



**Proposed
Woodbridge
Redevelopment
Z.15.041 & DA.15.093**

**Community Liaison Committee Meeting #3
February 23, 2017
6pm-7:30pm Woodbridge Public Library**



Agenda

1. Introductions

2. Tenant Update

3. Planning Update

- Municipal approvals
- Design progression (landscape enhancements)

4. Construction Update

- Schedule
- Construction Plan- Concerns/Mitigation strategies

5. Other business

- Community feedback
- Next meeting targeted May 2017

6. Next Steps



Introductions



Property Update



Anne Aqvi, Property Manager, HYI

Tenant Update



Bernice Landry, Program Manager,
Housing Programs

Penny Lyons, Housing Services
Coordinator

Planning Updates

Melissa McEnroe, Manager,
Affordable Housing
Development

Nicole Reiss, Housing
Development Specialist



Consultation to Date

- Ratepayers Association meeting
- Community Open House
- 2 Community Meetings with Councillor Carella
- Public meetings > 5 meetings (incl. Statutory meetings)
- Consultations with Planning Staff > 5 meetings
- Design Review Panel – 2 public meetings
- Heritage Vaughan - 3 public meetings
- 2 rounds of formal comments from City
- 3 CLC meetings



Council Approval

- Approved by Council on December 16, 2016
- Building will contain 162 units (94 1-bed, 37 2-bed, 29 3-bed, 2-4bed) and 198 parking spots
- Maximum height of 6 storeys; 3 storeys fronting Woodbridge Avenue
- 2,137 sq.m. of indoor and outdoor amenity space

Revisions & Design Progression



Final Building Design



CURRENT DESIGN - VIEW FROM WOODBRIDGE AVENUE



CURRENT DESIGN - VIEW FROM ACCESS DRIVEWAY



Coming Soon!



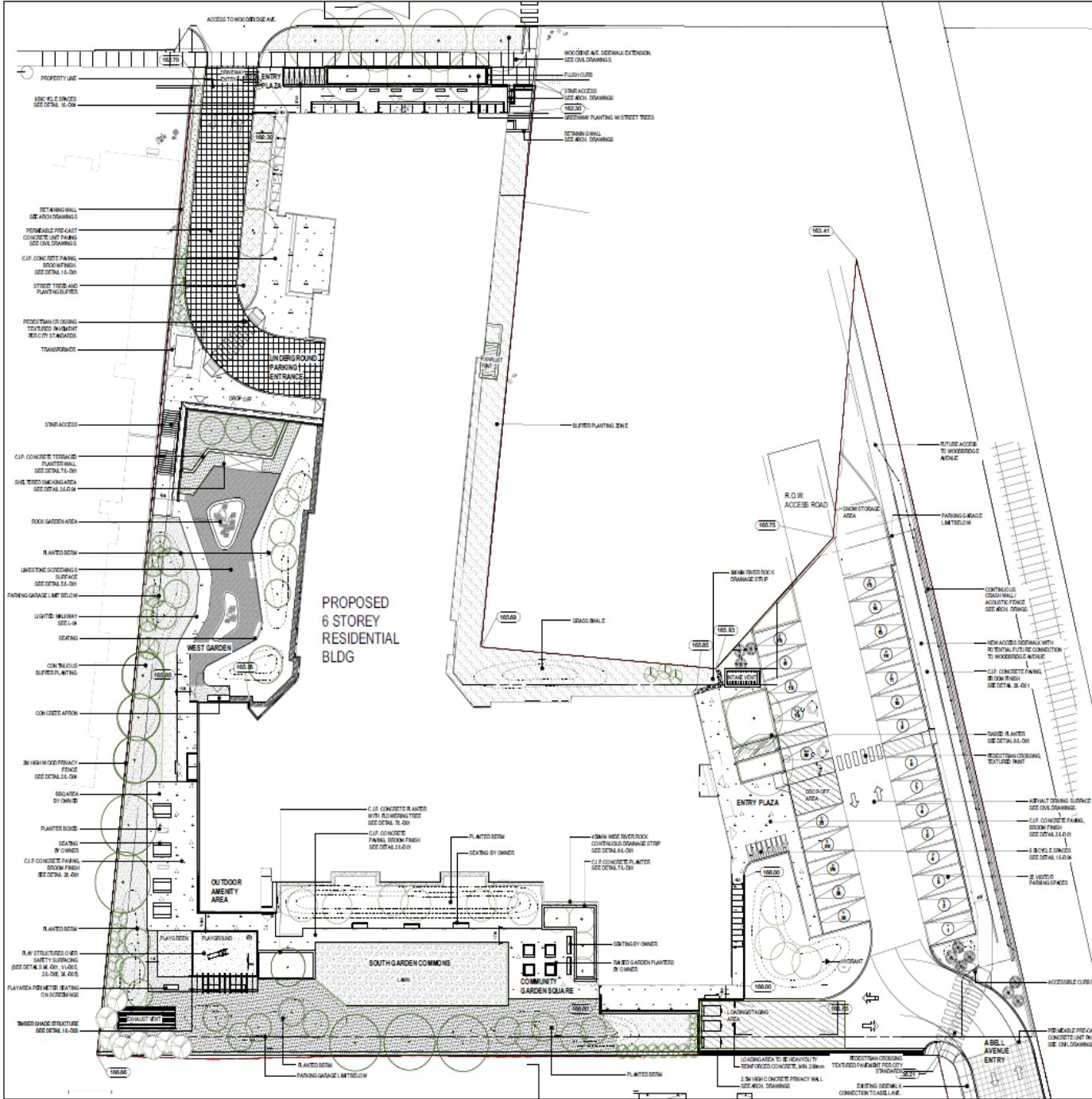
LANDSCAPE DESIGN



#2

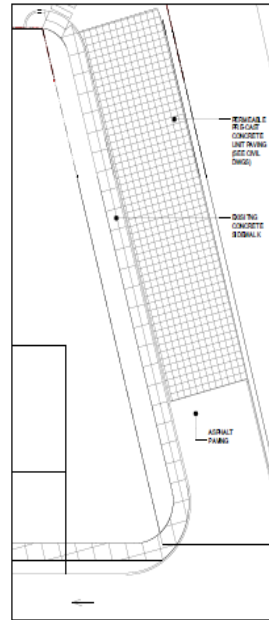
Privacy tree enhancement area #1

- ### 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



LEGEND

- CONIFEROUS TREE
- DECIDUOUS TREE
- SHRUB/PERENNIAL PLANTING
- SODDED LAWN
- ASPHALT PAVING AS NOTED
- PRECAST CONCRETE UNIT PAVING
- POURED IN PLACE CONCRETE PAVING
- RIVER ROCK
- LIMESTONE SCREENINGS
- HEAVY DUTY CONCRETE
- BOULDER
- C.I.P. PLANTER
- 0.25M CONTOUR LINES
- PROPERTY LINE



Drawings are prepared on the basis of information furnished by the client. The contractor shall be responsible for verifying the accuracy of the information furnished. The contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities.



250 WOODBRIDGE AVENUE, SUITE 100
 WOODBRIDGE, ONTARIO L4B 1A1
 TEL: (905) 874-1111 FAX: (905) 874-1112
 WWW.LMA-CA.COM

No. Revision Date

No.	Revision	Date
01	COORDINATION	FEB. 24, 2017
02	IFP SUBMISSION	DEC. 19, 2016
03	ZELDA SUBMISSION REV. 3	NOV. 24, 2016
04	ZELDA SUBMISSION REV. 2	OCT. 11, 2016
05	ZELDA SUBMISSION REV. 1	AUG. 10, 2016
06	ZELDA SUBMISSION	DEC. 17, 2015
07	SPA SUBMISSION	NOV. 6, 2015
08	RFP SUBMISSION	JUL. 22, 2015
No.	Issued For	Date

LAYOUT & MATERIALS PLAN - GROUND LEVEL

Woodbridge Residential Development

250-275 WOODBRIDGE AVE.

Scale: 1:200

Drawn by: GH

Checked by: MM

Project No.: 15012

Date: September 6, 2016

Drawing No.: L-01

NOTES:
 REFER TO ARCH DRAWINGS FOR SITE INFO.
 REFER TO ARCH DRAWINGS FOR SURFACE PARKING ALLOCATIONS.
 REFER TO CIVIL DRAWINGS FOR CURBING & DRAINAGE PLANS AND ROADWAYS.

Construction Updates

Mike Van Hemert,
VanMar Constructors

Chantelle Burgess,
Project Manager,
Technical Service



Schedule

Woodbridge
Redevelopment
Contract with
VanMar

Heritage
Vaughan
Approval

Building
Permit Demolition Start

Construction
Complete
Summer 2019

Construction
Start
May 2017

Zoning &
Site Plan
Application
Submission

Zoning &
Site Plan
Approval

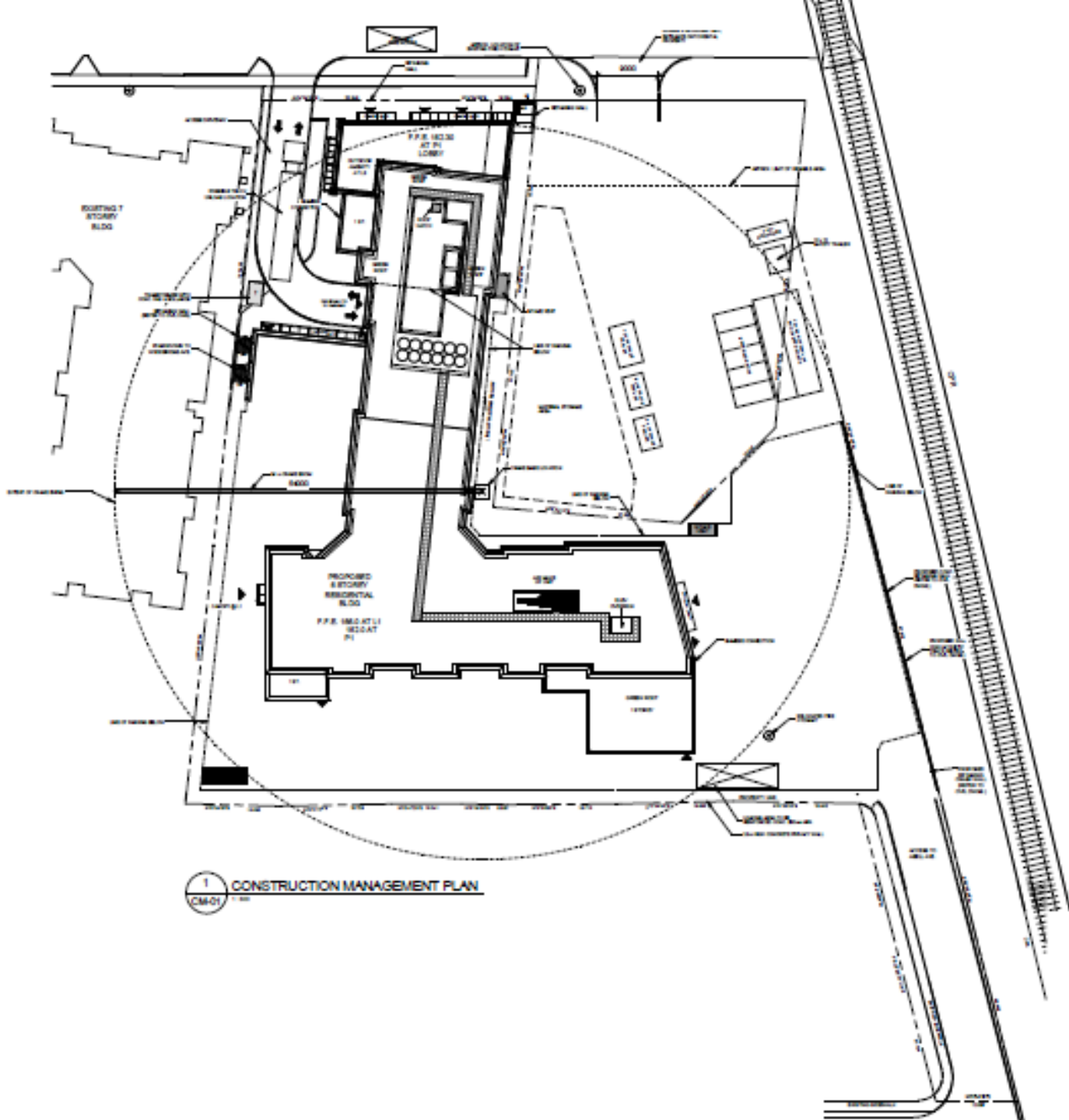
Demolition
Permit



Construction Mitigation

All applicable by-laws and regulations will be followed

Issue/Concern	Strategy
1. Traffic	<ul style="list-style-type: none">• Arrangements have been made to direct deliveries and truck traffic outside of rush hour whenever possible
2. Noise & Light disruption	<ul style="list-style-type: none">• Conscientious of neighbours; maintain open communication
3. Cleanliness	<ul style="list-style-type: none">• Site will be maintained by VanMar and workers will be reminded to remain conscientious of securing debris
4. Safety	<ul style="list-style-type: none">• Truck traffic will be controlled at entrance; Region-enhanced Health & Safety Plan
5. Communication	<ul style="list-style-type: none">• All inquiries directed to 275WoodbridgeAve@york.ca or Nicole 1-877-464-9675 ext. 76062• Site Super to be first point of contact for <i>urgent matters</i>• Site Signage will include contact info



1 CONSTRUCTION MANAGEMENT PLAN
CM-01

Other Business

- Community feedback
- Next meeting targeted
May 2017



Next Steps



Thank You

