

Woodbridge Redevelopment Update

CLC Meeting #6

Wednesday, December 13, 2017



Agenda

1. Introductions

2. Project Updates

3. Construction Updates

Progress to Date

What's Happening Now

3 Month Schedule

4. Communications

Community feedback

Hearing your Concerns

Contact Information

Next meeting targeted for March 2018



Introductions



Project Updates

- York Region is working alongside VanMar to secure final permits
- Safety and security measures have been implemented
- Accessibility modifications are being considered
- Next step is reviewing and choosing interior finishes



Construction Updates



Progress to Date

- Work on site has progressed on schedule



Demolition of Previous HYI
Buildings



Excavation and
Shoring



Crane erected



Foundation work

What's Happening Now

- Foundation walls and columns for underground parking garage are being put in place
- Forming of slab-on-grade has started
- Backfilling and compaction is ongoing along the South-East side of the property
- Waterproofing in progress
- Structural testing and inspections are underway



3 Month Look Ahead Schedule

- Focus is on erecting the superstructure of the building
- Ground floor concrete suspended slab will be complete early in the new year
- Block walls will start to be erected and as the block walls finish the precast floor slabs will be placed on top. This process will continue floor by floor until we reach the roof by spring
- Exterior steel studs will be installed to close in the building.
- Once steel studs are complete the exterior Dens Glass sheathing (image) will be installed followed by insulation, brick, and windows.
- Mechanical and electrical rough-ins will follow behind the superstructure along with the interior layout of the suites



Communication



Hearing Your Comments

- We are committed to receiving neighbourhood feedback throughout the construction process
- Staff has been tracking concerns and logging the requests so that issues can be monitored and addressed efficiently and effectively
- A total of 21 complaints have been received, with the most common being following the traffic management plan/truck speed/idling (12 total)
- VanMar has been very proactive in their responses and is committed to continuing to address neighbourhood concerns



Hearing Your Comments

- We continue to receive feedback on construction issues as work progresses
- We are logging these concerns and making sure they are addressed:

Issue	Action
06/20/17 Trucks entering on Abell, unloading near site not on it	Advised VanMar to follow traffic management plan, use construction site exclusively
06/22/17 On street parking along Abell	Public parking on Abell is permitted, cars were public vehicles
07/11/17 Traffic Management Plan - trucks using Abell	VanMar met with new subs informing them to follow plan
07/17/17 Drilling 'shaking' the house	VanMar/third party inspected surrounding units before commencing drilling
07/19/17 Road has not been cleaned in 'several weeks'	Advised VanMar, confirmed daily street cleaning
07/20/17 Loud beeping off backing truck	Start time is 7AM, noise was within allowable time
07/21/17 Trucks being cleaned along Abell/Kipling	Advised VanMar to have construction related work remain on site
07/29/17 Dump trucks speed along Abell	Advised VanMar to place signs and tell drivers to proceed slowly. Start time is 7AM
08/03/17 Trucks entering and exiting on Abell	Advised VanMar to follow traffic management plan
08/21/17 Construction access occurring off of Woodbridge Ave.	Two active waterlines under h-piles near Abell caused one-day exclusive Woodbridge access



Contact

If any project issues or concerns arise, please email 275WoodbridgeAve@York.ca or Call Chantelle Burgess, Project Manager, at 905-830-4444 x 73426

Make sure to also check the website for frequent project updates:

http://www.york.ca/wps/portal/yorkhome/newsroom/CampaignsProjects/woodbridgehousingredevelopment/!ut/p/a0/04_Sj9CPykssy0xPLMnMz0vMAfGjzOINLE1NPCyDDbwM_C1dDBw9_QN9XM29DIPNTPQLsh0VAbXsnIk!/#.WbwwB_N95hE

New members are always welcome! Contact 275WoodbridgeAve@york.ca to fill out a short application form by email

The next CLC Meeting is targeted for March 2018



Thank You

