

Proposed Woodbridge Redevelopment Z.15.041 & DA.15.093

**Councillor Carella's Community Meeting
September 28, 2016**



Agenda

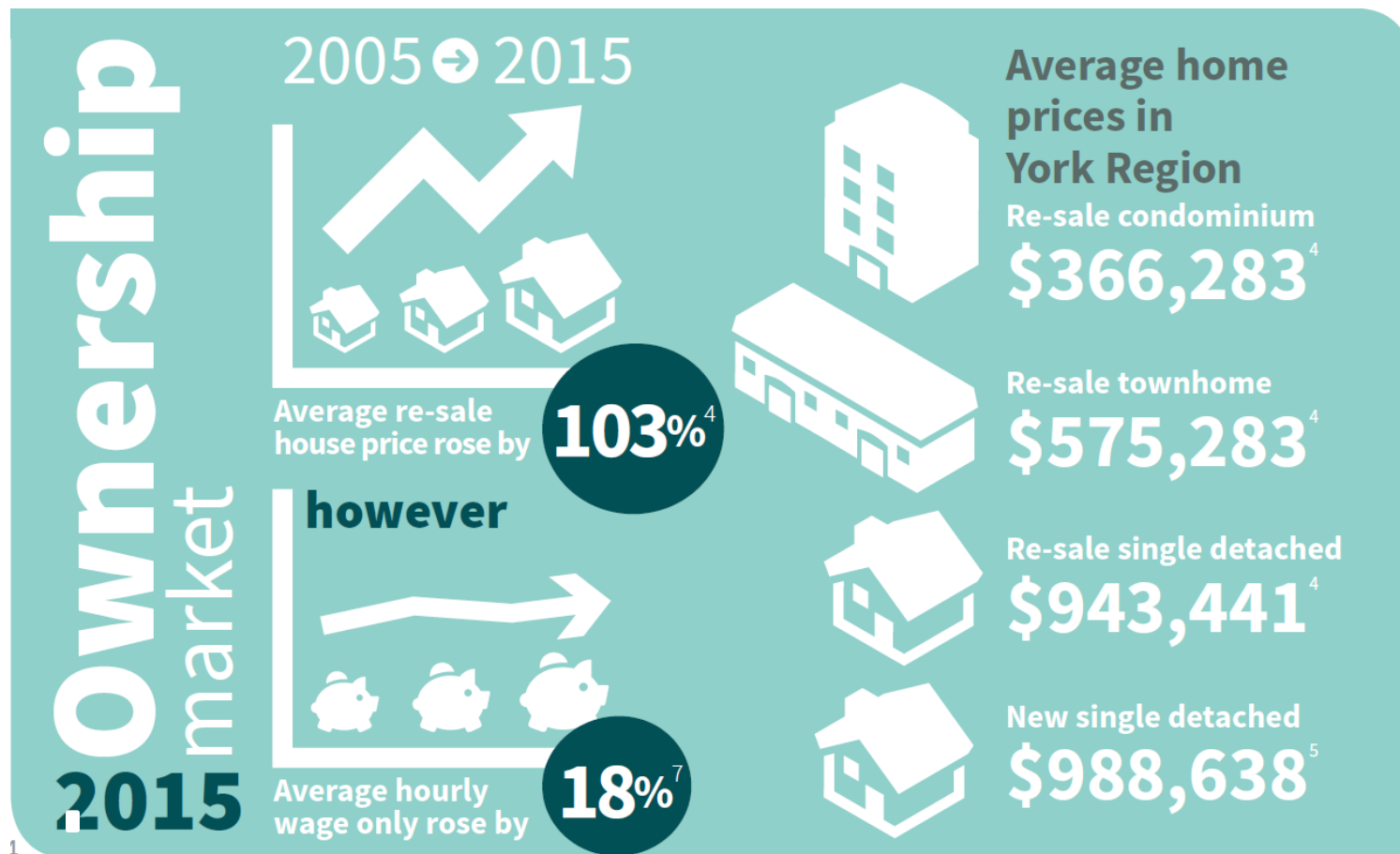
- 7:15 Introductions
- 7:25 Presentation
 - Housing Overview
 - 275 Woodbridge Application
 - Design and Latest Changes
- 7:55 Feedback and Q&A at Stations
- 8:15 Report Back as a Group
- 8:30 Final Q&A and Next Steps
- 8:40 Adjournment and one-on-one questions



Housing Overview

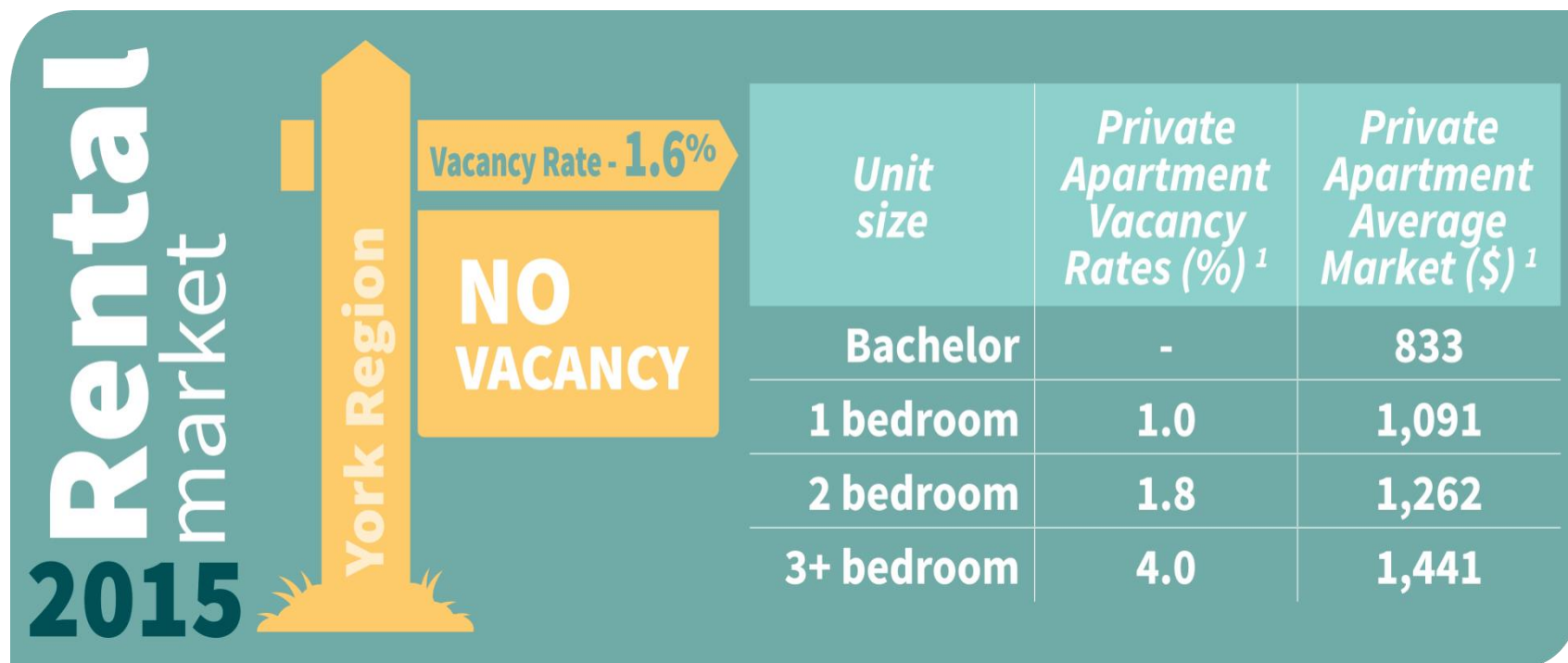


High Cost Ownership Market



Community and Health Services
Housing Services

Limited Purpose Built Private Sector Rental Supply



Affordable Housing in York

- Housing York Inc is the Region's non-profit housing provider
 - Approximately 4,000 tenants
 - 2,483 homes
- Over 13,000 people on the waitlist
 - 55% are seniors
 - 6,600 people are waiting for a home in Vaughan



- 275 Woodbridge Avenue will have a mix of apartments that are market rent as well as affordable rents
- Rental ‘bands’ will be similar as to what is already in place at the Richmond Hill Hub

Richmond Hill Hub: Rent Bands

| Rent Level | Income Range | Unit Type | Rent Paid |
|-----------------------------------|--------------------|----------------|--------------------|
| Band 1- Max Market | \$80,001 + | 1 bed 2 bed | \$2,030 \$2,315 |
| Band 2- Affordable Market | \$48,001- \$80,000 | 1 bed 2 bed | \$1,225 \$1,400 |
| Band 3 (80% of Affordable Market) | \$34,001- \$48,000 | 1 bed 2 bed | \$980 \$1,120 |
| Band 4 (65% of Affordable Market) | \$27,001- \$32,000 | 1 bed 2 bed | \$796 \$910 |
| Band 5 (50% of Affordable Market) | \$21,001- \$27,000 | 1 bed 2 bed | \$613 \$700 |
| Band 6- Minimum Rent | \$21,000 and under | 1 bed 2 bed | \$429 \$490 |

Funding Information

- The Social Infrastructure Fund provides a \$640 million investment in new affordable housing in Ontario
- York Region received \$23 million of this funding and \$10 million of this money has been dedicated to this project
- Guidelines require that construction must begin in early 2017 and be completed within 2 years



Richmond Hill Hub Video



275 Woodbridge Application



Timeline

- Fall 2015
 - Planning applications- Rezoning and site plan- submitted
 - Meeting feedback with City staff
 - Design Review Panel first presentation
- Spring 2016
 - Community Open House
 - Community Liaison Committee
 - Statutory Public Meeting
 - Received First Round of City comments on application



- Summer 2016
 - Community Meeting with Councillor Carella
 - Resubmission of application due to design changes request from the City
 - Second appearance to DRP
 - Appearance at Heritage Vaughan
- Fall 2016
 - Second Community Meeting with Councillor Carella **(tonight)**
 - Second appearance at Heritage Vaughan **(October 19)**
 - Second Community Liaison Committee **(November- week of the 7th)**
 - Committee of the Whole and City Council **(Dates TBD)**

What We've Heard from the Community



1. Occupancy of Building

- 162 apartments; 25 are accessible
 - 94 one bedroom
 - 36 two bedroom
 - 30 three bedroom
 - 2 four bedroom
- Will be offered to residents on our waitlist



2. Building Height, Density & Setback

- Previously, 49 tenancies on the three properties
 - 32 Senior at 275 Woodbridge
 - 14 Family at 48 Abbell
 - 3 private market units at 259 Woodbridge (house)
- 162 units are proposed
- Proposed building is 6 residential storeys (19.95 metres)
 - The Renaissance Condo building is 7 stories
 - Complies with the Official Plan, the Secondary Plan and Heritage Conservation District specifications

3. Details on Landscaping



SHRUB
STYLE

FLOWER
STYLE

**GARDEN
PLANTING**



TRADITIONAL
STYLE

MODERN
STYLE

FENCING



BRICK
STYLE

SIMPLE
STYLE

WALKWAYS



METAL
STYLE

WOOD
STYLE

FURNISHINGS



3. Details on Landscaping



4. Pedestrian and Road Safety

- Plans propose sidewalk in front of building to allow for City ability to connect if possible in future
- Traffic Report is part of application
- City of Vaughan Staff will review the detailed plans and provide comments to the Planner



5. Commercial Space

- Goal is to keep space flexible for the right user
- Application contemplates a variety of uses that include community space as well as retail permissions
- Exact use and tenant of this space is not yet known

How has the planning process changed
the building since it was first
presented to the City?





April 2016 Revision





Community and Health Services
Housing Services



How will your comments be heard?

- The City of Vaughan's Planning Department will continue to collect technical comments and input from other City Departments, local agencies as well as the public
- York Region, VanMar, and our consultants will update the site plans where applicable to reflect changes heard tonight
- Through the next Community Liaison Committee (tentatively scheduled the week of November 7), Heritage Vaughan, Committee of the Whole, and City Council



Design



Kirkor Presentation





WOODBIDGE AFFORDABLE HOUSING DEVELOPMENT

259-275 WOODBRIDGE & 64 ABELL AVENUE
WOODBIDGE, ONTARIO

COMMUNITY MEETING
SEPTEMBER 28, 2016

EXTERIOR VIEWS



PREVIOUS DESIGN - VIEW FROM WOODBRIDGE AVENUE



CURRENT DESIGN - VIEW FROM WOODBRIDGE AVENUE



PREVIOUS DESIGN - VIEW FROM ACCESS DRIVEWAY



CURRENT DESIGN - VIEW FROM ACCESS DRIVEWAY

EXTERIOR VIEWS



PREVIOUS DESIGN - SOUTH WEST CORNER VIEW - OUTDOOR AMENITY AREA



CURRENT DESIGN - SOUTH WEST CORNER VIEW - OUTDOOR AMENITY AREA



PREVIOUS DESIGN - EAST VIEW - RESIDENTIAL ENTRY AND DROP-OFF ABELL AVE



CURRENT DESIGN - EAST VIEW - RESIDENTIAL ENTRY AND DROP-OFF ABELL AVE

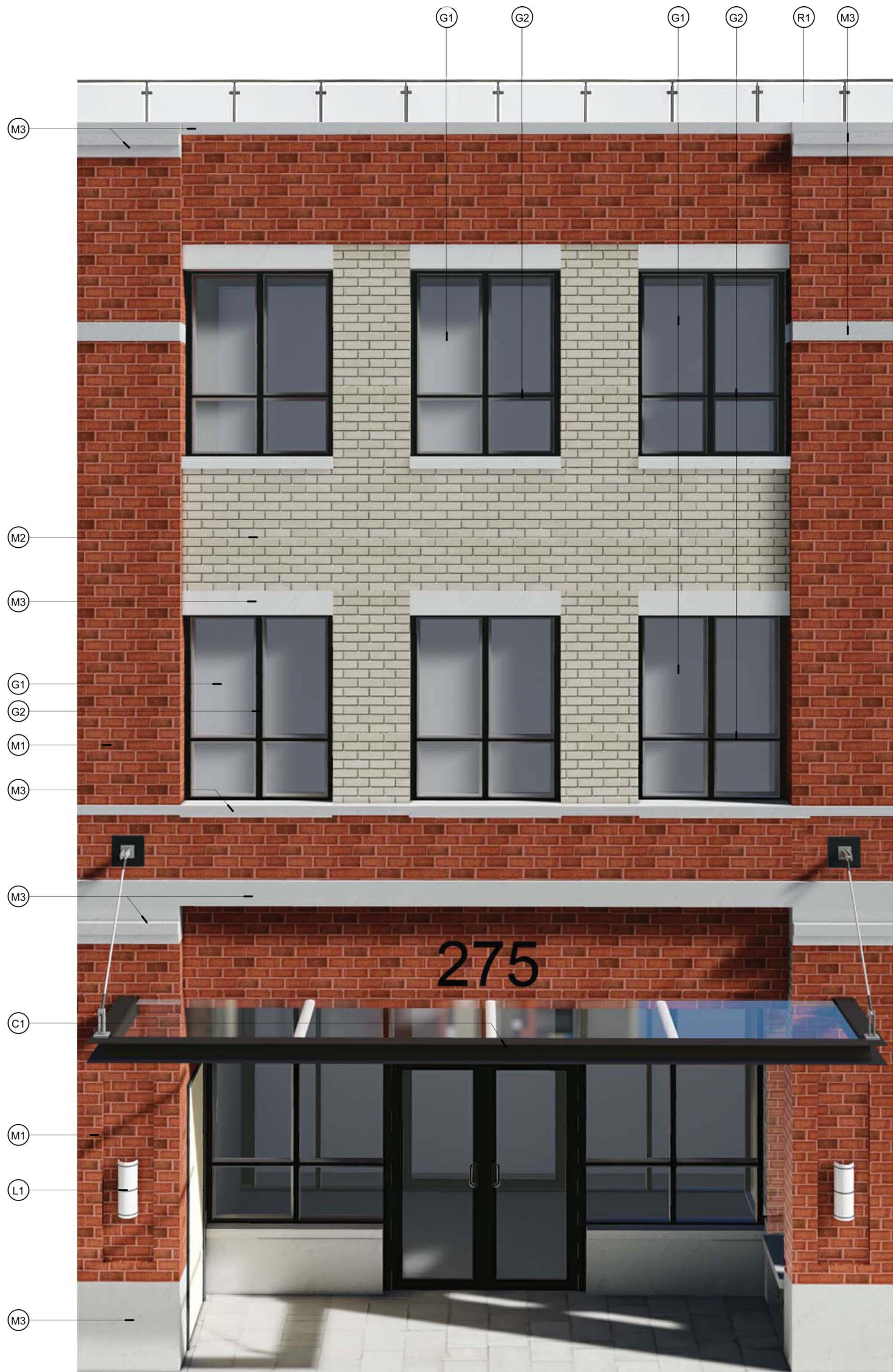
PODIUM VIEW

Three storey podium massing and facade articulation that is sympathetic to the Woodbridge Heritage District

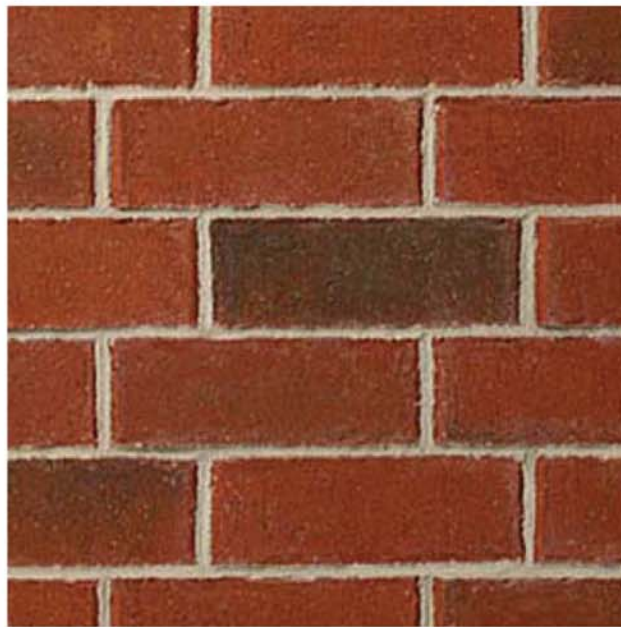
Articulation and corbelling of the masonry piers, masonry sill, lintel elements, glass railings and metal cable canopies animate the exterior facade



EXTERIOR FINISHES MATERIAL BOARD



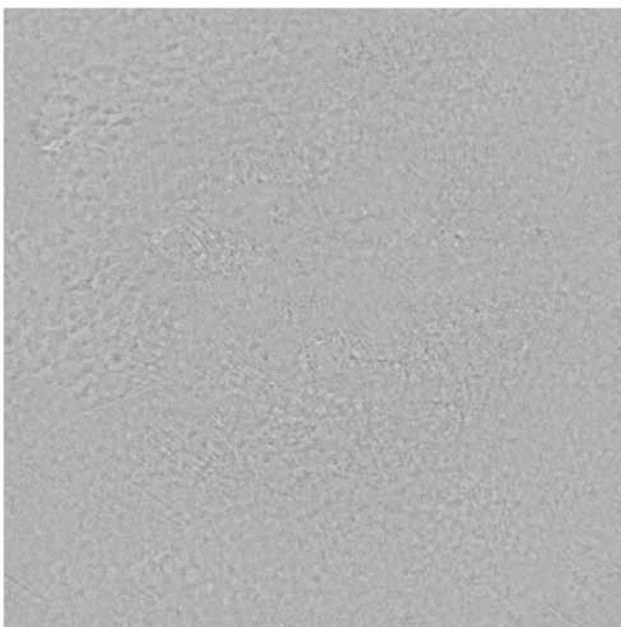
Masonry / Siding



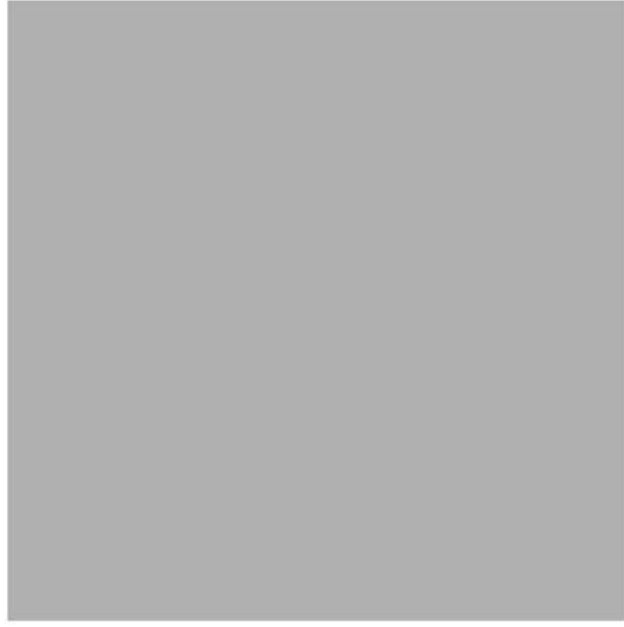
(M1) **MASONRY (BRICK VENEER)**
MANUFACTURER : BRAMPTON BRICK
NAME : OLD CHICAGO
COLOUR : RED
FINISH : TEXTURED
SIZE : 10-1/8"(L)X 3-1/2"(W)X 3-1/8"(H)



(M2) **MASONRY (BRICK VENEER)**
MANUFACTURER : BRAMPTON BRICK
NAME : AMBER
COLOUR : BUFF
FINISH : TEXTURED
SIZE : 10-1/8"(L)X 3-1/2"(W)X 3-1/8"(H)



(M3) **MASONRY (SILL / COPING / LINTEL)**
MANUFACTURER : ARRISCRAFT
COLOUR : LIGHT GREY
FINISH : SMOOTH



(S1) **ALUMINUM SIDING (COPING / FASCIA)**
MANUFACTURER : -
COLOUR : TO MATCH - (M3)
FINISH : SMOOTH

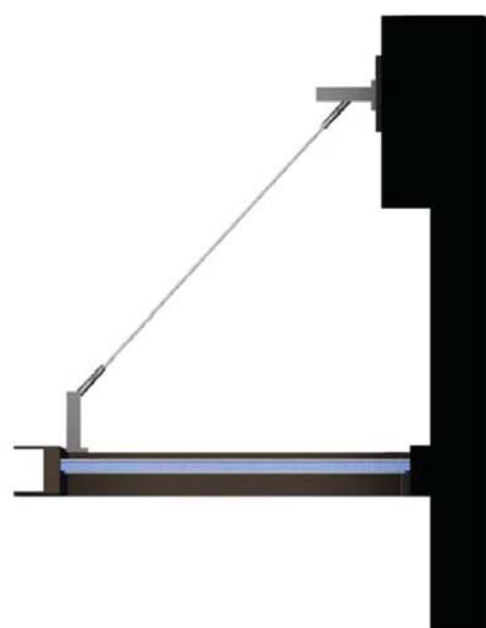
Glazing



(G1) **ALUMINUM WINDOW/DOOR - VISION PANEL**
MANUFACTURER : -
COLOUR : NEUTRAL E61
FINISH : -

(G2) **ALUMINUM WINDOW/DOOR - MULLION/FRAME**
MANUFACTURER : TBD
COLOUR & FINISH : -

Canopy



(C1) **CANOPY**
MANUFACTURER : -
COLOUR : BLACK
FINISH : MATTE
INSERT : TEMPERED GLASS

Railing



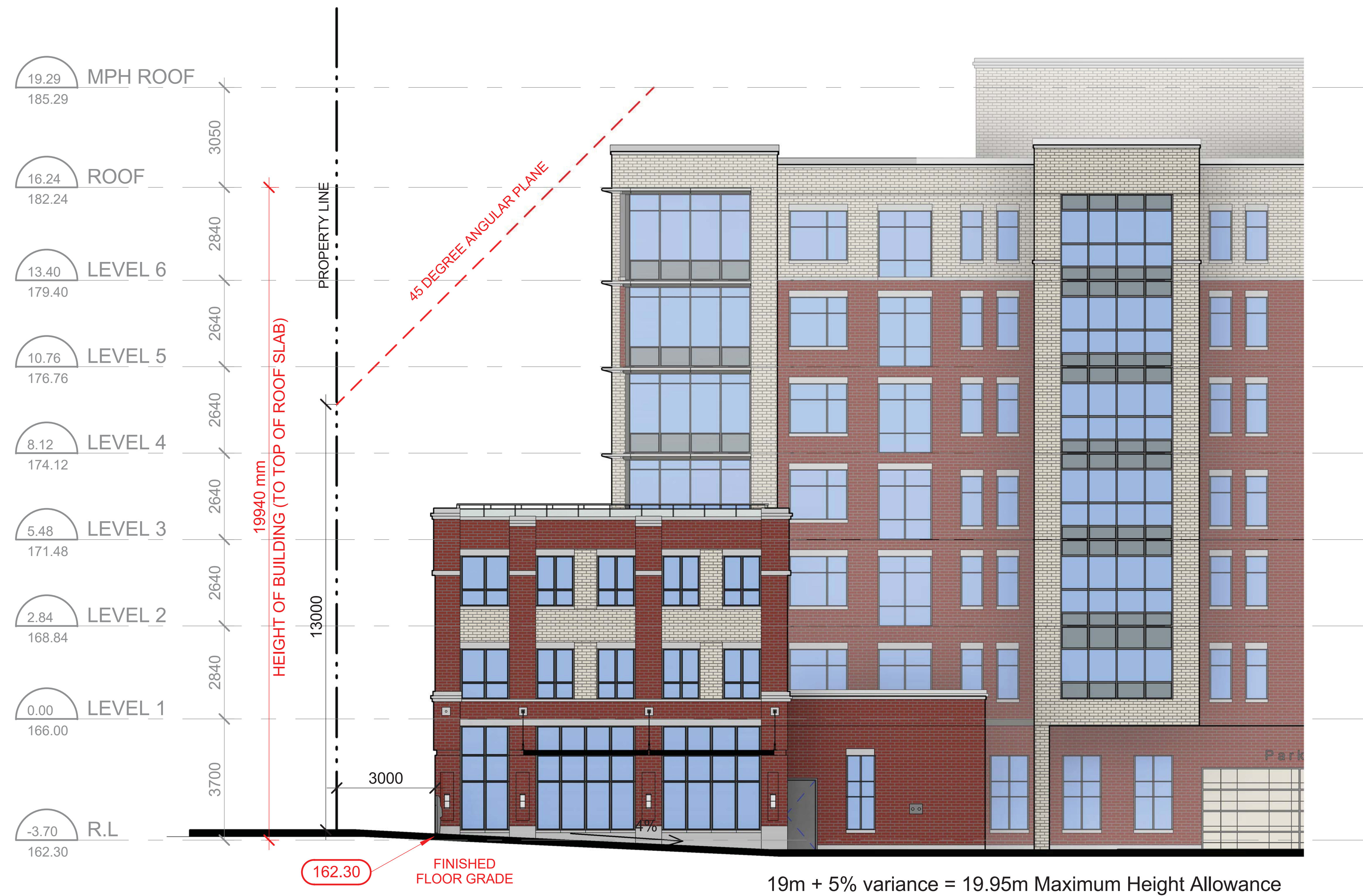
(R1) **TEMPERED GLASS RAILING**
MANUFACTURER : -
COLOUR : BLACK
FINISH : MATTE
INSERT : TEMPERED GLASS

Lighting

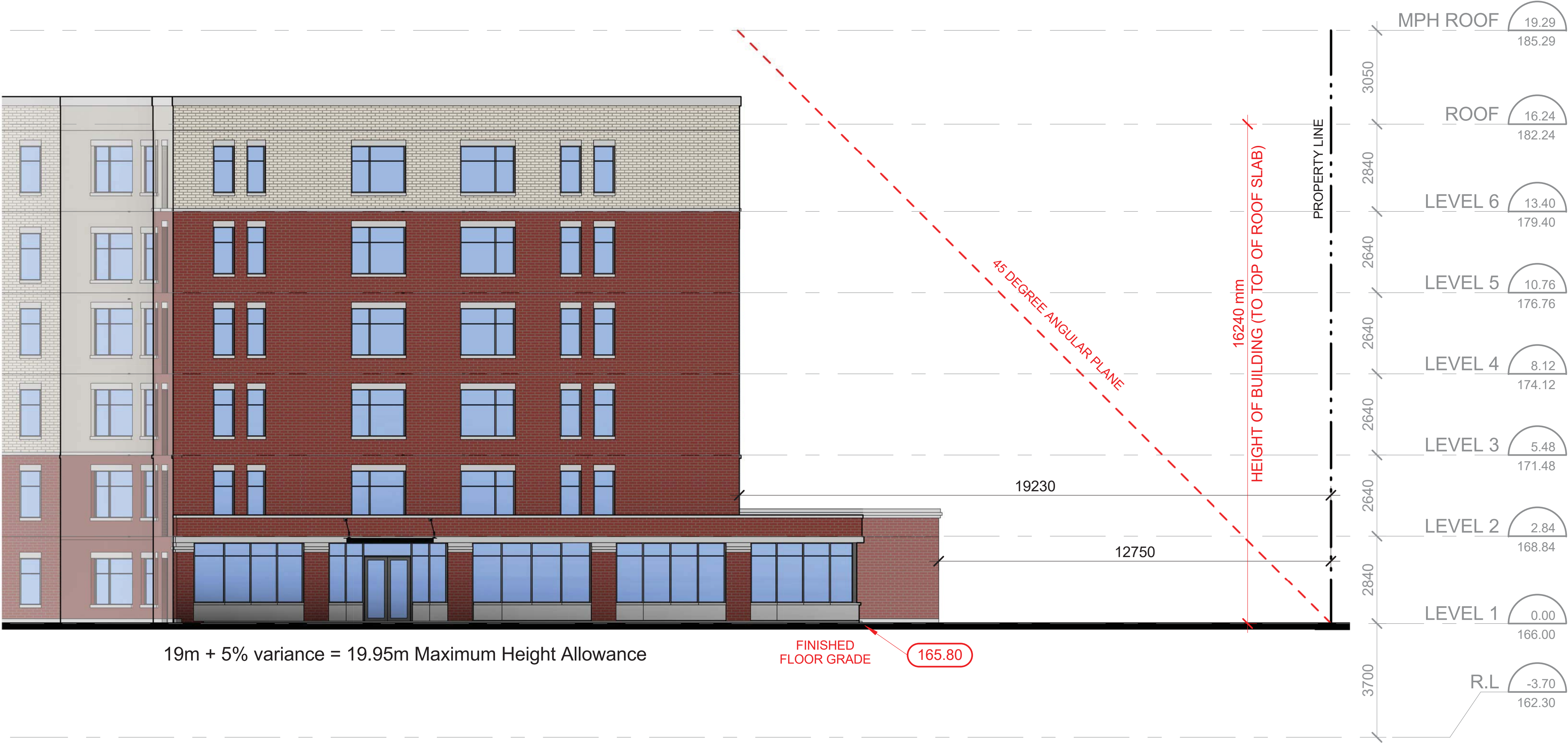


(L1) **DECORATIVE EXTERNAL LIGHTING**
MANUFACTURER : COOPER LIGHTING
MODEL : 674-WP SERIES

BUILDING HEIGHT & ANGULAR PLANE - WEST ELEVATION



BUILDING HEIGHT & ANGULAR PLANE - WEST ELEVATION



DRIVEWAY REVISIONS

1. Relocated residential lay-by drop-off area
2. Additional landscape tree buffer
3. Removed the circular landscaping from driveway



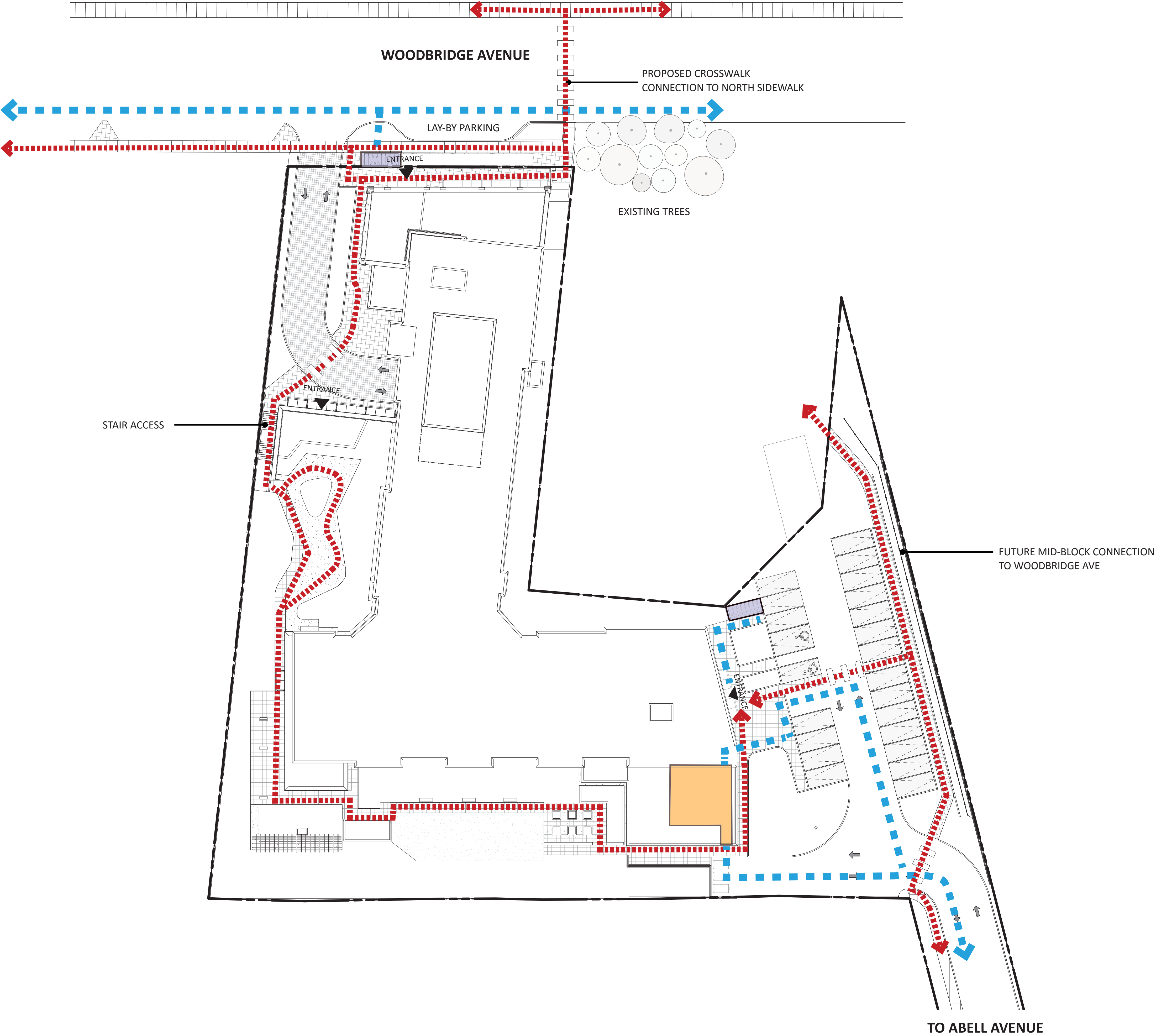
ORIGINAL DRIVEWAY PROPOSAL



NEW DRIVEWAY PROPOSAL

2.6 Pedestrian and Bicycle Circulation Plan

- PEDESTRIAN CIRCULATION
- BICYCLE CIRCULATION
- LONG TERM BICYCLE STORAGE (INTERNAL AT GROUND LEVEL)
- SHORT TERM BICYCLE STORAGE (EXTERNAL AT P1 AND 1 LEVELS)



PERSPECTIVE VIEWS



PERSPECTIVE VIEW - LOOKING SOUTH WEST ALONG WOODBRIDGE AVENUE



PERSPECTIVE VIEW - LOOKING SOUTH WEST ALONG WOODBRIDGE AVENUE



PERSPECTIVE VIEW - LOOKING SOUTH EAST ALONG WOODBRIDGE AVENUE







LANDSCAPE MATERIALS



SHRUB
STYLE

FLOWER
STYLE

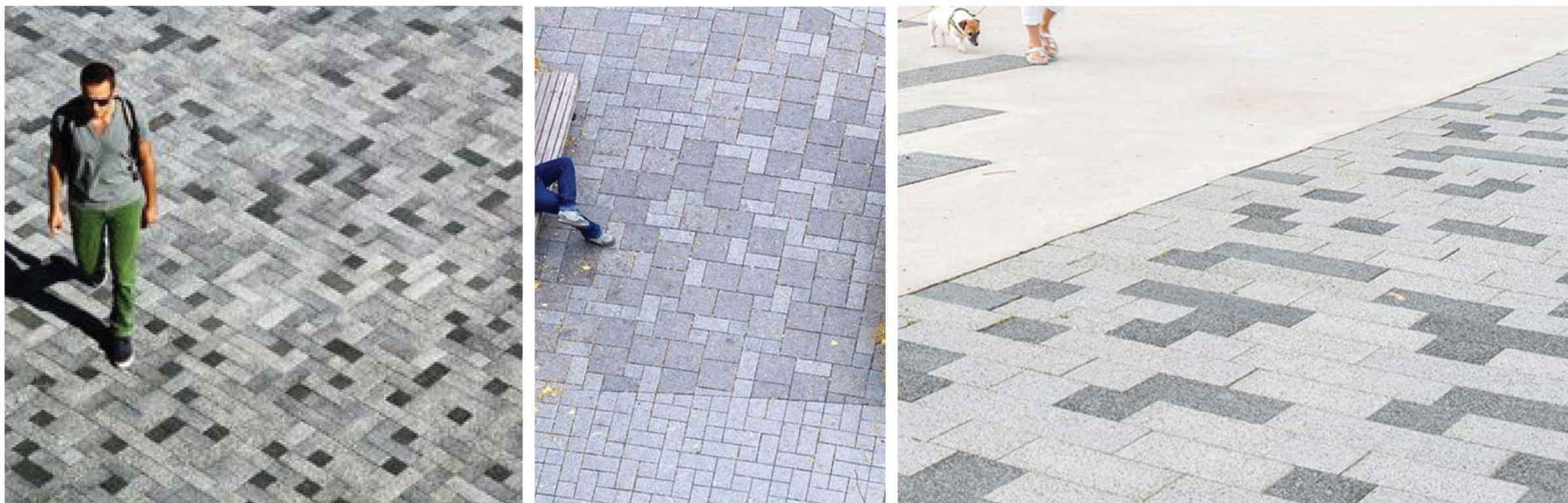
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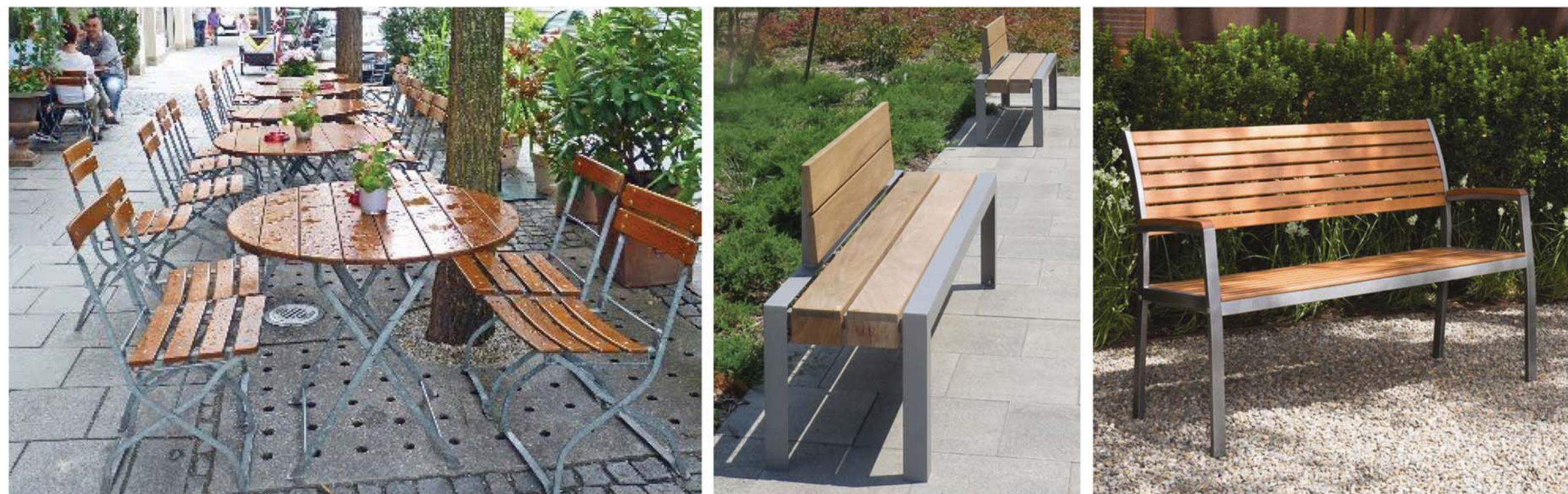
WALKWAYS



METAL
STYLE

WOOD
STYLE

FURNISHINGS



Breakout- Review and Feedback

- 20 minutes and we will report back as a group



Q & A



Questions?

www.york.ca/275woodbridge

for up to date info and a copy of this presentation

Want to join the CLC?

Email or phone to let us know

275WoodbridgeAve@York.ca

1-877-464-9675 x72049



Thank You

