

# BOX GROVE COMMUNITY HOUSING

14TH AVENUE AND DONALD COUSENS PARKWAY,  
CITY OF MARKHAM

COMMUNITY LIAISON COMMITTEE MEETING #3

October 26, 2023

6:30 p.m. to 8:00 p.m.





# LAND ACKNOWLEDGEMENT

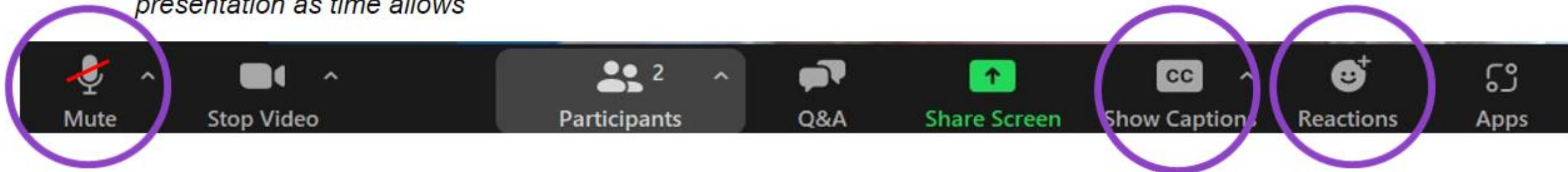
"We acknowledge that York Region is located on the traditional territory of many Indigenous peoples including the Anishinaabeg, Haudenosaunee, Huron-Wendat and Métis peoples and the treaty territories of the Haudenosaunee, Mississaugas of the Credit First Nation and Williams Treaties First Nations. Today 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. Project updates
3. Revised concept plan presentation
4. Questions and conversation
5. Next steps

# 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
- *Any question shared by clicking on the Q&A button at the bottom of the screen will be addressed following the presentation as time allows*



# WELCOMING REMARKS

# Tonight's Presenters

## Tonight's Presenters:

- **Sarah Buckley**, Community Liaison Coordinator
- **Sabrina Greggain**, (A) Manager, Affordable Housing Development
- **Graham Hendren**, Housing Development Planner

## Other Project Members:

- **Karen Antonio-Hadcock**, (A) General Manager, Housing Services
- **Evan Minchopoulos**, Program Support Coordinator

# Polling Question #1

How are you feeling about today?

- Totally pumped
- A little nervous but also excited
- Ambivalent
- Apprehensive



**WE WANT  
TO HEAR  
FROM YOU!**

**ICEBREAKER**



# Icebreaker



# PROJECT UPDATES

# Key Discussion Topics at CLC Meeting #2 (February 23, 2023)

1

## Site selection and maintenance

- Site selection process
- Property maintenance before construction
- Housing York Inc. maintenance at other housing locations

3

## Project funding

- Discussion of Rapid Housing Initiative (RHI) application process
- How projects are funded for construction and during operations

5

## Public engagement

- Nearby residents encouraged to join CLC
- Opportunity for future engagement when concept plan is revised
- Community to be updated next steps on builder selection before construction begins

2

## Concept plan and site layout

- Discussion on transition to single-phase concept
- Opportunities for enhanced pedestrian and active transportation amenities
- Improvement to vehicular circulation

4

## Project timeline

- Discussed potential 18-month timeline, if RHI funding secured

# Poll Question results from CLC Meeting #2 (February 23, 2023)

**Question:** Would you like to have in-person or virtual meetings in future?

**Results:**

- 62% Virtual
- 8% In-person
- 31% Alternate between in-person and virtual

**Question:** Could we take a group photo of this committee at a future meeting to share in reports and other communications?

**Results:**

- 62% Yes
- 5% No
- 23% Uncertain

# Project Background and Objectives

- Since our last meeting in February, the Region has worked with its architectural and engineering consultants to further refine the single-phase concept plan to respond to technical comments from the City of Markham and other commenting agencies (e.g., TRCA, CN Rail, Alectra, etc.) and community feedback.
- The overall objective of the development remains the same: supporting approximately 150 affordable and market rental homes to provide much needed housing diversity
- A revised Official Plan and Zoning By-law Amendment submission addressing technical comments and community feedback has been prepared for the City's review. A detailed site plan resubmission will occur after further feedback is obtained.
- The project team is working with the City to schedule a second Statutory Public Planning Meeting, hosted by City of Markham.
- The project was not selected for Rapid Housing Initiative funding. The Region is exploring other funding opportunities to advance the project.

# Project Timeline

## 2021 PROJECT LAUNCH

- Rapid Housing Initiative Launch and candidate site selection
- Coordination with Public Works

## 2021-2024 CONCEPT DEVELOPMENT and PLANNING APPROVALS

- Feasibility and due diligence
- Retain architect for planning applications
- Develop concept plan
- Host regular CLC and PICs during design development
- Submit planning applications (Official Plan, Zoning By-law and Site Plan)
- Hold statutory Public Meeting(s)

## 2024-2025 BUILDING PERMIT

- Retain comprehensive architectural design team
- Detailed design
- Obtain building permit
- Retain builder

## 2025-2027 CONSTRUCTION

- Regular updates to community
- Rent-up and occupancy

\* Specific dates may change depending on planning application process, confirmation of funding, and site and construction considerations

# REVISED CONCEPT PLAN PRESENTATION



# Key Building and Site Layout Updates



**Previous Proposal**  
**January 2022**



**Current Proposal**  
**October 2023**



# Key Building and Site Layout Updates

## ORIGINAL APPLICATION



**Units:** 154 (1 and 2 bedrooms)

**GFA:** 13,035 sq. m.

**Height:** 4 and 6 storeys

**Parking:** 154 vehicle parking spaces

- 58 surface
- 96 underground

**Bicycle Parking:** 26 long-term and 4 short-term spaces

**Landscaped Open Space:** 5,336 sq. m.

## REVISED APPLICATION



**Units:** 152 (1, 2, 3+ bedrooms)

**GFA:** 11,369 sq. m.

**Height:** 4 and 6 storeys

**Parking:** 163 vehicle parking spaces

- 23 surface
- 140 underground

**Bicycle Parking:** 58 long-term and 15 short-term spaces

**Landscaped Open Space:** 6,220 sq. m.

# Revised Concept Plan







# Addressing Site Constraints

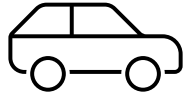
The development responds to several environmental and infrastructure related constraints to create an efficient and compatible layout.

## LEGEND

-  TRCA Floodplain and setbacks
-  Zoning and easement setbacks

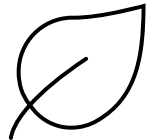


# Incorporating Community Feedback



## CONCERN OVER PARKING AND TRAFFIC

Increasing underground parking, minimizing surface parking, adding right-in/right-out access



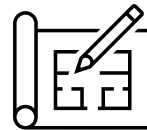
## RESPECT THE ENVIRONMENT

Locating building away from regulated areas, supporting more landscaped space



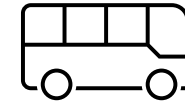
## INCREASE ACTIVE TRANSPORTATION AMENITIES

Increasing bike parking, new e-scooter/e-bike room, bike repair station



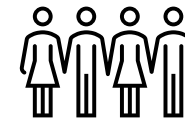
## BUILDING HEIGHT AND LOCATION

Relocating building to minimize impacts and respect privacy



## NEED FOR TRANSIT OPPORTUNITIES

Layby for door-to-door transit, exploring existing on-demand car/transit options



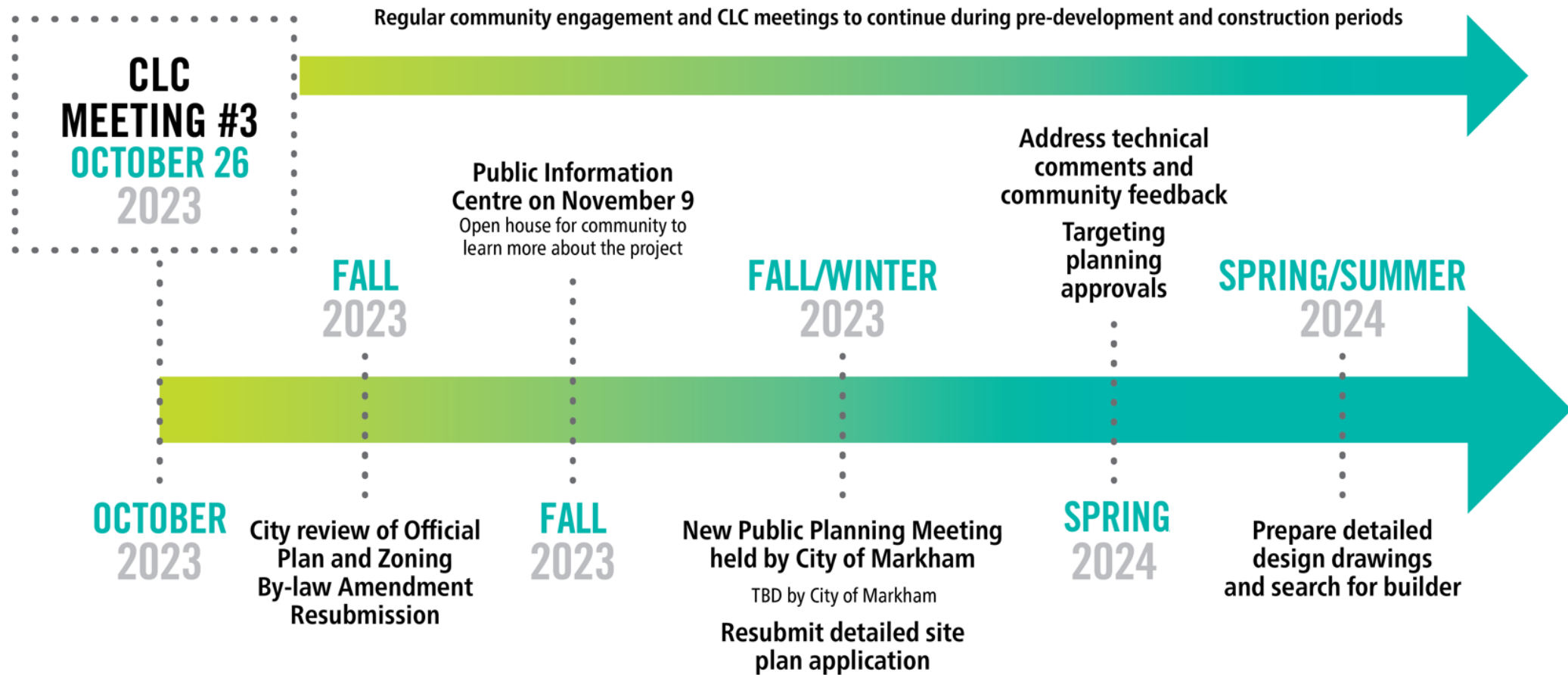
## SUPPORT THE COMMUNITY

Supporting family-sized units, creating homes for a complete community

# QUESTIONS AND CONVERSATION

**NEXT STEPS**

# Upcoming Project Milestones



\* Specific dates may change depending on planning application process and confirmation of funding

# Public Information Centre #2 – November 9, 2023

**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.





# Polling Question #2

Do we have your permission to share your email address when sending CLC meeting invites? (for the purposes of recording RSVPs)?

- Yes
- No

**WE WANT  
TO HEAR  
FROM YOU!**

# Polling Question #3

**Do you plan to attend the Public Information Centre on Thursday, November 9, 2023?**

- Yes
- No
- Maybe

**WE WANT  
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# Polling Question #4

**What is the best way to share about the upcoming Public Information Centre?**

- Posters in public spaces
- Postcards in mailboxes
- Door to door connections
- Social media
- Online advertising in community newspapers
- Other - please let us know



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# How to Stay Involved

- **Send comments or questions to:**

Sarah Buckley, Community Liaison  
[HousingDevelopment@york.ca](mailto:HousingDevelopment@york.ca)

- **Stay connected by visiting:**

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

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

# Thank You

