



**FOR INFORMATION**

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To: Directors of Housing York Inc. Board  
Meeting Date: May 15, 2025  
From: Karen Antonio-Hadcock  
General Manager, Housing York Inc.  
Re: Housing York Inc. Activity Update

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This report highlights Housing York Inc. (HYI) activities from January 24, 2025 to May 14, 2025 to advance the priorities in Building Better Together: Housing York Inc.'s [2021 to 2024 Strategic Plan](#). Full progress reporting will occur in June 2025. Planned actions in the [2025 Business Plan](#) continued to trend in the desired direction.

Work is underway to develop the 2025 to 2028 HYI Strategic Plan, with a draft plan to be presented to the Board for consideration in June 2025.

## **STRATEGIC PRIORITY 1: EXPANDED HOUSING PORTFOLIO**

York Region, as Service Manager for community housing, continues to advance the development and construction of new housing that will be owned and operated by HYI.

### **Construction of Mosaic House in the Town of Whitchurch-Stouffville is wrapping up and first residents welcomed into their homes**

In Q1 of 2025, Mosaic House reached a significant milestone with the Town of Whitchurch-Stouffville granting occupancy. This marks HYI's second building in the Town, offering 97 apartments, including one, two and three bedroom units for seniors, families and individuals.

By mid-March, HYI welcomed the first residents, offering building tours and distributing welcome packages with essential household items and information on York Region services. By the end of April, over 90% of the building was occupied, with remaining move-ins continuing through June, including two units reserved for partner community agencies.

Mosaic House offers both subsidized and market rental housing options. Seventy percent of the units are subsidized and available through the Region's centralized waitlist, with monthly rents ranging from \$390 to \$1,787. The remaining units, with market rents between \$2,050 and \$2,950 per month, will help offset operational costs.

In May, the Town of Whitchurch-Stouffville Council and HYI Board toured the new facility, showcasing the community lounge and rooftop patio. Landscaping, rooftop patio, and final

deficiency work are currently underway, with construction expected to be fully completed by June 2025.

The future commercial ground floor space will have Regional services for the Town, including services to the public and a vaccine distribution centre for various clinics across the Region and is anticipated to be completed by Q1 2026.

### **Box Grove in the City of Markham community housing ramping up for construction commencement**

York Region continues to advance Box Grove Community Housing development. The site plan application was resubmitted in April with full site plan approval expected in Q3 2025. A total of six contractors have been prequalified to construct the development with construction tender targeted for release in Q3 2025.

Following the authorization of York Region Council on [January 30, 2025](#), the application to Canada Mortgage and Housing Corporation's Affordable Housing Fund for Box Grove in the City of Markham, was submitted on March 21, 2025. Staff continue to engage with the City of Markham to explore funding opportunities through their Housing Accelerator Fund allocation.

### **62 Bayview Parkway in the Town of Newmarket nearing complete application stage**

York Region continues to advance 62 Bayview Parkway Community Housing development. The Official Plan and Zoning Bylaw Amendment application was resubmitted in response to Town of Newmarket and agency comments. It is expected that the application will be deemed complete by May 2025, with a statutory Public Meeting to be scheduled afterwards.

The Region will host a Public Information Centre in advance of the Town's Public Meeting. Newmarket Town Council will consider the application after the Public Meeting is held. Official Plan and Zoning Bylaw amendment approvals are expected to be complete in Q3 2025. The Region plans to apply for senior government funding to support the project through Canada Mortgage and Housing Corporation's Affordable Housing Fund in Q3 2025. The application will be submitted after planning approvals are secured and required construction cost estimate is available.

## **STRATEGIC PRIORITY 2: INCLUSIVE COMMUNITIES AND SUCCESSFUL TENANCIES**

This strategic priority recognizes successful tenancies involve feeling connected to the community, having access to essential resources and consistently paying rent on time. This means working with community partners to provide the right services at the right time, and building inclusive communities so all residents feel safe, welcome and at home.

## **Bringing fresh food home: Housing York Inc. partners with York Region Food Network**

HYI is partnering with York Region Food Network to pilot onsite affordable fresh food markets in four HYI communities. This innovative mobile fresh food market aims to enhance community engagement and improve resident well-being by bringing healthy, fresh, and affordable fruits and vegetables directly to residents.

The fresh food markets began in March and saw excellent community turnout, with many items selling out quickly.

Markets will be held twice per month at Heritage East and Mulock Village in the Town of Newmarket, Lakeside Residences in the Town of Georgina, and Springbrook Gardens in the City of Richmond Hill.

## **Local Enhancement and Appreciation of Forests tree planting at Housing York Inc. sites**

HYI is proud to partner with Local Enhancement and Appreciation of Forests (LEAF) and York Region Forestry to bring tree planting and stewardship programming directly to HYI communities and support the Region's [Greening Strategy](#) goals.

This initiative focuses on increasing the tree canopy at HYI buildings while engaging residents in the care and maintenance of newly planted native trees.

Tree planting events took place in April at Orchard Heights Place in the Town of Aurora, Dunlop Pines and Rose Town in the City of Richmond Hill, and Kingview Court in the Township of King.

Turnout was strong across sites, with residents actively participating in the planting activities. At select locations, LEAF provided Russian-language interpretation to support residents who speak Russian as a first language. Residents joined LEAF for planting demonstrations and learned how to care for the newly planted trees. Participating residents were also invited to join tree care teams, receiving training, watering equipment and guidance to support the trees during their critical early years.

## **Collaborating with local municipal programs and expanding partnerships with community agencies**

HYI's partnerships team welcomed the opportunity to present to local municipal community services department heads at the Commissioner's Local Municipal Table on March 28, 2025. This engagement aligns with feedback received during the HYI Strategic Planning Workshop, emphasizing the importance of connecting HYI residents to free, low-cost or subsidized programs offered by local municipalities.

Followup discussions are in progress to explore ways to raise awareness of municipal programs within HYI communities, and, if appropriate, to host such programs within HYI communities to better serve residents.

HYI remains committed to fostering collaborations with all local municipalities to improve residents' access to valuable community programs.

Additionally, HYI successfully expanded partnerships with two community agencies at no cost:

- **Carefirst:** Preventative health programming for seniors, currently delivered at Unionville Commons in the City of Markham, has now been extended to Elmwood Gardens in the Town of Whitchurch-Stouffville and Mackenzie Green in the City of Richmond Hill.
- **Play Forever:** Expanded their delivery of seniors activity and wellness programs to include the Richmond Hill Hub in the City of Richmond Hill.

### **STRATEGIC PRIORITY 3: FINANCIAL SUSTAINABILITY**

HYI's long-term financial sustainability is critical to ensure individuals, seniors and families have access to high-quality affordable housing now and in the future. This strategic priority recognizes sustainability comes from strong life-cycle value for buildings, efficient operations and finding new ways of funding developments, as financial resources may become increasingly limited.

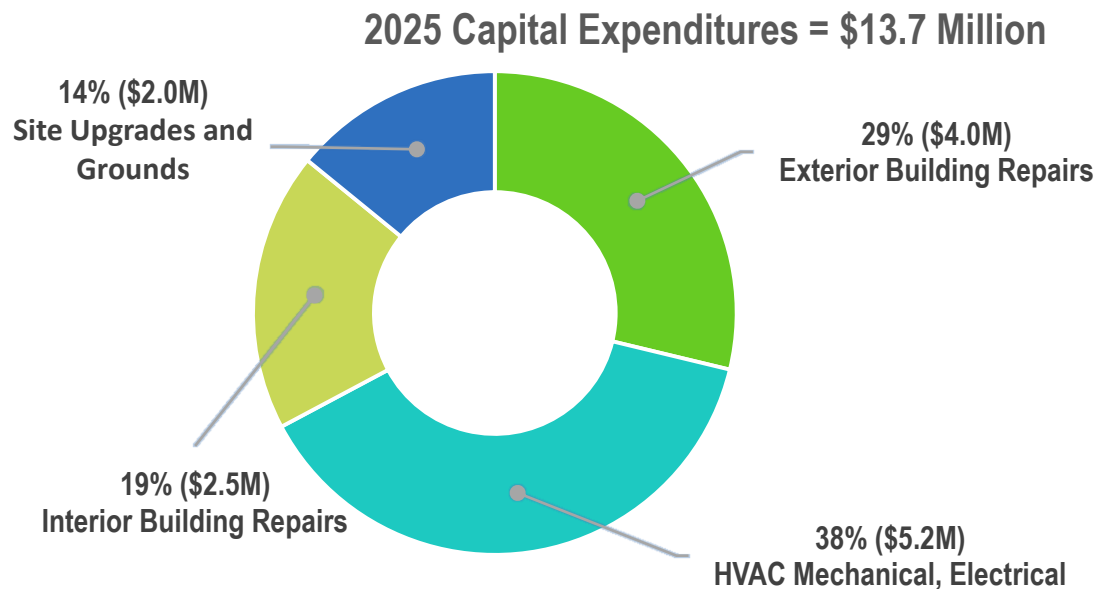
#### **Capital renewal of Housing York Inc. buildings ensure the existing portfolio remains in state of good repair**

In [September 2024](#), the HYI Board of Directors approved an annual capital renewal budget of \$13.7M for the 2025 fiscal year. Expenditures in Q1 2025 were \$2.3M aligning with the year-to-date expenditure forecast. Housing Services staff have planned additional projects based on asset management needs to optimize capital renewal spending. The additional projects will be implemented should existing projects come in under budget or if material lead times result in lower than forecasted expenditure.

Capital renewal budget breakdown was updated from the budget submission to reflect the latest studies by engineers and architects.

Figure 1 shows the 2025 capital renewal budget breakdown by category.

**Figure 1**  
**2025 Capital Renewal Budget Breakdown**



**Capital renewal of Housing York Inc. buildings is progressing as planned with Q1 budget spent at \$2.3 million, constituting 17% completion of overall plan**

Tables 1 and 2 in Appendix A summarize ongoing, recently completed and planned capital renewal work for 2025.

For more information on this memo, please contact Karen Antonio-Hadcock, General Manager, Housing York Inc., at 1-877-464-9675 ext. 72088. Accessible formats or communication supports are available upon request.

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May 2, 2025

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Appendix A – On Going, Recently Completed and Planned Capital Renewal Projects

## APPENDIX A

**Table 1**  
**Ongoing, Recently Completed, Capital Renewal Projects**

Location	Scope	Start Date	End Date	Status (Completed, In Construction, Design, Tender)
Brayfield Manor Town of Newmarket	Upgrades to sanitary pumping station	Mar 2024	May 2025	Completed
Northview Court Town of Georgina	Window and patio door replacement	May 2024	Apr 2025	Completed
Evergreen Terrace City of Richmond Hill	Window, exterior and balcony door replacement	Aug 2024	Apr 2025	Completed
Fairy Lake Gardens Town of Newmarket	Fin tube hydronic baseboard replacement	Aug 2024	Apr 2025	Completed
Fairy Lake Gardens Town of Newmarket	Generator replacement	Aug 2024	Feb 2025	Completed
Rose Town City of Richmond Hill	Window and patio door replacement	Aug 2024	Apr 2025	Completed
Lakeside Residence Town of Georgina	Roof replacement	Oct 2024	Apr 2025	Completed
Orchard Heights Town of Aurora	Kitchen refurbishment	Oct 2024	Jun 2025	In Construction
Fairy Lake Gardens Town of Newmarket	Domestic hot water boiler replacement	Nov 2023	Oct 2025	In Construction
Founders Place Town of Newmarket	Make-up air units replacement	Aug 2024	May 2025	In Construction
Northview Court Town of Georgina	Window, exterior and balcony door replacement	Aug 2024	Jun 2025	In Construction
Oxford Village Town of East Gwillimbury	Window, exterior and balcony door replacement	Aug 2024	Jun 2025	In Construction

Location	Scope	Start Date	End Date	Status (Completed, In Construction, Design, Tender)
Blue Willow Terrace City of Vaughan	Hot water storage tanks and HVAC pump replacement	Nov 2024	Sept 2025	In Construction
Keswick Gardens Town of Georgina	Parking lot storm water upgrades	April 2025	June 2025	In Construction
Brayfield Manor Town of Newmarket	Site landscaping upgrade	Oct 2024	June 2026	Design
Hadley Grange Town of Aurora	Bathroom fixtures and domestic water distribution valves replacement	Dec 2024	Jun 2026	Design
Sutton Youth Shelter Town of Georgina	Hydronic boiler, packaged a/c replacement and electrical upgrades	Mar 2025	Aug 2026	Design
Glenwood Mews Town of Georgina	Channel restoration	Sep 2025	Dec 2025	Design
Orchard Heights Town of Aurora	Electrical upgrades	Apr 2024	Dec 2025	Tender
Evergreen Terrace City of Richmond Hill	Kitchen and bathroom refurbishment	May 2024	Sep 2026	Tender
Rose Town City of Richmond Hill	Make-up air unit replacement	May 2024	Dec 2025	Tender
Northview Court Town of Georgina	Make-up air unit replacement	May 2024	Dec 2025	Tender
Keswick Gardens Town of Georgina	Adult day program - renewal of outdoor space	Jun 2024	Dec 2025	Tender
Various HYI Locations	Automatic door operators upgrade for aging-in-place	Nov 2024	Dec 2025	Tender
Dunlop Pines City of Richmond Hill	Electrical upgrades	Jul 2024	Jan 2026	Tender

**Table 2**  
**Planned Capital Renewal Projects**

Location	Scope	Anticipated Start Date	End Date	Status
Pineview Terrace Town of Georgina	Unit breaker panels, electrical heaters and thermostats replacement	May 2025	Nov 2026	Planning
Porter Place, Town of East Gwillimbury	Variance building repairs, HVAC replacement and sanitary system upgrade	May 2025	Dec 2026	Planning
Heritage East Town of Newmarket	Garage, foundation walls and exit stair repairs	Jun 2025	Dec 2026	Planning
Heritage East Town of Newmarket	Led lighting retrofit	Jun 2025	Dec 2026	Planning
Passage Place, Town of East Gwillimbury	New emergency power	Jul 2025	Aug 2027	Planning
Founders Place Town of Newmarket	Retaining wall rehabilitation	Jul 2025	Oct 2025	Planning