

**CITY OF VAUGHAN**  
**REPORT NO. 7 OF THE**  
**HERITAGE VAUGHAN COMMITTEE**

***For consideration by the Committee of the Whole  
of the City of Vaughan  
on December 6, 2016***

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The Heritage Vaughan Committee met at 7:04 p.m., on October 19, 2016.

Present: Christine Radewych, Chair  
Frank Alaimo  
Robert Brown  
Sandra Colica  
Regional Councillor Michael Di Biase  
David Grossman  
Nick Pacione  
Fadia Pahlawan  
Giacomo Parisi  
Pankaj Sandhu  
Councillor Alan Shefman  
Antoinella Strangis  
Claudio Travierso  
Howard Tuchman

Staff present: Daniel Rende, Cultural Heritage Co-ordinator  
Katrina Guy, Cultural Heritage Co-ordinator  
Rose Magnifico, Council / Committee Administrator

The following items were dealt with:

**1 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 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 October 19, 2016, be approved.

The Heritage Vaughan Committee advises Council:

- 1) That an administrative correction was made to the report by changing "Attachment 5" in recommendation 2. to "Attachment 6" and the correction was made prior to the report being forwarded to Council; and
- 2) That the following deputations were received:

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1. Mr Murray Evans, Evans Planning Inc.,
2. Mr. Paul Oberst, Paul Oberst Architect; and
3. Mr. Steven Poulos, GWPT.

**Recommendation**

The Director of Development Planning recommends:

1. THAT Heritage Vaughan recommend to Council the approval of the proposed demolition of a single detached dwelling at 10690 Islington Avenue under Section 42 of the *Ontario Heritage Act*, subject to the following condition:
  - a) that the proposed demolition is contingent on the approval of the proposed severance.
2. THAT Heritage Vaughan recommend to Council the approval of the proposed new construction under Section 42 of the *Ontario Heritage Act* of two new single detached dwellings, as shown in Attachment #6, 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;
  - c) 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:

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.

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**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 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 circa 1978 (Attachment #2), and is not considered a contributing heritage property in the District. Although the property is included and described in the District Inventory, the Kleinburg-Nashville Heritage District Plan does not include the northern tip of Islington Avenue. The HCD Plan identifies the old Kleinburg village area ending at the intersection of Islington and Bell Court. The subject 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 confirms 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 is attached to this report (Attachment #4).

**Lot History**

As outlined in the Property Ownership Chronology (POC), the subject property is legally described as part of Lots 2, 3, 4, and 5, Plan 210; Part 1, 64R6429, City of Vaughan. It was created in 1857 when John Mahoff registered Plan 210 with the Township of Vaughan.

Around 1936-38, Lots 1 thru 5 were cut on a diagonal when Highway 27 was extended to run through the lots diagonally, which created the distinctive shape of the property. Lots 1-5 were sold as one parcel until 1953, when Lots 2-5 were sold to Annie Lintner. When Lintner died in 1976, her executors registered Plan 646429 in 1977 and this is the parcel of land associated with 10690 Islington Avenue. Lot 1 became 10674/80 Islington Avenue.

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The first confirmed structure on the property is described in the POC as built between 1970-1978. The executors to the Lintner estate sold the property in 1986 to Frederick and Jean Sharples. The property was rezoned from Agriculture to Suburban Residential (RS) in 1986. It was then that the building envelope of the lot was established so as to ensure a minimum of 10% landscaping on the property (Attachment #5).

Demolition

The Cultural Heritage Impact Assessment confirms that the property is not identified as a heritage resource in the Kleinburg-Nashville Heritage District Plan and that the Plan identifies the ranch house architectural style as 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. The report provides photos of the subject dwelling of every elevation.

Cultural Heritage staff concurs with the recommendation of the CHIA that the existing building may be demolished pending approval of replacement structures. Staff recommends that demolition does not proceed until the proposed severance application is approved by the Committee of Adjustment.

Severance

The applicant is applying through the Committee of Adjustment to sever the existing property into two separate lots through the severance application B010/16, and is proposing to build a new construction on each new lot. With respect to the severance application, 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 #7 (a & b), and is of the opinion that the severance does not fundamentally change the street layout, character, or impact any known heritage resources.

Minor Variances: Lot Coverage and Setbacks

In addition to the severance application, the applicant has submitted variance application A155/16 and A156/16 to the Committee of Adjustment for relief regarding setbacks and lot coverage. The Development Planning Department Committee of Adjustment Planner has recommended deferral until Heritage Vaughan has been consulted on the application. This is consistent with previous Committee of Adjustment applications, as the Committee of Adjustment decision is binding.

The Committee of Adjustment application is scheduled to be brought to the meeting of October 20, 2015. Cultural Heritage staff will relay the comments of the October 19, 2016 Heritage Vaughan Committee to Clerks and the Committee of Adjustment Planner.

When this heritage permit application was reviewed by the Heritage Vaughan Committee on September 21, 2016, several members of the committee expressed concerns regarding the proposed variances. Cultural Heritage staff subsequently requested and received a copy of the received Committee of Adjustment comments from Clerks. Upon review, the comments indicated that there were no concerns regarding the proposed severances and Minor Variances from any City Departments or Regional and Provincial representatives.

Following the September 21, 2016 Heritage Vaughan Committee, the applicant has altered the proposed lot severance application to reduce the House A lot coverage by moving the proposed lot line and reducing the footprint to create more landscape area

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which reduces the required Minor Variance for lot coverage to 32.76% including the garage and porch coverage. This change creates a slightly smaller lot for House B. The lot coverage of House B is now at 30% including the garage and porches.

It is the opinion of Cultural Heritage staff that the requested Minor Variances for lot coverage and setback provide yard space similar to other lots within the residential areas of Kleinburg HCD.

Proposed New Constructions

The proponent has proposed the new construction of two single detached houses. The site plan and elevations have been re-submitted for the October 19, 2016 Heritage Vaughan meeting and are shown on Attachments #6 and #7.

**"House A" DA.16.026**

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 respond well to the siting of the structure on the property. Front and rear facades feature Victorian design details in response to its visibility from both Islington Avenue and Highway 27. The house 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.

The height of the proposed structure conforms to the Kleinburg-Nashville Heritage Conservation District guidelines and is 9.5 m in height.

**UPDATES FOR "HOUSE A" FOLLOWING THE SEPTEMBER HERITAGE VAUGHAN MEETING:**

After receiving the Committee's comments regarding the footprint of the proposed structure at the September 21, 2016 Heritage Vaughan meeting, the applicant has submitted changes that have altered the proposed lot size and reduced the footprint of the proposed structure while maintaining the design guidelines of the Victorian Vernacular style.

**"House B" DA.16.027**

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
- Optional porch

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

Cultural Heritage staff 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 is presented as a 1 storey extension and the actual entrance located at the north end and not visible on Islington Avenue.

The height of the proposed structure conforms to the Kleinburg-Nashville Heritage Conservation District guidelines at 9.5 m in height.

**UPDATES FOR “HOUSE B” FOLLOWING THE SEPTEMBER HERITAGE VAUGHAN MEETING:**

After receiving the Committee’s comments regarding the footprint of the proposed structure “House A”, the applicant has submitted changes that have reduced the proposed lot size for House B. The footprint of the proposed Georgian/Neo-Classical structure will maintain a lot coverage of 30% and does not require a minor variance for lot coverage.

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.

**Village of Kleinburg-Islington Avenue Streetscape Master Plan Study**

At the September 21, 2016 Heritage Vaughan meeting, members of the Committee had questions about the integration of the proposal with the Islington Avenue Streetscape Master Plan. Urban Design has confirmed that the proposal does not impact the Village of Kleinburg-Islington Avenue Streetscape Master Plan which provides a streetscape design concept for the right of way, including a gateway design within the public realm.

**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**

The Region has provided comments stating that they have no concerns with the proposed severance or development of the two single detached dwellings.

**Conclusion**

The Urban Design and Cultural Heritage Division has reviewed the proposed application and is satisfied that the proposed demolition and new development at 10690 Islington Avenue is consistent with the Kleinburg-Nashville Heritage Conservation District Plan. Accordingly, the Urban Design and Cultural Heritage Division of the Development Planning Department can support the approval of the proposed new development under the *Ontario Heritage Act*.



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1. THAT Heritage Vaughan recommend to Council the approval of the proposed new construction subject to the following conditions:
  - a) any significant changes to the proposal may require reconsideration by the 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 or requirements currently under review or to be submitted in the future by the applicant as it relates to the subject application.

**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 for Heritage Vaughan to consider 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 **September 30, 2016** and must be deliberated upon by Council by **December 29, 2016** to meet the 90 day timeline.

**Background - Analysis**

The subject property is known municipally as 10680 Islington Avenue. It is located towards the north end of the Kleinburg-Nashville Heritage Conservation District on the peninsula of land between Highway 27 and Islington Avenue where the two roadways meet and unite (Attachment #1).

The lot was created in 2010 as part of the consent application B056/06 and was formerly known as 10674 Islington Avenue. There are no structures presently on the property as shown in Attachment #2. A previous structure on the property was demolished in 2005 and the lot has remained vacant since. The current owner began the Site Plan approval



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process for a new construction in 2014 (DA.14.068) and the property received the new municipal address of 10680 Islington in 2015.

Proposed New Construction

The proponent is proposing the erection of a single detached house, using the Georgian Neoclassical heritage style as outlined in Section 9 of the Kleinburg-Nashville Heritage Conservation District Plan and Guidelines. The plans and elevations of the new constructions have been submitted for review and are attached to this report (Attachment #3). The subject property is located in the Village Residential area, and the applicable policy and guidelines of the District shall apply.

The following are relevant Goals, Policies, and Guidelines with which this proposal is found to be consistent:

- Section 5.2.5 District Goals and Objectives, Future Development in the District: "To guide new development so it can provide for contemporary needs, and to ensure its design will be compatible with and complementary to the character of the District and the heritage resources within."
- Section 6.3 Policies for New Development:
- "New development should be limited to vacant sites or to sites currently occupied by unsympathetic buildings."
- "New buildings should be sympathetic in siting, scale, material, texture, and general design to the heritage building around them."
- Section 9.5.3 Residential Villages, 9.5.3.1. Site Planning outlines the elements that define the heritage character of the residential village, including "Generous lot sizes and modest house sizes", and the generous presence of mature trees.
- Section 9.5.3.3 Scale and Massing: "New residential construction in the Residential Villages should respect local heritage precedents in scale and massing."

In general, new developments in the Kleinburg-Nashville Heritage Conservation District should be limited to vacant sites or sites currently occupied by unsympathetic buildings and should be sympathetic to the District guidelines in style and scale. The proposed new structure is to be located on an empty lot and is using the Georgian Neoclassical heritage style, which is a recognized heritage style within the district.

In accordance with the Georgian Neoclassical style, the proposed building features a 5 bay façade, with the central bay projected slightly. For materials, the new construction proposes to use a dark red brick with white trim. The roofline is low and hipped, in keeping with Georgian style outlined in the Heritage Conservation District Design Guidelines. Although the rear of the house is not as symmetrical as the front, it is confined largely to the lower level and is mitigated by the rising grade to the rear of the lot and will not be visible from Highway 27. The lot itself is subject to many different grades and the house is designed to accommodate the changes.

Zoning has indicated that they have no concerns with the application and that no Minor Variances will be required for the new construction.

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**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**

N/A

**Conclusion**

The Urban Design and Cultural Heritage Division has reviewed the proposed application and is satisfied that the proposed new construction at 10680 Islington Avenue is consistent with the Kleinburg-Nashville Conservation District Plan. Accordingly, the Urban Design and Cultural Heritage Division of the Development Planning Department can support the approval of the proposed new construction under the *Ontario Heritage Act*.

**Attachments**

1. Location Map
2. Current Condition
3. Plans and Elevations
  - a) Exterior Elevations and Sections
  - b) Detail of Front Elevation
  - c) Proposed Site Plan
4. Landscape Site Plans
  - a) Landscape Masterplan
  - b) Notes and Details
  - c) Protection Plan
  - d) Vegetation Inventory Plan
  - e) Restoration Plan
5. Heritage Brief, Including Renderings of Proposed Construction

**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.)

**3           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 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 October 19, 2016, be approved.

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The Heritage Vaughan Committee advises Council:

- 1) That the following deputations were received:
  1. Mr. Clifford Korman, Kirkor Architects; and
  2. Mr. Joshua Scholten, York Region.

**Recommendation**

The Director of Development Planning recommends:

1. THAT Heritage Vaughan recommend 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;
  - 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

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

**Item Deferred from September 2016 Heritage Vaughan Meeting**

This proposal was presented to the Heritage Vaughan Committee on September 21, 2016 and was deferred to a later Heritage Vaughan meeting. The reason for the deferral was to allow for the applicant to consider comments and input from the scheduled September 28, 2016 Community meeting at the Woodbridge Public Library.

**Community Meeting September 28, 2016**

The applicant held a community meeting on the evening of September 28, 2016 at the Woodbridge Public Library. This was the second community meeting at the Woodbridge Public Library, the first one being held on June 20, 2016. The applicant and consultants were in attendance as well as several City of Vaughan staff members including Cultural Heritage staff. Several presentations were given by the applicant who provided an overview of how the application evolved and next steps. The applicant addressed key focused areas of concern that had been brought up through the application process. As this meeting was a general community meeting, the applicant discussed issues of the application that extended beyond the scope of the Heritage Vaughan Committee review of the proposal.

**Design Revisions**

As a result of the comments received at the September 28, 2016 community meeting, the following revisions have been proposed by the applicant:

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- Red brick masonry has been introduced throughout the higher levels of the rear of the building to give the building a residential appearance
- The parapet has been more clearly defined and articulated
- Enhanced landscaping has been provided for the rear Abell Avenue entrance
- More 3D rendering drawings were prepared to clearly demonstrate the height, scale, and massing of the proposed building from several viewpoints along Woodbridge Avenue

**Notice of Receipt – Complete Application**

On September 23, 2016, the applicant submitted a heritage permit application under Section 42 (2.1) of the Ontario Heritage Act. Cultural Heritage staff received all required studies, drawings, and materials required for a full review of the heritage permit application and as a result, deemed the application complete on September 23, 2016 and caused notice of receipt of a complete heritage permit application on the applicant as per Section 42 (3) of the Ontario Heritage Act. According to Section 42 (4) of the Ontario Heritage Act, Council has 90 days from the day the notice of receipt is issued, which is December 22, 2016, to render one of the following 3 decisions:

- (a) Approval;
- (b) Refusal; or
- (c) Approval with conditions.

If Council fails to make a decision within 90 days, the application is deemed approved as per Section 42 (5) of the Ontario Heritage Act.

**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 #2, #3, #4a and b, and #5). 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 #2, #3, and #4a and b). 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

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done to mitigate this issue. Please note that the District Conformity report is dated August 12, 2016 and reviewed an earlier version of the proposal. Since the writing of the District Conformity report, revisions have been made to this proposal to incorporate comments from the District Conformity report and community meetings.

### **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*

*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*

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*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. A 3 metre building setback along Woodbridge Avenue allows for pedestrian amenities.

## **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*

*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 proposed podium also contains a clearly defined base, body, and cap which is typical of historical commercial development. The Woodbridge HCD Plan encourages new development that is “of its time” but not overly pastiche or carbon copies of historical styles.

## **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*

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- *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*

*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 at the Abell Avenue access 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



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**Conclusion**

The Urban Design and Cultural Heritage Division of the Development Planning Department is satisfied the proposed demolition and new construction conforms to the policies and guidelines within the Woodbridge Heritage Conservation District Plan. Accordingly, staff can support Council approval of the proposed demolition and new construction under the Ontario Heritage Act.

**Attachments**

1. Location Map
2. Proposed Woodbridge Avenue Rendering
3. Proposed Site Plan
4. a+b Proposed Elevations
5. Proposed Exterior Renderings
6. Heritage District Conformity Report
7. Proposed Woodbridge Avenue Street Perspective

**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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The meeting adjourned at 8:24 p.m.

Respectfully submitted,

Christine Radewych, Chair

Report Prepared by: Rose Magnifico, Council / Committee Administrator