



Community and Health Services Department
Housing York Inc.

Memorandum

To: Members of the Housing York Inc. Board of Directors
From: Rick Farrell, General Manager
Date: March 2, 2017
Re: **Woodbridge Redevelopment Update**

This memorandum is in response to a request from the January 26, 2017 Housing York Inc. Board meeting.

Affordable rental housing in York Region is in short supply. Currently, there are over 13,000 households on the social housing wait list in York Region, over half of which are seniors. The average wait time is more than seven years for seniors and twelve years for families and single persons under sixty.

Existing affordable housing in Vaughan primarily serves seniors, with the only units serving families being within the Woodbridge Redevelopment (64 Abell Avenue). Wait times in the City of Vaughan are among the highest in the Region.

Additionally, the last two Housing York Inc. buildings in Vaughan (Blue Willow and Mapleglen) were developed specifically for seniors. This leaves a significant gap in options available to non-seniors seeking a home in Vaughan. The need for family-sized units has been identified as a priority in order to maintain levels of service to all.

In late 2016, the Regional Municipality of York, together with its design-build partner VanMar Constructors, received zoning approval from the City of Vaughan to proceed with the redevelopment of its site in Woodbridge. The six storey 162-unit affordable housing building replaces 49 pre-existing affordable homes (32 unit seniors' apartment building, 3 unit triplex and 14 family townhouses).

Demolition permits were issued by the City in January 2017 and Site Plan approval was granted in February 2017. Building Permits are currently under review and expected in March 2017 with construction to commence shortly after. Occupancy is anticipated for summer 2019.

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Woodbridge Redevelopment Update

The building will have a mix of one, two, three and four-bedroom apartments, including barrier-free units. It will offer housing to a wide range of tenants including seniors, singles and families. Some tenants will pay full market rents and others a range of affordable rents. Based on unit size and waiting list composition, it is anticipated that approximately forty five per cent of the building will be occupied by seniors.

VanMar was awarded the design-build contract in late 2015 through a competitive public process. A redesign of the building to accommodate a seniors-only at this time would add significant costs and time delays. All three and four bedroom units (31 in total) would be eliminated and replaced with approximately 60 one bedroom units. This would result in additional planning applications to the City of Vaughan as well as significant changes to the design and construction resulting in substantial costs.

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