

WELCOME

UNIONVILLE HOME SOCIETY REDEVELOPMENT

Community Liaison Committee Meeting

March 30, 2016



Agenda

- Review of Public Consultation Sessions
 - January 6, 2016 Community Information Session
 - January 13-15, 2016 Design Charrette
- Site Plan Development
- Updates
 - Construction Management
 - Region of York
 - UHS

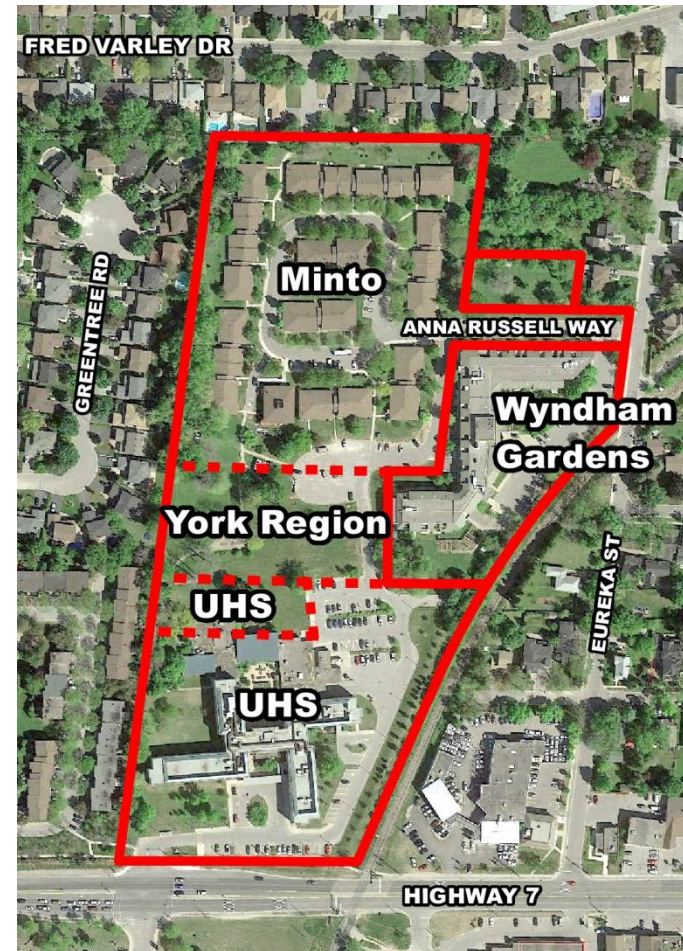
COMMUNITY INFORMATION SESSION: JANUARY 6, 2016

REVIEW



Redevelopment Program

- **York Region:** 2-3 acre parcel with approx. 200 affordable apartment housing rental units for seniors
- **UHS:** 1 to 2 acre parcel for a future expansion
- **Minto:** the residual lands will be redeveloped for residential uses



Constraints



Overall Project Timeline

- Zoning By-law Amendment and Site Plan Approval

Planning Approval Process	Estimated Timeline
Pre-Consultation Meeting	End of January 2016
Application Submission	April 2016
City Statutory Public Meeting	Summer/Fall 2016
Development Services Committee (DSC) Recommendation Report	December 2016
City Council Approval	December 2016

Construction	Estimated Timeline
York Region Construction Period for Seniors Building	January 2018 -December 2019
Occupancy of Seniors Building and Relocation of Heritage Village Occupants	January- December 2019
Minto Construction Period	January 2020- December 2021

DESIGN CHARRETTE: JANUARY 13-15, 2016

REVIEW



Information Session 1

- **Stakeholder Presentations from:**
 - City of Markham
 - Housing York Inc.
 - Minto
 - Torti Gallas and Partners
- **Design Principles**

CONCEPT DESIGN PRINCIPLES

Conceive the site plan in an open and transparent process.



Collaborate with The Region, UHS, and Wyndham Gardens and surrounding community to create a unified neighbourhood plan.



Maximize street connectivity to create a neighbourhood that is a seamless extension of the Village of Unionville.



Create a neighbourhood of walkable streetscapes, mews, and parks (quality public realm).



Information Session 1

CONCEPT DESIGN PRINCIPLES

Transition the massing of buildings over the site to relate in scale to the surrounding context.



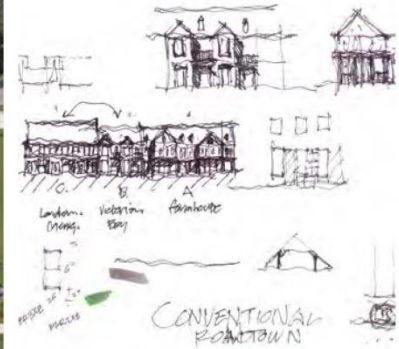
Seek to provide a shared community venue to replace the existing community centre, a central place for the larger community.



Provide a neighbourhood scaled park that serves to unify the different communities on the site.



Provide a rich and varied residential program to accommodate a broad market segment.

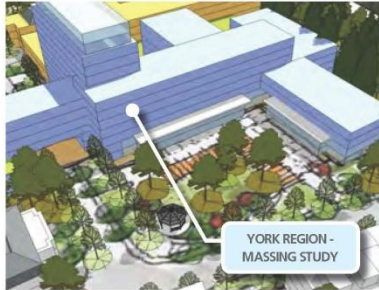


Craft the style or language of the building designs to compliment the existing context.



Information Session 2

3D MODELLING INTEGRATED WITH SURROUNDING CONTEXT



Design Charrette – Visioning Plan

- **Unionville Home Society:**
 - 100 Assisted Living Beds
 - 125 Parking Spaces
 - Amenity/Program
- **York Region Program:**
 - 250 Independent Living Apartments
 - Tenant Amenity/Program
 - 250 Parking Spaces
 - Replacement Community Centre
- **Minto Program:**
 - 170-220 units
 - Front Loaded Town Houses
 - Rear Loaded Town Houses
 - Back-to-Back Towns
 - Urban Towns



SITE PLAN DEVELOPMENT



Conceptual Site Plan

- **Minto**
 - Access
 - Unit Mix/Type
 - Proposed Interface with Community
- **Region of York**
 - Building Shape and Height
 - Parking
 - Community Centre/Parkette



UPDATES



Construction Management

- **Site Access**
- **Construction Parking**
- **Site Containment**
- **Crane Operation**
- **Noise**
- **Pre-Construction Survey**
- **Mud/Dust Control**
- **Community Liaison Official**
- **Site Security**
- **Staging Plan**
- **Construction Offices**

Updates

- **Region of York**
- **UHS**

Next CLC Meeting

- June 27, 2016

Contact Information

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