

WELCOME

UNIONVILLE HOME SOCIETY REDEVELOPMENT

Community Liaison Committee Meeting

October 28, 2019



minto
Communities



Agenda

- **Introductions** – *5 minutes*
- **Site Plan Development Status** – *10 Minutes*
 - Master Site Plan
 - Phase 1 – Site Plan Agreement Executed
 - Phase 2 – Site Plan Agreement – To Be Executed
- **Construction Update** – *20 minutes*
 - Parking
 - Temporary Parking Lot Constructed
 - UHS
 - Parking Lot and Servicing Improvements
 - Enbridge Gas Installation
 - York Region Building
 - Excavation Start and Building Construction
- **Communication** – *10 Minutes*
 - Construction Notices
 - Email and Physical Copy
- **Schedule** – *10 minutes*
- **Questions and Comments** – *10 minutes*
- **Adjournment**

SITE PLAN DEVELOPMENT STATUS



Master Site Plan

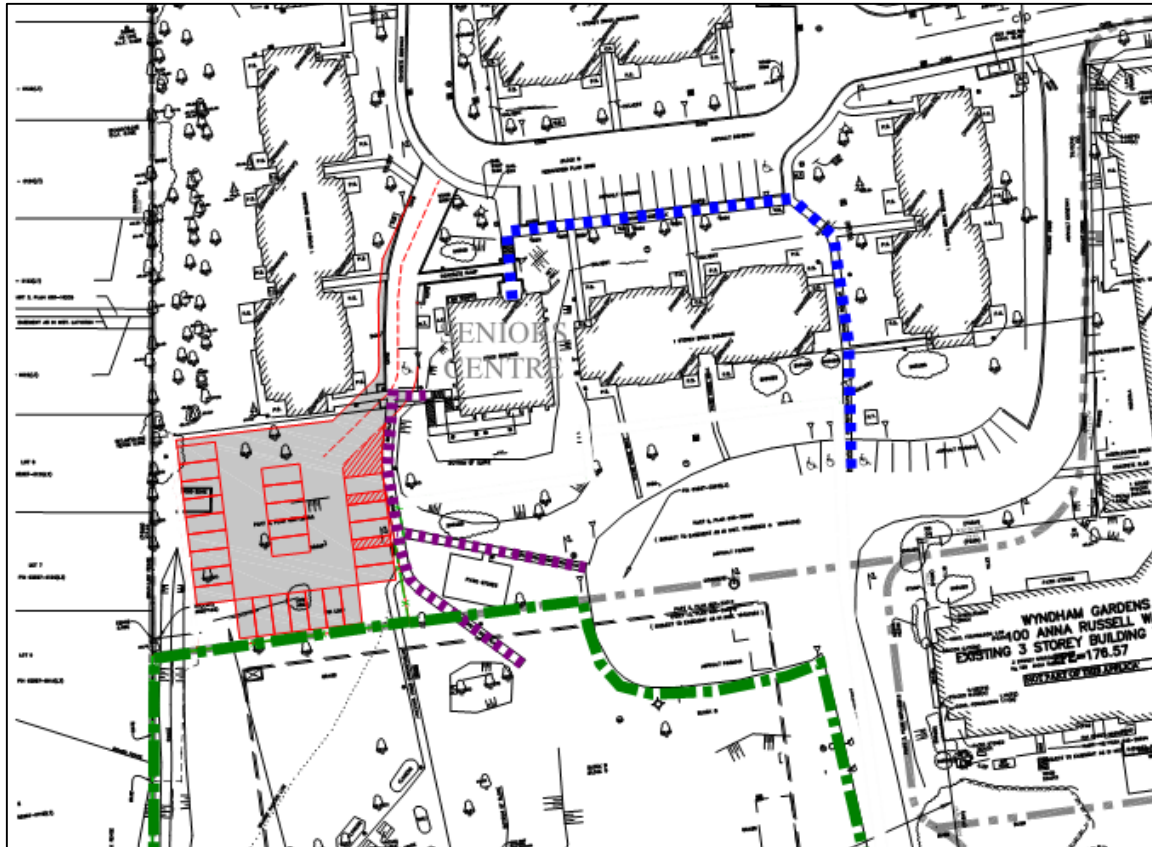


- **Phase 1: UHS Parcel**
 - Amending Site Plan Agreement executed and registered
 - Construction underway
- **Phase 2: York Region Parcel**
 - Site Plan Agreement to be executed November 2019
 - Construction to continue into Phase 2 once building permit is acquired
- **Phase 3: Minto Parcel**
 - City of Markham reviewing Site Plan submission

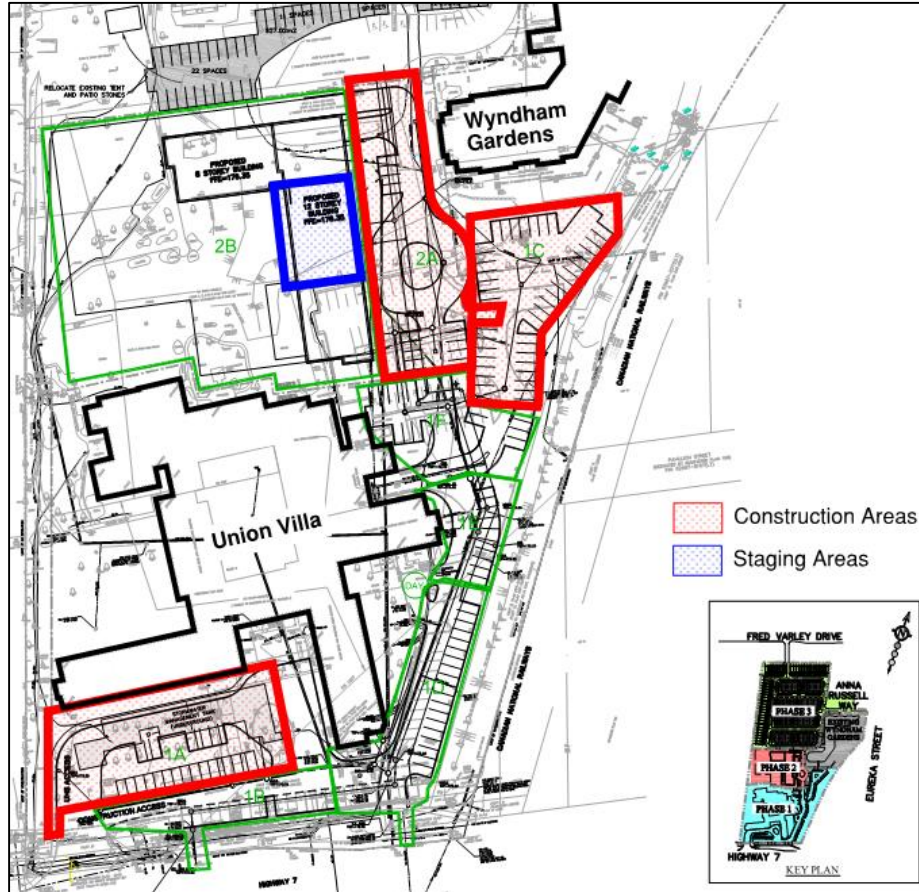
CONSTRUCTION UPDATE



Temporary Parking Lot



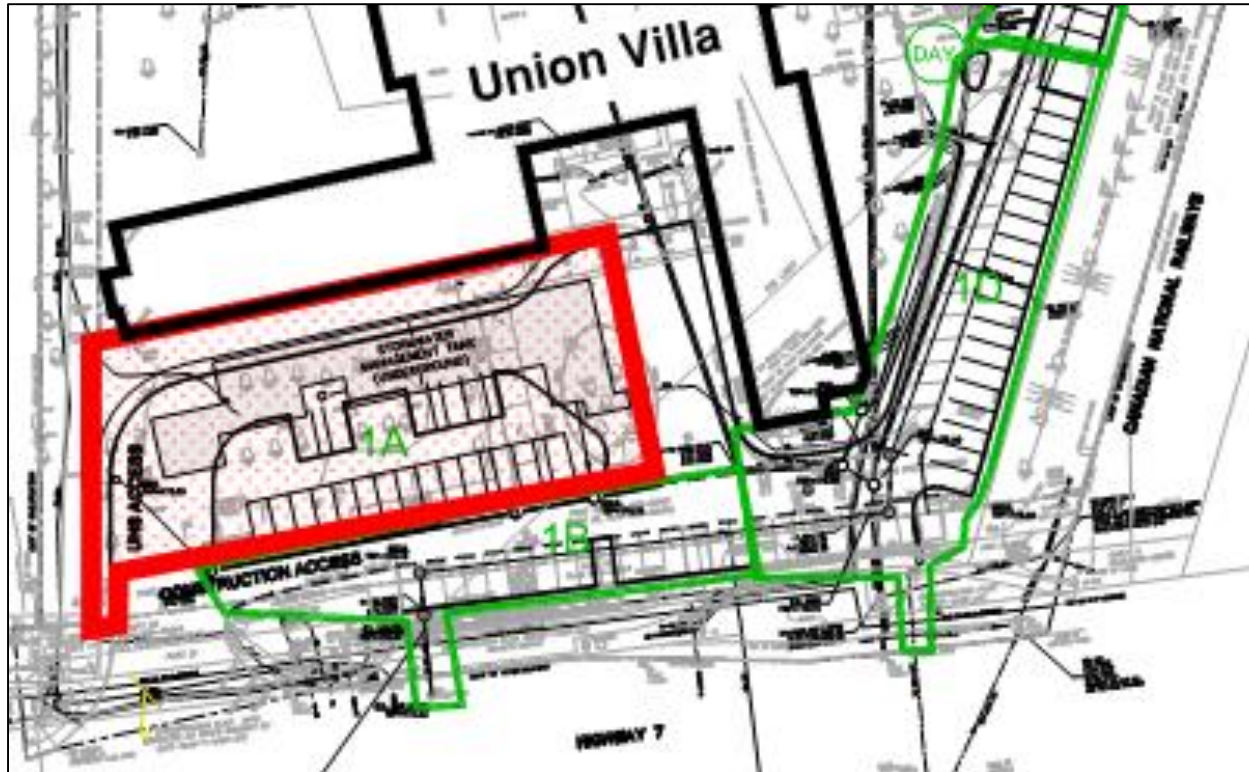
UHS Parking Lot Improvements



Work Scheduled for Completion in 2019

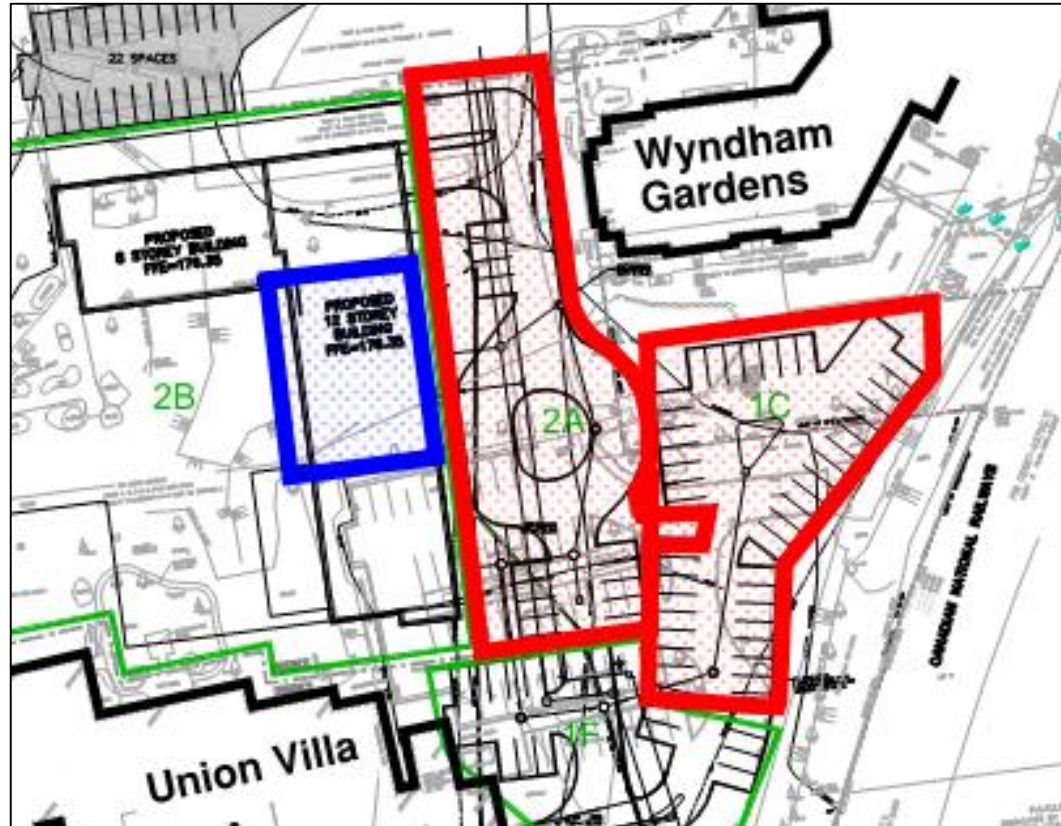
- **Staff Parking Lot**
 - South of Wyndham Gardens
 - Ensure Parking Lot is operational for remaining work
- **Cultec Installation & Entrance Reconfiguration**
 - Access to be maintained throughout entrance works
- **Servicing through Region Lands**
 - Installation of services through Region lands to avoid future conflicts

UHS Parking Lot Improvements



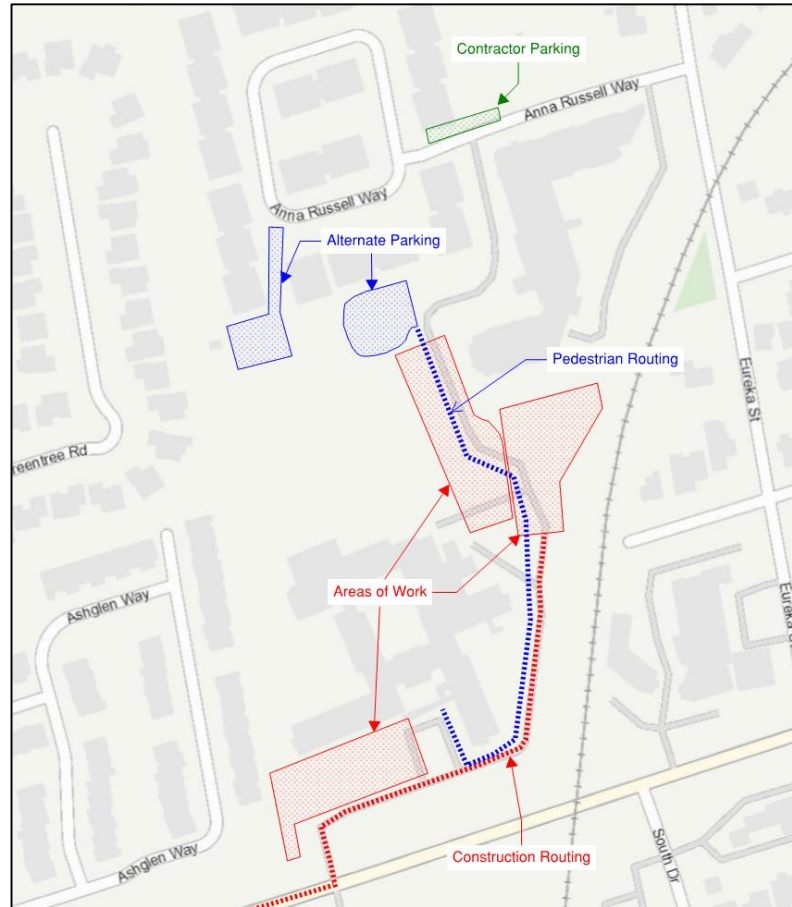
Cultec Installation & Entrance Reconfiguration

UHS Parking Lot Improvements



Servicing through Region Lands (Left) & Staff Parking Lot (Right)

UHS Parking Lot Improvements



York Region Building

- Full Building Permit submitted in August and is currently under review
 - Facilitates permission for excavation and shoring
- Earthworks and excavation start anticipated in Spring
- Work on Seniors Hub continues with Regional team
- Interior building design and detail preparation is underway
 - HYI's Woodbridge Lane nearly complete; great example of finished product







COMMUNICATIONS



Construction Notice

UNIONVILLE HOME SOCIETY CONSTRUCTION NOTICE

DATE:

- START DATE – OCTOBER 15, 2019
- EXPECTED DURATION – 10 weeks

CONSTRUCTION INFORMATION:

- **Parking Lot Construction**
 - Staff parking lot to be constructed, located directly south of Wyndham Gardens;
 - Removal of shrubs, sod, topsoil and parts of existing parking/access area;
 - Grading of new parking lot, installation/compaction of gravel base layer; and,
 - Installation of asphalt pavement, line painting and parking curbs.
- **Reconfiguration of Highway 7 driveway**
 - Extension of access north and creation of larger parking area, located directly south of Union Villa;
 - Removal of sodded area, topsoil, canopy in front of Union Villa;
 - Grading of area, installation/compaction of gravel base layer; and,
 - Installation of asphalt pavement, line painting and parking curbs.
- **Installation of underground services**
 - Installation of sanitary sewer, storm sewer and watermain throughout identified areas; and,
 - Installation of stormwater tank, located directly in front of Union Villa.
- **CONSTRUCTION ROUTING/STAGING**
 - Crews will be accessing the work areas from Highway 7 – see attached for construction routing;
 - Staging will be inside the area currently fenced off in the field located north of the Union Villa building



October 8, 2019

UNIONVILLE HOME SOCIETY CONSTRUCTION NOTICE

- Contractor Parking to be located along Anna Russell Way (4 spaces of parallel parking)

SERVICE CHANGES:

- There will be disruption to the Highway 7 access, visitor parking and staff parking from throughout the southern half of the UHS campus;
- Access to Wyndham Gardens, Heritage Village and the Senior's Community Centre should be from Anna Russell Way exclusively;
- Pedestrian access through the site will be maintained throughout construction, routing changes will be communicated on-site by contractors; and,
- Potential temporary disruptions may occur as materials and machinery are transported to and from the site itself.

IMPACTS

- No work will occur on Saturdays;
- Construction will result in noise and vibration;
 - Contractor will follow the City of Markham Noise By-law; and,
 - Vibration monitors will be installed to measure the impact of the work.

CONTACT INFORMATION:

- MINTO – Anderson Marques, amarques@minto.com or (416) 977-0777
- UHS – Julie Horne, jhorne@uhs.on.ca or (905) 477-2822 ext. 4255



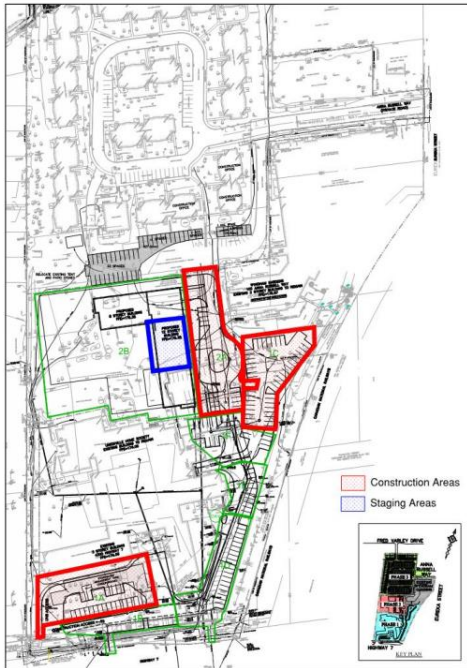
October 8, 2019



Construction Notice

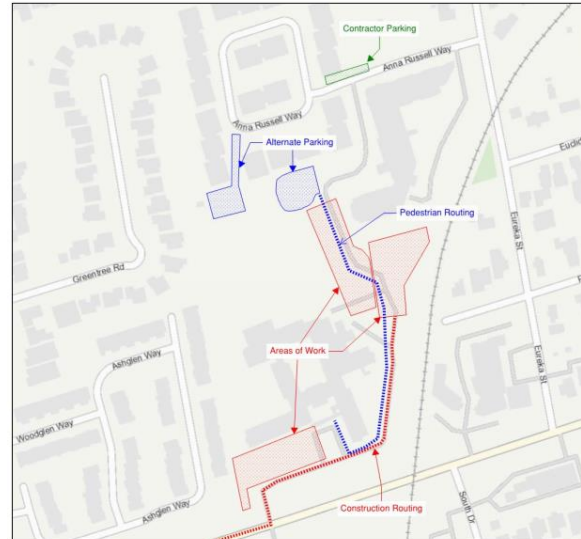
UNIONVILLE HOME SOCIETY CONSTRUCTION NOTICE

MAPS – CONSTRUCTION AREAS



UNIONVILLE HOME SOCIETY CONSTRUCTION NOTICE

MAPS – ROUTING FOR CONSTRUCTION/PEDESTRIAN ACCESS



SCHEDULE



Schedules

| Planning Approval Process | Estimated Timeline |
|----------------------------------|--------------------|
| Phase 1 – Site Plan Registration | October 2019 |
| Phase 2 – Site Plan Registration | November 2019 |

| Construction | Estimated Timeline |
|---------------------------------------|--------------------------|
| UHS Parking Lot Improvements | October 2019 – June 2020 |
| York Region Building Excavation | Spring 2020 |
| York Region Construction – Completion | Late 2022 |
| Minto Construction – Start date | Late 2022 |

QUESTIONS/COMMENTS

