

# WHITCHURCH-STOUFFVILLE AFFORDABLE HOUSING DEVELOPMENT

5676 Main Street, Whitchurch-Stouffville

CLC Meeting #5 - Project Update

November 24<sup>th</sup>, 2021



# PRESENTATION AGENDA

**1** WHO WE ARE & THE NEED FOR AFFORDABLE HOUSING

**2** THE SITE

**3** WHAT'S HAPPENED, WHAT WE HEARD, & NEXT STEPS

**4** DISCUSSION & QUESTIONS

# 1. WHO WE ARE & THE NEED FOR AFFORDABLE HOUSING

# WHAT IS HOUSING YORK INC?

- Housing York Inc. (HYI) is York Region's Housing Company
- HYI provides well-maintained, affordable housing options, from mixed-income rental apartment buildings to emergency and transitional housing sites
- HYI owns and manages 37 housing locations and supports approximately 2,700 units
- HYI is committed to working with our neighbours to keep you updated on planned projects in your community



# THE NEED FOR AFFORDABLE HOUSING IN WHITCHURCH-STOUFFVILLE

Whitchurch-Stouffville is identified as priority municipality for additional investment in affordable housing because:

- / The community has only two (2) affordable rental apartment buildings;
- / York Region's affordable housing wait list displays approximately +3,000 households, which have identified Whitchurch-Stouffville as a desired location to call home; and
- / Over 40% of renters in Town spend more than 30% of their income on housing (2016 Census)

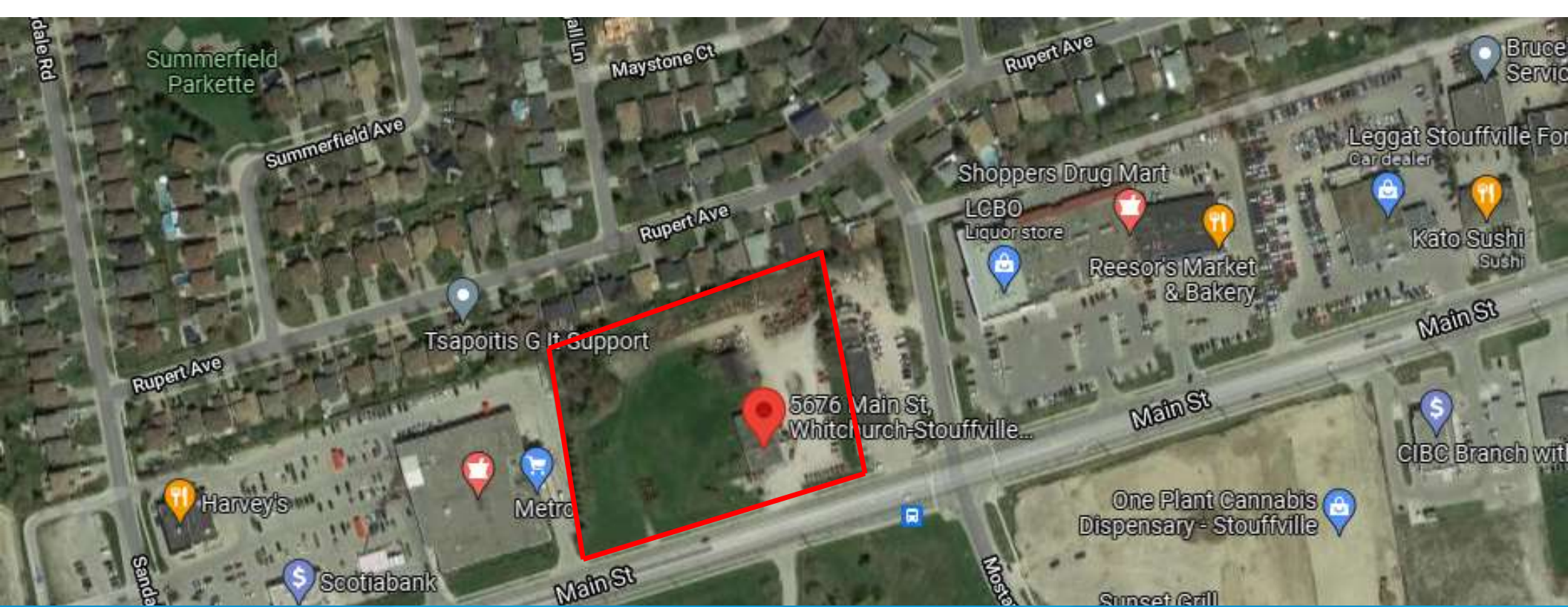


Elmwood Gardens (Top) Parkview Village (Bottom),  
Whitchurch-Stouffville

## 2. THE SITE:

5676 MAIN STREET, WHITCHURCH-STOUFFVILLE

# THE DEVELOPMENT: 5676 MAIN STREET, WHITCHURCH-STOUFFVILLE



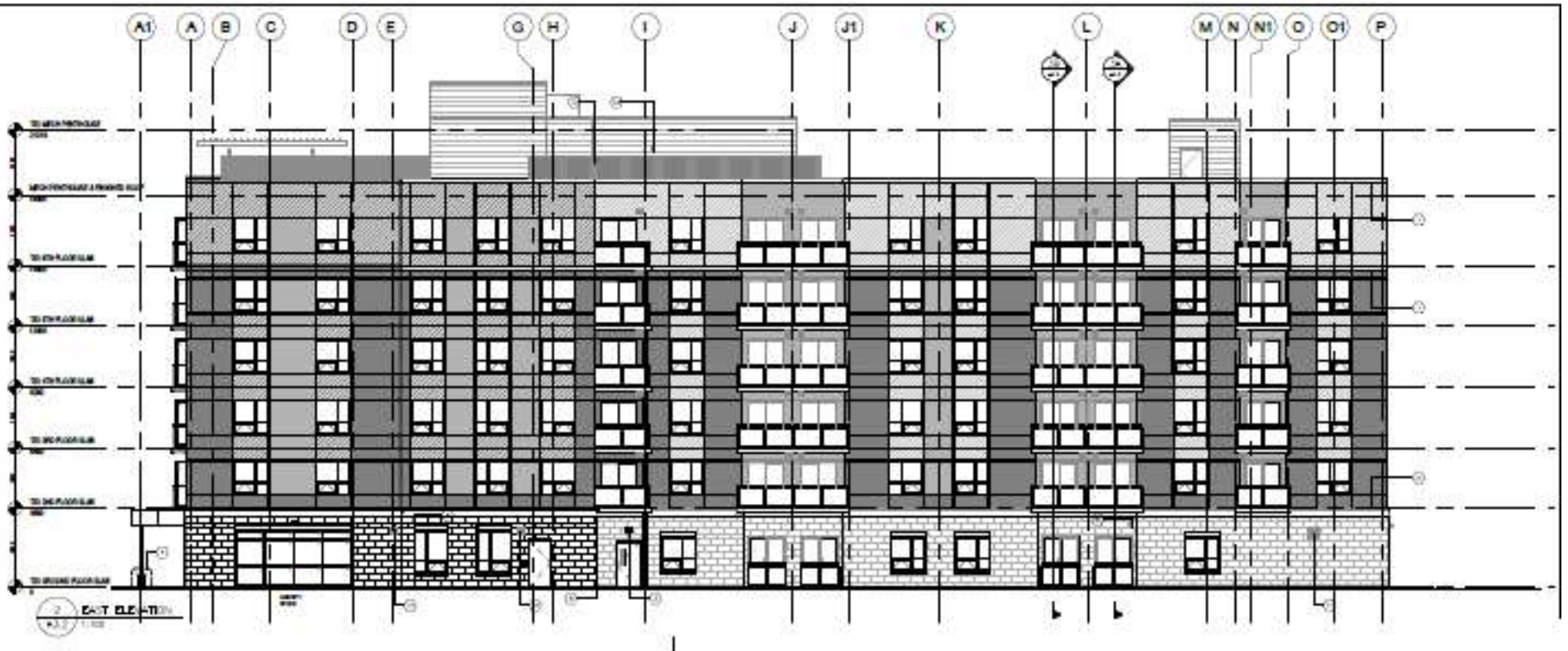
# THE DEVELOPMENT:

## 5676 MAIN STREET — AERIAL VIEW of SITE & PROPOSED PLAN





# THE DEVELOPMENT: 5676 MAIN STREET — BUILDING ELEVATION & FEATURES



# THE DEVELOPMENT: 5676 MAIN STREET — RENDERINGS



South-east view from Main Street

# THE DEVELOPMENT: 5676 MAIN STREET — RENDERINGS



South-west view from Main Street & Metro property

# THE DEVELOPMENT: 5676 MAIN STREET — RENDERINGS



North-West view from Rupert Street backyards

# 3. WHAT'S HAPPENED, 'WHAT WE HEARD' & NEXT STEPS

# WHAT'S HAPPENED



## 2019



### July

- / Presentation (#1) to Whitchurch-Stouffville Council



### September

- / Public Information Centre (PIC #1)



### December

- / Site Plan Application (SPA) submitted to Town
- / Community Liaison Committee (CLC) Meeting #1

## WHAT WE HEARD FROM PIC #1

- *Maintain as many trees as possible*
- *Concerns over traffic generation and parking*
- *100 units is too much density*
- *Provide privacy fencing*
- *Include universal design features*
- *Include balconies for each unit*
- *Ensure the site is safe and welcoming for children*
- *Include studio/bachelor units*
- *I want to rent a unit*



# WHAT'S HAPPENED



## 2020



### February

- / Technical comments on SPA #1
- / Presentation to York Region A.A.C.
- / CLC Meeting #2



### March

- / Presentation (#2) to Town Council

### June

- / SPA #1 revised and re-submitted (Submission #2)



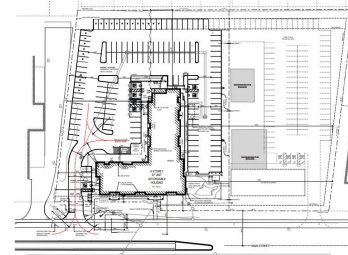
### July

- / CLC Meeting #3



## WHAT WE HEARD FROM TOWN STAFF & AGENCIES

- *Enhance the site entrance and building entrance*
- *Use heritage colours*
- *Enhance the landscaping using native species and coniferous trees*
- *Connect internal pedestrian walkways to the municipal sidewalk*
- *Include bicycle parking space details*
- *Update traffic modelling to include future full median on Main Street*



# WHAT'S HAPPENED



## 2020 continued

### August

- / Technical comments on SPA #2 received from Town Staff



### September - November

- / Online Public Information Centre (PIC #2)
- / SPA #2 revised and re-submitted (Submission #3)



### December

- / Technical comments on SPA #3 received from Town Staff
- / Presentation (#3) to Town Council
- / SPA#3 revised and resubmitted with final revisions (Submission #4)



## WHAT WE HEARD FROM PIC #2

- *290 Survey Respondents (95% living in Town)*
- *Majority of respondents aged between 25-49*
- *Majority of respondents thought the site to be peaceful, safe, family-oriented, and close to commercial amenities.*
- *Majority of respondents thought that the following site plan could be enhanced by further reviewing the aesthetic design of the building, parking layout, and greenspaces surrounding the building.*
- *Majority of respondents (~75%) identified or approved the need for affordable rental units in the community.*



# WHAT'S HAPPENED



## 2021

### January - February

- / CLC Meeting #4
- / Demolition of buildings on site



### February - August

- / Finalize detailed design drawings
- / CLC Newsletter Update #1



### August - September

- / Apply for Town building permit
- / CLC Newsletter Update #2
- / Building Name Survey



### September - December

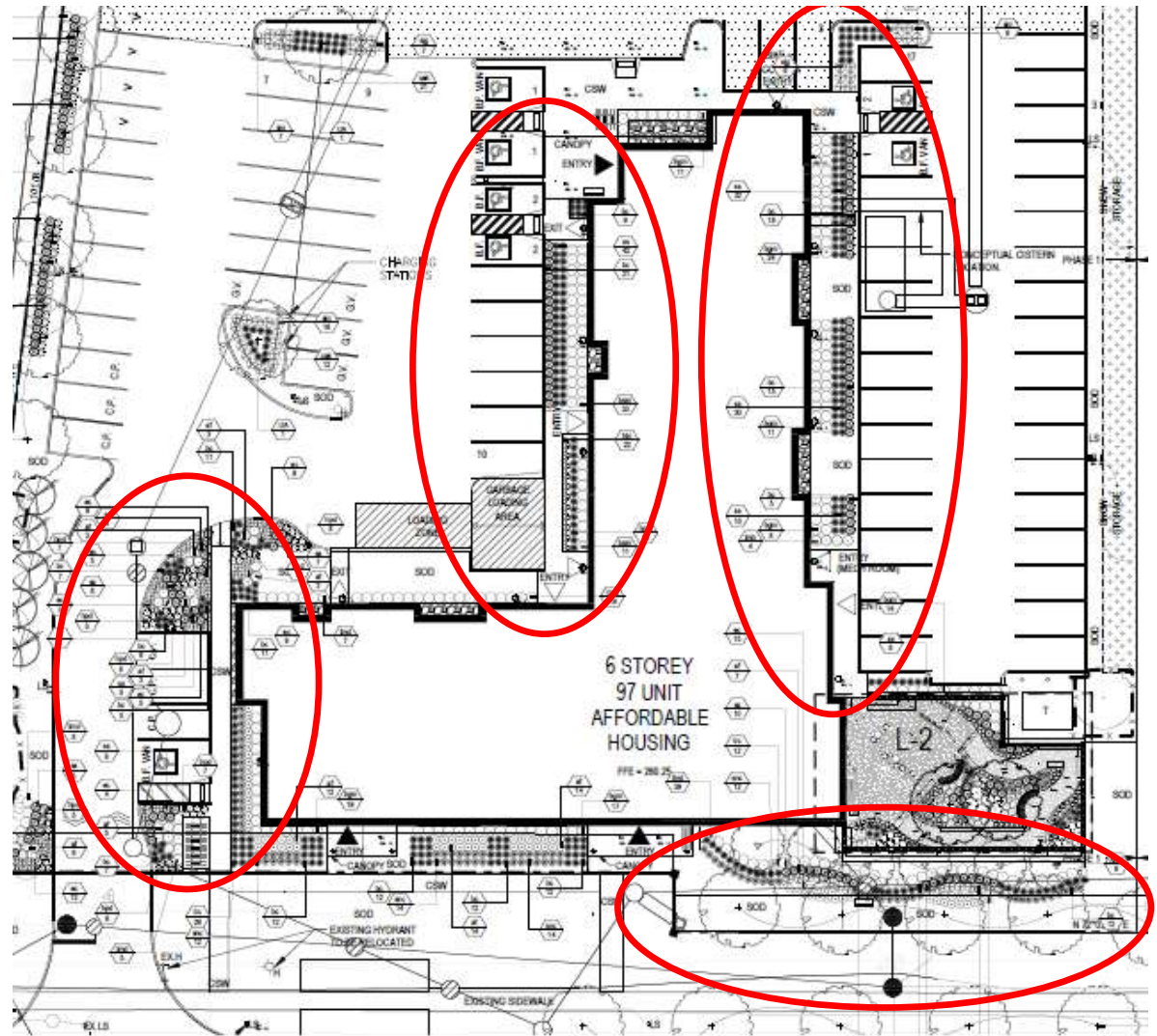
- / CLC Meeting #5
- / Anticipated Town Permit Approval



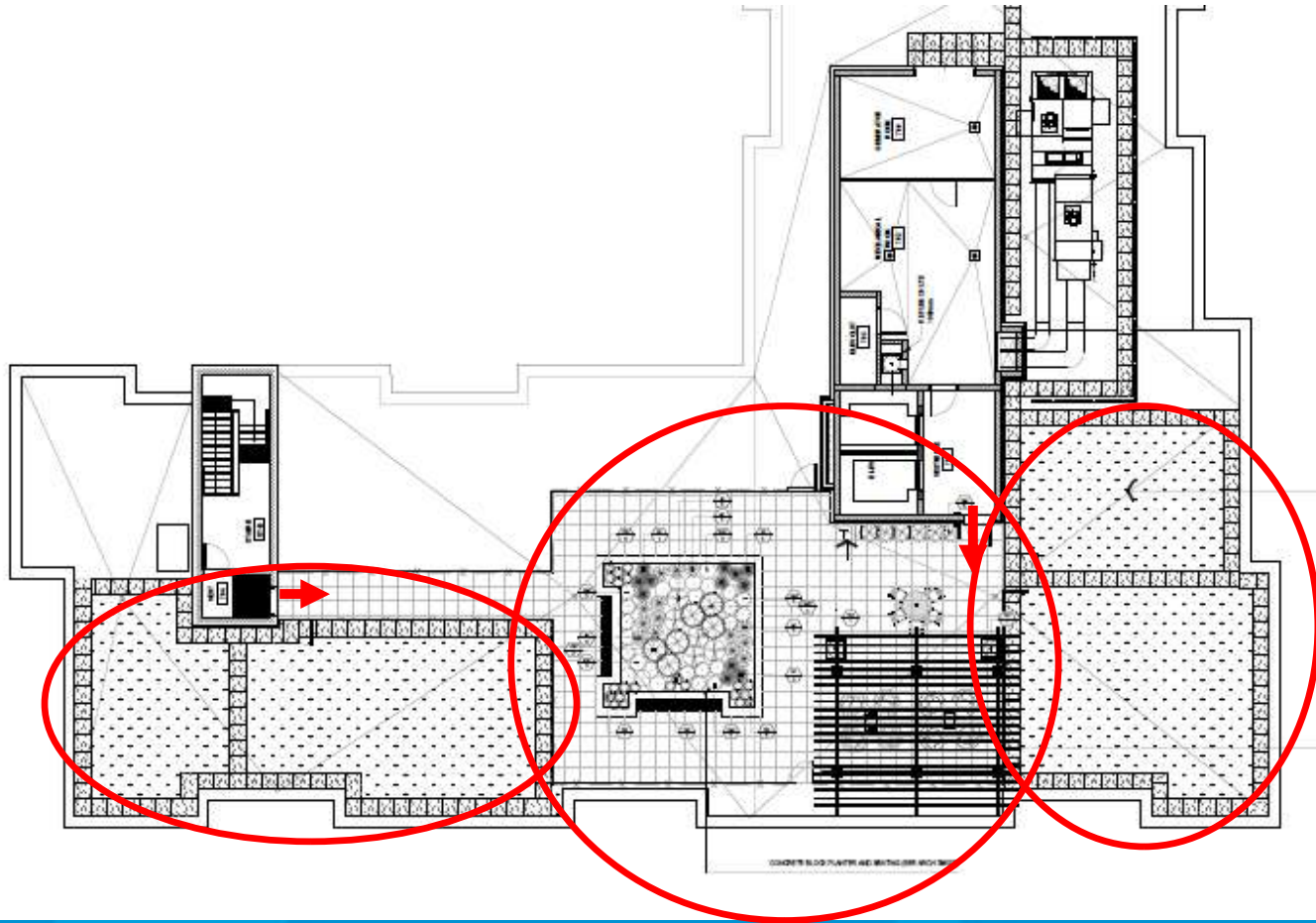
### WHAT WE HEARD – BUILDING NAME SURVEY

- *12 Survey Respondents from CLC Members;*
- *Majority of respondents (5) indicated as nearby neighbours/residents;*
- *Majority of respondents (6) either agreed or somewhat agreed that the building should be named after cultural, historical, or geographic feature*
- *Many responses indicated that the building name should be “Easy on the eyes, easy to say”*

# IMPROVED LANDSCAPING



# ROOFTOP AMENITY SPACE








# WHAT'S HAPPENED: ENGAGEMENT & DESIGN OVERVIEW

## Design Overview

- Rental housing for seniors, families, young couples, and those living alone
- 97 rental apartments
  - 65 one-bedroom units (484-699 s.f.)
  - 26 two-bedroom units (645-839 s.f.)
  - 6 three-bedroom units (936-958 s.f.)
- Indoor amenity space (1,527 s.f.)
- Rooftop amenity space (2,200 s.f.)
- Ground floor commercial space (1,985 s.f.)
- LEED Gold Standard

## Engagement Overview

- 7  Community Liaison Committee Meetings & Updates
- 2  Public Information Centres
- 3  Presentations to Whitchurch-Stouffville Town Council
- 1  Presentations to Advisory Committees
- 2  Questionnaires/ Surveys

# NEXT STEPS



**2022**



**2023**



## January – March

- / Award contract to builder
- / Construction of building commences and will carry through to 2023
- / CLC Meeting #6 – Introduction to Construction Project Manager

**\* CLC Meetings to be held quarterly through duration of project\***



## September – December

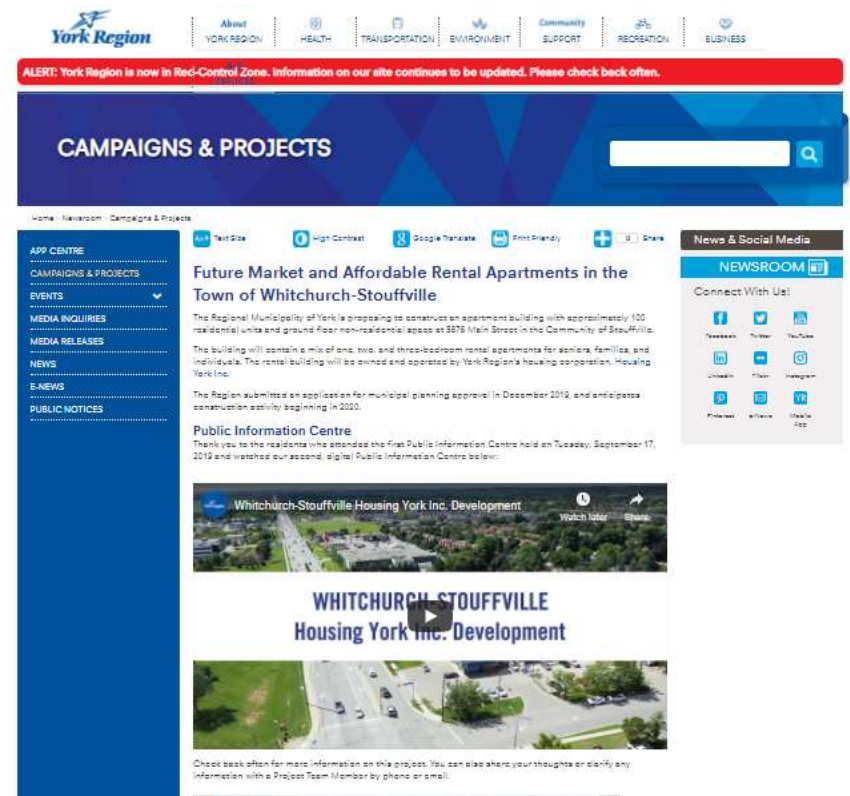
- / Building at substantial completion & occupancy permitted

### THE PLANNING AND FINANCIAL IMPACTS OF COVID-19

Covid-19 has had an impact on anticipated planning and construction costs.

# STAY INFORMED

- Stay connected by visiting the Region's project website (york.ca/stouffvillehyi) to check-in on:
  - Project information and updates;
  - Upcoming public engagement meetings;
  - Presentations; and
  - FAQs



## STAY INFORMED

- Town of Whitchurch-Stouffville Housing Summit in Support of Town's Housing Strategy!
- The Housing Summit will include a keynote address, panel discussion and facilitated breakout discussions.

A stylized graphic of a house in red and white. The house has a white roofline, a white chimney, and a white window with a grid pattern. The house is set against a red background.

# Housing Summit

## December 9

**7:00pm – 9:00pm**

# 4. QUESTIONS & DISCUSSION



THANK YOU

