

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

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.

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.

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.

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:

Daniel Rende, Cultural Heritage Coordinator, ext. 8112

Moirá Wilson, Senior Urban Designer, ext. 8353

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

Respectfully submitted,

GRANT UYEYAMA

Director of Development Planning

/CM

Location Map



148 Wallace (in yellow)

Woodbridge HCD (shaded in blue)

Attachment 2



Attachment 3





August 5, 2016

Nicholas Bressi
148 WALLACE STREET
TORONTO, ONTARIO
L4L 2P4

Re: Barn Review, 148 Wallace Street, Toronto, Ontario
Our Project No. ADM-02017020-00

As requested, we visited the above-mentioned site to review the existing barn structure to determine its structural condition. Based on our visual review, it is our opinion that this barn in its present condition poses significant and unpredictable risk to humans and should be demolished as soon as possible.

Our visual review of the barn revealed numerous structural issues.

The building is leaning noticeably towards the neighbouring property to the north, and also leaning more severely to the west. This leaning has occurred due to the general lack of a properly designed lateral load resisting system, and the deterioration of the secondary elements that provided the building with its primary means of lateral stability, (in particular the barn board walls nailed to the primary perimeter structure).



East Elevation



South Elevation

August 5, 2016
Nicholas Bressi

Barn Review, 148 Wallace Street, Toronto

2

At the rear of the building on the west side, a series of diagonal braces has been installed, attached to the siding of the west wall, sloping west back to the ground, presumably in an attempt to prevent further movement towards the west. It does not appear that these braces or the connections to the exterior wall were engineered and they did not appear to be supported on properly designed foundations where they meet the ground.



South West Corner – Wood braces installed on west wall. The building is also experiencing a significant amount of vertical settlement particularly on the west end, indicating that its foundations are inadequate and failing.

The ground floor of this barn is comprised of wood planks that are showing signs of rot, that deflect significantly under the weight of the average person, and these planks are neither flush nor level. This poses a significant tripping hazard for anyone entering this building.



Typical ground floor condition

August 5, 2016
Nicholas Bressi

Barn Review, 148 Wallace Street, Toronto

3

At numerous locations around the outside of the building, the siding has come loose and screws holding door hinges have been stripped due to rot and use. Rotting and movement of the structure has caused the nails hold the siding boards to loosen in many locations making it relatively easy for unwanted access to this building. Anyone entering this building, particularly someone not familiar with the condition of the floor could be seriously injured.



The wood siding that provides that primary lateral support for the building is in direct contact with the ground. Wood in direct contact with the ground is extremely susceptible to rot, which is also a likely contributing factor to the leaning that is happening.



August 5, 2016
Nicholas Bressi

Barn Review, 148 Wallace Street, Toronto

4

The lintel beams over the main entry doors on the east wall are sagging. These lintels are also the primary support for the east end of the 2nd floor mentioned above. The sagging of these lintels is a clear indication that they were not designed properly.



The structural integrity of the interior wood girder supporting the 2nd floor has been severely compromised as it has been split horizontally, losing approximately 50% of its depth. If this beam were to fail completely, total collapse of structure is possible as the collapse of the 2nd floor structure would likely pull down the entire structure. In our opinion, if this building is to remain for any length of time, this girder should be adequately shored immediately.



**** This structure does not comply the residential or structural requirements of the Ontario Building Code, but it could be argued that it might comply with the code requirements of a farm building. Since there is a low probability of injury or death to humans due to the collapse of barn structures on traditional farms, (due to limited human occupancy in and around barns used primarily for farming), the Ontario Building Code is far less stringent on design requirements for barn structures than traditional housing. While it may have been appropriate at one point in history to have such a structure exist in this area, that is no longer**

August 5, 2016
Nicholas Bressi

Barn Review, 148 Wallace Street, Toronto

5

the case since this is now a residential area, in our opinion. This barn structure is now only about a metre from the neighbouring driveway and only metres away from the neighbouring house to the north towards which it is leaning. In our opinion, the intent of the Ontario Building Code is such that only properly designed residential structures should exist in residential areas. For this reason alone, it is our opinion that this structure should be demolished.

In conclusion, all of the above discussion clearly shows that this barn building in its current state poses significant and unpredictable risk to human safety and life. In our opinion, this barn building should be demolished because it is showing significant and numerous signs of structural failure, it poses significant risk to anyone who enters it, and most importantly, it is now in a residential area and does not comply with either the residential part of the Ontario Building Code nor the intent of the Ontario Building Code with respect to farm buildings.

Should there be any concerns or questions, please do not hesitate to contact the undersigned.

Sincerely,

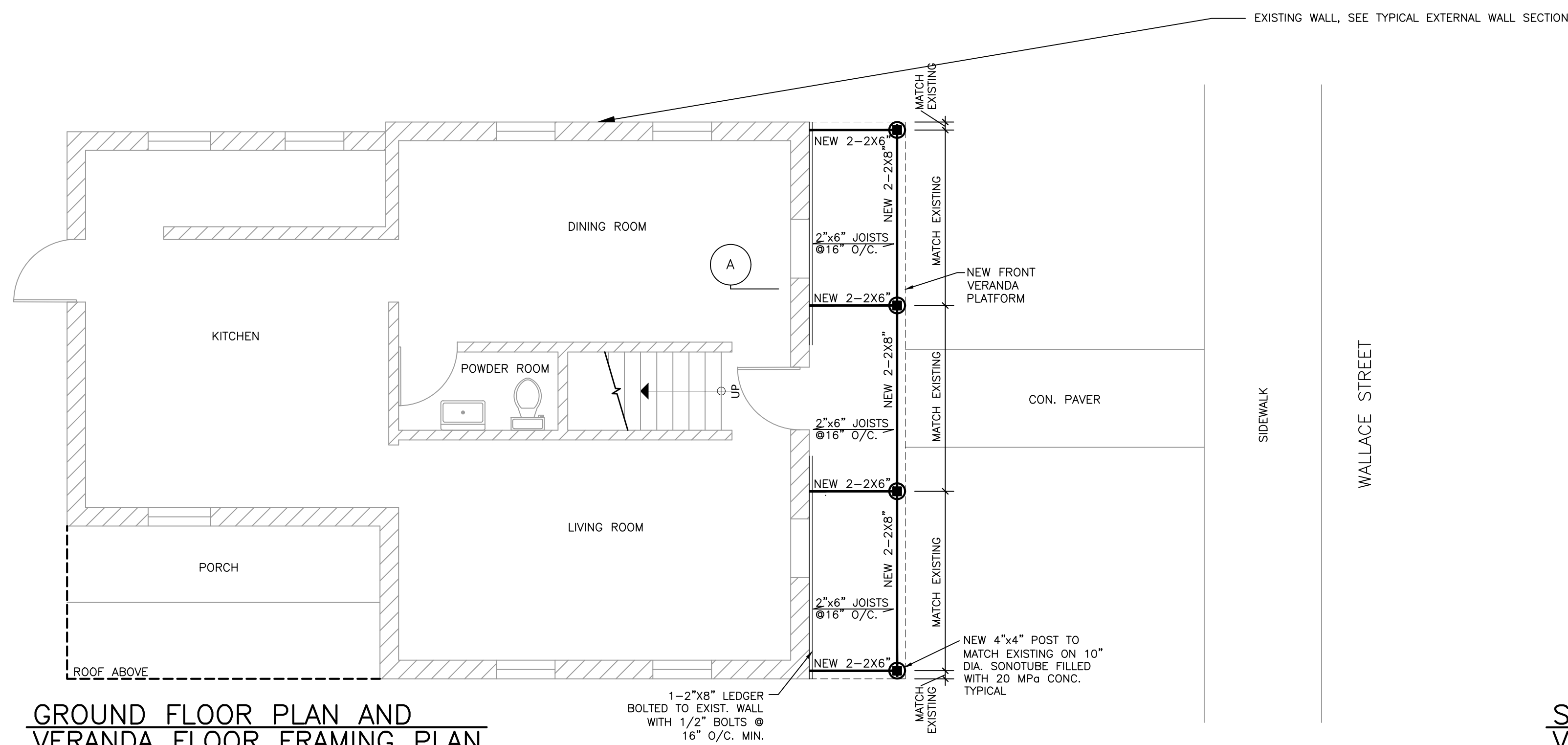
EXP SERVICES INC.



DAVE TIPLER, P. ENG,
V.P. Innovation



Attachment #5 - Proposed Veranda

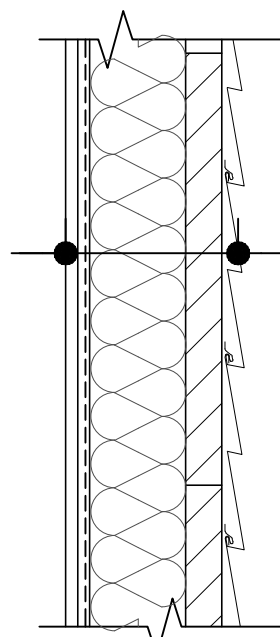
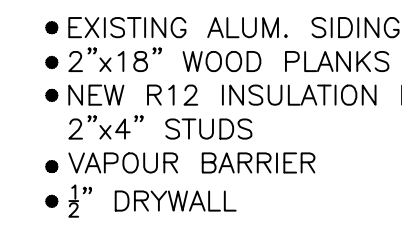


GROUND FLOOR PLAN AND
VERANDA FLOOR FRAMING PLAN

SCALE: 1/4" = 1'-0"

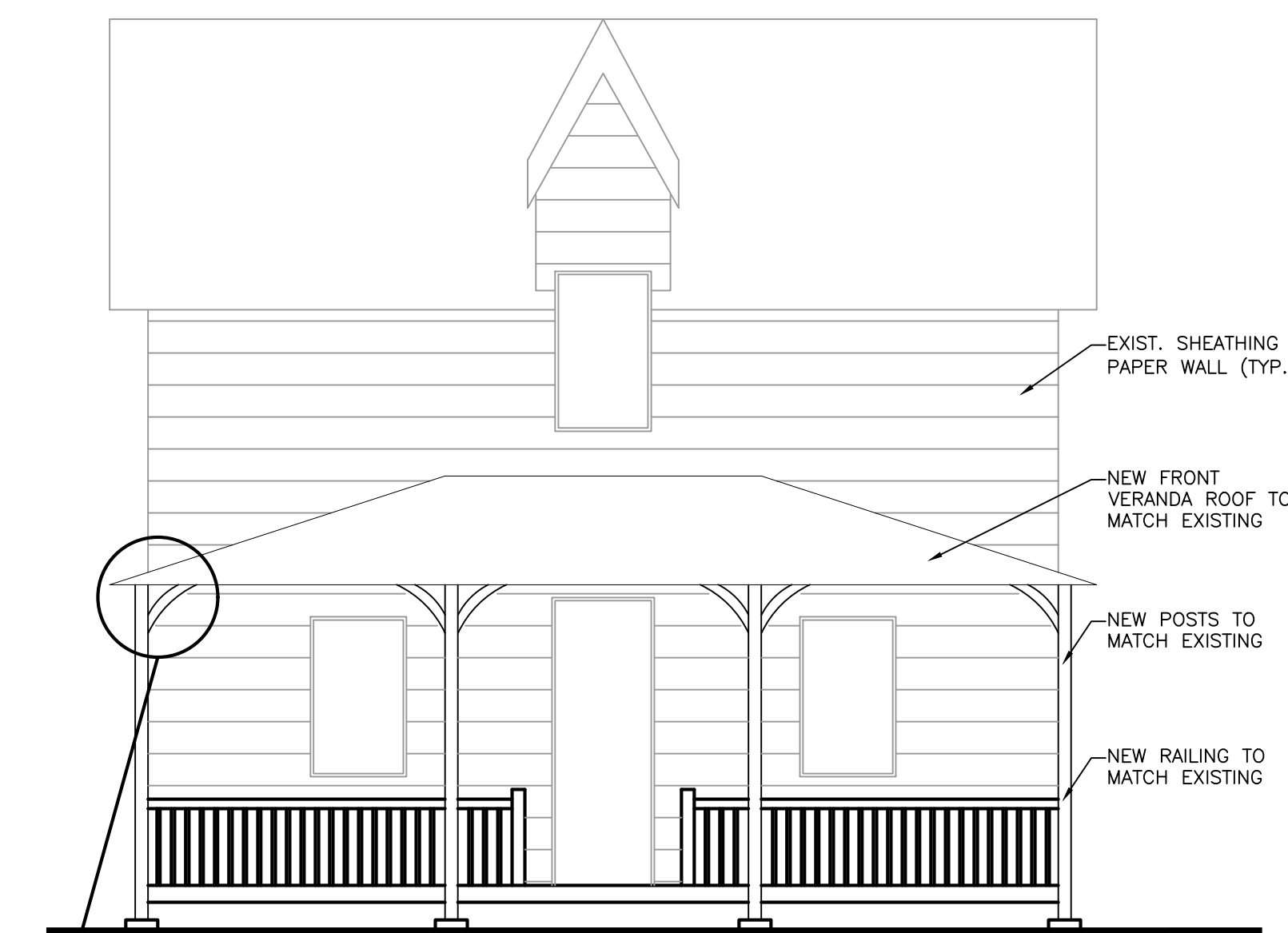
NOTES:

1. PROVIDE 2" X 6" LAY 45° WOOD DECKING THROUGHOUT UNLESS OTHERWISE NOTED ON PLAN.
2. TOP OF DECK IS -4" BELOW FIRST FLOOR UNLESS CROSSED AND NOTED.
3. LIVE LOAD IS 40 PSF (1.92 kPa).
4. ALL TIMBER-TO-TIMBER CONNECTIONS TO BE MADE WITH GALVANIZED STEEL CONNECTORS, FRAMING ANCHORS AND SADDLES BY SIMPSON STRONG-TIE LTD. OR APPROVED EQUAL.



TYPICAL EXTERIOR WALL SECTION

SCALE: $1\frac{1}{2}"=1'-0"$

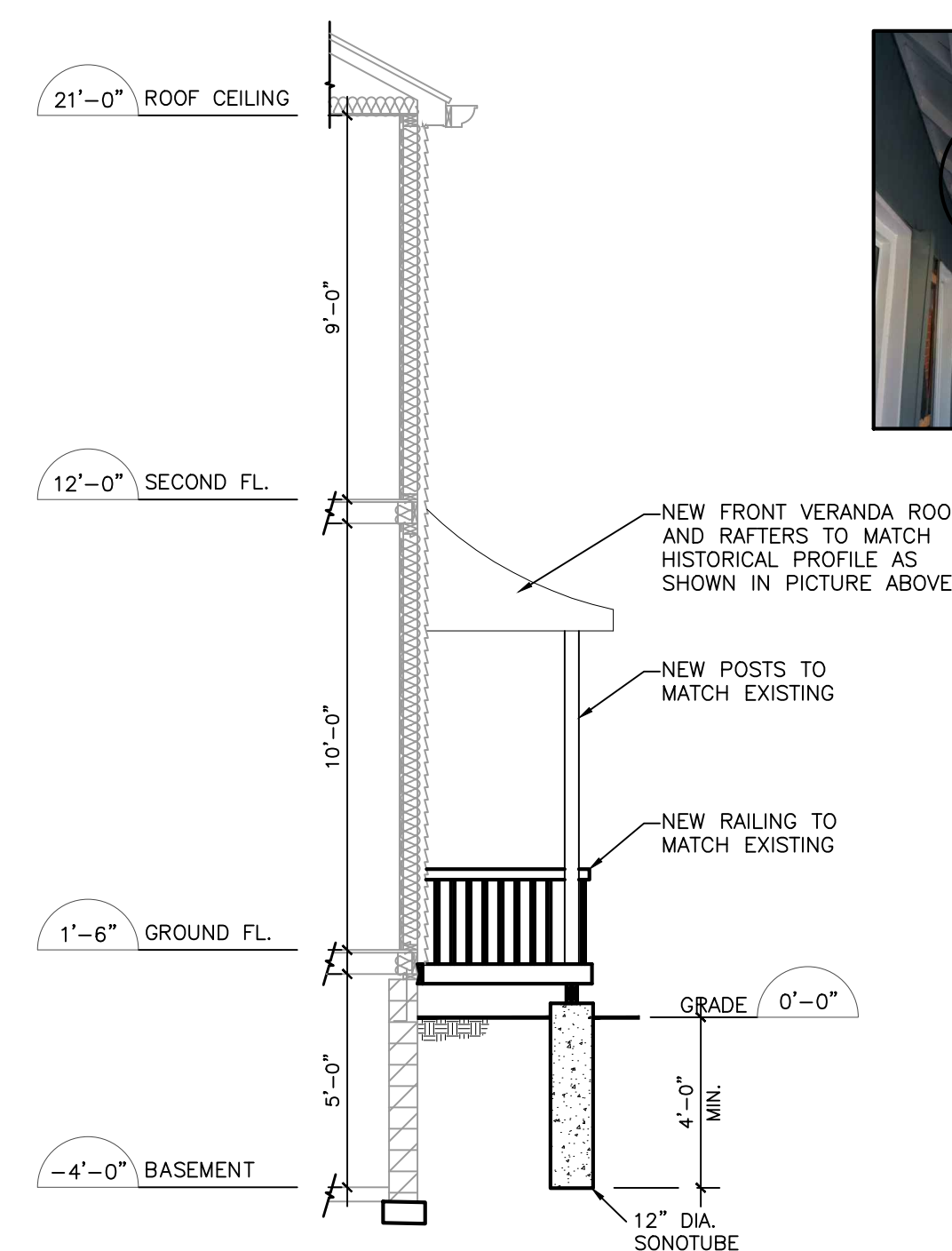


PROPOSED FRONT ELEVATION
TO MATCH EXISTING

SCALE: 1/4" = 1'-0"

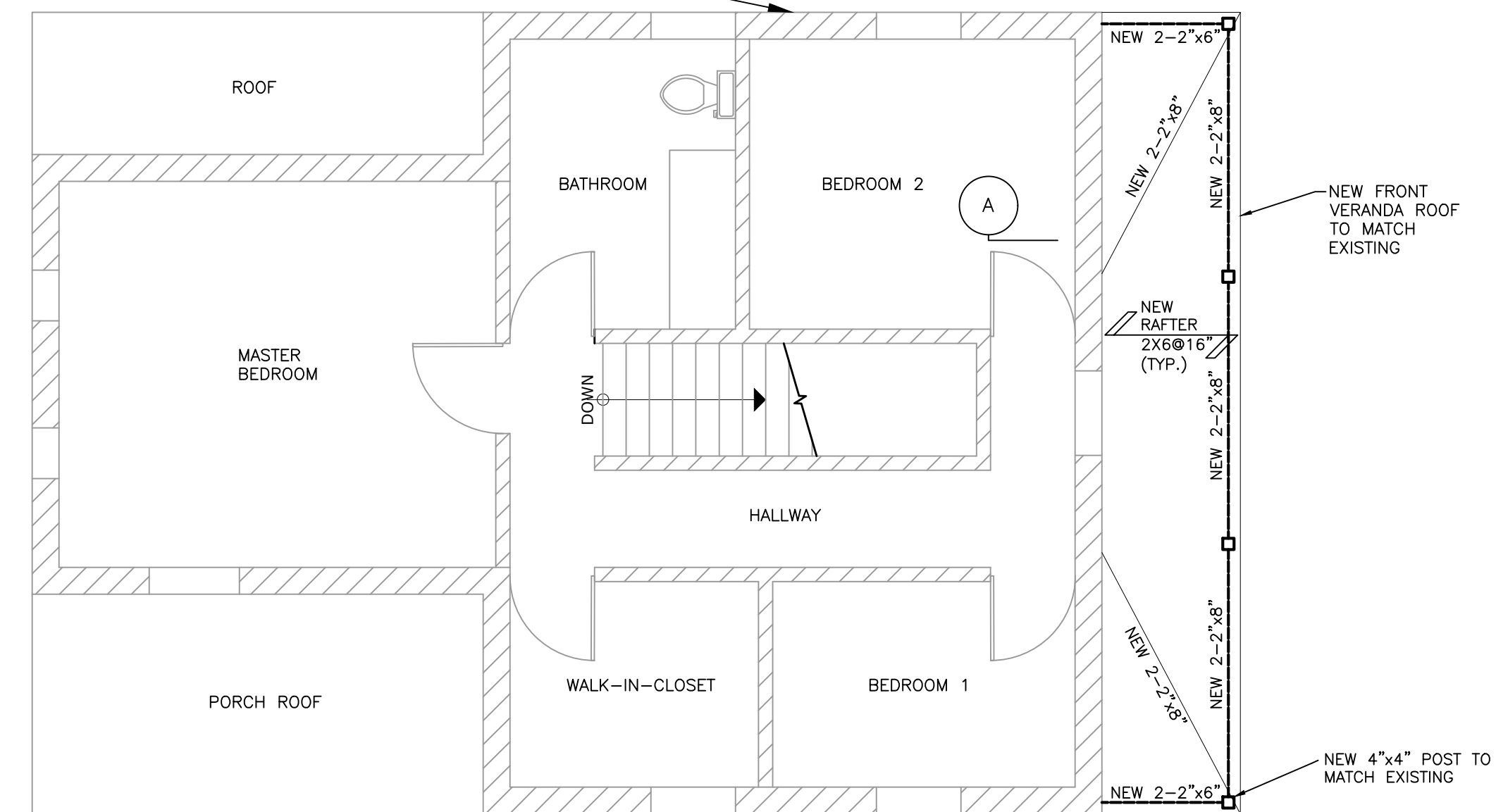


NEW POST TO MATCH EXISTING



SECTION
SCALE: 1/4" = 1'-0"

SCALE: 1/4" = 1'-0"



SECOND FLOOR PLAN AND
VERANDA ROOF FRAMING PLAN

SCALE: 1/4" = 1'-0"



FRONT ELEVATION 1 TO MATCH (EAST SIDE)



FRONT ELEVATION 2 TO MATCH (EAST SIDE)



FRONT ELEVATION 3 TO MATCH (EAST SIDE)



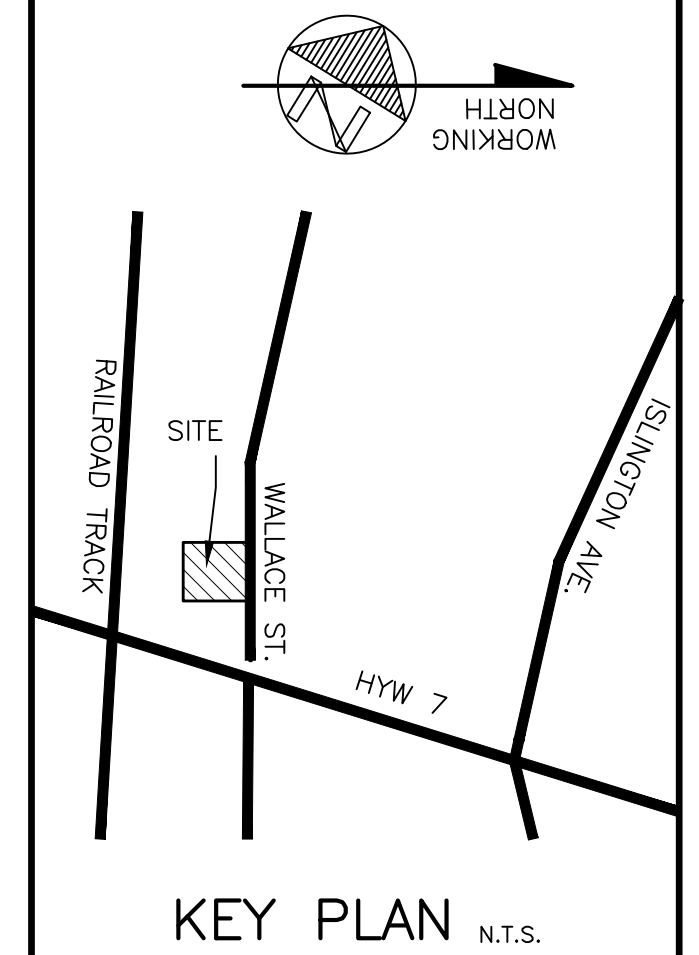
SIDE ELEVATION TO MATCH (NORTH SIDE)



SIDE ELEVATION TO MATCH (SOUTH SIDE)



PORCH TO MATCH EXISTING (SOUTH SIDE)



KEY PLAN N.T.S.

N ^O .	ISSUED	DATE

PROJECT NAME	
PROPOSED NEW FRONT VERANDA	
148 WALLACE STREET VAUGHAN, ONTARIO	
DRAWING TITLE	
PLANS & ELEVATIONS	
DATE:	APRIL 2015
SCALE:	AS SHOWN
DESIGNED BY:	PROJECT NO.:
DRAWN BY:	DRAWING NO.:
CHECKED BY:	S1