

Trillium Court – Facts at a Glance

Project Overview

Trillium Court is a social housing development located in the Town of LaSalle owned and operated by the River Park Non-Profit Housing Corporation comprised of 56 homes and one administration unit.

During the Detroit River International Crossing (DRIC) study in 2008, the Ministry of Transportation (MTO) identified the community of Trillium Court among the 900 properties required for construction of the Windsor-Essex Parkway.

At this time MTO recognized the need to replace the housing units that are currently found at the existing Trillium Court site at a new location and has agreed to work cooperatively with River Park Non-Profit Housing Corporation and the City of Windsor (as service manager) to:

- o acquire the Trillium Court property for construction of the Parkway
- o provide replacement housing units of similar size and design in the same general area as the existing Trillium Court
- o be responsible for all reasonable costs associated with planning, design and construction of the replacement housing units, and relocation of tenants to the new location
- o actively consult with River Park Board of Directors and the residents of Trillium Court during the project
- o complete all of the above in such a way as to minimize inconvenience for the residents.

What's being constructed

Description	Quantity	Approximate Square Feet
Two-Storey, Two bedroom unit	28	941 Sq.Ft.
Two-Storey, Three bedroom unit	12	11187 Sq.Ft
Two-Storey Four Bedroom Unit	6	1370 Sq. Ft.
Back-Split Three bedroom unit	6	916 Sq. Ft
Accessible Single Storey Two bedroom unit	2	1143 Sq. Ft
Accessible Single Storey Three bedroom unit, no basement	1	1286 Sq. Ft
3 Bedroom Semi detached house 1 level with basement	1	914 sq ft

Tenants Advisory Group

A Tenants Advisory Group was selected by the River Park Board of Directors to assist in the planning and design of the new Trillium Court. The Tenants Advisory Group was comprised of Trillium Court residents and met with members of MTO, Infrastructure Ontario and Archon Architect Inc. to provide comments and input on how unit designs could be improved and what features they felt residents would like to see. Feedback from the group was taken into consideration in the final design.

Energy Star Rating

The 56 families being relocated will be the first in Essex County to reside in Energy Star rated affordable housing. Trillium Court is the first social housing development in the area that will be constructed using green material and Energy Star rated appliances. Following construction completion, the new homes will be inspected to ensure the units meet the Energy Star standard.

Chronology

Date	Activity
May 2008	As a result of public review and comment, and extensive technical studies, the Windsor-Essex Parkway is presented by the Detroit River International Crossing (DRIC) study team as the Technically and Environmentally Preferred Alternative for the Ontario access road portion of a new proposed end-to-end border transportation system for the Windsor-Detroit Gateway. Trillium Court is identified as a required property.
November 10, 2008	Ontario Ministry of Transportation (MTO) meets with residents of Trillium Court to discuss the proposed route of the Windsor-Essex Parkway, leading to a new border crossing between Windsor and Detroit, and the impact this will have on Trillium Court.
June 2009	Guiding criteria for the identification of a suitable site for the new Trillium Court are established jointly by MTO and River Park. The criteria established that the proposed sites: <ul style="list-style-type: none"> o approximately equal size compared to existing Trillium Court o close proximity to the existing Trillium Court o close proximity to existing shopping, schools and transit o compliance with existing Official Plan and Zoning By-laws o readily available access and municipal services.
July 2009	MTO engages Ontario Realty Corporation (now Infrastructure Ontario) to assist in the relocation of Trillium Court.
August 2009	The City of Windsor grants approval by way of a council resolution for the relocation of Trillium Court.
Fall 2009	Market screening exercise completed to identify potential sites that satisfy the guiding criteria completed.
April 2010	Two sites in the Town of LaSalle were shortlisted as potential sites for the new home of Trillium Court. The two sites are presented to River Park and the residents of Trillium Court
April 29, 2010	Residents of Trillium Court meet with MTO and Infrastructure Ontario to learn more about the possible three sites selected for the new Trillium Court. Residents provide feedback that will be considered in the final site selection.
August 2010	Archon Architects Inc. of Windsor is selected to design the new Trillium Court.
September 2010	The preferred site is selected as the new home of Trillium Court based on the guiding criteria and feedback in April. The site is located east of Sandwich West Parkway and south of Heritage Drive near Sandwich West Park. Design of the new Trillium Court begins. All homes are designed to Energy Star standards.
Winter 2010	Tenant Advisory Group consultation meetings held to provide input on the interior and exterior design of the new homes. This groups was comprised of volunteer residents from Trillium Court.
February 8, 2011	LaSalle Town Council approves the removal of holding designation on the lands selected to construct the new Trillium Court.
February 11, 2011	A request for qualification (RFQ) of General Contractors is issued through MERX and Biddingo online tendering services to construct the new Trillium Court.

March 2011	Servicing of the new site for Trillium Court begins with utilities being installed and new road networks being established.
March 8, 2011	The RFQ closes with 12 submissions received. After a thorough review, five proponents are shortlisted.
May 20, 2011	Infrastructure Ontario issues tender documents to five shortlisted proponents identified through the RFQ process.
July 2011	Servicing of the new site is completed.
July 13, 2011	Based on the tender documents submitted by the five shortlisted proponents, the contract to construct the new Trillium Court is awarded to Oscar Construction Company Limited of Oldcastle.
July 25, 2011	Oscar Construction Company Limited of Oldcastle begins construction.

What's Next?

Oscar Construction Company Limited will continue to make progress on construction of the new Trillium Court homes. Every effort will be made to minimize the impact to the surrounding community during construction. It is anticipated that residents of Trillium Court will be relocated to their new homes in mid 2012. Residents will have access to a moving company. Details on the scheduling of the move will be communicated well in advance. After all residents have relocated, the existing Trillium Court will be demolished for the Windsor-Essex Parkway.