

MOSAIC HOUSE, 5676 MAIN STREET, TOWN OF WHITCHURCH-STOUFFVILLE

COMMUNITY QUESTIONS

Last updated: July 2024

York Region is building a new six-storey apartment building with 97 residential units and ground floor non-residential space at 5676 Main Street in the Town of Whitchurch-Stouffville.

Construction began in spring 2022 with substantial completion in 2024.

WHY COMMUNITY HOUSING?

Housing is the foundation of strong and caring communities. Safe, secure and affordable housing is essential for everyone.

Community housing provides subsidized or affordable rents to households with low and moderate incomes, delivered by non-profit and cooperative housing providers and Housing York Inc. (HYI). At the end of 2023, there were more than 15,700 households on York Region's subsidized housing wait list. Affordable housing is one of the greatest challenges facing the Region today. In the Greater Toronto and Hamilton Area, York Region has the lowest proportion of rental housing at 14%, and the highest proportion of households spending 30% or more of their income on housing costs, with 52% of renters facing affordability challenges. In early 2021, York Regional Council passed a resolution declaring a housing affordability crisis. York Regional Council is committed to building complete communities with a full range of housing options and services to support residents at all ages and stages of their lives. This commitment includes investing in community housing.

WHY WAS THIS SITE CHOSEN?

There is a significant demand for rental housing in the Town of Whitchurch-Stouffville. Approximately 3,200 households on York Region's subsidized housing wait list have identified the Town of Whitchurch-Stouffville as a desired location. Many renters in the Town of Whitchurch-Stouffville spend more than 30% of their income on housing.

The new development at 5676 Main Street will help increase the supply rental housing and is close to public transportation, including GO Transit, shops, restaurants, services and park space.

YORK REGION

1-877-464-9675
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york.ca



WHAT IS HOUSING YORK INC.?

As the designated Service Manager under the *Housing Services Act, 2011*, York Region is responsible for funding, administering and delivering community housing and homelessness services as mandated and regulated by the province.

[Housing York Inc. \(HYI\)](#) is York Region's housing company. As a leader in York Region's housing sector, HYI manages and maintains 37 housing properties with more than 4,500 residents in nearly 3,000 units located in all nine local cities, townships and towns. HYI is the largest community housing provider in York Region.

HOW WAS THE COMMUNITY ENGAGED FOR THIS DEVELOPMENT?

Community engagement is critical to the Region's plans, and we are committed to keeping community members informed and engaged as we progress from planning and design to construction. By working with our neighbours, we can address community considerations and build a complete community with housing options to support residents at all ages and stages in their lives.

A Public Information Centre was held in September 2019 to introduce the project and seek community feedback as part of the planning process for the development. Due to the COVID-19 pandemic, the second Public Information Centre was held virtually in 2020, followed by an online survey with 290 respondents, running between October to November 2020.

A Community Liaison Committee made up of residents and business owners has been established to support the project. Members of the Community Liaison Committee work closely with York Region staff to provide input and address issues during the pre-development and construction periods. The Community Liaison Committee meets quarterly to explore and discuss opportunities to integrate the new housing development into the surrounding neighbourhood.

HOW LONG WILL CONSTRUCTION TAKE?

Construction of the new community housing building began in spring 2022 and substantial completion is expected in winter 2024.

WHAT TIME OF DAY WILL CONSTRUCTION OCCUR?

All construction activity will be done in accordance with the Town of Whitchurch-Stouffville's noise by-law, which allows the use of construction equipment between 7 a.m. to 7 p.m. Monday to Saturday.

To reduce the impact on our neighbours, York Region has asked our contractor to complete construction by 5 p.m. whenever possible. As with any other construction, there may be days when construction continues past 5 p.m., however, the contractor will still be required to finish by 7 p.m.

WHAT ABOUT SAFETY DURING CONSTRUCTION?

Throughout construction, safety is a priority. To help everyone stay safe, here is a quick list of five things to expect during construction:

1. **Site safety:** The construction site will be completely fenced in and kept safe for both neighbours and workers
2. **Traffic delays:** Residents travelling in the area may experience slight delays due to construction equipment and trucks
3. **Noise disruptions:** While neighbours should expect noise during construction hours, levels will be minimized as much as possible
4. **Dust control:** While dust control measures will be in place, neighbours should expect added dust in the area during periods of on-site construction
5. **Vibration:** 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.
6. **New people:** There will be new people coming and going to the site as construction progresses

If you notice any safety issues in and around the construction site, please contact your Community Liaison by phone 289-338-8063 or email Stouffville_HYI@york.ca

WHAT WILL THE BUILDING AT 5676 MAIN STREET LOOK LIKE?

The new six-storey building will contain a mix of one, two and three-bedroom rental apartments for seniors, families, couples and individuals. Residents will enjoy use of indoor amenity space, a rooftop patio area and surface parking. Owned and operated by York Region's housing corporation, [Housing York Inc.](#), the development will be environmentally sustainable and designed to a LEED Gold standard for improved energy and resource efficiency.



A rendering of the new six-storey community housing development being built at 5676 Main Street. The view is looking from Main Street towards northwest.

WHAT IS HAPPENING TO THE TREES ON THE SITE?

Before construction began, an arborist evaluated all existing trees on the property to create the landscape plan for the development. This plan was reviewed by the Town of Whitchurch-Stouffville as part of the site plan approvals.

Based on the plan, some trees were removed in March 2022 to allow for construction. Many of the mature evergreen trees on the property line beside the grocery store will remain but will be transplanted to another area of the site.

Once construction is completed, additional trees and shrubs will be planted.

WILL THE PROPERTY BE FENCED FOLLOWING CONSTRUCTION?

Enhanced privacy measures, including a wooden fence, tree plantings and landscaping will be installed along the back of the property.

WILL THE COMMUNITY HOUSING DEVELOPMENT BE ACCESSIBLE?

All units will be designed with universal accessibility features in mind (e.g., some will have ground floor access, waist height light switches and electrical plugs, open design). In addition, at least 15% of all units will be fully accessible (as per accessibility and building code requirements).

WHERE WILL RESIDENTS PARK?

There are 154 above ground parking spaces proposed on the site to accommodate residents, visitors and commercial parking.

HOW WILL THIS DEVELOPMENT IMPACT TRAFFIC IN THE EXISTING COMMUNITY?

A number of studies, including environmental and traffic studies, were completed as part of the planning process for the development. These studies were reviewed by the Town of Whitchurch-Stouffville as part of the municipal planning approvals.

Analysis showed that any traffic generated from the building will not cause a negative impact on current travel times in the area.

During construction, travellers may experience slight delays due to construction equipment and trucks.

WHO WILL BE LIVING IN THE NEW DEVELOPMENT?

5676 Main Street will provide housing options for seniors, families and individuals. The building will offer a mix of affordable and market rent units. Similar to York Region's diverse communities, households on the Region's subsidized housing wait list represent different ages, family composition and backgrounds. The wait list is kept in chronological order, as required by the Province of Ontario. Currently, over 40% of individuals on the wait list are seniors.

Once construction is complete, available affordable housing units will be offered to applicants with the highest placement on the wait list for the building and available unit type. Placement is determined

based on application date and defined priorities, such as Special Priority for survivors of domestic violence and human trafficking. Market rent vacancies are filled on a first-come, first-served basis. Residents interested in market rent units available from HYI can visit york.ca for more information.

HOW DO I RENT A SUBSIDIZED APARTMENT IN THIS BUILDING?

For information on subsidized housing in York Region, including eligibility requirements and how to apply, please visit york.ca/Housing or call Access York at 1-877-464-9675. New applicants should be aware that the demand for subsidized housing in York Region is high and wait times are long. If you are not on the subsidized housing wait list already, it is unlikely you will be offered a unit in this building when it opens.

HOW DO I RENT A MARKET RATE APARTMENT IN THIS BUILDING?

Vacancies for the market rate units will be filled on a first-come, first served-basis. There is no wait list for HYI market rent units. Information on future market rent units, including rent and move-in dates, will be available closer to the end of construction. Residents interested in market rent units available from HYI can visit york.ca for more information.

ARE THERE OTHER DEVELOPMENTS PLANNED FOR THIS SITE?

Once construction of the new six-storey community housing development is complete, a large portion of the Regionally-owned 3.7-acre site at 5676 Main Street will still be vacant.

Given the significant need for rental housing, an additional development could be considered for this site in the future.

Community engagement would be a critical part in planning for any additional development.

WHERE CAN I GET MORE INFORMATION?

To receive the latest updates, please sign up for the [project e-newsletter](#). If you have questions or would like to learn more about this community housing development, please email Stouffville_HYI@york.ca or call 289-338-8063.