

**CITY OF VAUGHAN**

**EXTRACT FROM COUNCIL MEETING MINUTES OF NOVEMBER 15, 2016**

Item 22, Report No. 38, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on November 15, 2016.

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

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the City Clerk, dated November 1, 2016:**

**Recommendation**

The City Clerk, on behalf of the Heritage Vaughan Committee, forwards the following recommendation from its meeting of October 19, 2016 (Item 3, Report No. 7) for Council's consideration:

1. That the recommendation contained in the following report of the Director of Development Planning, dated October 19, 2016, be approved.

Report of the Director of Development Planning, dated October 19, 2016

**Recommendation**

The Director of Development Planning recommends:

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

**Contribution to Sustainability**

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

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

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

## **CITY OF VAUGHAN**

### **EXTRACT FROM COUNCIL MEETING MINUTES OF NOVEMBER 15, 2016**

Item 22, CW Report No. 38 – Page 2

#### **Economic Impact**

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

#### **Communications Plan**

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

#### **Purpose**

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

#### **Background - Analysis and Options**

##### **Location, Heritage Status, and Policies**

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

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

Policies and guidelines within the Woodbridge HCD Plan apply to all new construction within the Woodbridge HCD. Policies pertain to all aspects of development which include, but are not limited to height, angular planes, massing, design, pedestrian and vehicular circulation, and landscape.

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

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

##### **Community Meeting September 28, 2016**

The applicant held a community meeting on the evening of September 28, 2016 at the Woodbridge Public Library. This was the second community meeting at the Woodbridge Public Library, the first one being held on June 20, 2016. The applicant and consultants were in attendance as well as several City of Vaughan staff members including Cultural Heritage staff.

## CITY OF VAUGHAN

### **EXTRACT FROM COUNCIL MEETING MINUTES OF NOVEMBER 15, 2016**

#### Item 22, CW Report No. 38 – Page 3

Several presentations were given by the applicant who provided an overview of how the application evolved and next steps. The applicant addressed key focused areas of concern that had been brought up through the application process. As this meeting was a general community meeting, the applicant discussed issues of the application that extended beyond the scope of the Heritage Vaughan Committee review of the proposal.

#### **Design Revisions**

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

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

#### **Notice of Receipt – Complete Application**

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

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

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

#### **Proposed New Construction**

Development Planning staff is currently reviewing a Site Plan Application and Zoning By-law Amendment Application for this subject property (Housing York Inc., Files DA.15.093 and Z.15.041). The proposed new construction is a 6-storey mixed use building with a 3 storey podium fronting on Woodbridge Avenue with upper storeys stepped-back from the street and the neighbouring properties (Attachments #2, #3, #4a and b, and #5). Massing and materials relate to historical commercial building precedents while accommodating contemporary uses. The ground floor of the 3-storey podium is designed to contain commercial uses and a lobby entrance to the residential units (Attachments #2, #3, and #4a and b). Pedestrian walkways will connect Woodbridge Avenue to the rear of the property and Abell Avenue. Underground parking for both commercial and residential is proposed to be accessed from Woodbridge Avenue while the pickup and drop off spaces and loading area are placed at the rear of the property accessed from Abell Avenue (Attachment #3).

**EXTRACT FROM COUNCIL MEETING MINUTES OF NOVEMBER 15, 2016**

Item 22, CW Report No. 38 – Page 4

**Heritage District Conformity Report Submitted**

A Heritage District Conformity report has been submitted for this application by GBCA Architects Ltd., a firm with significant heritage preservation experience. The report is signed by Christopher Borgal, a partner with GBCA who is a member of the Canadian Association of Heritage Professionals. The report writes that, to a significant extent, the project meets the guidelines with respect to the design, massing, and materials. The report does acknowledge that the proposed vehicular access from Woodbridge Avenue, “will interrupt the pedestrian character of the street” and suggests that further work be done to mitigate this issue. Please note that the District Conformity report is dated August 12, 2016 and reviewed an earlier version of the proposal. Since the writing of the District Conformity report, revisions have been made to this proposal to incorporate comments from the District Conformity report and community meetings.

**Analysis**

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

**Section 5.1 – Objectives**

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

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

The following guidelines have been divided into 3 categories.

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

*Policy and Guidelines*

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

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

*Woodbridge HCD Plan, Section 6.1.1 Woodbridge Avenue*

*Guidelines:*

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

## CITY OF VAUGHAN

### **EXTRACT FROM COUNCIL MEETING MINUTES OF NOVEMBER 15, 2016**

Item 22, CW Report No. 38 – Page 5

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

*Guidelines:*

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

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

The 3 storey podium provides a grade-related, pedestrian-scale commercial element to interact with Woodbridge Avenue that complies with the policies of the Official Plan and Woodbridge HCD Plan. A 3 metre building setback along Woodbridge Avenue allows for pedestrian amenities.

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

*Policy and Guidelines*

*Woodbridge HCD Plan, Section 6.3.2 Contemporary Design*

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

*Woodbridge HCD Plan, Section 6.3.3 Architectural Guidelines*

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

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

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

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

*Policy and Guidelines*

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

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

## CITY OF VAUGHAN

### **EXTRACT FROM COUNCIL MEETING MINUTES OF NOVEMBER 15, 2016**

Item 22, CW Report No. 38 – Page 6

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

##### *Guidelines*

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

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

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

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

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

#### *WHCDP 6.6.2 Pedestrian Circulation*

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

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

*On-street parking should be accommodated where possible*

#### *WHCDP 6.7.6 Parking*

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

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

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

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

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

### **Regional Implications**

N/A

**CITY OF VAUGHAN**

**EXTRACT FROM COUNCIL MEETING MINUTES OF NOVEMBER 15, 2016**

Item 22, CW Report No. 38 – Page 7

**Conclusion**

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

**Attachments**

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

**Report prepared by:**

Daniel Rende, Cultural Heritage Coordinator, ext. 8112

Rob Bayley, Manager of Urban Design and Cultural Heritage, ext. 8254

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