

The Regional Municipality of York

Housing York Inc.
October 5, 2017

Report of the
General Manager

Name Proposal and Parkland Relief Request for the Redevelopment at 275 Woodbridge Avenue in the City of Vaughan

1. Recommendations

It is recommended that:

1. The Board of Directors authorize the redevelopment project located at 275 Woodbridge Avenue in Vaughan to be named “Woodbridge Lane”
2. The President of Housing York Inc. (Housing York) is authorized to execute development agreements and any documents ancillary to the development on behalf of Housing York Inc.
3. The Board of Directors support requesting a reimbursement of Cash in Lieu of Parkland payment from the City of Vaughan

2. Purpose

This report seeks Board approval to officially name the redevelopment project at 275 Woodbridge Avenue in Vaughan “Woodbridge Lane”, and to grant signing authority for the President of Housing York Inc. for all matters pertaining to the redevelopment. Board support of a request for reimbursement in parkland fees from the City of Vaughan is also being sought.

3. Background

Construction is underway and expected to be complete in 2019

The Regional Municipality of York, together with its design-build partner Van Mar Constructors, has started the construction of a new 162-unit affordable housing building in Woodbridge in the City of Vaughan. The redevelopment consolidates

Name Proposal for the Redevelopment at 275 Woodbridge Avenue in the City of Vaughan

three Housing York properties and replaces three buildings on the site (a 32-unit senior's apartment building, a three-unit triplex and fourteen family townhouses). The new, single municipal address will be known as 275 Woodbridge Avenue.

Throughout the development process, the project under construction at 275 Woodbridge Ave. has been temporarily referred to as the "Woodbridge Redevelopment". It now requires a permanent name which is required to be approved by the Housing York Board of Directors.

The Board approved Facility Naming process guided the proposed naming selection

In [September 2015](#), the Board approved a naming process for Housing York. The following principles were used to develop a selection of names for this facility:

- Priority will be given to names carrying geographic, historical or cultural significance to the area
- Consideration will be given to architectural or special features directly related to the facility
- Name will be simple to pronounce, spell and be three words or less

Located within designated heritage district

Woodbridge Avenue has a rich history in the City of Vaughan. The Woodbridge Redevelopment project is situated within a designated heritage district and had been subject to extensive review by the Heritage Vaughan Committee.

Staff worked closely with Cultural Heritage and Archival Records, at the City of Vaughan, to identify historically relevant and culturally significant factors contributing to the Woodbridge community.

Based on research and community engagement, three names that comply with the requirements above were short listed for consideration.

Abell Gardens

John Abell (pronounced like "Able") was an influential member of the Woodbridge community, both commercially and civically. Not only was he the founder of Abell Agricultural Works in 1862, employing upwards of 200 people by 1874, he was also involved civically, and was the first Mayor of the area between 1882-1885.

Although the main entrance to the site is from Woodbridge Avenue, there is a secondary entrance at the rear off of Abell Avenue which also previously accessed the former Woodbridge Lane development.

Name Proposal for the Redevelopment at 275 Woodbridge Avenue in the City of Vaughan

Burwick Place

Rowland Burr was a Quaker from Pennsylvania who is credited as being the founder of Woodbridge (or the village of Burwick as it was originally known). He arrived in the area in 1837 and purchased 100 acres of land, known today as the core of Woodbridge.

As the population of Burwick increased, the government was petitioned to establish a post office, and since there was another settlement in Canada West known as “Burwick”, the area was renamed to Woodbridge in 1855.

In addition to his successful industries within Woodbridge, Burr is also credited for laying out the village plan of Woodbridge, used to allocate lots to the new settlers.

Woodbridge Lane

Woodbridge Lane is carried forward from the Housing York Inc. building that has been redeveloped on the site. It includes both a geographical reference and a historical reference to the original facility.

The redevelopment has been approved by Regional Council, however document execution authority is also required for the President of Housing York Inc.

In [September 2015](#), Council approved the award of a design/builder for the redevelopment of two Housing York properties in Woodbridge to facilitate additional, modernized affordable housing in the City of Vaughan. Council also authorized the Commissioner of Community and Health Services to execute documents and agreements required to facilitate the redevelopment. However, because this site is a redevelopment of a Housing York-owned site rather than a Regional-owned site, authorization for the President of Housing York is now required to facilitate the execution of development agreements, building permits, and ancillary documents related to the redevelopment.

Staff are seeking authority to request relief from Parkland Fee’s from the City of Vaughan

As part of the standard planning and development process for any project, Development Charges and Parkland fees are required in order to obtain final approval to begin construction. For this redevelopment, Housing York, as an entity of the Region, was exempted from both municipal and regional development charges. However, the City of Vaughan required a Cash in Lieu of Parkland payment of \$1,377,000. This fee is levied to all developments in Vaughan that do not provide certain requirements of parkland dedication land on site. The City of Vaughan is not required to provide the Region or Housing York

Name Proposal for the Redevelopment at 275 Woodbridge Avenue in the City of Vaughan

with relief from Parkland fees, although there are examples of relief in the form of waivers or grants being given to affordable housing developments in other municipalities in York Region.

The York Region has paid the Parkland fee to the City to facilitate the timely construction of the building. Given the public benefit of affordable housing that this project provides, it is recommended that the Board endorse a request to City of Vaughan Council to consider providing relief from these fees, and reimbursing the \$1,377,000 to the Region.

4. Analysis and Implications

Continued use of the name “Woodbridge Lane” is proposed based on the existing relevance to the community

After review and analysis of the three shortlisted names, it is proposed that the redevelopment of 275 Woodbridge Avenue be named “Woodbridge Lane” based on the cultural and historical relevance to the Woodbridge Community.

5. Financial Considerations

Relief from \$1,377,000 of parkland fees from the City of Vaughan would provide savings that would be used to develop more affordable housing in the future. Any funds recovered from this request will be applied back to the Region’s Social Housing Development Reserve.

6. Local and Municipal Impact

The name “Woodbridge Lane” is reflective of the Woodbridge community and is also derived from research that was done with Cultural Heritage and Archival Records at the City of Vaughan.

7. Conclusion

It is recommended this redevelopment be named “Woodbridge Lane”, based on the cultural and historical relevance to the Woodbridge community and the continuation of a name that has been a part of the existing property.

It is also recommended that the Board support the request for reimbursement of Cash in Lieu of Parkland from the City of Vaughan.

Name Proposal for the Redevelopment at 275 Woodbridge Avenue in the City of Vaughan

For more information on this report, please contact Rick Farrell, General Manager at 1-877-464-9675ext.72091.

The Senior Management Group has reviewed this report.

Recommended by:

Approved for Submission:

Rick Farrell
General Manager

Katherine Chislett
President

September 20, 2017

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