

# Part 2 - The Heritage Conservation District Plan



Schedule 10: New District Boundary



# 5.0 HERITAGE CONSERVATION DISTRICT PLAN

## 5.1 Objectives

The purpose of the Proposed Heritage Conservation District is to:

- 1

Identify, document, maintain and restore the unique heritage village character of Woodbridge.
- 2

Conserve contributing buildings, landscapes, monuments and streetscapes.
- 3

Ensure new designs contribute to the Woodbridge heritage character.
- 4

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.
- 5

Ensure individual heritage structures and landscapes are maintained, and new development or redevelopment sensitively integrated, as part of a comprehensive district.
- 6

Maintain Woodbridge as both a local neighbourhood and a destination for residents of Vaughan and beyond.
- 7

Support a welcoming, interesting pedestrian environment by encouraging pedestrian amenities and by maintaining human-scaled development and connections to adjacent neighbourhoods.
- 8

Involve area residents, property and business owners, and interested individuals in the ongoing evolution of the HCD.

## 5.2 District Boundary

### Areas within the District Boundary

The Woodbridge Heritage Conservation District Boundary has not changed radically from the existing study area boundary. The new district boundary includes: the majority of properties along Kipling Avenue, between Gordon Drive to the north and Rainbow Drive to the south, and including the fire hall and some properties along Burton’s Lane; some properties on Abell Avenue, Cheltenham Avenue and Burwick Avenue; all properties along William and James Streets, along Woodbridge Avenue - north to the Fairgrounds and south to Nort Johnson Park, Wallace Street, Park Drive, and Clarence Street north to Mounsey Street. As well, several landscapes are included, such as: the Fairgrounds and adjacent conservation lands east and south along James Street, Meeting House Road Memorial Parkette, Old Fire Hall Parkette, Memorial Hill Park, the Humber River Corridor and Parks, the southern portion of the Board of Trade Golf Course, and the ridge landscape east of Islington Avenue. (see Schedule 10, page 62)

### Areas that have been excluded from the District Boundary

The new district boundary excludes: a portion of Meeting House Road, and all of Rosebury Lane and Rosewood Court properties; a few of the industrial properties west of Kipling Avenue; the properties east of Islington Avenue; and a portion of the southerly properties located east of Kipling Avenue and west of the rail corridor.

### The West Industrial Properties

Only a few of the industrial properties within the study area are considered “contributing properties” to the Heritage Conservation District Boundary, namely a selection of workshops and sheds at the end of Burton’s Lane. These buildings are considered contributing because of their historical association with Toronto Grey and Bruce rail line and their former use as part of the Woodbridge Farmer’s Cooperative Company.

**Meeting House Road Neighbourhood North**

None of the northerly properties excluded from the boundary are considered contributing to the heritage character of the area. A large percentage of these properties are mainly of recent construction and collectively, these properties do not have the potential to significantly influence the HCD heritage character.

**Islington Avenue East**

The collection of “contributing” properties east of Islington Avenue are recommended for a Part IV Study (of the *Ontario Heritage Act*), which considers individual designation of properties.

**The South Neighbourhood**

The collection of “contributing” and “non-contributing” buildings within the boundaries of Abell and Burwick Avenues, east of Kipling Avenue and west of the rail corridor, were not included within the new boundary. It was assessed that collectively, these properties do not have enough potential to significantly influence the HCD heritage character.





5.3 Heritage Character Statement

Woodbridge constitutes one of four historic villages within the City of Vaughan and has been an attractive place to live and to do business since its founding. This is mainly due to the village quality and character of the built and natural environment, its location within the valley and table lands associated with the Humber River, and its relative proximity to other communities. Woodbridge was historically a residential, industrial, commercial, social and community oriented destination within Vaughan. The village character and quality of the district should continue to be defined by:

- a mixture of residential, industrial, commercial and public amenities organized in a community oriented fashion, with main streets, a village core, open space and healthy neighbourhoods, all within an accessible and walkable environment;
- primarily a low density neighbourhood fabric with two to three storey building heights, with the exception of the Village Core (Woodbridge Avenue), having three to four storeys with some buildings stepping back to six storeys;
- lower density built form along Kipling Avenue with two to three storey building heights and a mixture of uses including residential, industry, open space and commerce;
- a concentration of increased height and density, and a mixed use built form at the village nodes of Kipling and Woodbridge Avenue and the valley portion of Woodbridge Avenue (the Woodbridge Core);
- a diversity and mixture of a minimum of 14 different architectural styles throughout the village;
- a variety of building setbacks, typically having deep frontages and sideyards;
- a “green” quality where the built form is generally integrated within the natural landscape and topography, with mature trees and tree canopies, creating a park-like development setting and context;
- tight tree canopied residential streets with varying single or double sided sidewalk conditions;
- significant views that capture the vast river corridor, the rolling topography, and the interplay of the natural landscape and the built form; and,
- the Fairgrounds as a major community open space.

In the context of this document, the Woodbridge (Commercial) Core is defined as the valley portion of Woodbridge Avenue from Wallace Street to Clarence Avenue. The Woodbridge Commercial Nodes are the two areas located at the intersection of Woodbridge and Kipling Avenues, and Woodbridge Avenue from Wallace Street to Clarence Avenue.

The heritage character of the Woodbridge HCD derives from the collection and association of its cultural heritage landscapes, properties and structures, and can be discerned from the following:

- A. Woodbridge’s history and function, within Vaughan and surroundings

- B. Woodbridge’s unique sense of identity
- C. Woodbridge’s unique elements

These categories are further described by their heritage attributes as follows:

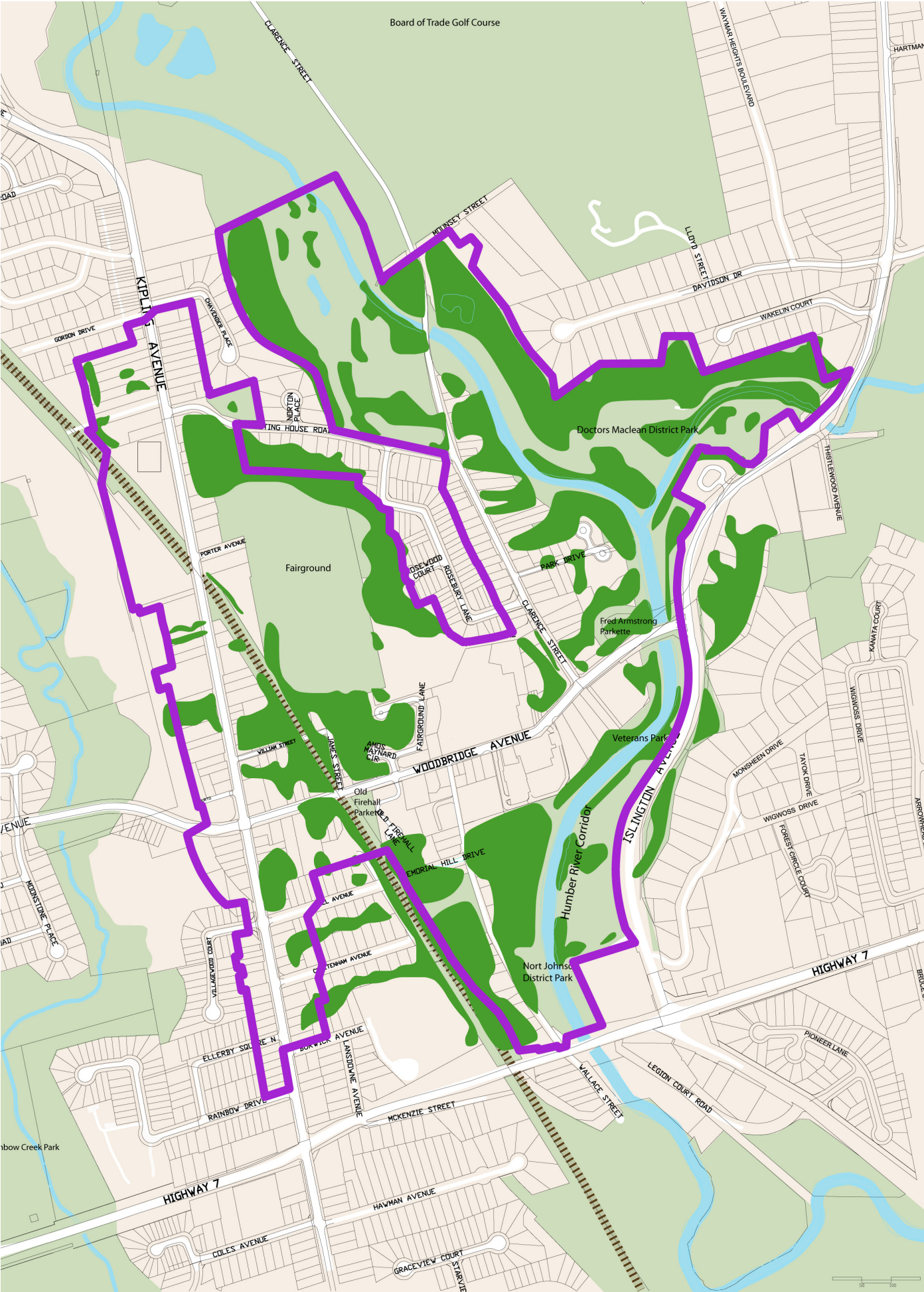
5.3.1 Woodbridge’s history and function, within Vaughan and surroundings

5.3.1.1. Layered History

- Many layers of history overlap in Woodbridge, from native settlements, to a 1800s agricultural village, to a 1900s cotton mill village, to a present day mixed-use village, commercial core and destination for Vaughan.
- The existing built form includes and reflects the multiple layers of history, construction periods, and architectural styles.

5.3.1.2. Regional Function, Regional Destination

- Woodbridge historically, has been the village hub within the region for human settlements, human activity, and significant cultural events, and should continue to function as such.
- Woodbridge should continue to be a recreational and commercial destination for residents of Vaughan and beyond.
- The presence of the commercial core of activity shifted over time between the locations of Woodbridge Avenue and Kipling Avenue, Wallace Street and finally the valley portion of Woodbridge Ave. The hub of commercial activity should continue to grow at the Woodbridge Avenue and Kipling Avenue intersection as the commercial gateway and in the valley portion of Woodbridge Avenue, starting just west of Wallace Street and continuing to Clarence Street. Wallace Street, over time, has shifted to become solely residential and should continue in that manner.
- The recommendation for the commercial hub will be comprehensively reviewed, in terms of development activity within the Woodbridge Core and in terms of activity within the existing Special Policy Areas (SPA), as part of the Woodbridge Core Area Study, to be undertaken in 2009. The Woodbridge Core Area Study will determine the development capabilities of the area, especially within the areas of commercial activity.
- Any development approvals within the valley corridor, notwithstanding they may include heritage parcels, dwellings, or structures, need to get prior approvals from the TRCA and the City of Vaughan.
- The Fairgrounds should remain as the main open space, social, and recreational draw for the City of Vaughan and should broaden its use as a year round destination at its current location.



Schedule 11: Over half of the District is Open Space



# HERITAGE CONSERVATION DISTRICT

### 5.3.1.3. Open Spaces

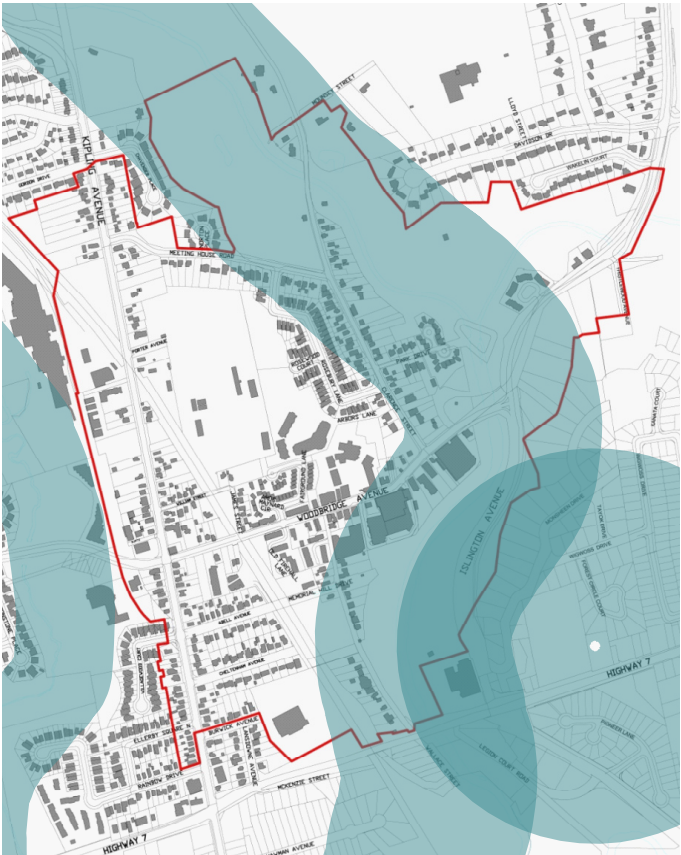
- Over half of the District is open space - 59%, which includes:
  - River Corridor/Conservation Land 25%
  - Streets and Rail Corridor 13%
  - Golf Course 10%
  - The Fairgrounds 8%
  - Parks/Parkettes 3%
- A canopy of trees covers most of the area.
- A system of trails exists, but many are not connected to one another or to other elements of the open space system.

### 5.3.1.4. Topography

- A rolling topography results in frequent views to the valley, and towards the surrounding hills, especially to key areas such as the Woodbridge commercial core and the Humber River Valley flood plain, and to Kipling Avenue, which is on the ridge.

### 5.3.1.5. Woodbridge is changing and maturing

- Woodbridge has never stopped changing and never will: new buildings emerge every year and landscapes are frequently renewed.
- The original Woodbridge village character lingers amidst this change, and is reflected in many of its buildings in terms of architecture, scale and density, in some of the monuments and bridges, in its topography and open spaces, and in the pattern of walkable streets and trails.



Schedule 12: The District includes areas of potential archaeological significance

## 5.3.2 Woodbridge's unique sense of identity

### 5.3.2.1. Village Character

Woodbridge is experienced as a village, given its:

- pedestrian scale – people can walk to most places within the District.
- a mix of uses – people live here and can find a variety of activities within walking distance.
- scale of buildings – which are generally in good proportion in terms of height to street width.
- “green” park-like setting - the Humber River and its tributaries are intertwined in the built fabric and generally, buildings are generously spaced and set within a mature landscaped environment.

### 5.3.2.2. Archaeology

- The District includes areas of potential archaeological significance (mostly in proximity to the river).
- The District is adjacent to areas of recognized archaeological significance.

### 5.3.2.3. Architecture

- Buildings of two to three storey building heights, from different construction periods and uses coexist, side by side, including: residential homes, barns, farmhouses, commercial buildings, institutional and industrial buildings.

### 5.3.2.4. Scale and height

- Buildings in Woodbridge are primarily of a two to three storey scale and height that is pedestrian friendly, and allows ample sun penetration and open views. (OPA #240 allows for a concentration of increased height and scale of up to four storeys maximum at the historic commercial nodes of Woodbridge and Kipling Avenue, within the Woodbridge Avenue commercial core. A consideration for additional height to six storeys maximum, having a four storey podium is envisioned at this intersection in the Kipling Corridor Study and Official Plan Amendment. This height recommendation is also supported in this Plan.)
- Buildings include: doors and windows facing directly onto the street, creating an animated environment for pedestrians. There are no blank walls.

### 5.3.2.5. Circulation, vehicular access and parking

- Pedestrians can move freely and comfortably on all streets (there are sidewalks on both sides of the street, except for portions of Clarence Street, Wallace Street, William Street and James Street).
- Vehicles access properties directly from the street (there are no public laneways).
- Most streets include street side parking.
- On-site parking, garages, and parking structures are generally concealed behind or below inhabited buildings.



Schedule 13: Original and existing locations of the Rail and Humber River bridges



### 5.3.3. Woodbridge's unique elements

#### 5.3.3.1. Character Areas

- Woodbridge comprises several distinct 'character areas', with distinct and intertwined identities:
  1. Kipling Avenue North and South
  2. William and James Streets
  3. The Fairgrounds
  4. Woodbridge Avenue
  5. Wallace Street
  6. Clarence Street and Park Drive
  7. The Humber River Corridor
- Each 'character area' contributes to the village experience of Woodbridge as a whole as described in Section 6.0.

#### 5.3.3.2. Hidden Gems – special places and monuments

- The District includes several 'hidden gems', which contribute to the character and sense of place – including: The War Memorial, the bridges, the Humber trails and others.

#### 5.3.3.3. Bridges

- Woodbridge was formerly known as the "Town of Bridges"
- 7 bridges can still be found within the area (3 CP Rail, 4 over the Humber - see Schedule 13, page 68).
- Bridges are ever-present and visible and often act as gateways.

#### 5.3.3.4. Streets

Streets within the Study Area play a significant role in defining the village character of Woodbridge and can be generally defined as such:

- are walkable (albeit some have sidewalks on only one side of the street),
- have a tree canopy (less so on Woodbridge Avenue), and
- have right-of-ways that range from 17.5m to 20m.

#### 5.3.3.5. Open Space

There are several open spaces and open space systems within Woodbridge that are considered significant and contributing to the heritage character because of size, quality and character of landscape, and history, including:

- The Fairgrounds
- Woodbridge Wesleyan Methodist Cemetery (Old Methodist Church Cemetery)
- Forested Conservation Land Areas
- The Old Fire Hall Parkette
- Memorial Hill Park
- The Humber River Corridor, which includes parks, parkettes and the Board of Trade Golf Course
- The Humber River

#### 5.3.3.6. The Humber River

- The Humber River was designated as a Canadian Heritage River in 1999, in recognition of its importance in the history of First Nations peoples, the early Euro-Canadian explorers and settlers of Upper Canada. Additionally, it contributed to the development of the Nation.

#### 5.3.3.7. The Floodplain

- Large portions of the district reside within the floodplain, as outlined by the Toronto Regional Conservation Authority.

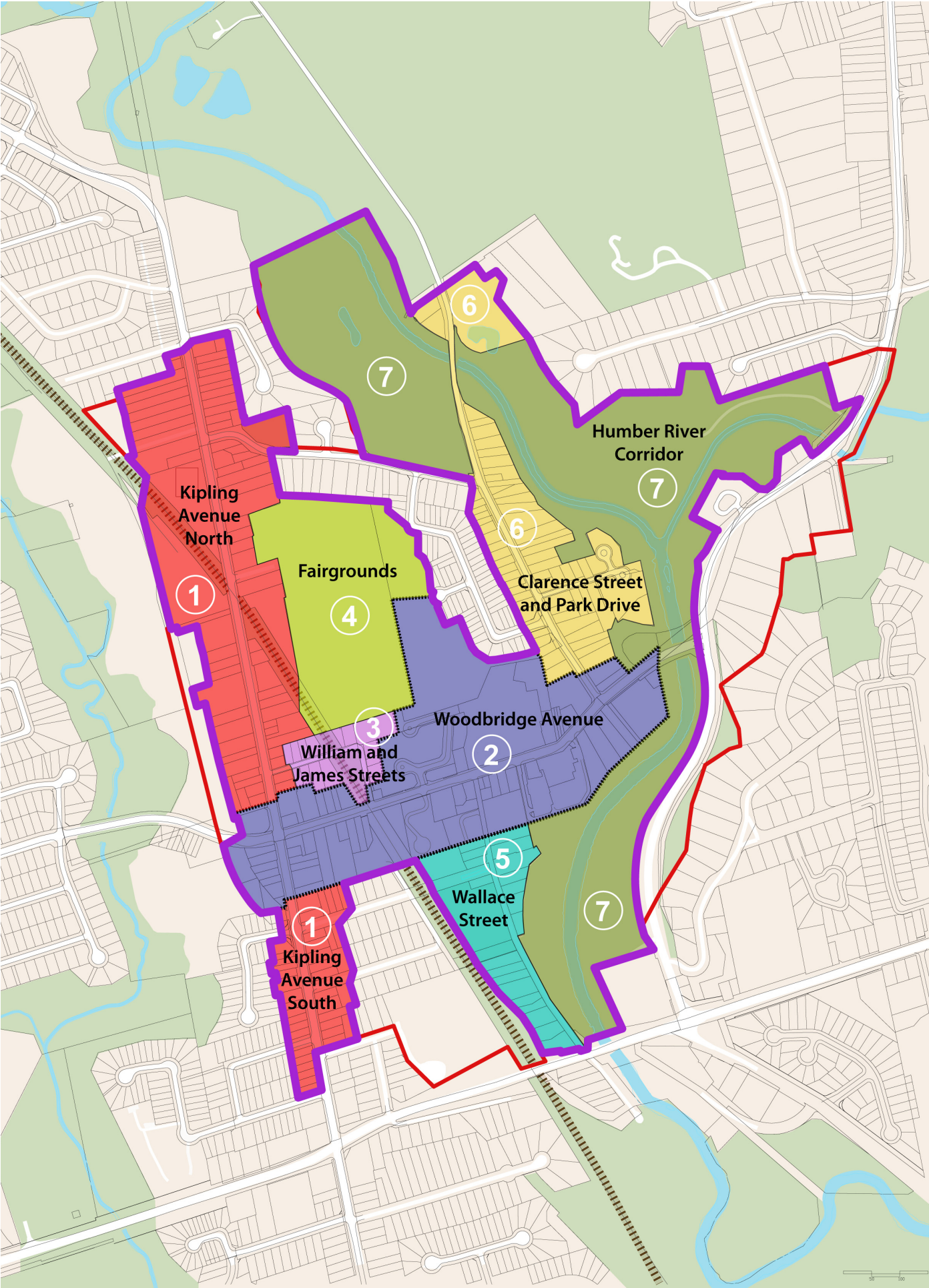
### 5.4 Reasons for Designation Under the Ontario Heritage Act

The Woodbridge HCD Study makes the following conclusions that, in summary, define Woodbridge as a "Village", having a village quality and character as described in section 5.3 of this study.

- There is an HCD Heritage Character that emerges from the collection and association of properties of a certain age, architectural style and design, and of a particular density and scale. As well, there is an HCD Heritage Character that emerges from the collection and association of monumental structures and of landscapes. These elements in total, define Woodbridge as a "Village".
- There are a number of properties that individually contribute to the HCD Heritage Character.
- There are significant clusters of properties that contribute to the HCD Heritage Character.
- There are a number of properties that individually do not contribute to the HCD Heritage Character because they may not have any or enough elements to represent a contributing heritage resource, but given their location, proximity, and characteristics have the potential to significantly influence the long-term heritage character of the HCD.
- The collection of 'contributing' and 'non-contributing' properties with the potential to significantly influence the HCD heritage character, have a definable boundary.
- There are unique Heritage Character Areas, with unique Heritage Attributes, that can be further identified within the HCD.

For this reason, the Study recommends designating the HCD, listing as the reasons for designation:

- The Heritage Character Statement; and
- The Heritage Attributes of the District and of each Heritage Character Area.



Schedule 14: HCD Character Areas within the New District Boundary



# 6.0 HERITAGE ATTRIBUTES AND DISTRICT GUIDELINES

## 6.1 Heritage Character Areas

The Heritage Character Areas are defined by heritage attributes that give each area a unique or recognizable heritage character. The attributes can constitute some or all of the following:

- a collection of properties of a certain age,
- architectural style and design of buildings,
- building placement and setbacks,
- a particular density and scale,
- a particular landscape or setting,
- the streetscape and street cross-section, and
- associated monumental structures such as bridges or historic monuments.

Corresponding to the heritage attributes of each character area are a number of area specific guidelines. In all cases, it is the purpose of the guidelines to fulfill the objectives of the HCD (Section 5.1), including the conservation of contributing buildings, landscapes, monuments, and streetscapes and to ensure new designs contribute to the heritage character of Woodbridge and of each character area.

### 6.1.1 Woodbridge Avenue

#### Heritage Attributes:

1. Main Street character, with pedestrian oriented retail at grade level and a variety of other uses above grade, mostly residential.
2. A street wall of buildings averaging between 3 and 4 floors, with some buildings rising up to 6 floors.
3. Storefronts open directly onto the sidewalk and provide pedestrians with a variety of storefronts, which change every few steps.
4. Buildings are often built with zero (or minimum) setback.

#### Guidelines

1. The ground level of buildings along Woodbridge Avenue must be flush with the sidewalk, with direct access from the street.
2. Generally, new buildings along Woodbridge Avenue should be no taller than 4 floors (13m) and must be sympathetic to, and transition from, the height of adjacent contributing buildings with a minimum 45 degree angular plane, starting from the existing height of the contributing building, measured at the building's edge, (see section 6.4 - Built Form Framework).
3. 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° angular plane.
4. Storefronts must be oriented towards the street and should be experienced as a collection of small scaled retail, with operable doors.

5. New buildings should be built directly to the front property or street line to establish a continuous street wall. When located adjacent to existing contributing buildings that are set back from the property or street line, new buildings should transition back to the setback line of existing contributing buildings in order to maintain open views and vantage points from the street to the contributing buildings.
6. Existing contributing building should retain their historic setbacks, and create front landscaped courtyards that open onto Woodbridge Avenue to build on the “green” character of the street. (See Section 6.4.1.2 for setback guidelines)
6. As noted in Section 5.3.1, it has been identified that there needs to be a comprehensive review of the development activity within the Woodbridge Core area as a result of increasing pressures for redevelopment. The Woodbridge Core Area Study, 2009, will determine the development capability in the area, especially within the existing SPA's.

### 6.1.2 Kipling Avenue North and South

#### Heritage Attributes:

1. Kipling Avenue has a unique character that has established its identity within Vaughan, over the years. This character emerges from:
  - a. a significant tree canopy;
  - b. buildings that front directly onto Kipling with active at-grade uses and are setback, offering a landscaped front yard;
  - c. the weaving together of a wide range of building types and uses, within a strong green streetscape that enhances the public realm and creates walkable streets;
  - d. safe and well-connected boulevards and pathways;
  - e. a variety of intimately scaled open spaces and gathering spaces;
  - f. appropriately scaled buildings (average 2-3 floors) that frame public spaces and create a comfortable pedestrian environment; and
  - g. occasional open views to the valleys east and west.
2. Includes a variety of building types, and building styles.
3. Uses of existing buildings have evolved from mostly residential to include commercial activities and live-work units.
4. Is considered throughout history as one of the major points of entry and gateway to Woodbridge.
5. The north part of Kipling Avenue has changed drastically in the last few years, given several large development sites. Any new development in this area should be thoroughly considered in terms of sensitivity to conservation of the existing contributing buildings and landscapes in order to preserve the village character of the street.

#### Guidelines

1. Kipling Avenue should regain and retain its heritage character.





Woodbridge Avenue



Kipling Avenue



Wallace Street





2. New and renovated buildings and landscapes must:
  - a. conserve and enhance the tree canopy;
  - b. front directly onto Kipling Avenue, and provide a landscaped front yard that contributes to the overall streetscape;
  - c. contribute to the quality and connectivity of the pedestrian environment;
  - d. serve to enhance the overall system of trails, pathways and pedestrian walkways;
  - e. maintain the intimate scale of the street, through the building mass, the length of facades, and the detailing of architecture and landscape architecture;
  - f. be no taller than 3 floors (11 m); and
  - g. conserve and enhance views to the valleys east and west, as identified on Schedule 19, page 94.
  - h. provide a design that is sympathetic with the character of adjacent properties.
3. New buildings must have a residential character and should be conducive to a mix of uses, including small-scaled commercial uses.
4. All interventions within Kipling Avenue should contribute through structures and/or landscape to the design of significant points of entry and gateways.
5. Generally, new buildings should be built to a minimum 3m setback from the front property line or street line, and transition back to the setback line of existing contributing buildings, to maintain the character of the deep front yards.
6. Refer to Section 6.4.1.3 for further details on setback guidelines.

### 6.1.3 Wallace Street

#### Heritage Attributes:

1. A residential street character, that is narrow in nature and pedestrian oriented, and includes a broad variety of housing types fronting onto Wallace Street.
2. The existing street cross section consists of a R.O.W. of only 12 meters, and a roadway width of 9 meters. This narrow roadway is meant to carry traffic associated with the established low density residential neighbourhood.
3. Provides pedestrian access to Woodbridge Avenue, from the south. Provides access and views to public open spaces, since most of the street fronts directly onto either Memorial Hill or the North Johnson District Park (part of the Humber River Corridor).
4. In addition to the parkland, front yards provide a significant greenery and tree canopy. Houses on the west side are setback from the street, while houses on the east side are built directly on the property line.
5. Houses are predominantly 2 to 3 storeys in height on Wallace Street.
6. Side yards provide views towards the hillside on the west, and the river valley to the east.

#### Guidelines

1. The Street should retain the existing residential character with a single family detached building type and be designed to support a pedestrian streetscape. Where the Official Plan permits, duplexes, triplexes, and quadruplexes may be permitted provided they are carefully designed to appear as single detached dwellings, sensitive to abutting contributing buildings and landscapes, and provided they maintain existing side yard and front yard setbacks, are of a similar building height, and are of a building frontage width which is consistent with adjacent single detached dwellings.
2. Pedestrian connections to and from Woodbridge Avenue and the park system must be protected, maintained and additional opportunities to increase connections should be secured when new development applications are considered. Views and public access to parkland must be protected and enhanced.
3. Consistent setbacks should provide opportunities for landscape on the west side of the street.
4. New buildings should be a minimum of 2 floors (8.5 m) high and a maximum of 3 floors (11 m).
5. Detached residential units must provide a side yard as per zoning with open east-west views.

### 6.1.4 William Street and James Street

#### Heritage Attributes:

1. A rural residential street character, a quiet enclave, sheltered from the activity of Woodbridge Avenue and Kipling Avenue. The streetscape has a rural character, with sidewalks only on one side of the street, at least 4.5m front yard setbacks from the right-of-way, and a large number of trees.
2. There is a proportional predominance of greenery over built structures.
3. The railway dissects this area, and provides residual pockets of greenery, which add to the rural character.
4. The bridge is a centre piece, and a key element of the street's identity.
5. The Fairgrounds to the north offers a significant green buffer, currently inaccessible from this area.

#### Guidelines

1. The streets should retain the existing residential character with a single family detached building type and should retain the quiet rural street character, by preserving:
  - a. the significant tree canopy;
  - b. open views to the Fairgrounds towards the north;
  - c. buildings that front directly onto the street, but are setback (a minimum of 4.5 m), offering a landscaped front yard;
  - d. a tight street cross-section that minimizes hard surfaces by having minimum lane widths and maximum public realm and landscaping.





Clarence Street and Park Drive - Heritage Properties



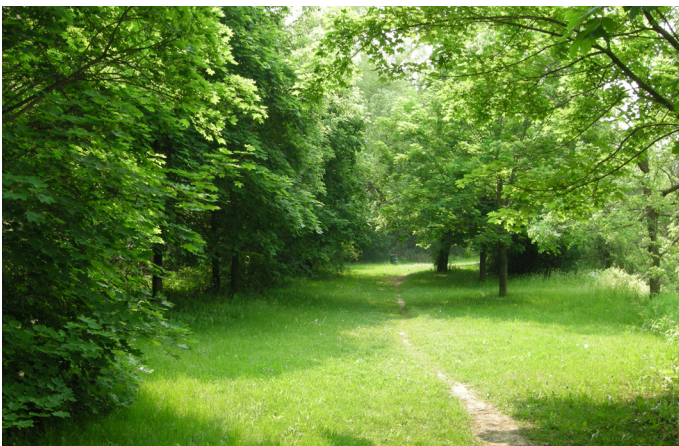
William and James Streets



William Street - Rail Bridge



The Fairgrounds



Humber River Corridor - Trail



2. New buildings should be a minimum of 2 floors (8.5 m) high and a maximum of 3 floors (11 m).
3. New buildings should provide ample soft landscaping and trees, to support a rural street character.
4. A naturalized tree canopy should be maintained along the railway corridor and the triangular extension of the railway corridor at the southwestern corner of the intersection of William Street and James Street.
5. The bridge should be maintained and preserved as a key feature of the area's identity.
6. The existing natural landscape and forest canopy at the edge of the Fairgrounds should be protected and maintained, and opportunities for pedestrian access sought.

6.1.5 Clarence Street and Park Drive

Heritage Attributes:

1. A residential street character, that is pedestrian oriented and includes a broad variety of housing types and styles fronting onto Clarence Street.
2. Provides access to Woodbridge Avenue, from the north.
3. Provides access and views to the Humber River Corridor.
4. In addition to the parkland, front yards provide a significant greenery and tree canopy.
5. Houses are predominantly 2 to 3 floors high.
6. Side yards provide views towards landscaped back yards and the river valley to the east.

Guidelines

1. The Street should retain the existing residential character with a single family detached building type and be designed to support a pedestrian streetscape. Where the Official Plan permits, duplexes, triplexes, and quadruplexes may be permitted provided they are carefully designed to appear as single detached dwellings, sensitive to abutting contributing buildings and landscapes, and provided they maintain existing side yard and front yard setbacks, are of a similar building height, and are of a building frontage width which is consistent with adjacent single detached dwellings.
2. Pedestrian connections to and from Woodbridge Avenue and the park system must be protected and their design enhanced. Views and public access to parkland must be protected and enhanced.
3. Consistent setbacks (of a minimum 4.5m), should provide opportunities for landscaping on both sides of the street.
4. New buildings should be a minimum of 2 floors (8.5 m) high and a maximum of 3 floors (11 m).
5. Detached residential units must provide a side yard as per zoning with open east-west views.

6.1.6 The Fairgrounds Area

Heritage Attribute:

1. The Fairgrounds represents one of the earliest single uses

in the Woodbridge district. Its location and the activities associated with the Fairgrounds are intricately tied to the identity of Woodbridge within Vaughan and beyond. The Fairgrounds property includes significant greenery and tree canopy that conserves a rural character, which extends to the surrounding context.

2. The Fairgrounds functions as an important open space, which is at the end of several important pedestrian connections and trails.
3. Buildings located within the Fairgrounds property have a rural character and setting.
4. Currently the Fairgrounds is programmed during limited times of the year and attracts an audience that is mostly related to the Woodbridge Fall Fair.

Guidelines

1. The Fairgrounds property and the Conservation Area to the east must retain an open space function, and should retain a rural and natural landscape.
2. Pedestrian connections to and through the Fairgrounds Area should be supported and enhanced. New pedestrian connections should be established.
3. New and existing buildings should not detract from the open space functions. New buildings should retain a rural scale and not exceed 3 floors (11m) in height.
4. Year round activities should be encouraged.
5. Pedestrian access from all sides should be improved.
6. Porter Avenue should be landscaped as a prominent gateway.

6.1.7 The Humber River Corridor

Heritage Attribute:

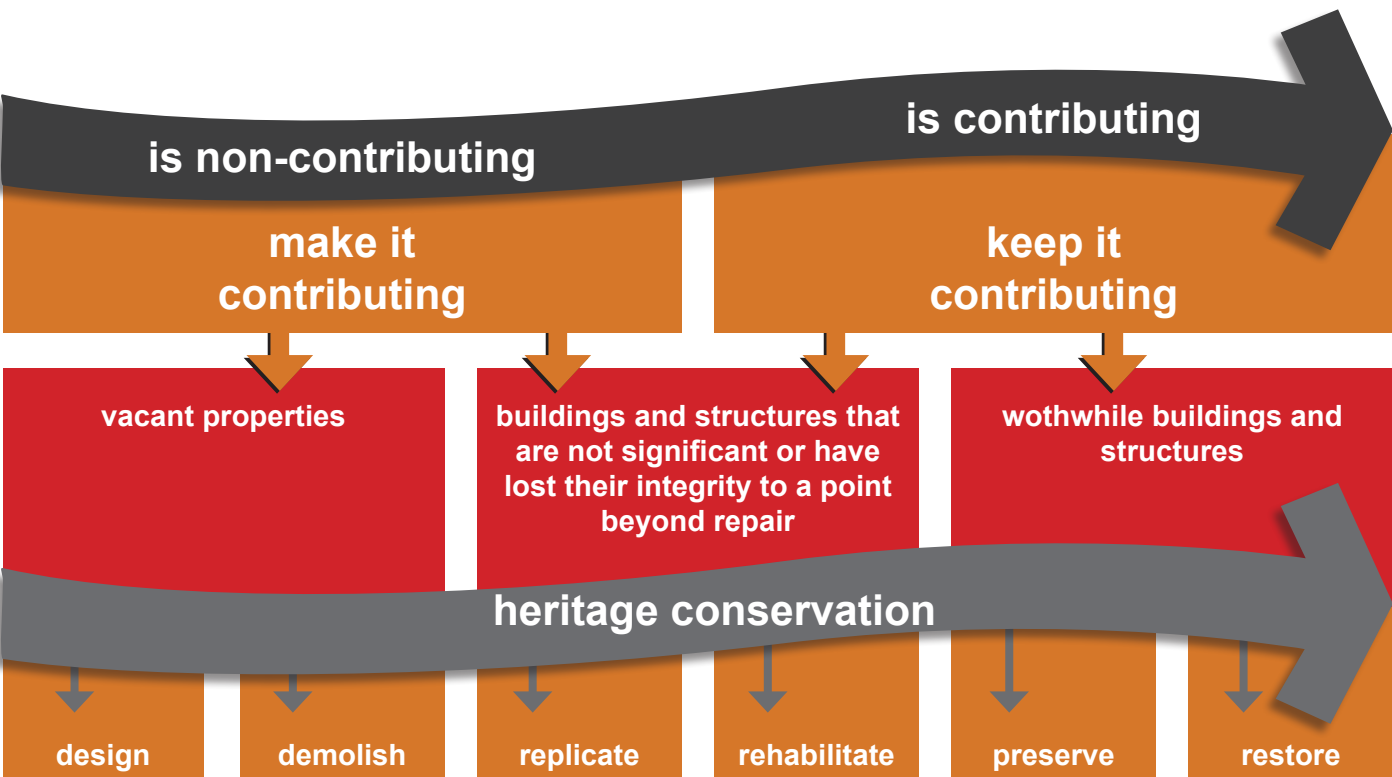
1. The Humber River Corridor is an open space, of regional significance, that provides amenity spaces for residents and visitors alike. In the past, the Humber River Corridor contained industry and agricultural lands. Today, within the district, the Humber River Corridor functions as an amenity space, and as natural conservation land.
2. The forests of the Humber River have always been an extensive and notable part of Woodbridge. Although rerouted throughout history, residences, social amenities, commerce and industry were always strategically located adjacent to or with access to the river. Apart from the Fairgrounds, the river valley has been the open space amenity and playground for the Woodbridge community, and as such, there are few small neighbourhood scaled parks as part of Woodbridge's history.

Guidelines

1. The Humber River Corridor must remain as a publicly accessible open space conservation zone, with public trail systems connecting to different areas within Woodbridge.
2. The portion of the Golf Course within the District must remain as an open space conservation zone. The trail systems alongside the Humber River should be extended where possible.



6.2 Approach: Conservation of Contributing Buildings



6.2.1 Standards and Guidelines for Conservation

As a starting point, this HCD Plan adopts the Federal “Standards and Guidelines for the Conservation of Historic Places in Canada” (Standards and Guidelines). These Standards and Guidelines provide a foundation for the conservation of archaeological sites, landscapes and buildings.

The Standards and Guidelines should be applied in tandem with the Woodbridge HCD Plan. Where a discrepancy may occur between these two documents, the Woodbridge HCD Plan will prevail.

It is the intent of this HCD Plan is to conserve and restore the heritage resources within the District and prevent their demolition or relocation. The retention of the existing heritage resources is essential to maintaining the village character of Woodbridge.

Conservation

The conservation of heritage buildings involves actions or processes that are aimed at safeguarding the heritage attributes of the resource so as to retain its heritage value and extend its physical life. Conservation can involve preservation, rehabilitation, restoration or a combination of these actions. These terms are defined as follows:

Preservation

The action or process of protecting, maintaining, and/or

stabilizing the heritage attributes (materials, form, integrity) of the entire heritage resource (or an individual component of the resource) while protecting its heritage value.

Rehabilitation

The action or process of ensuring a continuing use or a compatible contemporary use of a heritage resource (or an individual component) through repair, alterations, or additions, while protecting its heritage value. This can include replacing missing historic features either as an accurate replica of the feature or may be a new design that is compatible with the style, era, and character of the heritage resource.

Restoration

The action or process of accurately revealing, recovering, or representing the state of the heritage resource (or of an individual component), as it appeared at a particular period in its history, while protecting its heritage value. This could include removal of features from other periods in its history and the reconstruction of missing features from the restoration period (based on clear evidence and detailed knowledge).

6.2.2 Conservation Guidelines

- conserve and protect the heritage value of each heritage resource. Do not remove, replace, or substantially alter its intact or repairable heritage attributes.
- conserve changes to a heritage resource which, over time,

have become heritage attributes in their own right.

- conserve heritage value by adopting an approach to minimal intervention
- evaluate the existing condition of heritage attributes to determine the appropriate intervention needed. Use the gentlest means possible for any intervention.
- maintain heritage attributes on an ongoing basis to avoid major conservation projects and high costs.
- repair rather than replace heritage attributes using recognized conservation methods. Respect historical materials and finishes by repairing with like materials.
- replace using like materials any extensively deteriorated or missing parts of heritage attributes.
- undertake any work required to preserve heritage attributes physically and visually compatible with the character of the heritage resource as commonly found in the District.

**6.2.3 Relocation of Contributing Buildings**

Buildings and structures located within properties that are listed as contributing to the Woodbridge HCD Heritage Character should not be relocated and should remain in-situ within their existing context.

A threatened heritage building relocated to the District from another site should generally be compatible in style and type to the existing development patterns in the District.

**6.2.4 Demolition of Contributing Buildings**

Buildings and structures located within properties that are listed as contributing to the Woodbridge HCD Heritage Character shall not be demolished and shall remain in-situ within their existing context.

Cultural Services staff will assess all requests for demolition of buildings located within the District and evaluate them according to their current condition, and historical and architectural merit.

The City, under the *Ontario Heritage Act*, may refuse a demolition permit for either an individually designated building or a building located within the Heritage Conservation District.

**6.2.5 Approach to Non-Contributing Buildings**

Non-contributing buildings are not to be demolished until such time as a demolition permit has been issued.

Additions and alterations to non-contributing buildings can have an impact on contributing buildings and the overall character of Woodbridge. As non-contributing buildings are modified, and as new buildings are built, these should contribute to the heritage

character of Woodbridge as a whole, and specifically to the heritage character of adjacent contributing properties.

The City of Vaughan may require a Heritage Impact Assessment when it considers that cultural heritage value may exist, or be impacted by any new construction.

**6.2.6 Activities that are Subject to Review**

In accordance with Section 42.1 of the *Ontario Heritage Act*, the Goal and Objectives, Policies, and Design Guidelines in this document will be used to review the following types of activities in the District (other than those exempted below). In particular, as it relates to the review and approval of a Heritage Permit application:

- The erection, demolition, or removal of any building or structure, or the alteration of any part of a property other than the interior of a building or structure, other than activities described in Section 6.2.7, below. (A ‘Structure’ is anything built that is intended to be permanent, such as outbuildings, fences, signs, and infrastructure items such as utility boxes).
- All matters relating to the City of Vaughan Official Plan, and the regulation of zoning, site plan control, severances, variances, signage, demolitions, and building relocation.
- All municipal public works, such as street lighting, signs, landscaping, tree removal, utility locations and street and infrastructure improvements.
- All activities of the municipal and regional governments.

**6.2.7 Activities that are Exempt from Review**

Any person wishing to erect, demolish, or remove a building or structure located in a property within the Woodbridge HCD, or to alter the external portions of such a building or structure, shall submit a heritage permit application in writing to the City of Vaughan.

Heritage Vaughan must approve all applications for heritage permits that propose such changes to any building within the district. When an application is received, the Cultural Services Division will review the application with Heritage Vaughan and make recommendations as necessary.

A heritage permit is not required for some activities regarding the alterations to a building or structure located on a property within the Woodbridge HCD. In accordance with Section 41.1(5)(e) of the Ontario Heritage Act, the following classes of alterations that are minor in nature, are not required to obtain a heritage permit, and are not subject to review under this Plan: (See Section 8.0)

- any interior work unless the interior is identified in a Part IV Designation;



- any alteration that is not visible from the street or from any other public space;
- maintenance and repair of existing features (that do not alter the historic design or construction detailing, and appropriate materials as listed in the following section are used), including roofs, eavestroughs, chimneys, wall cladding, dormers, cresting, cupolas, cornices, brackets, columns, balustrades, porches, steps, entrances, foundations, and decorative wood, metal, stone or terra cotta;
- painting of wood or painted metal finishes;
- caulking, window repair, weatherstripping, installation of existing storm doors and storm windows;
- minor installations, including small satellite dishes, lighting, and flagpoles;
- fencing, patios, garden and tool sheds, gazebos, dog houses and other out buildings that do not require a Building Permit and are not visible from the street;
- planting and removal of trees smaller than 200mm caliper, measured at 1.5m above the ground, and any other vegetation on private property;
- extension of residential parking pads other than in front of flankage yards;
- ramps and railings to facilitate accessibility, gates installed for child safety that are located in such a manner as to not be visible from the public domain;
- temporary installations, such as basketball nets, planters, statues, seasonal decorations; and
- repair of utilities and public works, installation of public works that are in compliance with the Guidelines.

Although a permit is not required in the above instances, property owners and tenants are encouraged to meet with Cultural Services Staff to ensure alterations conform with the spirit and intent of the HCD Plan and guidelines, and to consider acquiring a heritage conservation plan to assist in the proper care of their buildings. (See Section 7.1 of the Plan)

### 6.2.8 Appropriate Materials

**Exterior Finish:** Smooth red clay face brick, with smooth buff clay face brick as accent, or in some instances brick to match existing conditions.

**Exterior Detail:** Cut stone or reconstituted stone for trim in brick buildings.

**Shopfronts:** Wood frames, glazing bars, and panels with glazed wood doors are preferred. Metal shop fronts, detailed and proportioned to be compatible with heritage shop fronts, are acceptable.

**Roofs:** Hipped or gable roof as appropriate to the architectural style. Cedar, slate, simulated slate, or asphalt shingles of an

appropriate colour. Standing seam metal roofing, if appropriate to the architectural style. Skylights in the form of cupolas or monitors are acceptable, if appropriate to the style.

**Doors:** Wood doors and frames, panel construction, may be glazed; transom windows and paired sidelights with real glazing bars; wood french doors for porch entrances; single-bay, wood panelled garage doors.

**Windows:** Wood frames; single or double hung; lights as appropriate to the architectural style; real glazing bars, or high quality simulated glazing bars; vertical proportion, ranging from 3:5 to 3:7.

**Flashings:** Visible step flashings should be painted the colour of the wall.

### 6.2.9 Inappropriate Materials

**Exterior Finish:** Concrete block; calcite or concrete brick; textured, clinker, or wire cut brick, contemporary stucco applications, except where their use is consistent with existing conditions; precast concrete panels or cast-in-place concrete; prefabricated metal or plastic siding; stone or ceramic tile facing; “rustic” clapboard or “rustic” board and batten siding; all forms of wood “shake” siding (very rough form of cedar shingles).

**Exterior Detail:** Prefinished metal fascias and soffits; “stock” suburban pre-manufactured shutters, railings, and trims; unfinished pressure-treated wood deck, porches, railings, and trim.

**Shopfronts:** Standard metal shopfronts and prefinished metal spandrel material; frameless tempered glass shopfronts.

**Roofs:** Slopes or layouts not suitable to the architectural style; non-traditional metal roofing such as pre-finished metal, corrugated metal; modern skylights, when facing the street.

**Doors:** “Stock” suburban door assemblies; flush doors; sidelights on one side only; aluminum screen doors; sliding patio doors; double-bay, slab or metal garage doors generic or stock stained glass window assemblies for doorlights and sidelights.

**Windows:** large picture windows; curtain wall systems; metal, plastic, or fibreglass frames; metal or plastic cladding; awning, hopper, casement or sliding openers; casement windows may be appropriate on California Bungalow styled buildings; “snap-in” or tape simulated glazing bars.

**Flashings:** Pre-finished metal in inappropriate colours.

6.3 Architectural Guidelines for New Buildings, Additions and Alterations

Within the heritage district new architecture will invariably be constructed. This will occur on vacant sites, as replacement buildings for non-contributing existing structures, or severely deteriorated older buildings.

- Entirely new buildings may be proposed:
- where no previous buildings existed or,
  - where original buildings are missing or,
  - where severely deteriorated buildings are removed through no fault of the current owner, or
  - where non contributing buildings are removed.

In order to avoid the deterioration of contributing buildings, the City should enforce a Municipal By-Law that establishes a minimum level of maintenance required to ensure their conservation.

The intention in creating designs for new buildings should not be to create a false or fake historic building. Instead the objective must be to create a sensitive well designed new structure “of its time” that is compatible with the character of the district and its immediate context. Designers of new buildings in the district should have a proven track record with the creation of designs in similar historic contexts.

The design of new buildings in the HCD should carefully consider requirements elsewhere in this document for density, scale, height, setbacks, coverage, landscape open space, view corridors, angular plane and shadowing. Further, character areas have been identified in the district. Each character area has identifiable characteristics including commercial mainstreet as opposed to residential, building scale, spacing, and setback, which should also be understood and respected.

New buildings will fall into two categories - replica or reconstructed buildings, and contemporary buildings.

6.3.1 Replica / Reconstructed Buildings

On a few sites the opportunity may exist to replicate a formerly existing structure with a new building, or as a part of a larger building proposal. This approach is to be encouraged where good documentary evidence exists. The replication of a historic building should proceed in a manner similar to the restoration of an existing but altered or deteriorated structure.

Design of the building should be based upon documentary evidence including photographs, maps, surveys and historic design/construction drawings.

Replica designs should be prepared by practitioners skilled in historic research and historic construction design and detailing. The interior space and basic structure of a replica building is not required to use historic materials or details (although it may do so) as long as the exterior presentation replicates the original structure.



Joseph Brant House, Oil on Canvas, 54x94cm, by Edward Lawson Henry (1841-1919), Albany Institute of History & Art, 1993.44



Joseph Brant Museum, Burlington, Ontario

A replica of the original house was built in 1937-1938 on the same site.



6.3.2 Contemporary Design

Just as it is the characteristic of the Woodbridge HCD to contain contributing buildings in at least 12 recognizable styles, contemporary work should be “of its time”. This is consistent with the principles stated in the Venice Charter, Appleton Charter and other charters recognized internationally as a guide for heritage work. This does not mean that new work should be aggressively idiosyncratic but that it should be neighbourly and fit this “village” context while at the same time representing current design philosophy. Quoting the past can be appropriate. It should, however avoid blurring the line between real historic “artifacts”, and contemporary elements.

“Contemporary” as a design statement does not simply mean “current”. Current designs with borrowed detailing inappropriately, inconsistently, or incorrectly used, such as pseudo-Victorian detailing, should be avoided.



Contemporary Design

Image Credit: Mountain House, 1993, North Carolina  
Clark & Menefee Architects



Contemporary Design

Image Credit: Residence at Calf Creek, 1987, New York  
Robert A. M Stern Architects

6.3.3 Architectural Guidelines

Material Palette

There is a very broad range of materials in today’s design palette, but materials proposed for new buildings in the district should include those drawn from ones historically in use in Woodbridge. This includes brick, stone, traditional stucco; wood siding and trim, glass windows and storefronts, and various metals. The use and placement of these materials in a contemporary composition and their incorporation with other modern materials is critical to the success of the fit of the proposed building in its context. The proportional use of materials, use of extrapolated construction lines (window head, or cornices for example) projected from the surrounding context, careful consideration of colour and texture all add to the success of a composition.

Proportions of Parts

Architectural composition has always had at its root the study of proportion. In various styles, rules of proportion have varied from the complex formulas of the classical orders to a more liberal study of key proportions in buildings of the modern movement.

For new buildings in this heritage district, the design should take into account the proportions of buildings in the immediate context and consider a design with proportional relationships that will make a good fit.

An example of this might be windows. Nineteenth century buildings were arranged without fail using a vertical proportioning system, organizing windows singly or in groups. This proportioning system extends to the arrangement of panes within individual windows. In buildings of the Art Deco and Art Moderne period windows are often of a horizontal proportion. Although this horizontality is not universally the case, it is a character defining feature of these styles.

Solidity verses Transparency

It is a characteristic of historic buildings of the 19th century to have solid walls with punched windows. This relationship of solid to void makes these buildings less transparent in appearance. It was a characteristic that was based upon technology (the ability to make large windows and to heat space came later, and changed building forms), societal standards for privacy, and architectural tradition. Buildings of many 20th century styles in contrast use large areas of glass and transparency as part of their design philosophy.



Contemporary Design with Appropriate Materials

Image Credit: Woodsworth College, Toronto, Ontario, 1992, Kuwabara Payne Mc Kenna Blumberg Architects



Contemporary Design with Appropriate Proportion of Parts

Image Credit: King James Place, Toronto, Ontario, 1991, Kuwabara Payne Mc Kenna Blumberg Architects



In this historic district the relationship of solidity to transparency is a characteristic of new buildings that should be carefully considered. The nature of the immediate context for the new building in each of the defined character areas should be studied. The level of transparency in the new work should be set at a level that provides a good fit on the street frontages.

In the Woodbridge Avenue Character Area, a Main Street approach can be taken and a more transparent building permitted between the ratios of 20% solid to 70% solid.

In the other character areas this proportion should reflect a more traditional residential proportion of 40% solid to 80% solid.

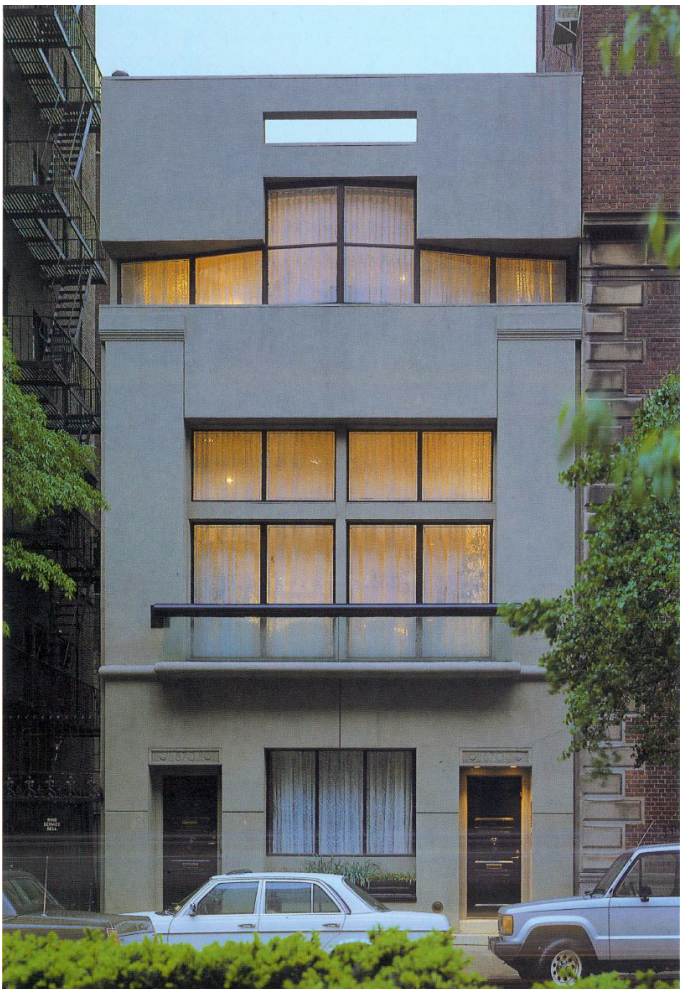
**Detailing**

In past styles structure was often hidden behind a veneer of other surfaces. “Detailing” was largely provided by the use of coloured, shaped, patterned or carved masonry and /or added traditional ornament, moldings, finials, cresting and so on. In contemporary buildings every element of a building can potentially add to the artistic composition. Architectural, structural, mechanical and even electrical systems can contribute to the final design.

For new buildings in the Woodbridge Heritage District, the detailing of the work should again refer to the nature of the immediate context and the attributes of the Character Area in which it is to be placed.

In the Woodbridge Avenue Character Area, detailing can be more contemporary yet with a deference to scale, repetition, lines and levels, beam and column, solid and transparent that relates to the immediate context.

In the other character areas, the detailing of new buildings should tend toward a more traditional approach. Whereas a contemporary approach is permitted, the use of moldings, brackets, architraves, entablatures, cornices and other traditional detailing is encouraged, to help ensure a good fit with the immediate context.



Contemporary Design with Appropriate Proportion of glazing to wall area

Image Credit: New York Townhouse, 1975, New York  
Robert A. M Stern Architects



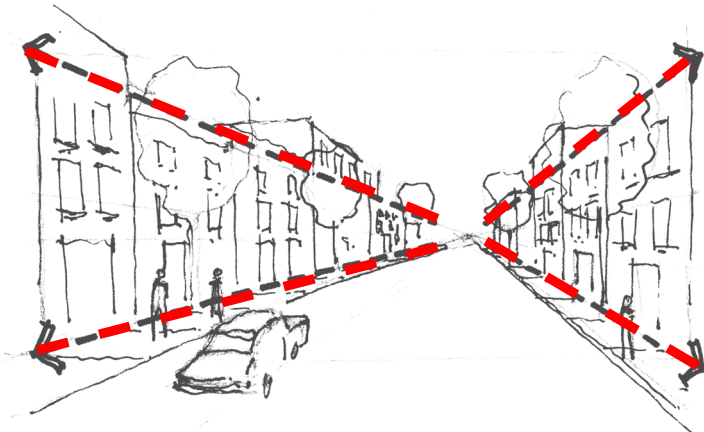
Contemporary Design with Appropriate Architectural Detailing

Image Credit: Art Institute of Chicago, Daniel F. and Ada L. Rice Building, Illinois, USA, Thomas H. Beeby

6.4 Built Form Framework

6.4.1 Street Wall Setbacks

The “street wall”, is the condition where buildings line or front onto the edge of a street in a consistent manner, collectively achieving the effect of a “wall” along the street. This effect is best achieved where buildings have consistent setbacks and built form characteristics. A coherent and uniform street wall shapes the character of the street, and provides pedestrians a clear streetscape. In Woodbridge the character and composition of street walls vary from street to street and should be considered accordingly to maintain the varying street character.



A coherent and uniform street wall

6.4.1.1 Woodbridge HCD (General)

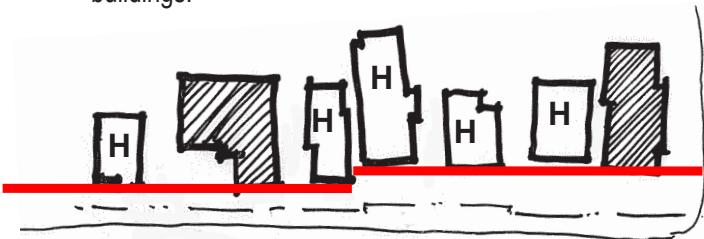
Heritage Attributes

- 1.Except for portions of Woodbridge Avenue, buildings are often setback from the street.
- 2.Contributing buildings display a variety of setbacks and side yard conditions, reflecting the different construction period and original use.
- 3.Contributing buildings include doors and windows facing directly onto the street, creating an animated environment for pedestrians.

Guidelines

(See Section 6.5: Transitions of New Buildings in Relation to Heritage Resources)

- 1.The historic setbacks of contributing buildings should be maintained and contributing buildings should not be relocated to a new setback line. New buildings must be sympathetic to the setbacks of adjacent contributing buildings.



H - Contributing Heritage Resources

- 2. When new buildings are located adjacent to existing contributing buildings that are set back from the property or street line, new buildings should transition back to the setback line of existing contributing buildings in order to maintain open views and vantage points from the street to the contributing buildings.
- 3. Existing contributing buildings should retain their historic setbacks, and create front landscaped courtyards built on the “green” character of Woodbridge’s streetscapes.
- 4. Except where noted, new buildings must follow the City of Vaughan Zoning Bylaw in regard to side yards, back yards, interior yards and exterior yards.
- 5. All buildings must have active uses facing the street. No building shall have a blank wall facing a street or public space.
- 6. Retail is recommended as the predominant use at grade along Woodbridge Avenue, especially between Wallace Street and Clarence Avenue, to encourage an animated street character.

6.4.1.2 Woodbridge Avenue (Character Area - CA)

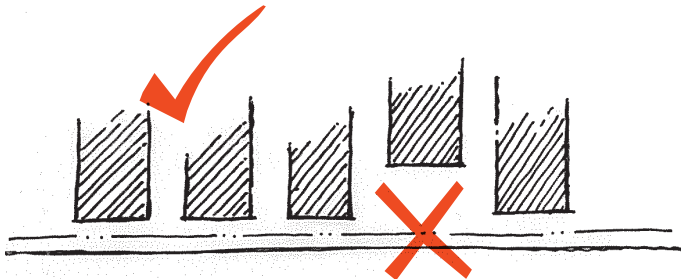
Heritage Attributes

- 1. Follow a Main Street character, buildings with retail at grade are often built with zero (or minimum) setback.
- 2. Contributing buildings display a variety of setbacks and side yard conditions.
- 3. Contributing buildings are most often built with zero or limited side yards. This creates a continuous street wall and contributes to the main street character.

Guidelines

(See Section 6.5: Transitions of New Buildings in Relation to Heritage Resources)

- 1. New buildings should be built directly to the front property or street line to establish a continuous street wall.



- 2.The historic setbacks of contributing buildings should be maintained and contributing buildings should not be relocated to a new setback line. New buildings must be sympathetic to the setbacks of adjacent contributing buildings.
- 3.When located adjacent to existing contributing buildings that are set back from the property or street line, new



buildings should transition back to the setback line of existing contributing buildings in order to maintain open views and vantage points from the street to the contributing buildings.

- 4. Where heritage contributing buildings are located on either side of a new development site, and are set further back from the zero setback line; the setback for the development site will be the average of the front yard setbacks of the two properties on either side.

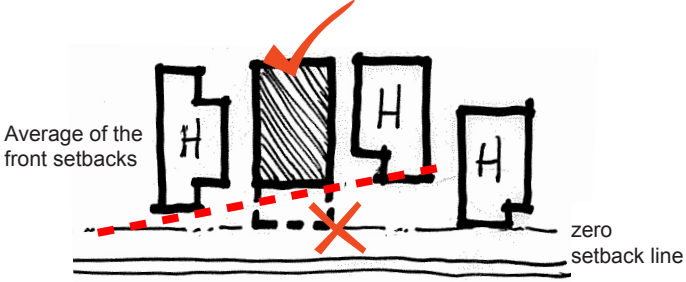


Diagram A

- 5. Where heritage contributing buildings are set further back from the recommended zero setback line, any new development adjacent to the heritage contributing building must be set back, at a minimum, to a line measured at 45 degrees from the front corner of the existing heritage contributing building.

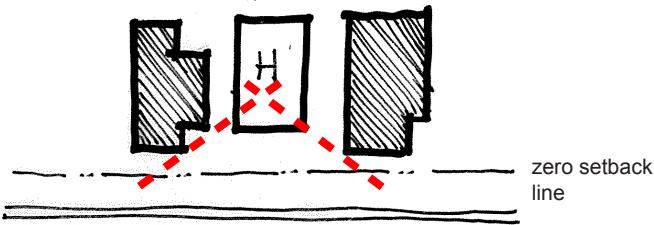


Diagram B

- 6. Existing contributing buildings should retain their historic setbacks and sideyard conditions, and create front landscaped courtyards that open onto Woodbridge Avenue to build on the “green” character of the street.
- 7. New buildings should have no side yards fronting onto Woodbridge Avenue, and should create a continuous street wall.

6.4.1.3 Kipling Avenue North and South (CA)

Heritage Attributes

- 1. Existing contributing buildings respond to the character of a heritage village avenue, built with mostly detached residential homes, setback from the street, as described in section 6.1.2.

Guidelines

- 1. New development should be set back a minimum of three metres from the property line and a maximum of 4.5 metres to maintain the deep setback character of contributing buildings, and allow for landscaped front yards.

- 2. Where heritage contributing buildings are located on either side of a new development site, and are set further back from the 3.0m minimum building setback line; the setback for the development site will be the average of the front yard setbacks of the two properties on either side. (See Diagram A)

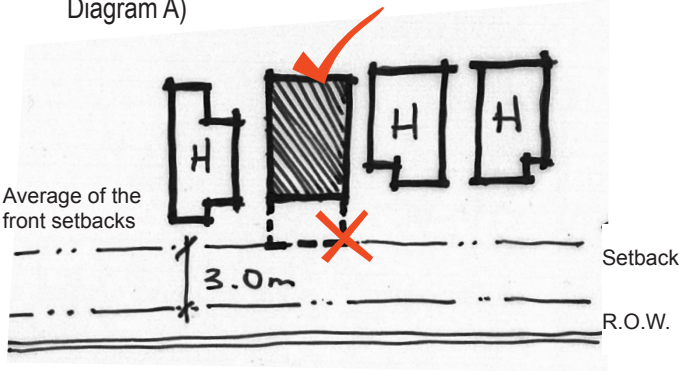


Diagram A

- 3. Where heritage contributing buildings are set further back from the recommended 3.0m minimum building setback line, any new development adjacent to the heritage contributing building must be set back, at a minimum, to a line measured at 45 degrees from the front corner of the existing heritage contributing building.

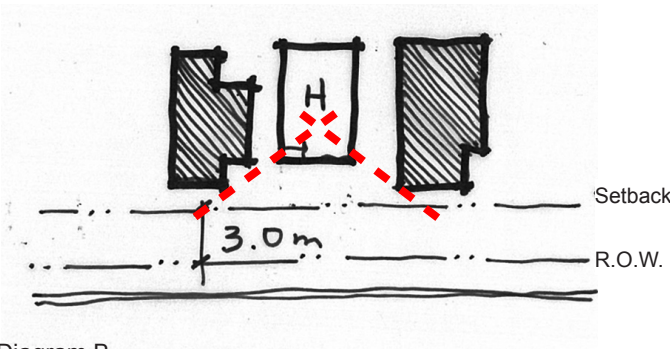


Diagram B

6.4.1.4 Wallace Street (CA)

Heritage Attributes

- 1. Existing contributing buildings on the west side are setback from the street and provide landscaped front yards and a significant tree canopy.
- 2. Existing contributing buildings on the east side include a minimum setback from the street.

Guidelines

- 1. New buildings on the west side must setback a minimum of 3 meters from the street and a maximum of 4.5 metres.
- 2. New buildings on the east side may be built with no setback, and with a maximum setback of 2 metres.
- 3. New buildings must be sympathetic to the setbacks of adjacent contributing buildings.

6.4.1.5 William Street & James Street (CA)

Heritage Attributes

- 1. While existing contributing buildings vary noticeably in their setback condition, several are significantly setback from the street, and collectively they create a streetscape with open views and ample landscaping. The existing setback along these streets is a minimum 4.5 metres from the right-of-way.

Guidelines

- 1. New buildings must setback a minimum 4.5 metres from the street.

6.4.1.6 Clarence Street and Park Drive (CA)

Heritage Attributes

- 1. Existing contributing buildings on the west side of Clarence Street are setback from the street and provide landscaped front yards. Currently there is no sidewalk on the west side of the street, north of Rosebury Lane.
- 2. Existing contributing buildings on the east side of Clarence Street offer a wide variety of setback conditions. Currently there is a sidewalk on the west side of the street.

Guidelines

- 1. New buildings on the west side must setback a minimum of 3 metres from the street and a maximum of 4.5 metres.
- 2. New buildings on the east side may be built with a zero setback, and with a maximum setback of 2 metres.

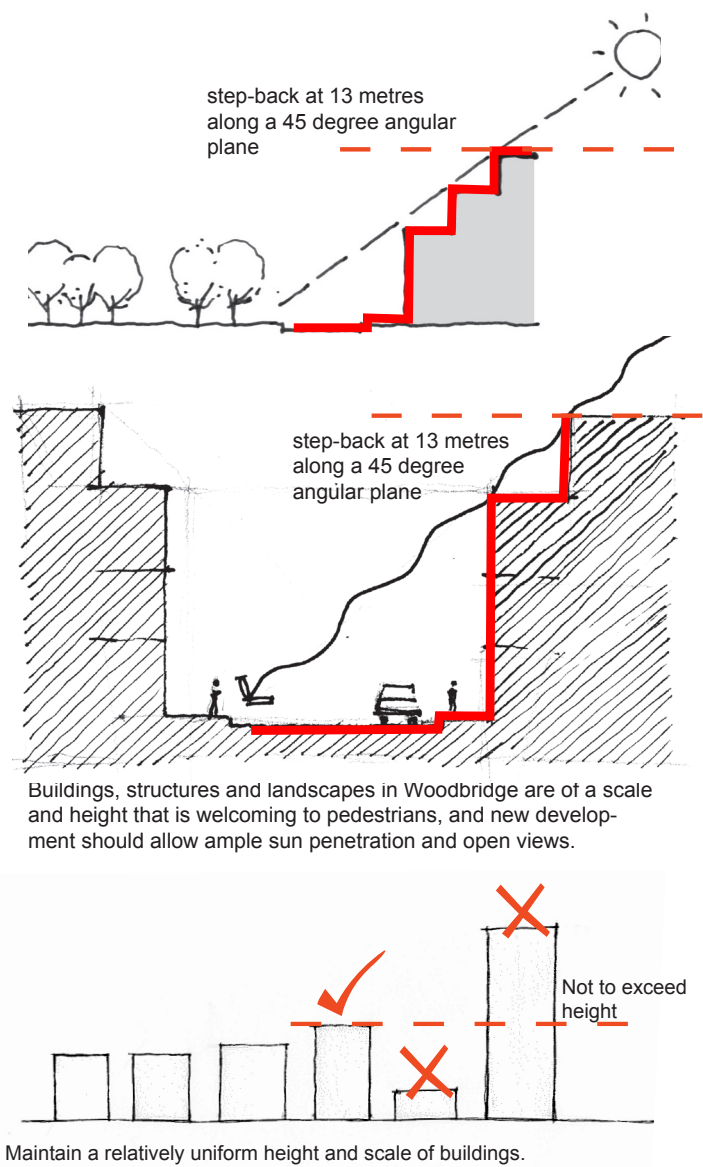
6.4.2 Street Wall Height and Scale

6.4.2.1 Woodbridge HCD (General)

The height and scale of structures has a significant impact on the overall character of a street and district.

The height of a structure is noticeable both from: a close distance, where it contributes to the character of the street wall, to the penetration of sunlight, to the views of the context and sky, to wind and microclimatic conditions, and to the experience of pedestrians; and from a greater distance, where it contributes to the skyline and district wide views.

In Woodbridge, the height and scale of buildings has a relatively consistent “Village” character, generally free standing 2-3 storey buildings with the exception of small concentrations of up to 6 storeys in certain locations. This character is established by both historic structures and some of the more recent buildings. Maintaining a relatively uniform height and scale of buildings is a significant aspect of conserving the heritage character of individual properties, of streets, and of the Woodbridge district as a whole.



Heritage Attributes

- 1. Except for Woodbridge Avenue, buildings are generally 2 to 3 storeys tall.
- 2. Contributing structures present within limits, a variety of heights and scales. Most often, the heritage attributes of individual buildings include the designed height and its relationship and views within its context.

Guidelines

- 1. Except where noted, new buildings should be a minimum of 2 floors (8.5 m) and a maximum of 3 floors (11 m).
- 2. The height of existing contributing buildings should be maintained. New buildings must be sympathetic to, and transition from, the height of adjacent contributing buildings, with a minimum 45 degree angular plane. (See section 6.5, Diagram A)
- 3. The height of a building is measured from the average elevation of the finished grade at the front of the building to the highest point of the roof surface for a flat roof and a mansard roof; and to the mean height between the eaves and the highest point of a gable, hip, or a gambrel roof. (See Section 6.5, Diagram B)



6.4.2.2 Woodbridge Avenue (Character Area - CA)

Heritage Attributes

- 1. Woodbridge Avenue has a Main Street character, which includes heritage buildings that are 2 and 3 floors tall.
- 2. More recent construction includes buildings that are 4 and 6 floors tall, facing Woodbridge Avenue.

Guidelines

- 1. New buildings must have a building podium, lining the street, of 2 floors minimum and 4 floors maximum.
- 2. Additional building height, to a maximum of 6 floors (20m), may be considered only when there is no undue impact to the public realm and/or adjacent properties, including an impact on sunlight penetration and views. Additional building height must step-back along a 45 degree angular plane from:
  - the street, starting at 13 metres, when facing a street and starting at 9.5 metres, when facing another property; and
  - the height of any contributing building, (see Section 6.5).

6.5 Transitions of New Buildings in Relation to Heritage Resources

Key to the Woodbridge HCD is first, conserving the structures and landscapes that contribute to the HCD’s heritage character, and second, managing the introduction of new structures and landscapes in such a way that they harmonize with contributing buildings and contribute to the district’s heritage character.

The following guidelines, as established in the Woodbridge HCD Study, shall be used to assist in the process of achieving the proper transition of building scales, heights and presence in order to create a harmonious relationship between new structures and landscapes with contributing properties within the Heritage District.

i. Conservation of Heritage Resources

- Buildings and structures listed as ‘contributing’ in the Woodbridge HCD may not be demolished or moved.
- The City of Vaughan may require a Heritage Impact Assessment when it considers that cultural heritage value may exist, or be effected by any new construction.

ii. Conservation of Heritage Character

Contributing buildings display a variety of setbacks and side yard conditions, reflecting the different construction periods and original use.

- New development must be sympathetic to this character and must develop in a way that does not detract, hide from view, or impose in a negative way, on existing heritage contributing resources, as per the following height and setback guidelines.

- The historic setbacks of contributing buildings should be maintained and contributing buildings should not be relocated to a new setback line. New buildings must be sympathetic to the setbacks of adjacent contributing buildings. (See Section 6.4.1 Guidelines)

In addition to the following HCD’s guidelines, new and renovated structures and landscapes, as well as additions to existing structures and landscapes, must be sensitive to the heritage character and the heritage attributes of adjacent heritage resources. This includes properties immediately adjacent to an HCD.

For the purpose of this Plan, the term “adjacent” includes properties that a) touch; b) form part of a cluster; c) form part of a continuous street wall; and d) are visible from each other.

In order that new structures and landscapes harmonize with contributing properties, a proper transition must be achieved between different scales, heights, and presence. To assist this process, the following guidelines are provided:

iii. Height Guidelines

- The height of contributing buildings should be maintained.
- The setback requirement to adjacent contributing heritage buildings must be at least half the building height. This transition pertains to the back and side yards of a contributing building, (see Diagram A).

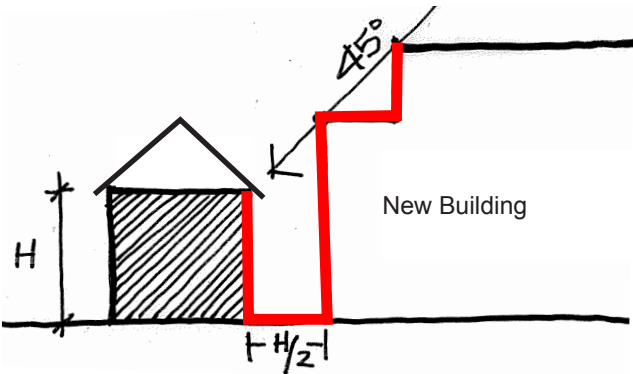


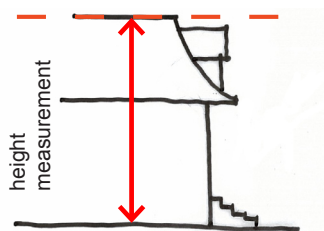
Diagram A

- New buildings must transition from the height of adjacent contributing buildings with a minimum 45 degree angular plane, starting from the existing height of the contributing building. The height of a contributing building is measured from the average elevation of the finished grade at the front of the building to the highest point of the roof surface for a flat roof and a mansard roof; and to the mean height between the eaves and the highest point of a gable, hip, or a gambrel roof, (see the following Diagram B).

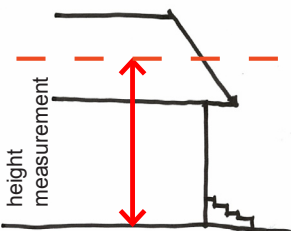
iv. Sideyard and Backyard Setback Guidelines

- New buildings must have a sideyard, and backyard setback from contributing buildings a distance equivalent to half the height of the contributing building, (see the following Diagram C).

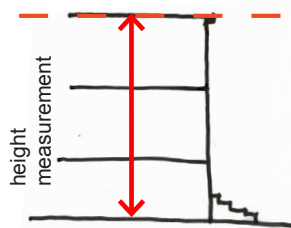
# HERITAGE ATTRIBUTES AND DISTRICT GUIDELINES



Building height measurement for a mansard roof



Building height measurement for a gable, hip, or a gambrel roof



Building height measurement for a mansard roof

Diagram B

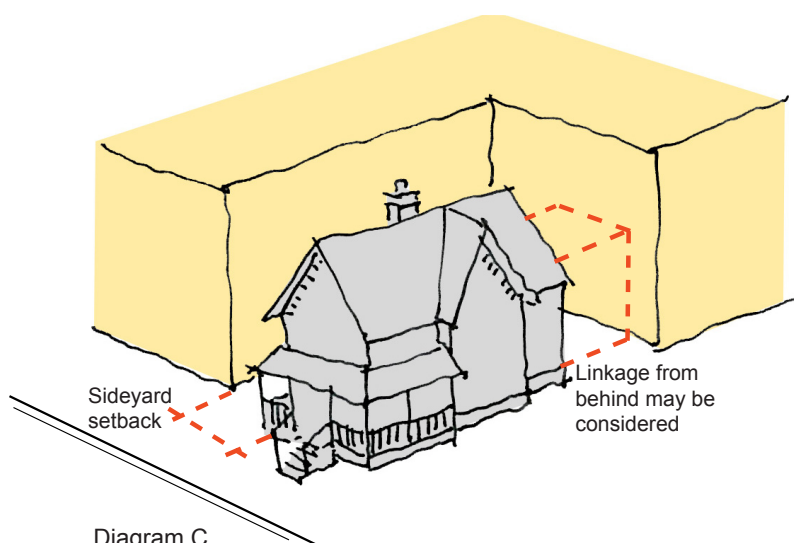


Diagram C

- Consideration may be given to the construction of new buildings, and additions to contributing buildings, joining with contributing buildings only when:
  - new construction is located in the parts of the contributing building that is not visible from the street or from a public space;
  - new construction is setback from the street frontage of the contributing building, to maintain open views and vantage points from the street to the contributing buildings and to support the unique heritage character of the street;
  - the parts of the contributing building that will be enclosed or hidden from view by the new construction, do not contain significant heritage attributes, and the three dimensional form of contributing buildings can be maintained; and,

- new construction is of a good architectural quality and contributes to the district's heritage character, (see Diagram D).

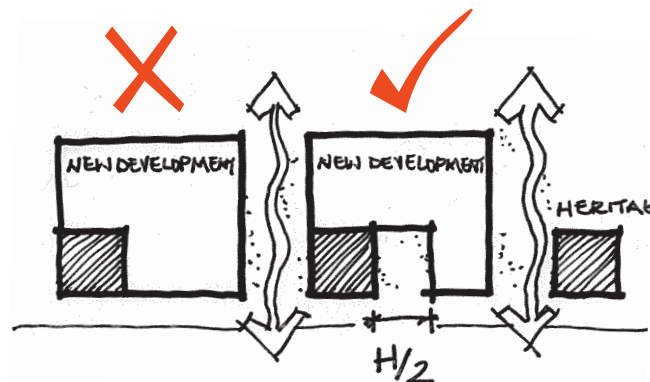


Diagram D

## v. Frontyard Setback Guidelines

- The historic setbacks of contributing buildings should be maintained and contributing buildings should not be relocated to a new setback line. New buildings must be sympathetic to the setbacks of adjacent contributing buildings.
- When new buildings are located adjacent to existing contributing buildings that are set back from the property or street line, new buildings should transition back to the setback line of existing contributing buildings in order to maintain open views and vantage points from the street to the contributing buildings.
- Where heritage contributing buildings are located on either side of a new development site, and are set further back from either a zero building setback line along Woodbridge Avenue, or a 3.0m minimum building setback line along Kipling Avenue; the setback for the development site will be the average of the front yard setbacks of the two properties on either side, (see Section 6.4.1.2 and 6.4.1.3, Diagram A). The majority of the existing heritage buildings along Woodbridge Avenue already reflect a zero setback condition.
- Where heritage contributing buildings are set further back from either a zero building setback line along Woodbridge Avenue, or a 3.0m minimum building setback line along Kipling Avenue, any new development adjacent to the heritage contributing building must be set back, at a minimum, to a line measured at 45 degrees from the front corner of the existing heritage contributing building, (see Section 6.4.1.2 and 6.4.1.3, Diagram B).

## vi. Guidelines for Properties Adjacent to an HCD

- Properties adjacent to an HCD boundary should be considered under Part IV review, and should be considered as an "immediate adjacency" to the heritage boundary.
- Adjacent properties should be respectful in terms of character defined within the HCD boundary.
- As per the Provincial Policy Statement - the Ontario Toolkit - properties located adjacent to an HCD boundary and especially properties within the valley lands, need to create a proper transition to adjacent HCD properties and integrate with the heritage open space system.





Schedule 15: Open Space System



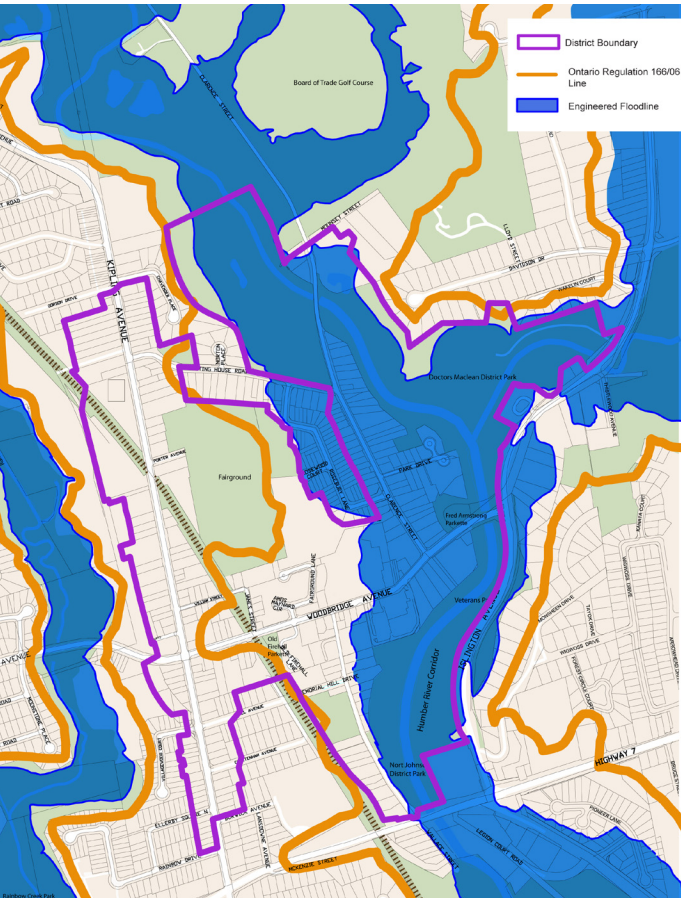
6.6 Open Space Framework

6.6.1. Public Open Spaces, Parks, and Public Streets

The Village of Woodbridge has been and is still greatly defined by the rich landscape diversity of the Humber River Valley, valley parkland, and other contributing open spaces. The pattern of integrated development within such an extensive valley system defines Woodbridge as “a community within a park”. Hence, the heritage character of the Woodbridge HCD is intricately tied to the natural system of open spaces, as well as the urban parks, streets and green linkages. The natural open spaces represent a vast diversity of distinct landscape elements that are integral to the character of Woodbridge such as Memorial Hill Park or Nort Johnston Park. The urban open spaces, streets and linkages are also considered integral as they function as extensions of the surrounding parkland and provide a soft transition from the natural landscape to the built environment.

Heritage Attributes

- 1. Woodbridge is defined by a vast system of natural landscapes and open spaces that are intertwined with the built form. (see Schedule 15, Page 88 and Schedule 17, Page 90)
- 2. Two river valleys, the Humber River and Rainbow Creek (outside the HCD) flank the HCD and give rise to a system of trails and open spaces.

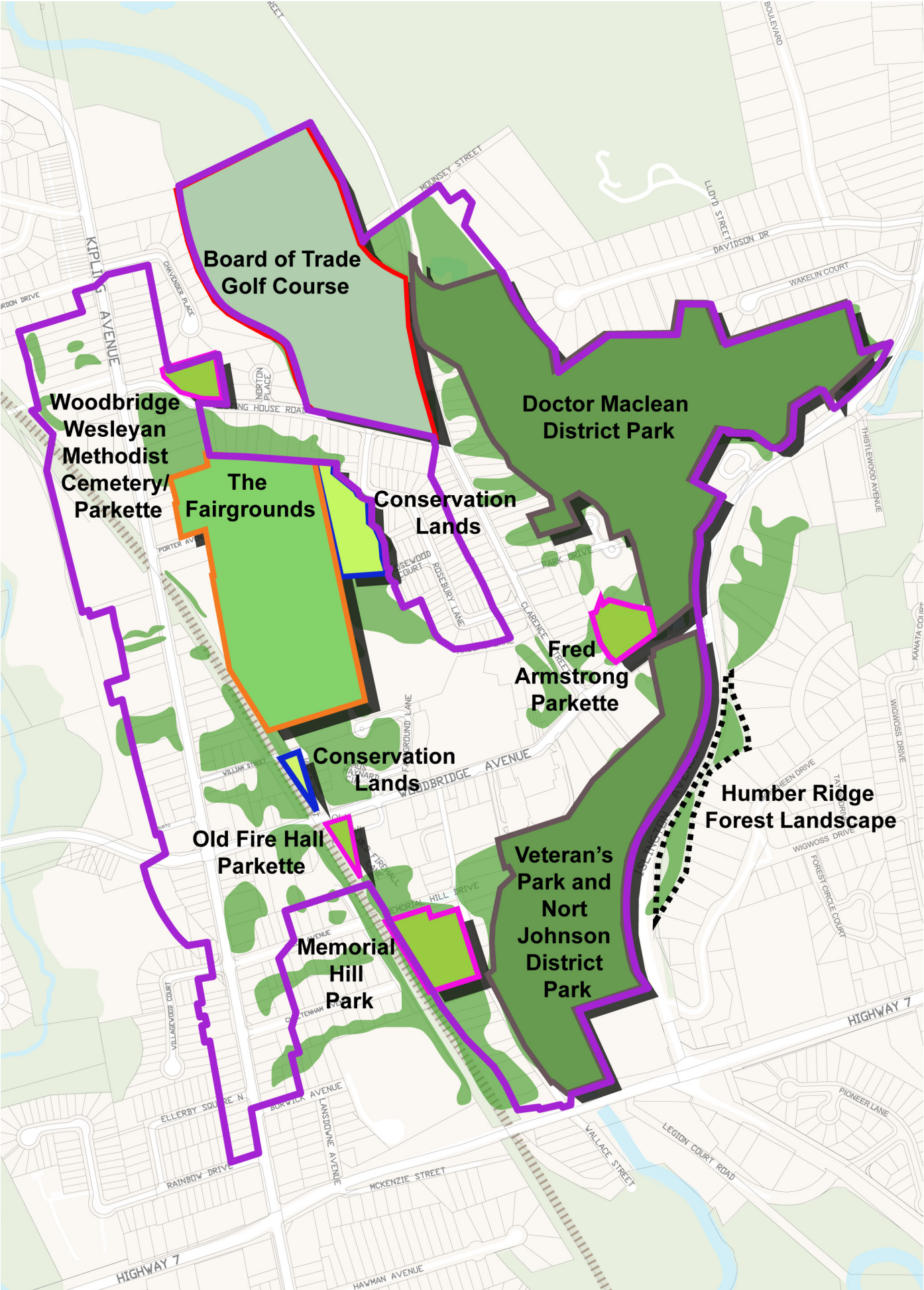


Schedule 16: TRCA Flood Plain and Generic Regulation Limit

- 3. The character and identity of the river valleys has changed over time from being mostly industrial and agricultural in use, to forming part of the natural conservation system and having mainly recreational uses.
- 4. Conservation Lands and a Floodplain have been identified by the Toronto Regional Conservation Authority (TRCA) and are regulated and managed by the TRCA and the City. Small pockets of conservation land open space, including the open space on the west side of James Street and east of the Fairgrounds, play an important role in the landscape quality and environment of significant heritage contributing open spaces or neighbourhoods. (See Schedule 17, Page 90)
- 5. Large Humber Park systems such as Nort Johnston Park and Veterans Park, are existing landmarks of past mill and factory use. Doctors Maclean District Park was one of the largest marsh areas of the Humber Valley corridor. Today, the cumulation of these parks provide one of the largest open space opportunities for park amenities and to link trails to other key open spaces. The Board of Trade Golf Course, although a private amenity, functions as a significant open space system for the area.
- 6. Memorial Hill Park and the Fairgrounds are other significant landmark and cultural heritage resources that contribute to the character, prominence, cultural and civic history of the HCD and need to be better connected to the system of parks, trails and open spaces.
- 7. A number of smaller-scaled open spaces currently provide a respite to the urban form, help weave the trail system, and serve to sustain the tree canopy. These include: the Old Firehall Parkette, Fred Armstrong Parkette, and the Woodbridge Wesleyan Methodist Cemetery (Old Methodist Church Cemetery) on Meeting House Road east of Kipling.
- 8. There are significant stands of trees on private land that were once a connected part of the larger natural forest landscape, that also contribute to the natural heritage character of the HCD.
- 9. There are significant “green linkages” throughout Woodbridge such as “Park Lane Walk” that provide access to the larger open space systems and to neighbourhoods.
- 10. Although it is excluded from the HCD boundary, the existing ridge of forest east of Islington Avenue is significant in terms of: defining a landscaped edge to the Humber River and the HCD boundary; by providing a green boulevard setting for Islington Avenue and the contributing residential







Schedule 17: Contributing Open Spaces within the Woodbridge Heritage District Boundary

properties along the flats east of Islington Avenue; and by providing a natural landscaped view terminus from Woodbridge Avenue.

**Guidelines**

1. The HCD Plan should conserve the inherent signature of past environments, especially in the pattern and relationship of the open space to built form, and continue to promote Woodbridge as a community within a park.
2. The open spaces associated with the Humber River and Rainbow Creek river valleys must remain publicly accessible and connected through trails and pedestrian walkways and the natural setting of these landscapes must be respected and enhanced. New trail linkages and connections should be created where it is considered ecologically appropriate and would have to be reviewed by the TRCA.
3. The Humber River Corridor must be conserved and maintained as a significant natural system, remain publicly accessible, and accommodate passive open space recreational uses.
4. Any intervention in areas identified by TRCA as located within the flood line or as conservation lands (identified in Schedule 16) require the approval of the TRCA and the City of Vaughan. Natural conservation lands owned by the TRCA should be conserved.
5. Nort Johnston Park should become the hub of trail connections to the Humber Valley north, to the Woodbridge Core and to Wallace Street and Memorial Hill Park.
6. Accessibility to the park should be enhanced, especially from Woodbridge Avenue, Wallace Street, and Highway 7.
7. The landscape and features of Memorial Hill Park must be conserved, and public use and accessibility of the Park should be enhanced by improving the pedestrian linkages from Nort Johnston Park and potentially from Kipling Avenue via Abel Avenue, with a pedestrian bridge crossing over the rail corridor.
8. Existing small-scaled open spaces must be conserved. New small-scaled open spaces should be designed where possible. All open spaces must be publicly accessible, should be accessible from all directions and should be linked to the larger system of open spaces.
9. Existing “green linkages” throughout Woodbridge should be maintained and new opportunities should be established in various ways such as “wooden bridge” pedestrian connections over the rail corridor, in order to create a continuous “walk” throughout the HCD.

**6.6.2 Pedestrian Circulation**

The scale and development of Woodbridge has allowed it to be a walkable community throughout its history, with the ability to traverse the neighbourhoods, the core and the natural open

space system via trails, streets and key linkages. There are opportunities to enhance circulation at a scale within the HCD as well as at a scale of the greater Woodbridge area that coincide with the proposed City of Vaughan’s Pedestrian and Bicycle Master Plan.

**Heritage Attributes**

1. A system of trails has provided pedestrians, over the years, a way to reach different open spaces, as well as a way to reach their places of residence, commerce, work, worship, and recreation.
2. Woodbridge Avenue and Meeting House Road provide the most significant east-west connection between the two sides of the river valleys.
3. Clarence Street and Wallace Street provide significant north-south connections and access to different parts of the Humber River Corridor and to the Woodbridge Core.
4. New north-south and east-west pedestrian connections should be sought and created wherever possible such as Memorial Hill Park to Abel Avenue, and the Fairgrounds to Rosewood Court, Rosebury Lane and James Street.

**Guidelines**

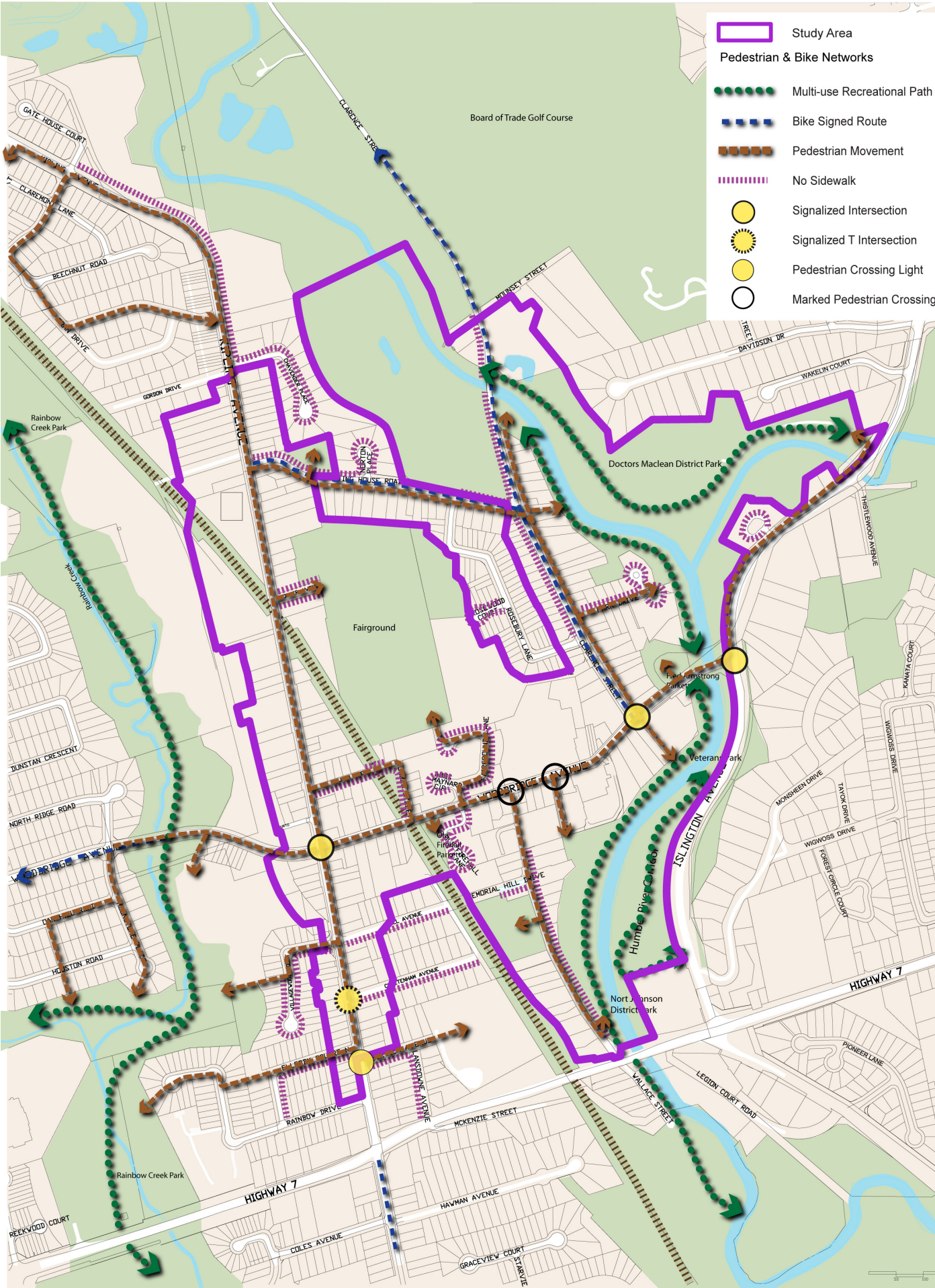
1. All proposed trails within the area should connect to the existing and proposed City of Vaughan’s Pedestrian and Bicycle Master Plan. Additional trails and trail connections identified on Schedule 18 (page 92) should be secured and created and must conform to the lay of the land and the vegetation pattern.
2. Woodbridge Avenue and Meeting House Road must be designed and managed to provide pedestrians with an attractive and safe connection, between public open spaces and the Woodbridge Core. New east-west pedestrian connections should be sought and created, wherever possible.
3. Clarence Street and Wallace Street must be designed and managed to provide pedestrians with an attractive and safe connection.
4. The accommodation of pedestrians will have priority over the accommodation of vehicles.

**6.6.3 Tree Canopy and Vegetation**

Much of the heritage “Village” character of Woodbridge derives from the character of the vegetation, landscape and topography. The conservation of mature vegetation, including trees and stands of trees is a key aspect of the HCD Plan as well as the conservation of the rolling land form, the remnant riverbeds and the distinct vegetative character that defines the valleylands. Most significant is the extensive tree canopy, which can be found in either:

1. stands of trees





Schedule 18: Pedestrian and Bicycle Networks

- 2. as part of the linear streetscape along the street right-of-way; or
- 3. as part of individual properties.

**Heritage Attributes**

- 1. A substantial tree canopy and vegetation define the character of Woodbridge and are found within the river corridors and the neighbourhoods that bound the river valleys, along the valley slopes of the Fairgrounds, the rail corridor, the golf course, and Memorial Hill Park. It is mainly these landscapes that play the largest role in contributing to the green character of Woodbridge.
- 2. The river valleys are defined by a diverse mixture of distinct landscapes and topography that represent and reflect the history of the area, particularly the mature stands of trees of the remnant forest, the flat grasslands and meadows that define the old river beds, and the cliff edges along the river banks.
- 3. There are selected areas such as Memorial Hill Park that have one of the few distinct remaining stands of Scots Pine within the study area, representative of the mature remnant forests of Woodbridge.
- 4. The natural and distinct rolling landscape of the area can be experienced through the views and topography of Meeting House Road Hill, Woodbridge Avenue and William Street Hill, as well as the stepped incline of Memorial Hill Park, and the sloped hillside of the Fairgrounds to the neighbourhood below.

**Guidelines**

- 1. Existing natural forest stands or groupings of trees should be conserved.
- 2. Streetscapes should conserve the existing green canopy and provide new tree planting where none exists, in order to create a continuous tree canopy along the street.
- 3. Trees on public and private property, having a tree diameter of twenty (20) centimetres or more or having a base diameter of twenty (20) centimetres or more, must be conserved, and the requirements of the City of Vaughan Tree Bylaw 185-2007 must be adhered to.
- 4. Prior to the issuance of a Heritage Permit, Building Permit or Site Plan approval, a tree conservation plan is required to be submitted and approved by the City.
- 5. An on-going tree maintenance and replacement strategy should be developed in order to maintain the extensive forest canopy, especially as maturing trees start to show signs of deterioration or stress.
- 6. The natural setting of the river valleys must be respected and maintained, and an on going planting strategy to protect and enhance the river’s edge and banks, and protect the scenic qualities should be established.
- 7. Existing natural topographical features and remnant

landscape forms such as the hills, the old river beds mainly evident within the Clarence Street Character Area and Nort Johnson Park, as well as the forested hillsides of Memorial Hill Park and surrounding the Fairgrounds, that reflect and contribute to the historic landscape and character of Woodbridge, should be preserved and maintained.

- 8. The forested character should be encouraged to expand within the urban context, within the neighbourhoods and especially along streets or trail routes in order to create a continuous system of open spaces, provide a “soft” transition to the built form and ensure that Woodbridge is continuously planned as “a community within a park setting”.

**6.6.4 Views and Landmarks**

The rolling topography of Woodbridge creates opportunities for frequent views into the valley, and up towards the surrounding hills. There are also key views to heritage landmark features and open spaces such as the bridges, the Fairgrounds and the memorial structures that are scattered throughout the District. The preservation of key views, view corridors, and landmarks are integral to ensuring the visibility and experience of heritage resources and in making them as accessible as possible.

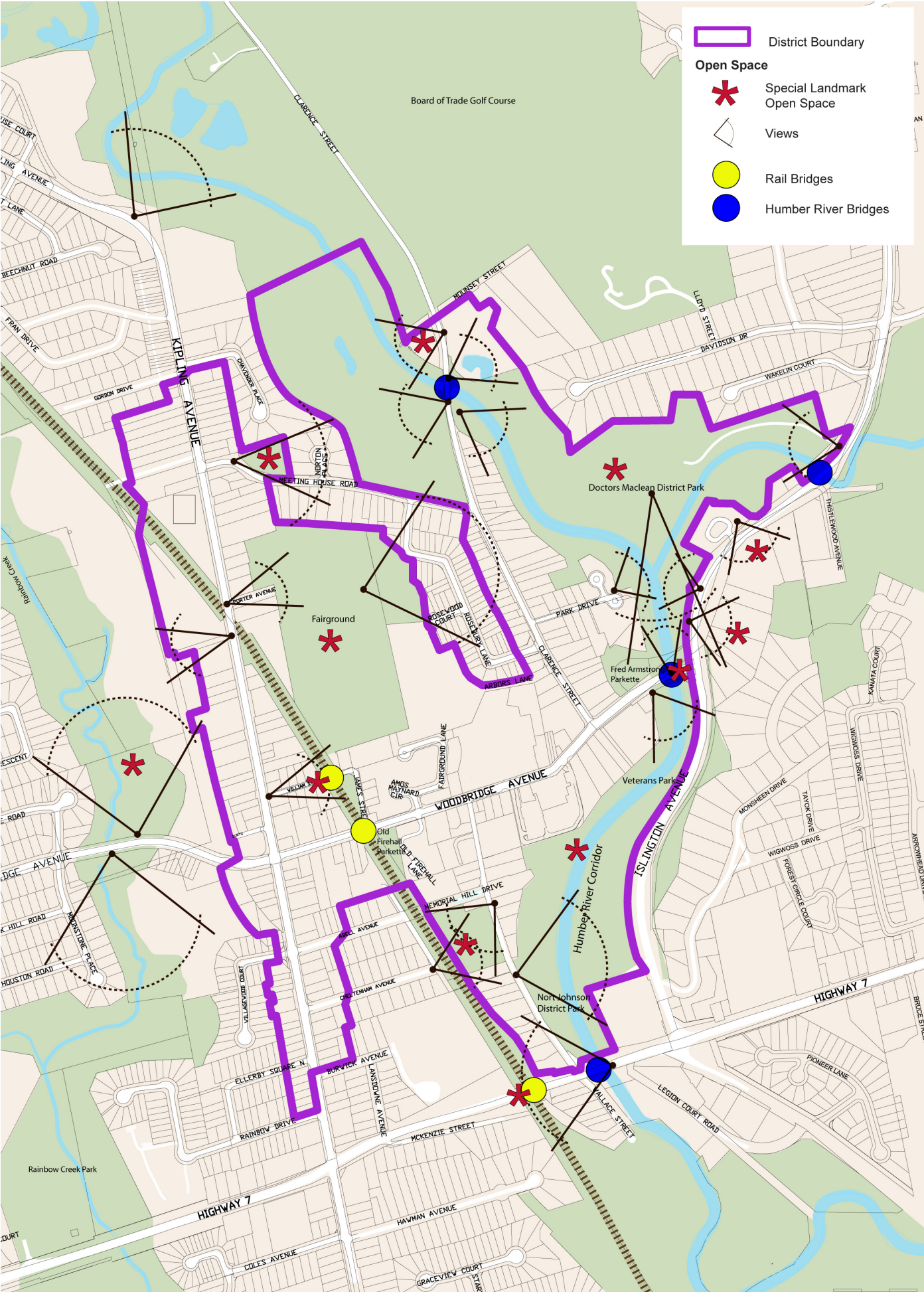
**Heritage Attributes**

- 1. Most of the important views take in the Humber River open space resource and the heritage features that are part of that system.
- 2. There are several special landmark features that range from buildings, memorials, open spaces, and bridges. Some are only visually accessible from certain areas such as Memorial Hill Park. Others are hidden gems within the valley system.

**Guidelines**

- 1. All views to the river valleys and to key sites as defined on the adjacent map (Schedule 19: Views, Landmarks and Bridges) should be maintained and protected. Key view corridors, some of which are identified on Schedule 19, should remain open and free from obstruction.
- 3. Opportunities to identify key views in trail signage and in other mediums such as heritage mapping or as part of streetscaping measures should be considered.
- 4. The pedestrian and bike network should be integrated in order to experience the key views and view corridors within the District.
- 5. Additional view points and view corridors to natural features, to special landmarks, and to open spaces should be sought where possible and protected.
- 6. Further study and inventory of important views throughout Woodbridge should be undertaken at a later date as an addition to this Plan, to ensure that they are protected and conserved.





Schedule 19: Views, Landmarks and Bridges

6.7 Urban Design

6.7.1 Roads, Curbs, Sidewalks and Streetscape

Several of the roads within Woodbridge are significant in defining the heritage character of Woodbridge and contribute in terms of function and layout as per the following descriptions:

- Kipling Avenue – the Heritage Avenue
- Woodbridge Avenue – the Commercial Main Street
- Meeting House Road – the Valley Drive
- Clarence Avenue – the Park Drive
- William and James Street, Wallace Street – Key Neighbourhood Scale Roads
- Neighbourhood Streets

Meeting House Road, Clarence Street, Woodbridge Avenue and Kipling Avenue together form a “Heritage Loop” – a key circulatory route within Woodbridge, connecting the Woodbridge Core to the western neighbourhoods and to Kipling Avenue. These streets are defined by the majority of the heritage fabric that characterizes Woodbridge and are used as a neighbourhood walking trail.

Heritage Attributes

1. Kipling Avenue is the main north south route through Woodbridge and can be defined as a “picturesque heritage avenue” that strongly supports the village qualities of Woodbridge, having a high percentage of 2-3 storey individual heritage contributing buildings that are generously spaced with deep front yards and varying setbacks, and a mature tree canopy for the most part. The avenue has a 20 metre right-of-way with generous sidewalks and some areas of mature remnant forest trees.
2. Woodbridge Avenue is the “commercial main street” of Woodbridge and is defined by a 20 metre right-of-way, with on-street parking at the commercial core, and zero building setbacks with the exception of several heritage buildings with deeper setbacks. The avenue is a mixture of old and new buildings with varying building heights from 2-3 storeys to 4-6 storeys in certain areas, with retail at grade. The commercial core is defined by special street paving along the sidewalks and the street crossings, and where there are pedestrian linkages to the river valley.
3. Meeting House Road is the “valley drive” of Woodbridge reflecting the natural topography characteristic of the valley lands, connecting the ridge of Kipling Avenue to the valley setting of Clarence Street. Meeting House Road is one of the “greenest” streets of the area, reflecting a significant amount of the mature forest landscape and providing views of the valley and the rolling hills. Meeting House Road also has a 20 metre right-of-way, including two travel lanes, and generous sidewalks and setbacks.
4. Clarence Street is characteristic of a “park drive” at a residential street scale. The narrow 17 metre right-of-way

with a two lane 8.5 metre roadway and the close proximity of buildings to street edge on the east side makes this street feel quite narrow and pedestrian in character. A good portion of the buildings on the east side are heritage contributing buildings and a considerable portion of the street is fronted by the Humber River Valley. The sidewalk along this street is discontinuous especially where it meets the valley edge.

5. William Street, James Streets, and Wallace Street are “neighbourhood streets” that are quite intimate in character and represent a prominence of heritage fabric. These streets are small in scale with setbacks that are generally tight to the street, and discontinuous sidewalks. These streets are more rural in character and private in nature having a continuous interplay of private manicured landscapes with the natural parkland and the close proximity of building face to the sidewalks – a character also prevalent on the east side of Clarence Street. These streets function as key linkages to the parklands and major open spaces.

Guidelines

1. Kipling Avenue
  - Should have a continuous planting of street trees on either side of the street and incorporate existing mature trees.
  - Should have a continuous sidewalk on both sides of the street and should be set back from the roadway and buffered by a green planting edge where possible.
  - Special paving materials should be used at key intersections and pedestrian oriented nodes.
  - The street cross section should be maintained as a three to four lane roadway and allow for various modes of transit such as buses and bicycles, as well as on street parking.
  - Properties with extensive front yards should remain transparent to the street and should be enhanced with gardens allowing for additional tree planting and landscaping.
  - Dedicated left hand and right hand turn lanes should be avoided with the exception of the Kipling Avenue and Woodbridge Avenue intersection.
2. Woodbridge Avenue
  - Should continue to function as a mixed use commercial street and promenade with commercial animation at grade.
  - The street section should reflect a more formal landscape treatment and tree planting design that responds to at-grade retail amenities such as building shade canopies, cafe furnishings and ease of pedestrian movement. The sidewalks should have special paving to enhance the identity of the commercial core, and gateway treatments at the Kipling Avenue and Woodbridge intersection.



- The sidewalks should be primarily hard surfaced to accommodate pedestrian traffic and there should be continuous sidewalk on both sides of the street.
- Should have a continuous enhanced paving treatment and palate of furnishings such as special lighting standards and benches that demarcate it as a “special street” and enhances the identity of the Woodbridge Core.
- Should accommodate on street parking where possible.

Meeting House Road, Clarence Street, Park Drive, William Street, James Street, and Wallace Street are unique and share different characteristics to that of Kipling Avenue and Woodbridge Avenue. These streets have strictly residential “street walls” intermixed with open space frontages, have small scale intimate street cross-sections, are less formal in streetscaping characteristics, have more “soft” landscaping qualities because of their relation to the river valley landscape and topography, and have a discontinuous double sided sidewalk condition. All buildings are single free standing structures of varying setbacks that seem to be “engulfed” in the forest landscape.

All of these streets have a single sided sidewalk cross-section for at least half of their street lengths, (see Schedule 18: Pedestrian and Bicycle Networks), and in all cases, have a relationship to the Humber River valley landscape. A change in sidewalk condition usually occurs where the river corridor meets the street edge. These streets are some of the oldest in Woodbridge’s street pattern and the single sided sidewalk attribute should be maintained as it reflects the remnant village character.

All new streets within the District should have a continuous double sided sidewalk condition.

### 3. Meeting House Road

- Should be maintained as the main connection to the valley from Kipling Avenue with a continuous planting of street trees set within a green planting edge.
- Additional tree planting should be encouraged on private property to contribute to the green canopy of the street.
- Views down to the valley from the top of the hill should be maintained and remain unobstructed.

### 4. Clarence Street and Park Drive

- Should be maintained as a “Park Drive” with a two travel lane cross section.
- Should have a continuous planting of street trees.
- Additional tree planting should be encouraged on private property especially where street trees cannot be accommodated within the right-of-way.

### 5. William, James, Wallace Streets

- Retain the small scale intimate and casual character of the streets, maintaining a two lane roadway with streetscape parking.

- Should maintain open space linkages to Nort Johnston Park and the Fairgrounds.
- Should have a continuous planting of street trees on both sides of the street.
- Additional tree planting should be encouraged on private property, especially where street trees cannot be accommodated within the right-of-way.

### 6. All other residential streets

- The same guidelines established for the above streets should be applied.
- For all other residential streets, a continuous double sided sidewalk condition is recommended.

### 7. Topography

- Maintain the alignment and hilled character of Meeting House Road, William Street, and Woodbridge Avenue in order to maintain the visual and physical experience of the rolling topography and the valley lands.

## 6.7.2 Street Furniture and Pedestrian Amenities

- In order to maintain a consistent character and identity for Woodbridge, a palate of high quality durable materials should be established for street furnishing and pedestrian amenities such as benches, tree grates, garbage receptacles, bike racks, newspaper stands, bus shelters, signage as well as lighting standards and street paving materials and should reflect color and style uniformity as well as ease of maintenance.
- Any existing furnishings or characteristics may be of value should be retrofitted and incorporated into new design. The language of materials should be coordinated but should also vary to some degree to reflect the distinct characteristics of the different character areas, streets and old and new architecture. For example, a more formal and public approach to furnishing and paving materials should be applied to Woodbridge Avenue such as providing benches and bike racks; a formal rhythm of street tree planting to accommodate street furniture, pedestrian movement and provide shade; and using paving materials to define the avenue as a distinct public commercial area. A more scaled down and intimate approach should be considered for residential streets where the emphasis should be placed on maximizing the amount of “green” along the street, in terms of street tree and boulevard planting, and increasing the natural forest canopies and landscapes.

## 6.7.3 Street Trees

- In general, all streets should be well planted with street trees to enhance the green character of the District and extend the character of the surrounding parkland.

- Further to this, the type, use, language and location of street trees should be carefully considered to support and enhance the heritage character and attributes that are fundamental to each street type as described in the above section 6.7.1. For example, streets such as Kipling Avenue that are considered “park drives” should, where the right-of-way allows, have a staggered double row of street tree planting. Clarence Street should also have a single row of trees that can provide a complete overhead canopy.
- Trees along commercial streets such as Woodbridge Avenue should be planted at grade, with urban street tree planting techniques that provide longevity to trees in a more urban and traversed context, including trench planting. It is important for streets such as Woodbridge Avenue with building heights up to six storeys, to have street trees that provide human scale comfort to the street.

### 6.7.4 Signage

- Should be expressive of the character and quality of Woodbridge, but designed to respectfully fit its “village” context, without being too idiosyncratic or “quaint”.
- Should be designed to direct visitors and the community to hidden features, heritage gems, and key built and open space features throughout Woodbridge.
- Should be used for wayfinding of trail and pedestrian routes such as the Woodbridge “heritage walk loop” and routes to the valley system.
- Commercial signage should be limited to ground level uses along woodbridge Avenue and Kipling Avenue and should remain flush with the building facade. Back-lit signage and third party signage are prohibited within the HCD.

#### 6.7.4.1 Signage By-Law

The City of Vaughan By-Law 203-92 regulates signage in the City. Section 11 of the By-Law establishes “Special Sign Districts” in Thornhill, Kleinberg, Woodbridge, and Maple. Woodbridge should continue to be designated a Special Sign District.

- The Woodbridge Special Sign District should be amended to include the entire boundary of the Woodbridge Heritage Conservation District.
- The Sign By-Law should be amended to strengthen its protection of the heritage character in the Heritage District. In particular, internally illuminated signs and awnings should be required to be retractable, in the traditional profile and material.
- The Sign By-Law should be enforced

### 6.7.5 Street Lighting

- A hierarchy of street lighting standards should be established for the various street types and character areas to accommodate varying conditions such as pedestrian scaled lighting along more pedestrian oriented streets or trail walks, or a combination of pedestrian and vehicular lighting for the main streets.
- Placement of lighting should be coordinated and in keeping with the rhythm and placement of other streetscape features such as street trees, benches and other furnishings.
- Placement and style of lighting should achieve the necessary level of illumination required for the given streetscape and area.
- The style of lighting should be respectful of the heritage character of Woodbridge and should vary in scale according to the type and character of the street.
- Along Woodbridge Avenue and Kipling Avenue both street lighting and pedestrian scaled lighting should be applied as part of the streetscape furnishing and should also accommodate opportunities for additional features such as banners, signage or plant material.
- More pedestrian scaled lighting standards should be applied for Clarence Street, Wallace Street, William Street and James Street, and should also have the potential for additional embellishment that could provide unique features for the different character areas.

### 6.7.6 Parking

- On street parking is allowed along the main commercial and mixed use streets: Kipling Avenue and Woodbridge Avenue.
- Where the right-of-way permits, on street parking should be accommodated on one side of residential streets: Wallace Avenue, Clarence Street.
- As intensification occurs, publicly accessible structured parking along Woodbridge Avenue should be considered.
- On-site parking, including structured parking should not be visible from the street or from public spaces. Parking areas should be concealed and buffered with buildings with active uses.

### 6.7.7 Bridges

(See Schedule 13, Page 68)

In 1855 the name “Woodbridge” was chosen for the settlement partially due to the number of wooden bridges within the community that were needed to cross the Humber River and tributaries running through the area. There are two distinct types



of bridges present within the Woodbridge Heritage Boundary today:

- two C.P.R. bridge crossings – over William Street and at Woodbridge Avenue.
- three Humber River vehicular and pedestrian bridge crossings – Clarence Street north, at Woodbridge and Islington Avenues, and Islington Avenue north.

**Heritage Attribute**

1. The bridges and concept of “bridging” is an inherent part of the historical infrastructure that represents Woodbridge due to the natural landscape of the Humber River.
2. The bridges contribute as special features within the Heritage district and can typically be viewed and experienced in the context of the forested landscape.
3. The bridges provide opportunities to view the valley landscape, are an integral part of the valley trail experience in terms of scenic views, and function as unique art forms within the landscape.

**Guidelines**

1. The rail bridges in Woodbridge have an historic quality and should be maintained, and existing pedestrian access should also be maintained.

2. The Humber River bridges identified in Schedule 19 are fairly new and have minimal heritage character. If these bridges are ever replaced, bridges with some symbolic reference or artistic “heritage” quality should be considered.
3. Recognition of the original Humber River bridges should be considered in the form of signage or plaques, and should be provided at the original bridge locations or on the bridges that are still in or near the original locations.



C.P. Rail Bridges

Humber River Bridges

# 7.0 HERITAGE BUILDINGS

## 7.1 A Conservation Plan

The conservation of heritage buildings requires a sensitive and informed understanding of the building's design, construction methods, history, and context. A Conservation Plan should be undertaken prior to any intervention in a heritage building, and as a means to prolong the building's life span. A Conservation Plan undertaken by a qualified professional will provide valuable documentation of heritage resources and provide property owners with the necessary tools and knowledge to properly care for their buildings.

When undertaking heritage conservation work, this plan recommends following the Federal Standards and Guidelines for Heritage Conservation. An additional level of guidelines is provided in this section to inform conservation work within the Woodbridge HCD. These include guidelines for:

- Brick or Terra Cotta Masonry
- Stone Masonry
- Foundation
- Traditional Stucco Siding
- Wood Siding
- Roofing
- Gable Ends and Dormer Windows
- Windows and Shutters
- Doors
- Porches
- Projections
- Paint
- Gutters and Rain Water Leaders
- Fences
- Commercial Signages
- Storefronts

Reference should be made to historical photos or other documentary evidence when available in order to gain information on a building's elements, details and materials.

### 7.1.1 Brick Masonry

#### Historic Characteristics

Historically, brick was a popular choice for a permanent home, because it is durable, flexible, fireproof and attractive with various colours and shapes to choose from.

Brick is historically structural or loadbearing. Generally a wall consists of two wythes or rows of brick bonded together by 'headers' (bricks placed front to back across the two wythes). In larger or taller buildings there may be 3 or more wythes.

Surface patterns in brick walls are the result of this bonding. Bonding patterns fall into types by common usage (common bond, English bond, Flemish bond and so on). Further decorative work such as diaper work (diamond patterns on a brick wall) or brick shapes add interest to more sophisticated brick buildings.

The use of brick as a veneer started in the mid 20th century. In these buildings no bonding is visible and bricks are laid only in stretcher coursing. However, some historic brick walls appear to be veneer, but in fact have hidden bonding, and are actually traditional loadbearing brick walls, with two or more wythes of thickness.

Brick is damaged by: freezing and thawing when wet (ice action fractures the brick surface); rising damp (water drawn into the brick from damp soil); physical overload (causes crushing or fracturing); building movement (leads to cracking), aging (where mortar has weathered and lost its binders and strength) and improper installation or repair (pointing mortar is too hard).

Brick was very soft in early days of production and became harder and more colourful as industrial processes matured in the later 19th and early 20th Century.

Terra cotta is the name given to fired clay units that are generally very decorative, larger in scale often imitate stone and are generally hollow. They were built into walls as decorative items such as capitals, brackets, cornices and so on.

Brick or terra cotta are attractive and enduring products which are essential character defining elements of a historic masonry building.



Intervention Notes

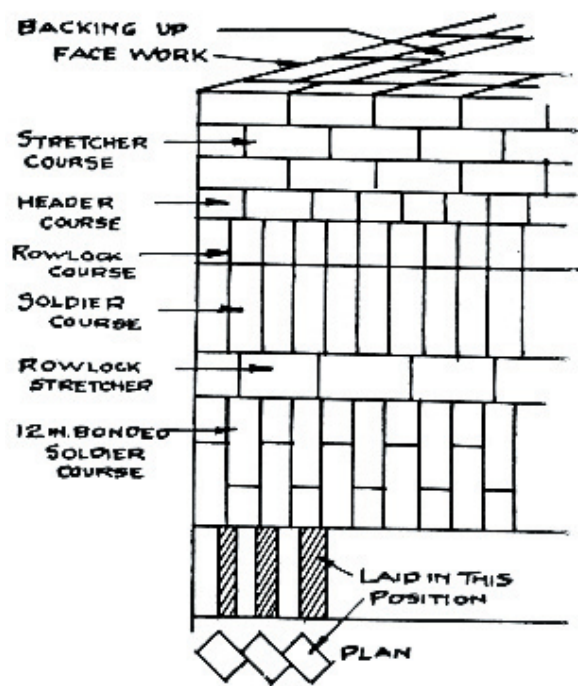
If brick walls are deteriorated they should be repaired and not replaced or covered by other materials. The underlying cause of deterioration should be investigated and corrected as part of the masonry repair / restoration project.

Brick walls require periodic pointing as joints weather. This must be done using correct methods for hardness of joints, shape of joints, tooling and occasionally decorative aspects such as colour, raised ribbon or tuck finishes. Replacement brick or terra cotta units should match the original masonry in size, shape, finish, and colour. This may require research to find correct replacements still being made, using salvaged materials, or even custom manufacture of replica units.

The cleaning of soiled brick and terra cotta masonry is possible and is occasionally desirable to enhance the image of a building, reduce surface damage from chemically active soiling, and to blend in new repair / restoration work. Proper methods should be researched and tested before proceeding. Methods should not damage the brick, be environmentally appropriate, and be gently applied to leave some patina of age. Cleaning should not be impulsively applied and should not try to achieve a new appearance.

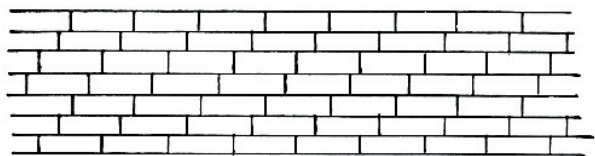
Sandblasting of masonry should never be undertaken as it irreparably destroys the surface of the masonry units.

All masonry work should be undertaken under the supervision of, and by knowledgeable practitioners (architects, contractors, and other specialists).

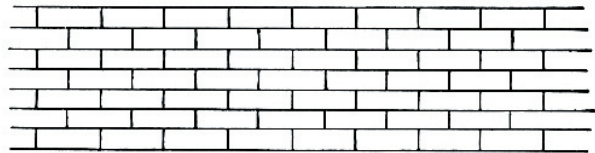


Brick Course

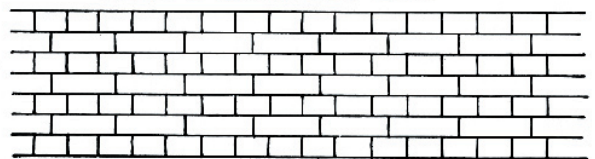
Image Credit: Page 83, The Art of Bricklaying, J. Edgar Ray, Chas. A. Bennett Co., Publishers



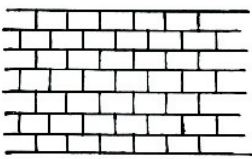
2" RUNNING BOND



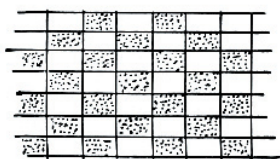
RUNNING STRETCHER BOND



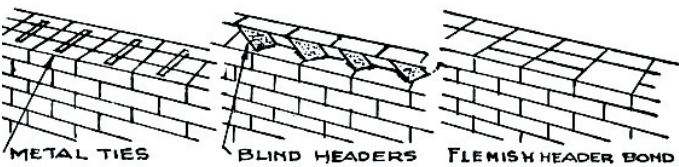
ENGLISH BOND



HEADER BOND

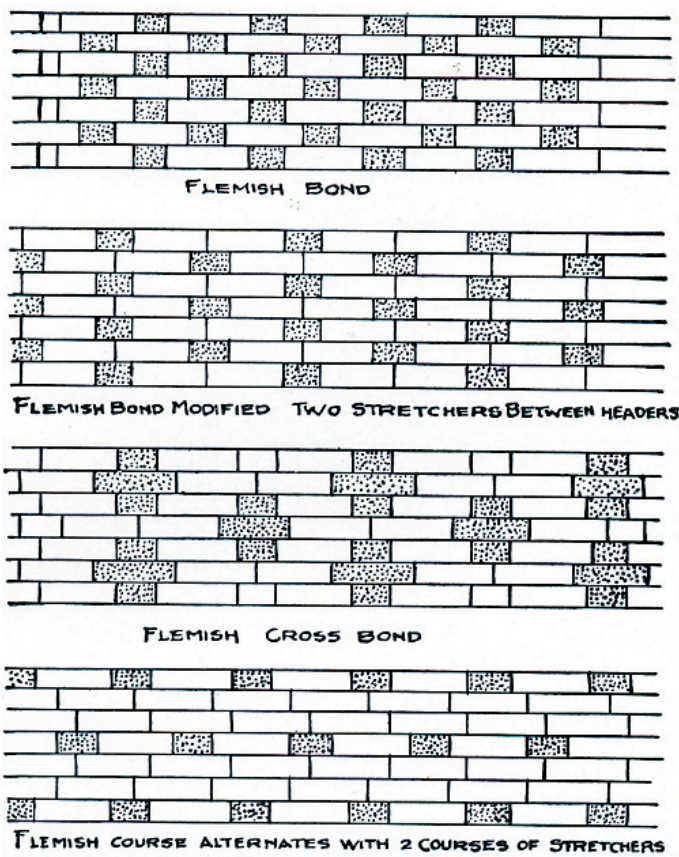


CHECKER BOARD BOND



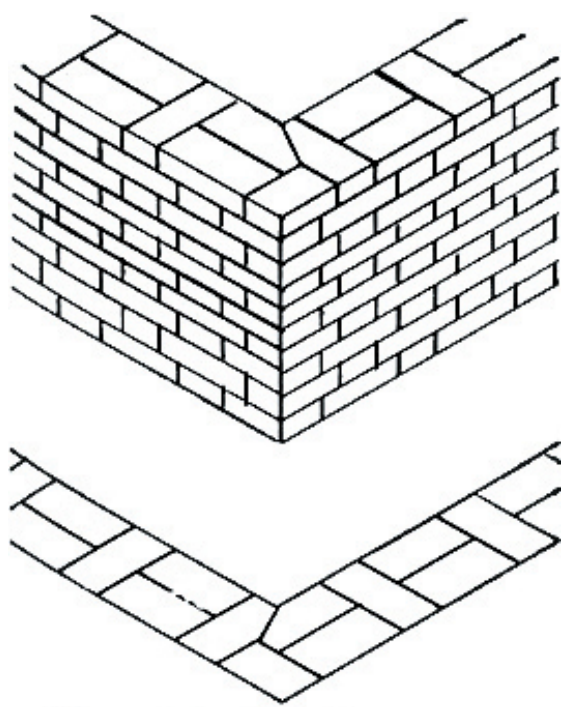
Brick Bond

Image Credit: Page 123, The Art of Bricklaying, J. Edgar Ray, Chas. A. Bennett Co., Publishers



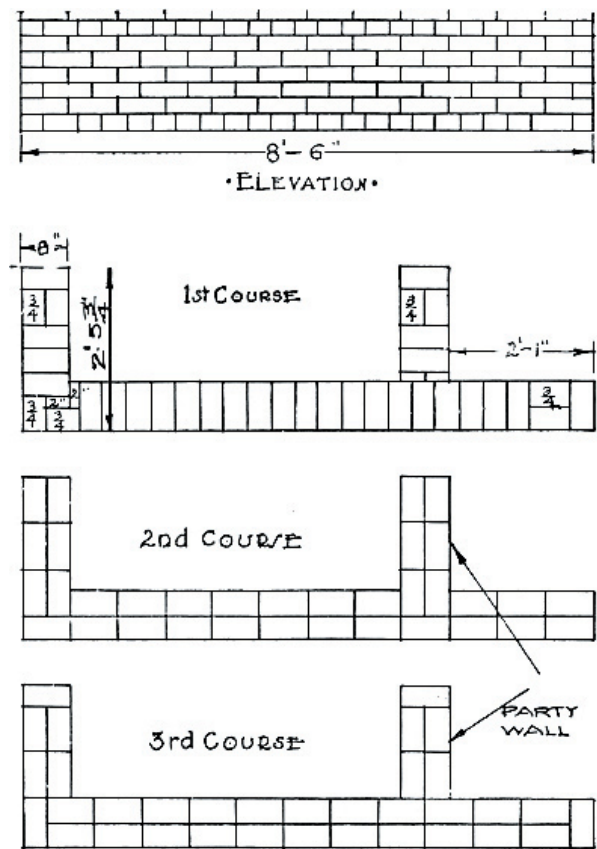
Flemish Bond

Image Credit: Page 124, The Art of Bricklaying, J. Edgar Ray, Chas. A. Bennett Co., Publishers



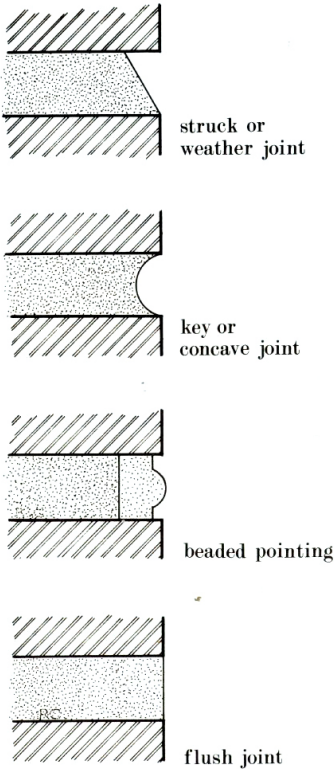
Flemish Bond

Image Credit: Page 99, The Art of Bricklaying, J. Edgar Ray, Chas. A. Bennett Co., Publishers



8" Wall American Bond

Image Credit: Page 114, The Art of Bricklaying, J. Edgar Ray, Chas. A. Bennett Co., Publishers



The Most Common Brick Joints and Pointing Used in Turn-of-century Building

Image Credit: Page 8, Guidelines for Restoring Brick Masonry, British Columbia Heritage Trust, Technical Paper Series



7.1.2 Stone Masonry

Historic Characteristics

Historically, stone masonry was used in several forms. Most commonly, random stone rubble walls form the foundations of historic buildings. In early buildings these can be very thick (16"-24") and became thinner in the 20th century. Stone foundations were replaced by other materials such as concrete block, brick, or plain concrete as the 20th century progressed. Stones in foundations are generally granite or hard limestone.

Building stone selection varies widely in type depending upon use and availability, and was a science unto itself as well as an artistic character defining element of the building. It ranges in appearance and hardness from granites, through the more generally used limestones, to relatively soft and often colourful sandstones. Unusual applications include pebbles, rounded river rock, split face stone. or flint nodules set in mortar like a stucco layer. (See Stucco Siding.)

Similar to brick, stone wall appearance is a combination of stone treatment such as coursed rubble, course or fine ashlar, decorative or multicoloured carved stone, and the necessary bonding of wythes for structural stability.

Stone is damaged by: freezing and thawing when wet (ice action fractures the brick surface); rising damp (water drawn into the brick from damp soil); physical overload (causes crushing or fracturing); building movement (leads to cracking), aging (where mortar has weathered and lost its binders and strength) and improper installation or repair (pointing mortar is too hard).

Stone in buildings is an essential character defining element of a historic masonry building.

Intervention Notes

If stone walls are deteriorated they should be repaired and not replaced or covered by other materials. The underlying cause of deterioration should be investigated and corrected as part of the masonry repair / restoration project.

Stone walls require periodic pointing as joints weather. This must be done using correct methods for hardness of joints, shape of joints, tooling and occasionally decorative aspects such as colour, raised ribbon or tuck finishes.

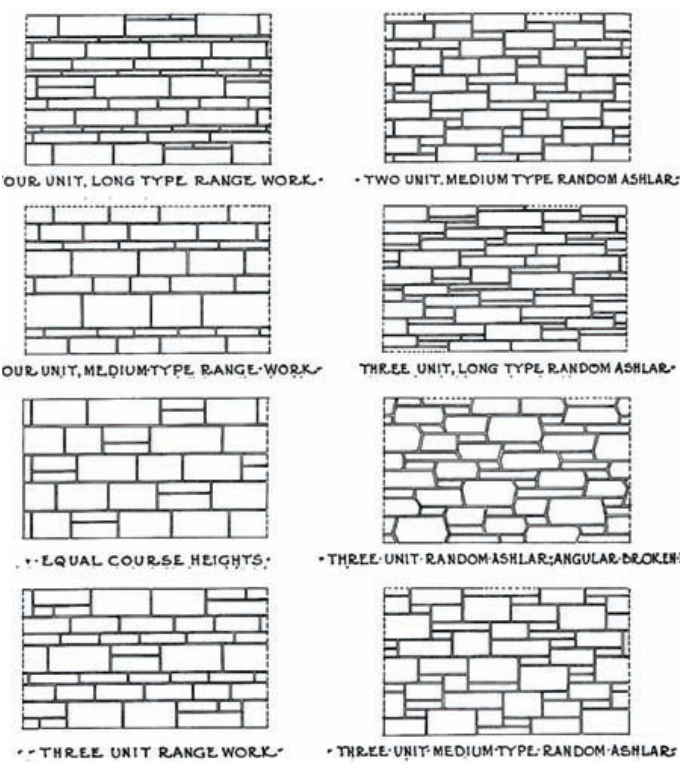
Replacement stone units should match the original in type of stone, size, shape, finish, and colour. This may require research

to find correct replacements, custom cutting and carving, or the use of salvaged materials.

The cleaning of soiled stone masonry is possible and is occasionally desirable to enhance the image of a building, reduce surface damage from chemically active soiling and to blend in new repair / restoration work. Proper methods vary with the kind of stone and should be researched and tested before proceeding. Methods should not damage the stone, be environmentally appropriate, and be gently applied to leave some patina of age. Cleaning should not be impulsively applied and should not try to achieve a new appearance.

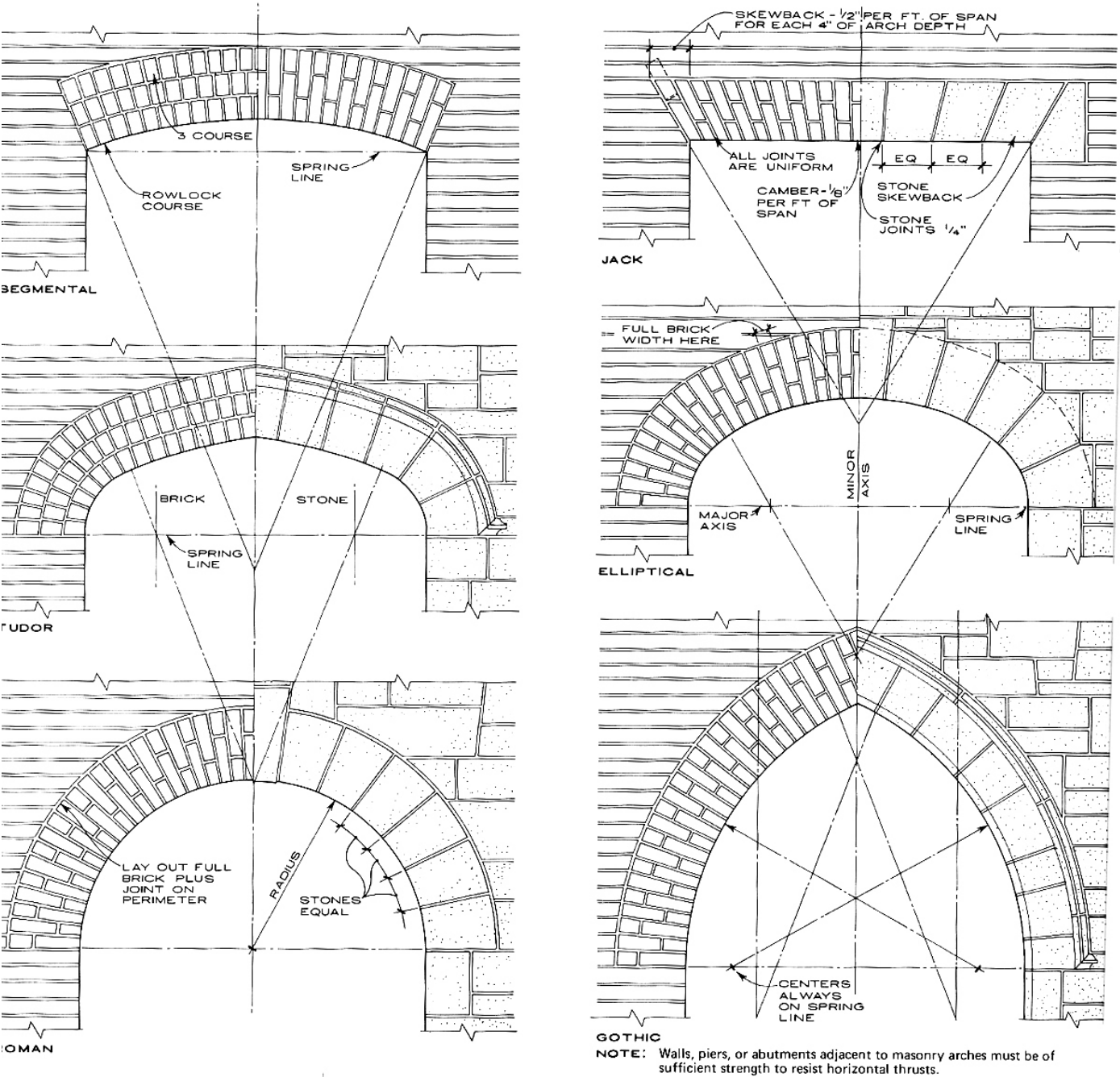
Sandblasting of softer stone masonry should never be undertaken as it irreparably destroys the surface of the masonry units. Hard stone such as granites may possibly tolerate this method where surface finish and material allow.

All masonry work should be undertaken under the supervision of and by knowledgeable practitioners (architects, contractors and specialists).



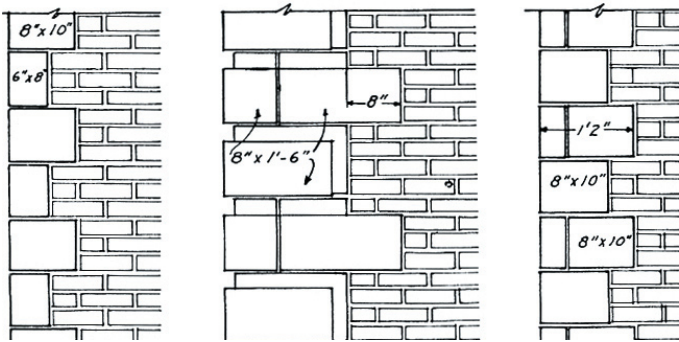
Stone Work

Image Credit: Page 93, Architectural Details, Classic Pages from Architectural Graphic Standards 1940-1980, Ramsey/Sleeper, The American Institute of Architects



Masonry Arches

Image Credit: Page 206, Architectural Graphic Standards, Eighth Edition, Ramsey/Sleeper, The American Institute of Architects



Types of Cut Stone Quoins for Use with Brick

Image Credit: Page 90, Architectural Details, Classic Pages from Architectural Graphic Standards 1940-1980, Ramsey/Sleeper, The American Institute of Architects



7.1.3 Foundations

Historic Characteristic

See stone masonry section 7.1.2.

Foundation walls are similar to stone walls but are subject to more demanding conditions. They are subject to freezing and thawing, are often wet, must hold out ground water from rain above or soils beside, and hold up the building at the same time. In older walls waterproofing or dampproofing may not exist and years of dampness may have washed out binders from the mortars rendering the foundation water permeable, or even structurally unstable.

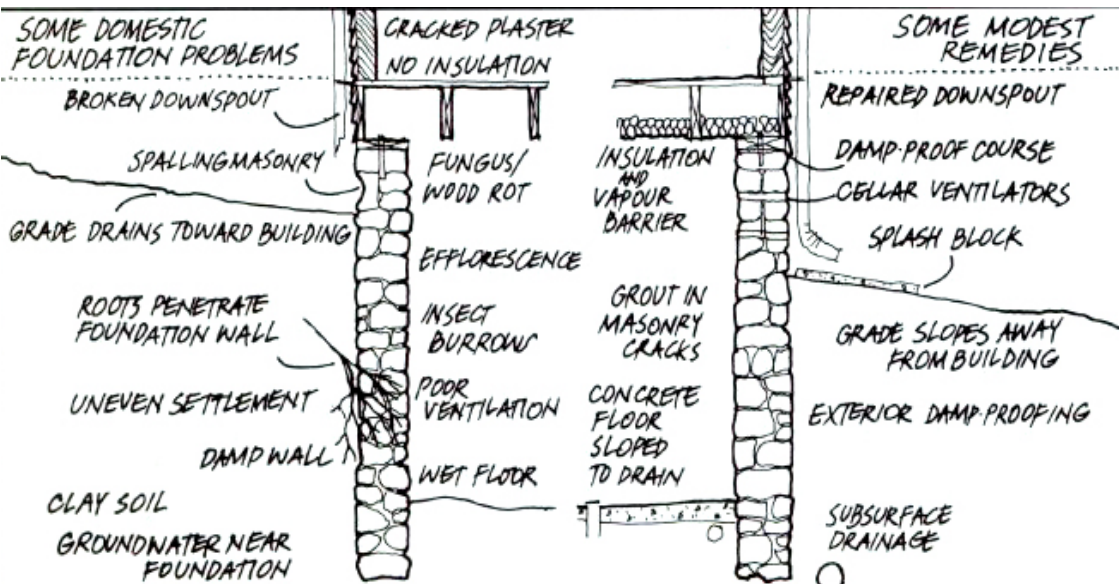
Foundation walls are often visible at grade and where visible are a character defining element.

Intervention Notes

Despite quick fix remedies promoted in the marketplace, to best repair/restore a foundation very often requires the following:

- excavating around the building perimeter,
- pointing the foundation inside and outside,
- low pressure grouting of the wall cavity, if necessary
- parging the exterior below grade and applying a good dampproofing or waterproofing.

Further, when this work is done it is a good idea to install weeping pipe, thus promoting a healthy foundation wall for years to come. This work also reduces rising damp, preserves original materials, and contributes to the preservation of the whole building.



Some Domestic Foundation Problems

Image Credit: Page 115, Well Preserved,  
The Ontario Heritage Foundation's Manual of Principles and Practice for Architectural Conservation, Mark Fram

7.1.4 Traditional Stucco Siding

Historic Characteristic

Historic stucco siding is a legitimate finish used for centuries. Installed by good craftsmen, stucco can imitate stone much as other forms of plaster work can. It can also be plain or coloured, smooth or have aggregate embedded in its surface (such as pebble-dash). In some periods, stucco work is an important element of the style as in arts and crafts buildings.

Stucco is historically applied like plaster in 3 layers bonded to the wall with lath. Lath in early buildings consists of wood strips and in newer buildings, galvanized metal. Occasionally stucco was bonded directly to brick or stone masonry by raking out joints and roughening the masonry surface.

Stucco mix is generally lime, portland cement, or a combination, with the addition of sand “mortar”.

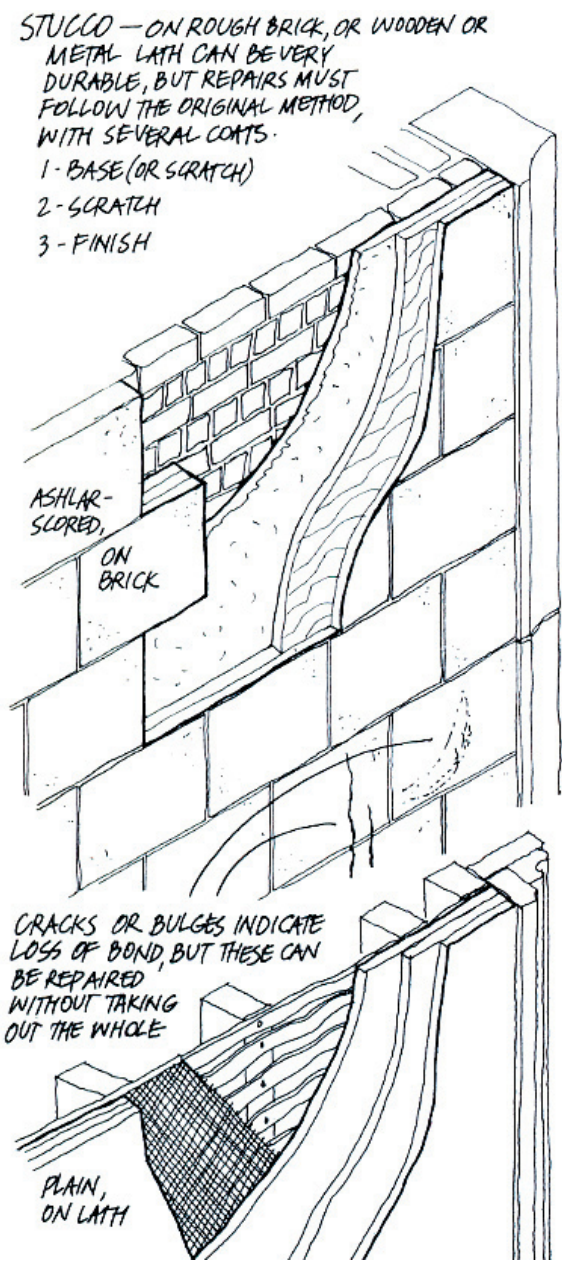
There are still skilled tradesmen that work in traditional stucco materials although they are becoming more difficult to locate.

Intervention Notes

Traditional stucco work should be respected as a legitimate historic material. Modern so-called “stucco” should be avoided except in rare circumstances where its use is compatible with the historic material thickness and appearance.

Modern stucco is generally composed of a thin layering of acrylic polymers and plastic mesh glued to polystyrene insulation. It is a coating system that borrows the traditional name. When inappropriately used it diminishes the historic appearance of the building, and at worse it adds thickness, obscures historic materials, and cannot achieve a historic texture or bind an aggregate as pebble-dash to the surface.

Where stucco is a character defining element of the style, traditional stucco work should be used.



Stucco has been a much-used exterior surface in every era of Ontario architecture

Image Credit: Page 145, Well Preserved, The Ontario Heritage Foundation's Manual of Principles and Practice for Architectural Conservation, Mark Fram



7.1.5 Wood Siding

Historic Characteristic

Ontario is a region traditionally rich in wood resources. As such, buildings of all periods and most styles have included a version based on wood siding. The use of wood in these buildings is an important character defining element.

Wood siding is primarily of two types, horizontal clapboarding or its variations and vertical board and batten siding. In some periods wood shingles were used as siding, often in panels such as gable ends or dormers (Queen Anne Revival or Arts and Crafts).

Wood siding is generally paint finished, however for shingle siding, stain and or oil were occasionally used.

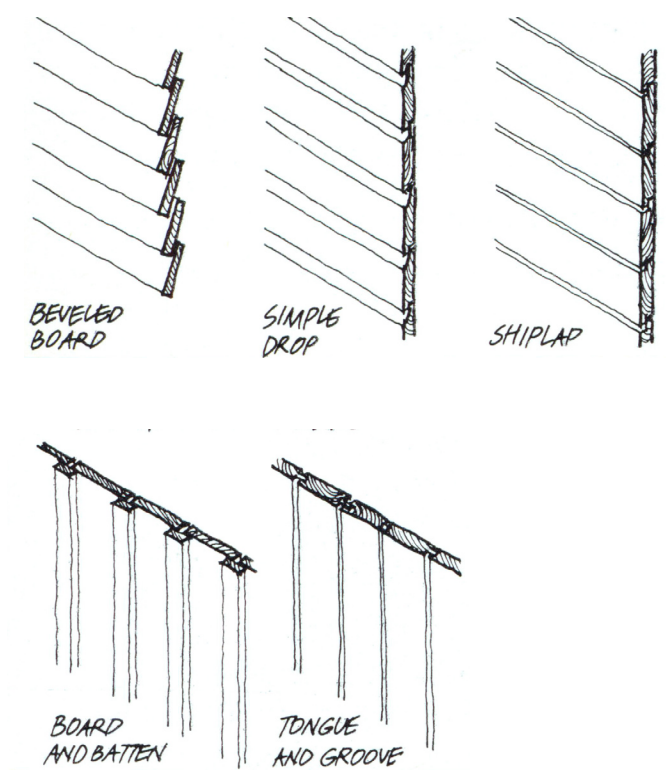
Wood siding deteriorates by rotting from poor or failed detailing allowing water to penetrate the system; animal attacks (squirrels, bats, raccoons), physical damage, weathering and erosion. Well maintained wood siding can last a very long time, sometimes in excess of 100 years.

Intervention Notes

Where wood siding is in restorable or reusable condition it should be repaired and maintained. New pieces can be made to match existing profiles, and many historic profiles such as channel siding and wood shingles still exist. Maintaining roofing details, flashings, and sealants, protective coatings, and paint, is essential to long term survival.

Where it is necessary to replace fully deteriorated siding, new siding of matching material and profiles should be installed.

Imitation materials are often promoted for traditional material replacement. These include aluminium and vinyl siding and various cement board products. These should be avoided. When applied over historic wood materials they can disguise various forms of ongoing deterioration, on occasion promote deterioration by trapping moisture. They always diminish the historic appearance of the building.



Some Types of Wood Siding

Image Credit: Page 137, Well Preserved, The Ontario Heritage Foundation's Manual of Principles and Practice for Architectural Conservation, Mark Fram

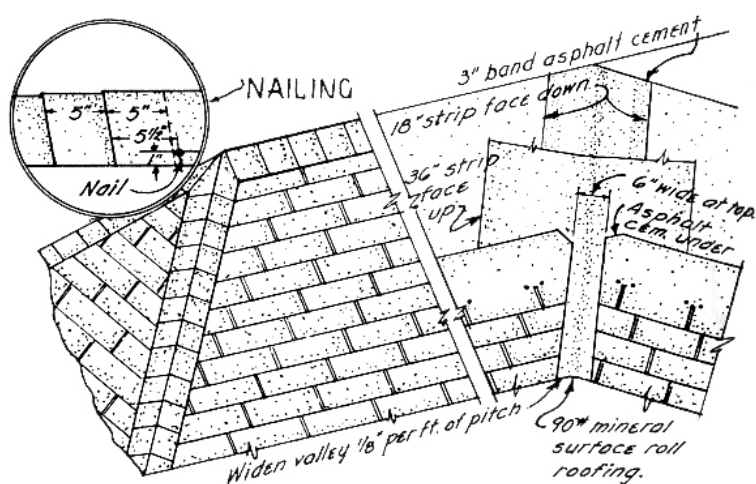
7.1.6 Roofing

Historic Characteristic

Today asphalt shingles dominate our provincial roofscape. They are effective at keeping out water during their working life and are cheap to install. They came into fashion as a permanent roofing material in the 1930's, and by the 1950's had replaced most traditional roofing.

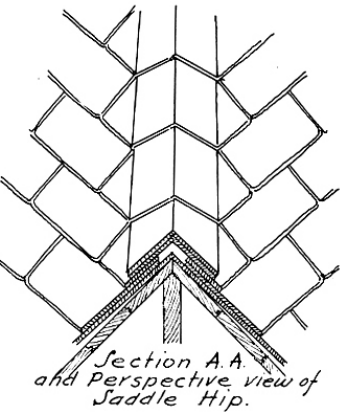
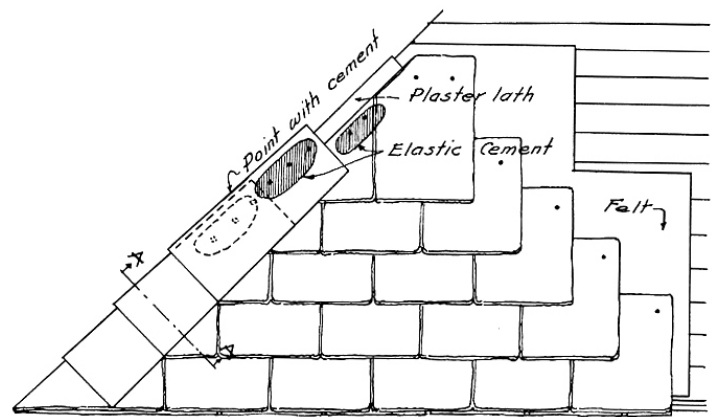
Historically wood shingles were the dominant roofing material followed by slate, clay tile, board and batten, metal shingles or sheets (copper, or tinned iron sheet). Thatch was rarely used.

Wood shingles and slates were often cut to patterns and wood shingles were occasionally stained. Polychromatic slates were often used for decorative effect.



Shingle Roofing

Image Credit: Page 182, Architectural Details, Classic Pages from Architectural Graphic Standards 1940-1980, Ramsey/Sleeper, The American Institute of Architects



Slate Roofing, Image Credit: Page 66, Architectural Graphic Standards, 1932, Ramsey/ Sleeper



Wood shingles were generally eastern white cedar, pine, or as it became available, western red cedar.

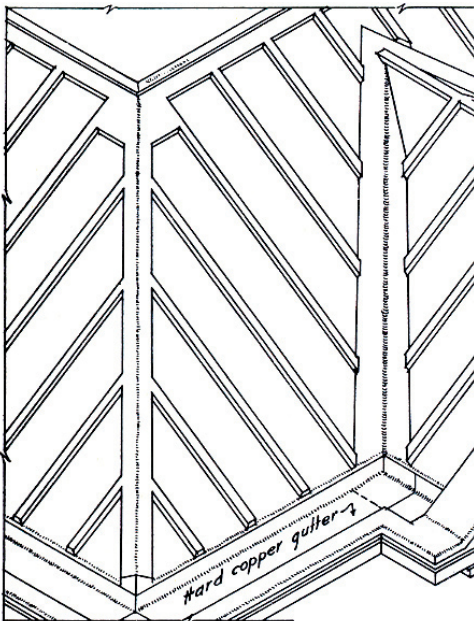
Shingles were made in two “forms”. Standard thin roofing shingles were mostly used for houses and better buildings; and shakes, thicker cruder split cedar, for sheds and barns. It is a misconception that shakes were generally used earlier, although this may be true of the “first house” - rude cabins erected for immediate shelter - until such time as the permanent “second” house could be constructed.

Wood shingles deteriorate by erosion from weathering, splitting from drying out or physical damage, and animal or fungal attack.

Slate roof is long lasting, up to 100 years and occasionally more, if cared for. Slates deteriorate through erosion from weathering, freezing and thawing as the absorption rate increases with age, and physical damage and failing fasteners (improper nails rust away).

Clay tile roofing is very similar in performance and deterioration effects to slate roofing.

Copper roofing is very stable and long lasting, if properly installed with correct fasteners and flashings it can last in excess of 100 years. Copper deteriorates from slow weathering, cracking from expansion and contraction if not properly installed, failing fasteners, physical damage, and electrolysis if installed in combination with other metals, or acidic materials that eat away at the metal.



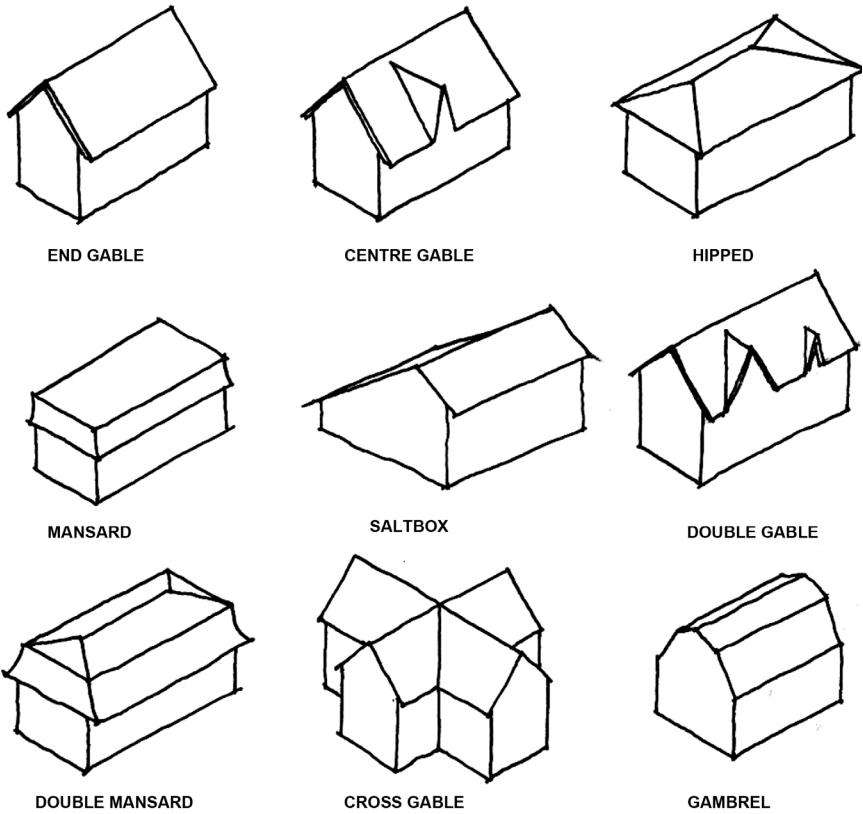
Coper Roofing

Image Credit: Page 72, Architectural Graphic Standards, 1932, Ramsey/ Sleeper

Intervention Notes

For significant buildings where the roofing is an integral part of the original design or style, roofing should be repaired. When replacement is required, replace in kind with the same material, colour, texture and detailing.

For period housing or lesser buildings, traditional roofing where it exists should be repaired, or traditional materials be reinstalled when roofing requires replacement. If this is not possible, then a good imitation material may be permitted in consideration of the relatively short lifespan of roofing materials. Imitation materials include: specialty asphalt shingles with a weathered wood appearance; fire cement board roofing products that imitate wood, clay tile, or slate; or prefinished metals. The type of re-roofing applied should mirror the original roofing and be consistent with the style of the building. Grandiose roofing on modest buildings should be avoided and visa versa.



Roof Type    Image Credit: Sketch by GBCA

7.1.7 Gable Ends and Dormer Windows

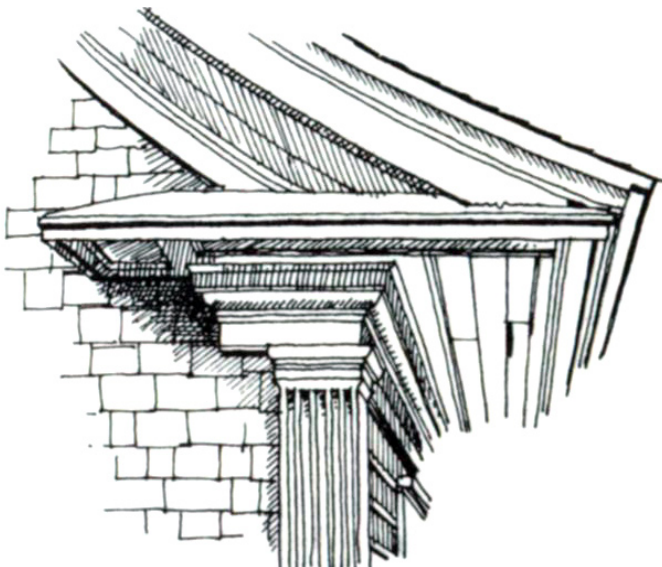
Historic Characteristics

Many styles utilize gable ends and dormer windows at the roof as a significant part of the design. Gables and dormers may be as simple as the triangulated area at the ends of a simple Georgian pitched roof or an explosion of decorative detailing in a complex late Victorian Queen Anne building. Gables and dormers take many forms and are historically often decorated with trim that can be simple , or a froth of complex gothic detailing with waves, sticks, spooling and balls, panels and bulls eyes, sunbursts and so on.

The form, pitch, and decorative trim of a gable or dormer is an essential part of a period style. The attributes of the trim are historically carefully considered following proportional rule books or stylistic pattern theories of the time. Whether a simple ogee curve or a complex build up of moldings and bracketry, the design of the gable ends or dormers in a roof must be respected, or the understanding of the building and its design can be lost.

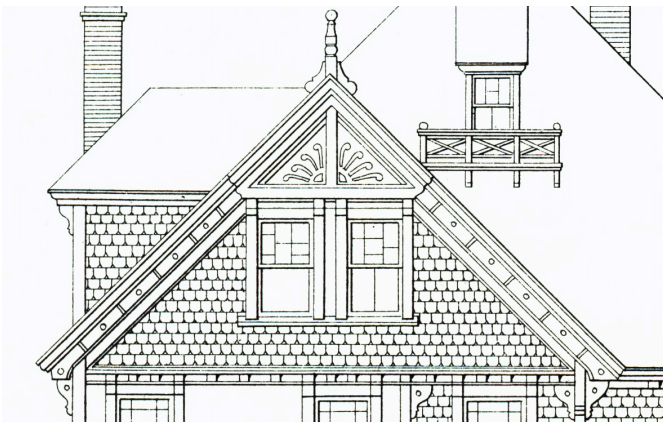
Trims are generally of wood, however in finer buildings these can also be found to be stone, profiled brick, or terra cotta.

Gable and dormer detailing, especially complex detailing is always at risk. It can be subject to physical damage through routine maintenance (ladders, re-roofing etc.), neglect of a complex painting regime, animals (nesting, etc), and rotting from continued weather exposure. Often repairs are complex, and so a slow loss of detail by non replacement is sometimes the result. Gable and dormer features are an essential character defining element of a historic building.



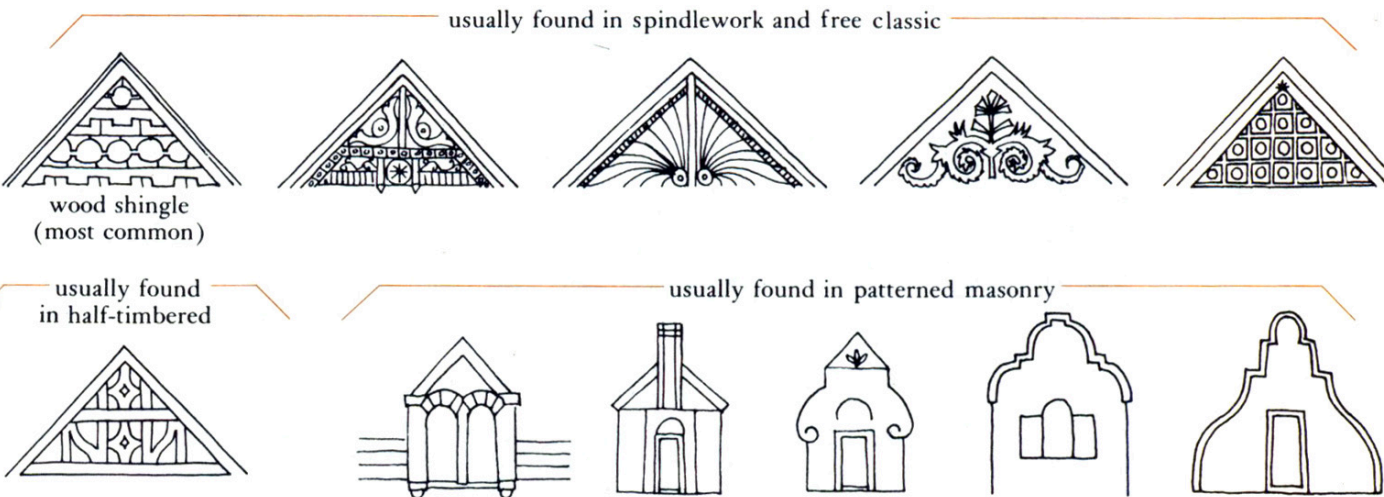
Returned Eaves and Classic Moldings on Classic Houses

Image Credit: Page 5, The Buildings of Canada, A Guide to Pre-20th-century Styles in Houses, Churches and Other Structures, Environment Canada



Queen Anne Revival Gable End

Image Credit: Page 42, Victorian Architecture, Two Pattern Books by A.J.Bicknell & W.T.Comstock, 1978



Typical Queen Anne Revival Gable Detailing

Image Credit: Page 267, A Field Guide to American Houses, Virginia & Lee McAlester, 1984



Intervention Notes

Careful continuous stewardship of the building prevents the owner from facing dramatic cyclical capital projects, where the cost of replacing decorative features is sometimes considered to be onerous.

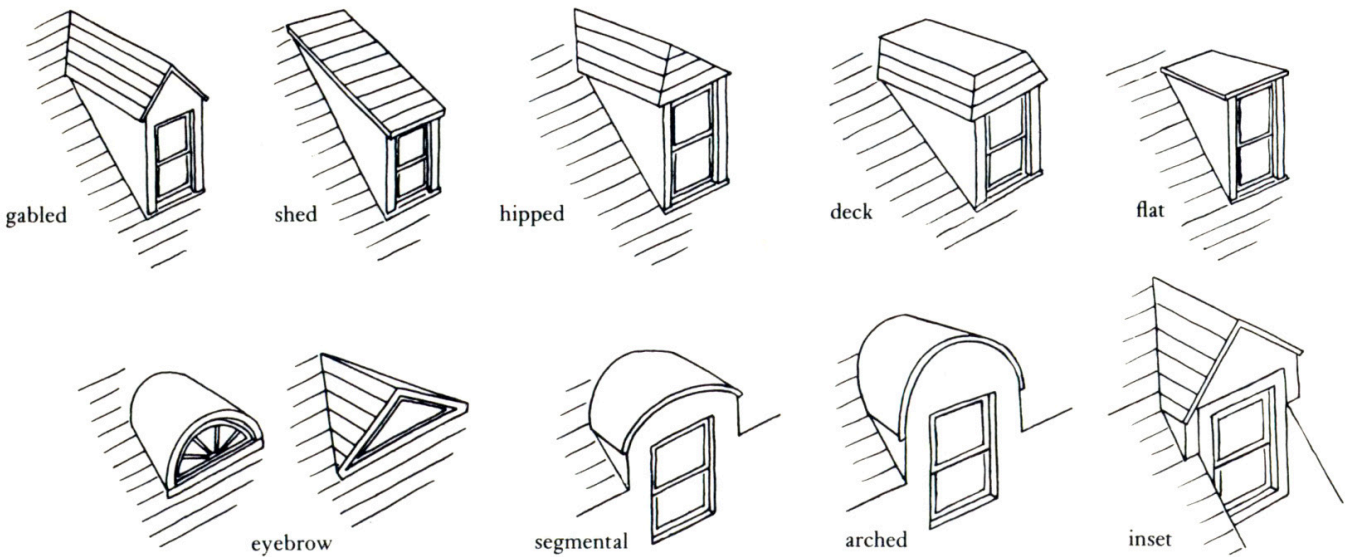
Gables and dormers should be conserved as an essential design element of the original style. They should not be obscured by new work or added or removed in the principal facades. The maintenance of the original building profile should be a high priority. New dormers may be added to rear or side elevations not readily observable from the public realm, where consistent with the style of the building.

Repairs to decorative features should be undertaken with the same materials, profiles, turning, textures, and as much as possible, details. Replacement features where repair is not possible should replicate the original in kind. Replacement of decorative features with modern “off the shelf” substitutes should be avoided. Removal of decorative features in the primary facades should not be permitted.

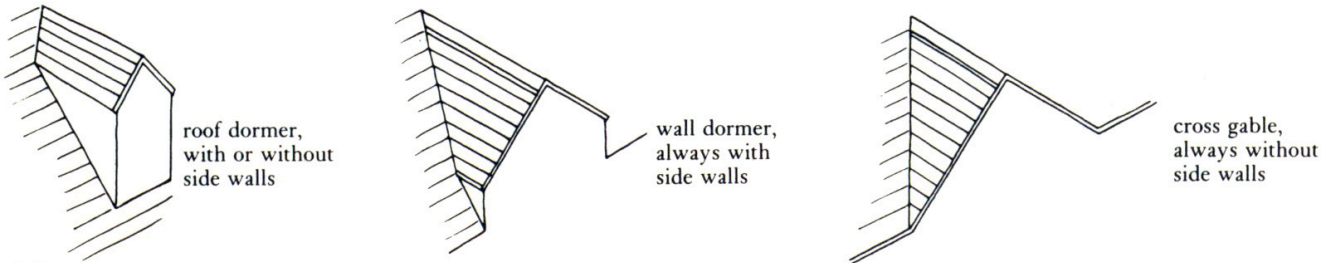


Typical Gothic Revival Gable Detailing

Image Credit: Page 199, A Field Guide to American Houses, Virginia & Lee McAlister, 1984



DORMERS & GABLES DISTINGUISHED



Dormer Types

Image Credit: Page 44, A Field Guide to American Houses, Virginia & Lee McAlister, 1984

7.1.8 Windows and Shutters

Historic Characteristics

Windows and their associated shutters where originally installed, are a character defining element of almost every style.

Window design, size and proportion have a long history of being subject to the rules of proportion. These rules were once universally understood in building design, either through applying mathematical ratios, or indirectly through pattern books and building traditions. Windows are the ‘eyes’ of a building and an element to which we instinctually respond.

Each style has a window design fundamental to that style. In most historic buildings in Ontario, windows are a variation of double hung or vertical sliders. However, in the Arts and Crafts period and in some Gothic Revival styles, casement windows were employed. In Art Moderne buildings windows are often horizontal pivot or awning types, but casement windows are also found. Double hung windows, and vertical slider windows are generally counterbalanced by a weight system with cotton cord and a pully at the head of the window.

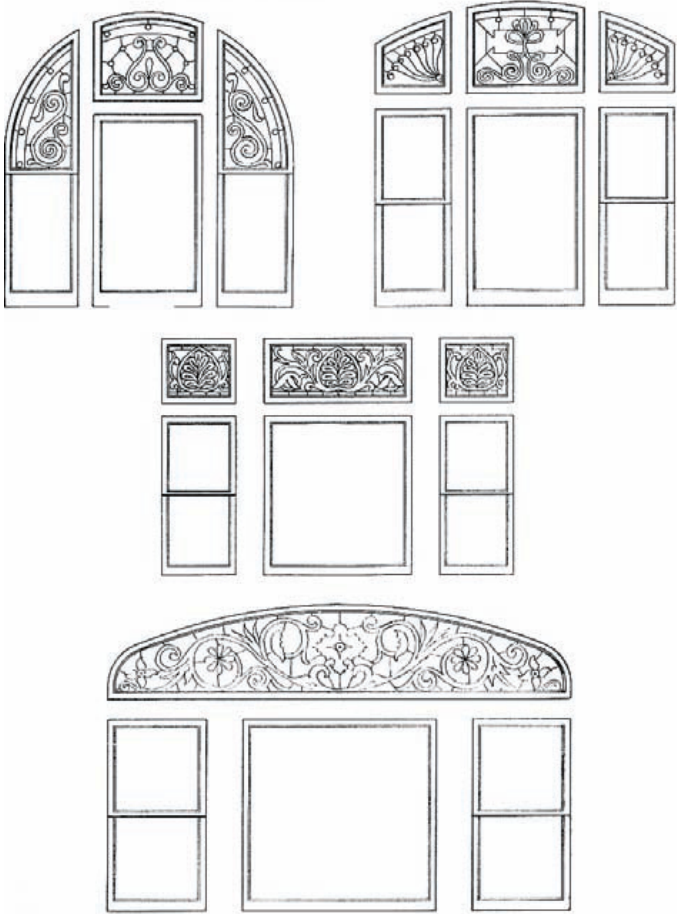
Typically windows were manufactured out of wood. However, in the Art Modern style, windows were occasionally steel or bronze. Window hardware was brass, however steel, iron, and bronze are also found differentiated in time, style and place.

Up until modern times windows were singly glazed and added window thermal performance was achieved by the installation of storm windows. Often the decorative aspect of a storm window mirrored the base window itself.

Until the second half of the twentieth century, glass was almost universally sealed in the frame by the use of linseed oil based putty. After this time, other sealants have replaced this traditional material.

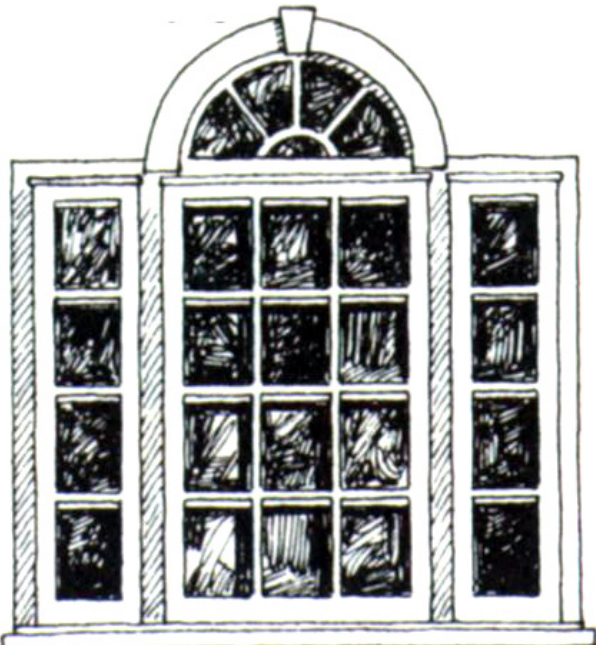
The number of glass panes, and proportion of the panes used are basic elements of the period in which they were installed. Glass was typically installed in a grid of lites (6 over 6, etc.), with the long axis vertical,. As glass technology improved, the size of sheets increased, and as glass surfaces became smoother, flatter and more transparent, the size of lites also increased. Once the ability to make large panes became technically possible, sentimentality and revival styles returned to the use of small panes singly or in combination with larger panes as part of the style. There was found to be a comfort that came from the detail of small panes and the screen effect of divided lites (mullions and muntins) that we still emulate today.

Shutters were a common component of window compositions and served the practical function of shading the enclosed rooms



Victorian Triple Front Windows

Image Credit: Page 37, The, Victorian Design Book, A Complete Guide to Victorian House Trim, Lee Valley Tools Ltd.



Palladian Window

Image Credit: Page 4, The Buildings of Canada, A Guide to Pre-20th-century Styles in Houses, Churches and Other Structures, Environment Canada



from the sun, and prevented fading of non colour fast fabric. They also occasionally served a security function and protected the precious glass from damage in storms.

Shutters are almost universally constructed of wood, with fixed louvre, moving louvre or panel variations.

As with other wood elements, damage to windows comes from weathering of elements, rotting from water penetration, lack of maintenance, physical damage and alteration.

Also, good windows can lose functionality from being over or improperly painted.

**Intervention Notes**

Historic windows in reasonable shape should be preserved and restored as any other decorative element of a historic building.

Good maintenance practice will preserve historic windows for the life of the building. Maintenance items include: periodic replacement of putty; application of sealants against weather

intrusion; repair of damaged glass in kind; periodic repainting, maintenance of weather seals; and replacement of lifting cords.

Installation of appropriate wood storm windows can often achieve a similar thermal performance to modern double glazing. It is not necessary to replace a window simply to achieve better thermal performance.

Where sealed double glazing is desired, if the window glass reglets allow, it may be possible to install it in existing frames.

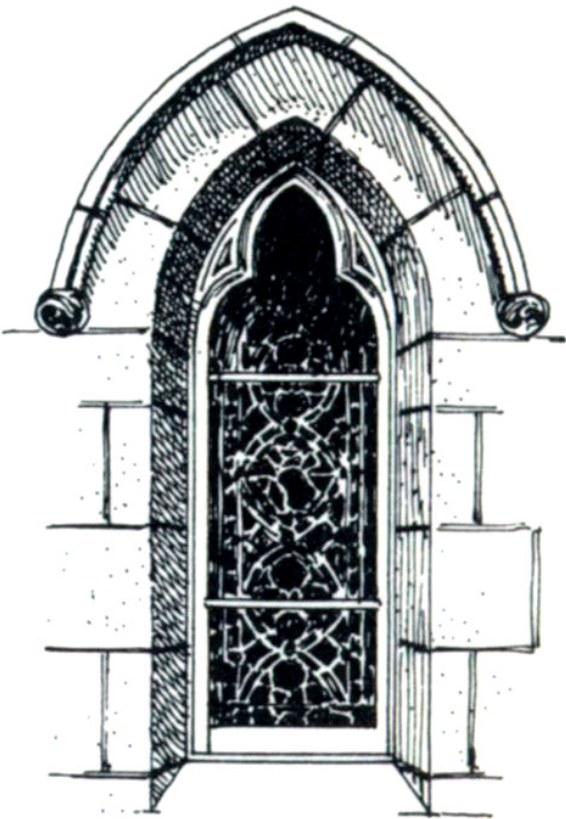
Where windows are damaged beyond reuse or repair, replica windows should be installed. These windows should be a careful copy of the original window in kind. Custom window makers are familiar with this work. Particular attention should be paid to window frame, mullion and muntin sizes and profiles. It is common to find replacement windows with framing members which are too thick, negatively affecting the appearance of the building.

Where replacement sash in existing frames are considered, these may be acceptable with appropriate attention paid to sizes, thickness and profiles.



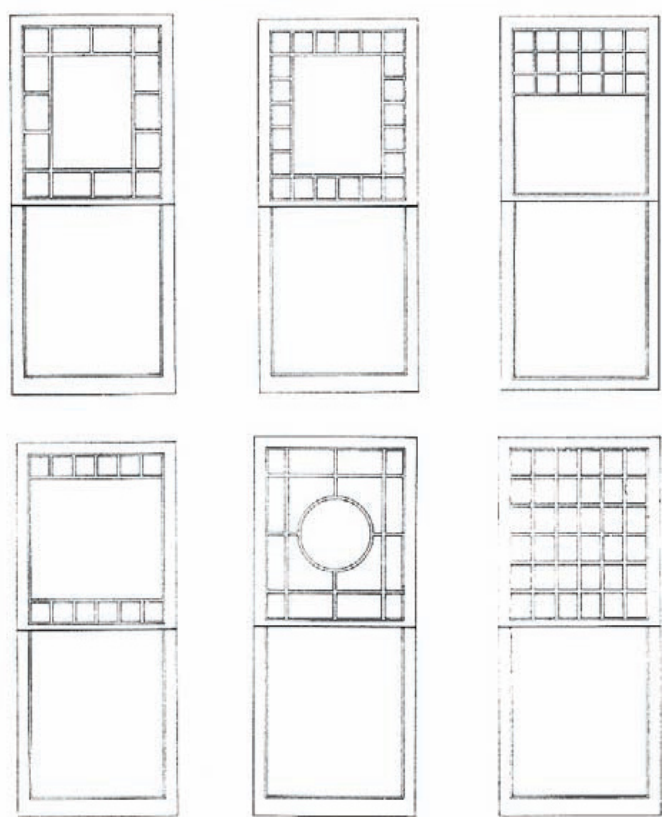
Gothic and Peak Head Windows

Image Credit: Page 41, The, Victorian Design Book, A Complete Guide to Victorian House Trim, Lee Valley Tools Ltd.



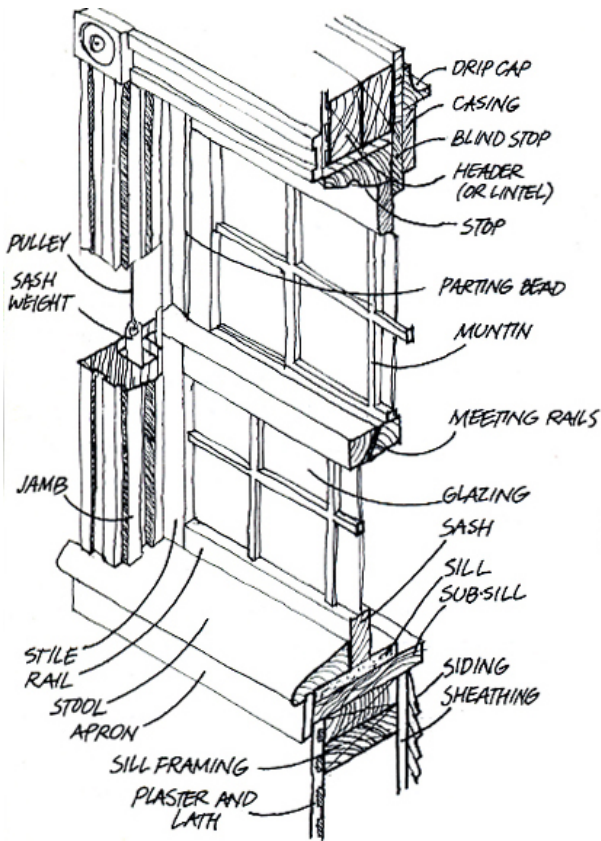
Gothic Revival Window

Image Credit: Page 3, The Buildings of Canada, A Guide to Pre-20th-century Styles in Houses, Churches and Other Structures, Environment Canada



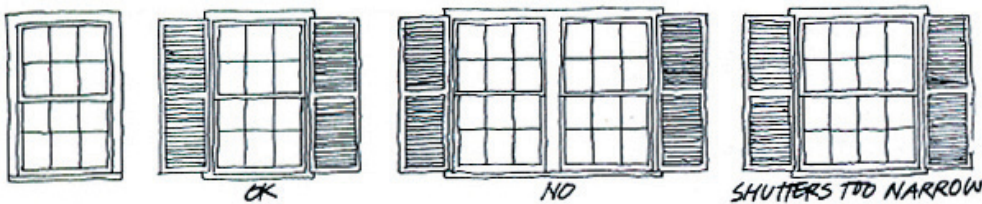
Queen Anne Windows

Image Credit: Page 38, The, Victorian Design Book, A Complete Guide to Victorian House Trim, Lee Valley Tools Ltd.



Some Elements of A Double-hung Wood Window

Image Credit: Page 150, Well Preserved, The Ontario Heritage Foundation's Manual of Principles and Practice for Architectural Conservation, Mark Fram



Shutters Must Befit Windows

Image Credit: Page 150, Well Preserved, The Ontario Heritage Foundation's Manual of Principles and Practice for Architectural Conservation, Mark Fram



7.1.9 Doors

Historic Characteristics

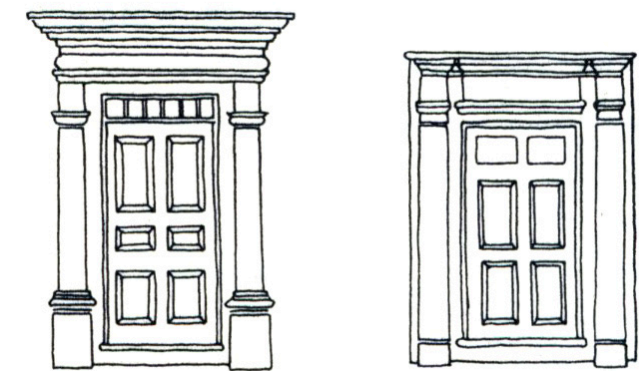
Doors play a significant roll in the period design of any style. Door design historically was a composition of stiles (vertical elements), rails (horizontal elements), and panels (infill elements).

Doors often had no glass in earlier times, but evolved to include small panes in later periods.

The arrangement of stiles, rails, and panels also varies in time, and with different styles from 6 panel rectangular “cross and bible” doors in the Georgian period, to pointed arch panel doors in some Gothic styles. By the turn of the twentieth century glue and laminate technology had evolved to permit large slab doors with decorative wood veneers, often oak, and sometimes embellished with fake or real wood pegs, iron studs, or decorative carving.

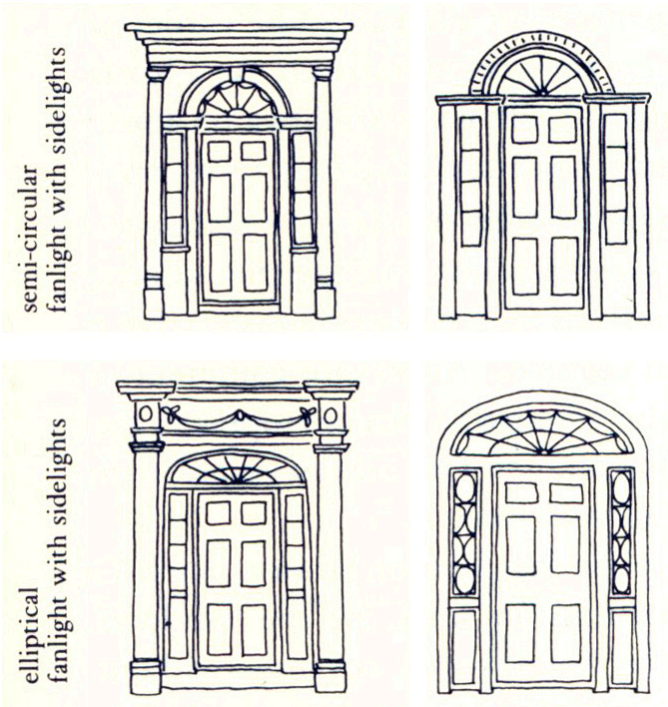
Most buildings have a system of doors with a significant doorway at the front or principal entrance, and simpler functional doors of similar technology at lesser secondary doorways.

Principal doorways in early styles, and a few later styles include sidelights and transoms. The design of these doorways was occasionally quite decorative with great care taken in the design of mullion, muntins, frame, and panel details.



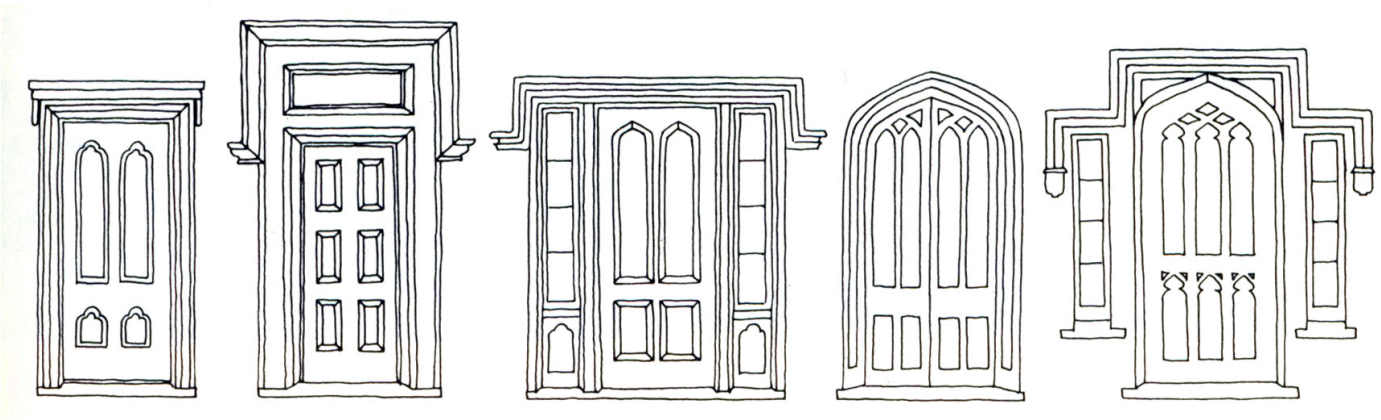
Typical Georgian Doorway

Image Credit: Page 49, A Field Guide to American Houses, Virginia & Lee McALEster, 1984



Typical Neoclassical Doorway

Image Credit: Page 155, A Field Guide to American Houses, Virginia & Lee McALEster, 1984



Typical Gothic Revival Doorway

Image Credit: Page 201, A Field Guide to American Houses, Virginia & Lee McALEster, 1984

Intervention Notes

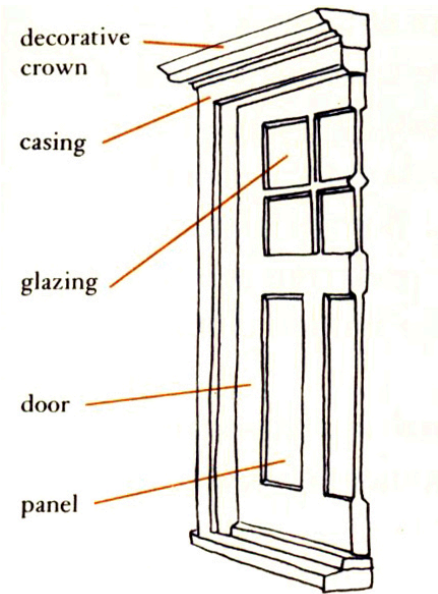
Historic doors and doorways in reasonable shape should be preserved and restored as any other important decorative element of a historic building.

Good maintenance practice will preserve historic doors and doorways for the life of the building. Such maintenance includes: periodic replacement of putty at glass elements; application of sealants against weather intrusion; repair of physical damage in kind; periodic repainting; maintenance of weatherseals hinges, locks, and other hardware as required.

Installation of appropriate wood storm doors can often achieve a similar thermal performance to modern insulated doors. It is not necessary to replace doors simply to achieve better thermal performance. Storm doors are generally not encouraged at front doors, unless they are original to the design, as they are detrimental to the appearance of the building.

Where doors are damaged beyond reuse or repair, replica doors should be installed. These should be a careful copy of the original door or doorway in kind. Custom door and window makers are familiar with this work. Particular attention should be paid to door frame, sidelite, and transom mullion and muntin sizes and profiles. It is common to find replacement doors with framing members which are not correctly sized, too thin or too heavy negatively affecting the appearance of the building.

Replacement doors “off the shelf” and/or in aluminium, vinyl, or clad wood should be avoided. Many of these are poor replicas of period styles.



Doorway Components

Image Credit: Page 49, A Field Guide to American Houses, Virginia & Lee McAlister, 1984



7.1.10 Porches

Historic Characteristics

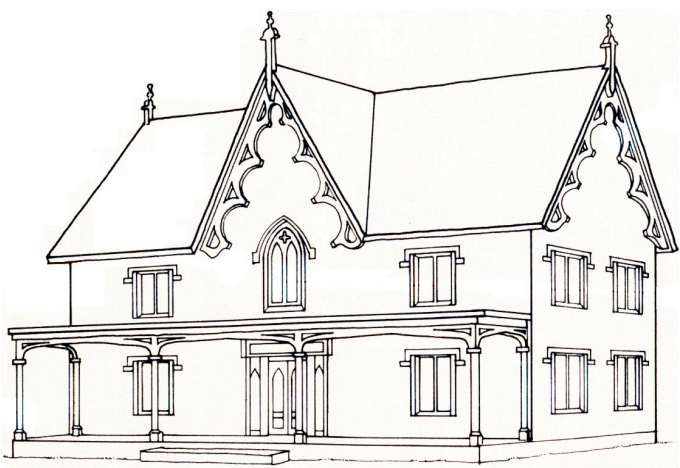
It is not uncommon to find a historic building which looks very plain and as if something were missing. Very often this is a porch. For many historic styles a porch was the principal decorative element at the front of the house. In some styles such as Regency, the porch often extended around all four sides of the building. Where a porch was a part of the design composition, the sheltered brickwork and windows are often simple and plain, acting as a foil or backdrop to the complexity of porch decoration.

Porches varied in size, layout and design. At the small end of the spectrum they may only cover the front door, whereas at the large end of the spectrum they may be a neoclassical construction 2 or 3 storeys high with decorative columns, complex moldings, and a

full architrave. More commonly, on domestic architecture they are 1 storey in height, occasionally with a second storey roof balcony, located across a significant portion of the front of the building, or tucked into a corner of an “L” shaped plan. Usually constructed of wood they often include single or multiple columns; cornices, brackets or trellage. They are usually above grade at the level of the ground floor and served by front steps. In early houses there is rarely a railing at the ground floor level whether 1 ft or 3 ft above finished grade. In later houses and some styles a railing is included in the decorative woodwork.

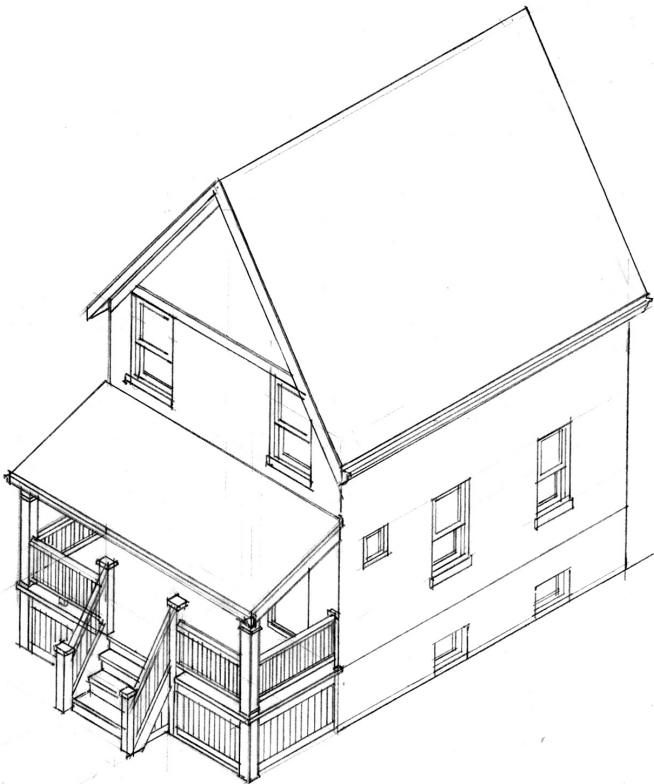
Porches are subject to deterioration from rotting, physical damage and/or removal to allow more light into the building, or in a modernization attempt. Historically many porches were built over an earth crawl space that traps moisture, promoting the rotting of the floor structure, further, if not maintained water penetration at flashings and decorative detailing will allow water to enter the roof structure leading to decay.

Porches are an important design feature of styles in which they are included and a character defining element.



Gothic Revival Porch

Image Credit: Page 196, A Field Guide to American Houses, Virginia & Lee McALEster, 1984



Sketch diagram of a Simple Porch Design that is typical to the Woodbridge Area



Queen Anne Revival Porch

Image Credit: Page 292, A Field Guide to American Houses, Virginia & Lee McALEster, 1984

# HERITAGE BUILDINGS

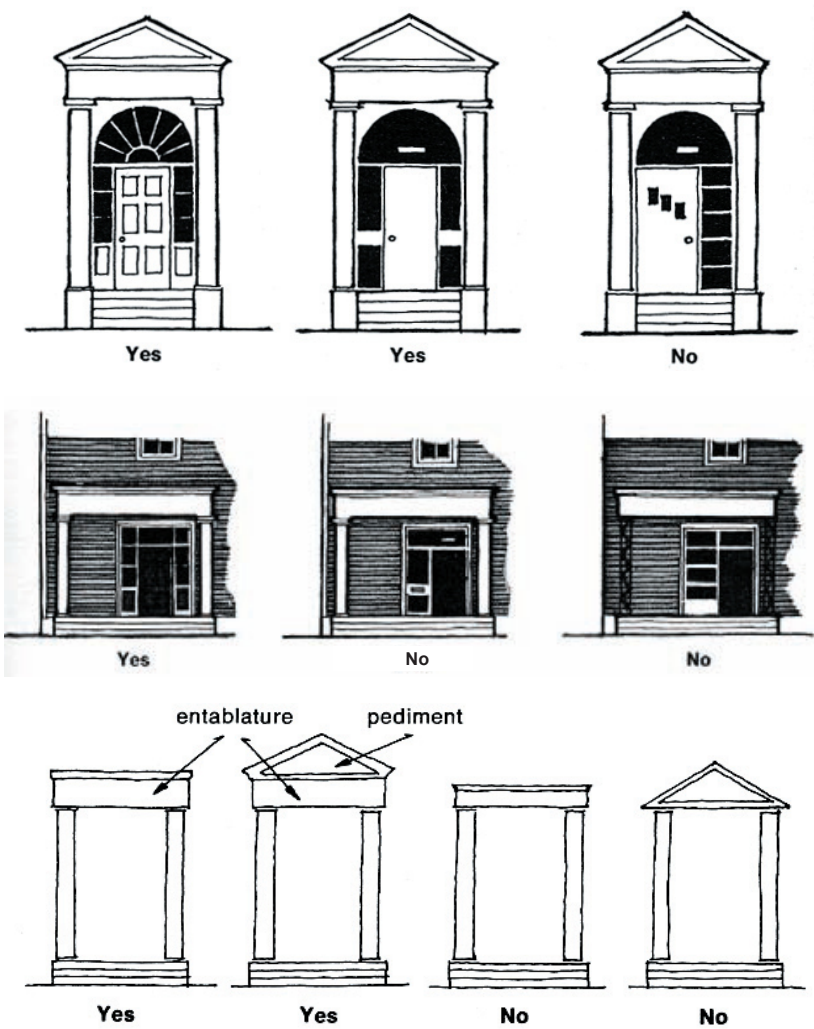
## Intervention Notes

Where original porches have survived they should be repaired and restored using original materials and detailing.

Where porches are deteriorated to the degree that restoration is no longer possible they should be reconstructed to match the original design in style, materials and size.

Where porches are missing it is encouraged that they be reconstructed as replicas of the original porch, in accordance with documentary evidence. This work, as for all reconstruction of missing elements, should be based upon historic research to confirm the details of the original design. Often a profile of the trim and confirmation of the size is available as a “witness” or shadow outline on the face of the building. This tracery comes from varying wear, or over paint onto adjacent materials.

Where porches never existed, but are contemplated as an addition, this should be discouraged if it is inappropriate to the style or masks the correct historic appearance of the building. Added porches should be limited to new additions and/or locations which are not a part of the principal facade.



Different Treatments of Entrances

Image Credit: Page 98, 99 & 103, New Life for Old Houses, George Stephen, 1972, The Preservation Press



7.1.11 Projections

Historic Characteristics

Projections refers to a wide variety of building elements that project above the principal roof line. These elements may include chimneys, finials, spires, belvederes, cresting or ridge decorations, gargoyles, lightning rods and so on. They are found singly or in combination on historic buildings and are a character defining element of almost every style.

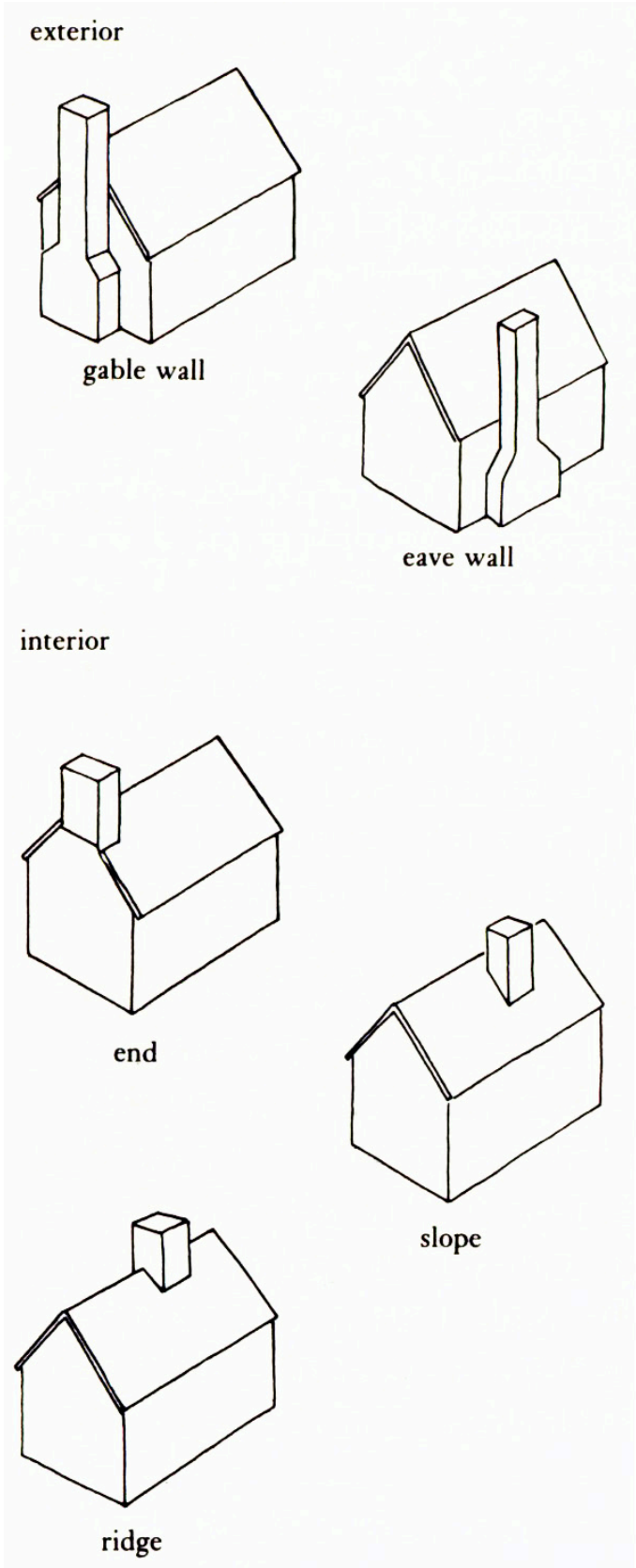
It is a rare historic building that does not have at least a chimney. These sometimes functional (eg. chimneys and belvederes), and often simply decorative items, add considerably to the complete design of a particular style. Over the years and style dependent, one or more of these may be emphasized on a building.

Simple Georgian buildings often placed some emphasis on robust well proportioned beautifully detailed chimneys. These working projections often included multiple flues which added to their substance. In the exuberant eclectic late Victorian period and particularly as an aspect of the Queen Anne and Italianate styles a building might include all types of projections, each a riot of decorative detailing; chimneys, finials, cresting, gargoyles, belvederes, and more! Very often it is the projections that are the first decorative losses of an historic structure.

Intervention Notes

Where historic projections still remain these should be maintained as important elements of the building - brick should be pointed, wood repaired and painted, iron cleaned and painted and so on. If missing, or severely deteriorated, these elements should be reproduced in accordance with documentary evidence.

New projections of a generic “period” design for which there is no evidence should generally be avoided. Exceptions may include basic elemental projections which were almost a certainty and are essential to an understanding of the style, such as chimneys.



Placement of Chimneys

Image Credit: Page 51, A Field Guide to American Houses, Virginia & Lee McAlister, 1984

7.1.12 Paint

Historic Characteristic

With few exceptions most wooden elements were historically painted. Exceptions may include working sheds and barns (although many of these were painted), wood roofing and some wood flooring.

Paint technology varied widely in composition over the years and is a subject of special study. Historic paints included: lime based washes (whitewash), milk paint, albumen (egg white) paints, distempers, stains, linseed oil compositions and white lead and linseed oil formulas, shellacs and lacquers. Historically, white lead and linseed oil formulas, represented the largest group of paints, particularly for exterior work. They were applied consistently to building exteriors and interiors from c.1850 to c.1975. They had good covering and adhesion properties and an antiseptic effect through the “poison” aspects of the white lead content. However, white lead in paint is not environmentally appropriate and has been banned since the late 1970’s.

Modern paints, do not contain lead and are (for now) available in oil and water based formulas.

Paint colour is often a significant feature of heritage style and varied from the soft grey and off white schemes of the early 19th century in keeping with the colour theories of Andrew Jackson Downey (1815-1852) as elaborated in his book “Cottage Residences” published in 1842, to complex polychromatic schemes common in the the second half of the 19th century.

Intervention Notes

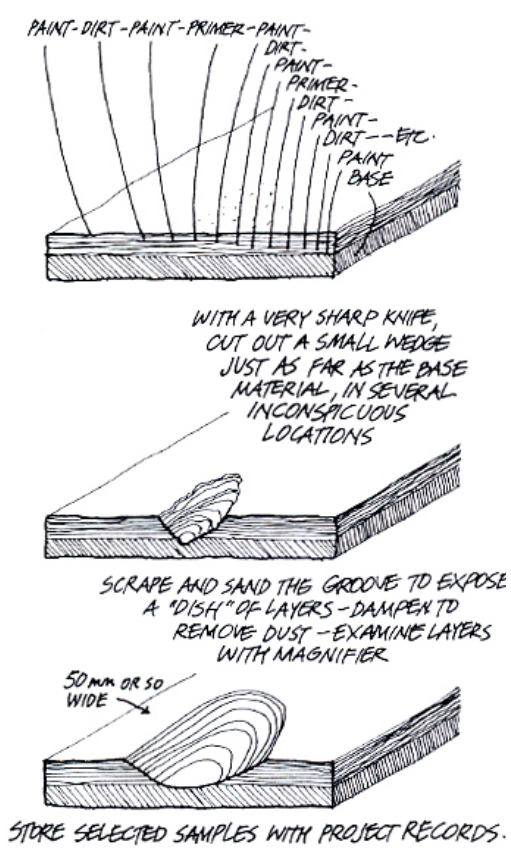
The application of colour to buildings is often seen as a minor aspect of a building project, however the power of appropriate colour to enhance the appearance of a building should not be underestimated.

Caution and appropriate safety techniques must be employed for heath safety reasons while working on historic buildings where lead based paints are being scraped, sanded or stripped. Disposal must meet government regulations for the disposal of hazardous waste.

Building owners should be encouraged to use paints that are compatible with the historic paint on the building. Testing should be done to ensure compatibility to help reduce alligator effects and non-adhesion.

Proposals for work on buildings in the heritage district should be encouraged to include a colour section based on on-site colour sampling.

The use of correct period colour schemes should be encouraged based on on site findings and appropriate heritage colouration for the period. The long term application of heritage colours in the heritage district will in time add up to a strong period presentation and better understanding of the styles in the district.



Good conservation practice requires careful analysis of what exists.

Image Credit: Page 165, Well Preserved, The Ontario Heritage Foundation's Manual of Principles and Practice for Architectural Conservation, Mark Fram



7.1.13 Gutters and Rain Water Leaders

Historic Characteristic

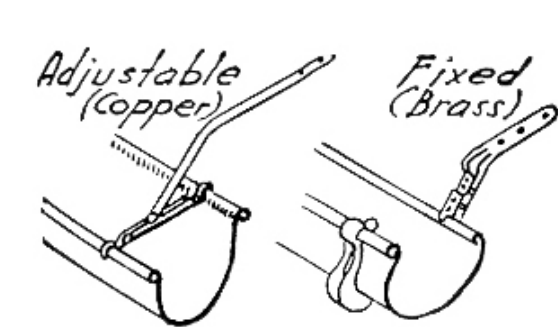
These roof accessories are often considered a minor component of a building's appearance and yet they are often a significant element in a facade composition. When well handled they are virtually invisible, but when handled poorly are an unwelcome intrusion in a building composition.

Gutters have been constructed in a variety of materials. The earliest were carved or built up wooden troughs, sometimes in rounded or box like shapes but more often with a moulded profile that formed part of the trim system of the building. Occasionally in higher class work the gutters were so well conceived as to be invisible, tucked behind fascias or built into roof perimeters in various ways. Where available and again in higher class work, guttering would be lined with or made from metals such as lead, copper, or tinned copper or iron.

Commonly gutters evolved into an accessory made from metal and after its development in the late 19th century galvanized steel. Shapes in metal gutters were most commonly available in half-round and ogee profiles. Metal gutters were secured to the roof fascia with brackets of a variety of styles, lifting from below or hanging from above or with furrels and spikes. Occasionally the brackets were very decorative and part of the style.

The function of a gutter is critical to the health of a building wall. It intercepts water that would otherwise be concentrated by the roof and discharged onto the wall below. Gutters prevent staining, mortar loss, rot in wood elements, freezing and thawing damage, and other deteriorating effects.

Rainwater leaders (RWLs) are the vertical pipes that take water to the ground. These for the most part have always been metal (lead, copper, iron or galvanized steel). This piping is often connected directly to the guttering but in some styles, a decorative hopper is included as a filter and overflow device at the top of the pipe just below the roof.



Stock Strap Hangers Copper & Brass

Image Credit: Page 215, Architectural Details, Classic Pages from Architectural Graphic Standards 1940-1980, Ramsey/Sleeper, The American Institute of Architects

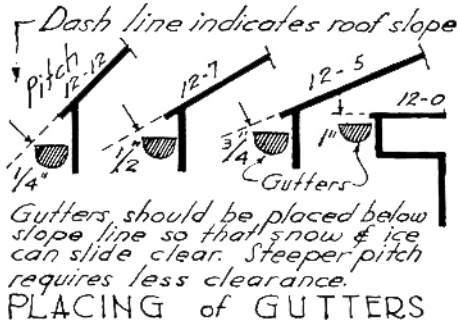
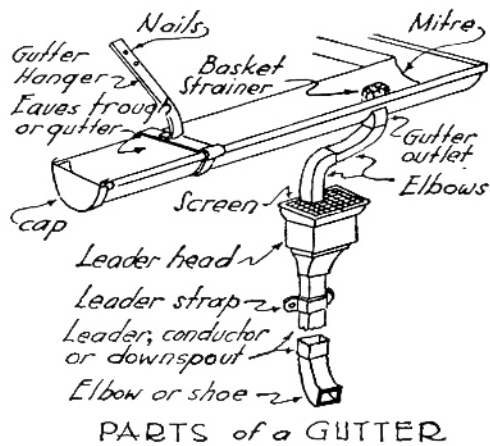
Intervention Notes

Gutters and RWLs require cyclical replacement similar to roofing. This should be done promptly, to avoid staining or water damage to the adjacent walls.

In between requirements for replacement, gutters should be repaired and where sections leak or have become separated they should be reconnected.

Where historic gutters require replacement or are missing, new gutters and RWLs should be manufactured and installed to match as closely as possible the originals in profile, size, and location. This is of particular interest where they have a significant design quality which might include decorative hoppers, or gutters built into the fascia.

It should further be noted that damage to historic foundations and water in basements can often be attributed to the erosion of soil at grade that comes from years of RWLs discharging adjacent to the wall of a building. RWL extensions should be added to carry the water away from the building, or the RWLs should be connected to a storm drain system. A more environmentally appropriate solution would be to connect the RWLs to a weep pipe that leaches rainwater into the surrounding ground.



Gutters

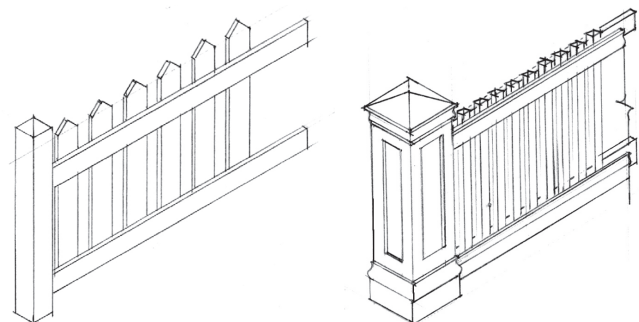
Image Credit: Page 215, Architectural Details, Classic Pages from Architectural Graphic Standards 1940-1980, Ramsey/Sleeper, The American Institute of Architects

7.1.14 Fences

Historic Characteristic

Fences and other boundary markers have fallen out of fashion in recent years. A quick study of historic photography reveals that many streets were once “decorated” with beautiful lines of garden fences or walls. These landscape features when reapplied are a significant indicator of a heritage district and serve to create a better understanding of the historic street setting.

Historic fences were installed in wood, most commonly in the form of the classic “picket” fence. They were often quite substantial with decorative built up wood piers at corners and gates, with and heavy posts in between. Pickets were often 2”x2” but were also found in 1”x3” to 2”x4” sizes.



Classic “Picket” Fences - Simple and Decorative

Other fences were installed in iron, and sadly many iron fences disappeared as metal “donations” to the war effort in both the First and Second World Wars. Iron fences often had stone bases

and occasionally stone piers framing the end corners, panel section and gates.

Stone or brick walling was also used to border historic properties. Their robust nature reinforced the significance of the property and added to its decorative qualities, often including the same design and stylistic detailing of the main building they enclosed.

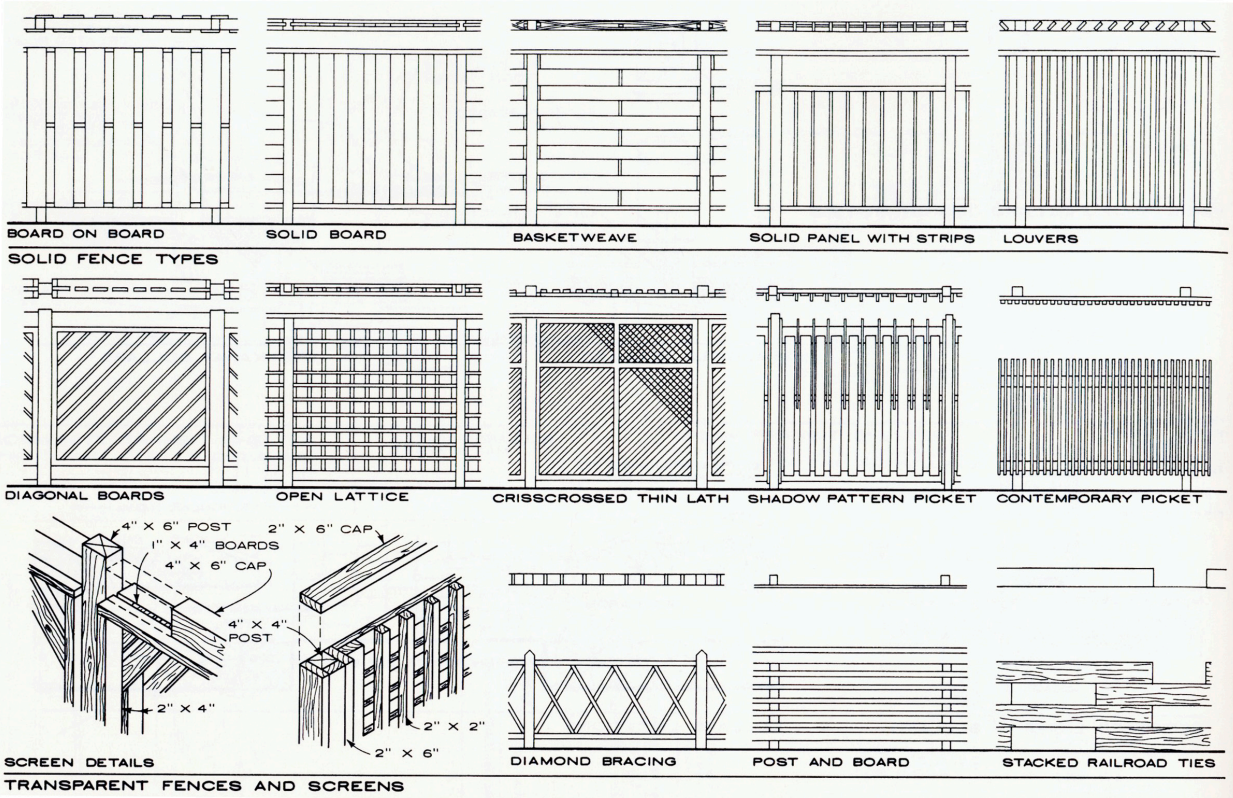
Occasionally walling and fencing also served to divide properties one from the other or to section off a “kitchen” garden from the balance of the site.

Fences deteriorate in all the usual ways that main building materials do and often more rapidly, as they are seen as of secondary importance, are more exposed to the elements on all sides, sit right in the ground, are exposed to animal or insect attack and physical damage. Where historic fences remain they are a character defining element of an historic property.

Intervention Notes

In the rare circumstances where historic fences remain, their repair and maintenance should be encouraged.

Where historic fences can be shown to have existed through documentary research, owners should be encouraged to replicate it. Where historic detailing cannot be determined, an acceptable historic approach to the fence design suitable for the style of the building can be used.



Wood Fences

Image Credit: Page 78, Architectural Details, Classic Pages from Architectural Graphic Standards 1940-1980, Ramsey/Sleeper, The American Institute of Architects



# 7.1.15 Commercial Signage and Lighting

## Historic Characteristics

In today’s world of media overload, large loud signage is seen as a necessary aspect of announcing and locating any commercial site. This spiraling up of need to be brash in the face of an ever bolder and brighter environment eventually leads to signage overload.

Historically signage was smaller, simpler and in many respects more tastefully conceived. Commercial building frontages usually included a cornice or architrave intended to accept a sign flat to the surface of the building and in some instances a small, bracketed sign sitting perpendicular to the building face. Well designed, perpendicular signs are both historically correct and charming.

In a district where signage can be scaled back to historic proportions there is an interesting effect. The reduction in visual noise means less individual impact is required to be seen in the commercial environment. A smaller more tasteful sign does the same work as a large bright sign in a noisy environment. Further, the surprising change of nature in the signage regime stands out from other commercial areas in its quietness. In other words visual quiet becomes a new kind of pronouncement.

## Intervention Notes (see Diagram A)

### Signage

Signs in the heritage district should replicate or emulate the signage regime of an earlier time. Back lit box signs with large faces, acrylic surfaces and bright colours should be avoided whether wall, bracket or pole mounted. Signage should use the architecture of the building as a guide and fit on to cornice bands, boom fronts, wall surfaces or awnings as illustrated.

The scale of signs should be small in proportion to the building front and not obscure building windows or architectural features. They should fit between columns and respect the rhythms of architectural bays (for example; windows, pilasters, columns). Boom fronts are an exception as the boom front historically was designed to house a larger sign. As well, both lighting and perpendicular signs should be of a small proportion of the building frontage.

Signage colours should reflect period colour choices. Lettering can be decorative and include logos or decorative embellishments to suite the business identity.

## Lighting

Signage can be illuminated with lights on brackets, under soffits, or from light standards. Light fixtures should be appropriately scaled, and of a small proportion relative to the storefront or sign. Lights may share the same bracket or column that supports the sign. The use of restored historic light fixtures are encouraged. In some instances, the signage on buildings are simply lit by the ambient light from the street lights.



Original Commercial Storefront

Image Credit: Page 9, Technical Paper Series 4, Guidelines for Storefronts of Heritage Buildings, British Columbia Heritage Trust



Poor Revovation of Commercial Storefront

Image Credit: Page 10, Technical Paper Series 4, Guidelines for Storefronts of Heritage Buildings, British Columbia Heritage Trust



Sympathetic Revovation of Commercial Storefront

Image Credit: Page 11, Technical Paper Series 4, Guidelines for Storefronts of Heritage Buildings, British Columbia Heritage Trust

# HERITAGE BUILDINGS

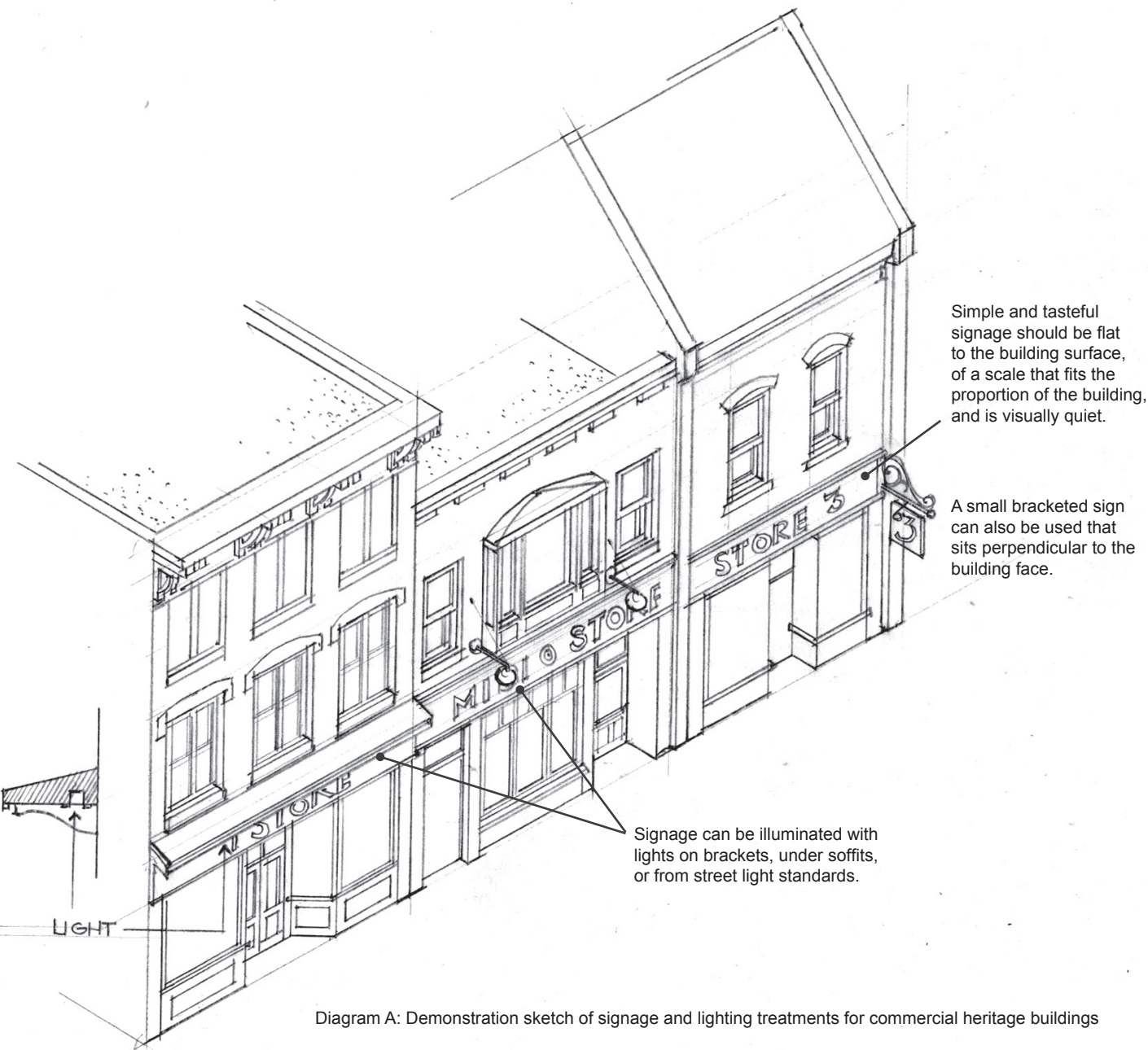


Diagram A: Demonstration sketch of signage and lighting treatments for commercial heritage buildings



7.1.16 Storefront

Historic Characteristics

Historically, in the period of commercial development in Canada, storefronts had characteristics similar to today. They were designed to include large display windows, prominent entrances and elements for the placement of signage.

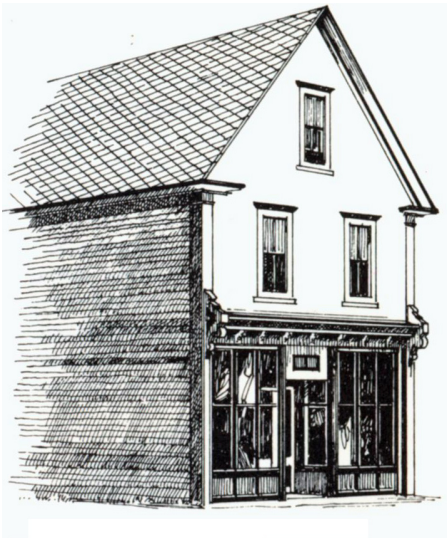
Unlike today historic storefronts often included large awnings or step up porches with fixed roofs. This intermediate zone allowed for exterior display of merchandise, protection from inclement weather, shade from hot sun, and when a bench was added, a socialization space. In towns and cities where stores existed in long blocks, these features often formed continuous covered walkways.

Windows in storefronts were as large as possible and as technology changed, advanced from multi-lited combinations, to a simplified arrangement of a few mullions with large panes of glass, to single large glass surfaces.

Generally storefronts until more modern times were installed in high quality hardwood frames with decorative moldings, sills, and cornices. Wood was replaced by steel frames sometimes with brass or bronze trim at about the turn of the century. Most frames were replaced by aluminium by the late 1950s.

Display windows generally included an elevated surface on which to construct merchandise displays. These surfaces created a cavity below which often, with the addition of a low window under the display window, admitted light to the basement. At other times, this lower wall area was faced in materials associated with the decorative intent of the storefront. These materials might include ribbed or “v” match vertical siding, decorative wood panelling, stone, tile or terra cotta walling, vitrolite glass in a range of colours or decorative metal siding in various forms.

As a prominent feature of a commercial building, storefronts were, periodically changed. Therefore the design of a storefront included in an historic building may not be the original even if it has a period feeling. Research, particularly historic photographs, are invaluable to understanding the design intent of the original storefront set into the larger building facade.



Appropriate Classic Revival Store Front

Image Credit: Page 8, The Buildings of Canada, A Guide to Pre-20th-century Styles in Houses, Churches and Other Structures, Environment Canada



Appropriate Italianate Store Front

Image Credit: Page 8, The Buildings of Canada, A Guide to Pre-20th-century Styles in Houses, Churches and Other Structures, Environment Canada



Appropriate Boomtown Store Front

Image Credit: Page 9, The Buildings of Canada, A Guide to Pre-20th-century Styles in Houses, Churches and Other Structures, Environment Canada

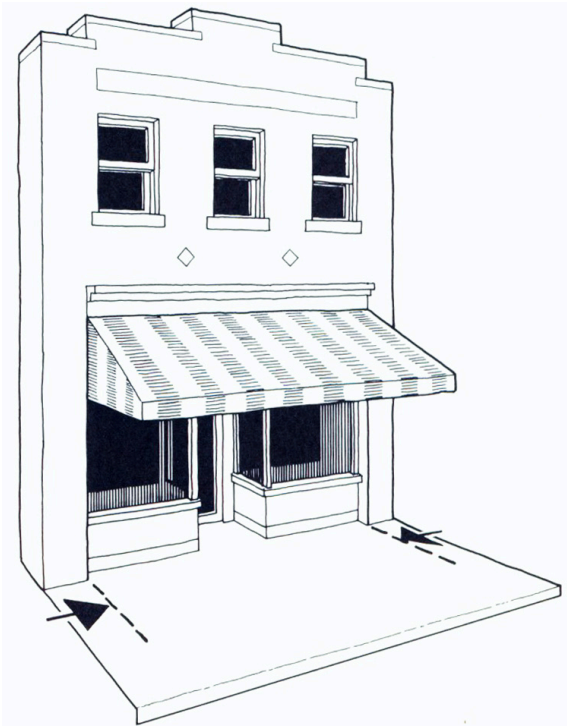
# HERITAGE BUILDINGS

## Intervention Notes

Where a storefront which forms a part of an historic building is subject to repair or renovation, preference should be given to a restoration of the original storefront if enough accurate documentation exists. Where this is not possible, preference should be given to a storefront that is keeping with the general design characteristics of the building period. The storefront is an important large-scale element of a historic building elevation and care must be taken to include a storefront design that is appropriate to the design of the building.

Where contemporary requirements for level entrances for accessibility, door widths, or other issues impact storefront considerations, these should be solved in a manner that requires the least modification to an original restoration storefront or replica storefront approach.

Where a new commercial building is being inserted into the district, it may be of a contemporary design, but in materials and of proportions with lines and levels that connect it from a design perspective to the street wall formed by other nearby buildings. This approach to design should also include the storefront so that the total composition is in harmony with its surroundings, enhances the streetscape, and does not dominate its location.



Awnings should always be located below the storefront cornice and between the storefront piers or pilasters.

Image Credit: Page 45, Planning and Design for Commercial Facade Improvement, Ontario Ministry of Municipal Affairs, Community Planning Wing



The entire street facade presents an image that acts as a sign.

Image Credit: Page 88, Planning and Design for Commercial Facade Improvement, Ontario Ministry of Municipal Affairs, Community Planning Wing



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# Part 3 - Implementation





# 8.0 ADMINISTRATION OF THE DISTRICT

## 8.1 Overview

Once Council has adopted the boundary and the Plan for the Heritage District and any appeals have been heard by the Ontario Municipal Board, a variety of measures are necessary to ensure the successful implementation of the District. These include:

- a) an application review process that is simple, efficient, and fair;
- b) a review body to provide advice on proposed alterations, new construction, demolitions in the District;
- c) the availability of the policies and guidelines for use by the public;
- d) the availability of financial assistance to assist in conservation initiatives;
- e) public awareness of the District concept, its objects, and its boundaries; and
- f) a mechanism to review and, if necessary, amend the District's policies and procedures.

## 8.2 Required Permits

The designation of a Heritage Conservation District invokes Section 42 of the Ontario Heritage Act, which states:

“Erection, demolition, etc. 42. (1) No owner of a property situated in a heritage conservation district that has been designated by a municipality under this Part (Part V) shall do any of the following, unless the owner obtains a permit from the municipality to do so:

- 1. Alter, or permit the alteration of, any part of the property, other than the interior of any structure or building on the property.
- 2. Erect, demolish, or remove any building or structure on the property or permit the erection, demolition, or removal of such a building or structure.

Exception (2)

Despite the subsection (1), the owner of a property situated in a designated heritage conservation district may, without obtaining a permit from the municipality, carry out such minor alterations of classes of alterations as are described in the heritage conservation district plan in accordance with clause 41.1 (5) (e) to any part of the property in respect of which a permit would otherwise be required under subsection (1).”

The classes of minor work exempted from the permit requirement are stated in Section 8.3.1.1.

### 8.2.1 Demolition Control

Recent amendments to the Ontario Heritage Act Allow Council to prohibit the demolition of a structure designated under the Act. All properties within a heritage conservation district are considered to be designated.

- Council will prevent the demolition of heritage buildings within the District.

### 8.2.2 Heritage Easements

A Heritage Easement Agreement requires the owner of a heritage building to secure approvals for any changes or alterations, reasonably maintain the structure to prevent any deterioration, and retain insurance on the building in an amount equal to its replacement.

- A Heritage Easement Agreement should be considered for major redevelopment projects in the District which involve the incorporation and restoration of a heritage building.

### 8.2.3 Council Approval

Notwithstanding the policies and guidelines contained in this HCD Plan, Council may consider and approve different options and alternatives.

## 8.3 Streamlining the Process

In order to streamline and simplify procedures for permit applications and their review, the permit requirements for work in the district have been divided into classes, corresponding to the scale of the work being proposed, and have been integrated into the permit process for building and development.

**Important!** Owners are encouraged to discuss their proposed work with Cultural Services Staff at the earliest stages to determine what will be required. Minor work that is exempted from the requirement for a Heritage Permit in Section 8.3.1.1 of this Plan, may require a Heritage Permit Clearance Letter from Cultural Services, to verify that the proposed work is exempted. See section 8.3.1.1. below.

The classes of Heritage Permit are:

- **Heritage Permit**, for minor work that does not require a building permit;
- **Heritage Permit with the Building Permit**, for work that requires a building permit;
- **Heritage Permit with Site Plan Approval**, for work that requires planning approval.



The processes for these classes are described in Sections 8.3.1 through 8.3.3, below.

There will be no fees charged for Heritage Permits. Fees for Building Permits and Site Plan Approvals will be the same as for respective non-heritage applications.

In addition, Cultural Services will review applications for zoning amendments and applications to the Committee of Adjustment, for Minor Variances and Consents to Sever, or Convey Property in the District. These are not Heritage Permits, but are a service to applicants, allowing them to be aware of heritage issues prior to making an application for a Building Permit or (Heritage Permit).

Refer to Section 8.7 for checklists for applications in the various classes.

In addition, Council may delegate authority for review and approval of smaller scale non-controversial Heritage Permits to City staff and/or Heritage Vaughan. Such delegated reviews and approvals are to be reported to Council. If outstanding issues in an application cannot be resolved, Council would review the application, inviting deputations from the applicant prior to its decision.

These arrangements should minimize the time required for issuing Heritage Permits. Applications for Building Permits or Site Plan Review will be circulated for heritage review in the same way they are already circulated for planning, zoning, and other approvals.

In most cases, when Policies and Guidelines of the Heritage Plan are followed, there will be little or no delay.

**Pre-Review**

To speed and simplify the permit process for all scales of work, applicants should become aware of the requirements for the work they propose to undertake. Cultural Services staff can give advice on the type of permit required, and provide guidance on interpreting Heritage Policies and Guidelines. Additional advice can be obtained from Heritage Vaughan, which may also be able to assist in historical and technical research.

The City may require the applicant to engage a heritage consultant to provide advice to both the City and the applicant at the review stage. This may be appropriate for larger developments.

**8.3.1 The Heritage Permit**

The following list identifies some of the types of projects which

require a Heritage Permit:

- new or different cladding materials for both walls and roofs;
- repair and restoration of original elements;
- painting; or exterior structure
- new or different windows or doors; new storm doors or new storm windows
- changes or removal of architectural decoration or features;
- introduction of skylights or awnings;
- masonry cleaning;
- new or extended fences;
- new or increased parking areas;
- patios located in the fronts yard;
- permanent lamp installations;
- television satellite dishes that can be viewed from the streetscape;
- mechanical equipment that can be viewed from the streetscape;
- planting or removal of trees in the public right-of way;
- hard landscaping such as retaining walls, rock gardens, hard surfaced pathways, visible from the public domain;
- all above-ground public works.

The list is not complete and any undertaking should be discussed with Cultural Services staff. In addition, applicants are requested to confirm their projects with the Building Standards Department to ensure that a Building Permit is not required. There is no fee for a Heritage Permit.

**8.3.1.1 Exemptions**

In keeping with Section 6.2.7 of this Plan, a Heritage Permit is not required for the following projects:

- any interior work, unless the interior is identified in a Part IV Designation;
- repair to roof, eavestroughs, chimneys; re-roofing using appropriate materials listed in Section 6.2;
- caulking, window repair, weatherstripping, installation of existing storm doors and storm windows;
- minor installations, including lighting and flagpoles;
- fencing, patios, small satellite dishes, garden and tool sheds, gazebos, dog houses and other small outbuildings that do not require a Building Permit and are not visible from the public domain;
- planting and removal of trees smaller than 200mm caliper, and any other vegetation on private property;
- extension of residential parking pads other than in front or flankage yards;
- ramps and railings to facilitate accessibility and gates installed for child safety provided they are not visible from the public domain;
- temporary installations, such as basketball nets, planters, statues and seasonal decorations;
- Repair of utilities and public works.

**Before performing such projects, it is encouraged that you confirm with Cultural Services staff, that the work you are planning to undertake is in an exempted class.**

8.3.1.2 Heritage Permit Process

The procedure to be followed has been created to streamline and minimize the time and effort needed by the applicant to gain this approval. Council may delegate the approval of non-controversial Heritage Permits to Cultural Services staff.

Applicant:

- Confirms with Building Standards whether a Building Permit is required.
- Conducts and pre-reviews project with Cultural Services Staff.
- Sends a letter describing the project to Cultural Services.

Cultural Services:

- Reviews application and forwards to Heritage Vaughan for further review.
- Provides Heritage Vaughan with regular summaries of its actions and all applications.

Heritage Vaughan:

- Reviews forwarded applications, and either approves permit or refuses permit with comments.
- Informs Council, in its regular minutes, of Cultural Services and Heritage Vaughan actions on all applications, and forwards applications and reports to Council where outstanding issues cannot be resolved.

8.3.2 Heritage Permit with Building Permit

The Ontario Building Code requires that owners obtain a Building Permit for any work that involves structural changes, change of use, or change in occupancy loads. Types of projects requiring a Building Permit include:

- new construction or structural repairs to porches, chimneys, roofs, walls, etc.;
- demolition;
- commercial signage;
- chimneys;
- porches;
- additions to buildings (may also require site plan approval);
- new building construction (may also require site plan approval).

8.3.2.1 Heritage Permit with Building Permit Process

The City of Vaughan Building Standards Department requires that applicants for Building Permits or Demolition Permits must

provide all necessary clearances from other departments, including Cultural Services, before the application process can begin.

**A Heritage Permit Approval is required for all Demolition Permits or Building Permits within a Heritage Conservation District.**

There is no fee for a Heritage Clearance Letter or Heritage Permit.

Applicant:

- Confirms with Building Standards staff that a building permit is required. Confirms with development Planning Staff whether or not Site Plan Approval is required.
- Arranges for a pre-review with Cultural Services staff to confirm whether the proposed work requires a Heritage Clearance Letter or a Heritage Permit.
- Obtains Heritage Clearance letter, or completes Heritage Permit application, if required. See application checklists in Section 8.8, below.

Cultural Services:

- Review heritage aspects of the project.
- Forwards to Heritage Vaughan with recommendations for further review.
- Provides Heritage Vaughan with regular summaries of its actions on all applications.

Heritage Vaughan:

- Reviews forwarded applications, and either approves permit or refuses permit with comments.
- Informs Council, in its regular minutes, of Cultural Services and Heritage Vaughan actions on all applications and forwards applications and reports to Council where outstanding issues cannot be resolved.

8.3.3 Heritage Permit with Site Plan Approval

Site Plan Approval is required, in addition to a Building Permit, for larger projects in the municipality. Generally, this will apply to new development and significant additions or alterations. Planning Staff can advise applicants when this approval is required. Requirements include detailed building plans and elevations, site plan, and landscape plan. Larger developments may require other supporting documents such as traffic impact studies, storm water management plans, and so on. In the District, the application is handled like an ordinary Site Plan Approval, with the addition of a heritage review. City Planning Staff has been delegated the authority to approve small projects and minor amendments to existing site plan agreements. More complex Site Plan Approvals are always sent to Council for final decision.



8.3.3.1 Heritage Permit with Site Plan Approval Process

The ordinary process for Heritage Permits with Site Plan Approvals is outlined below:

Applicant

- Confirms with Planning Department Staff that Site Plan Approval is required.
- Arranges for a Pre-review discussion with Cultural Services and Policy Planning and Development Planning Staff.
- Applies for Site Plan Approval, describing the work to be performed. All Site Plan Approval applications in the District will be forwarded to Cultural Services.
- (See Application Checklist in Section 8.9.3, below.)

Planning/Urban Design:

- Reviews application and provides comment.

Cultural Services:

- Reviews site plan applications for compliance with the Heritage Conservation District Plan, forwards comments to the Development Planning Department, and presents the comments to Heritage Vaughan for further review. When a Heritage Permit application is received by Cultural Services, they review and forward to Heritage Vaughan for approval.
- Provides Heritage Vaughan with regular summaries of its actions on all applications.

Heritage Vaughan:

- Reviews forwarded application and either approves Heritage Permit, with or without conditions or refuses Permit with comments.
- Forwards decisions, actions, and comments of Cultural Services Staff and/or Heritage Vaughan to Planning Department for inclusion in its report to Council on the application.

Council:

- Acts on Development Review Application on the basis of the Planning Department Report.

8.3.4 Review of Zoning Amendment and Committee of Adjustment Applications

Zoning Amendment and Committee of Adjustment applications do not deal with buildings or structures, per se, but with Zoning By-law issues, under the Planning Act. As such, they don't require a Heritage Permit. However, they are steps on the way to future construction. It's obviously inefficient, for both applicants

and the Committee, to deal with a proposal that will run afoul of District Policies and Guidelines when it subsequently moves to the Site Plan Approval and Building Permit stage. For example, later revision of plans to comply with the District Plan might call for other Variances than those originally applied for.

For these reasons, applications for Zoning Amendments and Minor Variances and Consents to sever or convey at the Committee of Adjustment will be reviewed for compliance with the District Plan. Formally, these are comments to the Committee of Adjustment. Pre-review discussions with Cultural Services Staff, described above for the various classes of Heritage Permits, are also a part of the application process for these applications. This allows applicants to be aware of heritage concerns, at the earliest possible stage of a project.

8.3.4.1 Process for Review of Zoning Amendment and Committee of Adjustment Applications

The ordinary process for this review is outlined below:

Applicant:

- Arranges for a pre-review discussion with Development Planning, and Cultural Services Staff.
- Completes standard application forms for permissions sought. All applications in the District will be circulated to Cultural Services.

Cultural Services:

- Reviews heritage aspects of application, and comments to Council or Committee of Adjustment.

8.4 Application Checklists

The following checklists are provided to assist applicants in obtaining permits, and to assist staff in conducting pre-review and evaluating the applications.

8.4.1 Heritage Permit Checklist

For minor work, not ordinarily requiring a Building Permit:

- Inspect the property description in the Record of the District's Built Form. Make note of any comments that indicate needed maintenance and repair. Proper maintenance and repair is the primary means of protecting the heritage character of the District. Applicants are strongly encouraged to include necessary maintenance tasks at the first opportunity.
- Show results of any historical research. For example: provide a chip of original paint, if possible, when repainting;

or provide copies of historic drawings or photographs when replacing or restoring elements such as windows, signs, and awnings.

- Read and understand any required technical material. For example: obtain a copy of the relevant Preservation Brief document.
- Read and understand the relevant Policies and Guidelines in this Plan.
- In the case of more substantial work under a Heritage Permit, provide drawings that demonstrate compliance with the Policies and Guidelines of this plan and with other by-laws, such as the Sign By-Law. For a sign and storefront work, provide elevations at a minimum scale of 1:25, and details and profiles at a suitable large scale.
- For removal of a tree 200mm standard caliper or larger, the applicant must submit a report by a professional arborist, including species, size, and condition of the tree, and a conservation plan proposing replacement tree or trees.

**8.4.2 Heritage Permit with Building Permit Checklist**

For additions, renovations, and restoration:

- Inspect the property description in the Record of the District’s Built Form. Make note of any comments that indicated needed maintenance and repair. Proper maintenance and repair are the primary means of protecting the heritage character of the District. Applicants are strongly encouraged to include necessary maintenance tasks at the first opportunity. Also make note of comments that indicate steps that could be taken to restore heritage features or to remove unsympathetic later work.
- Show results of any historical research. For example: provide copies of historic drawings or photographs, or show results of investigation of conditions underlying unsympathetic later work.
- Read and understand any required technical material.

For new construction, additions, renovation and restoration:

- Provide all documents ordinarily required for a building permit. These should include, as applicable for the scale of the work: outline specifications and drawing notes, indicating all materials visible from the exterior; elevations of all sides at a minimum scale of 1:50; elevations of storefronts at a minimum scale of 1:25; details and profiles, at a suitable scale, of cornices, signage and storefront elements, railings, trim, soffits and fascias, fences; an eye-level perspective, including adjacent buildings, for corner properties or free-standing buildings; a site plan showing building location, fencing, and planting. Elevations and perspectives should be “rendered” so that coursing, projecting elements, textures and fancy work are truly

represented. Vertical dimensions should refer to those of adjacent buildings for alignment of horizontal elements

For projects requiring Site Plan Approval, include copies of approved drawings for the Site Plan Approval process.

**8.4.3 Heritage Permit with Site Plan Review Checklist**

- Read and understand the relevant Policies and Guidelines in this Plan.
- Provide all documents ordinarily required for a Site Plan Approval. These should include: site plan, at a scale suitable to the size of the property, showing location of the building(s) and buildings on adjacent properties, fencing, planting, sidewalk and driveway paving, and porches, decks, and other exterior elements; elevations of all sides, at a scale suitable to the size of the project, and including adjacent properties; an eye-level perspective, including adjacent buildings, for corner properties or free-standing buildings; outline specifications and drawing notes should indicate all materials visible from the exterior. Elevations and perspectives should be “rendered” so that coursing, projecting elements, textures, and fancy work are truly represented.
- Provide photographs of adjacent buildings for comparison with elevations and perspectives. Provide photographs of nearby heritage buildings of a similar type, to demonstrate the architectural sympathy of the proposed building.

**8.5 Resolving Issues and Appeals**

The phrase “if outstanding issues cannot be resolved” appears in each of the heritage review processes listed above. The City is committed to making all reasonable efforts to resolve issues arising in the permit process, consistent with heritage policies and guidelines. And it is further committed to providing historical and technical assistance to applicants in preparing applications that will meet the requirements of the District Plan. Good faith on the part of applicants and reviewers should result in a resolution process that is conversational rather than confrontational. It may be useful to hold on-site discussions with applicants regarding design and details. The inspection of physical conditions is extremely valuable in assessing what level of restoration should be reasonably expected, and to what extent the work will affect the heritage character of the streetscape. The City may require the applicant to engage a heritage consultant to provide assistance in resolving issues.



If issues remain unresolved and are forwarded for action by Council, deputations from the applicant and his representatives will be invited before a Council decision is taken. Council may also request testimony from City Staff or Heritage Vaughan, in addition to the reports which it will have received on the matter, as outlined above.

The submission of an application for a heritage permit that is subject to site plan control shall include a letter prepared by a licensed architect who is a professional member of the Canadian Association of Heritage Professional Consultants (CAHPC), confirming that the proposed development conforms to the intent of the Policies and Design Guidelines of this Plan. At the discretion of the Cultural Services Staff, the applicant may also be required to have the proposed building design and the site plan application prepared by the same architect.

If Council decides to deny an application for a permit under the Heritage Act, the applicant may make a final appeal to the Ontario Municipal Board, as described in Section 44 of the Act. The Board has the authority to deny the appeal, or grant it, with or without such conditions and terms as the Board may direct.

## 8.6 Financial Incentives for Conservation

### 8.6.1 Tax Measures

Recent provisional legislation allows municipalities to enact property tax abatement for properties designated under Part IV and Part V of the *Heritage Act*. The City should evaluate this legislation to determine if it can be usefully applied to the District.

### 8.6.2 Grants and Loans

Other municipalities have found that modest grants or loans are very effective in encouraging repair and restoration of heritage attributes. The variety of programs includes outright grants, simple loans, and loans that are forgivable over time on a pro-rated basis until the sale of the property. Usually these incentives are 50% matching funds up to a fixed level of \$10,000 or \$20,000. The City should evaluate some of the programs in other municipalities to determine if such a program could be usefully applied to the District.

## 8.7 Public Awareness

Vaughan's Official Plan recognizes the importance of the preservation of heritage character in Woodbridge. A successful Heritage District requires public awareness and participation, and a variety of steps should or might be taken to ensure the ongoing effectiveness of the District Plan. Among these are the following:

- Under Section 41.10.1 of the Ontario Heritage Act, the City Clerk must ensure that a copy of the Heritage Conservation District Designating By-law is registered at the appropriate land registry office.
- All City Staff whose work could potentially impact the District should be informed of The Boundary, Policies, and Guidelines for the District. This should include not only departments that administer the District or do physical work in it, but also departments that are involved in the promotion of the City, planning for special events, and so on.
- All property owners and tenants in the District should receive notice of the District designation and be given the opportunity to review or purchase copies of the District Study and Plan. The requirements for Heritage Permits should be explained in the notice.
- Heritage Vaughan should consider putting notices on vacant premises so that prospective tenants will be aware of the existence of the District and the need to inquire about requirements for any work on the premises.
- Copies of the Plan and Study should be sent to Heritage Vaughan, the B.I.A., the Historical Society, and other groups interested in heritage and town planning.
- Copies of the Plan and Study should be placed in all the major branches of the Vaughan Public Library for public reference and should be offered for sale to the public.
- Consideration should be given to physical demarcation of the District with Public Works. Street signs in the District might include a "Heritage District" tag. "Gateway" devices might reinforce the identity of the District.
- A system for marking heritage buildings should be instituted. The existing heritage plaque program for Part IV designations should be continued. Incised or engraved pavers in the sidewalk would be a simple and inexpensive way to mark other heritage buildings in the District, without involving private property.

## 8.8 Plan Renewal

The Village of Woodbridge District Plan refers to the past, but it is a plan for the future. The Plan recognizes that, while the

future may to some extent be foreseen, it cannot be foretold, and that plans require ongoing review to meet changing conditions. The long-term success of the Heritage District depends on the continued renewal of this Plan, which should be reviewed over a ten year cycle as buildings age and time distances us from present values.

Over time, information regarding the contributing heritage resources within the District should continue to be added to the inventory for the purpose of achieving as complete an assessment as possible.

8.8.1 Reviewing Bodies

Section 8.3, provides for a role in the review of Heritage Permit Applications by the Cultural Services Division and Heritage Vaughan. In addition, depending on the scale and scope of proposed work, both bodies may be delegated powers of approval of applications. It is important that these bodies thoroughly understand Part V of the Ontario Heritage Act, and the Policies and Guidelines in this Plan, and that everyone involved works from the basis of the same understanding.

It is recommended that the City organize an orientation session for members of the reviewing bodies, to review the act and this Study and Plan in proper detail. It is also recommended that similar sessions be held again, when the personnel turn-over of a reviewing body reaches 50%, and after any substantial amendments to the Plan, as described in Section 8.8.3, below.

8.8.2 Regular Review

The District Plan should be reviewed regularly by the City Staff in consultation with Heritage Vaughan, to ensure that the Boundary, Policies, Guidelines, and administrative methods remain effective and suitable for changing conditions.

8.8.3 Amendments

The policies and guidelines of this Plan may be amended by by-law after consultation, amendment circulation to potentially impacted parties, and public notice. Minor administrative and technical changes to the Plan may be implemented by a resolution of Council.

8.9 Enforcement

The City will enforce the requirements of the District Plan using the regulatory provisions of the Ontario Heritage Act, the Planning Act, the Building Code Act, and the Municipal Act.

8.10 Additional Recommendations for Improvements

8.10.1 Community Improvement Area

Once a Community Improvement Plan policy is contained within the City’s Official Plan, the City may review heritage conservation districts and other areas to ascertain what improvements may be made to enhance their appearance and implement such improvements as feasible.

Once a Community Improvement Plan Area is approved as part of an Official Plan Amendment, a number of tools to facilitate restoration, including grants and loans, may be utilized.

8.10.2 Comprehensive Streetscape Master Plan

A detailed streetscape master plan should be undertaken to describe a comprehensive and coordinated approach to all of the streetscape elements mentioned in Section 6.7 Urban Design, including:

- street furniture
- pedestrian amenities
- street trees and landscaping
- signage
- street lighting
- parking
- bridges

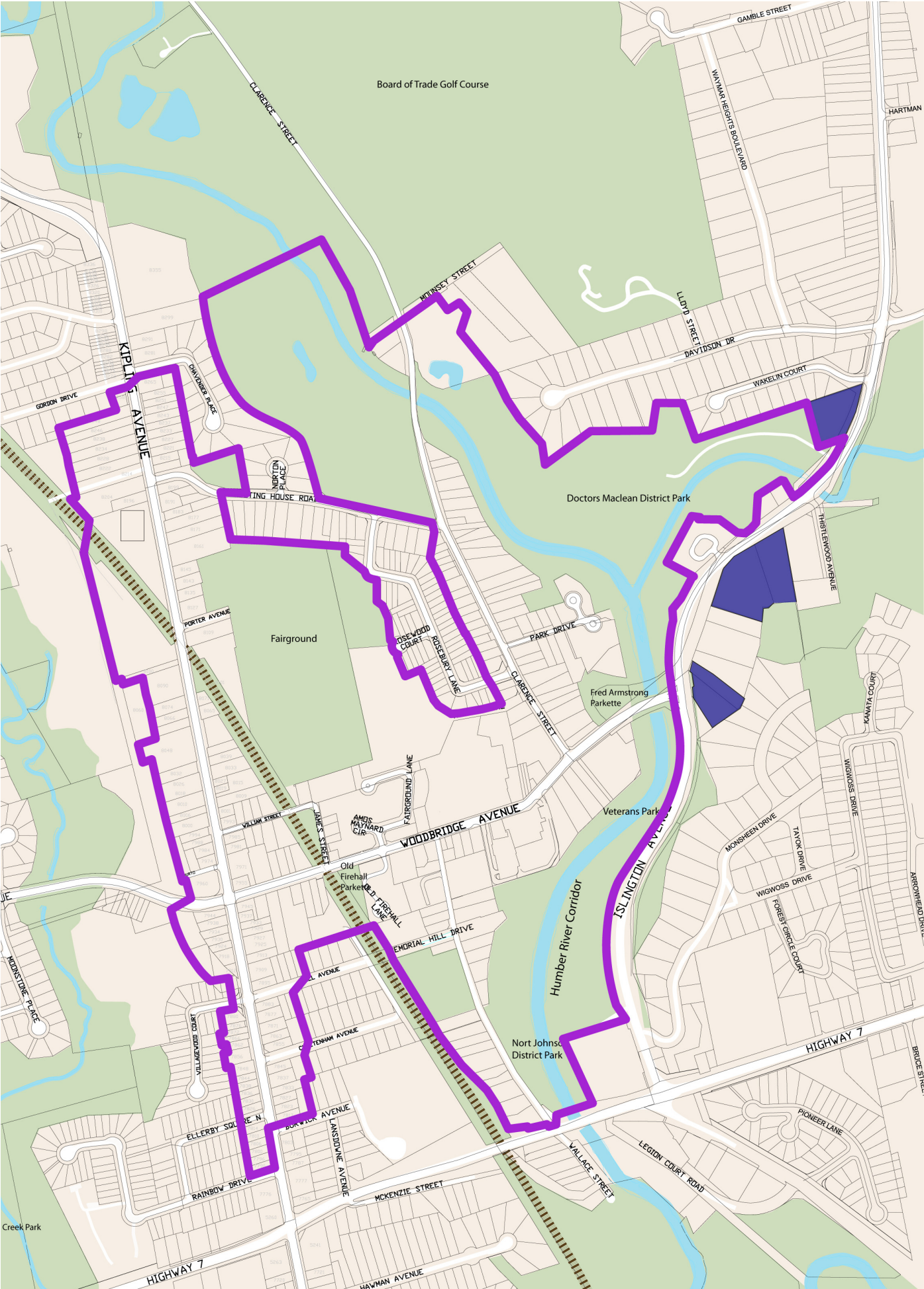
In addition, a costing and implementation plan should be undertaken.

These initiatives should build on the streetscape master plan and costing done through the Kipling Avenue Area Study, in order to complete the work for the balance of the Woodbridge Heritage District Study Area.

8.10.3 Landscape, Views and Natural Features Inventory

The inventory that is part of this Plan identifies mainly contributing heritage building resources. A further inventory of all the landscapes, views, and natural features should be documented in the same inventory process in order to ensure that they are not put at risk of being lost or compromised over time.





Schedule 20: Properties Recommended for a Part IV Study

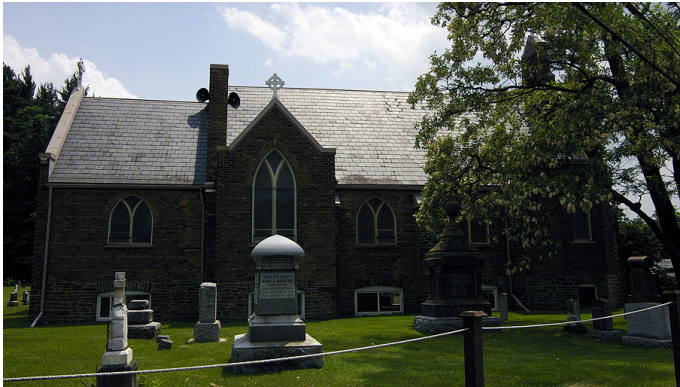


# 9.0 PROPERTIES RECOMMENDED FOR A PART IV STUDY

## Recommended Properties

The properties identified in this section are located along Islington Avenue, outside of the new District Boundary. These properties are recommended for a Part IV designation in the heritage inventory. Each identified property, individually, contributes to the “Valley Town” heritage character of the District, but does not create enough of a contributing heritage cluster to be included in the District Boundary, (see inventory sheets for further details).

All properties along Islington Avenue that have an immediate adjacency to the heritage boundary and contributing properties, especially to the river valley, should be respectful in terms of adhering to proper transitioning to contributing HCD properties, as identified in the Transitioning Guidelines, (see page 86). 8142 Islington Avenue below is identified as one of these properties.



8045 Islington Avenue



7973 Islington Avenue



8025 Islington Avenue



8142 Islington Avenue



# 10.0      UPDATES TO EXISTING POLICY

## Policy Changes

- Existing municipal policies regarding urban design should be reviewed, such as building setbacks from heritage structures, and changed as necessary to support the recommendations of the Heritage Conservation District Study.
- Changes to the Zoning By-Law in terms of the rezoning of land as recommended in this study, should be undertaken during the process of this HCD Study.
- Adoption of the Federal “Standards and Guidelines for the Conservation of Historic Places in Canada” that provide guidelines for restoration work should be undertaken in accordance with this HCD Study.
- All policies and guidelines established in this Study will be applied to the areas of the Kipling Avenue Corridor Study area that fall within the HCD District boundary and take precedence over the Kipling Avenue Corridor Official Plan.
- 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 as follows:
  - Along Woodbridge Avenue, new buildings should have no side yards opening onto Woodbridge, and should create a continuous street wall with setbacks that are adjusted to be in alignment with the setback line of existing heritage buildings. This may result in a sinuous street wall that varies in setback as opposed to one continuous setback line.
  - On-street parking should be encouraged along the length of Woodbridge Avenue.

# Appendix



Abell Avenue

18	WB	Non-Contributing
19	WB	Non-Contributing
23	WB	Contributing
24	WB	Contributing
27		Non-Contributing
28	WB	Contributing
32	WB	Contributing
33		Non-Contributing
38		Non-Contributing
41		Contributing
44		Contributing
45		Contributing
50		Non-Contributing
51		Contributing
54		Contributing
57		Non-Contributing
62		Non-Contributing
64	WB	Non-Contributing
65		Non-Contributing
71		Non-Contributing

Armos Maynard Circle

None	WB	Non-Contributing
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Arbors Lane

100	WB	Non-Contributing
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Burton’s Lane

1	WB	Non-Contributing
3	WB	Contributing (Streetscape and Westerly Shed)

Burwick Avenue

20	WB	Contributing
26		Non-Contributing
32		Non-Contributing
38		Contributing (Approved for Demolition)
44		Non-Contributing
60		Non-Contributing

Chavender Street

32	WB	Non-Contributing
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Cheltenham Avenue

21	WB	Non-Contributing
22	WB	Non-Contributing
27		Non-Contributing
30		Non-Contributing
35		Non-Contributing
36		Non-Contributing
42		Non-Contributing
43		Non-Contributing
48		Non-Contributing
51		Non-Contributing
54		Contributing
57		Non-Contributing
60		Non-Contributing
65		Non-Contributing
66		Non-Contributing
71		Contributing
72		Non-Contributing
77		Non-Contributing
80		Non-Contributing
81		Non-Contributing

Clarence Street

15	WB	Contributing (Approved for Demolition)
23	WB	Non-Contributing
30	WB	Non-Contributing (Approval for Demolition)
31	WB	Non-Contributing
36	WB	Contributing (Approved for Demolition)
43	WB	Non-Contributing
44	WB	Contributing
50	WB	Contributing
51	WB	Non-Contributing
57	WB	Non-Contributing
61	WB	Contributing
66	WB	Non-Contributing
69	WB	Contributing (Demolished)
70	WB	Contributing
77	WB	Contributing
78	WB	Non-Contributing

# LIST OF CONTRIBUTING / NON-CONTRIBUTING PROPERTIES

WB - Properties within the HCD Boundary

80	WB	Non-Contributing
83	WB	Non-Contributing
84	WB	Non-Contributing
89	WB	Contributing (Approved for Demolition)
92	WB	Non-Contributing
93	WB	Contributing
96	WB	Vacant
97	WB	Contributing
98	WB	Non-Contributing
101	WB	Contributing
102	WB	Contributing
109	WB	Contributing
110	WB	Non-Contributing
116	WB	Non-Contributing
117	WB	Contributing
124	WB	Non-Contributing
126	WB	Non-Contributing
128	WB	Non-Contributing
129	WB	Non-Contributing
130	WB	Non-Contributing
132	WB	Non-Contributing
133	WB	Non-Contributing
137	WB	Contributing
138	WB	Non-Contributing
141	WB	Contributing
153	WB	Contributing
159	WB	Contributing
163	WB	Non-Contributing
169	WB	Contributing
175	WB	Contributing
181	WB	Non-Contributing
187	WB	Contributing
Scout House		Non-Contributing
225		Non-Contributing
240	WB	Non-Contributing
249	WB	Contributing
250	WB	Contributing (Approved for Demolition)
Bridge	WB	Non-Contributing

## Fairground Lane

Town-houses	WB	Non-Contributing
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## Islington Avenue

7961		Contributing (Demolished)
7973		Contributing
7983		Non-Contributing
8013		Non-Contributing
8025		Contributing
8045		Contributing
8050		Non-Contributing
8074		Non-Contributing
8086		Contributing
3647		Non-Contributing
8142		Contributing

## James Street

15	WB	Non-Contributing
21	WB	Contributing
27	WB	Contributing
29	WB	Non-Contributing
31	WB	Non-Contributing
33	WB	Vacant Lot
Railway	WB	Contributing

## Kipling Avenue

7790	WB	Non-Contributing
7796	WB	Non-Contributing
7800	WB	Non-Contributing
7806	WB	Contributing
7810	WB	Contributing
7814	WB	Contributing
7817	WB	Contributing
7823	WB	Non-Contributing
7826	WB	Non-Contributing
7827	WB	Contributing
7830	WB	Non-Contributing
7833	WB	Contributing
7836	WB	Non-Contributing
7837	WB	Non-Contributing
7838	WB	Non-Contributing
7844	WB	Contributing
7845	WB	Contributing
7848	WB	Contributing
7855	WB	Non-Contributing
7856	WB	Contributing



Kipling Avenue (continued)

7862	WB	Non-Contributing	8039	WB	Contributing
7863	WB	Non-Contributing	8048	WB	Non-Contributing
7866	WB	Contributing	8060	WB	Non-Contributing
7871	WB	Non-Contributing	8065	WB	Non-Contributing
7872	WB	Contributing	8066	WB	Contributing
7876	WB	Vacant Lot	8071	WB	Contributing
7877	WB	Non-Contributing	8074	WB	Contributing
7880	WB	Contributing	8090	WB	Contributing
7883	WB	Contributing	8100	WB	Non-Contributing
7895	WB	Contributing	8101	WB	Contributing
7909	WB	Contributing	8109	WB	Contributing
7912	WB	Contributing	8127	WB	Contributing
7913	WB	Contributing (Demolished)	8135	WB	Non-Contributing
7918	WB	Non-Contributing	8143	WB	Non-Contributing
7924	WB	Contributing	8145	WB	Non-Contributing
7925	WB	Contributing (Demolished)	8158	WB	Non-Contributing
7927	WB	Contributing (Demolished)	8161	WB	Contributing
7929	WB	Contributing (Demolished)	8171	WB	Non-Contributing (Demolished)
7930	WB	Non-Contributing	8177	WB	Contributing
7933	WB	Contributing (Demolished)	8183	WB	Non-Contributing
7934	WB	Contributing	8191	WB	Contributing
7937	WB	Non-Contributing (Demolished)	8196	WB	Non-Contributing
7938	WB	Contributing	8199	WB	Non-Contributing
7944	WB	Non-Contributing	8204	WB	Contributing
7945	WB	Contributing (Demolished)	8214	WB	Non-Contributing (Roadway)
7955	WB	Contributing	8215	WB	Contributing
7960	WB	Non-Contributing	8221	WB	Contributing
7971	WB	Contributing	8222	WB	Non-Contributing
7974	WB	Contributing	8227	WB	Contributing
7981	WB	Contributing	8228	WB	Contributing
7984	WB	Contributing	8233	WB	Contributing
7985	WB	Contributing	8234	WB	Non-Contributing
7988	WB	Contributing	8237	WB	Contributing
7993	WB	Non-Contributing	8238	WB	Contributing
7994	WB	Non-Contributing	8243	WB	Contributing
8000	WB	Contributing	8246	WB	Non-Contributing
8001	WB	Contributing	8247	WB	Non-Contributing
8006	WB	Contributing	8248	WB	Contributing
8009	WB	Contributing	8251	WB	Non-Contributing
8010	WB	Non-Contributing	8255	WB	Contributing
8015	WB	Non-Contributing	8258	WB	Contributing
8018	WB	Non-Contributing	8260	WB	Non-Contributing
8026	WB	Non-Contributing	8265	WB	Contributing
8019	WB	Non-Contributing			
8026	WB	Non-Contributing			
8027	WB	Non-Contributing			
8032	WB	Non-Contributing			
8033	WB	Non-Contributing			

# LIST OF CONTRIBUTING / NON-CONTRIBUTING PROPERTIES

## Meeting House Road

11		Non-Contributing
17		Non-Contributing
23		Non-Contributing
29		Non-Contributing
41		Non-Contributing
47		Non-Contributing
53		Non-Contributing
57		Non-Contributing
65		Non-Contributing
75		Non-Contributing
79		Non-Contributing
83		Non-Contributing
93		Non-Contributing
103		Non-Contributing
111		Non-Contributing
117		Non-Contributing
121		Non-Contributing
139	WB	Non-Contributing
140	WB	Non-Contributing
141	WB	Non-Contributing
150	WB	Non-Contributing

Woodbridge Methodist Cemetery -  
WB Contributing

## Memorial Hill Drive

1	WB	Non-Contributing
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## Old Firehall Lane

7-19	WB	Non-Contributing
33-down		
Townhouses	WB	Non-Contributing

## Park Drive

16	WB	Non-Contributing
20	WB	Contributing
21	WB	Non-Contributing
25	WB	Non-Contributing
26	WB	Non-Contributing
30	WB	Non-Contributing
31	WB	Non-Contributing

38	WB	Non-Contributing
40	WB	Non-Contributing
41	WB	Non-Contributing
42	WB	Non-Contributing
43	WB	Non-Contributing
45	WB	Non-Contributing
46	WB	Non-Contributing
47	WB	Non-Contributing
48	WB	Non-Contributing
49	WB	Non-Contributing
50	WB	Non-Contributing
51	WB	Non-Contributing
52	WB	Non-Contributing
53	WB	Non-Contributing
54	WB	Non-Contributing
55	WB	Non-Contributing
56	WB	Non-Contributing
58	WB	Non-Contributing

## Porter Avenue (Fairgrounds)

100	WB	Contributing
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## Rosebury Lane

14		Non-Contributing
15		Non-Contributing
18		Non-Contributing
19		Non-Contributing
22		Non-Contributing
23		Non-Contributing
26		Non-Contributing
27		Non-Contributing
30		Non-Contributing
32		Non-Contributing
36		Non-Contributing
40		Non-Contributing
44		Non-Contributing
47		Non-Contributing
48		Non-Contributing
50		Non-Contributing
51		Non-Contributing
54		Non-Contributing
55		Non-Contributing
59		Non-Contributing
60		Non-Contributing
63		Non-Contributing



Rosebury Lane (continued)

67	Non-Contributing
71	Non-Contributing
75	Non-Contributing
79	Non-Contributing
81	Non-Contributing
85	Non-Contributing
88	Non-Contributing
91	Non-Contributing
92	Non-Contributing
95	Non-Contributing
97	Non-Contributing
100	Non-Contributing
101	Non-Contributing
103	Non-Contributing
105	Non-Contributing
107	Non-Contributing
109	Non-Contributing
110	Non-Contributing
111	Non-Contributing
113	Non-Contributing
114	Non-Contributing
117	Non-Contributing
118	Non-Contributing
121	Non-Contributing
122	Non-Contributing
134	Non-Contributing
140	Non-Contributing
146	Non-Contributing
151	Non-Contributing

Rosewood Court

4	Non-Contributing
8	Non-Contributing
9	Non-Contributing
11	Non-Contributing
12	Non-Contributing
15	Non-Contributing
16	Non-Contributing
19	Non-Contributing
20	Non-Contributing
23	Non-Contributing

Wallace Street

15	WB	Contributing
19	WB	Contributing
24-36	WB	Non-Contributing
43	WB	Non-Contributing (Heritage Clearance Approval achieved for Demo Permit Application)
44	WB	Contributing
49	WB	Non-Contributing (Heritage Clearance Approval achieved for Demo Permit Application)
50	WB	Contributing
56	WB	Contributing
57	WB	Contributing
65	WB	Non-Contributing (Heritage Clearance Approval achieved for Demo Permit Application)
66	WB	Contributing
73	WB	Non-Contributing (Heritage Clearance Approval achieved for Demo Permit Application)
80	WB	Contributing
81	WB	Non-Contributing
95	WB	Contributing
110	WB	Non-Contributing
118	WB	Contributing
122	WB	Non-Contributing
128	WB	Non-Contributing
138	WB	Non-Contributing
142	WB	Contributing
148	WB	Contributing
158	WB	Non-Contributing
166	WB	Contributing (Approved for Demolition)

William Street

36	WB	Contributing
38	WB	Contributing
61	WB	Non-Contributing
66	WB	Contributing
69	WB	Contributing
72	WB	Contributing
75	WB	Non-Contributing
78	WB	Contributing
81	WB	Non-Contributing
84	WB	Contributing
Veteran's Park and Nort Johnson District Park - WB - Contributing		

# LIST OF CONTRIBUTING / NON-CONTRIBUTING PROPERTIES

## William Farr Lane

1-6	WB	Non-Contributing
12-22	WB	Non-Contributing

## Woodbridge Avenue

Woodbridge Avenue Railway Bridge - WB - Contributing

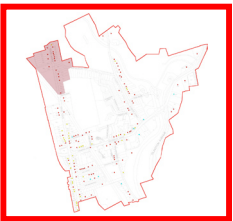
31	WB	Non-Contributing
53	WB	Non-Contributing
56	WB	Non-Contributing
75	WB	Non-Contributing
83	WB	Non-Contributing
86	WB	Contributing (Approved for Demolition)
93	WB	Non-Contributing
96	WB	Contributing
97	WB	Contributing (Approved for Demolition)
106	WB	Non-Contributing
108	WB	Non-Contributing
110	WB	Non-Contributing
112	WB	Contributing (Demolished)
116	WB	Contributing (Demolished)
121-131	WB	Non-Contributing
124	WB	Contributing
(adjacent to 124)		Non-Contributing *
137	WB	Contributing
140	WB	Non-Contributing
141	WB	Non-Contributing
Public Park	WB	Contributing
145	WB	Non-Contributing
150	WB	Contributing
153	WB	Non-Contributing
154	WB	Non-Contributing
159	WB	Contributing
165	WB	Non-Contributing
160	WB	Non-Contributing
166	WB	Contributing
167	WB	Contributing
174	WB	Contributing
177	WB	Non-Contributing
182-196	WB	Non-Contributing
185	WB	Contributing
197	WB	Contributing
206-226	WB	Non-Contributing

207-217	WB	Non-Contributing
232	WB	Non-Contributing
239	WB	Old Building (Demolished)
252	WB	Non-Contributing (Demolished*)
256	WB	Non-Contributing (Demolished*)
259	WB	Non-Contributing
260	WB	Non-Contributing (sales pavilion)
268	WB	Contributing
275	WB	Non-Contributing
281	WB	Non-Contributing
325	WB	Non-Contributing



# 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.



8238 Kipling Avenue Listed in VHI  
+ 2 Storey  
+ Edwardian, Circa 1810  
+ Red Brick  
+ Extended Roof element  
+ Entrance Portico  
+ Extended Architrave  
+ Small Single Dormer above

8258 Kipling Avenue Listed in LSHS  
+ 2 Storey  
+ Gothic Revival, Circa 1880  
+ Dichromatic Brick  
+ Bay Window  
+ Decorative Arches  
+ Verandah removed  
+ Later Garage Addition

8265 Kipling Avenue Listed in VHI  
+ 2 Storey  
+ Dated 1915  
+ Edwardian



8248 Kipling Avenue  
+ 2 Storey  
+ Queen Anne, Circa 1890  
+ Red Brick



8228 Kipling Avenue Listed in LSHS  
+ 2.5 Storey  
+ Queen Anne, Circa 1890  
+ Red Brick  
+ Wrapping Verandah  
+ Shingled Gable



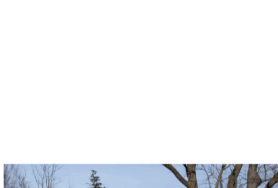
8204 Kipling Avenue Listed in LSHS  
+ 2 Storey  
+ Gothic Revival, 1880  
+ Dichromatic Brick  
+ Decorative Brickwork  
+ Decorative Arches  
+ Bay Window  
+ Wrapping Verandah  
+ Decorative Ironwork



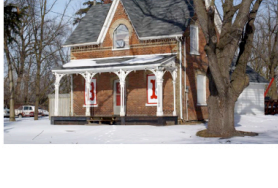
8191 Kipling Avenue Listed in LSHS  
+ 2 Storey  
+ Gothic Revival, Circa 1881  
+ Dichromatic Brick  
+ Decorative Brickwork  
+ Decorative Arches  
+ Decorative Verandah, Gingerbread  
+ Original Sash Windows  
+ Later addition to rear



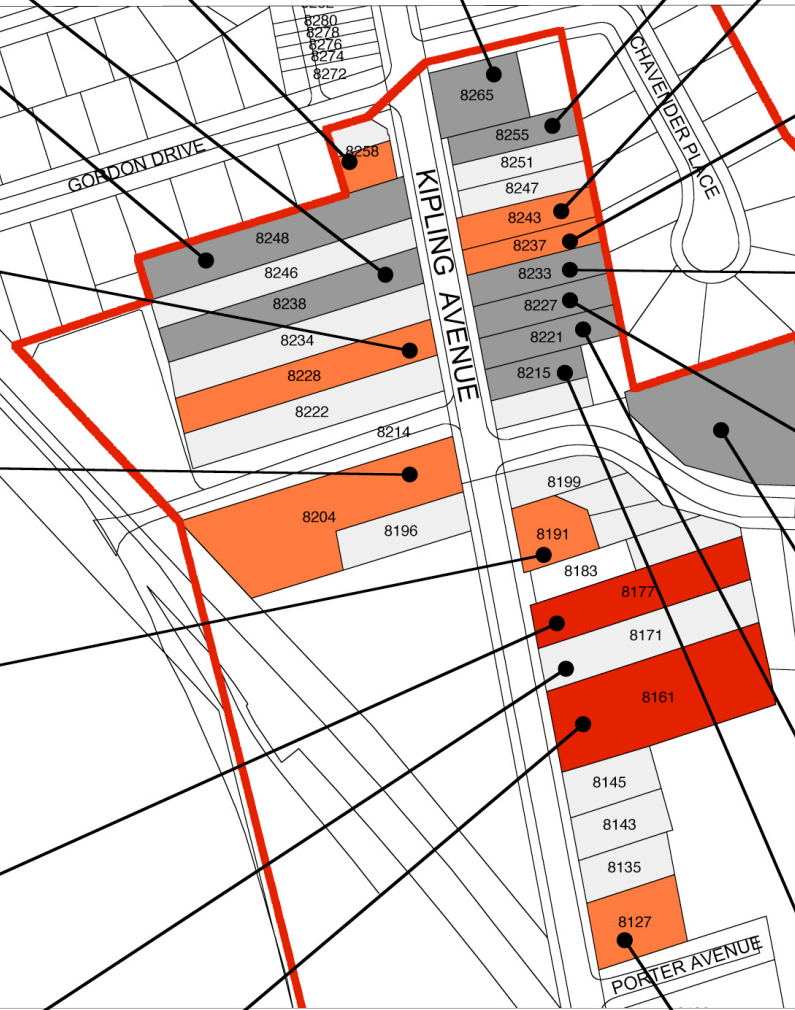
8177 Kipling Avenue Listed in LSHS  
+ Designated,  
The McGillivray-Shore House  
+ 1.5 Storey  
+ Gothic Revival Cottage, 1884  
+ Dichromatic Brick  
+ Central Gable  
+ Bay Window  
+ Decorative Brickwork and Arches  
+ Decorative Verandah, Gingerbread



8171 Kipling Avenue  
+ Designated  
+ Demolished



8161 Kipling Avenue Listed in LSHS  
+ Designated,  
Thomas Wright House  
+ Note #'s 8109, 8177  
+ 1.5 Storey  
+ Gothic Revival Cottage, 1881  
+ Dichromatic Brick  
+ Central Gable  
+ Decorative Brickwork + Arches  
+ Decorative Verandah, Gingerbread  
+ Later addition to rear





# BUILDING INVENTORY MAPS



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

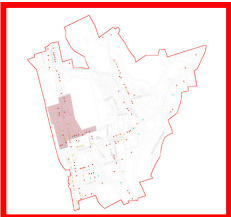


8127 Kipling Avenue Listed in LSHS  
+ Note #'s 8066, 8074  
+ 2.5 Storey, Built as Manse  
+ Queen Anne/Edwardian, 1902  
+ Romanesque detailing  
+ Stone Arches  
+ Bracketed Cornice  
+ Portico and Wrapping Verandah  
+ Shingled Gable





# 2 - Central 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.



- 8074 Kipling Avenue Listed in LSHS
- + Note #s 8066, 8127
  - + 2.5 Storey
  - + Edwardian, Circa 1910
  - + Red Brick
  - + Small Porch over side door
  - + Neo Classical Portico
  - + Shingled Gable



- 8090 Kipling Avenue Listed in LSHS
- + Woodbridge United Church
  - + 2/3 Storey
  - + Gothic Revival, 1882
  - + Red Brick
  - + Decorative Brickwork
  - + Pointed arch windows



- 8071 Kipling Avenue Listed in VHI
- + 2 Storey
  - + Gothic Revival, Circa 1870
  - + Red Brick
  - + Central Gable
  - + Later Porch
  - + Upper Window covered



- 8109 Kipling Avenue
- + Note #s 8161, 817
  - + 2 Storey
  - + Gothic Revival Cott
  - + Dichromatic Brick
  - + Decorative Arches
  - + Central Gable, Late
  - + Later Addition 3 stc



- 8066 Kipling Avenue Listed in VHI
- + Note #s 8074, 8127
  - + 2.5 Storey
  - + Edwardian
  - + 1900-1925
  - + Grey Stucco
  - + C20th Addition of enclosed porch
  - + C20th 3 Storey Addition at rear



- 8006 Kipling Avenue Listed in LSHS
- + 2 Storey
  - + Circa 1880
  - + Gothic Revival
  - + Dichromatic Brick
  - + Decorative Brickwork
  - + Decorative Arches
  - + C20th Addition over Original Porch



- 8000 Kipling Avenue Listed in VHI
- + 1 Storey
  - + Heavily Modified
  - + Community Hall



- 7994 Kipling Avenue Listed in VHI
- + 2 Storey
  - + Classic Vernacular
  - + Grey stucco



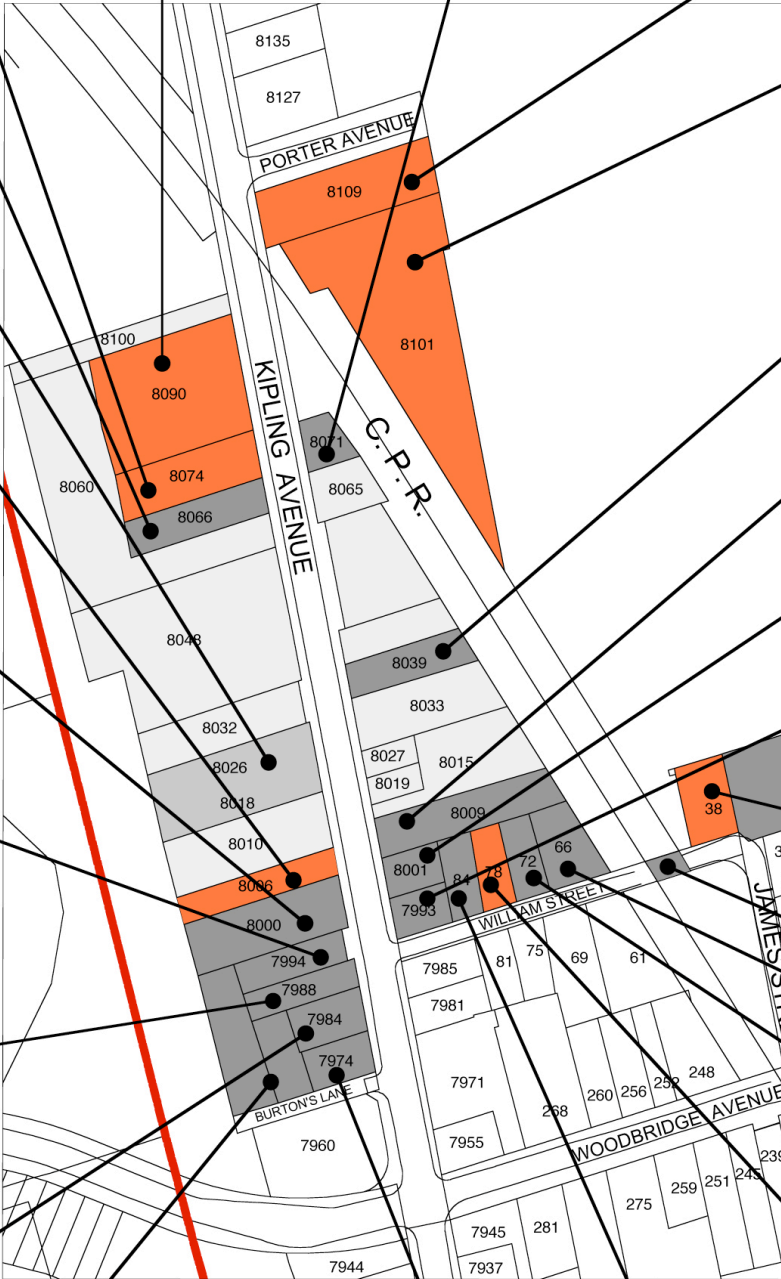
- 7988 Kipling Avenue Listed in VHI
- + 2 Storey
  - + Classic Vernacular



- 7984 Kipling Avenue Listed in VHI
- + 2 Storey
  - + Circa 1870
  - + Grey Weatherboard
  - + Original Porch enclosed
  - + Later entrance on Kipling w/canopy
  - + Later additions at rear



- Burton's Lane
- + 2 Storey
  - + Collection of Workshops/Sheds
  - + Circa 1900



- 7974 Kipling Avenue
- + 1.5 Storey
  - + 1875-1900
  - + Late Victorian

- 84 William Street
- + Dated 1900-1925
  - + Georgian Revival
  - + Modified
  - + New dormer, siding and w/r
  - + Porch enclosed







8109 Kipling Avenue Listed in VHI

- + Revival, Circa 1870
- + Brick
- + Central Gable
- + Porch
- + Window covered



8101 Kipling Avenue Listed in LSHS

- + Note #'s 8161, 8177
- + 2 Storey
- + Gothic Revival Cottage, 1880
- + Dichromatic Brick
- + Decorative Arches
- + Central Gable, Later Porch
- + Later Addition 3 storeys at rear



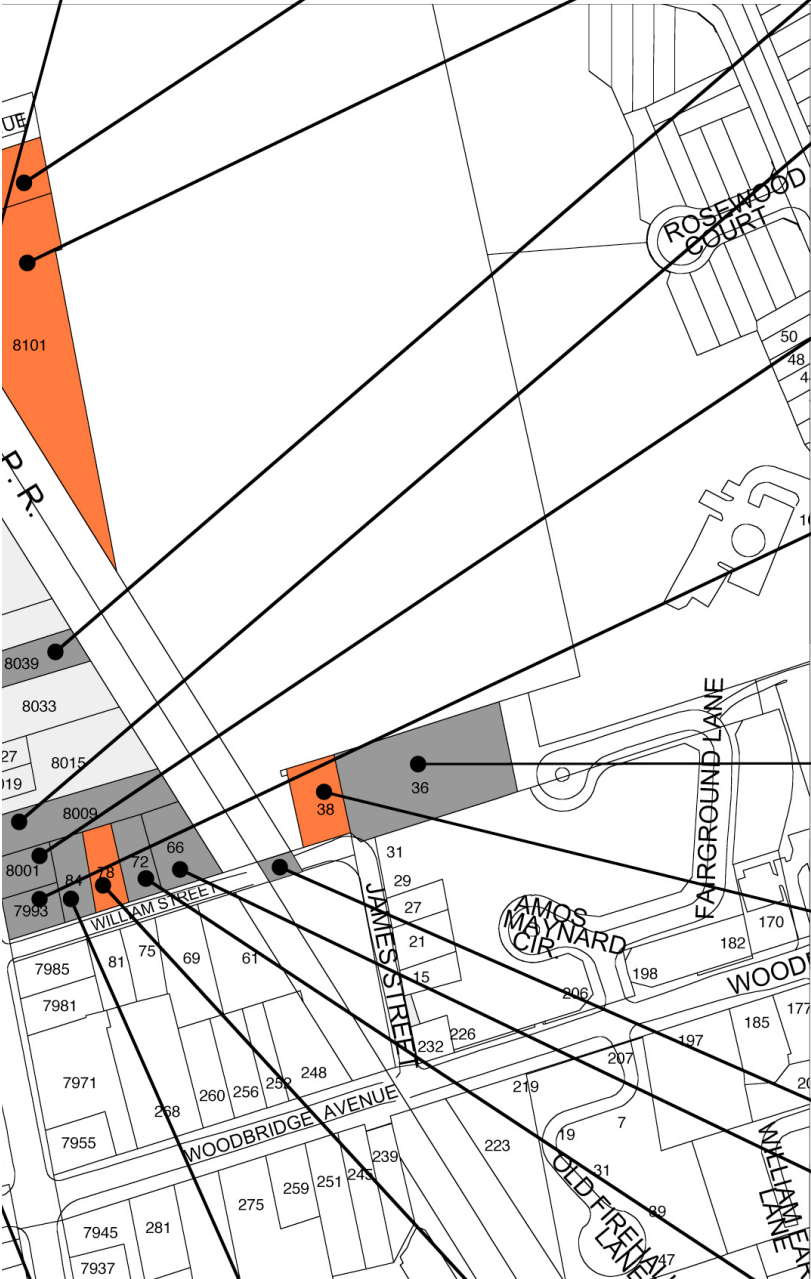
8039 Kipling Avenue Listed in VHI

- + 2 Storey
- + 1910-1920
- + Gothic Revival
- + Metal siding



8009 Kipling Avenue Listed in VHI

- + 2 Storey
- + 1900-1925
- + Edwardian



8001 Kipling Avenue Listed in VHI

- + 2 Storey
- + Gothic Revival
- + 1875-1900



7993 Kipling Avenue Listed in VHI

- + 2 Storey
- + White weather board



36 James Street

- + Dated 1925-1950
- + Ontario Cottage
- + Original form
- + New windows
- + Some new addition



38 James Street Listed in LSHS

- + Dated 1880
- + Victorian
- + Masonry
- + Missing porch
- + Needs restoration
- + Largely original



Railway

- + Dated 1900-1925



84 William Street

- + Dated 1900-1925
- + Georgian Revival
- + Modified
- + New dormer, siding and windows
- + Porch enclosed



78 William Street Listed in LSHS

- + Dated 1870
- + Gothic Revival Style
- + L-plan, board and batten facade
- + Verandah detail
- + Remainder clapboard
- + Need repair/restoration
- + Original form, mostly original materials



72 William Street Listed in VHI

- + Dated circa 1800
- + Original form
- + Missing porch
- + Window replaced



66 William Street Listed in VHI

- + 1875-1900
- + Gothic revival
- + Original Form
- + New cladding, window, porch and dormer



66 William Street Listed in VHI

- + 1875-1900
- + Gothic revival
- + Original Form
- + New cladding, window, porch and dormer





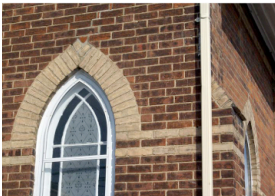
# 3 - Kipling / Woodbridge Avenue Intersection

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.



7985 Kipling Avenue **Designated William Farr House**

- + Note #7981
- + 2 Storey
- + Gothic Revival, Circa 1880
- + Dichromatic Brick
- + Bay Window
- + Decorative Arches
- + Decorative Portico w/Vergeboard



7971 Kipling Avenue **Listed in LSHS**

Woodbridge Presbyterian Church

- + Gothic Revival, dated 1877
- + Dichromatic Brick
- + Stained Window with Trefoil
- + Bell Tower with Iron Cresting
- + Later 20th Century Addition at rear



7955 Kipling Avenue

- + 2 Storey
- + Late west facade
- + Needs Research



7938 Kipling Avenue **Listed in VHI**

- + 2 Storey



7934 Kipling Avenue **Listed in LSHS**

- + 2 Storey
- + Late Victorian, circa 1900
- + Red Brick
- + Wrapping Verandah
- + Oval Window



7924 Kipling Avenue **Listed in VHI**

- + Italianate
- + Late 1800's
- + Stucco



7912 Kipling Avenue **Listed in VHI**

- + Dated circa 1890
- + 2 Storey
- + Ontario Cottage Style



7909 Kipling Avenue **Listed in VHI**

- + 2 Storey
- + 1925-1950
- + Edwardian
- + Red brick
- + Front Porch
- + L Shaped Plan
- + Bay Window
- + Shutters on upper windows



7895 Kipling Avenue

- + 1.5 Storey
- + 1900-1925
- + Bungalow Style
- + Buff brick
- + Double Dormer at front and rear
- + Large Verandah

24 Abell Avenue **Listed in VHI**

- + Dated 1900-1925
- + Edwardian
- + Mostly original
- + New window, trim, brick

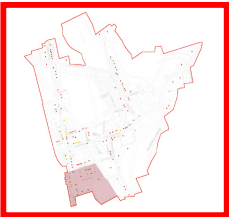








# 4 - South Kipling Avenue



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.



7872 Kipling Avenue Listed in VHI  
+ 1925-1950  
+ 2.5 Storey  
+ Edwardian



7880 Kipling Avenue Listed in VHI  
+ 1925-1950  
+ 2 Storey  
+ Edwardian



7883 Kipling Avenue  
+ 1925-1950  
+ 2 Storey  
+ Colonial Revival  
+ Red brick  
+ Decorative Portico and Columns  
+ Shuttered Upper Windows



23 Abell Avenue  
+ Dated 1900-19  
+ Edwardian  
+ Heavily modified  
+ New cladding  
+ Garage



7866 Kipling Avenue Listed in VHI  
+ 1925-1950  
+ 2.5 Storey  
+ Edwardian



7856 Kipling Avenue Listed in LSHS  
+ 2.5 Storey  
+ Victorian, circa 1890  
+ Red Brick  
+ Decorative Vergeboard  
+ Decorative Arches  
+ Brackets



7845 Kipling Avenue  
+ 1 Storey  
+ Contempo Style, circa 1960  
+ Vertical Grey Weatherboards  
+ Low Pitched Roof  
+ Large Picture Windows  
+ Stone Chimney



7848 Kipling Avenue Listed in VHI  
+ 2 Storey  
+ 1940's Cottage Style



7844 Kipling Avenue Listed in VHI  
+ 1925-1950  
+ 2 Storey



7826 Kipling Avenue  
+ 2 Storey

7814 Kipling Avenue Listed in VHI  
+ 2 Storey  
+ Frame  
+ Verandah



7810 Kipling Avenue Listed in VHI  
+ Edwardian  
+ 2.5 Storey  
+ Red Brick  
+ Verandah



7790 Kipling Avenue Listed in VHI  
+ 2.5 Storey  
+ Heavily modified  
+ Trace of original form







ue  
l  
ico and Columns  
r Windows

23 Abell Avenue Listed in VHI  
+ Dated 1900-1925  
+ Edwardian  
+ Heavily modified  
+ New cladding and windows  
+ Garage

41 Abell Avenue  
+ Dated 1925-1950  
+ Victory cottage  
+ New window  
+ Original form

45 Abell Avenue  
+ Dated 1925-1950/1950-1975  
+ Edwardian  
+ Window replaced  
+ Original form



51 Abell Avenue  
+ Dated 1925-1950  
+ Victory cottage  
+ Original form and materials



71 Cheltenham Avenue  
+ Victory cottage  
+ Unmodified



54 Cheltenham Avenue  
+ Dated 1925-1950/1950-1975  
+ Victory cottage  
+ Lightly modified  
+ New window, porch



7833 Kipling Avenue Listed in LSHS  
+ Note #7913  
+ 2 Storey  
+ Gothic Revival, circa 1880  
+ Contemporary Aluminum Siding  
+ Verandah  
+ Gingerbread trim



38 Burwick Avenue  
+ Dated 1925-1950  
+ Victory cottage



20 Burwick Avenue  
+ Dated 1875-1900  
+ Ontario cottage  
+ Original form with barn  
+ Modified  
+ New siding, window



7790 Kipling Avenue Listed in VHI  
+ 2.5 Storey  
+ Heavily modified  
+ Trace of original form



7806 Kipling Avenue Listed in VHI  
+ Edwardian  
+ 2.5 Storey  
+ Red Brick  
+ Shingled Gable  
+ Verandah



7827 Kipling Avenue Listed in VHI  
+ 2.5 Storey  
+ 1900-1925  
+ Recent Alteration

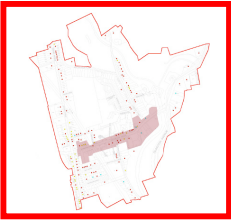


7817 Kipling Avenue Listed in VHI  
+ 2.5 Storey  
+ Edwardian, Circa 1910  
+ Red brick  
+ Shingled Gable  
+ Verandah  
+ Stable to rear





# 5a - Woodbridge 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.



160 & 166 Woodbridge Avenue  
Listed in LSHS  
Inkerman Hotel  
+ Dated 1860  
+ Georgian  
+ Brick  
+ Been modified  
+ New windows  
+ Needs repair  
+ Crowded by surrounding development



154 Woodbridge Avenue  
Listed in VHI **Demolished**  
+ New residential building  
+ Commercial on ground



150 Woodbridge Avenue  
Listed in LSHS  
Woodbridge Public Library  
+ Dated 1922  
+ Neo-classical  
+ Historic Carnegie renovated  
+ Brick  
+ Substantially altered in 1975-2000



137 Woodbridge Avenue  
Listed in LSHS  
Wallace House  
+ Dated 1873  
+ Victorian Gothic  
+ L-Plan, patterned vergeboard  
+ Brick restored



174 Woodbridge Avenue  
Listed in VHI  
+ Dated 1950-1975  
+ Single storey



232 Woodbridge Avenue  
Listed in VHI  
+ Dated 1975-2000  
+ Small commercial building



256 Woodbridge Avenue **Demolished**  
252 Woodbridge Avenue **Demolished**  
+ Listed in VHI

260 Woodbridge Avenue **Demolished**  
+ Temporary structure  
+ Sales pavilion



268 Woodbridge Avenue **Designated**  
Donald Grant House  
+ Dated 1882  
+ Late Victorian, Gothic Revival  
+ L-Plan, decorative vergeboard  
+ Largely original, New windows  
+ Semi-restored, Rear addition  
+ Designated under Part IV of the Ontario Heritage Act, By-Law 177-80



Railway Bridge  
+ Dated 1900  
+ Elevated tracks  
+ Needs restoration





150 Woodbridge Avenue  
Listed in LSHS  
Woodbridge Public Library

- + Dated 1922
- + Neo-classical
- + Historic Carnegie renovated
- + Brick
- + Substantially altered in 1975-2000

137 Woodbridge Avenue  
Listed in LSHS  
Wallace House

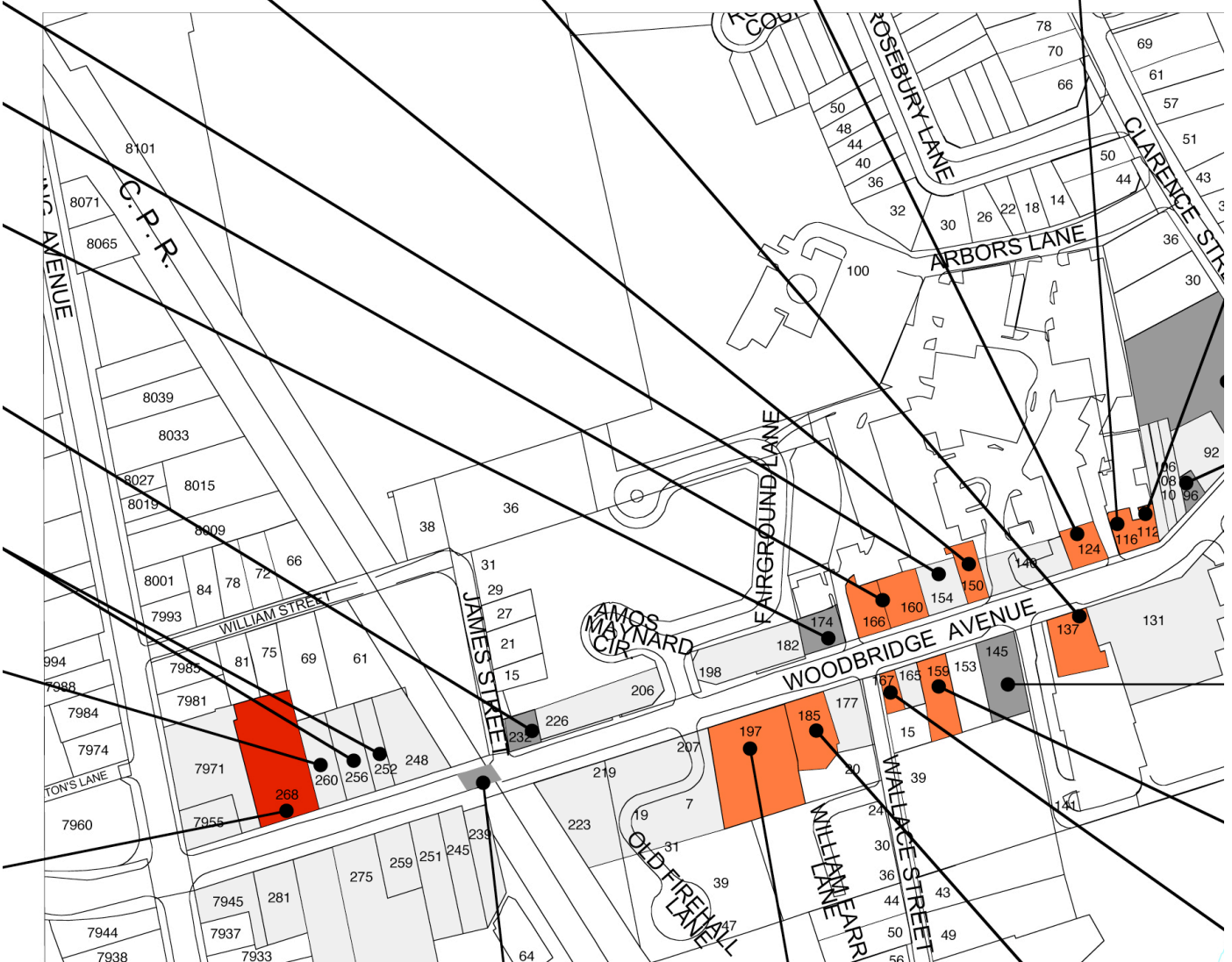
- + Dated 1873
- + Victorian Gothic
- + L-Plan, pattern brick, decorative vergeboard
- + Brick restored

124 Woodbridge Avenue  
Listed in LSHS  
Gilmour Hotel, Commercial House

- + Dated 1878
- + Georgian
- + Been modified
- + New front porch
- + Lower wall new windows
- + Verandah and windows altered for commercial use

116 Woodbridge Avenue  
Listed in LSHS

- + Dated 1880
- + Ontario vernacular
- + Clapboard, verandah detail
- + Been modified
- + New windows on ground floor
- + Original Porch
- + Commercial use



Railway Bridge

- + Dated 1900-1925
- + Elevated train trestle
- + Needs restoration and painting

197 Woodbridge Avenue  
Listed in LSHS  
Dr. Peter Mclean House and Office

- + Dated 1893
- + Modified Queen-Anne
- + Unrestored, largely un-altered
- + Roof has been raised
- + Brick with Barn
- + Altered early 20th century, picturesque with late 19th century features

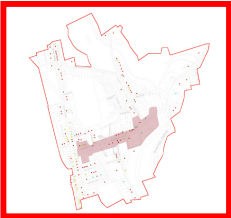
185 Woodbridge Avenue  
Listed in LSHS  
Thomas Frazer Wallace House

- + Dated 1875
- + Gothic Revival
- + Board and batten
- + Restored
- + Wood frame victorian
- + In good condition





# 5b - Woodbridge 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.



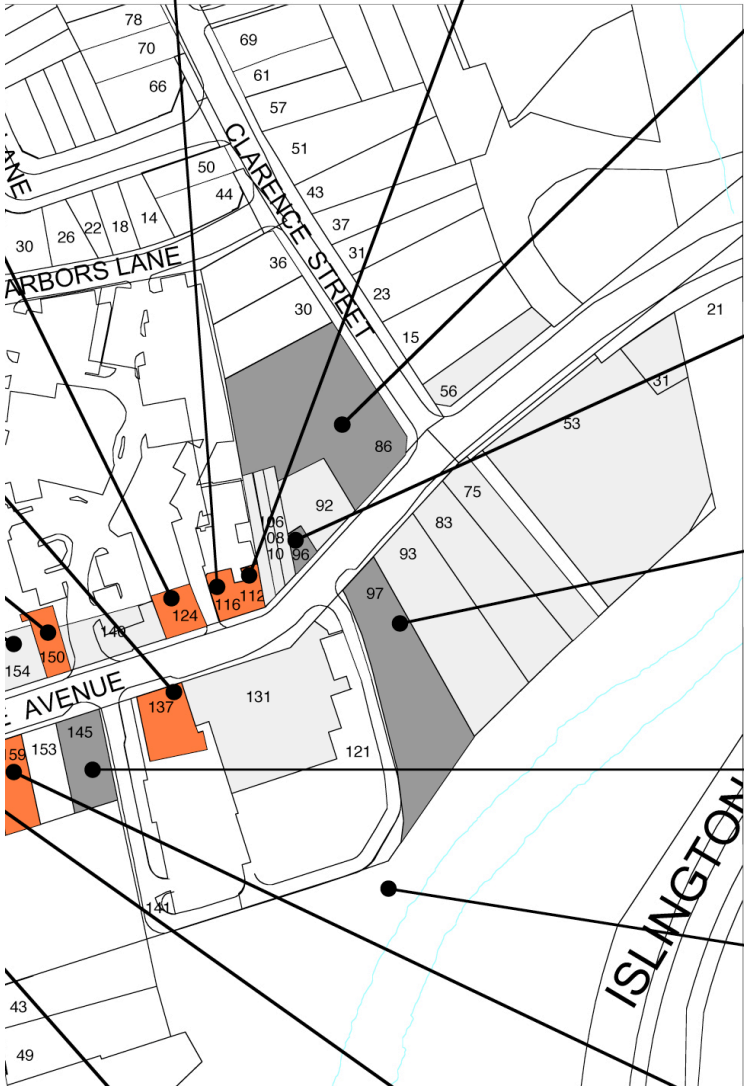
- 116 Woodbridge Avenue  
Listed in LSHS
- + Dated 1880
  - + Ontario vernacular
  - + Clapboard, verandah detail
  - + Been modified
  - + New windows on ground floor
  - + Original Porch
  - + Commercial use



- 112 Woodbridge Avenue Listed in VHI
- + Dated 1925-1950
  - + Been modified
  - + Shed / Garage
  - + Addition to 116 Woodbridge



- 86 Woodbridge Avenue Listed in VHI
- + Dated 1910-1940
  - + Been modified
  - + Brick 1920's cottage
  - + Altered, new addition
  - + Modified windows



- 96 Woodbridge Avenue Listed in VHI
- + Cottage
  - + Dated 1925-1950
  - + Modified new siding window



- 97 Woodbridge Avenue  
Possible heritage contributing property
- + Dated 1920-1950
  - + Art Moderne
  - + Been modified
  - + Residential above



- 145 Woodbridge Avenue  
Listed in VHI
- + Dated 1950-1975
  - + Single storey commercial



- The park



- 185 Woodbridge Avenue  
Listed in LSHS  
Thomas Frazer Wallace House
- + Dated 1875
  - + Gothic Revival
  - + Board and batten
  - + Restored
  - + Wood frame victorian
  - + In good condition



- 167 Woodbridge Avenue  
Listed in LSHS  
Staten House, Dominion Exchange
- + Dated 1867
  - + Classical Revival
  - + Been modified
  - + New windows
  - + Good condition
  - + Largely original
  - + Opening altered

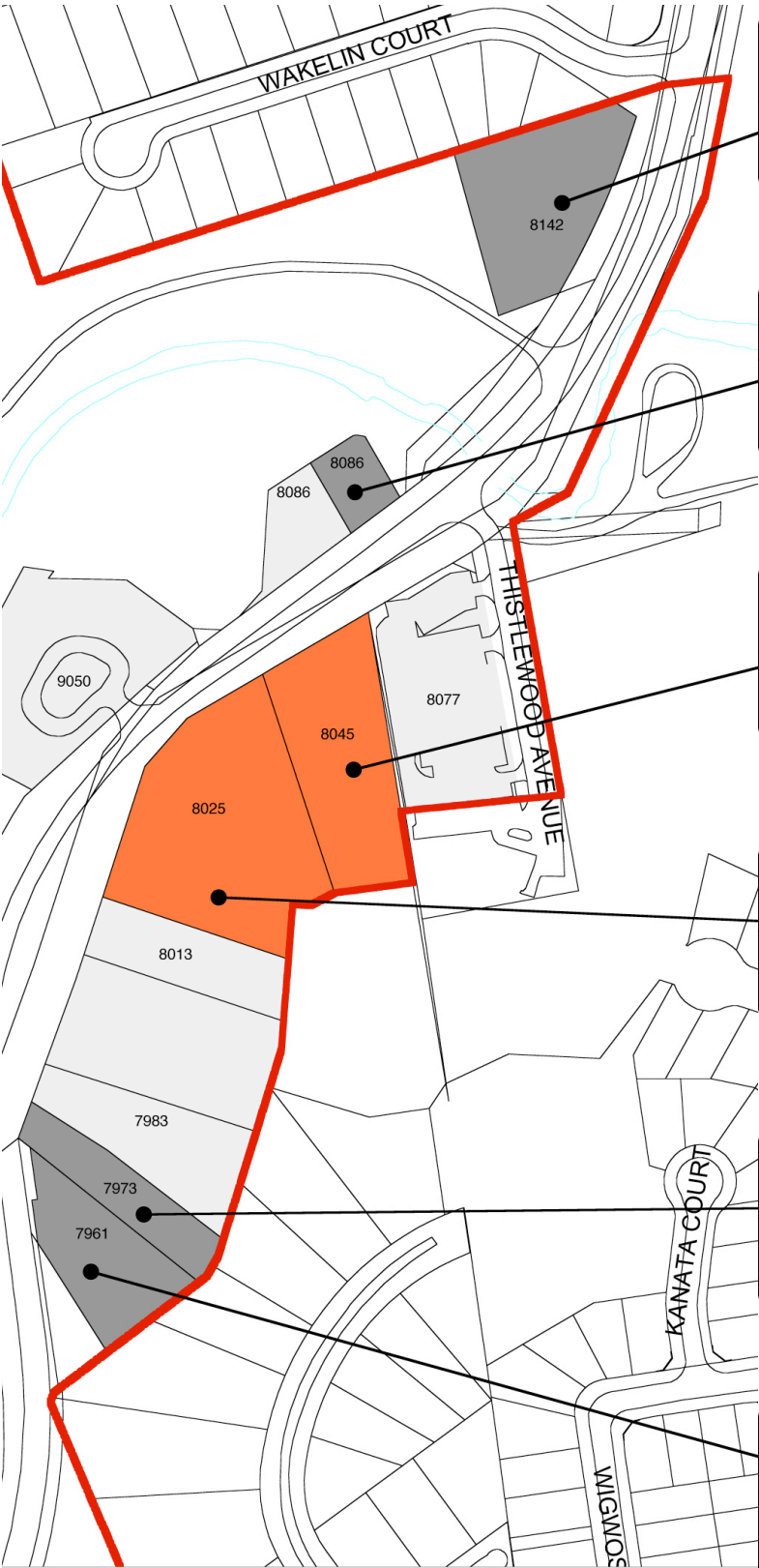
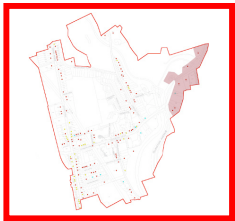


- 159 Woodbridge Avenue  
Listed in LSHS
- + Dated 1900-1925
  - + Edwardian
  - + Brick Masonry
  - + Been modified
  - + New windows
  - + Store front altered
  - + Front door clapboard siding



# 6 - Islington 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.



8142 Islington Avenue

- + Dated 1950-1975
- + Church
- + Modern Style



8086 Islington Avenue

- + Dated 1900-1925 or 1925-1950
- + Georgian revival
- + New windows and roofing
- + Store front
- + Small addition
- + Heavily modified, needs research



8045 Islington Avenue **Listed in SHS**

- + Dated 1921
- + Christ Church Anglican
- + Gothic Revival Style
- + Brick
- + Addition 1950- 1975



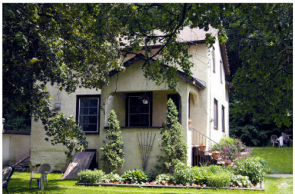
8025 Islington Avenue **Listed in SHS**

- + Dated 1884
- + Church rectory
- + Brick; L-plan
- + Victorian
- + Mostly original form
- + Modified with new front porch



7973 Islington Avenue **Listed in VHI**

- + Dated 1925-1950
- + Country Cottage
- + Mostly original
- + Good condition
- + New windows



7961 Islington Avenue **Listed in VHI**

- + Dated 1933
- + Edwardian
- + Original form
- + Good condition
- + Slightly modified with new windows





# 7 - Clarence Street

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.



249 Clarence Street Listed in LSHS  
Nathaniel Clark Wallace House;  
Hiawatha

- + Dated 1870
- + Gothic Revival Style
- + Brick, L-plan
- + Being modified, under construction
- + Modest condition



250 Clarence Street Listed in LSHS

- + Dated 1850/1933
- + Georgian Style
- + Been modified
- + Log cabin with additions
- + Roof has been raised
- + Side addition was added
- + Two 19th century log houses were moved to present site in 1933



187 Clarence Street Listed in LSHS

- + Dated 1870
- + Georgian
- + 1930's chimney
- + Woodframe
- + Aluminum drop siding, wraparound verandah



175 Clarence Street Listed in LSHS  
Thomas Nye House

- + Dated 1875
- + Classic Ontario Cottage Style
- + Brick
- + Mostly original



169 Clarence Street Listed in VHI

- + Dated 1925-1950
- + 1940's Cottage Style
- + Largely original
- + Brick



159 Clarence Street Listed in VHI

- + Dated 1850- 1875
- + Ontario Cottage Style
- + Heavily modified with modern cladding
- + Front various additions



102 Clarence Street

- + Dated 1925- 1950
- + Late Edwardian
- + Modified with new windows & siding
- + Original form
- + With barn



70 Clarence Street

- + Dated 1925- 1950
- + 1930's cottage



50 Clarence Street

- + Dated 1925- 1950
- + 1940's cottage



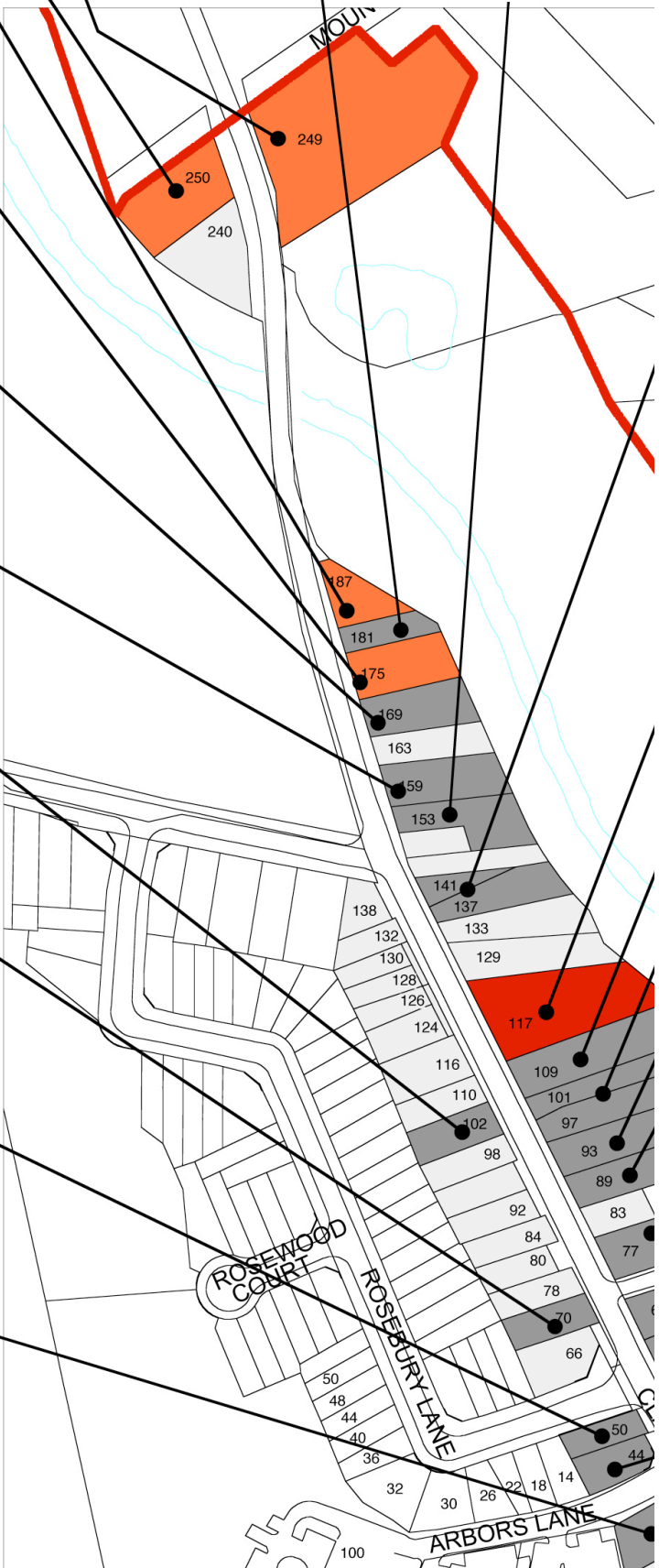
36 Clarence Street

- + Dated 1925- 1950
- + Art Moderne Cottage Style
- + Stucco on masonry

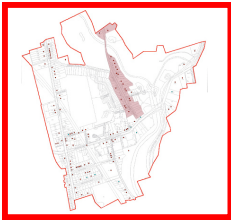


181 Clarence Street  
Listed in VHI

- + Dated 1925- 1950
- + 1940's Cottage
- + Heavily modified with addition







153 Clarence Street  
+ Dated 1925- 1950  
+ Ontario Cottage Style  
+ Woodframe  
+ Modified with new cladding



141 & 137 Clarence Street  
Listed in VHI  
+ Dated 1875-1900  
+ Ontario Cottage Style  
+ Woodframe  
+ Modified with new siding, windows  
+ New porch and some additions

117 Clarence Street **Designated**  
**John Abell House**

+ Dated 1859  
+ Georgian Style (classical details)  
+ Three bay with side addition  
+ Clapboard siding, wraparound verandah  
+ Largely original  
+ Garage addition  
+ New chimney



109 Clarence Street

+ Dated 1925-1950  
+ Cape Cod Cottage Style  
+ Modified with new siding, windows



97&101 Clarence Street Listed in VHI

+ c. 1920  
+ Heavily modified  
+ New cladding  
+ Some addition



93 Clarence Street Listed in VHI

+ c. 1900  
+ Edwardian Style  
+ Modified with new cladding, windows  
+ Original form



89 Clarence Street Listed in VHI

+ Dated 1900- 1925  
+ Vernacular Cottage Style  
+ Stucco on masonry  
+ Modified with new windows



77 Clarence

+ 1900-1925  
+ Heavily modified, new additions, and some windows, poor condition



20 Park Drive

+ 1920's Cottage  
+ Modified with new windows & siding  
+ Woodframe (maybe)



69 Clarence Street

+ Dated 1925- 1950  
+ Ontario Cottage  
+ Modified with new windows, cladding  
+ Original form  
+ Woodframe



61 Clarence Street

+ Dated 1925-1950  
+ Ontario Cottage  
+ Modified with new windows, cladding  
+ Original form  
+ Woodframe



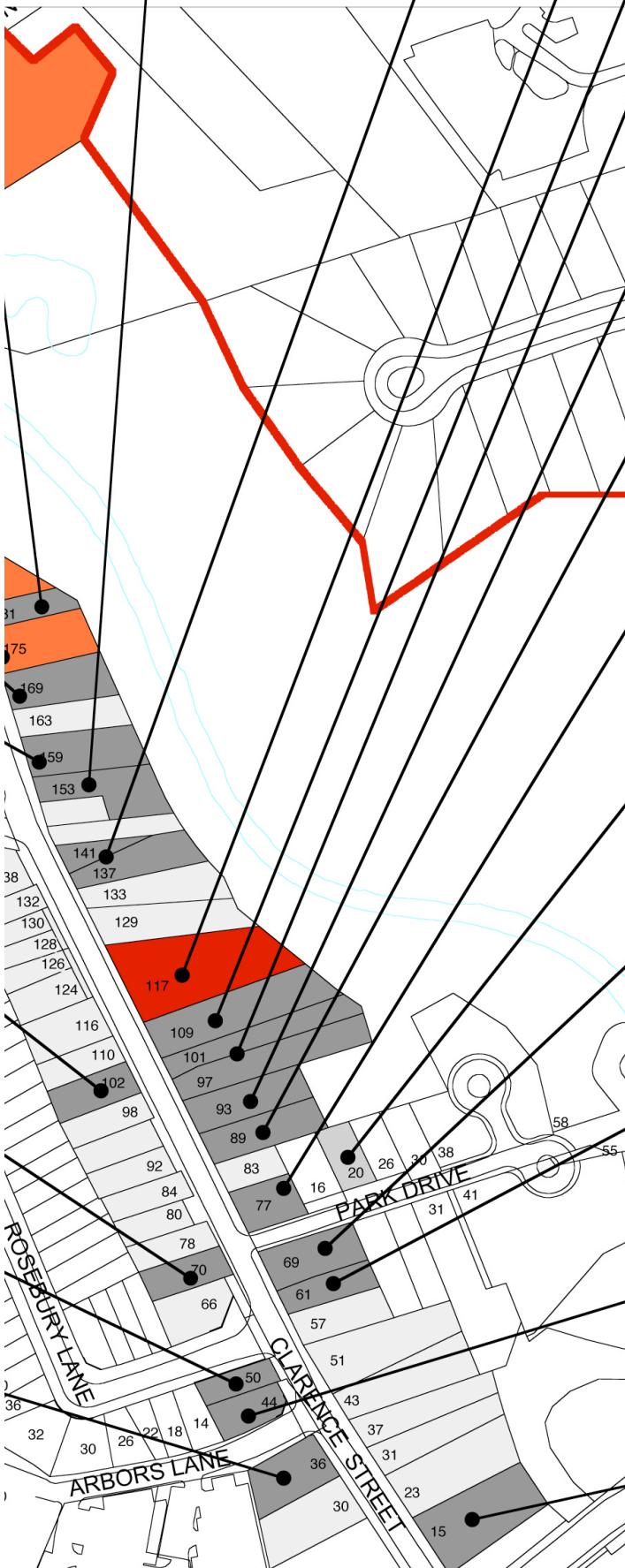
44 Clarence Street

+ Dated 1925-1950  
+ Art Moderne Cottage  
+ Heavily modified  
+ New windows and other elements



15 Clarence Street

+ Dated 1825-1850  
+ Georgian  
+ Heavily modified  
+ Exterior and roof changed  
+ New addition shed  
+ Very poor condition





# 8 - Wallace Street



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.



- 44 Wallace Street Listed in VHI
- + Dated 1900-1925
  - + Edwardian
  - + Original form
  - + Good condition
  - + Unmodified
  - + New medal roof



- 50 Wallace Street Listed in LSHS
- + Dated 1910
  - + Edwardian
  - + Brick
  - + Original condition



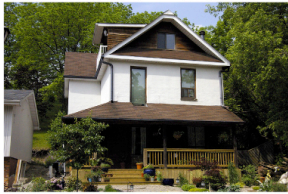
- 56 Wallace Street Listed in VHI
- + Dated 1900-1925
  - + Bungalow Style
  - + Original
  - + New cladding on dormer
  - + New rear addition
  - + Good condition



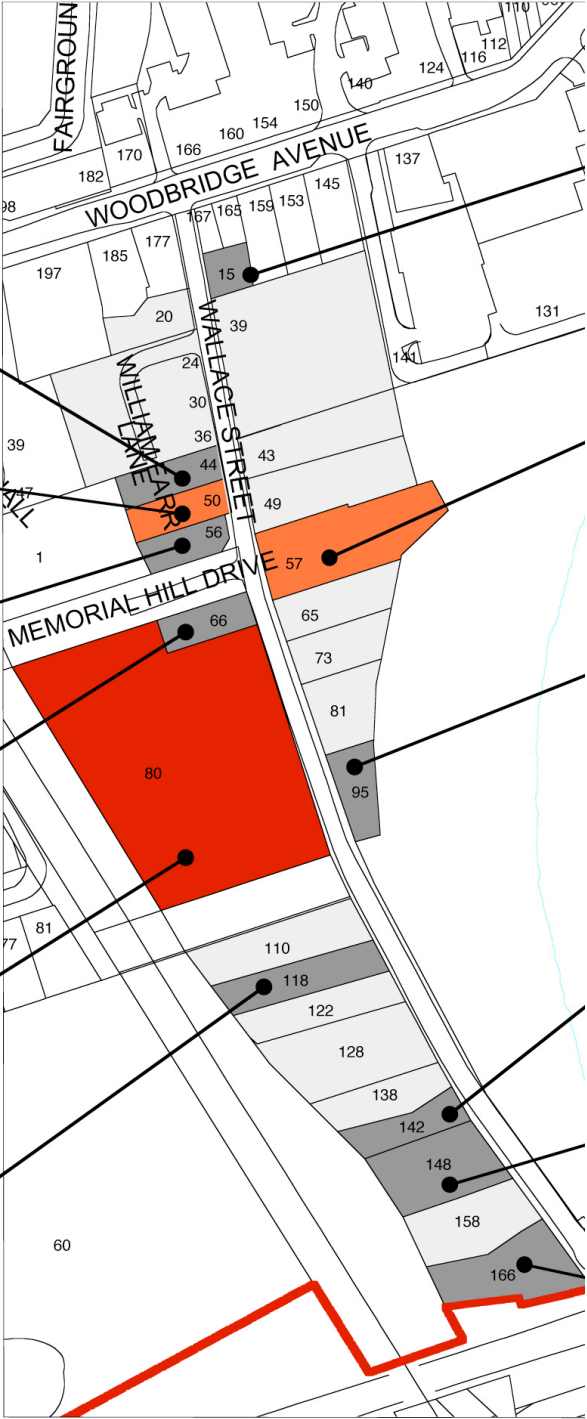
- 66 Wallace Street Listed in VHI
- + Dated 1900-1925
  - + Edwardian
  - + Modified
  - + New windows, porch
  - + Aluminum trim

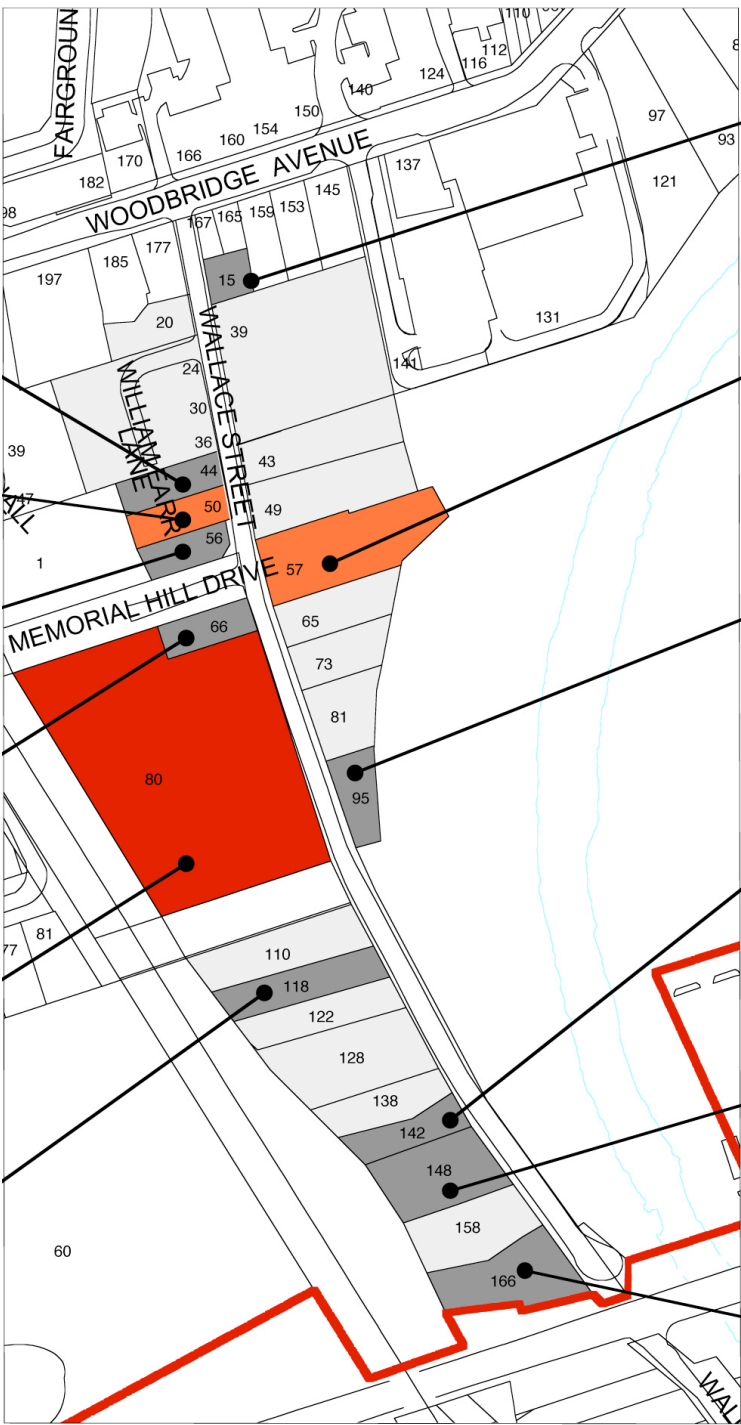


- 80 Wallace Street Designated Woodbridge Memorial Tower
- + Dated 1924
  - + Split field stone tower
  - + Designated under Part IV of the Ontario Heritage Act. By-Law #18-96 memorial to World War I veterans



- 118 Wallace Street Listed in VHI
- + Dated 1900-1925
  - + Edwardian
  - + Heavily altered
  - + New windows, cladding, roof domer
  - + Many small alterations





15 + 19 Wallace Street Listed in VHI

- + Dated 1900-1925
- + Neo Classical
- + Heavily modified
- + New Siding window
- + Modified porches
- + Original form



57 Wallace Street Listed in LSHS

- + Dated 1880
- + Ontario Cottage
- + Brick
- + Peak added later
- + Modified, New garage and windows
- + Repaired, Good Condition
- + The Wallace Family



95 Wallace Street Listed in VHI

- + Dated 1875-1900
- + Georgian
- + Heavily altered, additions
- + Porch enclosed
- + New cladding, window
- + Trace of original form with accessory building



142 Wallace Street Listed in VHI

- + Dated 1875-1900
- + Gothic revival
- + Modified, New siding, window, cladding on porch



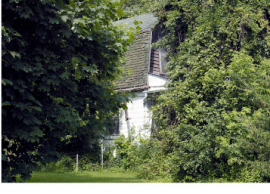
148 Wallace Street Listed in VHI

- + Dated 1875-1900
- + Gothic revival
- + Slightly modified
- + Original form
- + New siding
- + Complete with stable



166 Wallace Street

- + Dated 1875-1900
- + Dutch colonial revival
- + Poor condition
- + Largely original







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