

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF OCTOBER 19, 2016

Item 17, Report No. 34, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on October 19, 2016.

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

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Director of Development Planning, dated October 5, 2016:

Recommendation

The City Clerk, on behalf of the Heritage Vaughan Committee, forwards the following recommendation from its meeting of September 21, 2016 (Item 2, Report No. 6) for Council's consideration:

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

Report of the Director of Development Planning, dated September 21, 2016

Recommendation

The Director of Development Planning recommends:

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

Contribution to Sustainability

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

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

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

Economic Impact

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

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Communications Plan

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

Purpose

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

Background - Analysis and Options

Location, Heritage Status, and Policies

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

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

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

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

Proposed Alterations

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

Proposed Demolition

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

Analysis

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

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Section 5.1 – Objectives

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

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

6.1.3 Wallace Street

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

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

6.2.2 Conservation Guidelines

- *Evaluate the existing condition of heritage attributes to determine the appropriate intervention needed. Use the gentlest means possible for any intervention.*
- *Repair rather than replace heritage attributes using recognized conservation methods. Respect historical materials and finishes by repairing with like materials.*
- *Replace using like materials any extensively deteriorated or missing parts of heritage attributes.*
- *Undertake any work required to preserve heritage attributes physically and visually compatible with the character of the heritage resource as commonly found in the District.*

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

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

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

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

Regional Implications

N/A

Conclusion

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

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Attachments

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

Report prepared by:

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