

WELCOME

UNIONVILLE HOME SOCIETY REDEVELOPMENT

Community Liaison Committee Meeting

February 8, 2023



minto
Communities



Agenda

- **Introduction**
- **Site Plan Development Status**
 - Master Site Plan
- **Construction Update**
 - York Region Campus
 - Community Hub Update
 - Minto Site Plan and Product Update
 - Park Update
 - Tree Removal and Demolition
- **Communication**
 - CLC Meeting Schedule
 - Construction Notices
- **Campus Schedule**
- **Questions and Comments**
- **Adjournment**

SITE PLAN DEVELOPMENT STATUS



Master Site Plan



Phase 1: UHS Parcel

- Construction complete

Phase 2: York Region Parcel

- Building interior works are underway and exterior hardscape works have begun

Phase 3: Minto Parcel

- 2nd SPA submission made in December 2022; awaiting return of comments from City staff and other commenting agencies
- Committee of Adjustment meeting for Minor Variance scheduled for March 8th
- Rezoning and severances approved for 34/36/38 Eureka Street

CONSTRUCTION UPDATE



York Region Building



- Front driveway, walkway interlock and asphalt driveway are complete.
- Trees and shrubbery have been planted.
- Parking garage traffic coating and paint are complete.
- Two elevators are operational and 3rd one is underway.
- All exterior finishes, windows and doors are installed.
- Electrical, plumbing, HVAC and drywall installation completed in suites up to the 8th floor.
- Suite finishes close to completion on floors 2 to 4.
- Cabinetry installation for 2nd floor is complete and floors 3 and 4 are underway.
- Appliances installation is in progress on these floors.

York Region Building

View of main driveway – Asphalt in progress



York Region Building

View of the building from courtyard



York Region Building

Landscape at the back of the building



York Region Building

View of the fully completed building's exterior and mechanical penthouse



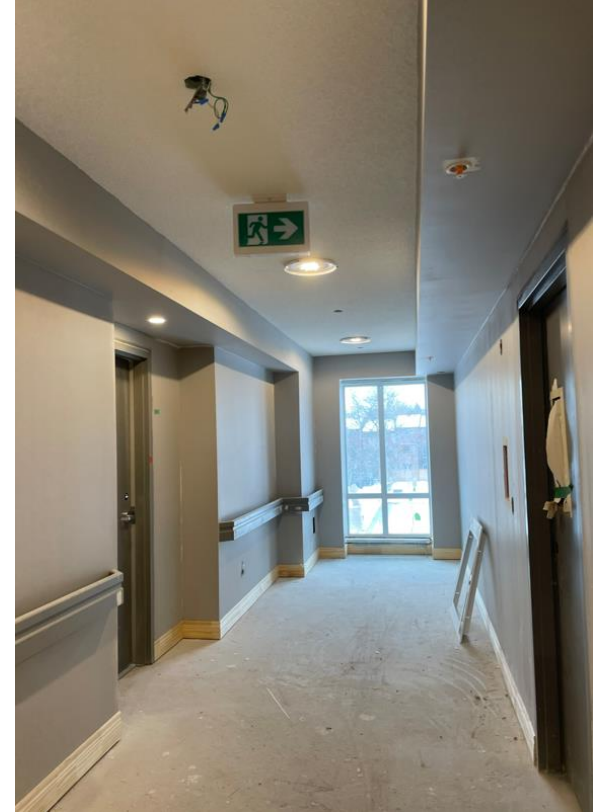
York Region Building

2nd Floor Mock-up Suit Finishes



York Region Building

Elevator Lobbies and corridors



York Region Building

Amenity Area at the Ground Floor



Mail Room at the Main Lobby

York Region Building

Short-Term Schedule

Progress	Estimated Completion
Interior Finishes up to 4 th Floor	March 2023
First Occupants Moving In	March 2023
Interior Finishes for Remainder of Building	June 2023
Building Final Occupancy	July 2023

Seniors Hub and Community Centre

Purpose:

- Provide senior-focused services and programs for residents of Unionville Commons and surrounding Markham community
- Promote an inclusive, healthy and resilient community

Upcoming Next Steps:

- Conclude public procurement process for Lead Agency
- Engage community for feedback to update needs assessment
- Plan programs and services based on community input
- Design and construct the hub and community centre

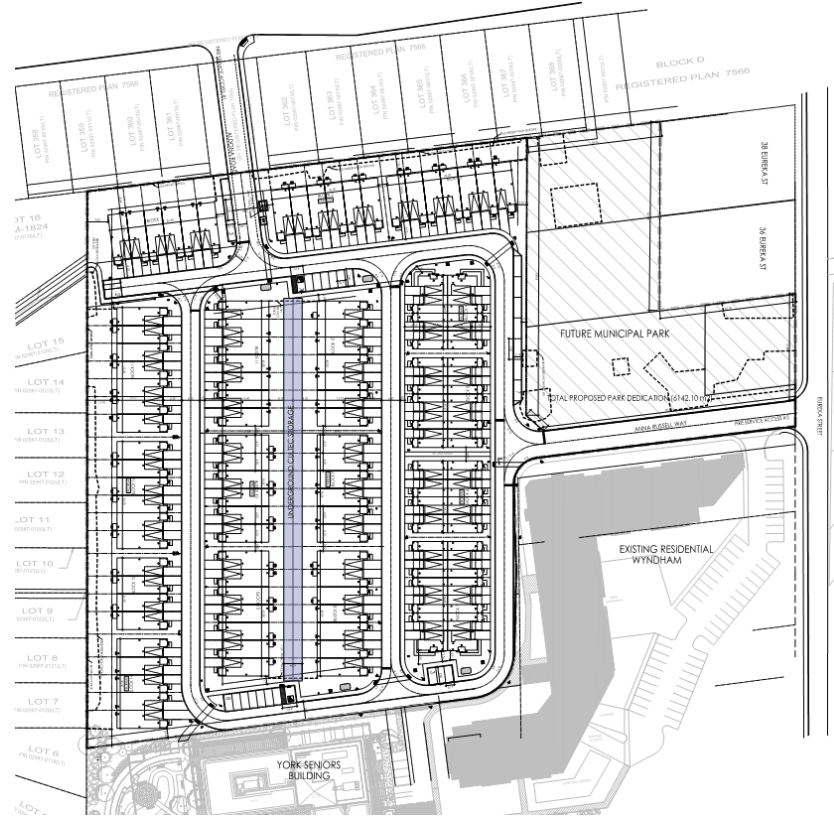
Contact Information:

- communityhubs@york.ca

Minto Site Plan – General Update

Site Plan Highlights

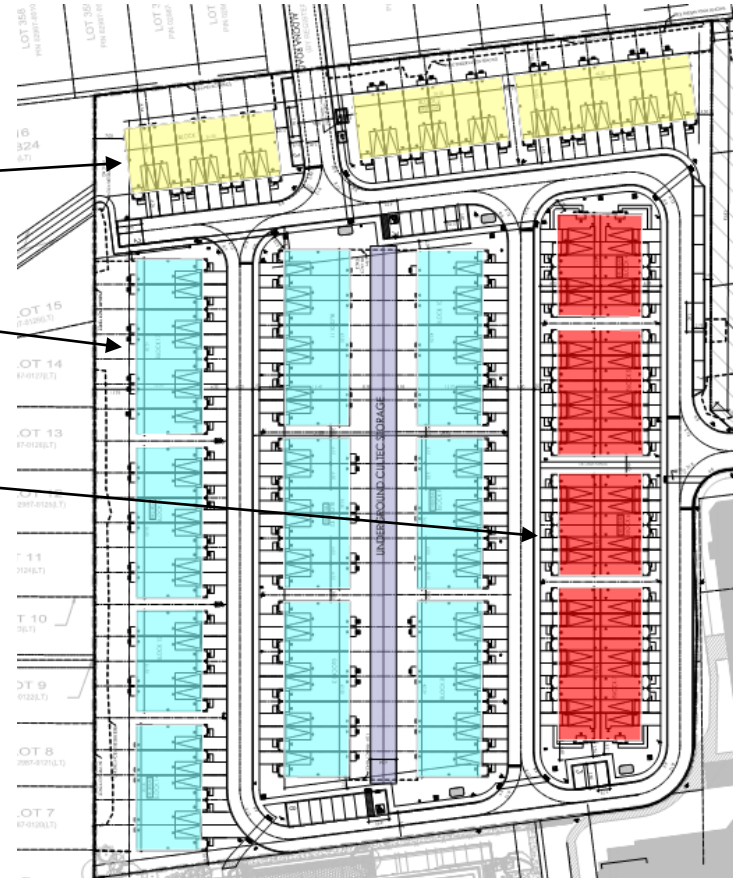
- 2nd Site Plan Submission made in December 2022
- Minor changes compared to 1st submission; expanded western backyard to provide more separation
- Awaiting comments on 2nd submission
- Land Titles Absolute: Letter to be sent to residents who provided objections in mid-February



Minto Site Plan – Product Update

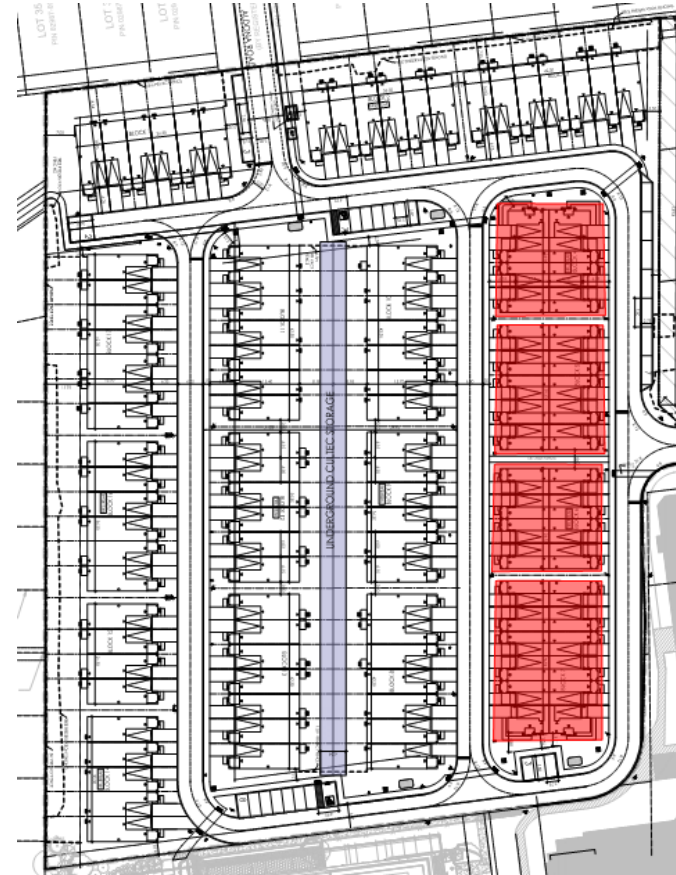
Product Highlights

- 3 storey traditional townhouse with rooftop terrace
- 2 storey traditional townhouse
- 3 storey back-to-back townhouse with rooftop terrace



Minto Site Plan – Minor Variance

- Scheduled to be on March 8, 2023 Committee of Adjustment meeting
- Requesting minor variance only for back-to-back TH blocks
- Current by-law: permits the lesser of 12m or 3 storeys
- Proposed by-law: to permit 12.5m and 4 storeys for units on blocks 4-7
- Enclosed stairway to access rooftop terrace is considered an additional storey per Markham's zoning by-law



Minto - Back-to-Back Townhouse

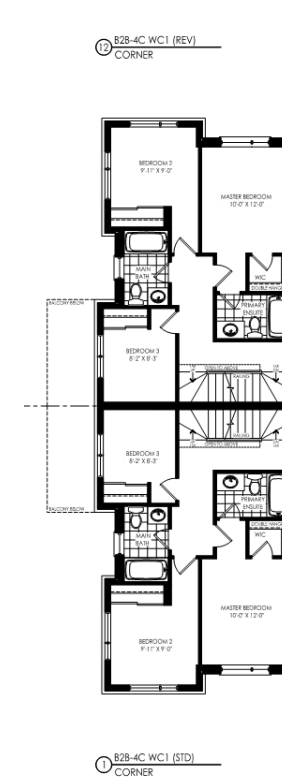
Side Elevation



Front Elevation

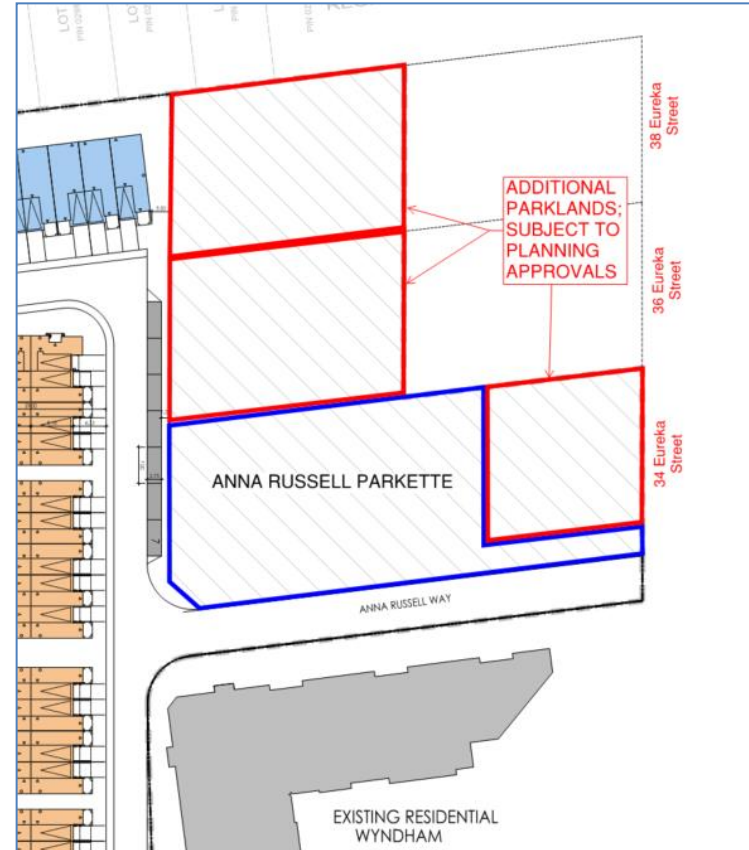


Floor Plan (third floor)



Park Update

- Minto has coordinated with the landowners of 34, 36 and 38 Eureka Street to acquire the lands shown on the image in order to provide a municipal park to the City of Markham as part of Minto's development
- Zoning By-Law Amendment Application (R3 to OS1) for 34/36/38 Eureka St was approved following Markham's DSC Public Meeting on September 6th, 2022
- Rear yard severance of 36 and 38 Eureka Street conditionally approved on Nov. 9th, 2022 Committee of Adjustment meeting



Heritage Village – Tree Removal and Demolition Work Schedule

Early March: Residents to move out of Heritage Village units by March 15th

Late March: Remove trees in Heritage Village that impact demolition works by March 31st

Late April: Minto to close on UHS lands (30 days after Heritage Village units are vacant). Minto to conduct condition assessments on neighbouring homes prior to demolition

Early May: Commence demolition works on Heritage Village bungalows. Minto to implement vibration monitoring during demolition

COMMUNICATIONS



CLC Meeting Schedule

- Below is the projected schedule for CLC Meetings moving forward. The group will aim to meet quarterly with meetings held virtually, as needed.

CLC Meetings
Q2 2023 – April
Q3 2023 – July
Q4 2023 – October

Construction Notice – York Region

CONSTRUCTION UPDATE

STARTING DATE: SUMMER 2022

EXPECTED DURATION OF PHASE: APPROXIMATELY FOUR MONTHS (SEPTEMBER 2022)

The Regional Municipality of York is pleased to provide this update on construction activity for the new affordable housing building for seniors in your community.

Housing York Inc., York Region's non-profit housing provider, is committed to being a good neighbour throughout the construction process and beyond. We continue to work closely with our construction partner Martinway Contracting, and the City of Markham to ensure that a comprehensive construction management plan is followed.

The health and safety of construction workers and you – our neighbours – is our top priority.

As with any construction project, you may experience some inconveniences around the site. Martinway will make every effort to minimize disruptions when possible. We encourage you to learn more about this exciting development by visiting york.ca/unionsite16, emailing us at unionsite16@york.ca, or calling us at 1-877-464-9675 ext. 72049.

We appreciate your support and understanding as we bring modern affordable housing for seniors into the community.



What to expect during this phase of construction:

- Construction of 12th floor is complete and final window installation is being done
- The grey exterior cladding (pre-cast panels) has been stained to the city-approved colour scheme
- Once the building is fully enclosed, work will continue on the interior
- Plumbing, framing and drywall work is in progress and will continue throughout the summer
- Installation of electrical rough-ins (wiring) and HVAC (heating, ventilation and air conditioning) is underway
- Short traffic disruptions may occur occasionally as materials and machinery are transported to and from the site
- Landscaping work has started and will continue over the summer months
- Landscaping work may cause periods of increased noise, dust, vibration and traffic/truck activity
- Road cleaning will be enhanced as needed



Martinway and York Region are taking measures to reduce impacts during this phase as much as possible. **Safety is a priority.** Please slow down when travelling through a construction area.

CONTACT

Mauro Maurati
Martinway
416-936-3276

mauro@martinwaycontracting.com

Martinway on-site office: Unit #12 and #14, Heritage Village

Melissa McEnroe
York Region
1-877-464-9675 ext. 72049
melissa.mcenroe@york.ca



Construction Notice – Minto

MINTO SITE PLAN CONSTRUCTION NOTICE

DATES:

- March 1st – March 15th
- March 16th – March 31st

INFORMATION:

Please be aware that construction will commence on site March 1st, 2023 as contractors will be installing a tree preservation fence. Tree removal will begin March 16th and will conclude by March 31st

For any concerns, please contact:

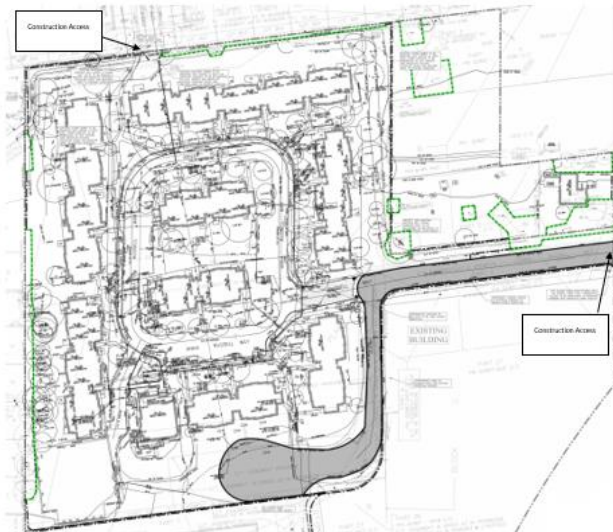
- MINTO – Mitchell Robins, mrobins@minto.com or (416) 409-3902



Feb. 6, 2023

MINTO SITE PLAN CONSTRUCTION NOTICE

Tree Preservation Fencing



Feb. 6, 2023



SCHEDULE



Overall Campus Schedule

Item	Estimated Timeline
UHS Parking Lot Improvements	Completed Q4 2020
York Region Building Construction	January 2020 – Mid 2023
York Region Building – First Occupancy	Q1 2023
Minto Site Plan Approval	Q2 2023
Minto Construction Start	Mid-March 2023

QUESTIONS/COMMENTS

