

# W o o d b r i d g e

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## Heritage Conservation District Study and Plan



Final Document  
April, 2009

Prepared for: The City of Vaughan

Prepared by: **OfficeforUrbanism**  
Goldsmith Borgal and Company Architects (GBCA)



**officeforurbanism**

in association with: Goldsmith Borgal and Company Architects



**GBCA**



# ACKNOWLEDGEMENTS

This study was initiated by the City of Vaughan in response to the Woodbridge community’s request, as well as the City’s concerns, for the conservation of heritage buildings and landscapes within the Kipling Avenue Corridor Study and in Woodbridge as a whole. Through both the Kipling Avenue Corridor Study, and this study, the community voiced their opinions and concerns and provided valuable input in both study processes.

This study process brought about a realization of the many interests within the Woodbridge Community that are extremely willing to share their history and knowledge and increase the awareness of the heritage value of the Woodbridge neighbourhood. There are many families that have resided in this community for generations, and they have played a major role in understanding the history of this place. They have shared their knowledge through the public consultation process, stakeholder meetings, and several guided tours through the community and have brought a renewed perspective of the value of the Woodbridge neighbourhood. We are extremely grateful for this level of community contribution and interest which has resulted in a better plan for the Heritage Conservation District (HCD) and a more comprehensive and enlightened set of recommendations for the Kipling Avenue Corridor Study.

In particular, we would like to express our many thanks to:  
All the Stakeholders that provided invaluable historic information  
Tour Leaders: Ken Maynard, Jamie Maynard, Martha Bell, Stephen Robinson

Thank you.



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## Woodbridge

A lovely little village  
Nestled in among the hills;  
Where flows the graceful Humber  
Which twists and turns and thrills.

To pioneers who founded it  
We lift our hats off high;  
They trusted in its future  
And hoped 'twould never die.

They left to us the heritage  
Of every pioneer,  
To guard, develop, love it  
Throughout each passing year.

Some of us were born here,  
Others came from distant lands;  
But we can be real brothers,  
So let us all join hands.

May we pass on a heritage  
To those who follow after,  
Of perfect love and brotherhood,  
Not shame but shouts of laughter.

To Woodbridge and community,  
To each and every one,  
May this place be much better  
For the good that we have done.

May sin and want and envy,  
Ne'er dwell within this place.  
But peace and joy and unity,  
Endear it to our race.

Composed by Mrs. Robert Goodwill (Edna Whitworth) ,  
Woodbridge News, circa 30 years ago.

# i. PREFACE

## The Importance of this Plan to the City of Vaughan

The *Ontario Heritage Act* enables municipal councils to designate a Heritage Conservation District (HCD) “through adoption of a district plan with policies and guidelines for conservation, protection and enhancement of the area’s special character”. Woodbridge is currently the only historic village within the City of Vaughan without a Heritage Conservation District.

This is a unique tool that is set forth with the belief that “the value of the district as a whole is always greater than the sum of its parts”. This premise allows the City of Vaughan to recognize, in an area such as Woodbridge, that in addition to a collection of historic buildings, it is the cumulative character of the buildings, streetscape, landscape, and other cultural and urban features that define the character of place and achieve a sense of identity.

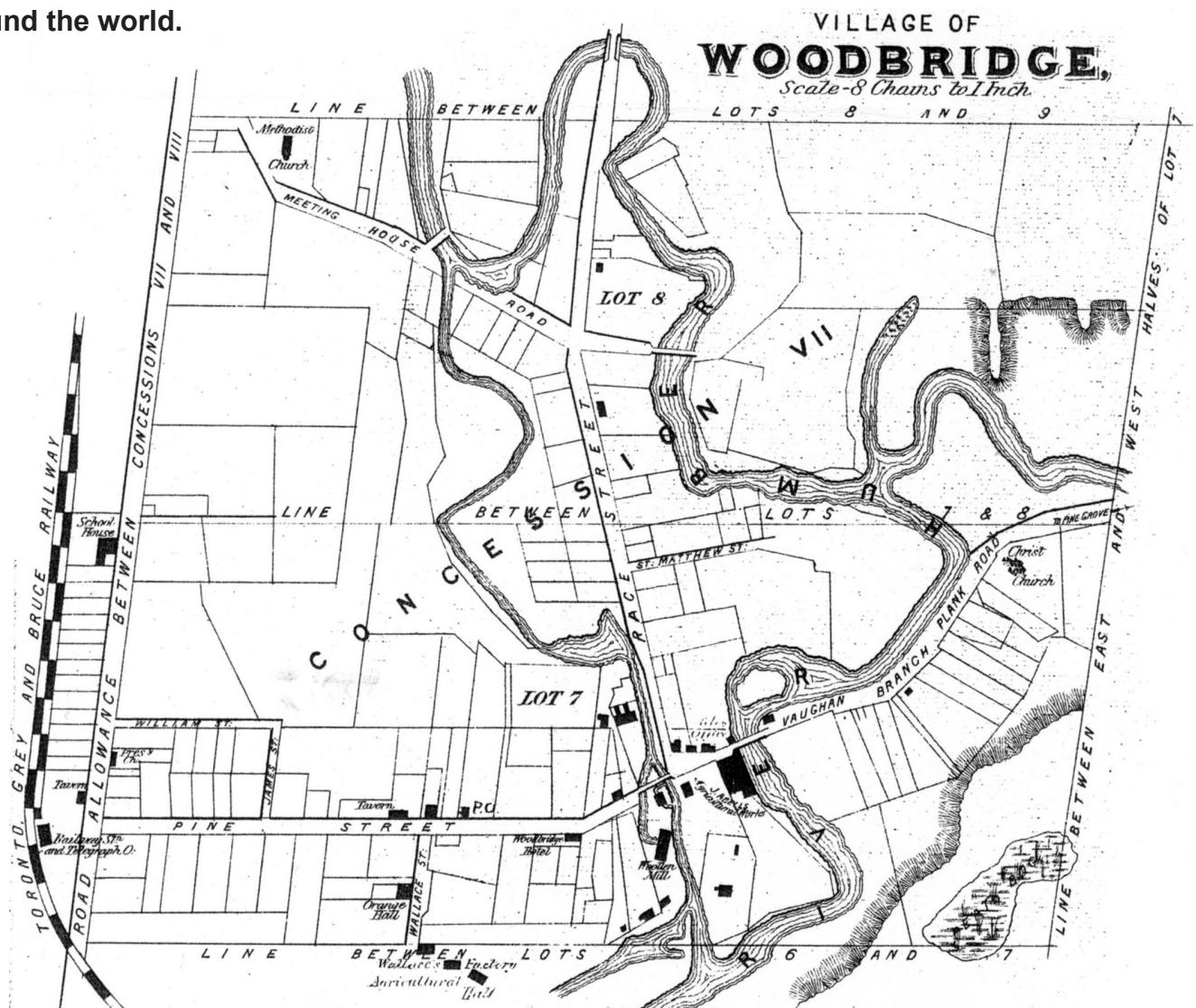
As Woodbridge undergoes a wave of development, the HCD Study provides an opportunity to spell out the aspects of the area that are valued and cherished as well as the things that are inappropriate for development, and to identify policies to encourage more of what is desirable to enhance Woodbridges’ special character.

The Woodbridge HCD Study was encouraged through the undertaking of the Kipling Avenue Corridor Study in which key stakeholders such as residents, businesses, property owners, and local heritage groups voiced the concern that the heritage character that is indicative of Woodbridge should not be lost in the current and future wave of development. All of the recommendations and guidelines set forth in the Plan have been amply discussed with the public through the Kipling Avenue Corridor and the HCD study’s public consultation processes. As a result, the process has not only increased awareness of the diversity of heritage resources (cultural and physical) of Woodbridge above and beyond the built form, but has brought about an awareness that the continued deterioration of any of the parts has a grave effect on the value of the district as a whole.

The importance of the HCD Plan cannot be overstated. For the City of Vaughan and the Woodbridge Community, this is a unique opportunity to appreciate the past, understand the present, and enable a successful future.

Did you know?...

- The Village of Woodbridge was originally known as **Burwick**.
- The area was renamed “Woodbridge” partly because of the **numerous wooden bridges** that were built to traverse the many Humber River streams and tributaries within the area.
- The first railway, **the Toronto Grey and Bruce Rail line** ran special excursions from the Toronto Union Station to Woodbridge Village during the Woodbridge Agricultural Fair time for 25 cents each way.
- There were **six Village Hotels** in Woodbridge that welcomed dignitaries from Toronto and around the world.
- The Woodbridge Agricultural Fair brought **the elite of Toronto society** to Woodbridge travelling by impressive teams of horse drawn carriages.
- The original location of the Toronto Grey and Bruce Rail line and Station is located where **the existing fire hall** sits today.
- Woodbridge Avenue was originally called **Pine Street**, Clarence was called **Race Street** and Kipling Avenue was known as the **Eighth Avenue**.
- John Abell was **the first Mayor** of Woodbridge and a key agricultural industrialist.





# ii. INTRODUCTION

## A Heritage Conservation District for Woodbridge

### The Value of a Heritage Conservation District

The ability of municipalities to designate areas as Heritage Conservation Districts is an important tool to assist in the conservation of unique neighbourhoods, streetscapes, and architectural features that are emblematic of specific eras and locales.

During the creation of Heritage Conservation Districts, the City of Vaughan requires that the public be engaged in the legislative process. A wide range of stakeholders, community members, and City representatives are involved throughout the research and policy formulation phase, giving input on what heritage characteristics are valued in the district, and what set of guidelines can be put in place to guide the evolution of the district in support of the heritage character.

The benefits of designation through Heritage Conservation Districts are many. Members of the community can preserve local values through the heritage resources, ensuring that treasured elements within the community are protected over the long term. Home owners, business owners, and the municipality itself all stand to enjoy economic and historic benefits from the preservation of a vibrant heritage district, whose unique cultural value attracts additional investment and visitors to the area. Importantly, designation can ensure that a District's heritage attributes are not degraded by growth and change; but rather maintained, managed, preserved and promoted effectively over time.

For Woodbridge, the process of undertaking a Heritage Conservation District Study and the subsequent creation of an HCD has had the benefit of:

- ensuring that members of the community became engaged in the planning process;
- developing an understanding and appreciation of the heritage

- resources within Woodbridge;
- recognizing and commemorating the values that can sustain a sense of place for Woodbridge into the future;
- contributing, through enhanced awareness and defined policy, towards the development of a rich physical and cultural environment;
- providing clarity and certainty regarding future developments of the conservation of heritage resources for property owners, businesses and residents alike; and
- providing a framework to manage change.

### The Unique Nature of Woodbridge

Woodbridge is best defined by the historic nature of its quaint and diverse buildings and the expansive rich landscapes of the Humber River corridor that provide a unique topography and infrastructure. Woodbridge is known for the Fairgrounds, its village character; diversity of period architecture; and the village scale Woodbridge Commercial Core. These are all unique attractions that create a place for economic opportunities for businesses, and have a long history of drawing tourists to the area.

Woodbridge is experiencing growth pressures because of its continued popularity through history as an attractive place to live and work. Once it is designated as a Heritage Conservation District, the management and preservation of the heritage attributes of the buildings, the public realm and district open space assets that form the character of place will take priority, but this does not inhibit the opportunity for property owners and businesses to benefit from change and investment. Under the HCD, development change will be carefully managed in ordered to protect and maintain the existing heritage resources.







Woodbridge United Church

# Part 1 - The Study



properties  
and  
structures



landscapes  
and natural  
features

districts



# 1.0 BACKGROUND AND CONTEXT

## 1.1 Woodbridge Heritage Conservation District Study

### What is Heritage?

The Ontario Heritage Policy Review (1990) defines heritage as “All that society values and that survives as the living context – both natural and human – from which we derive our sustenance, coherence and meaning in our individual and collective lives.”

From the broad context of what constitutes heritage, this Heritage Conservation District Plan focuses mostly on the elements of built heritage (e.g. buildings and structures) and cultural heritage landscapes (e.g. parks and open spaces), that have a significance relative to their history, design and context, and that contribute to a district heritage character.

This HCD Plan is based on the idea that heritage includes a broad range of building types, structures, uses and time periods, and that it includes landscapes, streetscapes, neighbourhoods and urban areas.

### Why Does Heritage Matter?

Heritage conservation is not only about saving old buildings, it is also fundamentally about enhancing the meaning and quality of life, by maintaining a unique sense of place, as well as supporting the cultural and economic vitality that accompanies areas with strong conservation.

Areas of a city that have embraced heritage as part of contemporary urban life thrive, becoming cherished places for residents to live and work, and are rewarding destinations for

visitors. Vaughan can benefit from conservation in many ways: from the sense of identity and character, from the memory and sense of history, and well as from quality environments.

### What is a Heritage Conservation District?

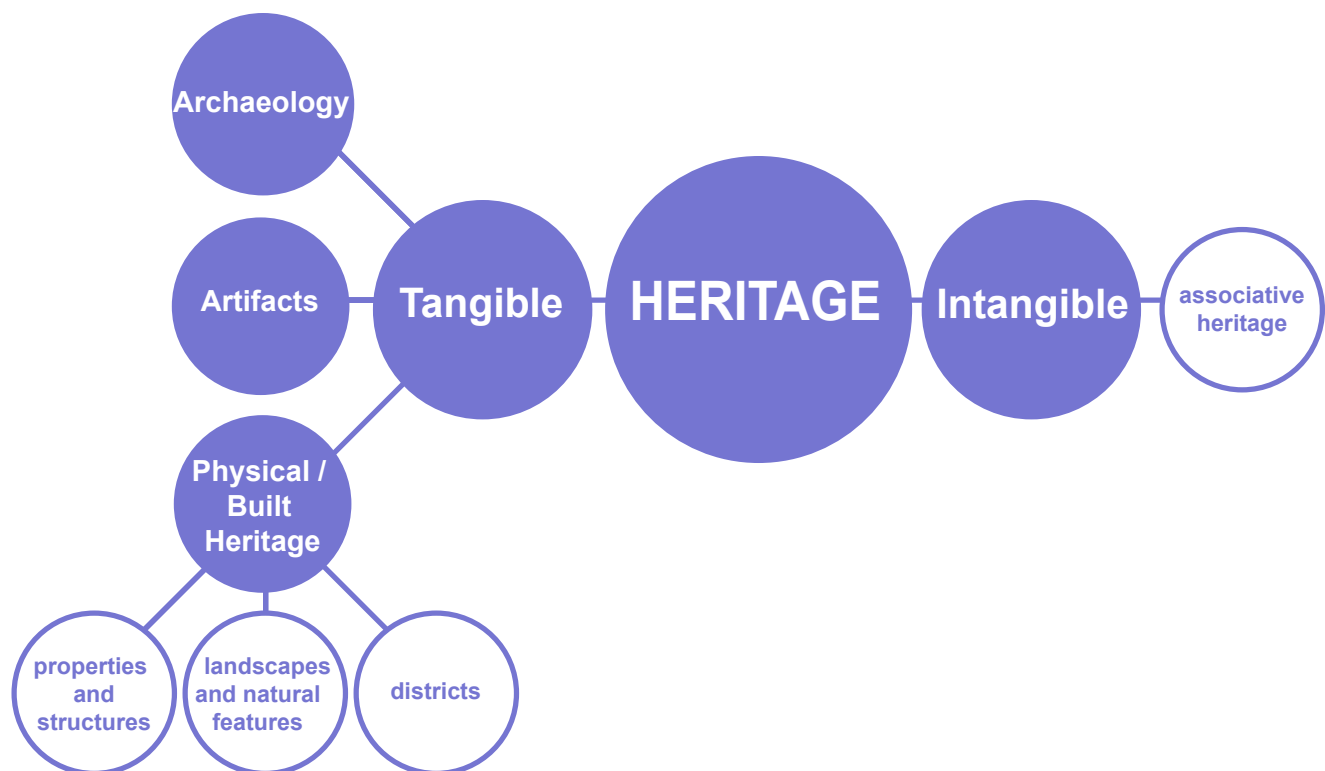
A Heritage Conservation District (HCD) is a policy instrument, enabled by the Province of Ontario, through the Ontario Heritage Act.

An HCD is based on the premise that “it is important to understand that the value of the district as a whole is always greater than the sum of its parts” (Ontario Heritage Toolkit, 2006).

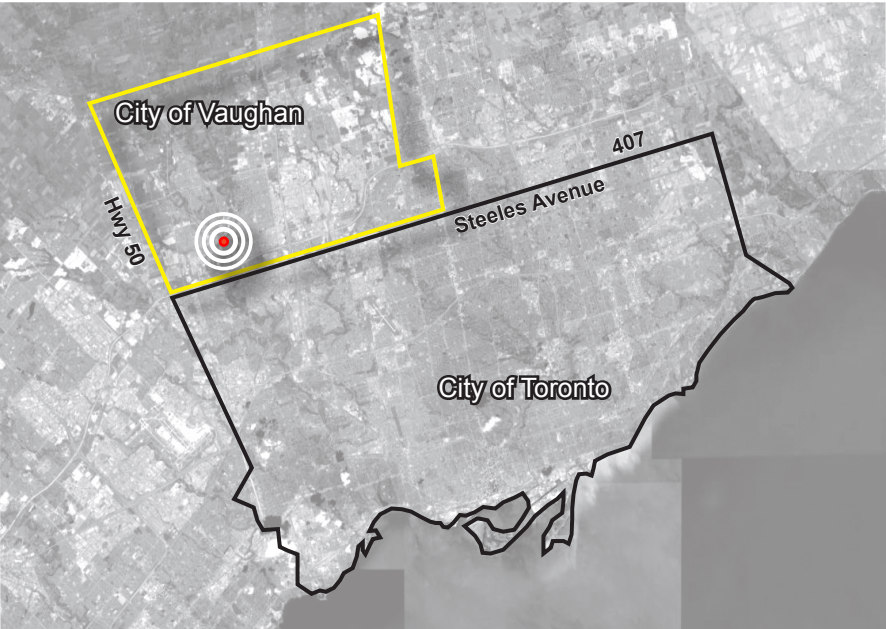
When an individual property is identified as having cultural heritage value, it is listed or designated on the Heritage Inventory. With an HCD, there is a recognition that sometimes there is a cultural heritage value that emerges from the collection of buildings, structures, landscapes and natural features, that form a district, and that on their own would not be necessarily designated. It is as a collection, within their context, that they gain significance.

### What is Included in an HCD?

- An Inventory of heritage resources within the Study Area
- A Heritage Character Statement
- A clearly defined District boundary
- A list of heritage attributes
- Guidelines for interventions
- A list of contributing and non-contributing properties







Study Area within City of Vaughan Context



# BACKGROUND AND CONTEXT

## 1.2 HCD Study

### What Does the Woodbridge Heritage Conservation District (HCD) Study Entail?

The City of Vaughan and a Study Team led by the consulting firm Office for Urbanism in association with Goldsmith Borgal and Company Architects undertook a Heritage Conservation District (HCD) Study for the Woodbridge Area. The HCD Study determines the appropriate boundaries of a Heritage Conservation District, identifies the Heritage Character and contributing heritage attributes, and develops a Plan and guidelines for future development within the HCD area. The HCD Study took place concurrently with the Kipling Avenue Corridor Study, which was also undertaken by the same Study Team.

It is important to note that the “Study Area” did not necessarily constitute the final boundaries of the Heritage Conservation District and its associated “Plan”. It is through the study process that the HCD was identified and implemented through a Plan.

## 1.3 HCD Study Area

### What Area Does the Woodbridge HCD Study Area Encompass?

The HCD Study Area, (see Schedule 1, page 19), included most of the Kipling Avenue Corridor Study Area and was bounded by: Gordon Drive, Mounsey Street and Doctors Maclean Park to the north; and Rainbow Drive, Burwick Avenue and Highway #7 to the south. The Study Area extends eastward to encompass the Woodbridge Core and part of Islington Avenue and includes the Humber River Corridor. The Woodbridge HCD Study and Kipling Avenue Corridor Study boundaries are delineated in red and orange respectively on the map below.



Study Area Aerial





The Humber River



Heritage Building - Woodbridge Avenue



Memorial Hill Park



The Fairgrounds - Heritage Barn Structure



Humber Valley Trails



Heritage Building - James Street



Memorial Hill and Meeting House Road



Heritage Building - Woodbridge Avenue

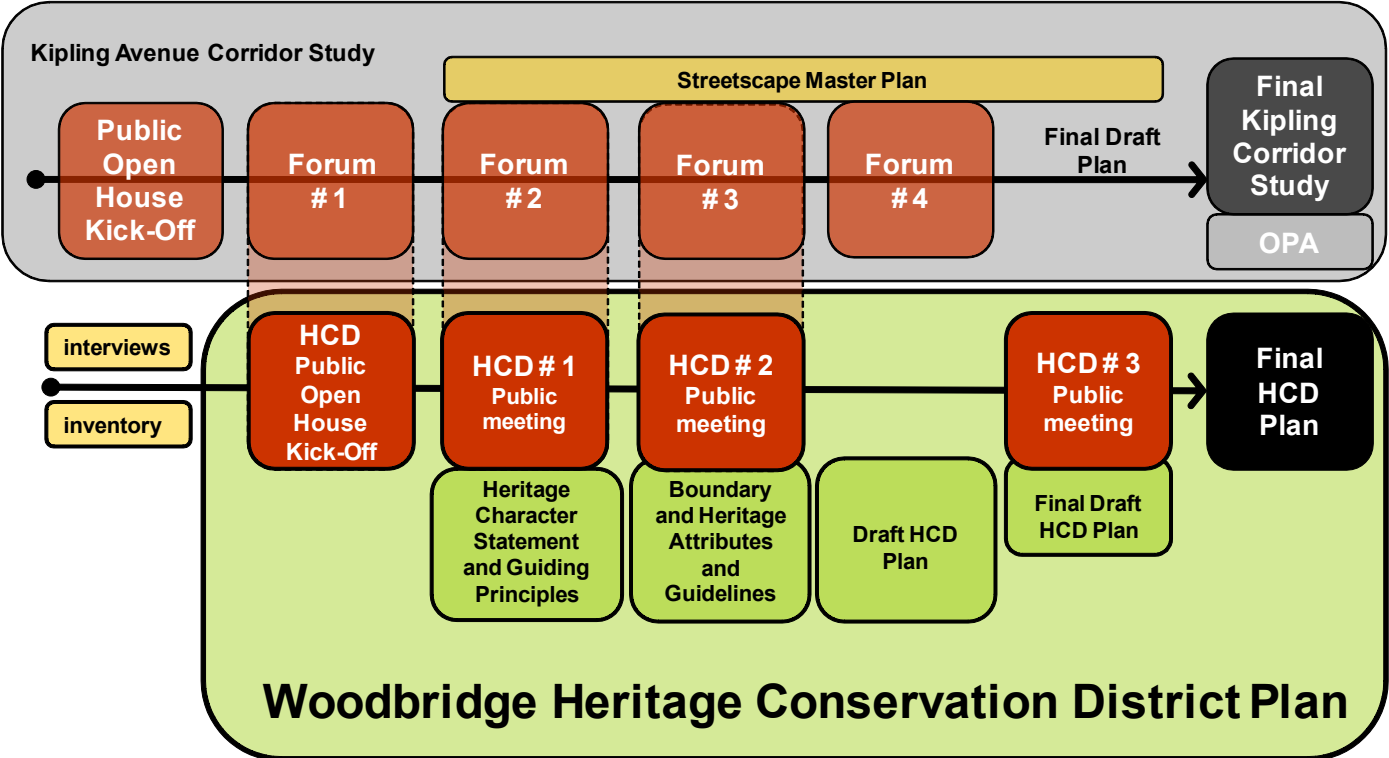


# BACKGROUND AND CONTEXT



Schedule 1: Study Area Boundary





1.4 HCD Study Process

Initiation of the Process

The Woodbridge HCD Study was initiated by the City of Vaughan as a result of community encouragement during the introductory Kipling Avenue Corridor Study public event. Participants voiced their own aspirations and concerns for the preservation of Woodbridge’s unique heritage. It became obvious that an HCD Study for the area was a priority considering the current development within Woodbridge and the effects of change on the existing heritage fabric.

Stakeholder Interviews

A number of stakeholders were identified throughout the process. Residents, businesses, property owners and other interested people were interviewed individually during the first phase of the study. Stakeholder interviews continued throughout the process as additional interests and points of view emerged. These interviews were documented and served as a basis for understanding Woodbridge’s unique character, and to test different options for guidelines.

Public Open Houses

Open House # 1

The first Public Open House Kick-off event for the HCD was held jointly with the Kipling Avenue Corridor Study. At this event, the consultant team was introduced to more of the community interested in protecting the heritage fabric of Woodbridge, including property owners, local residents, and business owners. The consultant team provided attendees with information on Heritage Conservation Districts, their purpose, and their impacts on ‘designated’ areas.

Once participants understood the general principles behind HCDs, they were introduced to this project in particular and the process for establishing an HCD for the Woodbridge Study Area. The consultant team then identified the existing study area, took the attendees through the study process and provided an overview of the area history. As well, the team introduced the building inventory for the study area, the draft objectives, the eight identified heritage character areas and the emerging heritage character statement.

Attendees were invited to review the emerging HCD Plan on informative display panels and provide input on the key components through a Question and Answer Period, and through comment sheets. The information was also available to the public via the City’s web site before and after the open house events.

Open House # 2

The second Public Open House event gave an overview of the process, objectives, and a refinement of the heritage character statement. The approach to the heritage conservation of the Woodbridge Study Area was introduced which defined the measure of assessing contributing versus non contributing heritage resources. This was followed by a thorough description and illustrative representation of the architectural guidelines as well as the heritage attributes, district guidelines and heritage building styles.

All of the above information was available on illustrative display panels for discussion with the consultant team.

Open House # 3

In the final Public Meeting, the draft final HCD Plan was presented to participants. The community had an opportunity to provide feedback on all aspects of the plan, the objective being to ensure that the final plan accurately reflected the interests of the public.



Developing a Heritage Character Statement

The Heritage Character Statement was developed through the research and analysis phase of this project. It was further informed by the public participation process in which oral and living histories were brought to bear on the subject of Woodbridge’s Heritage Character, especially during several walking tours throughout the study area hosted by volunteer community members. This “on-site” process allowed a first hand experience and a measure of understanding through the eyes of the community, of the many important historic attributes and characteristics, both tangible and intangible, that define Woodbridge today.

The HCD identifies elements that contribute to the distinct Heritage Character of the district. These include micro features, such as repetitive decorative elements and paving materials to macro elements like architectural styles, site placement, landscaping, and urban design elements. The HCD Plan also identifies elements or areas that are either beneficial (Assets) or detrimental (Problems) to the coherence of the district. Assets can be tangibles such as open spaces or compatible building styles and scale. They can be intangibles such as a vibrant and safe street life, and character and feel of place. In the same way, problems can be tangible or intangible and may include poor maintenance of both built form and landscapes, modified building style, complete loss of heritage structures, etcetera. By identifying these categories, the Design Guidelines can be tailored to either enhance the assets or to correct the problems over time. It is also an easy way for the public to understand issues that might otherwise seem unrelated and obscure.





-  Woodbridge Heritage Conservation District Study Area Boundary
-  New Woodbridge Heritage Conservation District Study Area Boundary

# BACKGROUND AND CONTEXT

## Defining District Boundaries

Once the inventory of buildings was conducted, and the Heritage Character Statement drafted, a new heritage boundary was defined to represent the Woodbridge Heritage Conservation District. The final boundary was derived using the research and analysis and the public input that was received throughout the Study. The definition of the boundary of the HCD is included in section 5.2 (page 63) of this report.

## Defining a Heritage Character Statement

The Heritage Character Statement (with boundaries) provides the basis of the Rationale for Designation under Part V of the Ontario Heritage Act.

## Generating HCD Guidelines

The HCD Design Guidelines establish the parameters and standards for managing change within the Heritage Conservation District as it relates to built form and landscapes. The guidelines were developed and edited through public consultation.

## Developing Implementation Tools

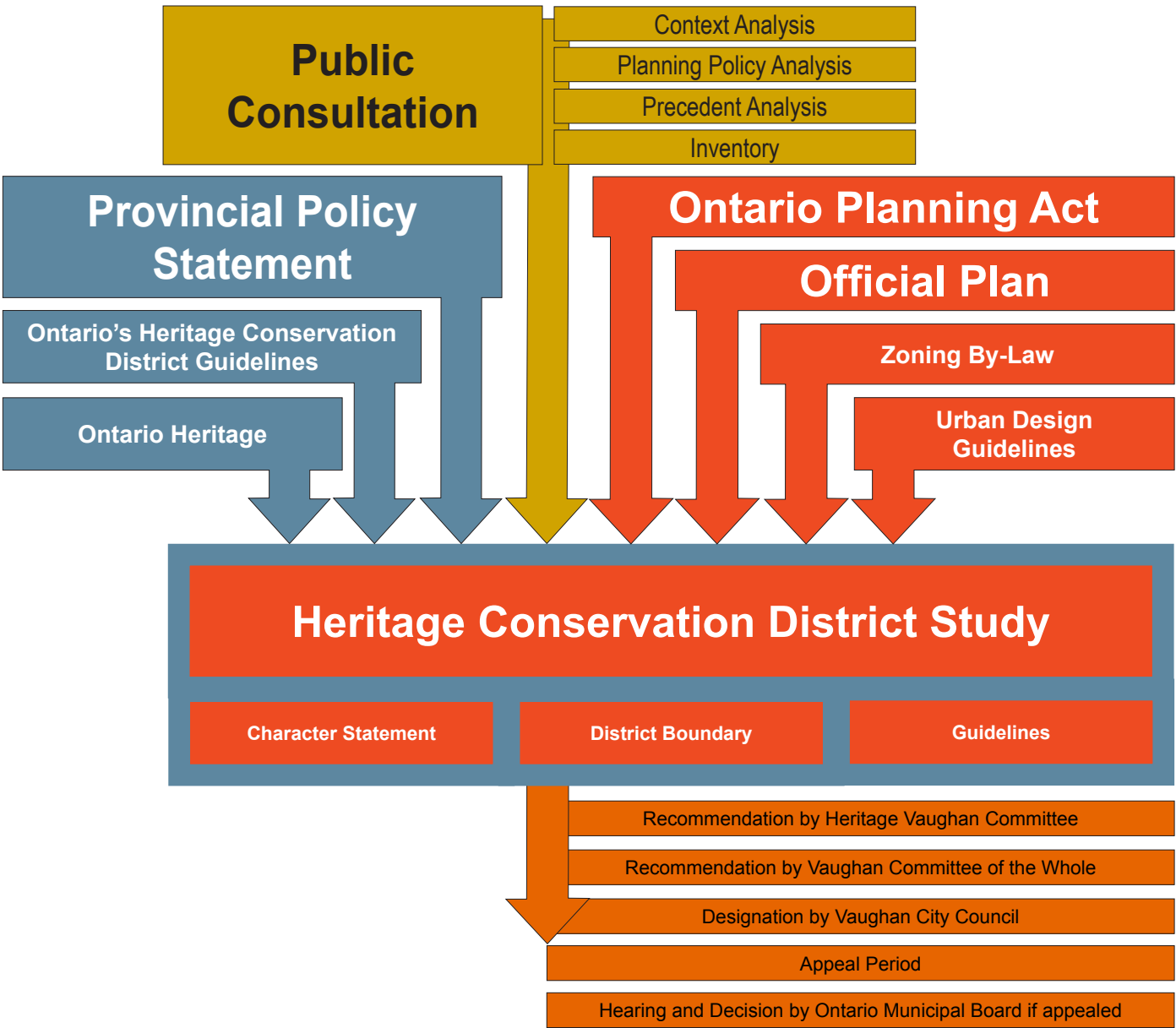
The HCD Plan is rooted in implementation guidelines and presents methods in which the objectives of the HCD can be disseminated and understood in the public realm. Key recommendations of the Plan and Guidelines have been defined with consideration for their implementation, including the approval process.

## Notifications

Prior to each large public event the City conducted a mail-out to all property owners within the study area. Additionally, a variety of techniques were employed to notify the public several weeks prior to each event. These included:

- mailed-out announcements to all tenants within the study area;
- contacting community and resident organizations in the neighbouring area to notify their respective memberships and networks;
- announcing each event during the preceding event;
- contacting individuals who signed-in during earlier events directly;
- contacting stakeholders that were identified by other participants through the process;
- posting the meeting information on the City website two weeks prior to each meeting date; and,
- placing ads in the local papers for each meeting event.

# How a Heritage Conservation District becomes a reality



1.5 Policy Context

Provincial Policy Statement (2005)

The *Provincial Policy Statement*, 2005 (PPS) is the document that outlines the Province’s current policy on planning and municipal land use that relates to provincial interests. The conservation of heritage resources, including Heritage Conservation Districts, is supported in the PPS. The PPS states that ‘Significant built heritage resources and significant cultural heritage landscapes shall be conserved’. More specific language is included in actual legislation: the *Ontario Planning Act* and the *Ontario Heritage Act*.

*The Woodbridge Heritage District Conservation Plan has identified heritage features in the study area and proposed guidelines to protect, use, and manage these cultural resources to preserve their heritage value. (See Part 2 - The Heritage Conservation District)*

Ontario Planning Act

The *Ontario Planning Act* states that all planning decisions by municipalities ‘shall be consistent with’ the *Provincial Policy Statement*. The conservation of heritage resources is thereby required of municipalities. The Act permits municipalities to include more comprehensive conservation policies, that apply to local cultural landscapes, into the *Official Plans* and other policies regulating land use or development within the municipality.

*The Woodbridge Heritage Conservation District Plan is an expression of municipal interest in a local cultural landscape. Its purpose is to create the framework for the Heritage Conservation District Plan as permitted by the Ontario Heritage Act and required by the PPS.*

Ontario Heritage Act

The *Ontario Heritage Act* is the legislation that regulates heritage preservation in the province. Individual properties that are recognized as possessing heritage value can be ‘designated’ by Municipal Council. Similarly, entire streetscapes or neighbourhoods can be ‘designated’ for their heritage value. Under Part IV and V of the Act, the Province charges municipalities with the responsibility of identifying individual heritage properties or broader Heritage Conservation Districts.

*Possessing jurisdiction over heritage preservation, the City of Vaughan has commissioned this Heritage Conservation District Study.*

Ontario’s Heritage Conservation District Guidelines

The Heritage Conservation District Guidelines is a document produced by the Ministry of Culture that provides clear instructions for development, implementation and management of Heritage Conservation Districts.

*The Woodbridge Heritage Conservation District Plan was completed according to the process presented in the HCD Guidelines document. The Study exceeded the Guidelines’ requirements for consultation when it was seen that emerging guidelines would benefit from further input from local stakeholders and residents.*

York Region Official Plan

The York Regional Official Plan contains a number of Cultural Heritage policies that support heritage preservation which were designed to promote cultural heritage activities and conserve cultural heritage resources within the Region. Section 4.2.4. in the Official Plan document encourages area municipalities to document significant heritage resources and to promote heritage awareness.

*The Woodbridge Heritage District Conservation Plan further supports and reinforces the objectives and policies set out in the Region of York Official Plan for Cultural Heritage.*

Toronto Region Conservation Authority (TRCA)

The TRCA policies regulates within the flood plain and conservation lands. The Woodbridge Heritage Conservation District includes parts of the Humber River and adjacent lands, which lie within the flood plain and also includes conservation lands.

Under Ontario Regulation 166/06 (Development, Interference with Wetlands and Alterations to Shorelines) TRCA regulates development proposals adjacent to natural areas and floodplain areas and issues permits, if appropriate. Additionally, TRCA has the Valley and Stream Corridor Management Program that also provides direction on defining valley and stream corridors.

City of Vaughan Official Plan Amendments

One of the major goals of the The City of Vaughan’s Official Plan Amendments #240, #356, and #440 for Woodbridge, is to “Create a distinctive residential community of a scale and character which will relate well to the existing village quality of Woodbridge, and possess a strong sense of community identity”. OPA #440 specifically seeks to preserve the heritage resources within the Woodbridge Heritage Commercial Centre, which





Public Consultation



Woodbridge Heritage Study - Area of Influence



# BACKGROUND AND CONTEXT

includes the Woodbridge Core, the majority of Kipling Avenue, the neighbourhoods, and the river corridor, and protects and defines the role of its heritage resources in the future urban context of the City of Vaughan. There are policies which speak to:

- preservation of the “Village” character of Woodbridge
- preservation of buildings with architectural or historical interest
- preservation of the characteristic 2-3 storey existing building heights
- preservation of significant landscapes, trees and woodlot areas
- designation of a Special Policy Area for the protection and management of the flood plain
- protection and maintenance of the Humber River Corridor

*The Woodbridge Heritage Conservation District Plan includes a comprehensive set of design guidelines to steer future development and protect the unique character of the study area. The guidelines for the Kipling Avenue Corridor Study were developed in accordance to the guidelines of this study. A complete inventory of all buildings in the study area has been undertaken and is included as a separate appendix to this document.*

## Zoning By-Laws

Woodbridge is zoned as mixed-use consisting of primarily residential land use, ranging from single family housing to mixed use condominiums, with commercial, industrial, open space and open space conservation areas intermixed. The study area is governed by the City’s Zoning By-law.

*Guidelines in the Woodbridge Heritage Conservation District Plan are generally in conformity with the Zoning By-law. Proposed changes to the Zoning By-law are outlined at the end of this document.*

## Urban Design Study (1994)

The *Woodbridge Historic Commercial Centre Urban Design Study* is a document of urban, architectural and landscape design guidelines established to implement the goals and objectives of Amendment #440 to the Vaughan Official Plan (Woodbridge Historic Commercial Centre Official Plan). The intent is to preserve and enhance existing historical and architecturally significant buildings and ensure that new development is harmonious with the historical-architectural character, and that the heritage resources are accessible to the public.

*The Woodbridge Heritage Conservation District Study guidelines are consistent with the goals and objectives of the Urban Design Study and particularly emphasize the goal of creating an accessible, walkable heritage environment for the community and a unique destination for all to enjoy.*

## Public Consultation

The *Ontario Heritage Act* requires one public meeting to be held prior to the passing of the Heritage Conservation District designating by-law. The Heritage Conservation District Guideline document recommends that a Heritage Conservation District Study include 3 or more public meetings before the draft HCD Plan and by-law are submitted for comment at the statutory public meeting.

*The Woodbridge Heritage Conservation District Study undertook a varied program of public consultation including; community public open house sessions, one-on-one stakeholder meetings, residents group meetings, and informative guided tours throughout the study area and adjacent “areas of influence”. The goal of the public consultation was not only to receive meaningful input from all stakeholders, and to garner wide-spread support for the final Heritage Conservation District Plan, but also to educate and inform landowners of the process, outcomes and the benefits of heritage conservation. Public Meetings were well publicized and influenced by involved citizens. At each meeting, participants were given an update on the HCD Study process, were consulted on the emerging options for HCD guidelines, and were given the opportunity to provide feedback on key issues.*

## Contributing Policy Research

Heritage Conservation District Plans require a Heritage Character Statement, a Description of Heritage Attributes, and Policy Statements and Guidelines.

*Heritage professionals, planners and urban designers contributed to the exhaustive context analysis, planning policy analysis, precedent study, and inventory, all of which were essential to the Woodbridge Heritage Conservation District Plan.*

## Approval Phase

The final Heritage Conservation District (HCD) Plan will be presented to the Heritage Vaughan Committee to review. The plan is then presented at a Public Hearing for feedback and then subsequently presented back to the Heritage Committee as a Final Draft Plan. The Plan is then brought before Vaughan Committee of the Whole for approval. If approved, a by-law will be passed by Council establishing the boundaries of a Heritage Conservation District and giving effect to the District Plan including the guidelines. Any person has the right to appeal this by-law to the OMB.

# Timeline

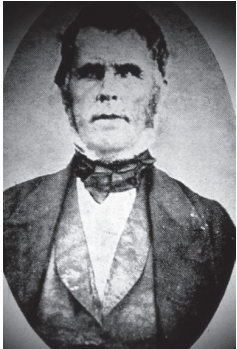
Timeline image references are located on page 34



1799 Empire Loyalists begin to acquire property and settle in Vaughan

1801 Records show earliest land acquisitions in the area

1830 The first school house is built around present day 8000 Kipling Avenue



1837 Rowland Burr arrives and obtains land and water mill rights. Builds a mill at present day Woodbridge and Kipling by the Humber. The settlement becomes known as "Burwick".

1855 Name of Village changed at request of Post Office to avoid confusion with "Berwick" Woodbridge is chosen partly due to large number of bridges in the settlement

1856 New Wesleyan Church constructed of brick adjacent to first log church on Meeting House Lane

1600's Etienne Brule explores the Humber River Valley with the Hurons



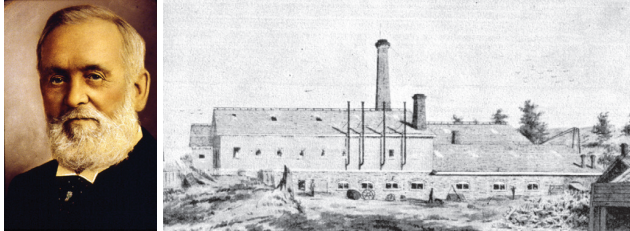
1785 Humber Holland Survey. Route North from Toronto along the Humber also known as "Toronto Carrying Place"

1797 Governor Simcoe completes first part of Yonge Street - Humber Holland Portage abandoned



1840's Burwick has an agricultural fair and includes a Methodist and an Anglican Church

1845 John Abell arrives in Burwick. Sets up first factory to manufacture mill irons and similar articles.



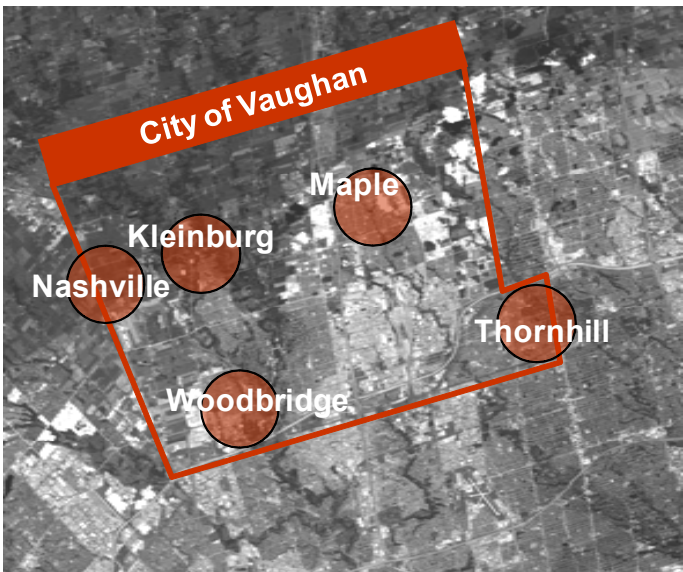


## 2.0 DISTRICT HISTORY

### 2.1 Historic Villages in Vaughan

Woodbridge is one of four historic villages within the City of Vaughan and the Woodbridge Heritage Conservation District (HCD) Study Area represents one of the highest concentrations of heritage properties in the City. Woodbridge has always been an attractive place to live and do business since its founding, given its location within the valley and table lands associated with the Humber River; and its proximity to other communities. Currently, it is the only historic village without a Heritage Conservation District.

- Maple HCD Plan (2007)
- Kleinburg-Nashville HCD Plan (2003)
- Thornhill HCD Plan (1988)



### 2.2 Development and Built Form

The **Timeline** reflects three key stages of the development of Woodbridge from the early 1800's to today.

#### Early Settlement Pre-1900's

The **First Period** of development relates to the pre-1900 settlement of the area and the construction of the school house (now demolished), the two churches which still remain and the development of the first major transport link in the form of the Toronto Grey and Bruce Railroad and Station. Factories, mills and farmland continued to attract settlers until the late 18th century, their houses include those of the Gothic Revival style.

#### The Settlement of Burwick

The first known inhabitants to the Region of York, were the Mississauga, Huron, Iroquois and the Algonquin Indians, who established settlements, hunting grounds and portage routes

in the area, which provided the beginnings of a rich cultural heritage. The first white man to invade the wilderness (of mainly Huronia) was the french Etienne Brule from Quebec, sent by the Governor of New France, to learn about the Huron Indians. Etienne Brule was the first to see the site of Toronto, but most notable to the history of early settlement of Vaughan, was his route to Huronia, Route No. 3, which passed over what is now Woodbridge. This route was used by the Huron Indians to expedite trade with the English at New Amsterdam (now known as New York). Early settlement began along the trail as the Indians set up encampments at centralized points, usually in the form of small wigwams, and at key points, constructed "Longhouses" as more permanent centres. Evidence of these longhouses have been unearthed in Woodbridge, near the Woodbridge water storage tank.

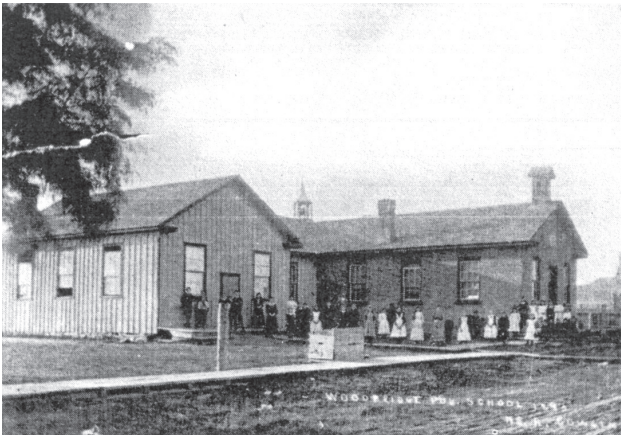
A different kind of settlement began around the late 1700's, early 1800's by the United Empire Loyalists who opposed the American War of Independence and wanted to remain loyal to the King, travelled northward from the United States to establish a new life in many of the upper Canadian townships, and one of them being the Township of Vaughan. To avoid swampy lands, the early settlers were attracted to the well drained borders of the Humber and the Don Rivers to build mills, establish villages and because these waterways were ready modes of travel.

The first houses and barns built in Vaughan were log houses and several taverns were erected of the same material scattered along the main roads of the settlement as places of rest and repose. The first schoolhouse, which no longer exists, was built for the new settlers in 1830 at the location of #8000 Kipling Avenue today, just north of Burton's Lane. In 1837, Rowland Burr arrives and obtains land and water mill rights. Burr is soon recognized as the "founder of Woodbridge", being the one responsible for undertaking the original layout of the village on a definite plan. His first mill was built at the present location of Woodbridge and Kipling Avenue by the Humber River. The settlement became known as the Village of "Burwick". In that same year, the first post office for Vaughan was established in Woodbridge. In 1845, John Abell arrives and sets up his first factory, and in 1855, he built his home located on Clarence Street, which still remains today as one of the most significant heritage features of Woodbridge. John Abell, as an industrialist, was a key factor in the continued development of Woodbridge until 1886.

#### The First Agricultural Fair and Two New Churches

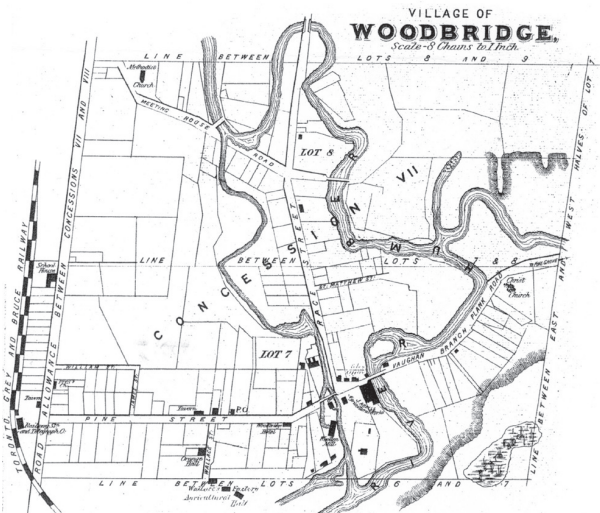
The first fair was held in 1847 on the property of the Stegmann Estate in Pine Grove on the corner of Gamble Street and Islington Avenue. It was not until 1848, that the fair took place in Woodbridge, on lands formerly called Burwick, and was located along the Humber River flats east of Wallace Street on land owned by John Abell.

# Timeline



1875 Additions made to school at present day 8000 Kipling Avenue

1877 Construction of Woodbridge Presbyterian Church at present day 7971 Kipling Avenue

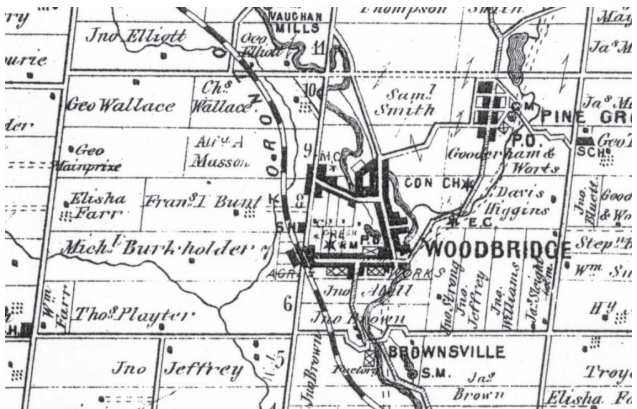


1882 Incorporation of Woodbridge as a Village

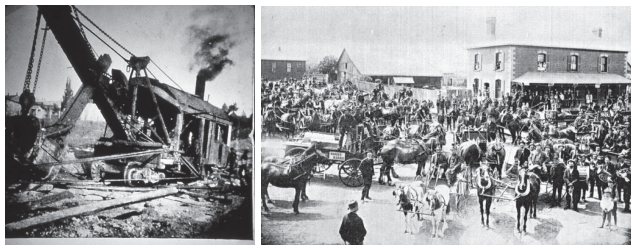


1862 John Abell's Agricultural Implement factory opens, bringing prosperity to Woodbridge

1871 Narrow gauge Toronto Grey and Bruce Railway opens - Track runs along west side of present day Kipling Avenue. Station located around present day 325 Woodbridge.



1878 Woodbridge Village Plan and Lot Plan as published in The Historical Atlas of the County of York. Present Day Kipling Ave divides concessions 7 and 8. TGB station shown at present day Kipling and Woodbridge.



1883 Toronto Grey and Bruce Railway acquired by Canadian Pacific. CPR relocate line through village to cross Kipling Ave. at Porter Road and begin construction of New CPR station opposite Porter Road.

1885 Abell fails to secure railway extension to his factory. Relocates to Toronto

1890 Farmers take part in riots protesting against toll roads in Woodbridge

1890's Population of Woodbridge falls following removal of Abell's factory



# DISTRICT HISTORY

Two new churches were also established in Burwick in 1847, the Wesleyan Methodist Church and the Anglican Church. The first Methodist Church was located on Church Street, today called Meeting House Road. The Church was torn down in 1883 and the bricks and materials were used for the construction of the United Church in 1886, which still exists today at #8090 Kipling Avenue. As well, a stone memorial sits on the original location of the Methodist Church and the Pioneer Burying Ground along Meeting House Road.

## Great Change for Burwick - Renamed “Woodbridge Village”

In 1855, the settlement of Burwick was renamed Woodbridge mainly because there was continued confusion between another settlement called “Berwick”. The name Woodbridge was deemed appropriate for the area due to the large number of bridges needed to traverse the many streams and tributaries of the Humber River.

By 1862, John Abell had become quite a successful industrialist and established an agricultural implement plant known as the Woodbridge Agricultural Works, which produced the first steam engine to be used in Vaughan and was the main supplier of farm implements for the area. His business encouraged economic prosperity for Woodbridge, providing jobs and encouraging new businesses to flourish. Several taverns sprung up along Kipling Avenue and Woodbridge Avenue to service the plant.

## Toronto Grey and Bruce Railroad and Station

The Toronto Grey and Bruce narrow gauge railroad was the first railway to service Woodbridge and was built in 1871 just west of Kipling Avenue with a train station located south of Burton's Lane. The rail line was extensively used, carrying flour from local mills and agricultural tools from the Abell and Patterson factories. The original line and train station were located where the rail line intersected Woodbridge Avenue, in the vicinity of the present location of the fire hall at Kipling Avenue and Woodbridge Avenue. The Dominion House (Hotel) was erected in 1874 at the north west corner of the intersection to service the train station. The intersection became the “ideal meeting place” for farmers especially on “implement delivery day” which usually encouraged the attendance of the Burwick Brass Band. Clusters of development continued to occur eastward, especially along Pine Street and Wallace Street where additional factories and mills were located. Most notably, was John Abell's Woodbridge Agricultural Works, built in 1874. The original location of the Humber River flowed along the east wall of the buildings. The railway was eventually widened in 1882 and became part of C.P. Rail in 1884.

## New Construction and Increased Development

In 1875, new additions were made to the original schoolhouse

and soon after, construction of the Woodbridge Presbyterian Church began in 1877, which is still located at present day #7971 Kipling Avenue, south of William Street. By 1878, increased development continued along Pine Street, now Woodbridge Avenue and Wallace Street. Development included Hotels, a bowling alley, factories, mills, the post office and the Orange Hall. In 1882, Woodbridge was incorporated as an official village with John Abell as the first Reeve and Joel Reaman as the first Clerk. In 1883, the Toronto Grey and Bruce Railway was acquired by C.P. Rail.

In 1885, after alternating between two locations of the Village of Weston and the Village of Woodbridge for several years, the Fairgrounds was permanently located at 100 Porter Avenue along Kipling Avenue where it exists today. The same year also saw the development of the Norton's Brick Yard at the location of Church and Clarence Street.

## Woodbridge's Population Declines

It was also at this time that John Abell relocated his business out of Woodbridge to Toronto because of a lack of access to the Toronto Grey and Bruce Railway. He continued to supply Vaughan farmers with machinery but the businesses within Woodbridge suffered the loss of the factory presence and many area residents lost their jobs. To worsen the matter, in 1890, area farmers become outraged against the introduction of toll roads in Woodbridge. The effects of these two events caused the population of Woodbridge to decline to around 600. John Abell's Woodbridge Factory was eventually taken over by Sr. W.H. Edwards in 1919 to start a tannery business until it was destroyed by fire in 1926.

## The Turn of the 19th Century

The **Second Period** of development dates from the turn of the 19th Century. The new Canadian Pacific Railway (CPR) station continued to attract new settlers, although in smaller numbers after the departure of John Abell's factory operations. Turn of the century development includes a number of Victorian and Queen Anne Revival properties.

## Relocation of the Railway

In 1907, the railway was moved further east of the original location crossing Kipling Avenue and Porter Avenue where the topography was more conducive to train travel and a new train station was built at the present location of the Woodbridge Foam property. 1914 saw the extension of the Toronto Suburban Railway Company Railway Line to Woodbridge. In 1914 to 1924, the Toronto Electric Railway Company operated a streetcar service that ran from Woodbridge to Keele and Dundas Street in Toronto.

# Timeline

1914 Extension of the Toronto Suburban Railway Company's Weston Line to Woodbridge



1920's Woodbridge fair proclaimed as the largest Agricultural fair in Canada

1950's Woodbridge's population triples after an influx of immigrants (predominantly Italian) following the end of WWII. New homes are built to accommodate new settlers

1954 Woodbridge fair grounds are used to house residents whose homes are affected by Hurricane Hazel

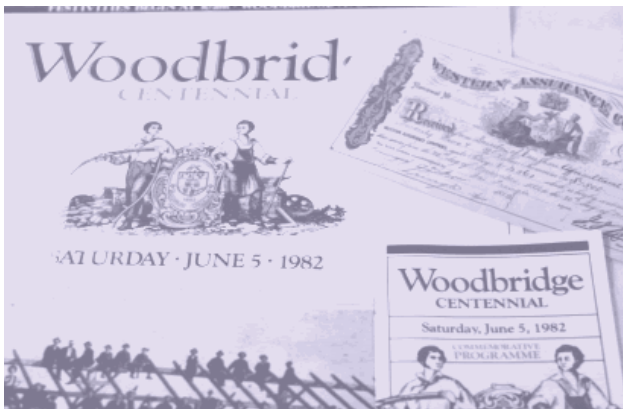


1958 Crowds at the Woodbridge agricultural fair



1971 New regional government of York Region established. The township merged with the Village of Woodbridge to form the Town of Vaughan

1982 Woodbridge celebrates its centennial



1991 Vaughan changes its legal status to the City of Vaughan

2007 Vaughan continues to be the fastest growing City in Canada, with a population of over 245,000. Woodbridge's population is currently estimated at 40,000

# DISTRICT HISTORY

In 1921, the abandoned C.P. Rail buildings and part of the track were leased for 99 years to the Woodbridge Farmer's Cooperative Company. They located their office and hardware store in the old station and warehouse, which was enlarged to stock a variety of merchandise.

## **The Fairgrounds Gets International Recognition**

The growing popularity of the Fairgrounds brought about change and development to the area. In the 20's, the Fair was proclaimed as the largest Agricultural Fair in Canada. The fair, sponsored by the Woodbridge Agricultural Society, continued to support local businesses, culture and community events and was largely recognized as a stage for elite Toronto Society. The existence and success of the six hotels that were established in Woodbridge, are due in large part to the popularity of the Fair which brought local and district visitors as well as visitors from around the world. The Fair was considered the most important social event of the year.

## **New Roads**

The early 1900's saw the disappearance of the toll roads and the development of new paved roads for Woodbridge, especially the newly created Provincial Highway 7, along Pine Street (Woodbridge) and Eighth Avenue (Kipling). In 1926, a new bridge over the Humber River was built on Highway 7. This encouraged a 25 percent increase in population in the 1930's and Woodbridge became known as a suburb of Toronto. Many of the original building structures were demolished to make room for new roads. This time period also saw the availability of hydro power as well as the development of some of the large banks such as the Royal Bank and the Bank of Nova Scotia. The year 1946 saw an increased development of industry such as the Robinson Cotton Mills Factory (now the Woodbridge Foam Corporation), and the Edwards and Edwards furrier and tannery businesses. The 1940's also saw the introduction of sub-division development, whereby subdivision development plans were inspected, regulated and registered by the municipality as a means of guiding future growth for the community.

## **The 1950's Onward**

The **Third Period** of development includes the Edwardian houses of the Inter War Period, and Victory Housing dating from the 1950's, when the area saw a large influx of immigrants from Europe after WWII.

## **Woodbridge Population Continues to Increase**

In the 1950's, the population of Woodbridge triples after an influx of immigrants (predominantly Italian) following the end of WWII. This encouraged a pattern of suburban expansion in housing development to accommodate the new settlers. Between 1951

and 1956, a total of 10 subdivisions were established. All areas of Woodbridge experienced a rapid increase in development and the population jumped to 3000 by the late 1950's. The initial growth started from Islington east and later expanded west to Martin Grove Road and north east of Langstaff Road.

## **Hurricane Hazel**

In 1954, the Woodbridge Fairgrounds were used to house residents whose homes are destroyed by Hurricane Hazel especially those located at the northern end of Eighth Avenue. Portable housing was erected on the Fairgrounds so that people effected by the hurricane had shelter during the winter. Many business buildings were also damaged or destroyed by the hurricane. In 1958, the village library was renovated and later demolished in 1972 and the Abell Parkette is all that remains to identify the original location.

## **Progress - The Town of Vaughan is Formed**

By the early 1960's, the population in Woodbridge had reached 10,000 and in 1971 the new regional government of York Region is established. The Township is merged with the Village to form the Town of Vaughan. For a period between the 1960's to the 1980's, many of the original buildings structures within Woodbridge were demolished in the name of progress. The Woodbridge Dairy, originally located along the lane to the Fairgrounds, off of Pine Street was demolished in 1970 as a larger delivery area was needed to better service the facility. The Dominion Hotel, a solid brick hotel built in 1874 with its front verandah facing Eighth Avenue (now Kipling Avenue), was first renovated into apartments and in 1979 demolished to make way for the development of the Nino D'Aversa Italian Bakery. The Bank of Nova Scotia Building, erected in 1918, was demolished in 1979 and replaced by the Fairground Lane Development Homes. In the same year, the old Woodbridge Farmer's Train Station was also demolished to make room for the extension of Woodbridge Avenue and the new fire hall. Suburban housing development continued to expand north to Langstaff Road and to central Woodbridge, where many of the older stores were converted to multi units. The population by mid 1980's was about 40,000.

## **The City of Vaughan is Established**

In 1991, Vaughan changes its legal status to the City of Vaughan. Housing development continues to expand north and east. As well, industrial areas were established west, south and east of Woodbridge. Around 1996, condominium development began to appear, with the first construction north of Woodbridge Avenue and the Humber River.

## **Woodbridge in the Context of Vaughan Today**

Vaughan continues to be the fastest growing city in Canada, with a population of over 245,000. Woodbridge's population



is currently estimated to be over 100,000 and regardless of its growth, it still maintains a significant representation of its historic past and village character and quality today.

**Heritage Landscapes and Open Space Amenities**

The history of the Woodbridge Area is largely defined by the predominant natural open spaces of the Humber River Corridor, its tributaries, and the Fairgrounds, which comprises a substantial amount of open space within the study area.

**The Humber River Corridor and Rainbow Creek Tributary**

The configuration of the Humber River and its tributaries changed over time, primarily due to Hurricane Hazel. The northern course of the Humber River ran through what is now the Board of Trade Golf Course and along the north side of Meeting House Road to continue northward beyond the boundaries of Woodbridge. One of the main tributaries branched across Meeting House Road south through what is now a recent neighbourhood development in the valley east of the Fairgrounds. The River continued its course parallel to Race Street, now called Clarence Street and split at the intersection of what is now Woodbridge Avenue and Clarence Street. This route no longer exists today. In 1960, the river was re-routed further east to accommodate a new bridge at the junction of Woodbridge Avenue and Islington Avenue.

The forests of the Humber River were quite expansive throughout Woodbridge prior to suburbanization. As well, an extensive amount of damage was done to the forest during the passing of Hurricane Hazel in the 1950's. Today, apart from the forested river valley corridor, there are remnant pockets of mature tree stands throughout the study area, most notably along the residential streets such as William and Wallace Streets, on heritage properties. These mature tree stands should be preserved and enhanced with additional tree planting. The river valley corridor and the remnant forest pockets, in conjunction with the existing built heritage fabric, define a unique village character for the Woodbridge Community.

**The Fairgrounds**

Today, the fairgrounds still exists as “the Home of the Woodbridge Fall Fair”. It is host to a variety of uses for the community and still remains as a significant open space asset to the Woodbridge Community and the City of Vaughan.

**The Memorial Tower**

The Memorial Tower was erected on the hilltop west of Wallace Street after WWI as a war memorial to honour the deceased and was unveiled in 1924 by Colonial Harry Cockshutt, Lieutenant Governor of Onatrio.

**The Woodbridge and District Memorial Arena**

Since 1925, the location of the Memorial Area has always been a place for community gathering. The site housed the Elm Park Pavilion which was a popular entertainment centre. On July 5, 1970 an Air Canada DC-8 crashed after aborting a landing at Toronto International Airport, killing all 100 passengers and 9 crew members. To this point in time, it was the second worst aviation accident in Canadian history. The arena served as a morgue for the victims of this crash. Today, the arena stands in memory of those who perished. In 1975, the Woodbridge Vaughan Pool opened on the site.

**The Bridges**

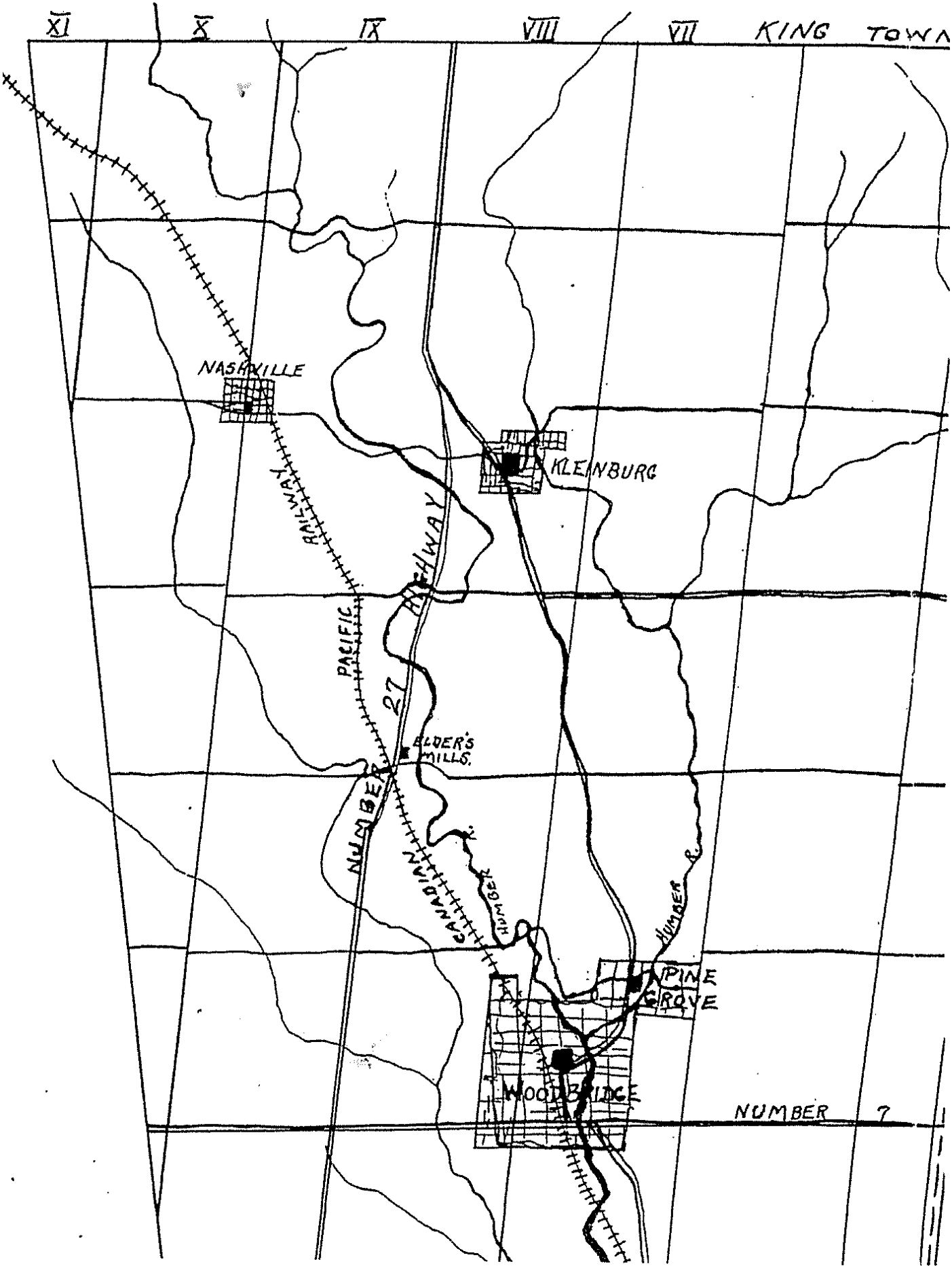
Seven bridges exist today within the district and are ever-present and visible, often acting as gateways. The bridges still define Woodbridge as the “place of many bridges”. (see Schedule 13 of Part 2 - The Heritage Conservation District Plan)

**Research Materials - Timeline and Historic Mapping References**

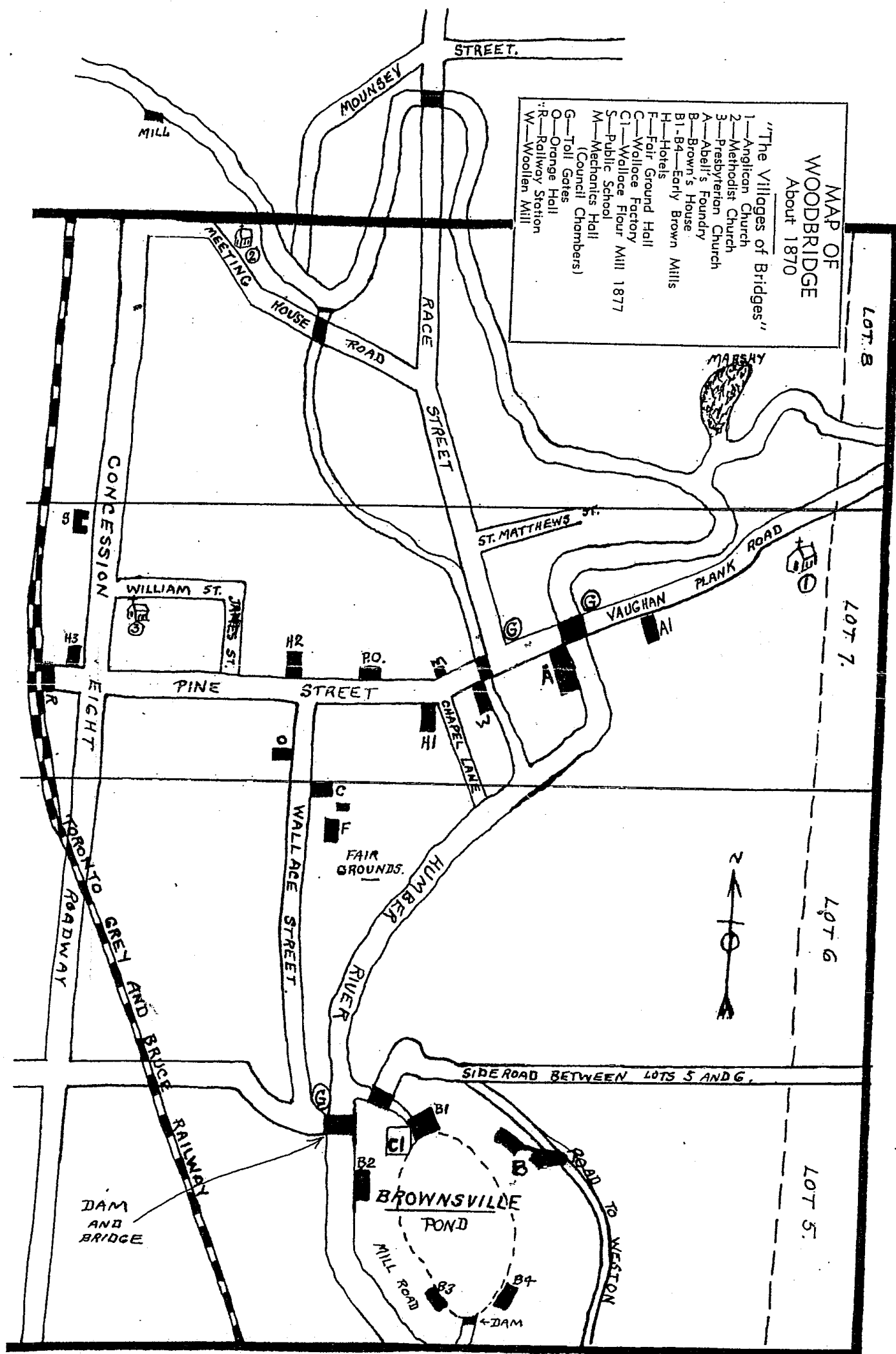
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- Woodbridge Ontario. *Community Demographics*. Industry Canada web site. Retrieved 2006-04-12
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- York Region Official Plan. Section 4.2 Cultural Heritage



Reference Maps

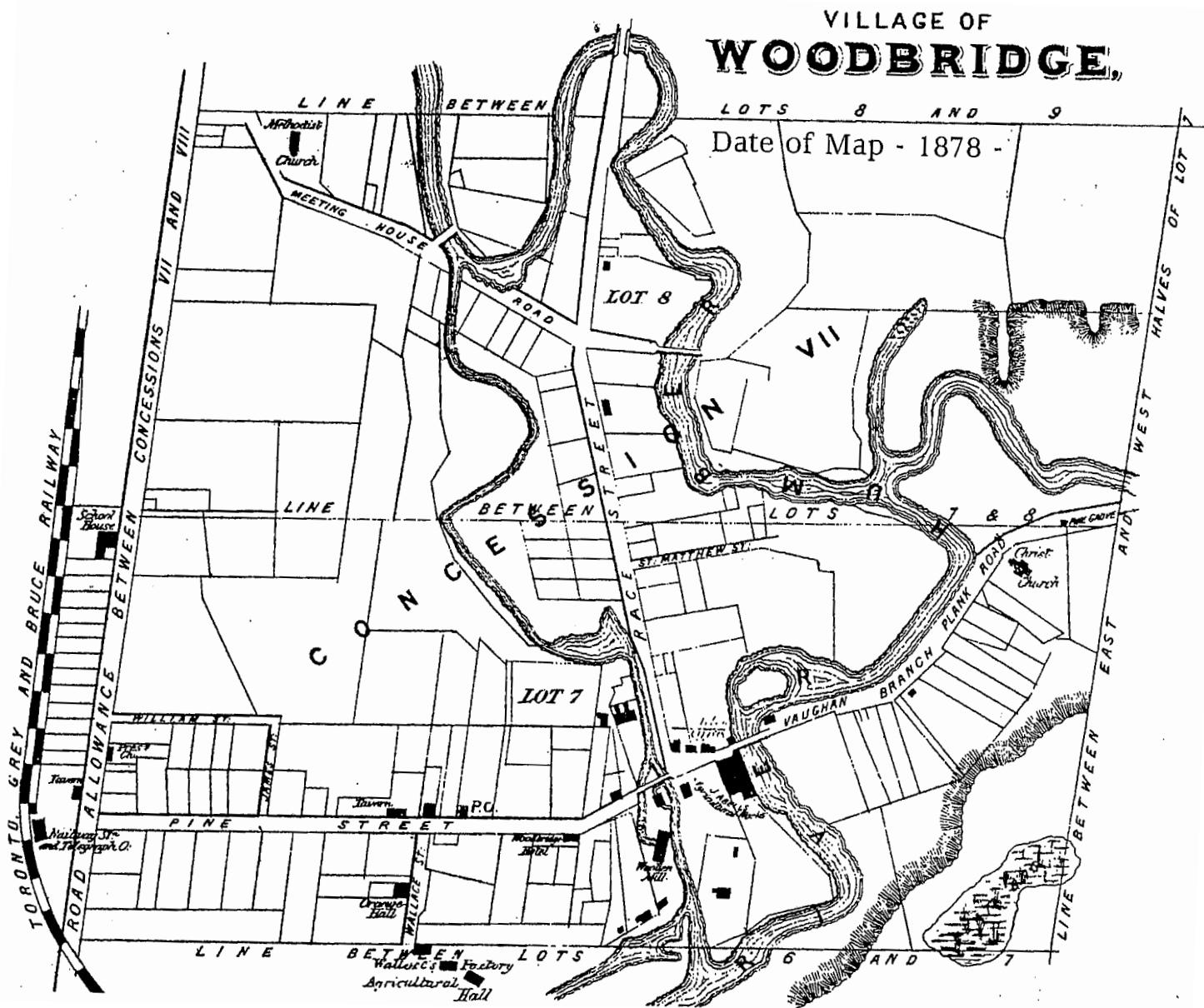


Schedule 2.0: Vaughan 1788 - Villages of Nashville, Kleinberg, Elder's Mills, Pine Grove, Woodbridge

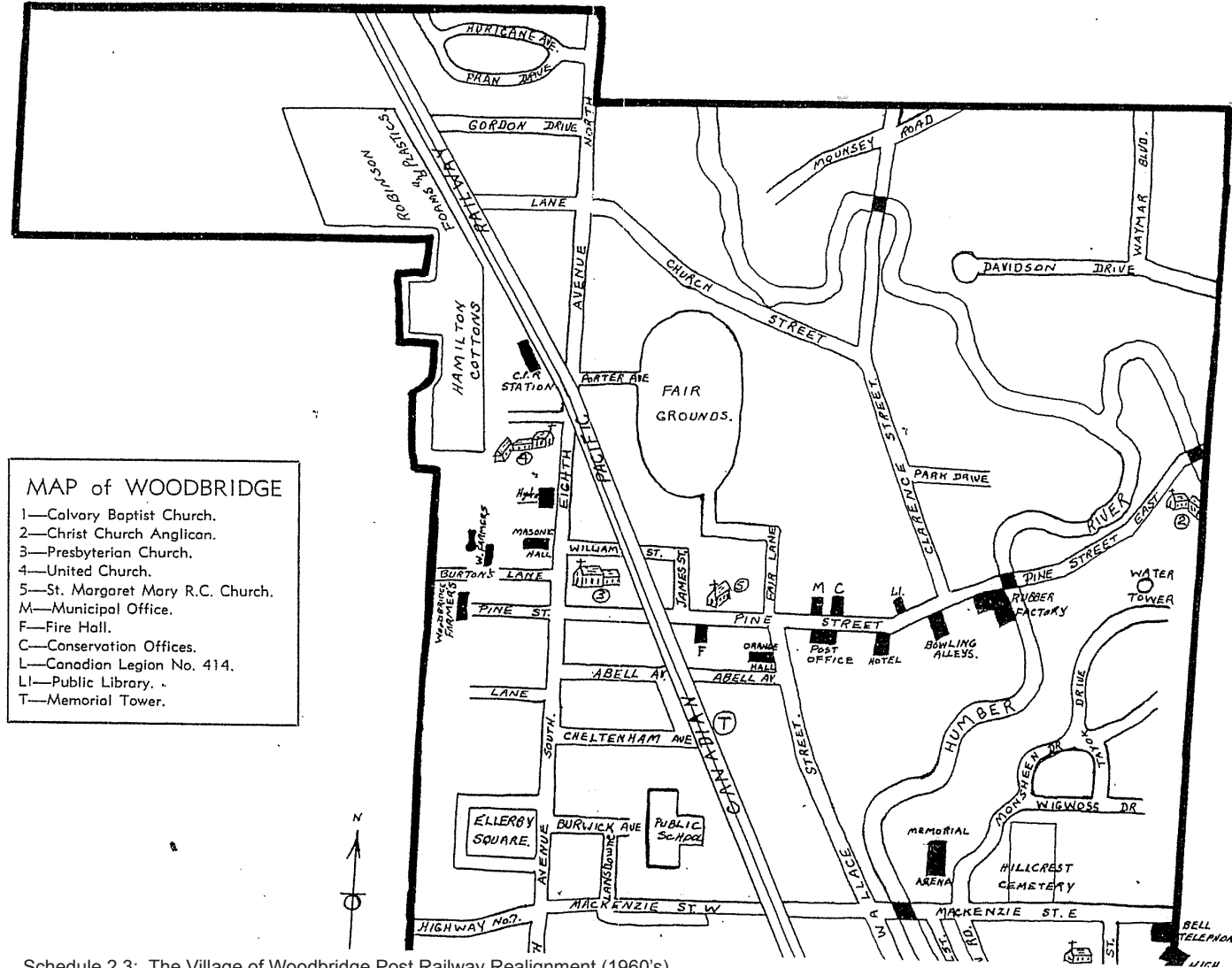


Schedule 2.1: Woodbridge 1870





Schedule 2.2: The Village of Woodbridge 1878



Schedule 2.3: The Village of Woodbridge Post Railway Realignment (1960's)

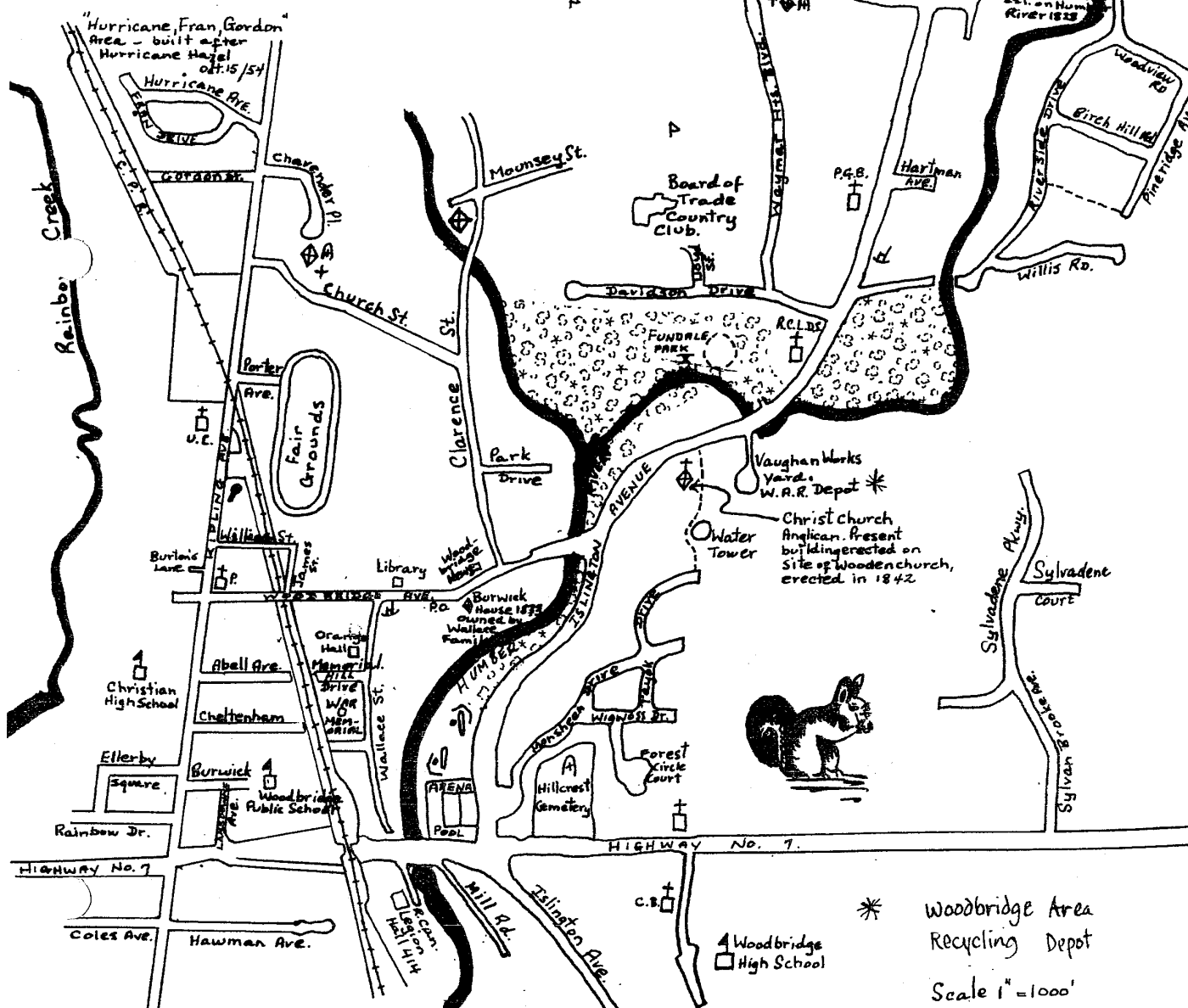
# WOODBIDGE



St. Margaret Mary Separate School

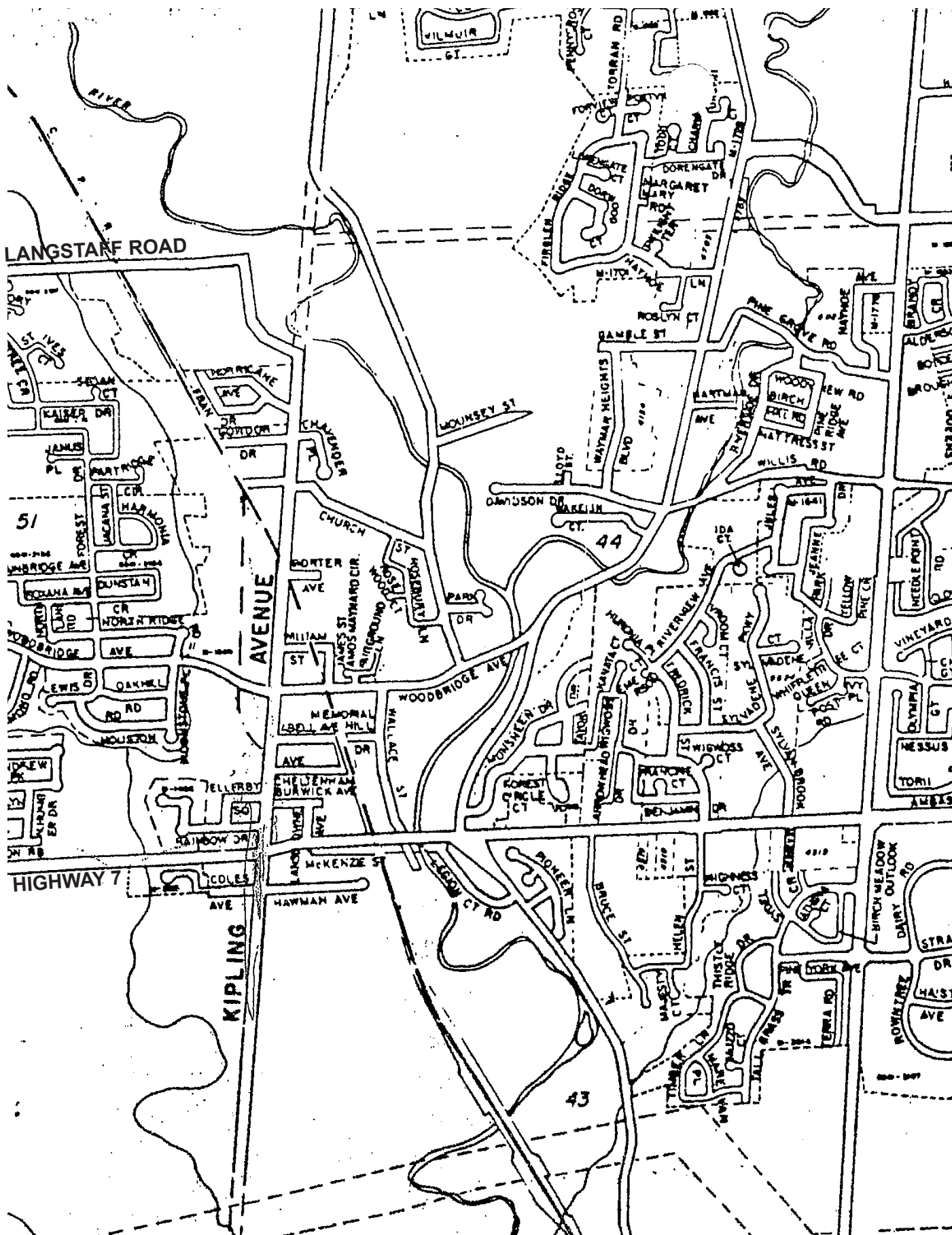


Town Towers Woodbridge



Schedule 2.4: The Village of Woodbridge - Realignment of Islington Avenue and the Humber River Corridor (1970's)





Schedule 2.5: The Village of Woodbridge 1980's



**Georgian/ Loyalist (1784-1860)**

Image Credit: Sault Ste. Marie, Ontario, 1813, [www.ontarioarchitecture.com](http://www.ontarioarchitecture.com)  
 Sketch by GBCA



Image Credit: Maitland, Ontario, [www.ontarioarchitecture.com](http://www.ontarioarchitecture.com)



**Classic/ Greek Revival (1830-1860)**

Image Credit: Chrysler Hall, Upper Canada Village, Ontario, [www.ontarioarchitecture.com](http://www.ontarioarchitecture.com), Sketch by GBCA



Image Credit: Merrickville, Ontario, [www.ontarioarchitecture.com](http://www.ontarioarchitecture.com)



**Gothic Revival (1830-1900)**

Image Credit: Simcoe, Ontario, [www.ontarioarchitecture.com](http://www.ontarioarchitecture.com), Sketch by GBCA



Image Credit: Perth, Ontario, [www.ontarioarchitecture.com](http://www.ontarioarchitecture.com)



# 3.0 HERITAGE BUILDING STYLES

One of the defining characteristics of the Woodbridge HCD is the village quality. It consists of many styles over a long period. Each of the 12 styles creates a collection of neighbourly buildings that serve as a community of interest.

References: The majority of images and descriptions in this section are sourced from the internet Website: [www.OntarioArchitecture.com](http://www.OntarioArchitecture.com), Shannon Kyles of Mohawk College, supported by the Hamilton-Halton Construction Association and the Ontario Trillium Foundation (all sources are referenced in the Bibliography, page 126 of Part 2 - The Heritage Conservation District Plan).

## Georgian/ Loyalist (1784-1860)

This style is generally box-like, symmetrical elevations, with Classical (via Renaissance) proportions. Five-bay fronts, with two windows on each side of a central doorway, were most characteristic. Structures were from one to three storeys, but usually two, with centre-hall plan. Larger compositions comprised a central block with symmetrical wings. The typically side-gabled roof was often pitched high enough to allow a half-roof in the attic.



160 & 166 Woodbridge Avenue, Woodbridge

## Classic/ Greek Revival (1830-1860)

The Classical Revival was an analytical, scientific, and sometimes dogmatic revival based on intensive studies of Greek and Roman buildings. Unlike the Neoclassical Style that used Classical motifs and adornments on Georgian or other traditional floor plans, the Classical Revival was concerned with the application of Greek plans and proportions to civic buildings. Schools, libraries, government offices, and most other civic buildings were built in the Classical Revival style.



167 Woodbridge Avenue, Woodbridge

## Gothic Revival (1830-1900)

Generally symmetrical in organization from part to part, though independently symmetrical parts might be assembled irregularly. Both roof pitches and gables were steep. Wall continuity was broken up by projecting or recessed bays. Verticality was emphasized wherever possible, with features such as board and batten cladding, crenellations, extra gables, and pointed arches for windows and entrances. Polychrome brickwork heightened the decorative effects.



72 William Street, Woodbridge





**Victorian (1840-1900)**

Image Credit: Barrie, Ontario, [www.ontarioarchitecture.com](http://www.ontarioarchitecture.com), Sketch by GBCA



Image Credit: Winchester, Ontario, [www.ontarioarchitecture.com](http://www.ontarioarchitecture.com)



**Queen Anne Revival (1880-1910)**

Image Credit: Picton, Ontario, [www.ontarioarchitecture.com](http://www.ontarioarchitecture.com), Sketch by GBCA



Image Credit: Toronto, Ontario, [www.ontarioarchitecture.com](http://www.ontarioarchitecture.com)



**Edwardian (1900-1930)**

Image Credit: St. Catherines, Ontario, [www.ontarioarchitecture.com](http://www.ontarioarchitecture.com), Sketch by GBCA



Image Credit: Peterborough, Ontario, *Ontario Architecture, 1874 to the present*, John Blumenson



# HERITAGE BUILDING STYLES

## Victorian (1840-1900)

In Ontario, a Victorian style building can be seen as any building built between 1840 and 1900 that doesn't fit into any of the aforementioned categories. It encompasses a large group of buildings constructed in brick, stone, and timber, using an eclectic mixture of Classical and Gothic motifs. 19th century urban centres are packed with lovely residences and small commercial buildings made with bay windows, stained glass, ornamental string courses, and elegant entrances.



137 Woodbridge Avenue, Wallace House, Woodbridge

## Queen Anne Revival (1880-1910)

This style is distinguished by irregular plans, elevations and silhouettes with both hipped and gabled roofs. Structures built in this style featured projecting polygonal bays, turrets, towers and chimneys. Queen Anne Revival buildings generally demonstrate a tremendous variety and complexity of detail. Spindlework and other intricate woodwork adorned porch supports and gable ends. Unrestricted by convention, Classical features such as Palladian windows appeared in gables, with decorated pediments.



8127 Kipling Avenue, Woodbridge

## Edwardian (1900-1930)

The style is a precursor to the simplified styles of the 20th century. Many of the Classical features - colonettes, voussoirs, keystones, etc. - are part of this style, but they are applied sparingly and with guarded understatement. Finials and cresting are absent. Cornice brackets and braces are block-like and openings are fitted with flat arches or plain stone lintels. Edwardian Classicism provided simple, balanced designs, straight rooflines, un-complicated ornament, and relatively maintenance-free detailing. A subtype of Edwardian is "Foursquare" with equal sides and a massed, cubical shape.



50 Wallace Street, Woodbridge





**Bungalow (1900-1945)**

Image Credit: London, Ontario, [www.ontarioarchitecture.com](http://www.ontarioarchitecture.com), Sketch by GBCA



Image Credit: Windsor, Ontario,  
*Ontario Architecture, 1874 to the present*, John Blumenson



**Colonial Revival (1900-present)**

Image Credit: Waterford, Ontario, [www.ontarioarchitecture.com](http://www.ontarioarchitecture.com), Sketch by GBCA



Image Credit: Toronto, Ontario, [www.ontarioarchitecture.com](http://www.ontarioarchitecture.com)



**Art Moderne (1930-1945)**

Image Credit: Tweed, Ontario, [www.ontarioarchitecture.com](http://www.ontarioarchitecture.com), Sketch by GBCA



Image Credit: Hamilton, Ontario, [www.ontarioarchitecture.com](http://www.ontarioarchitecture.com)



# HERITAGE BUILDING STYLES

## Bungalow (1900-1945)

Bungalows are generally one or one-and-a half storey homes with broad, low-pitched, roofs that seem to blanket the building. Large porches, overhangs, and verandas link the bungalow with the usually ample exterior space surrounding the building. Bungalows are almost exclusively residential and are often made of rustic materials such as stone and brick. The roofs are usually constructed with exposed structural framing.



7844 Kipling Avenue, Woodbridge

## Colonial Revival (1900-present)

This style is comprised of simple rectangular volumes with shallow gabled or hipped roofs and symmetrical window and door arrangements. Small dormers were hipped or gabled. A selfconscious but inaccurate emulation of earlier styles, it mixed American Colonial with Upper Canadian Georgian. Clad in shingle, clapboard or brick, these revivals featured restrained Classical detailing in columns, engaged piers and cornices. Windows were shuttered and sometimes small-paned.



7883 Kipling Avenue, Woodbridge

## Art Moderne (1930-1945)

Moderne emphasized horizontality (flat roofs, horizontal window bands, rounded corners) and asymmetry. Smooth stucco walls were typical of Moderne structures. Moderne continued its horizontal planes and curves in window mullions and railings. Many new materials and techniques were introduced or adapted in new forms: glass block, stainless steel, vitrolite (carrara glass), terrazzo, and indirect lighting.



36 Clarence Street, Woodbridge



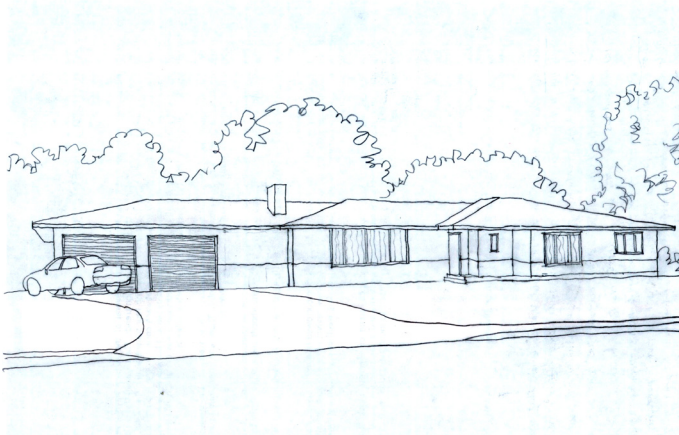


**Victory Housing (1940-1950)**

Image Credit: Thunder Bay, Ontario, [www.ontarioarchitecture.com](http://www.ontarioarchitecture.com), Sketch by GBCA



Image Credit: Hamilton, Ontario, [www.ontarioarchitecture.com](http://www.ontarioarchitecture.com)



**Contempo (1930-1965)**

Image Credit: California, [www.wikipedia.org](http://www.wikipedia.org), Sketch by GBCA



Image Credit: Ranch Style, Erindale, Ontario, [www.ontarioarchitecture.com](http://www.ontarioarchitecture.com)



**Ontario Cottage (1830-present))**

Image Credit: Richard Johnston House, 1850s, Rideau Lakes, Ontario, [www.twprideaulakes.on.ca](http://www.twprideaulakes.on.ca), Sketch by GBCA



Image Credit: Brampton, Ontario, *Ontario Architecture, 1874 to the present*, John Blumenson



# HERITAGE BUILDING STYLES

## Victory Housing (1940-1960)

Victory housing was designed to be permanent and comfortable, large enough for a single family. It was meant to provide housing for defense industry workers, and later for returning WWII veterans. Most of this housing was prefabricated. Once a street was constructed, it was neat, tidy, and uniform. The houses were generally one-and-a-half storey with a steep roof, shallow eaves and no dormers. Multi-paned sash windows supplied light to the first floor and through the gable ends. The finish is different in every center, but clapboard was the most common.



8233 Kipling Avenue, Woodbridge

## Contempo (1930-1965)

This style emphasized horizontality: flat roofs without parapets, sometimes with overhangs. An appearance of thinness and lightness was created in deliberate contrast to surrounding buildings. Later variations were forced to seek contrast using different forms. Stucco, concrete or smooth brick walls appeared as undecorated neutral surfaces. Extensive areas of glass, usually in horizontal bands, were integrated in the wall plane. As the most popular subtypes of Contempo houses, Ranch Style and Split-level style are characterized by their one-story, pitched-roof construction, integral garage or car-port, wood or brick exterior walls, sliding and picture windows, and sliding doors leading to patios.



7845 Kipling Avenue, Woodbridge

## Ontario Cottage (1830-present)

The Ontario Vernacular style grew out of the Gothic Revival and Neo-Gothic. A simple rectangular plan with a medium pitched front to back roof and steeply pitched central dormer is the hallmark of the style. Ornamentation may include traces of Loyalist, Georgian, or Gothic detailing in a spare simplified form.



175 Clarence Street, Woodbridge

# Building Inventory Sheets (sample)

Woodbridge Heritage Conservation District 2007 Inventory

Street Name	William St.	Street No.	69
Built Year	1860	Style	Georgian
Contributing	Yes	Comments	Verandah detail Brick mansonry Original form Sills, lintels painted, railings replaced
VHI	✓		
LSHS	✓		
Part IV			
<div></div>			
Street Name	William St.	Street No.	72
Built Year	1800	Style	Gothic revival
Contributing	Yes	Comments	Original form Missing porch Window replaced
VHI	✓		
LSHS			
Part IV			
<div></div>			

- Note:
- 1. VHI: Vaughan Heritage Inventory
  - 2. LSHS: List of Significant Heritage Structures
  - 3. Part IV: Building or structure designated under Part IV of the Ontario Heritage Act



# 4.0 HERITAGE EVALUATION

## 4.1 Building Inventory

The Building Inventory is:

- first, a method of compiling information property-by-property to assist with determining the heritage attributes and character of the study area; and
- second, it is a documentation of each property in the study area that assesses whether or not the property and related landscape and structures are contributing to the heritage character.

The inventory of buildings within the Woodbridge Study Area was first mapped out and identified in their location (see sample page on the following page). The study area was sectioned into eight parts for documentation:

- North Kipling Avenue
- Central Kipling Avenue
- Kipling Avenue and Woodbridge Avenue Intersection
- South Kipling Avenue
- Wallace Street
- Woodbridge Avenue
- Clarence Street
- Islington Avenue

The exterior front façade of each building in the study area was appraised by Goldsmith Borgal and Company Architects. Building Inventory sheets were created with the information gathered for each building. Each Inventory Sheet identifies the building and contains information related to its age, style, height, material composition, and heritage contribution. The Inventory Sheets are one of the essential elements of the Woodbridge Heritage Conservation District Plan. Over time, additional information should continue to be gathered and added to the inventory for the purpose of achieving as complete an assessment as possible. The full set of Building Inventory sheets is presented as an appendix to the Plan, which include a photographic documentation of each building within the study area.

### The Content of the Inventory Sheets

The characteristics used for the Inventory are described, below.

#### 1. Identification

The name of the building, its civic address and its heritage status (if applicable) are described. Heritage status refers to a prior recognition of the heritage value of the property by the Province of Ontario or by City Council. The property is further identified through current photographs of the building, and details of significant elements, if relevant. Its location is highlighted on building inventory maps of the area.

#### 2. Architecture

The various architectural attributes of the building, beginning with its height and the stylistic influences that contribute to its appearance is described under “comments” of the inventory sheets. Any significant element particular to the building is described.

#### 3. Period of Construction

The date of construction (if known), and principal modifications to the building over time are detailed.

#### 4. Contributing Status

A preliminary assessment of the building is made in terms of identifying a contributing versus non-contributing status is based on the collected inventory information. The contributing status of the building is further assessed in relation to the surrounding context to determine whether other characteristics such as the surrounding heritage landscape or the proximity to other contributing buildings would support it as a contributing building, and thus, be included within the heritage boundary.

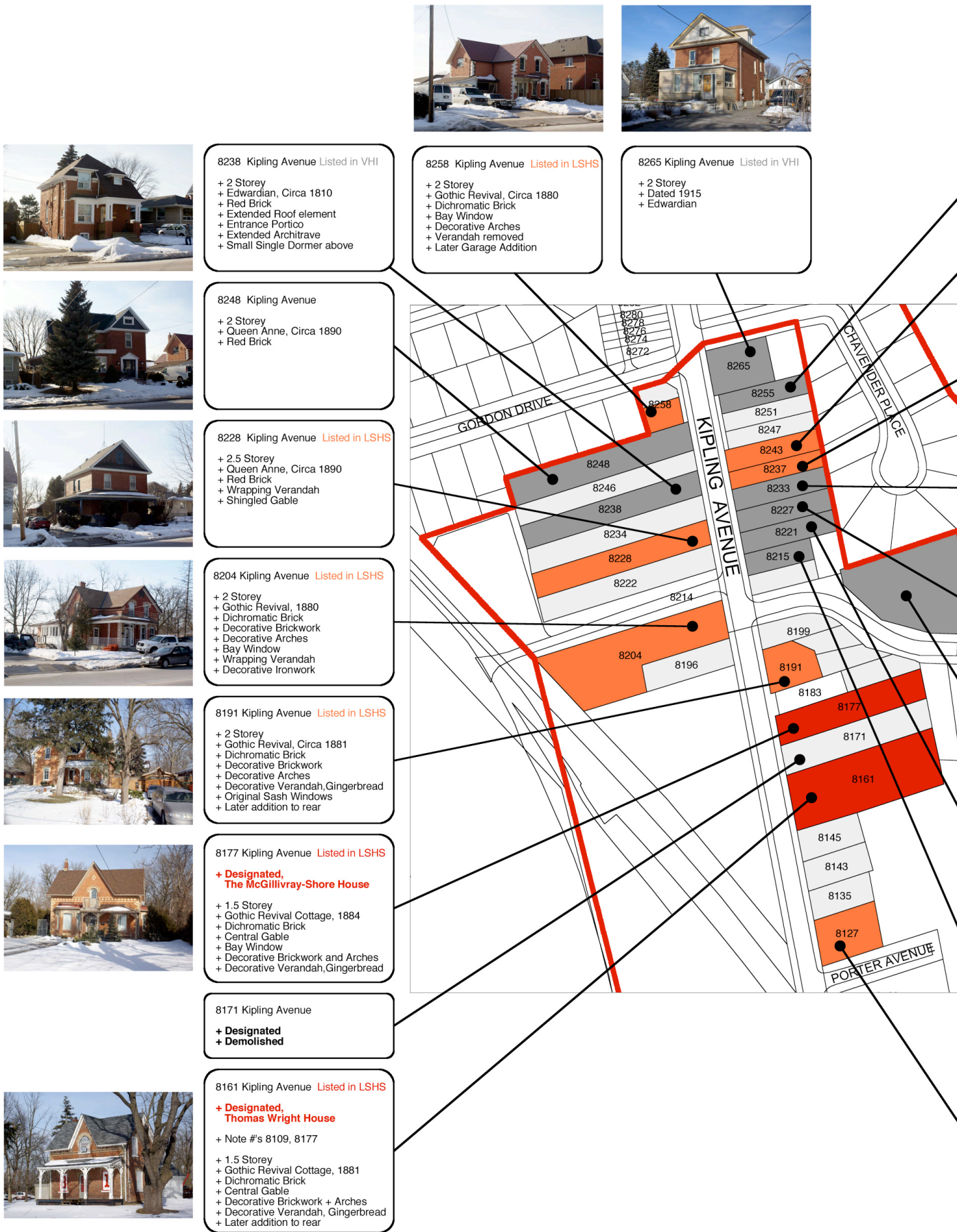
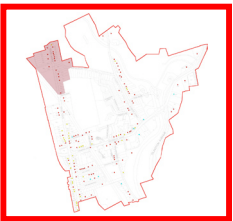
Some buildings have undergone multiple renovation and often have lost some architectural detail along the way. However, buildings are considered contributing if they still display the architectural elements of the period and if missing elements are not too numerous and can reasonably be restored.

#### 6. Exceptions

Some exceptions stand out due to their architectural quality and/or their association to the history of the area. These contribute to the general diversity that characterizes the area.

# 1 - North Kipling Avenue

The illustrations below are a mapping of each heritage resource. The information within the boxes, related to each resource, can be found in the Building Inventory Sheets in the Appendix.





# Building Inventory Maps (sample)



8255 Kipling Avenue Listed in VHI

- + 1.5 Storey
- + Gothic Revival, Circa 1870
- + Whitewashed brick
- + Central Gable
- + Decorative Vergeboard
- + Edwardian alterations at grade



8255 Kipling Avenue Listed in VHI

- + 1.5 Storey
- + Gothic Revival, Circa 1870
- + Whitewashed brick
- + Central Gable
- + Decorative Vergeboard
- + Edwardian alterations at grade



8243 Kipling Avenue Listed in LSHS

- + 2.5 Storey
- + Edwardian, Circa 1910
- + Red Brick
- + Entrance Portico and Verandah
- + Shingled Gable



8237 Kipling Avenue Listed in LSHS

- + 2 Storey
- + Edwardian, Circa 1910
- + Brown Brick
- + Entrance Portico
- + Truncated Hip Roof
- + Terra Cotta Tile



8233 Kipling Avenue

- + 1.5 Storey
- + Victory Housing, Circa 1950
- + Red Brick
- + Single Central Dormer



8227 Kipling Avenue

- + 1.5 Storey
- + Victory Housing, Circa 1950
- + Buff Brick
- + Single Central Dormer
- + Later Garage Addition



Memorial Cemetery

- + Includes pioneer headstones
- + Restored 1972
- + Requires restoration



8221 Kipling Avenue

- + 1.5 Storey
- + Victory Housing, Circa 1950
- + Brown Brick
- + Single Central Dormer
- + Later Garage Addition



8215 Kipling Avenue

- + 1.5 Storey
- + Victory Housing, Circa 1950
- + Buff Brick
- + Single Central Dormer

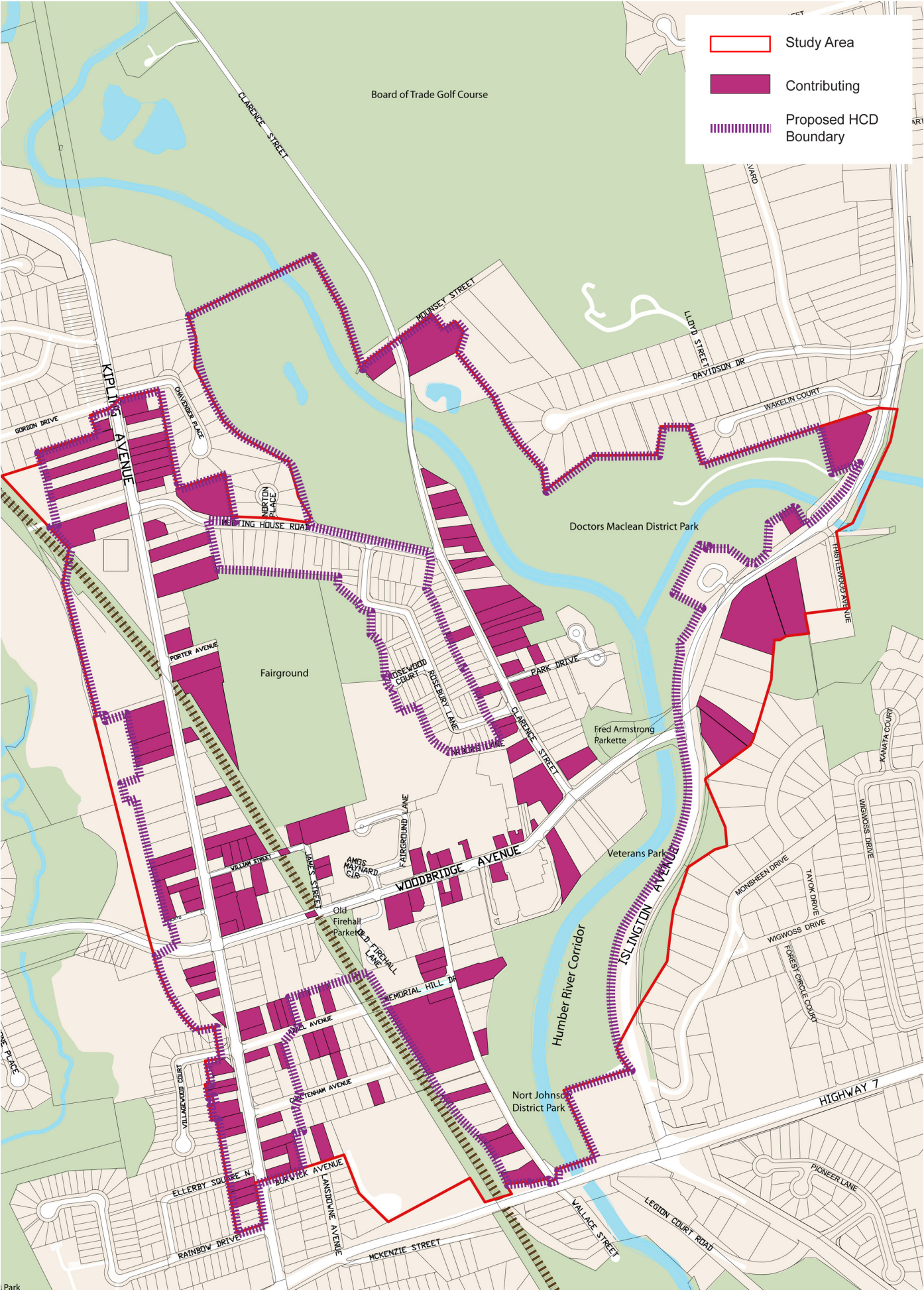


8127 Kipling Avenue Listed in LSHS

- + Note #'s 8066, 8074
- + 2.5 Storey, Built as Manse
- + Queen Anne/Edwardian, 1902
- + Romanesque detailing
- + Stone Arches
- + Bracketed Cornice
- + Portico and Wrapping Verandah
- + Shingled Gable







Schedule 3: Properties that Contribute to the Heritage Character



4.2 Analysis of Inventory

Contributing verses Non-Contributing

A primary objective of the Inventory Sheets is to understand which of the buildings within the study area contribute to the heritage character of the district. The classification of buildings as ‘contributing’ or ‘non-contributing’ arises from the consideration of multiple factors. Buildings that have been deemed ‘contributing’ (referred hereafter as “Contributing Buildings”) tend to be characterized by most, if not all, of the elements listed below. Buildings that are categorized as ‘non-contributing’ do not have a sufficient number of the required attributes.

Factors that influenced the classification of Contributing vs non-contributing properties:

- listed and designated properties,
- period or age of construction,
- architectural style and material pallet (see Part 2 - section 6.3.3),
- building height (see Part 2 - Section 6.4.2),
- cultural heritage significance - the association of people and events,
- environment

The last factor, the environment, is the contribution of the property to the character of the area and the significance of the elements of the property as a landmark or significant feature of the area.

The following maps present a summary of the analysis of the contributing and non-contributing properties.

Once the inventory was conducted and an understanding of the contributing verses non-contributing buildings within the study area was established, this allowed for a series of conclusions from the analysis about Woodbridge’s heritage resources as follows:

**First**, the total **sum** of the heritage resource “parts” within the study area confirms Woodbridge as a “Village”, having village-like quality and characteristics . It is the sum of parts that is stronger in defining Woodbridge as a Village than the individual parts or groupings, due mainly because the heritage resources are very scattered throughout the study area.

**Second**, there is an HCD Heritage Character that emerges from the collection and association of landscapes, properties and structures within the district.

**Third**, there are a number of properties that contribute to the HCD Heritage Character. (see Schedule 3, page 52)

**Fourth**, there are significant clusters of properties that contribute to the HCD Heritage Character. (see Schedule 8, page 58)

**Fifth**, there are a number of properties that individually do not contribute to the HCD Heritage Character, but given their location and proximity to contributing heritage resources, or similarity in characteristics such as scale, height, building materials; have the potential to significantly influence the long-term heritage character of the HCD. (see Schedule 8, page 58)

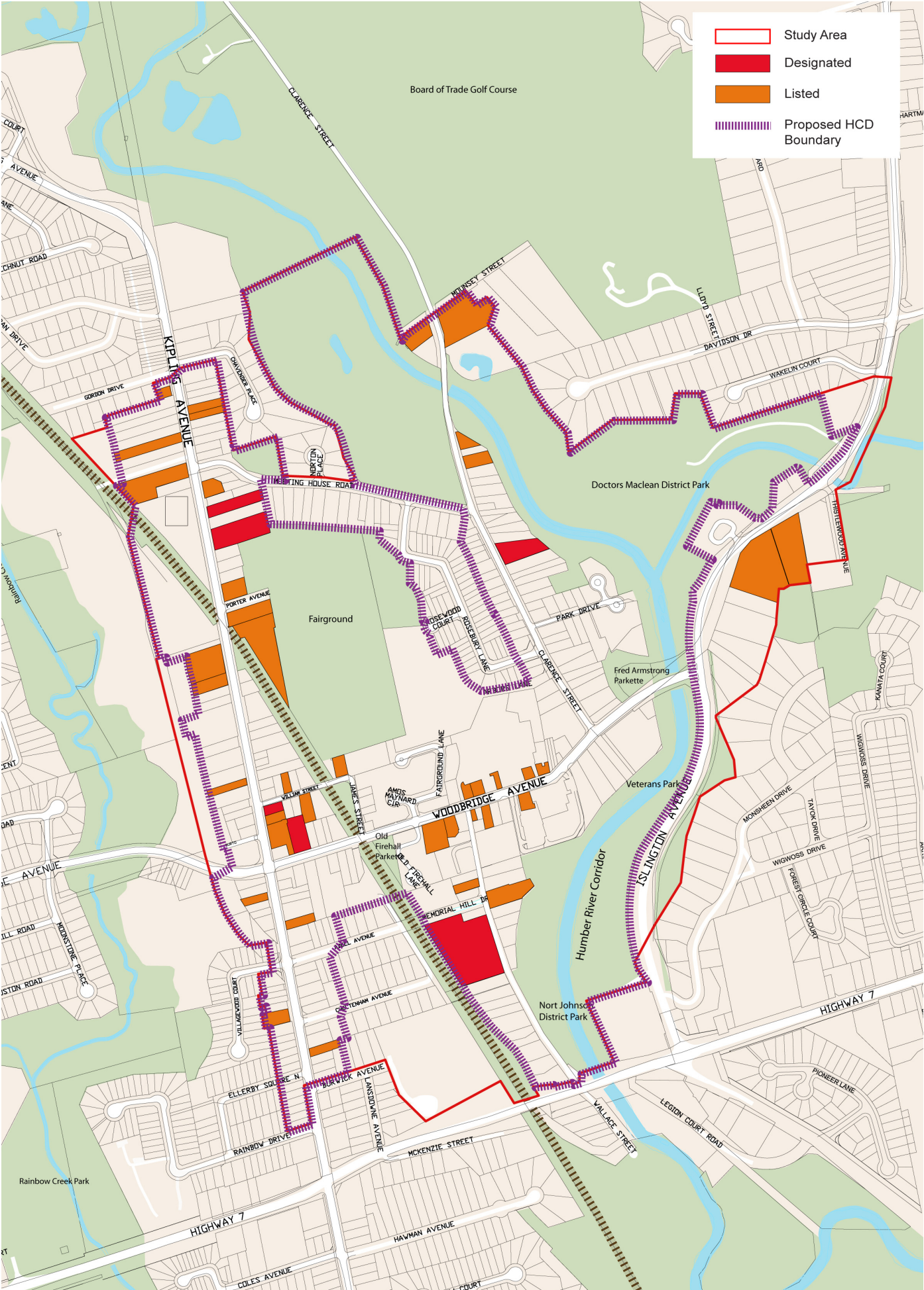
**Sixth**, the collection of ‘contributing’ and ‘non-contributing’ properties with the potential to significantly influence the HCD heritage character, have a distinct and definable boundary. (see Schedule 8, page 58)

**Seventh**, there are unique Heritage Character Areas, with unique Heritage Attributes as described in Part 2 - Section 6.1, that can be further identified within the HCD. (see Schedule 9, page 59)

**Eighth**, open space is a large defining factor in the heritage character of Woodbridge. Key open spaces within the study area have been identified as heritage landscapes, (see Schedule 17, page 90), and are described in terms of their particular heritage characteristics or features.

HCD Boundary and Character Areas

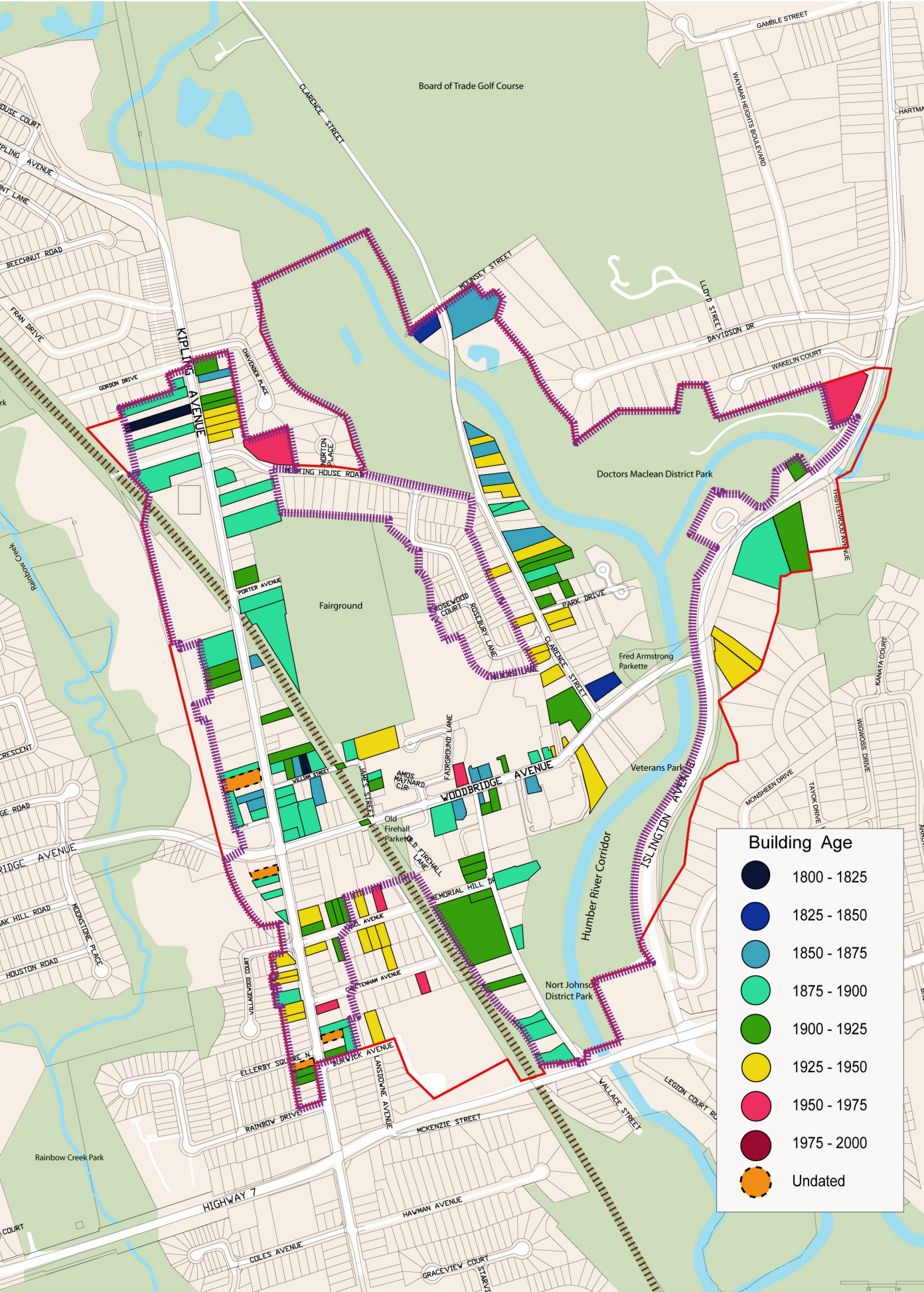
The analysis resulted in the creation of a distinct HCD boundary and in the identification of distinct character areas, within the HCD Boundary. (see Schedule 10, page 62)



Schedule 4: Listed and Designated Heritage Properties

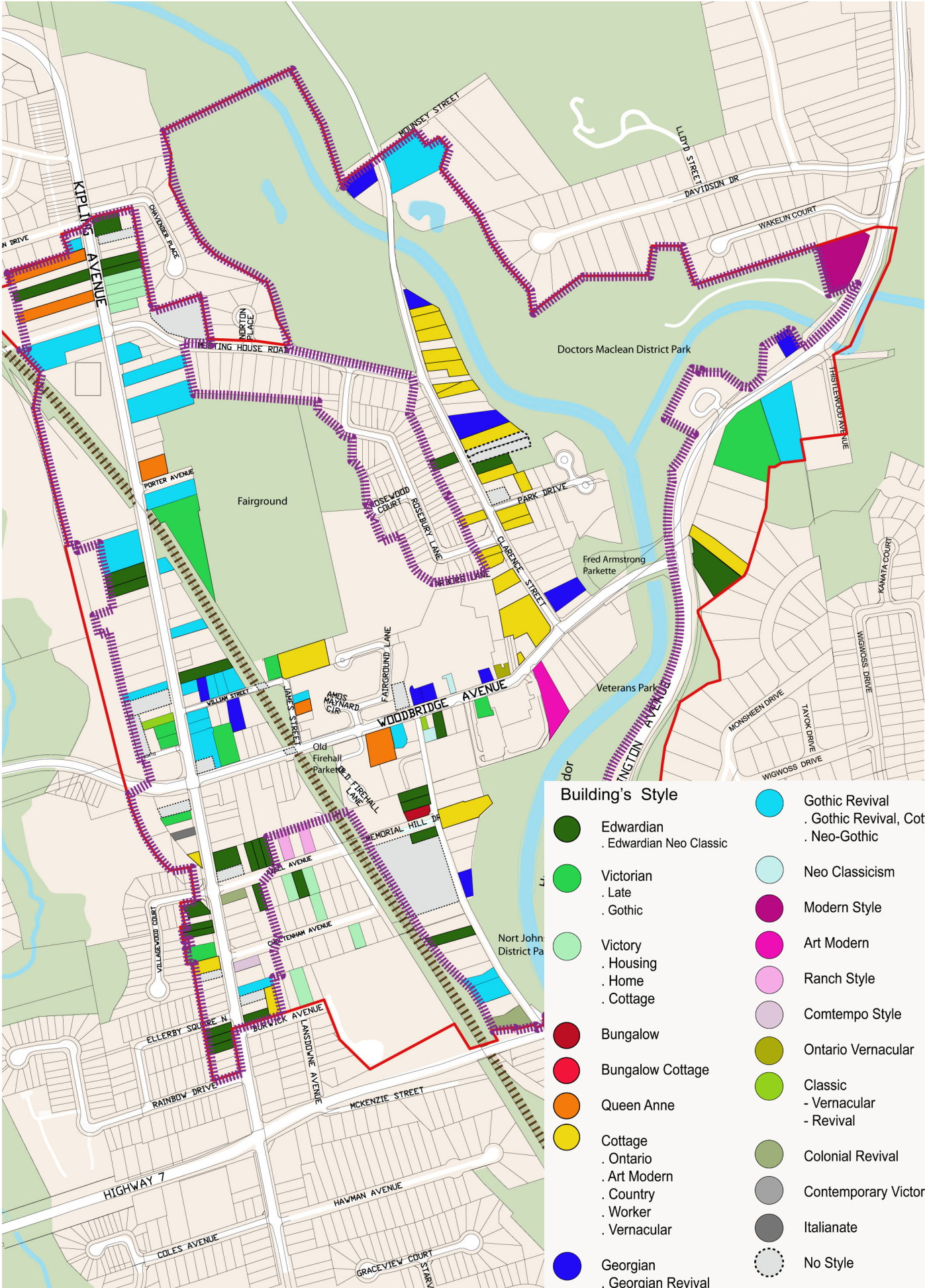


# HERITAGE EVALUATION



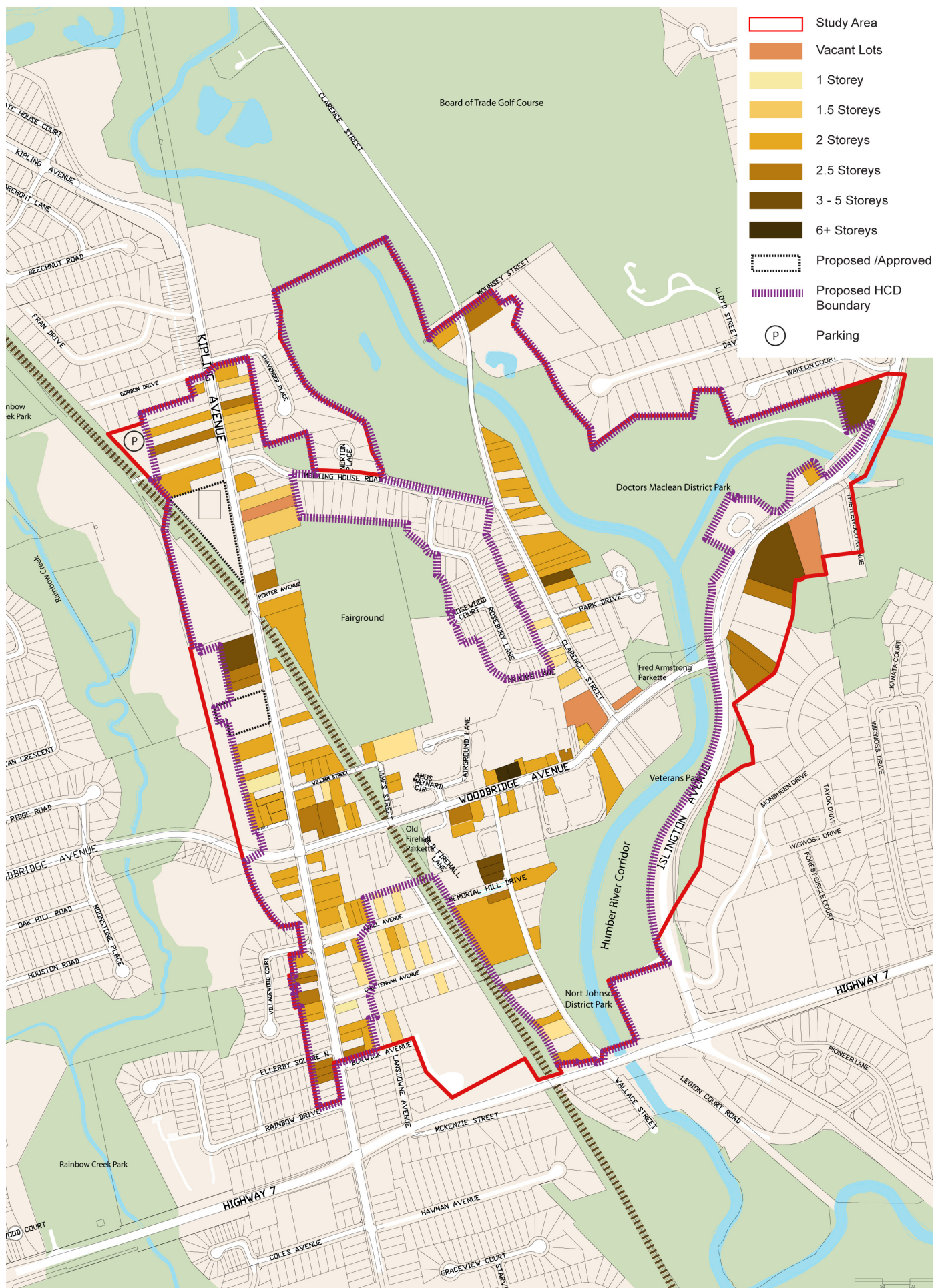
Schedule 5: Age of Contributing Properties





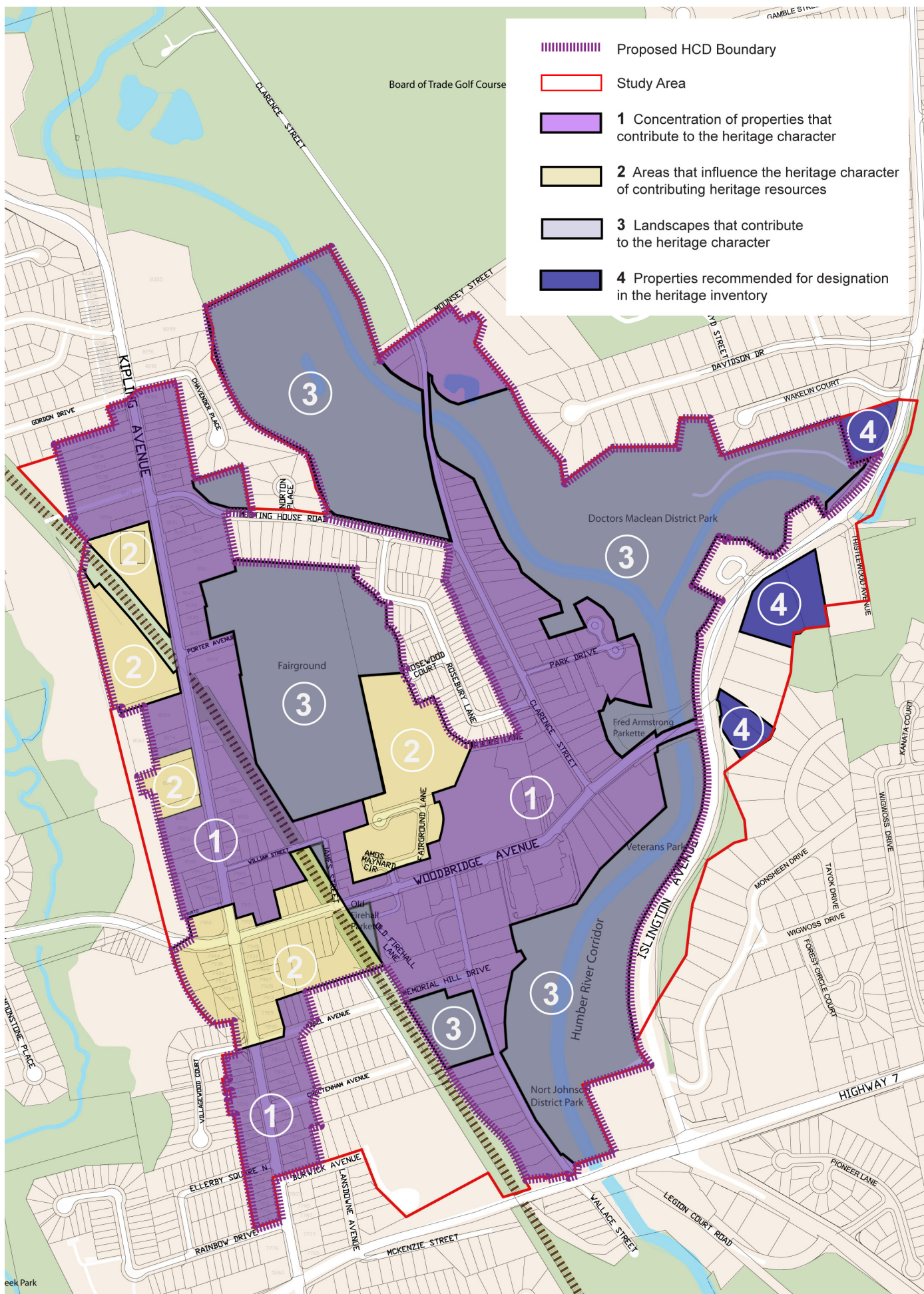
Schedule 6: Style of Contributing Properties





## Schedule 7: Heights of Contributing Properties

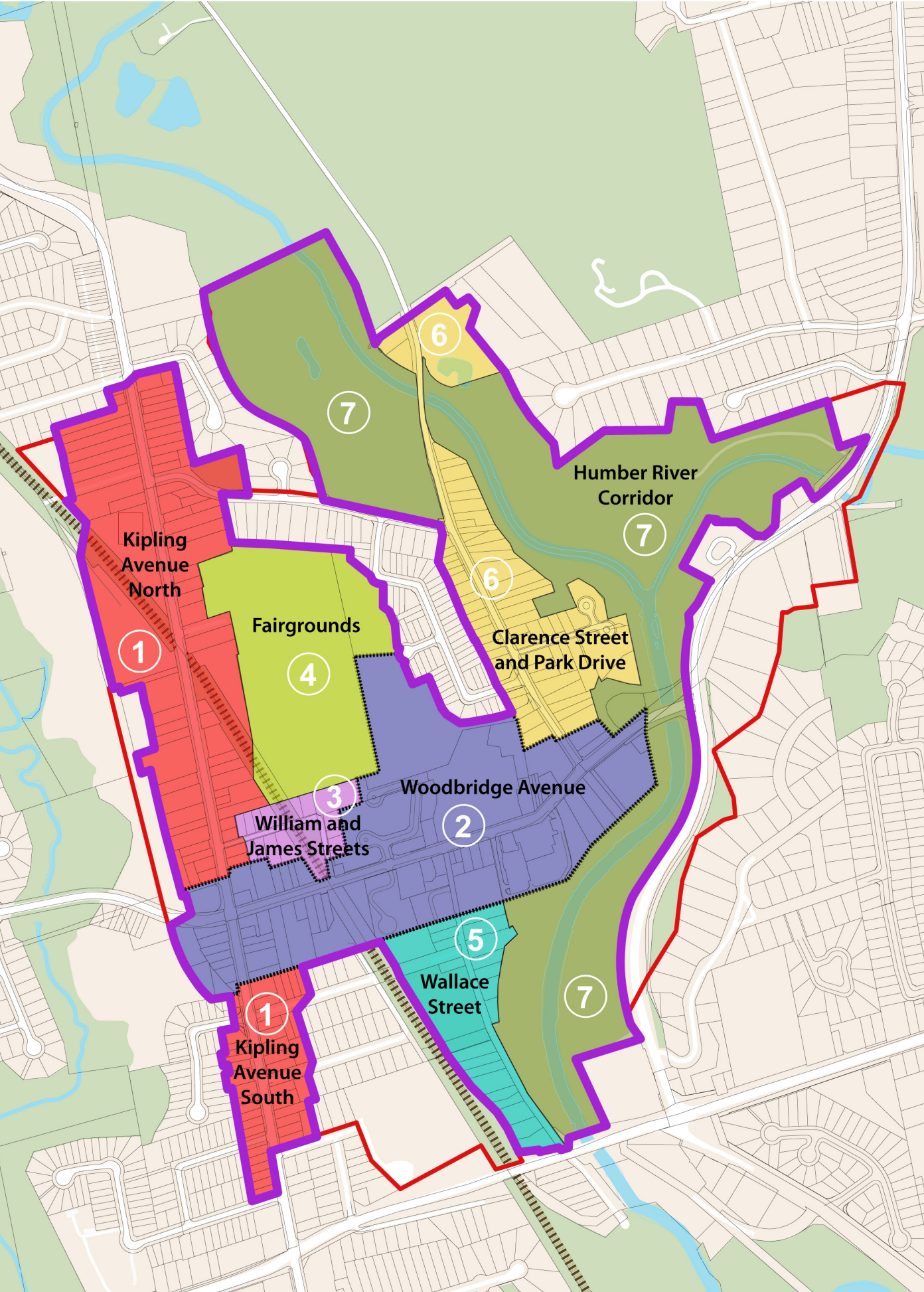




### Schedule 8: A Cluster of Properties and Landscapes that Contribute to the HCD Character



# HERITAGE EVALUATION



Schedule 9: HCD Character Areas



