

WELCOME

UNIONVILLE HOME SOCIETY REDEVELOPMENT

Community Liaison Committee Meeting

January 23, 2020



minto
Communities



Agenda

- **Introductions** – *5 minutes*
- **Site Plan Development Status** – *5 Minutes*
 - Master Site Plan
 - Phase 1 – Site Plan Agreement Registered
 - Phase 2 – Site Plan Agreement Registered
- **Construction Update** – *20 minutes*
 - UHS
 - Parking Lot and Servicing Improvements
 - Utilities Installation
 - Landscaping Works
 - York Region Campus
 - Servicing Installation
 - 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

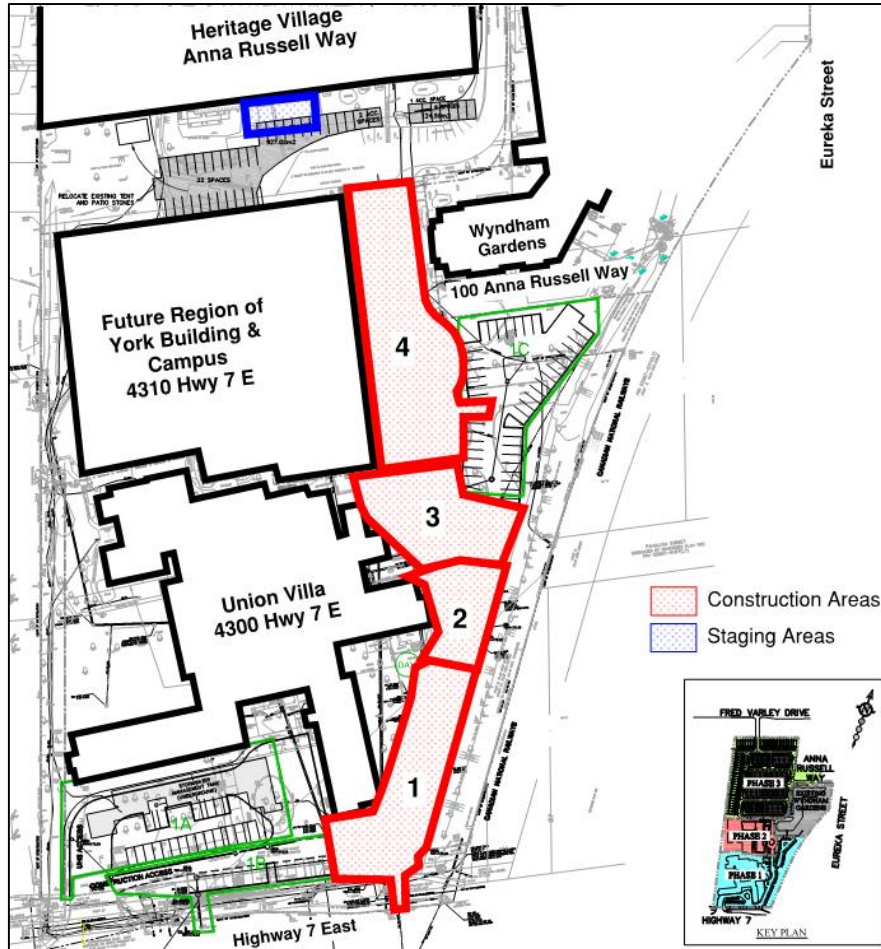


- **Phase 1: UHS Parcel**
 - Site Plan Agreement registered in October 2019
 - Construction underway and to continue in 2020. Servicing to be completed in May/June with Utilities and Landscaping to follow
- **Phase 2: York Region Parcel**
 - Site Plan Agreement registered in December 2019
 - Servicing works beginning late January
 - Region building construction to begin January 2020
- **Phase 3: Minto Parcel**
 - City of Markham reviewing Site Plan submission

CONSTRUCTION UPDATE



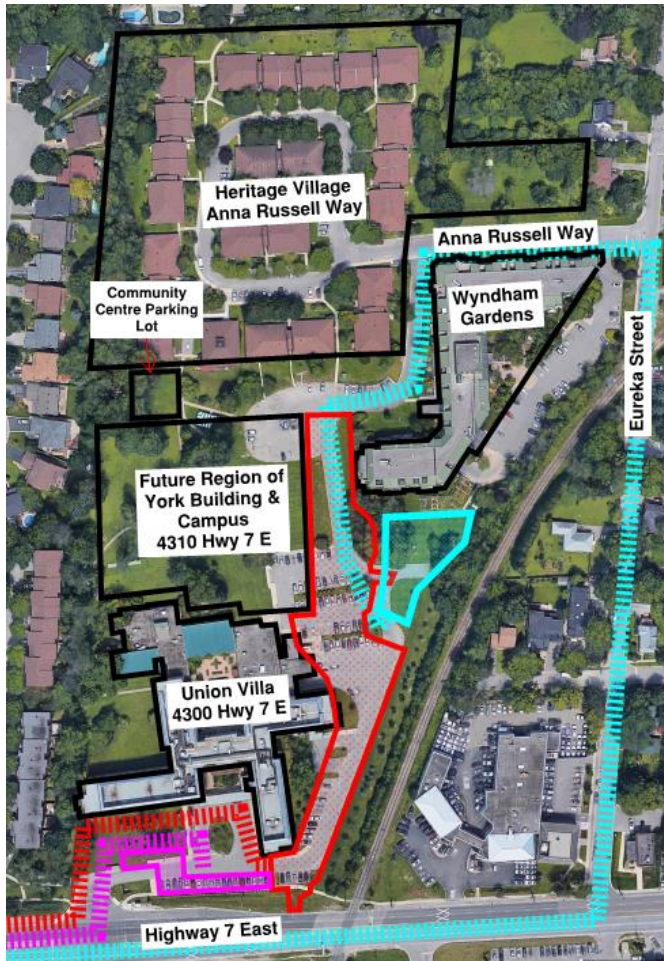
UHS Parking Lot Improvements



Work Scheduled for Completion by May

- **Areas 1 – 4: Servicing Works**
 - Installation of watermain, sanitary and storm sewers
 - Due to conflicting services, services will need to be installed one at a time so these areas will experience rolling closures
- **Front of Union Villa Building**
 - Finishing works including service connections and curb installation to occur near end of servicing program

UHS Parking Lot Improvements



	Construction Access	▨	Construction Areas
	Visitor Access	▨	Visitor Parking Spots
	Staff Access	▨	Staff Parking Lot

Campus Access During Servicing Works

- **Construction**
 - Construction crews for the servicing works will continue to access the site from Highway 7
- **Visitors**
 - Visitors to the Union Villa building will be able to access the campus from Highway 7 and use parking at the front of the building
- **Staff**
 - Due to closures along the east side of the campus, there are times when staff will need to use Eureka St and Anna Russell Way to access their parking lot

UHS Parking Lot Improvements

Transformer Installation to Service Wyndham Gardens & Future Region Building

A new transformer is required in order to separate Wyndham Gardens' service from UHS' service. This transformer will also provide the service for the Region's building.

Transformer Location

- Transformer to be located west of WG's vegetable gardens
- Transformer will measure approximately 3.3m(L)x2.2m(W)x2.3m(H)
- Minimum 2m clearance from Gardens
- Works to be completed in early summer 2020



York Region Building

- Martinway Developments Ltd. (MDL) has mobilized and is beginning to prepare for a construction start on January 27, 2020.
- MDL's site management offices are within Heritage Village Townhouse Units 13 & 14
- Vibration monitors are being installed throughout site



- Access to site will be through Eureka Street and Anna Russell Way
- Concrete and steel deliveries will begin as the work progresses

York Region Building

Schedule

- January 27th – Removal of Surface Material
- February 10th - Begin Shoring Activity
 - Includes mobilization of drill rigs and installation of caissons
- Week of February 18th – Hoarding along Anna Russell Way and Site Entry Point along Wyndham Gardens to be installed
 - Hoarding configurations will be changed to accommodate new works areas as per the approved plans

Excavation of the site will be on-going for approximately 4-5 months

COMMUNICATIONS



Construction Notice – Servicing

UNIONVILLE HOME SOCIETY CONSTRUCTION NOTICE

DATE:

- START DATE – JANUARY 20, 2020
- EXPECTED DURATION – 18 weeks (*estimated completion: mid-late May 2020*)

CONSTRUCTION INFORMATION:

- **Front of Union Villa Building**
 - Installation of parking at front of Union Villa building and installation of underground services;
 - Removal of asphalt, curbs and sodded areas in front of Union Villa;
 - Grading of area, installation/compaction of gravel base layer; and,
 - Installation of underground services, asphalt pavement, line painting and concrete curbs.
- **Driveway east of Union Village Building**
 - Reconfiguration of parking and installation of services in the driveway running along the east of the Union Villa building;
 - Removal of asphalt, curbs and underground services;
 - Grading of area, installation/compaction of gravel base layer; and,
 - Installation of underground services, asphalt pavement, line painting and parking curbs.
- **Front of Future Region Seniors' Building**
 - Installation of sanitary sewer, storm sewer and watermain in front of the future Region seniors' building.
- **CONSTRUCTION ROUTING/STAGING**
 - Crews will be accessing the work areas from Highway 7 – see attached for construction routing; and,
 - Staging will be predominantly located inside the grassed area currently fenced off southeast of the Unionville Community Centre for Seniors.

UNIONVILLE HOME SOCIETY CONSTRUCTION NOTICE

SERVICE CHANGES:

- There will be disruptions to the visitor parking on the eastern side of the Union Villa building and to the parking near the northeast of the Union Villa building;
- Staff parking will be available in the newly constructed staff parking lot south of Wyndham Gardens. Staff will be accessing the lot through Eureka Street and Anna Russell Way unless otherwise directed;
- Drop-off access to the Adult Day Program will be available throughout the works, however, please account for delays due to construction in the area;
- Access to Wyndham Gardens, Heritage Village and the Community Centre should be from Anna Russell Way exclusively;
- The parking lot southwest of the Community Centre is for the exclusive use of the Community Centre users;
- 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

- Due to conflicts in the underground services along the east side of the Union Villa building, the work will be sequenced with rolling closures and several passes from south to north will be required to complete the work. Impacted users will be informed of changes throughout construction.
- One access to the Staff Parking Lot will always be maintained.
- Construction will result in noise and vibration;
 - Contractor will follow the City of Markham Noise By-law; and,
 - Vibration monitors have been installed to measure the impact of the work.

CONTACT INFORMATION:

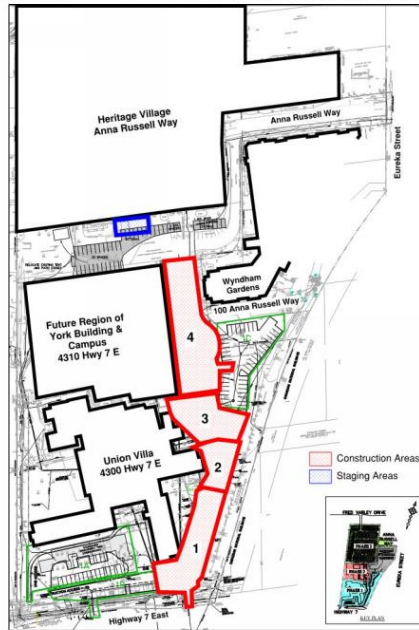
- MINTO – Anderson Marques, amarques@minto.com or (416) 977-0777
- UHS – Julie Horne, jhorne@uhs.on.ca or (905) 477-2822 ext. 4255
- For clarification on daily access routes, please contact the number below. This number will contain a message informing callers which access to the campus will be open.
 - Access Route Line: (416) 819-0102

Construction Notice - Servicing

UNIONVILLE HOME SOCIETY CONSTRUCTION NOTICE

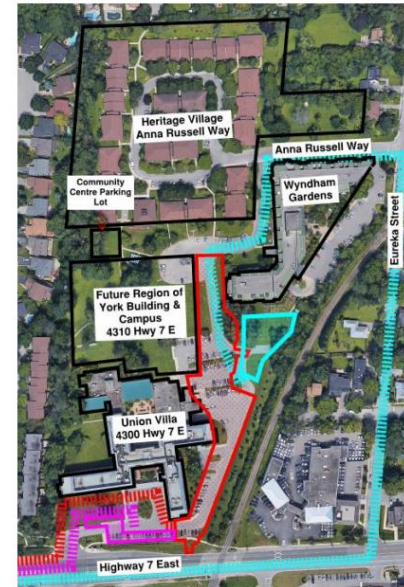
MAPS – CONSTRUCTION AREAS

*The 4 Construction Areas below will experience rolling closures. Traffic control workers will assist users with navigating the site when changes occur.



UNIONVILLE HOME SOCIETY CONSTRUCTION NOTICE

MAPS – ROUTING AND PARKING FOR CAMPUS USERS



- | | | | |
|--|---------------------|--|-----------------------|
| | Construction Access | | Construction Areas |
| | Visitor Access | | Visitor Parking Spots |
| | Staff Access | | Staff Parking Lot |

Construction Notice – York Region

YORK REGION AFFORDABLE HOUSING BUILDING CONSTRUCTION NOTICE- SITE EXCAVATION

DATE:

START DATE – Week of January 27, 2020

EXPECTED DURATION OF THIS PHASE – Approximately 4-5 months (May 2020)

**FURTHER TO THE NOTICE OF JANUARY 13
PLEASE BE ADVISED OF ADDITIONAL ACTIVITY AT THE YORK REGION SITE**

CONSTRUCTION INFORMATION:

York Region Building Excavation Is Starting:

- York Region's contractor Martinway has mobilized and is beginning construction the week of January 27, 2020.
- Removal of soil and grass will begin first, and shoring activity will begin the week of February 10, 2020.
- Protective plywood hoarding will soon be installed along Anna Russell Way and Wyndham Gardens.
- Some of the existing fencing around the site perimeter will be relocated to allow for construction activity; this will require some UHS parking changes.
- Residents can expect to see increased truck activity as the work progresses.

CONSTRUCTION ROUTING/STAGING:

- Construction traffic will be accessing the site from Eureka St. and Anna Russell Way (see attached map for more detail).

SERVICE CHANGES:

- UHS Staff will be directed to park in the newly constructed staff parking lot south of Wyndham Gardens. Staff will enter the lot from Eureka Street and Anna Russell Way.
- Anna Russell Way will continue to service Wyndham Gardens, Heritage Village and the Community Centre.
- There will no longer be car access between the Unionville parking lot and Anna Russell Way.
- Potential temporary traffic disruptions may occur as materials and machinery are transported to and from the site.

IMPACTS:

- The excavation phase will cause increased noise, vibration and traffic; Martinway and York Region will be taking measures to reduce these impacts whenever possible.
- Vibration monitoring is on site at all times, and noise activity must comply with the City's by-law.

CONTACT INFORMATION:

- Martinway has offices on site (Unit #13/#14 Heritage Village).
- York Region will also have an office on site beginning in the Spring.
- Martinway - Mauro Maurati, 416-936-3276 mauro@martinwaycontracting.com
- York Region - Melissa McEnroe, 1-877-464-9675 ext. 72049 melissa.mcenroe@york.ca

YORK REGION AFFORDABLE HOUSING BUILDING CONSTRUCTION NOTICE- SITE EXCAVATION

MAPS – ROUTING AND ACCESS



SCHEDULE



Schedules

Construction	Estimated Timeline
UHS Parking Lot Improvements and Servicing Works	October 2019 – June 2020
UHS Parking Lot Utility Installation	June 2020 – July 2020
UHS Campus Landscape Installation	September 2020 – November 2020
York Region Building Construction	January 2020 – Mid 2023
York Region Building Excavation	February 2020 – Summer 2020
York Region Building – First Occupancy	Late 2022
Minto Construction – Start date	Early 2023

QUESTIONS/COMMENTS

