

MEMORANDUM

To: Directors of Housing York Inc. Board

From: Kathy Milsom, General Manager

Date: May 20, 2021

Re: Housing York Inc. Activity Update

COVID-19 precautions continue to be incorporated in all aspects of Housing York Inc. activities

Housing York Inc.'s (HYI's) services continue with modifications to ensure the safety of residents, employees and contractors. Employees and contractors follow Regional screening protocols. Where it is feasible to do so, resident and applicant services are provided virtually or through contactless business processes. Residents are screened before any in-suite work is completed. Employees use personal protective equipment appropriate to their work. Personal protective equipment protocols and training are routinely updated in consultation with the Region's employee health experts. Enhanced cleaning continues in the buildings and resident common rooms remain closed to support physical distancing. HYI continues to monitor and adapt to the evolving COVID-19 situation.

Housing York Inc. participated in mobile vaccine clinics for seniors

As reported in April 2021, Public Health identified social housing seniors' communities as a priority for mobile vaccination clinics. Early in the planning process, Public Health asked social housing providers with seniors' buildings, including HYI, to provide demographic information about their residents.

In late March and early April, mobile clinics were held in seniors' social housing communities, selected based on a number of factors including:

- Number of residents aged 80+ and 65+
- Location in an area identified as a hot spot
- Location in a Regional area that has been highlighted as part of Public Health's Equity Framework

Eleven of HYI's seventeen seniors' buildings were selected for a Public Health vaccination clinic. HYI supported the mobile clinics by:

- Setting up the common rooms to ensure vaccine stations were appropriately distanced
- Coordinating resident appointments and informing Public Health of the number of vaccine appointments booked
- Bringing residents to common rooms in an efficient and controlled manner, ensuring that residents followed COVID-19 protocols
- Facilitating in-suite vaccination for the few residents whose health conditions were such that they could not come to the common room

The HYI team included employees who were able to assist with translation for residents who spoke Russian, Italian or Mandarin.

Just over 200 HYI residents over the age of 65 received their first dose of the [Moderna COVID-19 vaccine \(mRNA-1273\)](#) at a mobile Public Health clinic in HYI building.

The Region's Paramedic and Seniors Services team also provided vaccine clinics for eligible residents in the three HYI buildings participating in the Community Paramedicine program. In all, only three HYI seniors' buildings did not have an on-site vaccination clinic.

York Region Transit new On-Request service available to five Housing York Inc. communities in the Town of Newmarket

Due to low ridership during the COVID-19 pandemic, a number of York Region Transit services have been suspended or reduced to align service level with demand. Five HYI buildings in the Town of Newmarket, previously served by Bus Route 520/521, now have access to an on-request service. Beginning May 3, 2021, on weekdays from 7 a.m. to 3 p.m., residents can call York Region Transit or use the Mobility On-Request app to book their trip. A York Region Transit marked vehicle will take travellers to any address in the service area.

The five HYI locations are:

- Founder's Place
- Fairy Lake Gardens
- Armitage Gardens
- Heritage East
- Tom Taylor Place

Notices were distributed at the HYI locations to inform residents of the change.

Housing York Inc. residents are helping the environment and charities with waste diversion program

HYI works with the Region and local municipalities to encourage residents to participate in waste diversion initiatives. Waste diversion posters and education materials are placed in HYI garbage rooms in four different languages to encourage proper sorting of waste, organics and recycling materials. Regional initiatives, such as electronic recycling days, are also posted in the newsletter, HYI Community News.

The most recent initiative is a partnership with Diabetes Canada. Textile donation bins are provided at 10 HYI properties to encourage residents to donate unwanted clothing and household linens instead of throwing these textiles in the garbage. Diabetes Canada sells the donated materials to Value Village locations across York Region and uses the funds for diabetes research, education, programs and services.

HYI residents donated over 52,000 lbs of textiles in 2020, supporting Diabetes Canada and diverting materials from landfill.

Fairy Lake Garden in the Town of Newmarket exterior renovation project survey results

HYI surveyed residents to gather feedback on the exterior renovation project that was completed last year at Fairy Lake Gardens in the Town of Newmarket. The two-year project included the replacement of balcony railings, new exterior doors and windows, cladding enhancements (changing the colour of the exterior building) and upgraded landscaping. The project significantly impacted residents, resulting in temporary loss of balcony access and required contractors to enter their homes. The final stages of the work were completed with COVID-19 protocols in place. HYI worked closely with contractors throughout the project to mitigate resident impacts. At the conclusion of the project, COVID-19 gathering restrictions prevented HYI from holding a resident appreciation event. Instead, HYI provided a small thank you gift bag to each resident household.

Overall, the survey results were very positive. Almost half of the building's residents responded to the survey and, of these, 92% were satisfied or very satisfied overall with the project. Below are a few resident comments:

- "It is a pleasure to look out my new windows. I feel like I am in a larger apartment."
- "The outside paint looks great from the street ... The balcony is a big improvement."
- "General public is pleased. Received comments and compliments. My friends want to live here!!! Well done!"

Housing development updates

Maplewood Place, City of Richmond Hill – balcony repairs and railing replacements

Maplewood Place is a seven-story building consisting of 80 seniors' apartments located in the City of Richmond Hill. Construction on balcony repairs and railing replacements began in May. The work includes the removal and replacement of damaged concrete and reinforcement steel. All balcony surfaces will have a new water-proofing membrane applied. New aluminum railings with glass inserts will be installed. All work is being performed from the exterior and access through the units is not required. Resident balcony contents are temporarily moved and placed into on-site storage during the construction stage. Regular resident communications is being issued throughout the construction to advise residents of construction activities and timelines. The new balcony replacements will give the building a clean, updated appearance and offer the residents a safe and secure balcony area. The work is anticipated to be completed by December 2021.

Unionville Commons, City of Markham – ongoing construction work

Martinway Developments Limited, the general contractor for this project, continues to progress with work on the ground floor and parking garage roof area. Building foundations and foundation walls, including waterproofing, have been completed. All site services have been installed through foundation walls. The construction of the slab on grade for the lower parking level P2 and construction of suspended slab at level P1 have been completed. Construction of the ground floor slab and garage roof slab is complete. Ground floor column and wall construction is complete while the second floor slab construction is underway. Stairs and elevator shaft have been installed up to the second floor.

Stouffville Affordable Housing Development, Town of Whitchurch-Stouffville – architectural and engineering work has begun

Architectural and engineering design services are underway by TCA/Thier + Curran Architects Inc. The construction tender package is expected to be issued in the summer of 2021.

Sutton Youth Shelter, Town of Georgina – interior renovations

Sutton Youth Shelter provides emergency and transitional housing including various supports and programs. The facility consists of 16 emergency beds and 10 transitional beds, including a common dining area, kitchen, and lounge, drop-in centre and indoor and outdoor recreation space.

Interior renovations began in June, which include new laundry and washroom facilities, renovations to suites, upgrades to the existing bedrooms, kitchen renovations and upgrades to the gym area, including new flooring and storage area. The construction work will be completed in phases to allow the site to remain fully operational during construction. The work is expected to be complete in December 2021.

Transitional Housing, Town of Georgina – construction to begin this summer

Design of the transitional housing and site improvements is complete, with the drawings submitted to the Town of Georgina for permits. The design includes eight new transitional housing units that are funded from the Province of Ontario's Social Services Relief Fund. Overall site improvements, such as the parking lot and landscaping, that will benefit the overall site including the existing building, will be funded by HYI. An invitational competitive bid has been issued, and the contract will be awarded in June. On-site construction is expected to begin shortly after, with completion by the end of the year.

Transitional Housing, Town of East Gwillimbury – construction to begin this summer

A public information centre was held in April with approximately 20 attendees. Attendees had questions and comments regarding the program as well as the building design, with overall support for the project. Proposals for the project were received from two reputable prefabricated builders, and a letter of intent has been signed with R-Hauz Solutions, the builder that provided the most competitive price. Design of the 16 unit facility is well underway with on-site construction to begin in the summer, and completion by the end of the year.

Men's Emergency and Transitional Housing, Town of Aurora – public engagement is planned in June

On May 4th, Regional team members presented the proposed site for the new men's emergency and transitional housing to Aurora Council. This facility will replace Porter Place, the current men's emergency housing facility in the Town of East Gwillimbury, as it is reaching the end of its useful life. The new facility is planned to be co-located with one of the Region's pumping stations that will be located at 14452 Yonge Street in the Town of Aurora. A public information centre is planned for June 24th. Planning application and design of the project will commence this year, with construction anticipated to begin in spring 2023, after the pumping station is constructed.



Kathy Milsom
General Manager

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