



Office of the Commissioner  
Housing York Inc.  
Community and Health Services Department

## MEMORANDUM

To: Directors of Housing York Inc. Board  
From: Rick Farrell, General Manager  
Date: August 28, 2019  
Re: Housing Operations Activity Update

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This Housing Operations update highlights Housing York Inc. (HYI) activities that have taken place over the summer.

### **Keeping Housing York Inc. Communities well maintained**

HYI is committed to the annual upkeep of its building exteriors and landscaping across its entire portfolio. HYI ensures all properties are consistently and professionally maintained in a way that makes them attractive to residents, their guests and the broader community in which they are located. From time-to-time properties require more substantive work to refresh the landscaping and replace plantings at the end of their life cycle.

When refreshing a landscape design, HYI considers a number of factors, including:

- Best practices consistent with Crime Prevention Through Environmental Design principles, for example, removing hedges that create potential blind spots
- Removing trip hazards and encouraging people to use only designated walkways and entrances, for example, eliminating informal pathways that don't meet safety standards
- Creating opportunities for residents to participate in horticultural activities, for example including raised beds or planters in the design
- Transitioning to more drought resistant plantings to reduce water consumption

This year, HYI is refreshing the landscaping at a number of properties, for example:

- Parking circle and walkway area landscaping enhancements at the Richmond Hill Hub in the City of Richmond Hill
- Renewal of flower beds at Elmwood Gardens in the Town of Whitchurch-Stouffville
- Construction of new gazebo and flower beds at Founders Place in the Town of Newmarket
- New walkway plantings and entrance area enhancements at Keswick Gardens in the Town of Georgina

### **Resident appreciation events help build and maintain Community**

Throughout the year, HYI holds events and meetings to share information with residents and provides opportunities for residents to connect with their neighbours and HYI staff. Resident appreciation barbeques is one of several ways that HYI promotes resident engagement and information awareness in a relaxed setting.

In July, HYI and 360°kids co-hosted a barbeque for residents and 360°kids youth at the Richmond Hill Hub. As part of a community building initiative, residents and staff from Genesis Place, the neighbouring non-profit housing building, were also invited to attend. York Region's Waste Diversion team was on-site to speak with residents about proper waste disposal and recycling, supply resident with reusable recycling bags and share information about the proper disposal of FOG (fats, oils and grease). The Richmond Hill Fire Department spoke to residents about fire safety. York Regional Police provided information on their diversity initiative and participation in a youth basketball tournament. Genesis Place management and some of their tenants participated in the event. The event was exceptionally well received with almost 300 attendees.

Summer resident appreciation socials were held at Lakeside Residences, Keswick Gardens and Northview Court in the Town of Georgina; Thornhill Green, Trinity Square in the City of Markham; Springbrook Gardens and Mackenzie Green in the City of Richmond Hill; Founder's Place and Fairy Lake Gardens in the Town of Newmarket; and Oxford Village in the Town of East Gwillimbury.

### **Housing York Inc. provides input to provincial housing regulation consultations**

HYI is a member of the Ontario Non-Profit Housing Association (ONPHA). In addition to providing a broad range of professional development and operational resources, ONPHA represents its more than 700 members at the provincial and federal level. In this capacity, ONPHA was invited to recommend participants to represent the housing provider perspective in the Ministry of Municipal Affairs and Housing's most recent confidential technical working groups informing proposed changes to rent-gear-to-income and waiting list regulations. As a

result, HYI was selected to participate in consultations on current regulatory proposals, including cancelling waiting list applications for applicants who refuse an offer of housing, opportunities to simplify rent-geared-to-income calculations and permitting housing providers to refuse to offer housing to an applicant who was previously evicted for criminal activity in a housing community. Descriptions of the proposed regulatory changes are provided on [Ontario's Regulatory Registry](#).

HYI's input to the process was guided by the regulatory change recommendations approved by Council in [June 2019](#). The province's willingness to engage a variety of stakeholders, including housing providers, in the refinement of technical details should result in smoother implementation of the new regulations. Overall, the regulatory changes are expected to positively impact HYI.

## **Capital Updates**

### **1. Fairy Lake Gardens, Town of Newmarket – Exterior Building Enhancements**

Work on exterior building enhancements at Fairy Lake Gardens in the Town of Newmarket began in July. The work was divided into two phases. Phase 1 is the north and west side of the building, and construction activities began in July with the removal of asbestos containing balcony slab coatings. The asbestos abatement process is expected to be completed in September. Following the asbestos removal, balcony repairs and railing replacements will be completed with window and door replacements starting in the fall of 2019. New exterior coating will complete the Phase 1 construction work near the end of 2019. All work will be completed from a swing stage and will start at floor 14 and proceed down to ground level.

Phase 2 work is on the south and east side of the building, and will follow a similar sequencing to Phase 1, with work beginning in spring 2020.

The work has a significant impact on tenants. HYI has been working closely with tenants to support them throughout the process. Prior to commencing work, tenants are kept informed of project schedules and timelines at meetings and information sessions. Staff issue regular notices, speak directly to tenants and provide updates to tenants whose units are impacted.

The project requires complete enclosure of the balcony area, so tenants cannot use their window air conditioners. HYI installed portable air conditioners in the units during the balcony work to ensure ongoing comfort for the tenants. The resident common areas are also air conditioned and residents have been gathering in these areas while work is underway. Once the project is complete, HYI will host a resident appreciation event to thank residents for their cooperation.

## **2. Heritage East, Town of Newmarket – Elevator Replacements**

Construction to replace the two elevators at Heritage East in the Town of Newmarket began April 2019 and was completed in August 2019. The scope of work included elevator cab modernization with new interiors, new controls and hoist motors including cables and safety devices. During construction, one elevator was operational at all times with each elevator out-of-service for approximately ten weeks. Prior to construction, information sessions were held to provide tenants with a project overview including timelines, construction activities and schedules.

## **3. Trinity Square, City of Markham – Bathroom Replacements**

Construction to replace 100 bathrooms at Trinity Square in the City of Markham began April 2019 and was completed in August 2019. Work included replacement of flooring, vanities, toilets, bathtubs, plumbing fixtures, electrical fixtures and accessories. The new bathrooms incorporate grab bars and the tiled floor finish provides a low maintenance and slip resistant surface for enhanced safety. Work to complete each bathroom took approximately four working days, with bathroom plumbing fixtures being operational by the end of the first working day. Tenant information sessions were held to provide tenants with a project overview including timelines, construction activities and schedules. Each tenant received advance notice prior to any work starting in their unit, allowing them time to make alternate arrangements during construction.

## **4. Woodbridge Lane, City of Vaughan – Construction Wrapping Up**

Work at Woodbridge Lane has been progressing over the summer. Staff have been busy working with the contractor, inspecting each unit to ensure they are in good shape for turnover. The building will be substantially complete in September, with small finishing work wrapping up over the next couple of months. The project remains on budget with a transition from construction to operations planned in November 2019.

## **5. National Housing Co-Investment Fund Application for Whitchurch-Stouffville Affordable Housing Development**

The National Housing Co-Investment Fund provides \$13.2 billion in low-cost loans and capital contributions over 10 years to create new or repair existing affordable housing that covers a broad range of housing needs. There are two streams within the National Housing Co-Investment Fund; the New Construction stream and the Housing Repair and Renewal stream. Each stream includes funding for both loans and capital contributions, with the capital contribution only available if a loan is granted.

Staff are preparing an application for HYI to the New Construction stream for the Whitchurch-Stouffville Affordable Housing Development. This stream provides loans and capital contributions to support the construction of mixed-income, mixed-tenure, mixed-use affordable housing. The Board will be updated once we have the result of the application, and Board approval would be required prior to entering into a loan agreement.

Rick Farrell  
General Manager

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