

Proposed Woodbridge Redevelopment Z.15.041 & DA.15.093

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



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# 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

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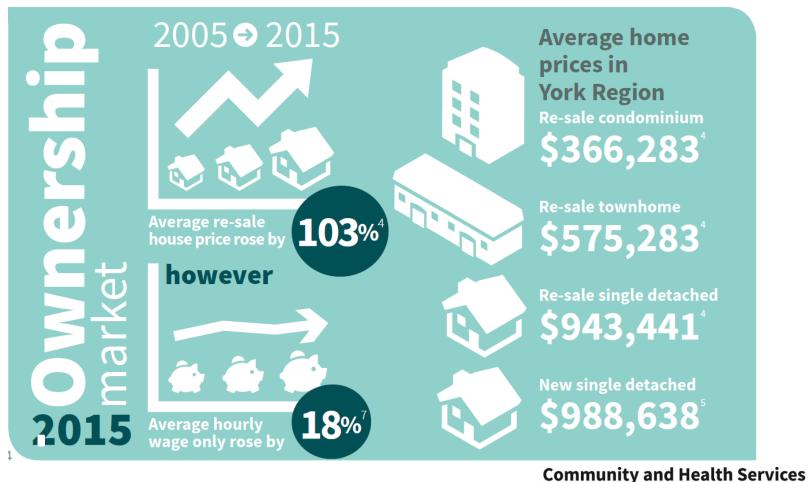
### Housing Overview



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### High Cost Ownership Market





### Limited Purpose Built Private Sector Rental Supply

<b>Renta</b> Market Vork Region	on	Vacancy Rate - 1.6%	Unit size	Private Apartment Vacancy Rates (%) <sup>1</sup>	Private Apartment Average Market (\$) <sup>1</sup>
	00	VACANCY	Bachelor	-	833
			1 bedroom	1.0	1,091
		2 bedroom	1.8	1,262	
2015		3+ bedroom	4.0	1,441	
ZAT2					

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# 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

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- 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

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# **Richmond Hill Hub Video**

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## 275 Woodbridge Application



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# 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 Cmmittee
  - Statutory Public Meeting
  - Received First Round of City comments on application

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- 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 7<sup>th</sup>)
  - Committee of the Whole and City Council (Dates TBD)

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# What We've Heard from the Community

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# 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

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### 2. Building Height, Density & Setback

- Previoulsy, 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 propsed
- 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



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# 3. Details on Landscaping



#### **Community and Health Services**



# 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

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# 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?

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#### **Original Submission**



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#### April 2016 Revision





#### August Resubmission (prior to DRP)



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#### September Submission (for the HRC)





# 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

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# Design



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### **Kirkor Presentation**

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# **WOODBRIDGE AFFORDABLE** HOUSING DEVELOPMENT

259-275 WOODBRIDGE & 64 ABELL AVENUE WOODBRIDGE, ONTARIO

COMMUNITY MEETING **SEPTEMBER 28, 2016** 



### **EXTERIOR VIEWS**



**PREVIOUS DESIGN - VIEW FROM WOODBRIDGE AVENUE** 



**PREVIOUS DESIGN - VIEW FROM ACCESS DRIVEWAY** 



**CURRENT DESIGN - VIEW FROM WOODBRIDGE AVENUE** 



**CURRENT DESIGN - VIEW FROM ACCESS DRIVEWAY** 

AFFORDABLE HOUSING DEVELOPMENT IN WOODBRIDGE PROPOSED MIXED-USE DEVELOPMENT | WOODBRIDGE, ONTARIO 259-275 WOODBRIDGE & 64 ABELL AVENUE





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### **EXTERIOR VIEWS**



**PREVIOUS DESIGN - SOUTH WEST CORNER VIEW - OUTDOOR AMENITY AREA** 



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



**CURRENT DESIGN - SOUTH WEST CORNER VIEW - OUTDOOR AMENITY AREA** 



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

AFFORDABLE HOUSING DEVELOPMENT IN WOODBRIDGE PROPOSED MIXED-USE DEVELOPMENT | WOODBRIDGE, ONTARIO 259-275 WOODBRIDGE & 64 ABELL AVENUE





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### **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





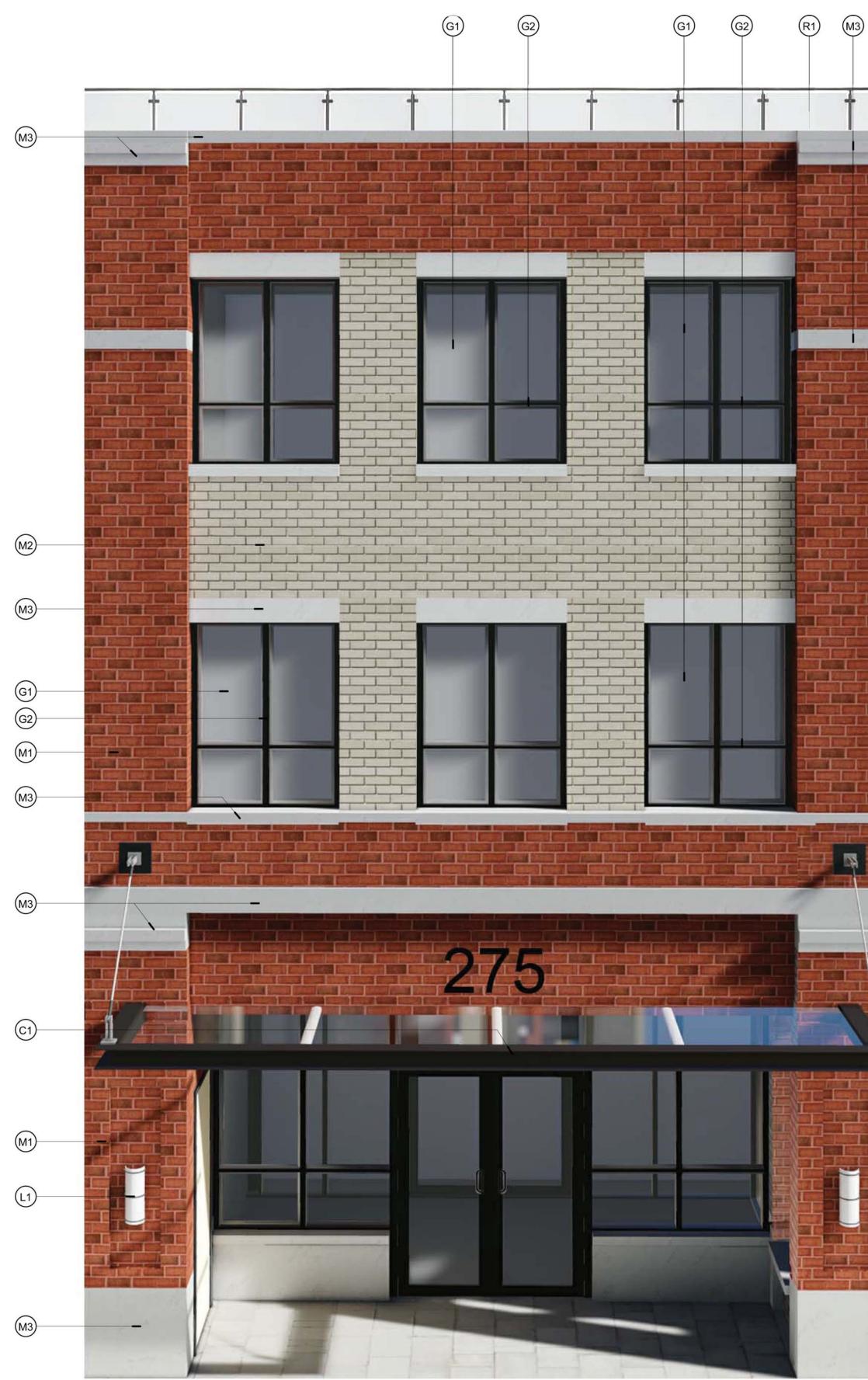
AFFORDABLE HOUSING DEVELOPMENT IN WOODBRIDGE PROPOSED MIXED-USE DEVELOPMENT | WOODBRIDGE, ONTARIO 259-275 WOODBRIDGE & 64 ABELL AVENUE



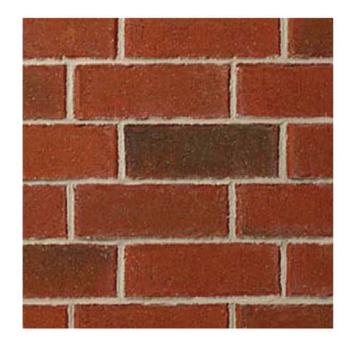


**KIRKOR** ARCHITECTS + PLANNERS

### **EXTERIOR FINISHES MATERIAL BOARD**



#### Masonry / Siding





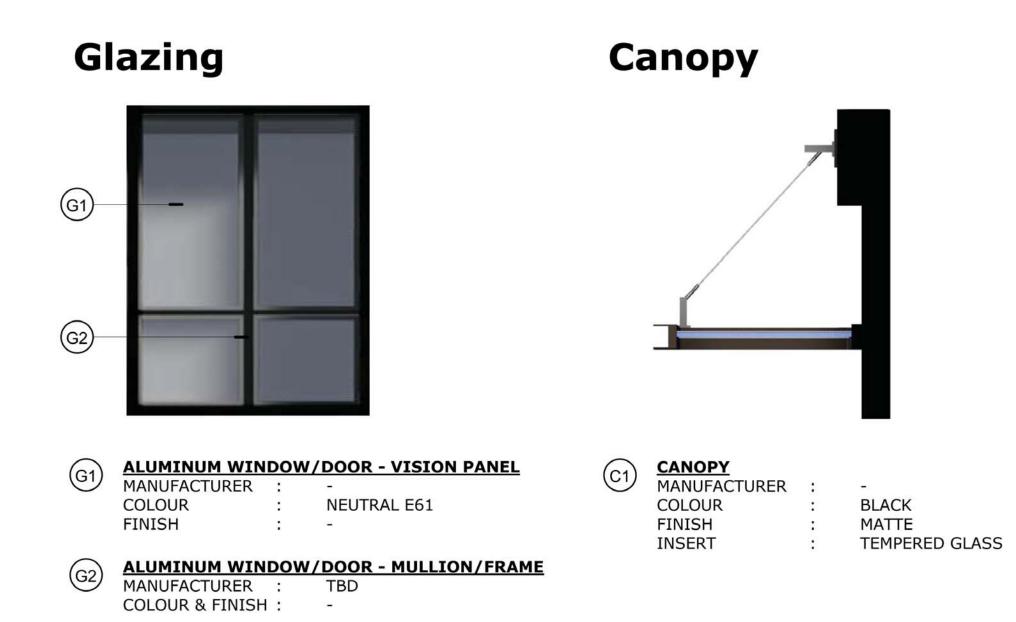
(AA)	MASONRY (BRIC	CK VI	ENEER)
M1)	MANUFACTURER	:	BRAMP
	NAME	:	OLD CH
	COLOUR	:	RED
	FINISH	:	TEXTU
	SIZE	:	10-1/8

<u>ENEER)</u>	
BRAMPTON BRICK	
OLD CHICAGO	
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TEXTURED	
10-1/8"(L)X 3-1/2"(W)X 3-1/8"(H	)

MASONRY	(BRICK	VENEER)
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(M2)

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



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SONRY (SILL	10	COPING / LINTEL)
NUFACTURER	:	ARRISCRAFT
LOUR	:	LIGHT GREY
VISH	:	SMOOTH



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

### Railing



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

### Lighting





DECORATIVE EXTERNAL LIGHTINGMANUFACTURER:COOPER LIGHTINGMODEL:674-WP SERIES

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**BUILDING HEIGHT & ANGULAR PLANE - WEST ELEVATION** 



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**SEPTEMBER 28, 2016** 

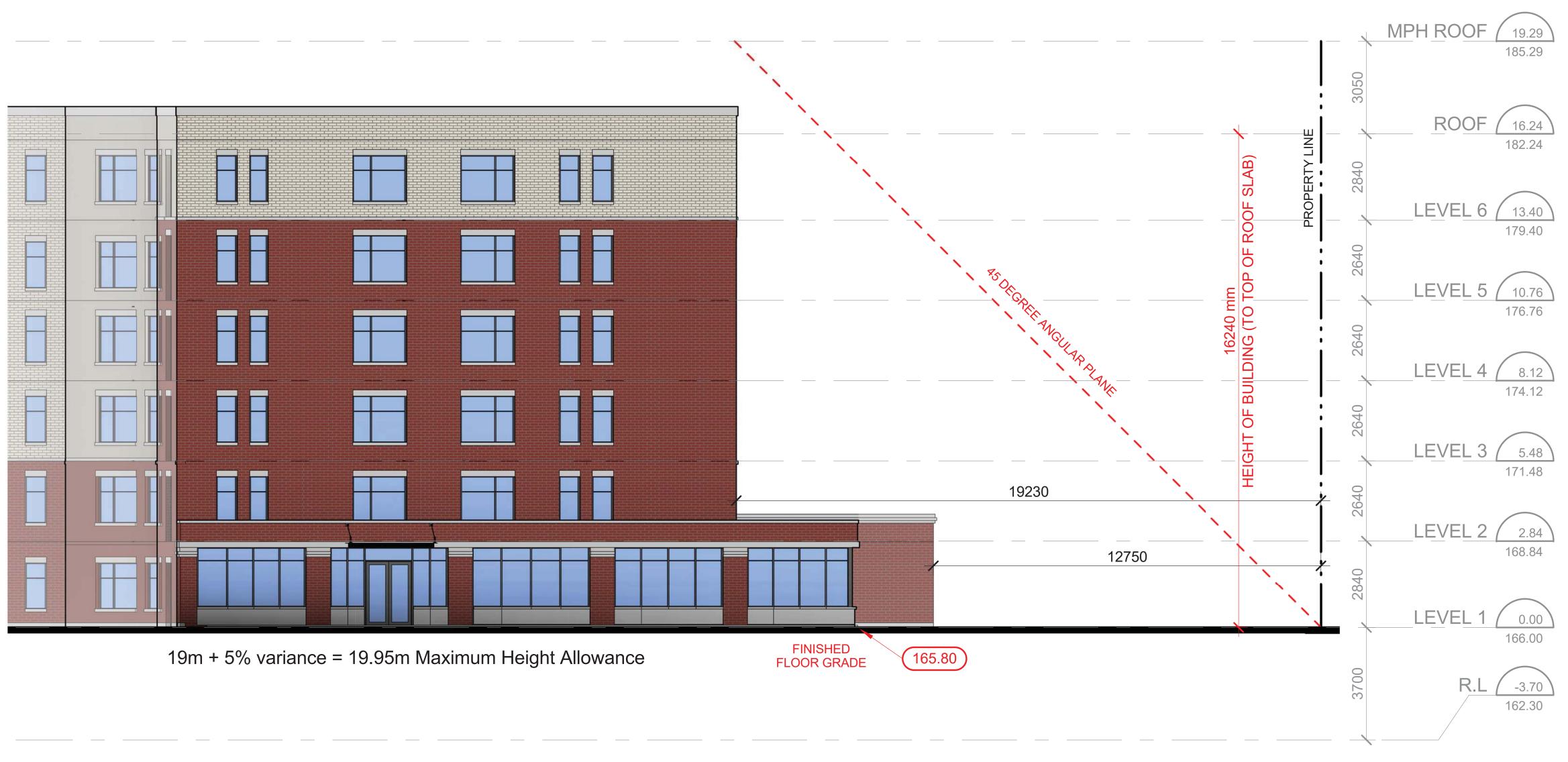
19m + 5% variance = 19.95m Maximum Height Allowance







# **BUILDING HEIGHT & ANGULAR PLANE - WEST ELEVATION**





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**KIRKOR** ARCHITECTS + PLANNERS

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### **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

#### **SEPTEMBER 28, 2016**



NEW DRIVEWAY PROPOSAL

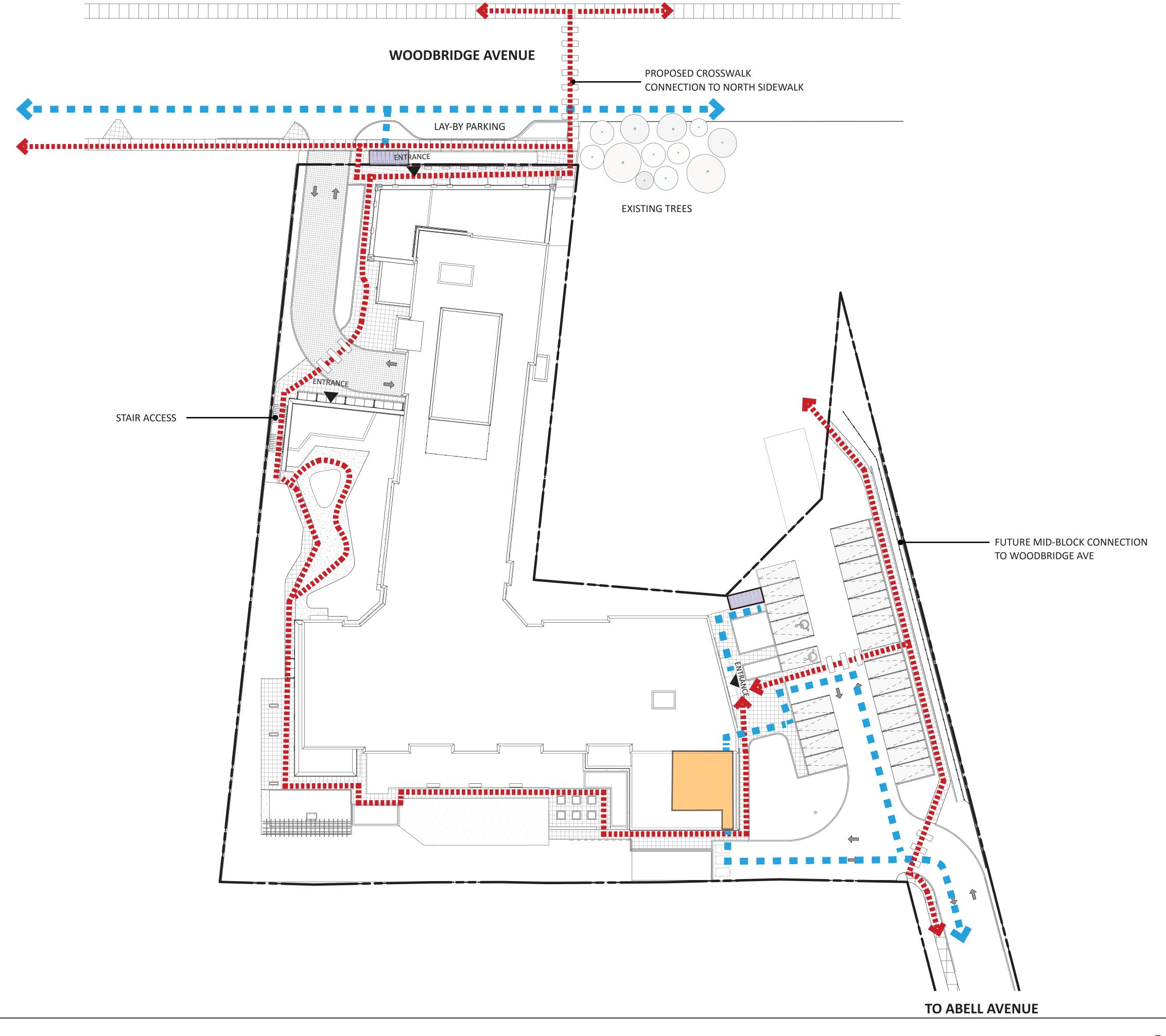
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#### 2.6 Pedestrian and Bicycle Circulation Plan





• • • • bicycle circulation

LONG TERM BICYCLE STORAGE (INTERNAL AT GROUND LEVEL)

SHORT TERM BICYCLE STORAGE (EXTERNAL AT P1 AND 1 LEVELS)





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### **PERSPECTIVE VIEWS**



**PERSPECTIVE VIEW - LOOKING SOUTH WEST ALONG WOODBRIDGE AVENUE** 



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### **PERSPECTIVE VIEWS**



PERSPECTIVE VIEW - LOOKING SOUTH WEST ALONG WOODBRIDGE AVENUE



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## **PERSPECTIVE VIEWS**



**PERSPECTIVE VIEW - LOOKING SOUTH EAST ALONG WOODBRIDGE AVENUE** 

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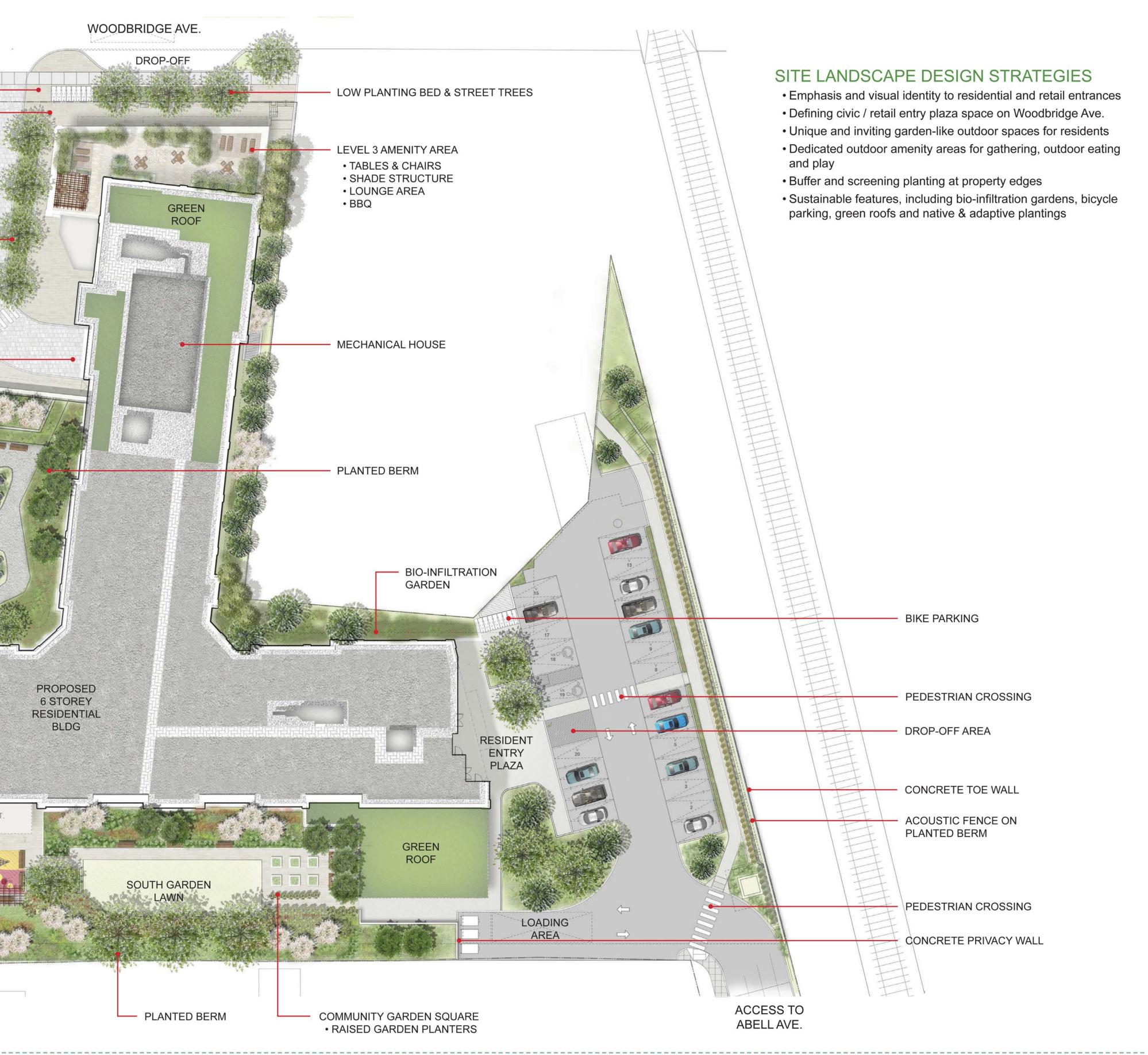


## LANDSCAPE DESIGN

BIKE PARKING	
ENTRANCE / RETAIL PLAZA	
PERMEABLE PAVING	
BUFFER TREE	
PEDESTRIAN CROSSING	
UNDERGROUND PARKING ENTRANCE	
STAIR ACCESS	
SEATING	
SEATING	
PLANTED BERM	
	WEST GARDE
SHELTERED SMOKING AREA	
	and the second
	· · · · · · · · · · · · · · · · · · ·
OUTDOOR AMENITIES	
SHELTERED SEATING	
• TABLE & CHAIRS • BBQS	
OUTDOOR PLAYGROUND	
• PLAY STRUCTURES • RUBBER SURFACE	
SEATING UNDER TRELLIS	
	A Barrier Contraction

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#### SITE LANDSCAPE DESIGN STRATEGIES

- Emphasis and visual identity to residential and retail entrances
- Defining civic / retail entry plaza space on Woodbridge Ave.
- Unique and inviting garden-like outdoor spaces for residents
- Dedicated outdoor amenity areas for gathering, outdoor eating and play
- Buffer and screening planting at property edges
- Sustainable features, including bio-infiltration gardens, bicycle parking, green roofs and native & adaptive plantings

**BIKE PARKING** 

PEDESTRIAN CROSSING

DROP-OFF AREA

- CONCRETE TOE WALL

ACOUSTIC FENCE ON

PEDESTRIAN CROSSING

CONCRETE PRIVACY WALL

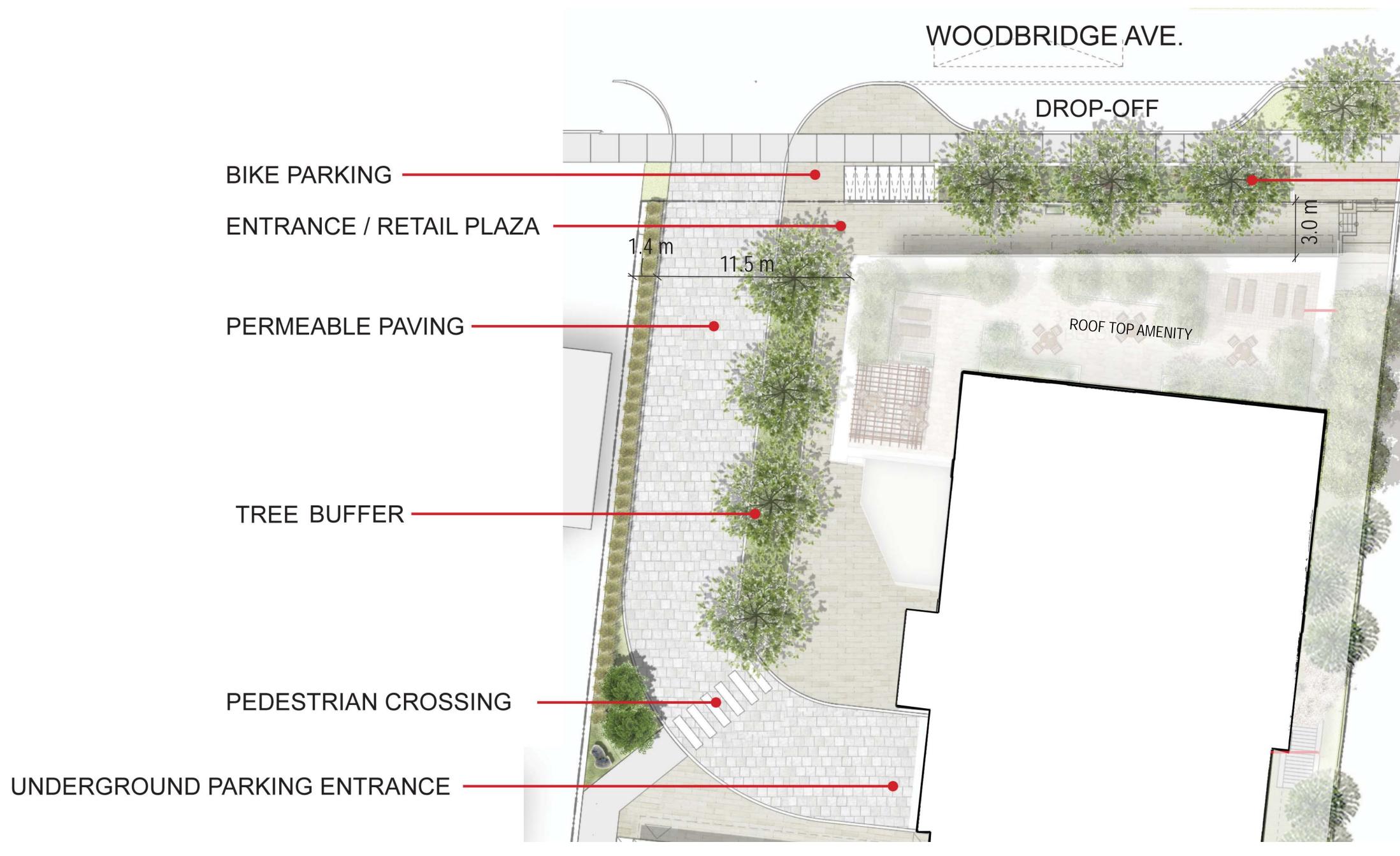
PLANTED BERM

ACCESS TO

ABELL AVE.



## **WOODBRIDGE STREETSCAPE DESIGN**





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## LOW PLANTING BED & STREET TREES





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## **ROOFTOP LEVEL 3 AMENITY DESIGN**



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#### LOW PLANTING BED & STREET TREES

#### LEVEL 3 AMENITY AREA

- TABLES & CHAIRS
- SHADE STRUCTURE
- LOUNGE AREA
- BBQ





### LANDSCAPE MATERIALS









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# **Breakout- Review and Feedback**

• 20 minutes and we will report back as a group

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Q & A

#### **Community and Health Services**



# **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

**Community and Health Services** 



# Thank You

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