

PROPOSED COMMUNITY HOUSING DEVELOPMENT

14th Avenue and Donald Cousens Parkway, Markham

City of Markham Development Services Committee Public Meeting
January 23, 2024



Overview

1. Project Background
2. The Need for an Affordable Housing Site
3. Community Engagement
4. Planning Policy Context and Justification
5. Updates to the Proposal

Project Background

- An opportunity for new community housing on **Region-owned land at 14th 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 14th 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

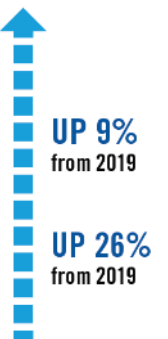
	2019	2020	2021	2022
Purpose-built All unit types	1.2%	1.9%	1.8%	1%
Rental condo All unit types	0.3%	0.9%	0.5%	0.6%



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

AVERAGE RENT

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



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

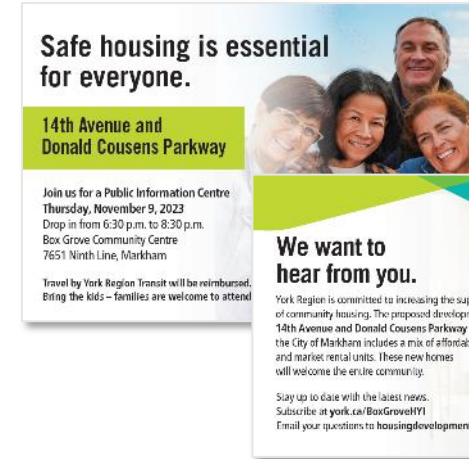
Engaging with the Community

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:

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



Public Information Centres



Neighbour Mailouts



Project Web Page

Key Building and Site Layout Updates

ORIGINAL APPLICATION



Original Two-phase Concept—Submitted January 2022

Units:	154 (1 and 2 bedrooms)
Gross Floor Area:	13,035 m ²
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 m ²

REVISED APPLICATION



Revised Single-phase Concept—Resubmitted December 2023

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

Planning Application Process



Addressing City Comments and Community Feedback



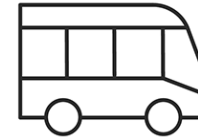
PARKING AND TRAFFIC CONSIDERATIONS

- 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 14th Ave frontage



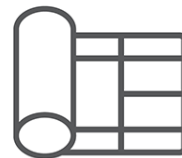
TRANSIT OPPORTUNITIES

- 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

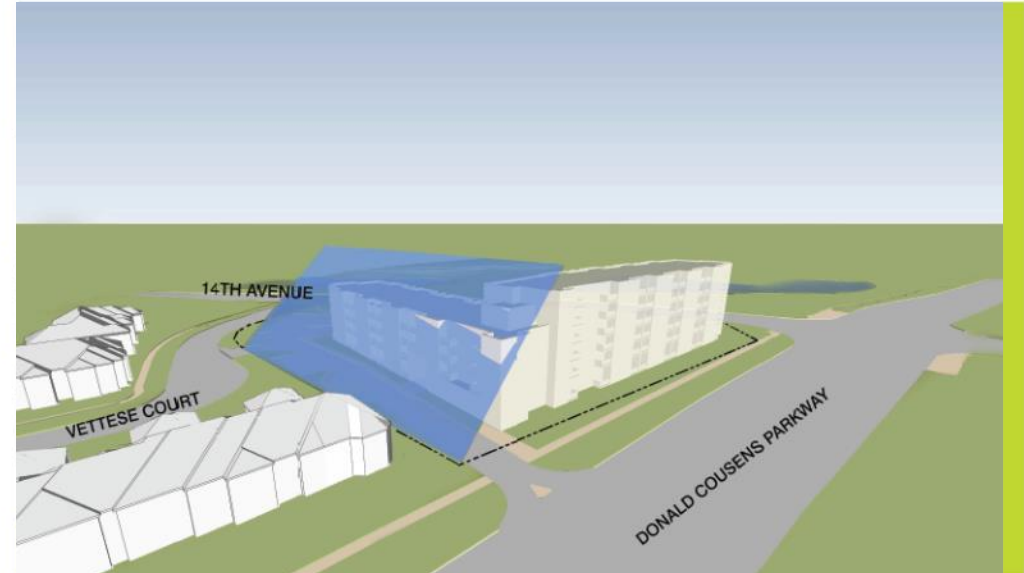
PROPOSED BUILDING MASSING



- 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
Phone: 289-338-8063

Stay connected by visiting:

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

