

**CITY OF VAUGHAN**  
**REPORT NO. 6 OF THE**  
**HERITAGE VAUGHAN COMMITTEE**

***For consideration by the Committee of the Whole  
of the City of Vaughan  
on November 1, 2016***

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The Heritage Vaughan Committee met at 7:07 p.m., on September 21, 2016.

Present: Tony Marziliano, Chair  
Christine Radewych, Vice-chair  
Frank Alaimo  
Sandra Colica  
Lelio DeCicco  
Regional Councillor Michael Di Biase  
David Grossman  
Nick Pacione  
Fadia Pahlawan  
Giacomo Parisi  
Pankaj Sandhu  
Antoinella Strangis  
Claudio Travierso  
Howard Tuchman  
Henry Xu

Staff present: Daniel Rende, Cultural Heritage Co-ordinator  
Katrina Guy, Cultural Heritage Co-ordinator  
Moir Wilson, Senior Urban Designer  
Rob Bayley, Manager of Urban Design and Cultural Heritage  
Rose Magnifico, Council / Committee Administrator

The following items were dealt with:

**1                    DRAFT WOODBRIDGE HERITAGE DISTRICT URBAN DESIGN  
STREETSCAPE PLAN STUDY  
WARD 2**

The Heritage Vaughan Committee advises Council:

- 1) That the recommendation contained in the following report of the Director of Development Planning, dated September 21, 2016, was approved; and
- 2) That the presentation by Ms. Gail Shillingford and Mr. Phil Goldsmith, Design Dialogue, was received.

**Recommendation**

The Director of Development Planning recommends:

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1. THAT the report and presentation entitled, "Draft Woodbridge Heritage District Urban Design Streetscape Plan", BE RECEIVED as information.

**Contribution to Sustainability**

This report is consistent with the goals and objectives of Green Directions Vaughan, the City's Community Sustainability and Environmental Master Plan, specifically:

**How We Get Around**

Goal 3: To ensure that getting around Vaughan is easy and has a low environmental impact.

Objective 3.1: To develop and sustain a network of sidewalks, paths and trails that supports all modes of non-vehicular transportation

Objective 3.2: To develop and sustain a network of roads that supports efficient and accessible public and private transit

**How We Live**

Goal 4: To create a vibrant community for citizens, business and visitors.

Objective 4.1: To foster a city with strong social cohesion, an engaging arts scene, and a clear sense of its culture and heritage

Objective 4.2: Ensure that the City of Vaughan attracts businesses and investment that will result in well-paying jobs for Vaughan citizens, a sustainable tax base and continuing prosperity into the 21st Century

**Economic Impact**

An implementation strategy for the build out of the Woodbridge Avenue Streetscape Plan will be delivered through this project, including detailed costing and phasing that considers the coordination and partnership with private development, civil engineering and urban design improvements to Woodbridge Avenue.

**Communications Plan**

The Woodbridge Heritage District Urban Design Streetscape Plan is a result of an extensive public and stakeholder engagement process. The project used a combination of on-line techniques, place-based engagement, and focused workshop and open houses, with activities timed to support key project decisions along the way. A project web page with a [vaughan.ca/designwoodbridge](http://vaughan.ca/designwoodbridge) vanity URL was established to share project information and key public engagement dates. Public meetings were also advertised on SNAP Woodbridge online community events media, Vaughan TV, and communications via email and Canada Post. Corporate Communications also supported awareness of public engagement events through social media using the #designwoodbridge hashtag.

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**Purpose**

The purpose of this report is to present the draft Woodbridge Heritage District Urban Design Streetscape Plan for information, and to receive Heritage Vaughan input on the proposed Woodbridge Avenue streetscape design prior to finalization of the plan.

**Background**

*Synopsis:*

*The Woodbridge Heritage District Urban Design Streetscape Plan Study will deliver a visual design guide for development within the study area for supplemental design guidance on how to implement the policies outlined in the Woodbridge Heritage Conservation District Plan and the Woodbridge Centre and Kipling Avenue Secondary Plans. Additionally, a conceptual streetscape plan for Woodbridge Avenue between Islington Avenue and Kipling Avenue will provide the City of Vaughan and York Region with a public realm vision, layout and design details for improvements to this important heritage main street, including gateways. The project delivery process included extensive consultation with the community, landowners, multiple city departments and external agencies. The resulting streetscape plan will be an integrated Complete Street design, delivering upon the need to transform what is today a vehicle-dominated corridor into a greener, pedestrian-oriented, multi-modal street that celebrates existing heritage features, landscape context, social life and cultural activities. As a public realm framework, the streetscape plan will coordinate future development interfaces with Woodbridge Avenue, and inform civil engineering, parks development, urban design and transit facility works in the short, medium and long terms. The implementation strategy will include capital, operations and maintenance costing with phasing recommendations.*

*Ward 2*

**Woodbridge Avenue Streetscape Plan - Approach and Methodology**

The Woodbridge Avenue Streetscape Plan is a public realm design concept to support the identity, functions and mixed uses needed for Woodbridge Avenue to be a successful and resilient commercial main street in the Heritage Conservation District. To this end, a coordinated public realm design considers the evolving fabric of architecture, programs and seasonality, scale and edge conditions, landscape features, connections and the experience of people in this unique place. The Woodbridge Heritage District Urban Design Streetscape Plan will coordinate future private development interfaces with Woodbridge Avenue in order to maximize pedestrian space along the street and to ensure a coherent public realm identity. The overall approach to the streetscape design is to protect and leverage the cultural and natural heritage qualities of the District, while responding to contemporary demands on the street as a multi-modal movement corridor and as a public space for people.

Early in the study process, it became clear that the streetscape design for Woodbridge Avenue requires an integrated design solution including civil engineering components, to transform the existing vehicle-dominated street into the vision described through policy documents. A gap analysis was conducted by the consulting team to identify key issues and opportunities for the street. Staff and the consulting team heard through the public engagement process that pedestrian safety, especially crossing Woodbridge Avenue, is a big concern. The team also heard that the existing streetscape does not reflect the pride

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and aspirations of the community or support its function as the main social and commercial hub in the Heritage Conservation District. Additionally, the preservation of existing mature trees and additional street tree planting is important to the community. The resulting integrated design objectives of the renewed street are to: reduce conflicts between modes of movement, promote active transportation, support social activity, build on the unique access to the Humber River system, capture inspiring educational, heritage and interpretive moments, provide ecosystem services, increase the street tree canopy, ensure the design is financially sustainable, and to create a strong public realm identity for the Heritage Conservation District. City departments will use this streetscape framework to inform and coordinate their respective capital projects along Woodbridge Avenue and for future application to Regional partnership funding for the gateway design at Islington Avenue. Implementation and ongoing operations and maintenance have been considered throughout the design process to deliver a street design and phasing strategy that captures both short term opportunities and longer term strategic value for social, environmental and economic prosperity.

**Relationship to Term of Council Service Excellence Strategy Map (2014-2018)**

This report relates to the following Term of Council Priorities:

- Improve municipal road network
- Continue to develop transit, cycling and pedestrian options to get around the City
- Re-establish the urban tree canopy
- Invest, renew and manage infrastructure and assets
- Continue to ensure the safety and well-being of citizens
- Attract investment and create jobs
- Continue to cultivate an environmentally sustainable city
- Support and promote arts, culture, heritage and sports in the community
- Continue to advance a culture of excellence in governance

**Regional Implications**

The study area includes the interface with Islington Avenue, a Regional Road, at its eastern boundary. Accordingly, the Woodbridge Avenue Streetscape Plan includes a gateway design for the Woodbridge Heritage Conservation District at Islington Avenue. This gateway design is eligible for Regional partnership funding through the Municipal Streetscape Partnership Program (MSPP). The study area includes a Special Policy Area (Schedule 9 in the Woodbridge Centre Secondary Plan) associated with the Humber River floodplain. The Toronto and Region Conservation Authority has participated in the project consultation process.

**Conclusion**

The draft Woodbridge Heritage District Urban Design Streetscape Plan document provides detailed design guidance for the built environment and public realm in the study area to help achieve the policies of the Secondary Plans and the Woodbridge Heritage Conservation District Plan. The success of the public realm and the unique character of place are important for the long term social, cultural, and economic sustainability of the Woodbridge Heritage Conservation District. As the main commercial street and social destination in the District, the ambition is to transform Woodbridge Avenue into a pedestrian-oriented, multi-modal street with a coherent public realm identity that showcases heritage assets and landscape character and with public spaces, connections and amenities that enhance daily life. The streetscape plan is a long term framework to

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coordinate public realm improvements and capital projects, and to inform future private development along the street.

**Attachments**

1. Study Area Map

**Report prepared by:**

Rob Bayley, Manager of Urban Design and Cultural Heritage, ext. 8254  
Moira Wilson, Senior Urban Designer, ext. 8353

(A copy of the attachments referred to in the foregoing have been forwarded to each Member of Council and a copy thereof is also on file in the office of the City Clerk.)

**2 ALTERATIONS TO EXISTING HOME AND DEMOLITION OF EXISTING OUTBUILDING  
148 WALLACE STREET  
WOODBIDGE HERITAGE CONSERVATION DISTRICT  
WARD 2 - VICINITY OF WALLACE STREET AND HIGHWAY 7**

The Heritage Vaughan Committee recommended that the following recommendation be forwarded to Council for approval:

- 1) That the recommendation contained in the following report of the Director of Development Planning, dated September 21, 2016, be approved.

The Heritage Vaughan Committee advises Council:

- 1) That the following deputations were received:
  1. Mr. Nicholas Bressi, applicant; and
  2. Ms. Maria Verna, Village of Woodbridge Ratepayers Association.

**Recommendation**

The Director of Development Planning recommends:

1. THAT Council approve the proposed alterations to the existing home and demolition of the existing outbuilding at 148 Wallace Street under Section 42 of the *Ontario Heritage Act*, subject to the following conditions:
  - a) any significant changes to the proposal by the Owner, may require reconsideration by Heritage Vaughan Committee, which shall be determined at the discretion of the Director of Development Planning;
  - b) that Heritage Vaughan Committee recommendations to Council do not constitute specific support for any Development Application under the *Ontario Planning Act* or permit requirements currently under review or to be submitted in the future by the applicant as it relates to the subject application;
  - c) the applicant submit Building Permit stage architectural drawings and building material specifications to the satisfaction of the Vaughan

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Development Planning Department, Urban Design and Cultural Heritage  
Division.

**Contribution to Sustainability**

This report is consistent with the goals and objectives within *Green Directions Vaughan*, the City's Community Sustainability and Environmental Master Plan, specifically:

Goal 4: To create a vibrant community where citizens, business and visitors thrive

*Objective 4.1: "To foster a city with strong social cohesion, an engaging arts scene, and a clear sense of its culture and heritage"*

**Economic Impact**

There are no requirements for new funding associated with this report.

**Communications Plan**

All materials related to the Heritage Vaughan Committee are posted on the City's website.

**Purpose**

The purpose of this report is to seek Heritage Vaughan approval of the recommendations to Council for the proposed alterations to an existing home and the demolition of an existing outbuilding at 148 Wallace Street, located within the Woodbridge Heritage Conservation District (HCD).

**Background - Analysis and Options**

**Location, Heritage Status, and Policies**

The property, municipally known as 148 Wallace Street, is located on the west side of Wallace Street, south of Woodbridge Avenue in the Woodbridge Heritage Conservation District. The subject property is Designated Part V under the Ontario Heritage Act. The subject property is located within the Wallace Street Character Area of the Woodbridge HCD.

The site is bounded by residential to the north and south, Wallace Street and the Humber River to the east, and a railway to the west as shown on Attachment #1.

148 Wallace Street is noted as a "contributing building" in the Woodbridge HCD Plan. It is a one and half storey Gothic Revival wood-clad building constructed circa 1880. All elements located on the subject property, including trees and the barn outbuilding, are considered "contributing" (Attachments #2 and #3).

The Woodbridge HCD Plan contains policies and guidelines that pertain to the entire HCD and the character area of Wallace Street. All demolition, alteration, and new construction must conform to these policies.

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### **Proposed Alterations**

The applicant is proposing to replace all existing windows with in-kind wood hung windows. The existing windows are in a state of disrepair. The applicant has submitted material information for new wood windows to match the style and look of the existing windows. The existing verandah was also recently removed as it was deemed structurally unsafe. The applicant has submitted plans for a replacement wood verandah that will replicate the former verandah (Attachment #5).

### **Proposed Demolition**

The applicant is proposing to demolish the existing barn on the subject property as it has been determined it is no longer structurally sound. The applicant provided a professional engineer's report (Attachment #4) to the City which assessed the structural integrity of the existing barn. The proposed demolition of the barn will be professionally dismantled and salvaged by a company called Bored Barn. This company has over 30 years' experience specializing in salvaging old barns.

### **Analysis**

All new development must conform to the policies and guidelines within the Woodbridge Heritage Conservation District Plan. The following is an analysis of the proposed development according to the Woodbridge HCD Plan.

#### **Section 5.1 – Objectives**

- *Identify, document, maintain and restore the unique heritage village character of Woodbridge*
- *Conserve contributing building, landscapes, monuments and streetscapes*

Comment: The proposal meets the objectives of the plan, as the alterations and demolition on the property will ensure the overall preservation of the main structure on the property.

#### **6.1.3 Wallace Street**

- *The Street should retain the existing residential character with a single family detached building type and be designed to support a pedestrian streetscape. Where the Official Plan permits, duplexes, triplexes, and quadruplexes may be permitted provided they are carefully designed to appear as single detached dwellings, sensitive to abutting contributing buildings and landscapes, and provided they maintain existing side yard and front yard setbacks, are of a similar building height, and are of a building frontage width which is consistent with adjacent single detached dwellings.*

Comment: The proposed alterations will ensure the preservation of the main residence and its continued use as a low density residential property with a contributing single family detached building.

#### **6.2.2 Conservation Guidelines**

- *Evaluate the existing condition of heritage attributes to determine the appropriate intervention needed. Use the gentlest means possible for any intervention.*

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- *Repair rather than replace heritage attributes using recognized conservation methods. Respect historical materials and finishes by repairing with like materials.*
- *Replace using like materials any extensively deteriorated or missing parts of heritage attributes.*
- *Undertake any work required to preserve heritage attributes physically and visually compatible with the character of the heritage resource as commonly found in the District.*

Comment: While repairing is always preferable over replacement, in this situation, repairing the verandah and windows is not feasible. As such, replacement in kind is the best alternative approach.

**Relationship to Term of Council Service Excellence Strategy Map (2014-2018)**

This report relates to the Term of Council Service Excellence Strategy Map (2014-2018) by supporting the following initiative:

- Support and promote arts, culture, heritage and sports in the community

**Regional Implications**

N/A

**Conclusion**

The Urban Design and Cultural Heritage Division of the Vaughan Development Planning Department recommends that Council approve the proposed demolition and alterations as they conform to the policies and guidelines of the Woodbridge Heritage Conservation District Plan.

**Attachments**

1. Location Map
2. Subject Property photos from August 2015 (top) and August 2005 (bottom)
3. Photo of contributing main residence from 2015 courtesy of Google Maps
4. Barn condition report
5. Proposed verandah drawing

**Report prepared by:**

Daniel Rende, Cultural Heritage Coordinator, ext. 8112  
Moir Wilson, Senior Urban Designer, ext. 8353  
Rob Bayley, Manager of Urban Design and Cultural Heritage, ext. 8254

(A copy of the attachments referred to in the foregoing have been forwarded to each Member of Council and a copy thereof is also on file in the office of the City Clerk.)



3

**PROPOSED LOT SEVERANCE, AND DEMOLITION  
OF A SINGLE DETACHED RESIDENTIAL  
BUILDING AND TWO NEW CONSTRUCTIONS  
10690 ISLINGTON AVENUE, KLEINBURG-NASHVILLE HERITAGE CONSERVATION  
DISTRICT, DESIGNATED UNDER PART V, ONTARIO HERITAGE ACT  
WARD 1 – WEST SIDE OF ISLINGTON AVENUE AND NORTH OF BELL COURT**

The Heritage Vaughan Committee advises Council:

- 1) That consideration of this matter was deferred to the Heritage Vaughan meeting of October 19, 2016, to allow the applicant to address the concerns raised by the Heritage Vaughan Members; and
- 2) That the following deputations were received:
  1. Mr. Paul Oberst, Paul Oberst Architect; and
  2. Mr. Steven Poulos, GWPT.

## Recommendation

The Director of Development Planning recommends:

1. THAT Council approve the proposed demolition under Section 42 of the *Ontario Heritage Act* for a single detached dwelling at 10690 Islington Avenue, subject to the following condition:
  - a) that the proposed demolition is contingent on the approval of the proposed severance.
2. THAT Council approve the proposed new construction under Section 42 of the Ontario Heritage Act of two new single detached dwellings, as shown in Attachment #5, subject to the following conditions:
  - a) that the proposed new construction is contingent on the approval of the proposed severance
  - b) any significant changes to the proposal by the Owner, may require reconsideration by the Heritage Vaughan Committee, which shall be determined at the discretion of the Director of Development Planning;
  - c) that Heritage Vaughan Committee recommendations to Council do not constitute specific support for any Development Application under the *Ontario Planning Act* or permit requirements currently under review or to be submitted in the future by the applicant as it relates to the subject application;
  - d) that the applicant submit Building Permit stage architectural drawings and building material specifications to the satisfaction of the Vaughan Development Planning Department, Urban Design and Cultural Heritage Division.

### Contribution to Sustainability

*This report is consistent with the goals and objectives within Green Directions Vaughan, the City's Community Sustainability and Environmental Master Plan, specifically:*

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Goal 4: To create a vibrant community where citizens, business and visitors thrive

*Objective 4.1: "To foster a city with strong social cohesion, an engaging arts scene, and a clear sense of its culture and heritage"*

**Economic Impact**

There are no requirements for new funding associated with this report.

**Communications Plan**

All materials related to the Heritage Vaughan Committee are posted on the City's website.

**Purpose**

The purpose of this report is for Heritage Vaughan to consider the demolition of a single detached house at 10690 Islington Avenue, the proposed severance of the one lot into two lots and the proposed new construction of two new single detached dwellings in the Kleinburg-Nashville Heritage Conservation District.

**Timeline**

This application is subject to the 90 day review under the *Ontario Heritage Act*. This application was declared complete on August 23, 2016 and must be deliberated upon by Council by November 21, 2016 to meet the 90 day timeline.

**Background - Analysis**

The subject property is known municipally as 10690 Islington Avenue as shown on Attachment #1. It is a triangular shaped property located at the north end of the Kleinburg-Nashville Heritage Conservation District between Highway 27 and Islington Avenue where the two streets meet.

The existing ranch style house was built between 1978 and 1988, and is not considered a contributing heritage property in the district (Attachment #2). Although the property is included and described in the District Inventory, the Kleinburg-Nashville Heritage District Plan identifies the old Kleinburg village area ending at the intersection of Islington and Bell Court. This property is north of the intersection and is located just south of the District boundary.

The applicant wishes to demolish the existing house, sever the property into two separate lots and construct a new single detached house on each new lot. To support this application, the applicant has submitted a Cultural Heritage Impact Assessment (CHIA). Cultural Heritage staff has reviewed the CHIA report shown in Attachment #3 and has confirmed that it meets the City of Vaughan Cultural Heritage Impact Assessment Terms of Reference. A chronology of the property ownership was also submitted along with the CHIA and will be available as a hard copy at the Heritage Vaughan meeting.

The report provides a short history of the property, noting that it was not sold as a separate lot until 1952 and that there is no firm evidence of a previously existing structure on the property. The report provides photos of the subject dwelling of every elevation. The authors of the report have reviewed the structure and have confirmed that the property is not identified as a heritage resource in the Kleinburg-Nashville Heritage District Study and Plan and that the Plan identifies the ranch house architectural style as

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a non-heritage style. It is the opinion of the CHIA that the demolition of the structure would not detract from the Heritage Conservation District.

Cultural Heritage staff has read the report and concurs with the recommendation of the report that the existing building may be demolished, pending approval of replacement structures.

The applicant is applying to sever the existing property into two separate lots, and is proposing to build a new construction on each new lot. Regarding the severance, the Kleinburg-Nashville HCD Plan does not forbid the creation of new lots, so long as they are in keeping with the goals and objectives of the Plan. Cultural Heritage staff has reviewed the proposed severance as shown on Attachment #4, and confirms that its location and layout does not fundamentally change the street layout, or impact any known heritage resources. However, staff recommends that demolition not proceed until the proposed severance application is approved by the Committee of Adjustment.

Proposed New Constructions

The proponent has proposed the new construction of two single detached houses, shown as “House A” (Sit Plan File DA.16.026) and “House B” (Site Plan File DA.16.027). The plans and elevations have been submitted for review and are shown on Attachment #5.

**DA.16.026 - House A**

House A features a design that is based on the Victorian Vernacular architectural style. It features the following distinctive features of the style:

- High peaked roof with wood shingles or sheet metal roofing
- Peaked gables
- Asymmetrical facade, main gabled bay often has a bay window
- Segmental arch wood windows
- 4 over 4; optional shutters
- Verandah with wood posts and decorative brackets or trelliage

Cultural Heritage staff notes that the architectural design choices speak to the siting of the property: the applicant has provided front and rear facades featuring Victorian design details in response to its visibility from both Islington Avenue and Highway 27. The house also features an attached garage, which is generally not preferred in the Kleinburg-Nashville HCD Plan and Guidelines. However, the visual impact of the garage has been mitigated by setting it back from the front façade of the house.

There are no concerns regarding the height of the proposed structure. The lot coverage of the proposed structure is 32.73% due to the proposed lot shape and size. The applicant will be required to submit an application to the Committee of Adjustment for both variance and severance. Please see below for further discussion of this matter.

**DA.16.027 – House B**

The proposed construction for House B is a five bay, 2 ½ storey Georgian/Neo-Classical design that features the architectural elements identified in the Kleinburg-Nashville Heritage Conservation District:

- Low slope roof, approx. 6:12
- Simple wood fascia and eaves
- Wood clapboard, brick or stone construction
- Central door with transom and/or sidelights
- Symmetrical façade, usually 3 or 5 bays

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- Optional porch
- Low slope hipped roof
- Symmetrical façade
- Porch and/or gable at front door

Cultural Heritage staff has reviewed the application and confirms that the proposed design meets the criteria set out in Section 9 of the Kleinburg-Nashville Heritage Conservation District. While the garage is attached to the house, its visual impact on the streetscape is mitigated as a 1 storey extension with the entrance located at the north elevation.

There are no concerns with the height or lot coverage of the proposed construction of House B as it proposes an overall lot coverage of 20%.

As set out, the proposed lot coverage of House A is 32.73% without the garage and porch coverage. Although this is a larger lot coverage than generally allowed, it is balanced by the smaller lot coverage of House B. As discussed in the Justification Brief, the combined lot coverage of the 2 houses over the existing property is equal to 30% lot coverage (Attachment #5), should the lot severance proceed as proposed. As both houses otherwise meet all other criteria of new construction in the Kleinburg-Nashville Heritage Conservation District, staff is satisfied that the proposal meets the overall intent of the Heritage Conservation District Guidelines.

**Relationship to Term of Council Service Excellence Strategy Map (2014-2018)**

This report relates to the Term of Council Service Excellence Strategy Map (2014-2018) by supporting the following initiatives:

- Support and promote arts, culture, heritage and sports in the community

**Regional Implications**

Islington Avenue is a Regional Road. However, the Region has not indicated any issue with the proposed severance or development of the two single detached dwellings. As the new constructions will be facing onto Islington Avenue and receiving services through Islington Avenue, the Region has not forwarded any comments regarding their construction.

**Conclusion**

The Urban Design and Cultural Heritage Division has reviewed the proposed application and determines that the proposed new development at 10690 Islington Avenue is consistent with the Kleinburg-Nashville Heritage Conservation District Plan and the recommendation of the Director of Development Planning can be adopted.

**Attachments**

1. Location Map
2. Current Condition
3. Cultural Heritage Impact Assessment
4. Site Survey of Existing Conditions
5. Plans and Elevations
  - a) Proposed Site Plan
  - b) House A Elevations
  - c) House B Elevations
  - d) Ground Floor Layout House A

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- e) Ground Floor Layout House B
- f) Site Servicing and Grading Plan
- 6. Justification Letter for Lot Coverage

**Report prepared by:**

Katrina Guy, Cultural Heritage Coordinator, ext. 8115  
Moir Wilson, Senior Urban Designer, ext. 8353  
Rob Bayley, Manager of Urban Design and Cultural Heritage, ext.8254

(A copy of the attachments referred to in the foregoing have been forwarded to each Member of Council and a copy thereof is also on file in the office of the City Clerk.)

**4                   NEW CONSTRUCTION AND DEMOLITION OF EXISTING BUILDINGS  
                  259 AND 275 WOODBRIDGE AVENUE AND 64 ABELL AVENUE  
                  WOODBRIDGE HERITAGE CONSERVATION DISTRICT  
                  WARD 2 - VICINITY OF WOODBRIDGE AVENUE AND KIPLING AVENUE**

The Heritage Vaughan Committee advises Council:

- 1) That consideration of this matter was deferred to a future Heritage Vaughan meeting after a community meeting is held to allow input from the local community to be incorporated in the drawings; and
- 2) That the following deputations were received:
  - 1. Mr. Clifford Korman, Kirkor Architects, Martin Ross Ave, Toronto, on behalf of the applicant;
  - 2. Lauren Capilongo, Malone Given Parsons Ltd., Renfrew Drive, Markham on behalf of the applicant;
  - 3. Mr. Frank Massara, Woodbridge Avenue, Woodbridge;
  - 4. Mr. Anthony Arizza, Woodbridge Avenue, Woodbridge
  - 5. Ms. Yolanda Mocella, Woodbridge Avenue, Woodbridge;
  - 6. Ms. Maria Verna, Village of Woodridge Ratepayers Association; and
  - 7. Ms. Gabriella Giuliani, Woodbridge Avenue, Woodbridge.

**Recommendation**

The Director of Development Planning recommends:

- 1. THAT Council approve the proposed demolition of the existing buildings at 259 and 275 Woodbridge Avenue and 64 Abell Avenue and new construction of a multi-storey building on the same property under Section 42 of the *Ontario Heritage Act*, subject to the following conditions:
  - a) any significant changes to the proposal by the Owner, may require reconsideration by Heritage Vaughan Committee, which shall be determined at the discretion of the Director of Development Planning;
  - b) that Heritage Vaughan Committee recommendations to Council do not constitute specific support for any Development Application under the *Ontario Planning Act* or permits/requirements currently under review or to be submitted in the future by the applicant as it relates to the subject application;

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- c) the applicant submit Building Permit stage architectural drawings and building material specifications to the satisfaction of the Vaughan Development Planning Department, Urban Design and Cultural Heritage Division.

**Contribution to Sustainability**

This report is consistent with the goals and objectives within *Green Directions Vaughan*, the City's Community Sustainability and Environmental Master Plan, specifically:

Goal 4: To create a vibrant community where citizens, business and visitors thrive

*Objective 4.1: "To foster a city with strong social cohesion, an engaging arts scene, and a clear sense of its culture and heritage"*

**Economic Impact**

There are no requirements for new funding associated with this report.

**Communications Plan**

All materials related to the Heritage Vaughan Committee are posted on the City's website.

**Purpose**

The purpose of this report is to seek Heritage Vaughan approval of the recommendations to Council for the proposed demolition of existing buildings and the proposed new construction of a multi-storey building at 259 and 275 Woodbridge Avenue and 64 Abell Avenue located within the Woodbridge Heritage Conservation District (HCD).

**Background - Analysis and Options**

**Location, Heritage Status, and Policies**

The property, municipally known as 259 and 275 Woodbridge Avenue and 64 Abell Avenue, is located on the south side of Woodbridge Avenue, east of Kipling Avenue, in the Woodbridge Heritage Conservation District as shown on Attachment #1. The subject property is Designated Part V under the Ontario Heritage Act. The subject property is located within the Woodbridge Avenue Character Area of the Woodbridge HCD. The site is surrounded by Woodbridge Avenue to the north, a 7 storey condominium building to the west, low rise residential to the south, and CP rail to the east.

The existing buildings at 259 and 275 Woodbridge Avenue and 64 Abell Avenue are all noted as "non-contributing" buildings within the Woodbridge HCD Plan. As such, demolition can be supported for a new construction proposal that conforms to the Woodbridge HCD Plan. 259 Woodbridge Avenue was evaluated by Cultural Heritage staff through a Built Heritage Evaluation and scored 30/100, which is considered to be of "little or no significance". 259 Woodbridge Avenue was approved for demolition at the Heritage Vaughan meeting of November 19, 2014, subject to several conditions that included demolition only be effective from the approval of plans of new construction by City Council and that the new construction conform to the Woodbridge HCD Plan.

Policies and guidelines within the Woodbridge HCD Plan apply to all new construction within the Woodbridge HCD. Policies pertain to all aspects of development which include,

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but are not limited to height, angular planes, massing, design, pedestrian and vehicular circulation, and landscape.

### **Proposed New Construction**

Development Planning staff is currently reviewing a Site Plan Application and Zoning By-law Amendment Application for this subject property (Housing York Inc., Files DA.15.093 and Z.15.041). The proposed new construction is a 6-storey mixed use building with a 3 storey podium fronting on Woodbridge Avenue with upper storeys stepped-back from the street and the neighbouring properties (Attachments #3, #4a, and #4b). Massing and materials relate to historical commercial building precedents while accommodating contemporary uses. The ground floor of the 3-storey podium is designed to contain commercial uses and a lobby entrance to the residential units (Attachments #2a, #4a, and #4b). Pedestrian walkways will connect Woodbridge Avenue to the rear of the property and Abell Avenue. Underground parking for both commercial and residential is proposed to be accessed from Woodbridge Avenue while the pickup and drop off spaces and loading area are placed at the rear of the property accessed from Abell Avenue (Attachment #3).

### **Heritage District Conformity Report Submitted**

A Heritage District Conformity report has been submitted for this application by GBCA Architects Ltd., a firm with significant heritage preservation experience. The report is signed by Christopher Borgal, a partner with GBCA who is a member of the Canadian Association of Heritage Professionals. The report writes that, to a significant extent, the project meets the guidelines with respect to the design, massing and materials. The report does acknowledge that the proposed vehicular access from Woodbridge Avenue, “will interrupt the pedestrian character of the street” and suggests that further work be done to mitigate this issue.

### **Analysis**

All new development must conform to the policies and guidelines within the Woodbridge Heritage Conservation District Plan. The following is an analysis of the proposed development according to the Woodbridge HCD Plan.

#### **Section 5.1 – Objectives**

- *Ensure new designs contribute to the Woodbridge heritage character.*
- *Manage any development or redevelopment proposed within the district, in a manner that is sensitive and responsive to all aspects necessary to ensure the protection and conservation of the heritage resources, in order to maintain the village character of the Woodbridge District.*
- *Support a welcoming, interesting pedestrian environment by encouraging pedestrian amenities and by maintaining human-scaled development and connections to adjacent neighbourhoods.*

Comment: The proposed development meets the objectives noted above. Further discussion on this will follow.

The following guidelines have been divided into 3 categories.

#### **1) Height, Angular Plane, and Massing**

##### *Policy and Guidelines*

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*Vaughan Official Plan 2010, Volume 1, Section 9.2.3.5 b*

*Taller building elements shall generally be set back from the podium by a minimum of three metres along all public street frontages in order to provide appropriate pedestrian environment and mitigate wind impacts at the street level.*

*Woodbridge HCD Plan, Section 6.1.1 Woodbridge Avenue*

*Guidelines:*

- *Generally, new buildings along Woodbridge Avenue should be no taller than 4 floors (13m).*
- *New buildings may be allowed an increase in building height to 6 storeys provided that they meet official plan policy. In such cases, a podium of a minimum 2 floors and a maximum of 4 floors is required, with the additional two floors stepping back on a 45 degree angular plane.*

*Woodbridge HCD Plan, Section 6.4.2.2. Woodbridge Avenue (Character Area)*

*Guidelines:*

- *Additional building height, to a maximum of 6 floors (20m), may be considered only when there is no undue impact to the public realm and/or adjacent properties, including an impact on sunlight penetration and views. Additional building height must step-back along a 45 degree angular plane starting at 13 metres when facing a street and starting at 9.5 metres when facing another property.*

**Comment:** The 45 degree angular plane is not met on the east side of the development, however, due to distance setback requirement from CP Rail, future development is unlikely on the east side of the subject property. Instead, a greater setback is proposed to the west of the subject property to the existing condominium building. The 45 degree angular plane has been successfully incorporated throughout the remainder of the site.

The 3 storey podium provides a grade-related, pedestrian-scale commercial element to interact with Woodbridge Avenue that complies with the policies of the Official Plan and Woodbridge HCD Plan.

## **2) Heritage Character and Contemporary Design**

*Policy and Guidelines*

*Woodbridge HCD Plan, Section 6.3.2 Contemporary Design*

*Contemporary work should be “of its time” but fit well with its neighbours. This is done through similar heights, setbacks, and material palette and proportion of parts (see below).*

*Woodbridge HCD Plan, Section 6.3.3 Architectural Guidelines*

*Material Palette – materials proposed for new buildings in the district should include those drawn from ones historically in use in Woodbridge*



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*Proportions of Parts – new buildings in the district must consider the proportions of immediate neighbouring buildings, but must also consider portions of historical precedents (e.g. window height, base-body-cap, etc.)*

**Comment:** The proposed development includes a 3 storey commercial and residential podium that incorporates traditional commercial elements – fascia signage, symmetrical storefronts, and pilasters – while still achieving a contemporary look. The Woodbridge HCD Plan encourages new development that is “of its time” but not overly pastiche or carbon copies of historical styles. The proposed podium also contains a clearly defined base, body, and cap which is typical of historical commercial development.

Further design work is recommended, and is noted below in this report, however, the development largely conforms to the policies and guidelines within the Woodbridge HCD Plan.

### **3) Building Frontages, Orientation, and Circulation**

#### *Policy and Guidelines*

##### *5.3.2.5 Woodbridge’s character - Circulation, vehicular access and parking*

*On-site parking, garages, and parking structures are generally concealed behind or below inhabited buildings.*

##### *Woodbridge HCD Plan – 6.1.1 Woodbridge Avenue*

#### *Guidelines*

- *Ground level must be flush with the sidewalk, with direct access from the street*
- *Storefronts must be oriented towards the street and should be experienced as a collection of small scaled retail, with operable doors in order to cater to pedestrian activity.*
- *New buildings should be built directly, or in close proximity, to the front property or street line to establish a continuous street wall.*

*WHCDP 6.4.1.1 Woodbridge HCD (General) – Retail is recommended as the predominant use along Woodbridge Avenue in order to animate the street character*

*WHCDP 6.4.1.2 – New buildings should be built directly to the front property or street line to establish a continuous street wall.*

##### *WHCDP 6.4.2.2 Street Wall Height and Scale - Woodbridge Avenue Character Area*

*New buildings must have a building podium of a minimum of 2 storeys up to 4 storeys*

##### *WHCDP 6.6.2 Pedestrian Circulation*

*The accommodation of pedestrians will have priority over the accommodation of vehicles*

##### *WHCDP 6.7.1 Roads, Curbs, Sidewalks and 6.7.6 Parking*

*On-street parking should be accommodated where possible*

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*WHCDP 6.7.6 Parking*

*On-site parking, including structured parking, should not be visible from the street or public spaces. Parking areas should be concealed and buffered with buildings with active uses*

**Comment:** Woodbridge Avenue is the commercial centre of the Woodbridge Heritage Conservation District and a pedestrian-oriented main street. The proposed building has uses and entrances that are grade-related and open onto Woodbridge Avenue with a proposed setback of 3m to allow for spill-out activities. Access to the underground parking from Woodbridge Avenue is at the west side of the site and is concealed and buffered with landscape treatment. The majority of pick up and drop off is at the Abell Avenue access and surface parking will be screened with planting.

**Relationship to Term of Council Service Excellence Strategy Map (2014-2018)**

This report relates to the Term of Council Service Excellence Strategy Map (2014-2018) by supporting the following initiative:

- Support and promote arts, culture, heritage and sports in the community

**Regional Implications**

N/A

**Conclusion**

The Urban Design and Cultural Heritage Division of the Development Planning Department recommends that Council approve the proposed demolition and new construction as it conforms to the policies and guidelines within the Woodbridge Heritage Conservation District Plan.

**Attachments**

1. Location Map
2. a+b Proposed Streetscape Renderings
3. Proposed Site Plan
4. a+b Proposed Elevations
5. Proposed Landscape Rendering

**Report prepared by:**

Daniel Rende, Cultural Heritage Coordinator, ext. 8112  
Rob Bayley, Manager of Urban Design and Cultural Heritage, ext. 8254

(A copy of the attachments referred to in the foregoing have been forwarded to each Member of Council and a copy thereof is also on file in the office of the City Clerk.)

*Howard Tuchman declared an interest with respect to the foregoing as he is an employee of the architect for the application, and did not take part in the discussion or vote on the matter.*

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**5                    NEW BUSINESS – REQUEST FOR IDEAS OF A HERITAGE NATURE  
TO INCLUDE AS PART OF THE CANADA 150<sup>TH</sup> CELEBRATIONS**

Heritage Vaughan member Giacomo Parisi, as a member of the Canada 150 Celebration Task Force, requested that the members provide ideas of a heritage nature that he can provide to the Task Force.

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The meeting adjourned at 10:00 p.m.

Respectfully submitted,

Tony Marziliano, Chair

Report Prepared by: Rose Magnifico, Council / Committee Administrator