



Community and Health Services
Housing York Inc.

Memorandum

To: Members of the Housing York Inc. Board
From: Rick Farrell, General Manager
Date: April 5, 2018
Re: **Housing Operations – Monthly Activity Update for February and March**

This Housing Operations update highlights activities that took place in February and March 2018. This update includes the start of the waste collection agreement for two properties, a new development proposal beside Hadley Grange in the Town of Aurora, and a snow removal update from the northern properties. An overview of capital projects taking place in a few Housing York communities is also included.

Site Activities

New Waste Collection Agreement in the City of Vaughan

The City of Vaughan began providing waste collection services to eligible multi-residential buildings in January 2018. Housing York worked collaboratively with Vaughan to establish municipal waste collection for its two properties located in this municipality. Services will include regular garbage pick up and blue bin recycling. Housing York will now save approximately \$20,000 annually as private collection is no longer needed. The service agreement allows residents to dispose large items by requesting a pick-up through the housing staff site superintendent. This service provides further cost savings of nearly \$4,000 annually. Municipal waste collection for Mapleglen Residences and Blue Willow Terrace began January 30, 2018.

Waste Education Sessions for Residents in the City of Vaughan

Housing York worked with the City of Vaughan to produce Waste Education sessions for the residents living in our Vaughan properties – Mapleglen and Blue Willow. The education sessions provided residents the opportunity to learn about the new waste collection program. A number of topics were discussed including garbage items

approved and not approved for waste collection, how to properly recycle, how to dispose of hazardous waste, and what to do with large bulky items. The education session also encouraged residents to reduce waste and provide a number of tips to help divert garbage from landfills. At the end of the session, residents put their waste collection knowledge to the test for a chance to win a prize.



Residents at Mapleglen Residences play a game at the Waste Education Session

Proposed Townhouse Development near Hadley Grange in the Town of Aurora

A new residential development is being proposed beside Housing York's Hadley Grange, an 80 unit, seniors' apartment building in the Town of Aurora. The developer plans to build three four-storey buildings with a total of 68 units. It is proposed that each building will have underground parking and one exterior parking area of 32 spaces.

Some Hadley Grange residents attended a public meeting in November 2017 to learn more about the development. Since then, residents have expressed concerns to Housing York staff about the changes impacting their community. Staff have been in contact with the developer and will be meeting to identify impacts of the development on Hadley Grange and to discuss next steps. Housing York will ensure residents at Hadley Grange are well-informed of the overall plan and will do what we can to help alleviate their concerns.

Snow Removal Update

Housing York has received requests for snow removal between cars from both tenants and their families from Northview Court and Keswick Gardens in the Town of Georgina.

Housing York's snow removal contracts include clearance of the parking lots, sidewalks, entrances, exits, fire routes and accessible parking spaces for snow accumulation over two inches. In addition, Housing York staff works with residents to remove their cars from the parking lot for curb-to-curb cleaning 48 hours after a snow event or more frequently if needed. The effectiveness of curb-to-curb cleaning is often hampered as

not all residents move their vehicles, limiting the contractor's ability to completely clear the lot.

In response to resident concerns, Housing York inquired about snow removal between cars from the contracted company, and also explored possible volunteer organization options. Snow contractors do not typically provide between vehicle clearing services because of the manual nature of the work and the risk of vehicle damage claims. Some contract companies do offer this type of service, but at high cost. For a property such as Northview Court with 38 parking spots, snow removal between cars has the potential to cost between \$150 to \$300 per parking spot or \$5,000 to \$11,000 annually assuming one snow event per month. Due to cost and liability issues, Housing York is unable to move forward with clearing the snow between residents' vehicles. The volunteer organization contacted also indicated they are unable to provide this service.

To address the concerns of some residents, staff held an information meeting with the Northview Court residents to review the snow clearing processes, what the responsibilities of residents are, and to answer further questions. Residents who are uncomfortable using their vehicles in the winter are encouraged to have a friend or family member move their vehicles for curb-to-curb clearing so that all residents benefit from the removal of the snow that can accumulate between vehicles. Information sessions with Keswick Garden residents have also been scheduled. Housing York will continue information sessions with residents to ensure there is a better understanding of the current snow clearing process.

Senior Citizens Safety Talks in Newmarket

York Regional Police has designed a program specifically for seniors and has dedicated officers responsible for addressing issues seniors are facing today. York Regional Police visited two properties in Newmarket to empower nearly 80 residents at Fairy Lake Gardens and Founder's Place to proactively understand and manage risks to their safety. Residents learned about crime prevention, frauds and scams, elder abuse, traffic and pedestrian safety, the Crime Stoppers program. Seniors at both buildings were able to learn about fire safety from York Regional Police and Firefighters as part of the York Regional Police sessions.



Residents at Fairy Lake Gardens listen to presentation from York Regional Police

Capital Works Updates

Maplewood Place – Town of Richmond Hill - Window and Door Replacements

Construction to replace windows and doors at Maplewood Place began November 2017 and was completed in February 2018. The work to replace the windows and doors in this 80 unit seniors apartment building went well. Each unit was completed within four hours and tenants were provided with advance notice so they could arrange to be out of their unit while work was being completed. The new energy efficient windows and doors give the building a new modern look, improve ease of operation, and provides more comfortable living spaces for tenants.

Brayfield Manors – Town of Newmarket - Kitchen and Powder Room Replacements

All kitchens and powder rooms have been upgraded in 82 units at Brayfield Manors in the Town of Newmarket. The work included replacement of all flooring, cabinets, countertops and powder room fixtures, including new medicine cabinets, vanities and sinks. The replacement began in September 2017 and was completed early February 2018. Work within each unit took approximately seven working days, with kitchens being operational by the end of the third working day. Although it was inconvenient to be without a kitchen, tenants were generally happy with the new kitchens and powder rooms in their units.

Trinity Square – City of Markham - Window and Door Replacements

Window and door replacements at the 103 unit townhouse site, Trinity Square, began October 2017 and will wrap up in March 2018. The work includes installation of new energy efficient windows, front doors, patio doors, and new door hardware. Work within each unit was completed within three working days and crews worked efficiently to minimize the duration of time each window was replaced to keep heat loss to a

minimum within each unit. Tenants have already noticed a considerable temperature difference within their units, including removal of air drafts and reduced heat loss.

Woodbridge Lane Redevelopment Update

On March 13, Members of Federal and Provincial Parliament, along with Regional Councillors, held an event near Woodbridge Lane. The event highlighted the Federal and Provincial governments investment of over \$11 million to create 75 affordable housing units through the Canada-Ontario Investment in Affordable Housing agreement as well as the Region's commitment of over \$35 million towards the 162 unit development.

Construction on Woodbridge Lane is progressing well. Walls for the underground garage are up, slab-on-grade is in progress and construction is continuing with underground columns, stairs, and elevator shafts being formed. The project is on schedule, with the underground parking garage set to be completed by the end of April 2018, and building structure work continuing over the summer. Project completion remains as forecasted in Spring 2019.

Unionville Seniors Affordable Housing Development Update

Planning approvals have been achieved and the first available building permit for servicing has been issued. This meets the important Federal and Provincial funding milestones for construction start. Staff continue to work with Minto and Unionville Home Society on related agreements to begin servicing work in the summer. The Request for Proposal for the builder has been released to the five pre-qualified bidders, with award to the vendor anticipated in June 2018.

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