

# PROPOSED COMMUNITY HOUSING DEVELOPMENT

14<sup>th</sup> Avenue and Donald Cousens Parkway, Markham

City of Markham Development Services Committee

March 5, 2024



# Overview

1. Project Background
2. The Need for an Affordable Housing Site
3. Community Engagement
4. Planning Policy Context and Justification
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# Project Background

- An opportunity for new community housing on **Region-owned land at 14<sup>th</sup> Avenue and Donald Cousens Parkway** in the City of Markham
- The building will be owned and operated by **Housing York Inc.**
- The **original proposal included a two-phase approach** to respond to funding timeline requirements while preserving future development opportunities
- A previous Public Meeting was held on June 7, 2022
- The revised proposal reflects a **one-phase approach**, responds to technical and community feedback and includes approximately **150 units** of much-needed rental housing, including **affordable and market rent options**



Subject Site at 14<sup>th</sup> Avenue and Donald Cousens Parkway

# Responding to a Crisis

- **There is a housing affordability crisis in York Region.** In 2021, York Regional Council passed a resolution declaring a housing affordability crisis.
- **York Region’s wait list continues to grow.** Nearly 15,000 households are on the subsidized housing centralized waitlist, with wait times ranging from six to over eight years.
- **York Region and the City of Markham are committed to building more affordable housing.** Markham’s Affordable and Rental Housing Strategy supports increasing the supply of affordable rental housing options.
- **This development represents an exciting opportunity to support a complete community.**

## MARKET RENTAL HOUSING

### VACANCY RATE

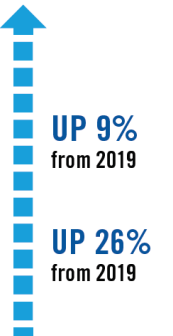
	2019	2020	2021	2022
<b>Purpose-built</b> All unit types	1.2%	1.9%	1.8%	1%
<b>Rental condo</b> All unit types	0.3%	0.9%	0.5%	0.6%



Source: Canada Mortgage and Housing Corporation (CMHC) Rental Market Survey Data Tables, 2018-2022.

### AVERAGE RENT

	2019	2020	2021	2022
<b>Purpose-built</b> All unit types	\$1,368	\$1,465	\$1,442	\$1,489
<b>Rental condo</b> All unit types	\$2,071	\$2,200	\$2,214	\$2,605



Source: CMHC Rental Market Survey Data Tables, 2018-2022.

# Engaging with the Community

Community consultation and engagement is critical to address community considerations and build an inclusive community where everyone has a place to call home. We've engaged with the Box Grove community and beyond on this project:

<b>2</b> Public Information Centres	<b>3</b> Postcard mailings, with a 1,500+ reach
<b>4</b> City of Markham meetings, including Statutory Public Meeting and Councillor Town Hall	<b>57</b> Households visited door to door
<b>6</b> E-newsletters sent	<b>114</b> Community members participated in PICs
<b>3</b> Community Liaison Committee meetings	<b>3,660</b> web page visits from January to December 2023



Public Information Centres

**Safe housing is essential for everyone.**

**14th Avenue and Donald Cousens Parkway**

Join us for a Public Information Centre  
Thursday, November 9, 2023  
Drop in from 6:30 p.m. to 8:30 p.m.  
Box Grove Community Centre  
7651 Ninth Line, Markham

Travel by York Region Transit will be reimbursed.  
Bring the kids – families are welcome to attend

**We want to hear from you.**

York Region is committed to increasing the supply of community housing. The proposed development 14th Avenue and Donald Cousens Parkway in the City of Markham includes a mix of affordable and market rental units. These new homes will welcome the entire community.

Stay up to date with the latest news.  
Subscribe at [york.ca/BoxGroveHY1](mailto:york.ca/BoxGroveHY1)  
Email your questions to [housingdevelopment@york.ca](mailto:housingdevelopment@york.ca)

Neighbour Mailouts

York Region

HEALTH TRANSPORTATION ENVIRONMENT RECREATION BUSINESS SUPPORT NEWSDOOR YORK REGION

HOME NEWSROOM CONTACTS PROJECTS

**MORE HOUSING OPTIONS IN THE BOX GROVE COMMUNITY**

**STRONG AND CARING Community**

York Region is proposing to develop community housing at the corner of 14th Avenue and Donald Cousens Parkway in the City of Markham's Box Grove neighbourhood.

APP CENTRE  
CAMPAIGN & PROJECTS  
E-NEWSLETTER  
EVENTS  
MEDIA INQUIRIES  
MEDIA RELEASES

Project Web Page



# Key Building and Site Layout Updates

## ORIGINAL APPLICATION



Original Two-phase Concept—Submitted January 2022

<b>Units:</b>	154 (1 and 2 bedrooms)
<b>Gross Floor Area:</b>	13,035 m <sup>2</sup>
<b>Height:</b>	4 and 6 storeys
<b>Parking:</b>	154 vehicle parking spaces 58 surface, 96 underground
<b>Bicycle Parking:</b>	26 long-term and 4 short-term spaces
<b>Landscaped Open Space:</b>	5,336 m <sup>2</sup>

## REVISED APPLICATION



Revised Single-phase Concept—Resubmitted December 2023

<b>Units:</b>	153 (1, 2, 3+ bedrooms)
<b>Gross Floor Area:</b>	11,369 m <sup>2</sup>
<b>Height:</b>	4 and 6 storeys
<b>Parking:</b>	169 vehicle parking spaces 23 surface (visitor), 146 underground (resident)
<b>Bicycle Parking:</b>	78 long-term and 15 short-term
<b>Landscaped Open Space:</b>	5,991 m <sup>2</sup>

# Planning Application Process



# Addressing City Comments and Community Feedback



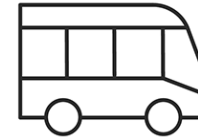
## PARKING AND TRAFFIC CONSIDERATIONS

- Enhancing parking amenities, including dedicated underground parking for residents and surface parking for visitors
- Minimizing impact of surface parking on neighbouring properties
- Improving site circulation by adding a proposed right-in/right-out access on Donald Cousens Parkway
- Undertaking parking studies to ensure the proposed parking responds to future resident needs based on existing HYI locations



## ACTIVE TRANSPORTATION AMENITIES

- Increasing dedicated bike parking, including secure indoor bike storage rooms for visitors and outdoor parking for visitors
- Providing a new bike repair station for residents in the underground garage
- Providing a sidewalk connection along 14<sup>th</sup> Ave frontage



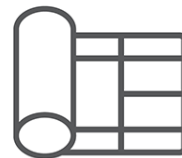
## TRANSIT OPPORTUNITIES

- Proposing a layby near the building's main entrance for door-to-door transit connectivity
- Exploring existing on-demand transit services provided by YRT to support future residents
- Exploring YRT education and outreach opportunities to connect future residents with transit resources and information



## ENVIRONMENTAL IMPACTS

- Locating the building and parking areas further away from regulated areas
- Supporting more landscaped space by reducing the building footprint



## BUILDING HEIGHT AND LOCATION

- Relocating building to minimize impacts and respect privacy
- Respecting angular plane requirements under City of Markham's Urban Design Guidelines
- Relocating underground parking ramp further away from neighbouring properties on Vettese Court



## COMMUNITY SUPPORT

- Community members have shared support for increasing the number of affordable housing options in Box Grove
- Revised proposal supports more family-sized units, creating homes for a complete community



# Incorporating Feedback on the Site Plan



The revised proposal incorporates several key comments from Markham Council and City staff discussed at the previous Public Meeting, including:

### Parking and Transportation Considerations

1. Right-in, right-out entrance on Donald Cousens Parkway
2. Increased parking for residents and visitors while reducing surface parking
3. Relocated underground parking ramp entrance

### Active Transportation Amenities

4. Secured bike storage and bike repair station in underground garage
5. Proposed sidewalk connection on 14th Avenue

### Transit Opportunities

6. Dedicated layby for door-to-door transit connectivity

### Environmental Impacts

7. Coordinated with TRCA regarding floodplain setbacks
8. Reconfigured building provides more landscaped open space and outdoor amenity space

### Building Height and Location

9. Shifted building north by relocating staging area
10. Stepback in height from 4 to 6 storeys provides transition

# Fitting into the Neighbourhood Context

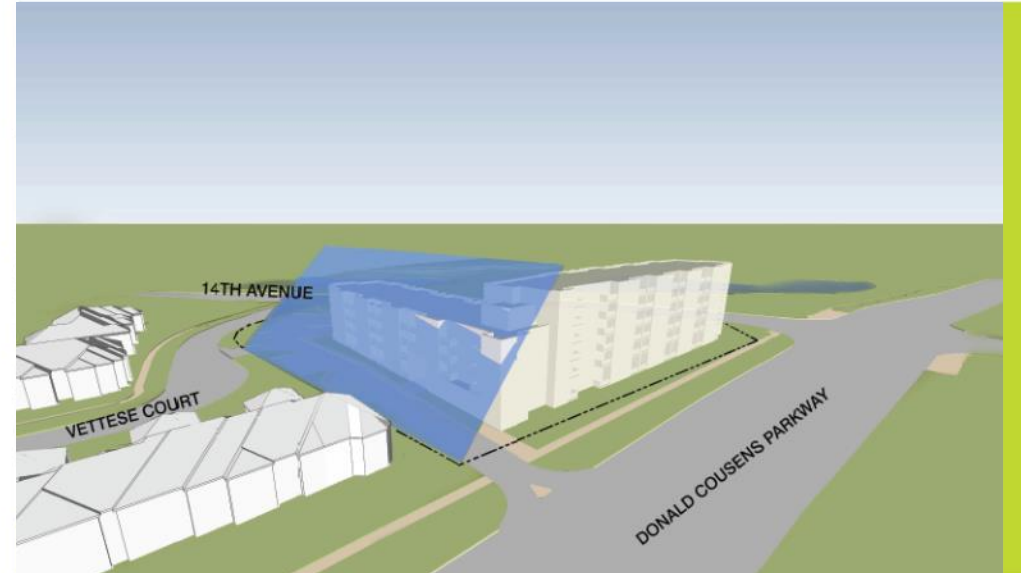
## PROPOSED BUILDING MASSING



- Tallest element of building (six storeys) massed along Donald Cousens Parkway
- Four-storey element provides transition to low-rise buildings fronting Vetese Court

Preliminary concept plan only – final building design and site layout features will be determined through site plan review process and will be subject to approval by the City of Markham

## PROPOSED BUILDING MASSING



- Official Plan policy 8.2.4.5 requires development adjacent to low-rise neighbourhoods to fit within a 45-degree angular plane measured from the low-rise property line
- As shown above, the proposed development was designed to meet this standard



# How the Building Could Fit on the Site

## STREET-LEVEL VIEW OF PROPOSAL FROM VETTESE COURT



## STREET-LEVEL VIEW OF PROPOSAL FROM DONALD COUSENS PARKWAY



Preliminary renderings only – final building design and site layout features will be determined through site plan review process and will be subject to approval by the City of Markham

# How to Stay Engaged

## Send comments or questions to:

**Sarah Buckley**, Community Liaison  
Email: [housingdevelopment@york.ca](mailto:housingdevelopment@york.ca)  
Phone: 289-338-8063

## Stay connected by visiting:

**[york.ca/BoxGroveHYI](https://york.ca/BoxGroveHYI)**

- Project information and updates
- Sign-up for project e-newsletter
- Presentations
- Frequently asked questions
- Upcoming public engagement opportunities
- Community Liaison Committee presentations

**THANK YOU**

