION OF PHASE: APPROXIMATELY FOUR MONTHS (SEPTEMBER 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 neighbour throughout the construction process and beyond. We continue to 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/unionsvilleys, emailing us at unionsville@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 is complete and final window installation is being done
- The grey exterior cladding (pre-cast panels) has been stained to the city-approved colour scheme
- Once the building is fully enclosed, work will continue on the interior
- Plumbing, framing and drywall work is in progress and will continue throughout the summer
- Installation of electrical rough-ins (wiring) and HVAC (heating, ventilation and air conditioning) is underway
- Short traffic disruptions may occur occasionally as materials and machinery are transported to and from the site
- Landscaping work has started and will continue over the summer months
- Landscaping work may cause periods of increased noise, dust, vibration and traffic/truck activity
- Road cleaning will be 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.

CONTACT

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York Region
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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 | Q1 2023 |
| Minto Site Plan Approval | Q2 2023 |
| Minto Construction Start | Q1/Q2 2023 |

QUESTIONS/COMMENTS