

WHITCHURCH-STOUFFVILLE AFFORDABLE HOUSING DEVELOPMENT

5676 Main Street, Whitchurch-Stouffville

CLC Meeting #3

July 22, 2020



MEETING AGENDA

1. Welcome and Introductions

2. Presentation

I. Primer: Affordable Housing in York Region

II. Development Overview & Status Update

- What's happened so far?
- Where are we now?
- What's next?

III. Discussion

3. Closing / Adjourn

PRIMER: AFFORDABLE HOUSING IN YORK REGION

HOUSING YORK INC. — WHO WE ARE

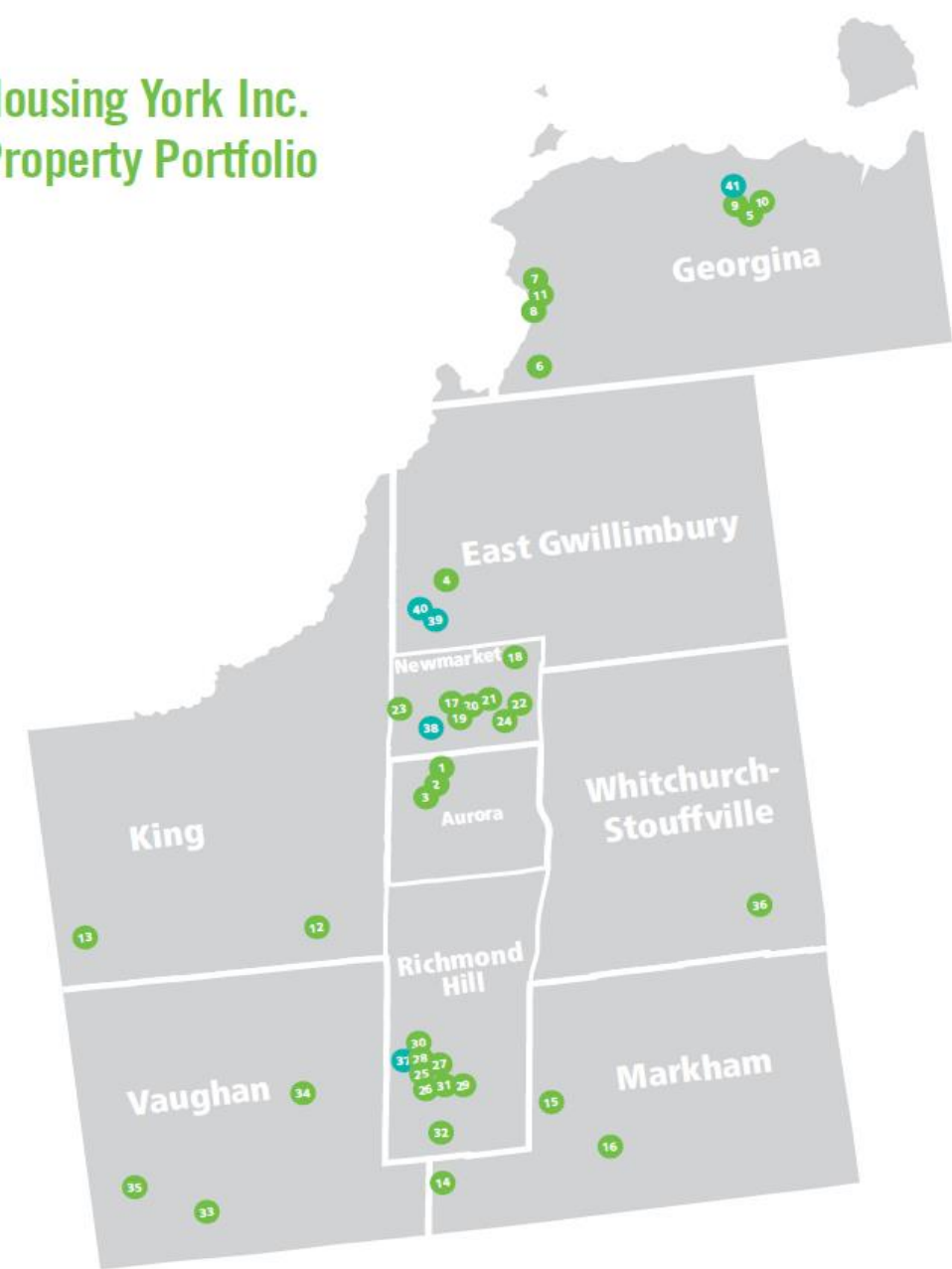
- Housing York Inc. (HYI) is York Region's Housing Company, which seeks to support building inclusive communities that everyone would be proud to call home.



HOUSING YORK INC. — ABOUT US

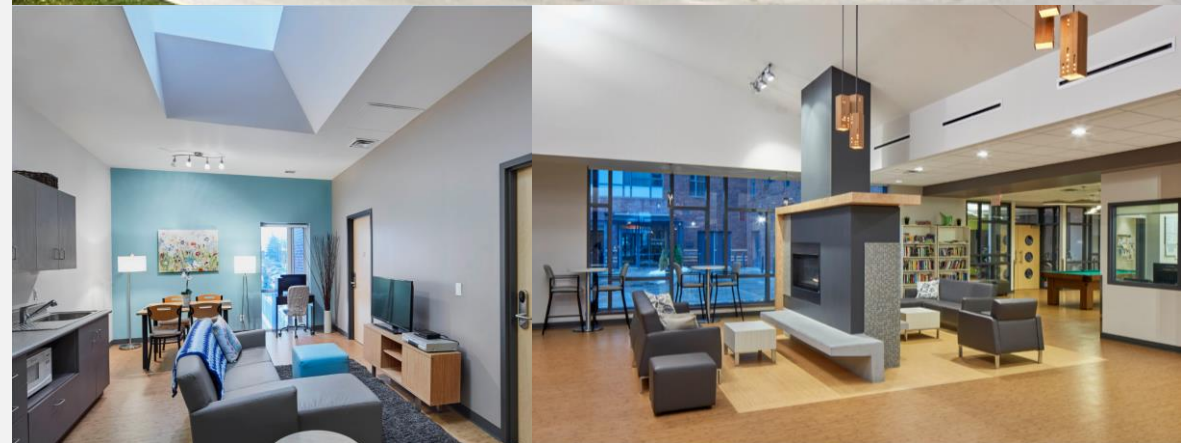
- Housing York Inc. (HYI) is the 7th largest non-profit housing provider in Ontario and maintains the following:
 - ✓ 37 properties containing approximately 2,600 units;
 - ✓ More than 4,000 residents, approximately 60% of these residents are seniors; and
 - ✓ Operations of a mixed market rent model.

Housing York Inc. Property Portfolio



HOUSING YORK INC. — OUR HOMES

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



DEVELOPMENT OVERVIEW & STATUS UPDATE

THE DEVELOPMENT: 5676 MAIN STREET, WHITCHURCH-STOUFFVILLE

- York Region and HYI have identified 5676 Main Street, lands of approximately 3.7 acres in size east of the Metro Grocery Store on Main Street, as the proposed location for a new 6 storey apartment building development containing:
 - / Approximately 97 residential units;
 - / Commercial ground floor space;
 - / Amenity spaces; and
 - / Surface parking.

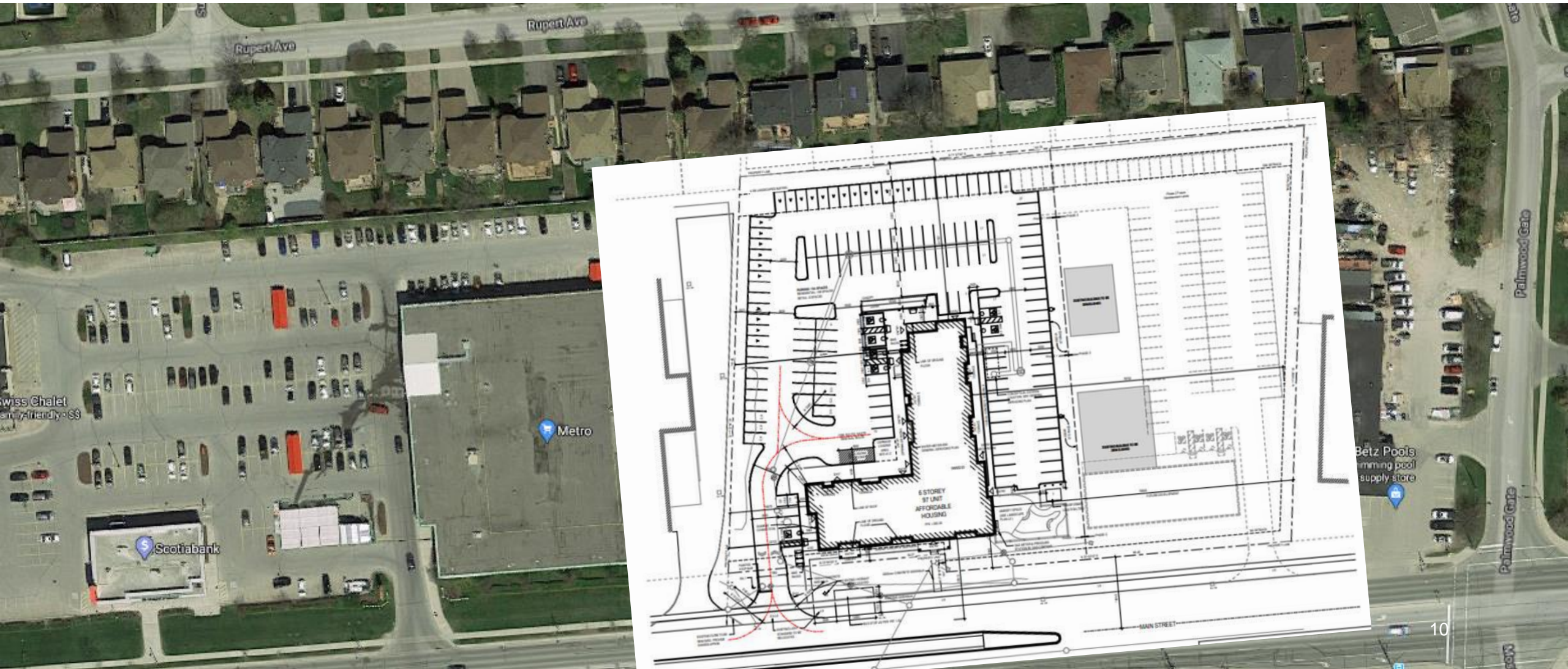


THE DEVELOPMENT: 5676 MAIN STREET - EXISTING CONDITIONS

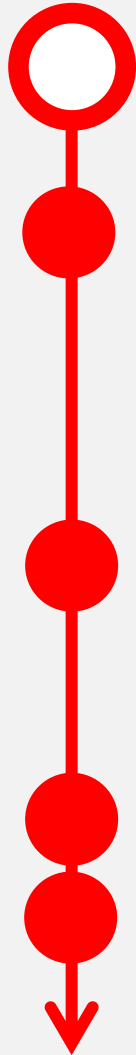
5676 Main Street, Whitchurch Stouffville (2019)



THE DEVELOPMENT: 5676 MAIN STREET — AERIAL VIEW & PROPOSED PLAN



WHAT'S HAPPENED SO FAR?



2019

July

/ Presentation to Whitchurch-Stouffville Council #1

September

/ Public Information Centre (PIC)#1 →

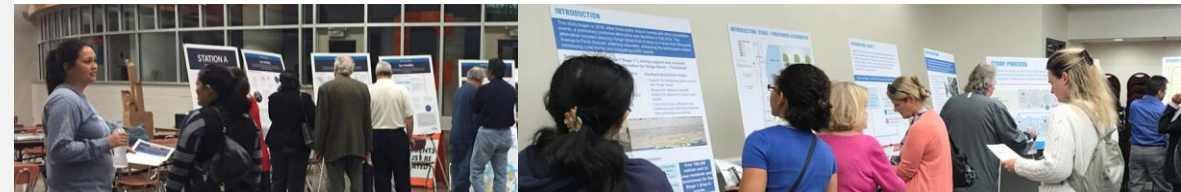
December

/ Site Plan Application submitted to Town

/ Community Liaison Committee (CLC) Meeting #1 held

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 SO FAR?



2020

February

- / Technical comments on site plan application received from Town Planning
- / Presentation to York Regional Accessibility Advisory Committee
- / CLC Meeting #2 held

March

- / Presentation to Whitchurch-Stouffville Council #2

WHAT WE HEARD FROM TOWN STAFF & AGENCIES

- Enhance the site entrance and building entrance
- Use heritage colours at base and coordinating colours above
- Enhance the landscaping using native species and coniferous trees
- Connect internal pedestrian walkways to the municipal sidewalk
- Relocate water service and other proposed servicing infrastructure
- Provide additional stormwater and groundwater information
- Provide additional sound level information
- Include bicycle parking space details
- Update traffic modelling to include future full median on Main Street

WHERE ARE WE NOW?

2020

May

/ Revisions undertaken to Site Plan

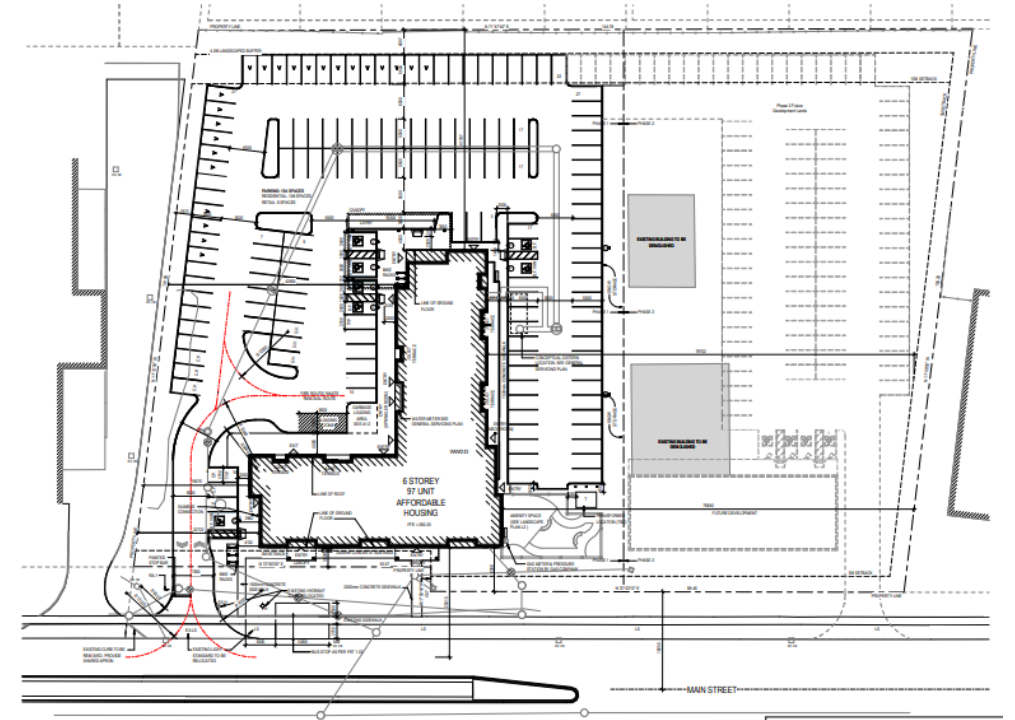
June

/ Revised Site Plan (Submission #2)
submitted to Town Planning for review

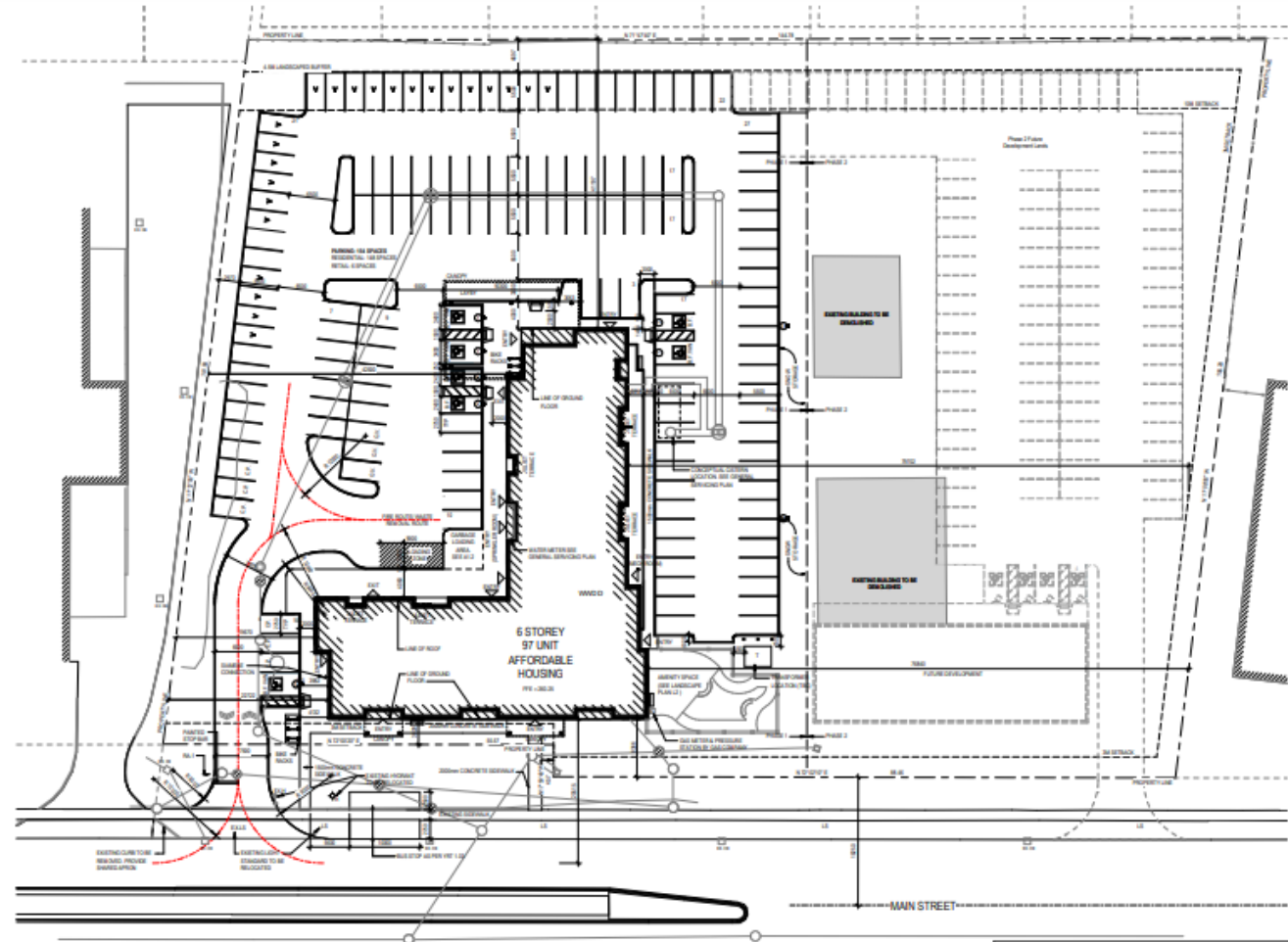
July

/ CLC Meeting #3 held

WHAT HAS CHANGED IN THE SITE PLAN?



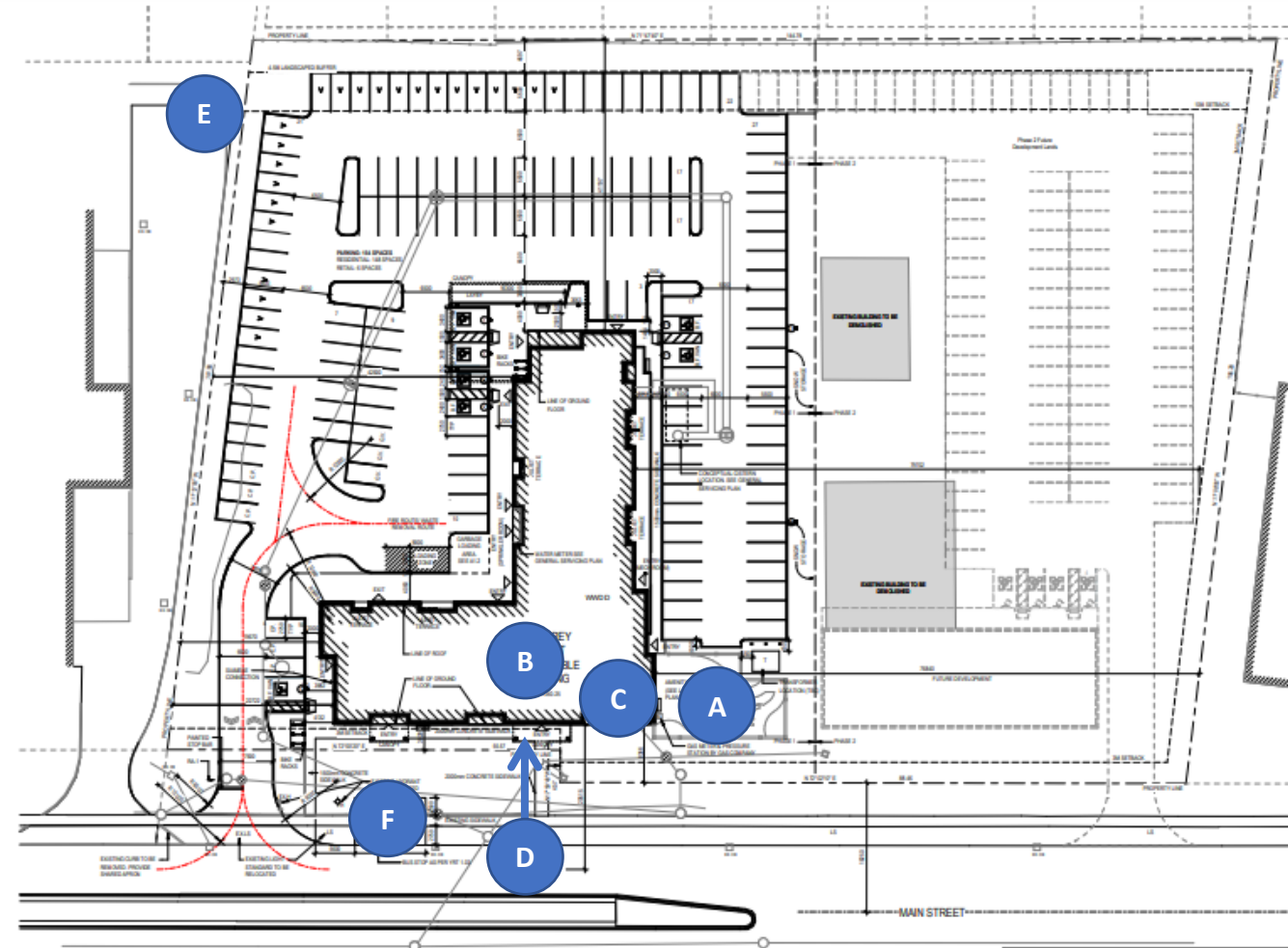
THE DEVELOPMENT: 5676 MAIN STREET — PROPOSED SITE PLAN



THE DEVELOPMENT:

5676 MAIN STREET — RECENT CHANGES TO SITE PLAN

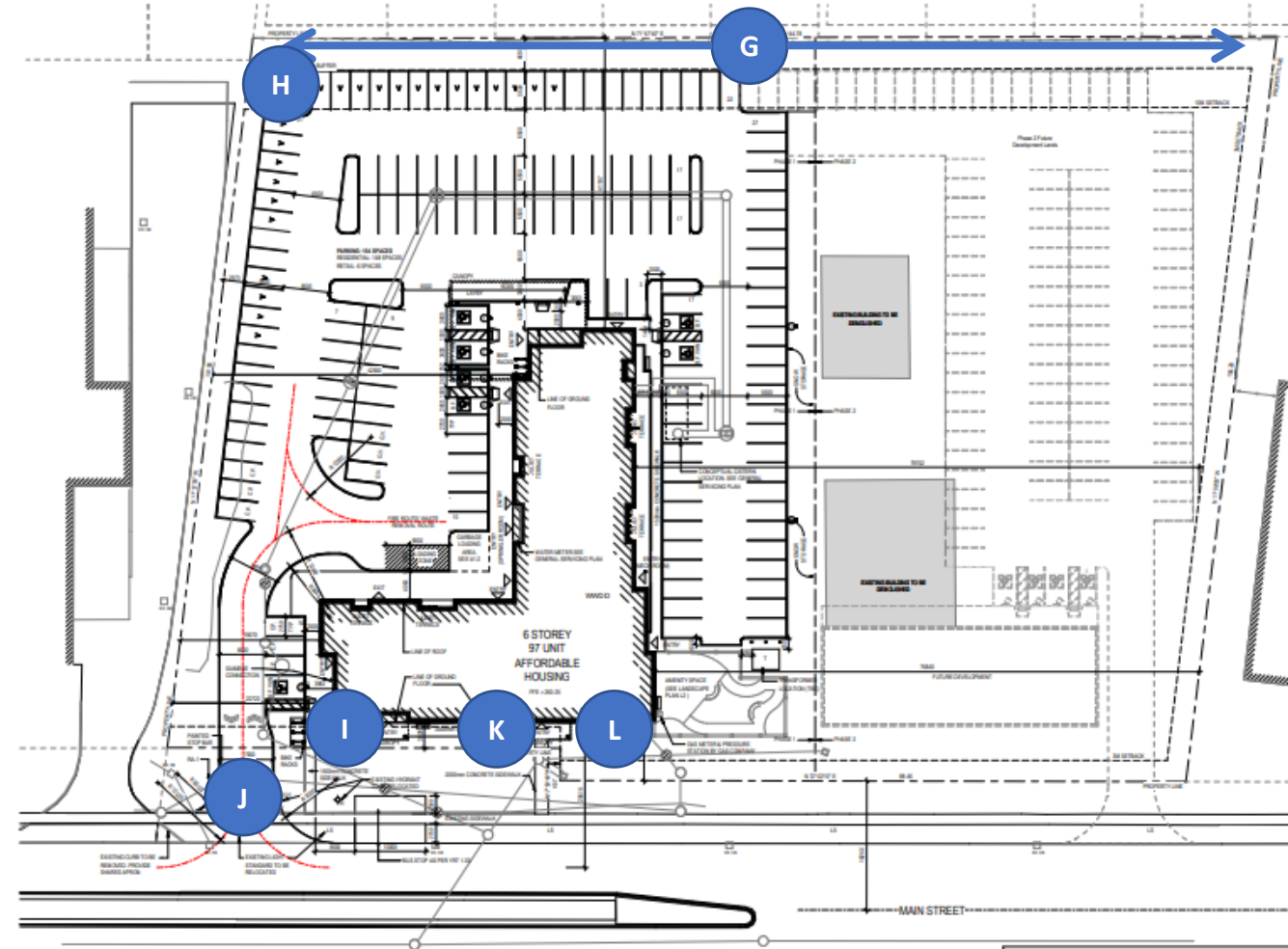
- A. Outdoor amenity space has been included to the east of the building;
- B. The rooftop amenity space has been increased;
- C. The indoor amenity space now has a direct connection to the outdoor amenity space
- D. A small decrease in commercial square footage was undertaken with a corresponding increase in indoor amenity space
- E. Potential future access to Metro lands has been removed
- F. Bus pad and shelter to be provided outside the building on Main Street



THE DEVELOPMENT:

5676 MAIN STREET — RECENT CHANGES TO SITE PLAN

- G. A 2.2 m wood board fence proposed along northern property boundary
- H. Existing mature conifers on the western boundary to be transplanted to northern property boundary
- I. Enhanced landscaping at entrance and on broader site
- J. Curb realignment at entrance to site
- K. More undulations were added to the building façade, primarily along Main Street
- L. Balconies were added along the Main Street frontage



THE DEVELOPMENT: 5676 MAIN STREET — PROPOSED LANDSCAPE CONCEPT PLAN



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

THE DEVELOPMENT:

5676 MAIN STREET — WHAT WILL THE NEW BUILDING INCLUDE?

- 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 (2,400 s.f.)
- Ground floor commercial space (1,985 s.f.)
- LEED Gold Standard



WHAT'S NEXT?

2020

August

- / Demolition of existing buildings on property
- / Anticipated response from Town Planning Staff on Site Plan Application

September - November

- / Public Information Centre (PIC) #2 →
- / Continue with design / complete design
- / Presentation to Town Council #3



WHAT'S NEXT?



2021

Early Spring

/ Building Permit obtained from Town

Early Summer

/ Construction of building commences



2023

Late Spring

/ Building at substantial completion & occupancy permitted

THE CONSTRUCTION PROCESS HAS BEEN DELAYED BY COVID-19

- Yes, all project and anticipated construction planning has been impacted by Covid-19.
- Our Staff and team of consultants have been working diligently to develop this project with an anticipated completion date for late spring 2023.

QUESTIONS & DISCUSSION

TOPICS OF DISCUSSION

1. What do you like about the revised site plan?
2. How could the revised site plan be further improved?
3. Are we missing anything important?
4. What should the building be called?
5. Other questions?

THANK YOU FOR ATTENDING!

