

WHITCHURCH-STOUFFVILLE COMMUNITY HOUSING DEVELOPMENT

5676 Main Street, Whitchurch-Stouffville

Community Liaison Committee (CLC) Meeting #10

Monday, October 30, 2023

6:30 to 8:00 p.m.





LAND ACKNOWLEDGEMENT

"We acknowledge that York Region is located on the traditional territory of many Indigenous peoples including the Anishinaabeg, Haudenosaunee, Huron-Wendat and Métis peoples and the treaty territories of the Haudenosaunee, Mississaugas of the Credit First Nation and Williams Treaties First Nations. Today this area is home to many diverse Indigenous Peoples, and we recognize their history, spirituality, culture and stewardship of this land. We also acknowledge the Chippewas of Georgina Island First Nation as our closest First Nation community."

Tonight's Agenda

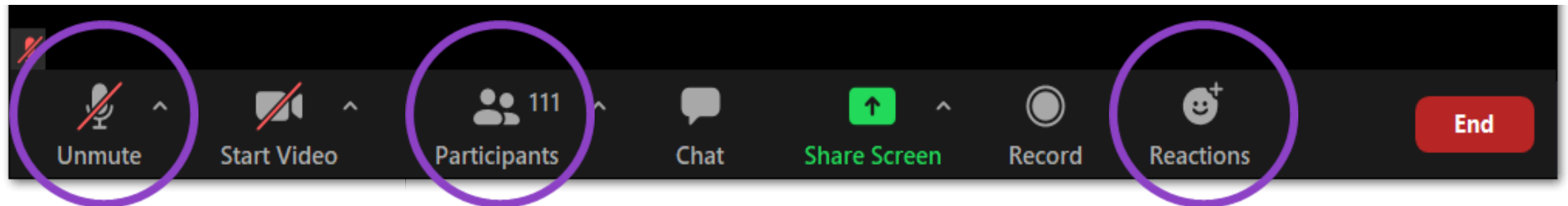
1. Welcome and Introductions
2. Icebreaker
3. Review of Previous Meeting Actions
4. Construction Update
5. Engagement and Outreach Initiatives
6. Questions and Conversation
7. Next Steps to Stay Involved



WELCOMING REMARKS

Zoom Meeting Etiquette

- Please mute your microphone when you are not speaking
- When you have question or comment:
 1. Click on the Reactions or Participants button at the bottom of the screen
 2. Click the Raise Hand icon
 3. When called to speak, lower your hand and unmute your microphone
- Share a question or comment in the chat by clicking on the Chat button at the bottom of the screen
- Please display name
- Video on – optional



WELCOME AND INTRODUCTIONS

Introductions

Tonight's Presenters:

- / **Sarah Buckley**, Community Liaison Coordinator
- / **Darrick Sham**, Construction Administrator, Capital Delivery and Technical Services

Other York Region Staff:

- / **Karen Antonio-Hadcock**, General Manager (A), Housing Services
- / **Colin Simic**, Program Manager, Affordable Housing Development
- / **Tom Silvestri**, Senior Project Manager, Capital Delivery and Technical Services
- / **Evan Minchopoulos**, Project Coordinator, Affordable Housing Development



Polling Question #1

How are you feeling about today?

- Excited to hear the project update
- Glad to be engaged
- Neutral
- Hesitant



**WE WANT
TO HEAR
FROM YOU!**

ICEBREAKER

Icebreaker



PREVIOUS MEETING MINUTES AND ACTIONS

CLC Meeting #9 Recap (June 26, 2023)

- ✔ **Review of CLC Meeting #8 Minutes**
- ✔ **Action: Check in with contractor** regarding vibrations from the drum roller
- ✔ **Action: Provide a layout of the plan for the bike storage.**



CONSTRUCTION UPDATE

Project Snapshot

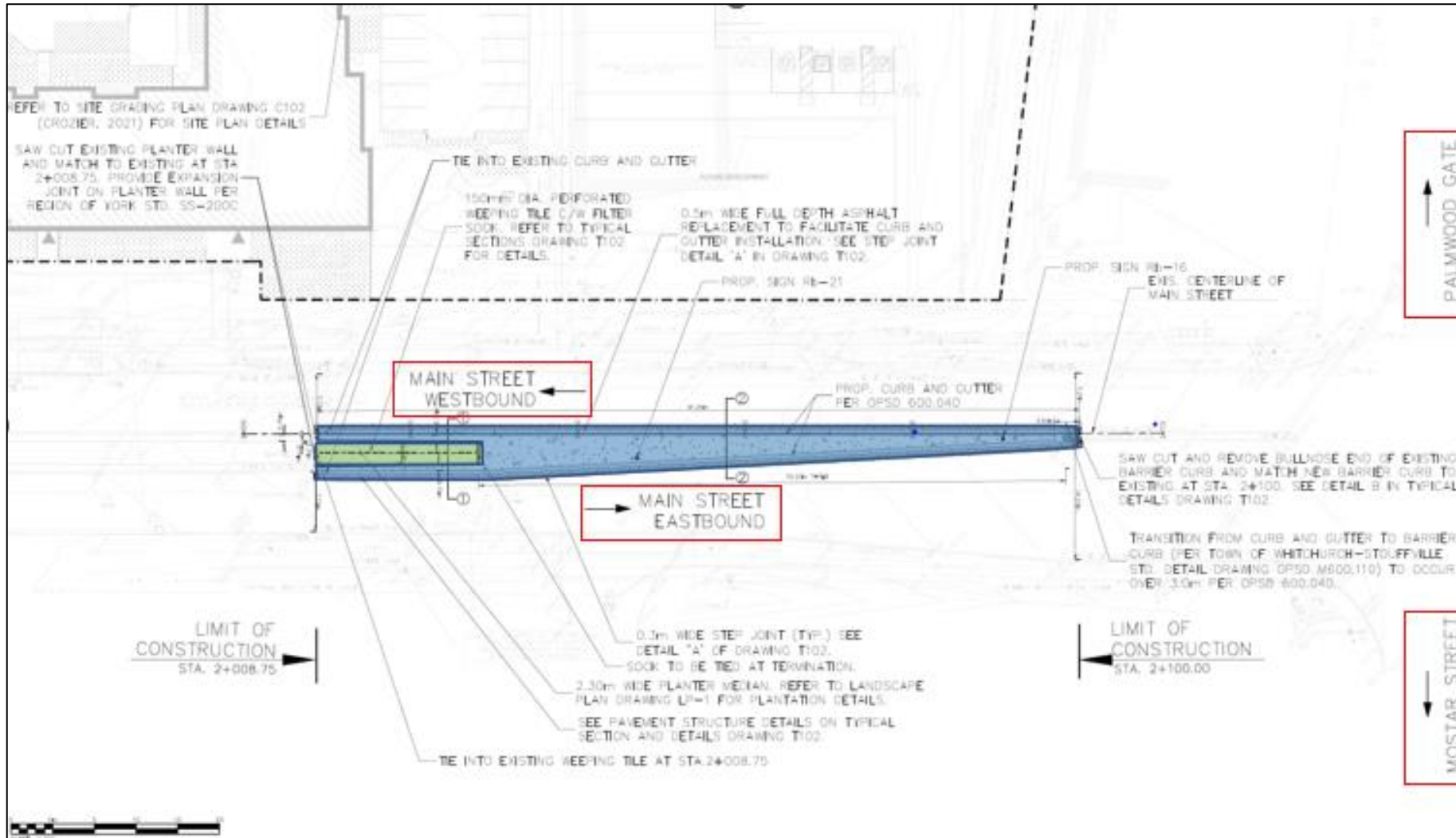
- 6 storeys, 97 rental units for seniors, families, couples, and singles.
 - 65 one-bedroom units
 - 26 two-bedroom units
 - 6 three-bedroom units
- Ground floor indoor and outdoor amenity space
- Ground floor commercial space
- Rooftop amenity space
- Targeting LEED - Silver Certification Standard



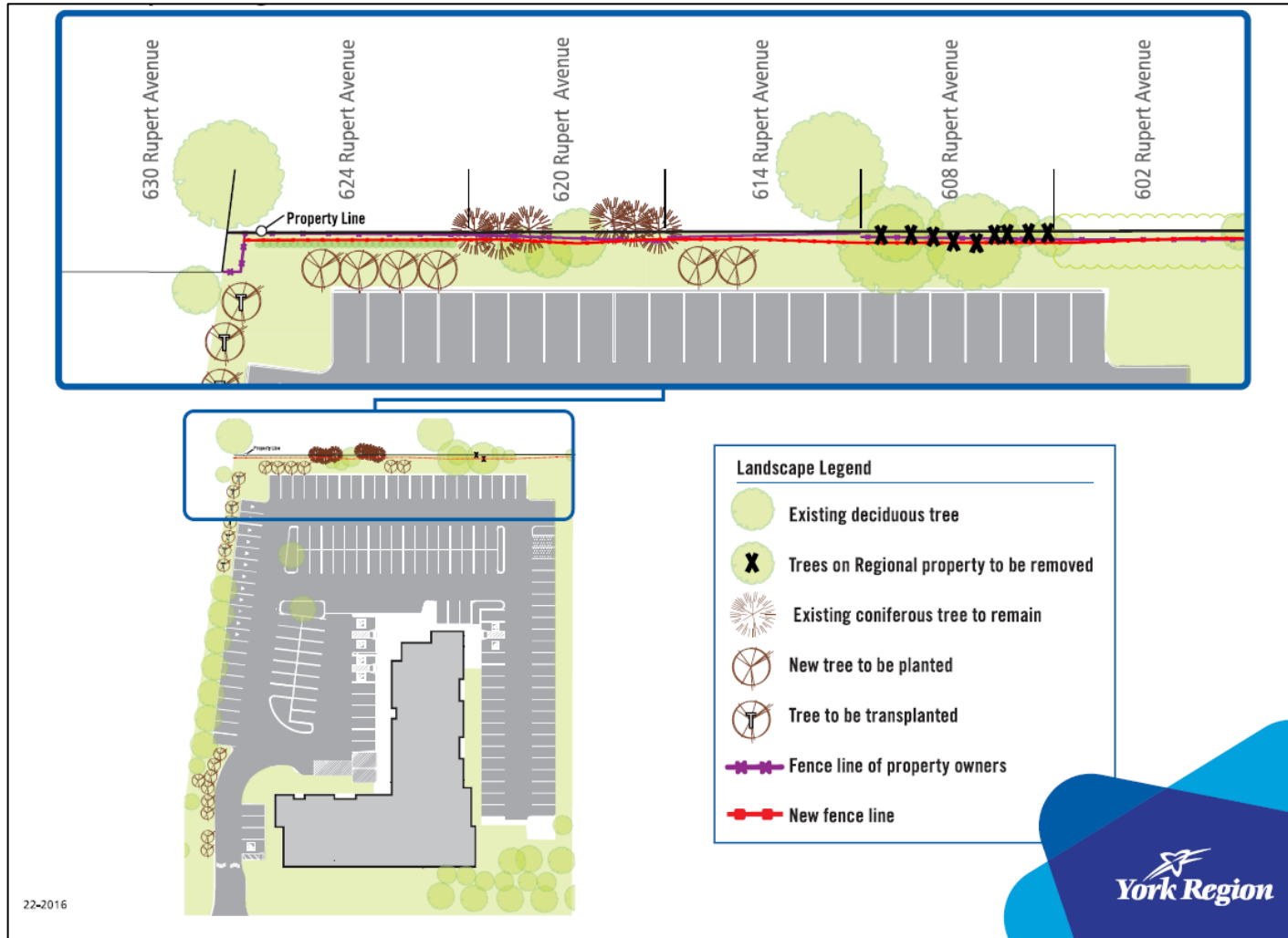
Main Street Median



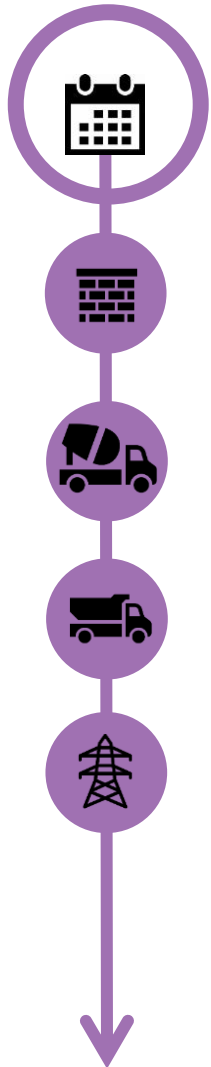
Main Street Median



North Property Fence



Construction Schedule



SUMMER 2023

- ✓ Building structure to roof level
- ✓ Exterior structural stud walls from the fourth through sixth floors
- ✓ Interior stud walls to the third floor
- ✓ Mechanical and Electrical on-going
- ✓ Sanitary main connection
- ✓ Hydro ductbank



Construction Schedule



FALL AND WINTER 2023

- Install site storm, and water mains
- Install windows and doors
- Install exterior wall masonry and metal cladding
- Building structure completion
- Roof insulation and membrane



Construction Schedule



SPRING AND SUMMER 2024



- Mechanical and Electrical



- Interior finishes



- Building Occupancy

- Landscaping

Possible Impacts to Project Schedule

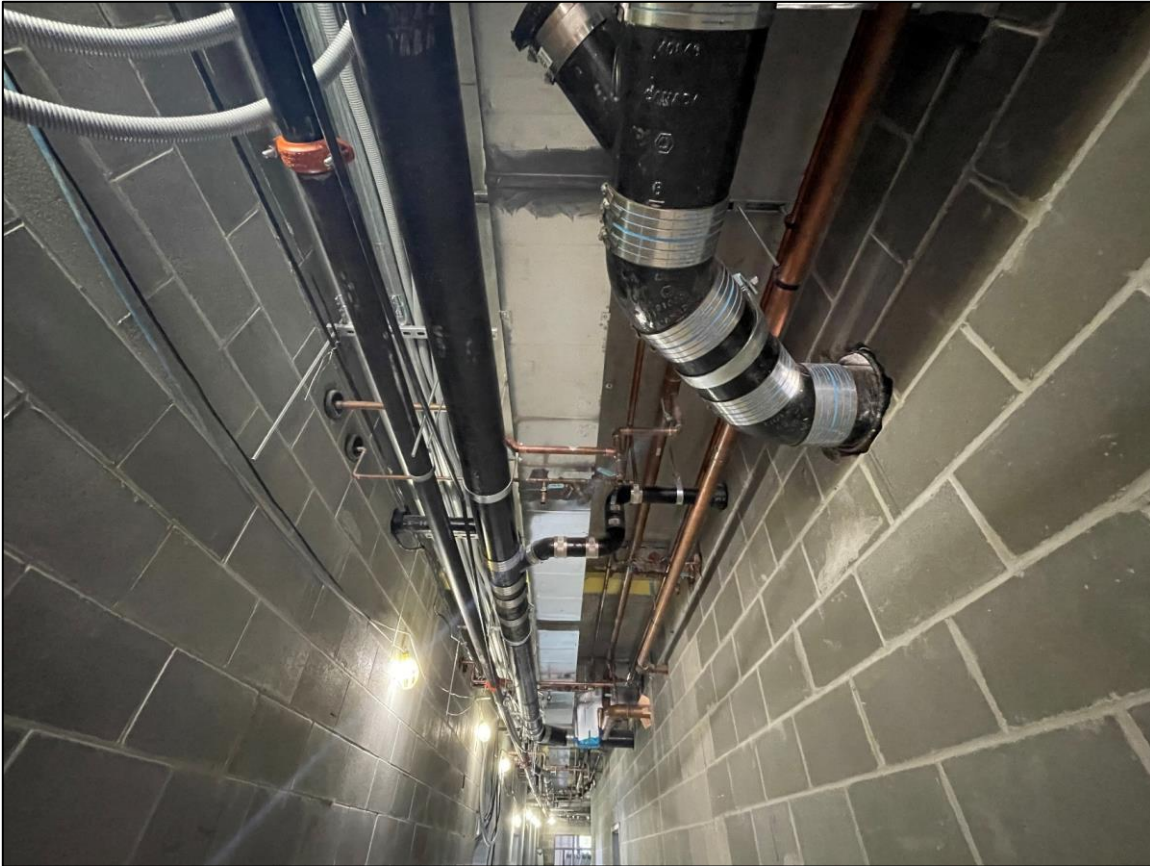
- Inclement weather
- Long lead time for materials and equipment



Construction Photos



Construction Photos



Construction Photos



At Work or at Home, Let Safety be Known

As construction continues, safety is a priority for York Region. To help everyone stay safe, here is a quick list of six things to expect during construction:

1. **Site safety:** The construction site is completely fenced for the safety of the public and only accessible for construction personnel. Anyone accessing the site will require a safety orientation and full personal protective equipment (PPE) must be worn.
2. **Traffic delays:** Residents travelling in the area may experience slight delays due to construction equipment and trucks. We will be communicating to the community when road closures will be expected.
3. **Noise disruptions:** While neighbours should expect noise during construction hours, levels will be minimized as much as possible. Contractor will continue to comply with the noise by-laws.
4. **Dust control:** To control the dust created by construction, fabric has been installed on the fencing to reduce dust travelling off the site. The ground will also be wetted as required to control dust. Maystar will be sweeping any dust and mud that leaves the site as well as maintaining the grass along Main street.
5. **Vibration control:** Making the ground compact establishes a solid foundation for the new building and parking lot. Nearby neighbours can expect some vibration which will be kept to a minimum as much as possible. Vibration frequencies are being monitored.
6. **New people:** There will be new people coming and going to the site as construction progresses.

ENGAGEMENT AND OUTREACH INITIATIVES

Engagement and Outreach Initiatives

Summer 2023

- ✓ Newsletter mailed to 9,000+ homes and businesses
- ✓ Digital copy was sent to 200+ subscribers

Fall 2023

- ✓ Town circulated notice for median work
- CLC meeting #10
- CMHC funding announcement, November 3
- 2023 Year in Review Newsletter

Winter - Spring 2024

- Market rent communications will be shared
- CLC meeting #11

Construction Notices

- Will continue to be emailed to nearby neighbours
- Please visit the project page and sign-up for updates

Community Engagement Activities

2 Public Information Centres

9,000+ Mailing reach

9 Community Liaison Committee meetings

3,000+ Project web page visits, January to June 2023

5676 MAIN STREET IN STOUFFVILLE

Concrete Numbers

12,500
concrete blocks per floor

75,000
concrete blocks in the building

Windows **289**

Windows (includes suite glass sliding doors)

New Plantings

22 Deciduous Trees

15 Coniferous Trees

6 Ornamental Trees

75 Deciduous Shrubs

83 Coniferous Shrubs

190 Broadleaf Evergreens

1,292 Perennials, Ground Covers and Grasses

22 Ferns

•Polling Question #2

Would you like to visit the site in person?

- Yes
- No

**WE WANT
TO HEAR
FROM YOU!**

QUESTIONS AND CONVERSATION

STAY INVOLVED

Stay Involved and Informed

Stay connected by visiting:
york.ca/StouffvilleHYI

- Subscribe for project e-newsletter
- Project information and updates
- Presentations
- FAQs
- Upcoming public engagement meetings

Market rent information:
york.ca/MarketRentHYI



Send comments or questions to:
Sarah Buckley, Community Liaison
Stouffville_HYI@york.ca

THANK YOU!

