
Woodbridge Affordable Housing Redevelopment Information Sheet

The Regional Municipality of York is working with VanMar Constructors to redevelop an affordable housing site located on Woodbridge Avenue, near Kipling Avenue in the City of Vaughan.

The site is made up of three properties owned by Housing York Inc., which are near the end of their useful life.

The new 162 unit affordable housing building will better meet the long-term needs of the community. The six-storey building will include one, two, three and four-bedroom units (including some that are accessible) for seniors, singles, couples and families with a mix of incomes. It will also offer a street front commercial or community space and incorporate sustainable, green building practices and features that consider the natural environment.

Construction is anticipated to start in early 2017, with completion anticipated in 2019.

Building features

- On-site underground resident and commercial parking and surface visitor's parking
- Indoor and outdoor amenity and program spaces
- Indoor and outdoor children's play area
- Outdoor garden and pedestrian walkway
- Green/energy efficient building systems
- Street front commercial or community space

Status

As of September 2016, this project is in the development and planning phase. A re-zoning and site plan application has been submitted to the City of Vaughan as part of the standard municipal approval process.

Woodbridge Affordable Housing Redevelopment:

Frequently Asked Questions

Why new housing?

Affordable rental housing in York Region is in short supply. Currently, there are over 13,000 people on the social housing wait list in York Region. The average wait time is more than seven years for seniors and 12 years for families and singles.

Wait times in the City of Vaughan are among the highest in the Region. In this area, there are 583 regionally administered social and affordable housing units. Of these, only 139 are for families and singles.

How was this site selected?

In 2012, York Region began working towards the intensification of two existing properties identified for redevelopment in the City of Vaughan – 275 Woodbridge Avenue and 64 Abell Avenue. In 2013, 259 Woodbridge Avenue was purchased to enhance the development opportunity.

All three buildings have neared the end of their useful life and need substantial upgrades and investment to meet health and safety standards, and long-term needs of the community. Rather than invest in aging buildings, Housing York Inc., York Region's non-profit housing corporation, is redeveloping these properties in to a new housing community.

Why this location?

This is a good location for housing because it is conveniently located close to transit, restaurants, grocery stores, shopping plazas, parks, schools and other amenities.

Who will live in the building?

The building will have a mix of one-, two-, three- and four-bedroom apartments, including barrier-free units. It will offer housing to a wide range of tenants including seniors, singles and families. Some tenants will pay full affordable market rents and others a range of affordable rents.

How will traffic enter and leave the building?

The current proposal shows a main entrance from Woodbridge Avenue. Underground parking for residents and commercial tenants can be accessed through the main entrance. The existing Abell Avenue driveway will act as a secondary entrance for visitor parking.

How does this new development fit into the existing Woodbridge community?

The new development will serve as an enhancement to the existing neighborhood. The building has been designed to respect the historical integrity of the neighbourhood. Landscaping will include detailed and thoughtful plantings to reinforce the character of the surrounding community. Residential and commercial main entries will front directly on to Woodbridge Avenue and promote activity and connectivity to the broader neighbourhood.

Will this development impact our property values?

Housing York Inc. has provided affordable housing for many years and the neighbourhoods surrounding their buildings continue to be attractive to new homeowners and new development.

This experience is supported by extensive Canadian and international research. For example, a study by the Massachusetts Institute of Technology Centre for Real Estate looked at large, mixed-income buildings developed in single family neighbourhoods – particularly those where concerns about property devaluation were greatest. They found these developments had **no negative impact** on property values.

What are the next steps in the development approvals process?

Redevelopment is permitted under the City of Vaughan Official Plan. The redevelopment plan will adhere to the City's standard development approvals process and requires zoning and site plan approval. Public consultations, such as meetings hosted by the local Councillor's office, open houses, and feedback from local community groups, make up part of the approvals process. It is anticipated that the final report for planning applications will be received by City of Vaughan Council in fall 2016.

How can we make sure there is input from the community?

A Community Liaison Committee was established to provide an additional forum for feedback from immediate neighbours, business owners and other stakeholders on local issues that affect the design, development and construction phases of the Woodbridge Redevelopment Project. If you are interested in being a part of the committee, please email 275WoodbridgeAve@york.ca

Where can I get more information and/or receive updates?

For more information about the Woodbridge Affordable Housing Redevelopment, please visit york.ca/275Woodbridge or contact Affordable Housing Development, Housing Services, The Regional Municipality of York at 1-877-464-9675 ext. 72049 or 275WoodbridgeAve@york.ca

¹Effects of Mixed-Income, Multi-Family Rental Housing Developments [http://web.mit.edu/cre/research/hai/pdf/40B_report_HAI_0405.pdf]



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Contact

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