

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

Recommendation

The Director of Development Planning recommends:

1. 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) 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;
 - 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 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 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.

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 #3, #4a, and #4b). 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 #2a, #4a, and #4b). 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).

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.

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.*

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.

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 Woodbridge HCD Plan encourages new development that is “of its time” but not overly pastiche or carbon copies of historical styles. The proposed podium also contains a clearly defined base, body, and cap which is typical of historical commercial development.

Further design work is recommended, and is noted below in this report, however, the development largely conforms to the policies and guidelines within the Woodbridge HCD Plan.

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.

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 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

Conclusion

The Urban Design and Cultural Heritage Division of the Development Planning Department recommends that Council approve the proposed demolition and new construction as it conforms to the policies and guidelines within the Woodbridge Heritage Conservation District Plan.

Attachments

1. Location Map
2. a+b Proposed Streetscape Renderings
3. Proposed Site Plan
4. a+b Proposed Elevations
5. Proposed Landscape Rendering

Report prepared by:

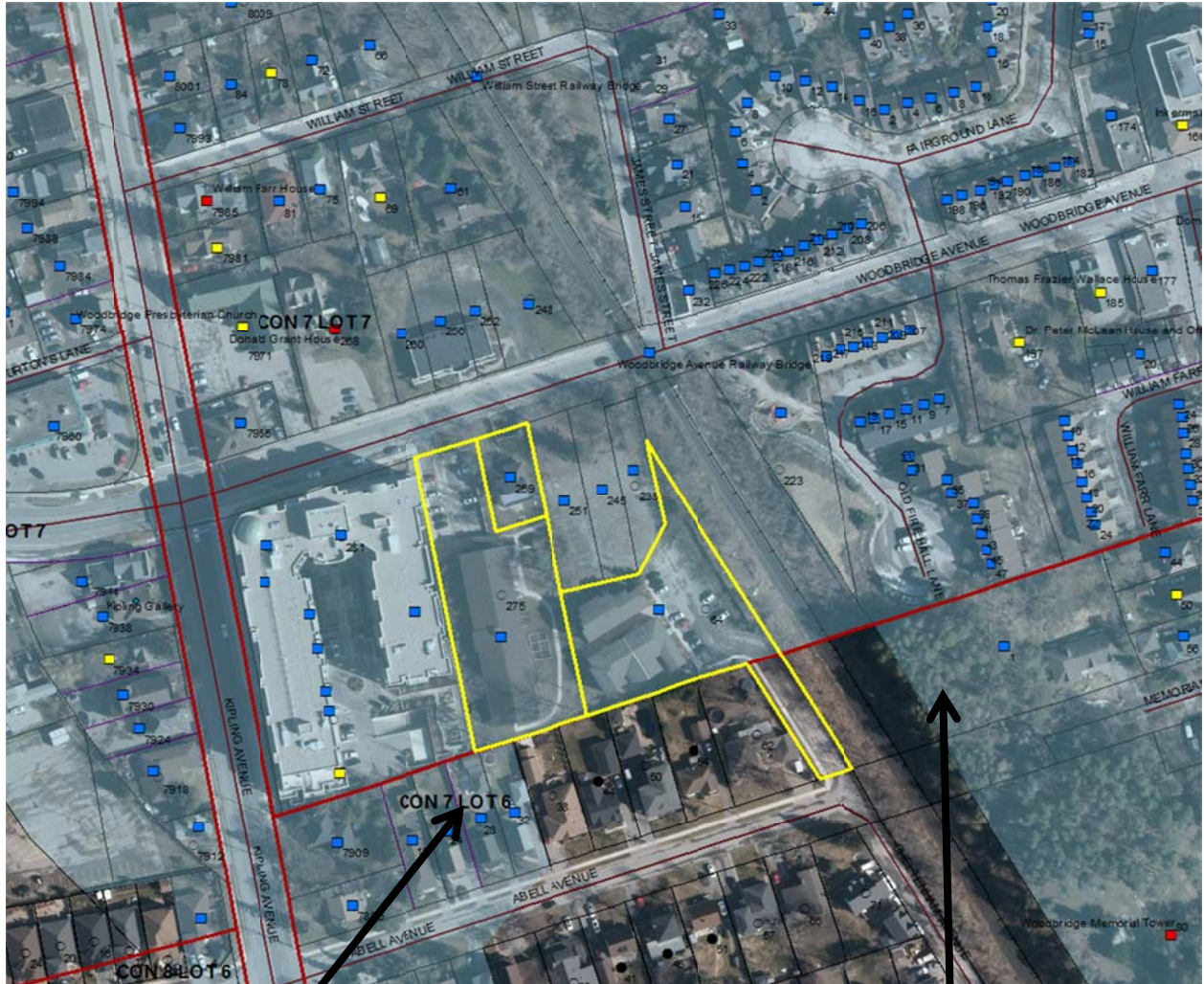
Daniel Rende, Cultural Heritage Coordinator, ext. 8112
Rob Bayley, Manager of Urban Design and Cultural Heritage, ext. 8254

Respectfully submitted,

GRANT UYEYAMA
Director of Development Planning

/CM

Location Map



Subject Property (outlined in yellow)

Woodbridge Heritage Conservation District (shaded blue)

Attachment 2a

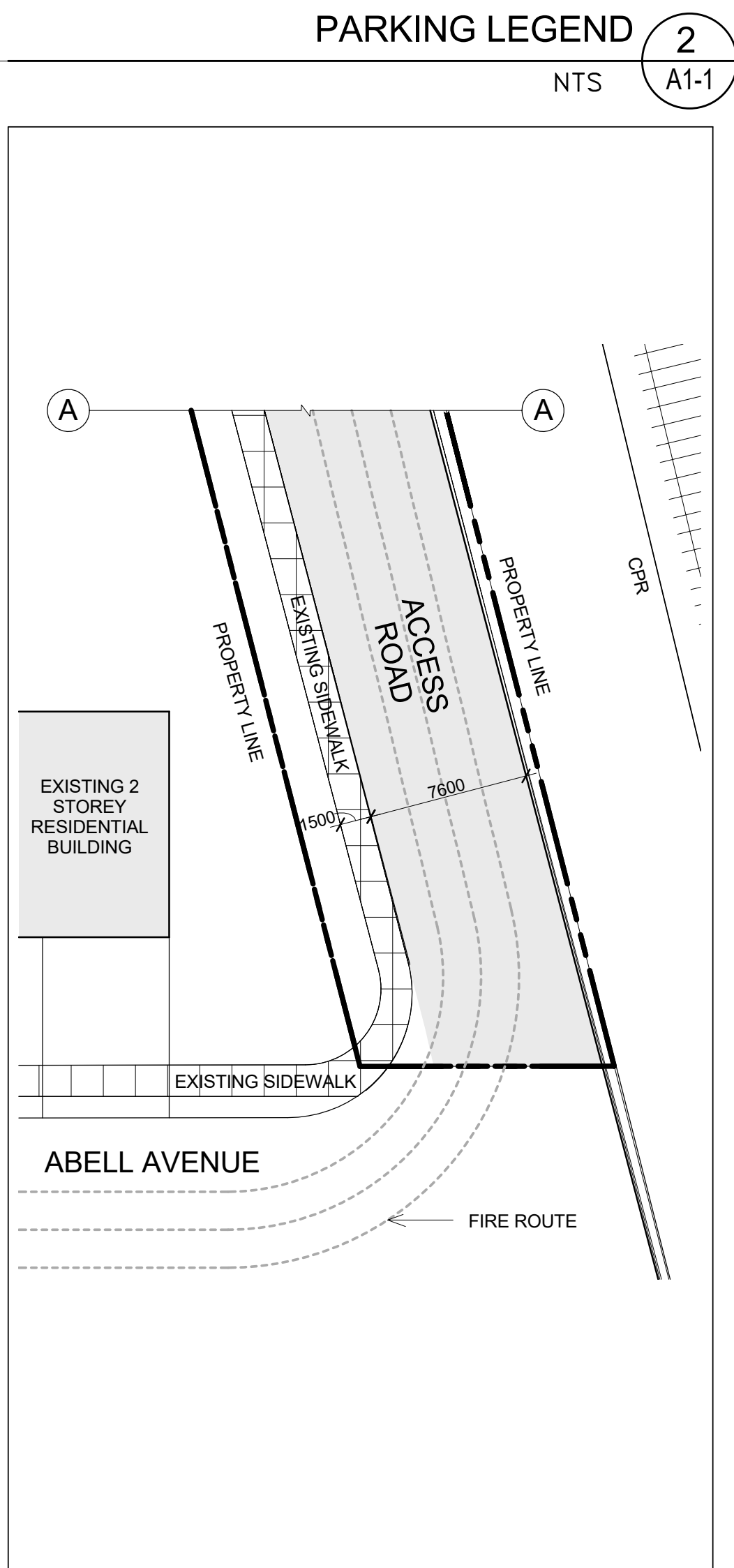
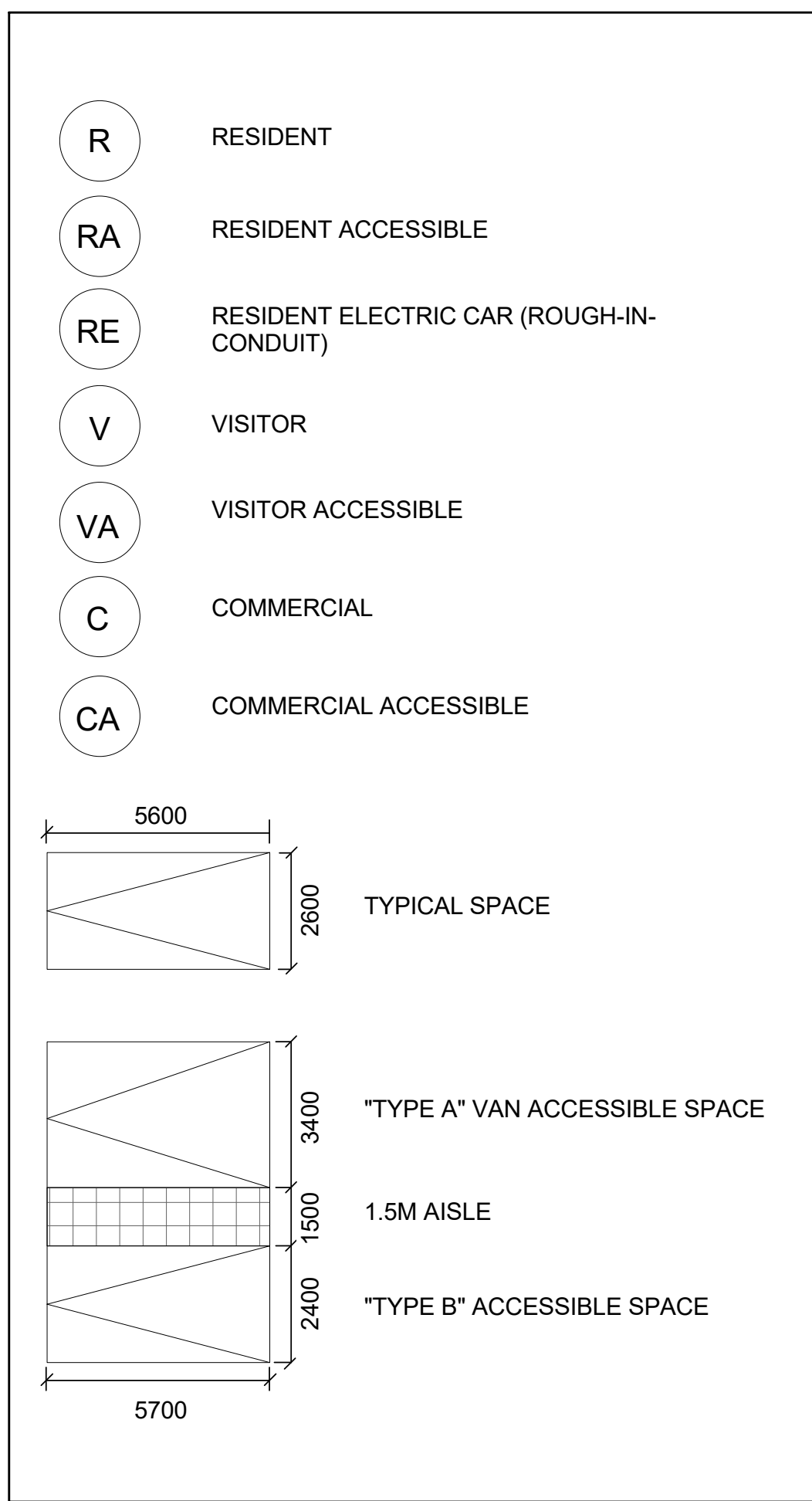
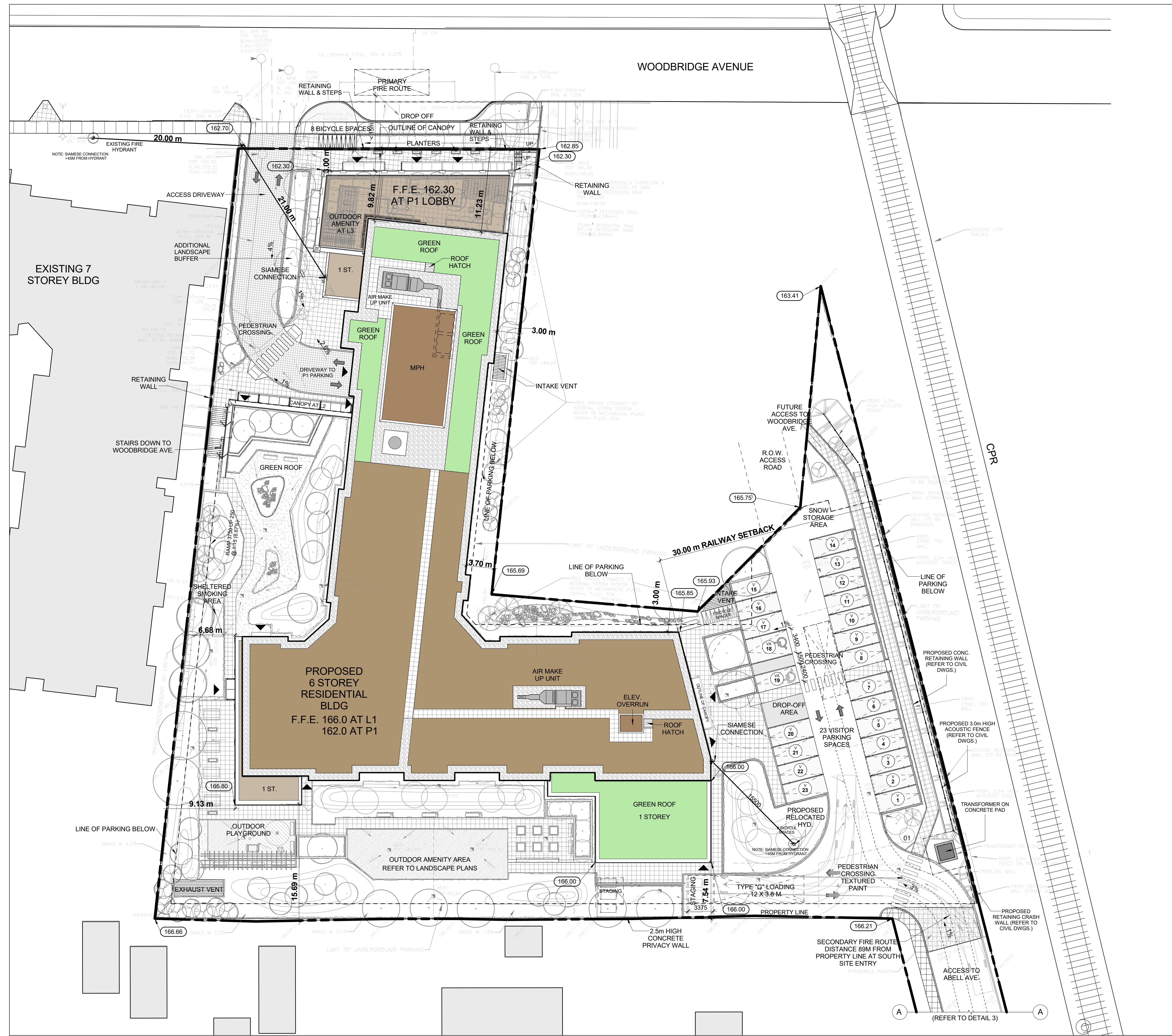
Rendering of NW Corner of Site



Attachment 2b

Southwest corner of site





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KIRKOR ARCHITECTS + PLANNERS
20 Martin Ross Avenue, Toronto, Ontario, M3J 2K8
T(416) 665-6060, F(416) 665-1234, www.kirkorarchitects.com

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| 02 | ZBL & DA SUBMISSION | DEC 18, 2015 |
| 01 | RFP SUBMISSION | JULY 17, 2015 |
| No | Issued For | Date |

Drawing Title
SITE PLAN

Project
AFFORDABLE HOUSING DEVELOPMENT IN WOODBRIDGE
259-275 WOODBRIDGE AVE. & 64 ABELL AVE., ONTARIO

Scale
1 : 250

Drawn by
JD/RC

Checked by
M.C.

Project No.
15-051

Date
SEPT. 12, 2016

Drawing No.
A1-1

EXTERIOR FINISH LEGEND

EXTERIOR CLADDING

- M1 MASONARY (BRICK VENEER RED)
M2 MASONARY (BRICK VENEER BEIGE)
M3 PRECAST CONCRETE SILL / COPING / LINTEL
S1 ALUMINIUM SIDING (COPING / FASCIA) - TO MATCH M3
GLAZING
G1 ALUMINIUM WINDOW / DOOR - VISION PANEL
G2 ALUMINIUM WINDOW/DOOR - MULLION / FRAME

RAILING

- R1 PREFINISHED ALUMINIUM RAILING

LIGHTING

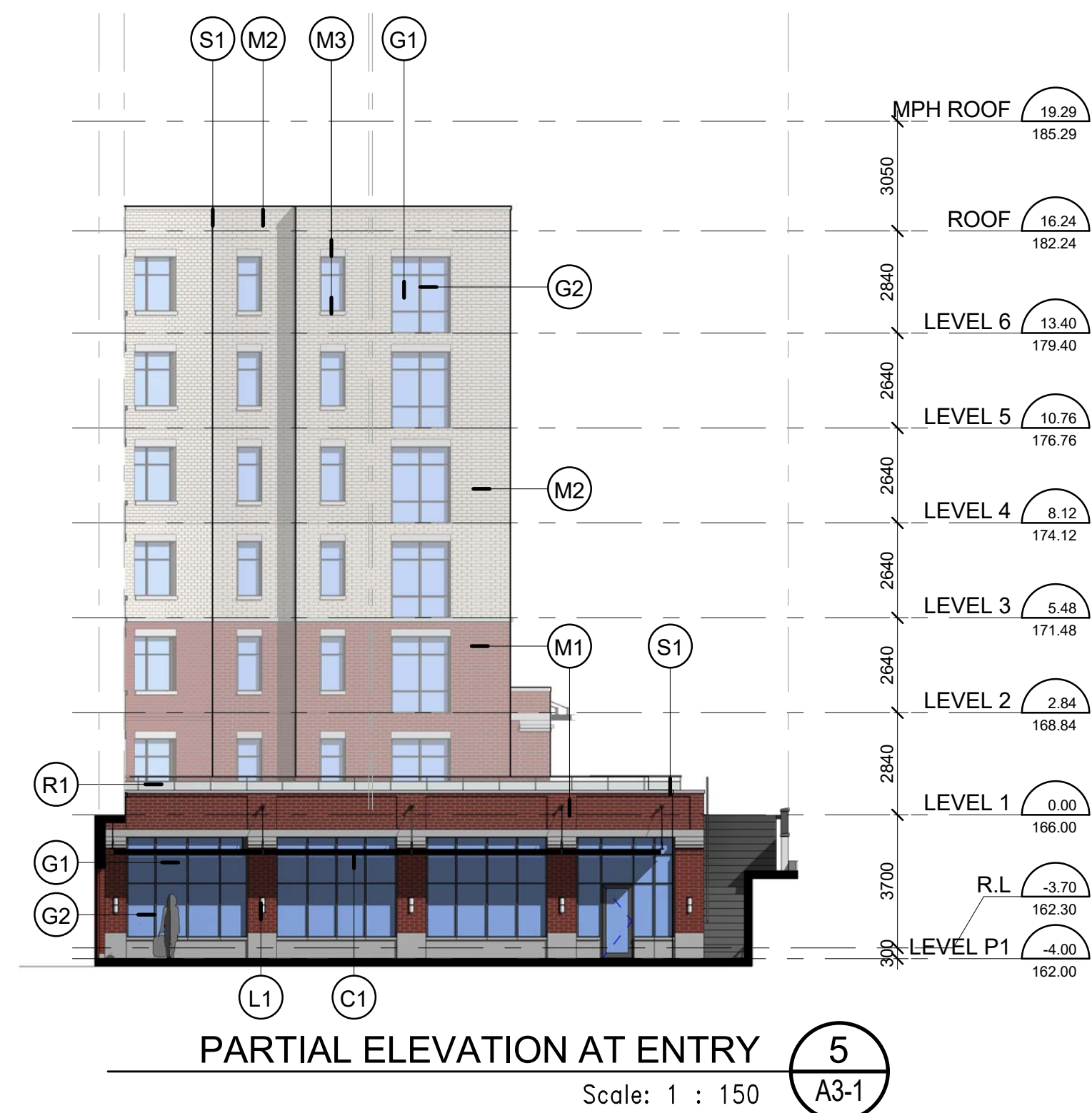
- L1 DECORATIVE EXTERNAL LIGHT

DOORS

- D1 PANELIZED OVERHEAD DOOR
D2 METAL DOOR

CANOPIES

- C1 METAL CANOPY WITH INSET TEMPERED GLASS
C2 PREFINISHED ALUMINIUM SUNSHADE AWNING SYSTEM



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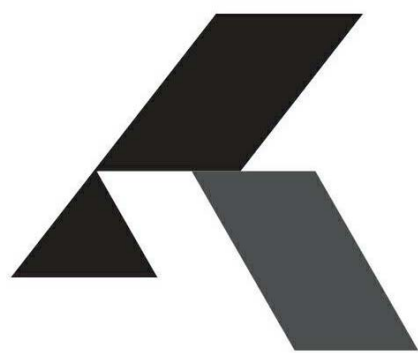
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Drawing Title

ELEVATIONS

Project

AFFORDABLE HOUSING
DEVELOPMENT IN
WOODBIDGE
259-275 WOODBRIDGE AVE. & 64 ABELL
AVE., ONTARIO

Scale

1 : 150

JD Drawn by

M.C. Checked by

15-051 Project No.

SEPT. 12, 2016 Date

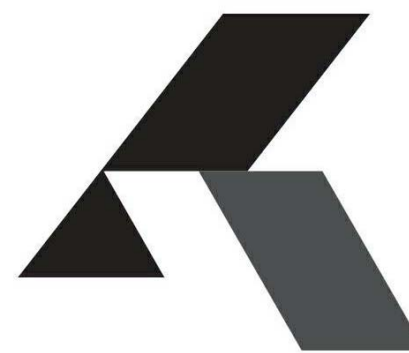
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Drawing Title

ELEVATIONS

Project

AFFORDABLE HOUSING
DEVELOPMENT IN
WOODBIDGE
259-275 WOODBRIDGE AVE. & 64 ABELL
AVE., ONTARIO

Scale

1 : 150

JD Drawn by

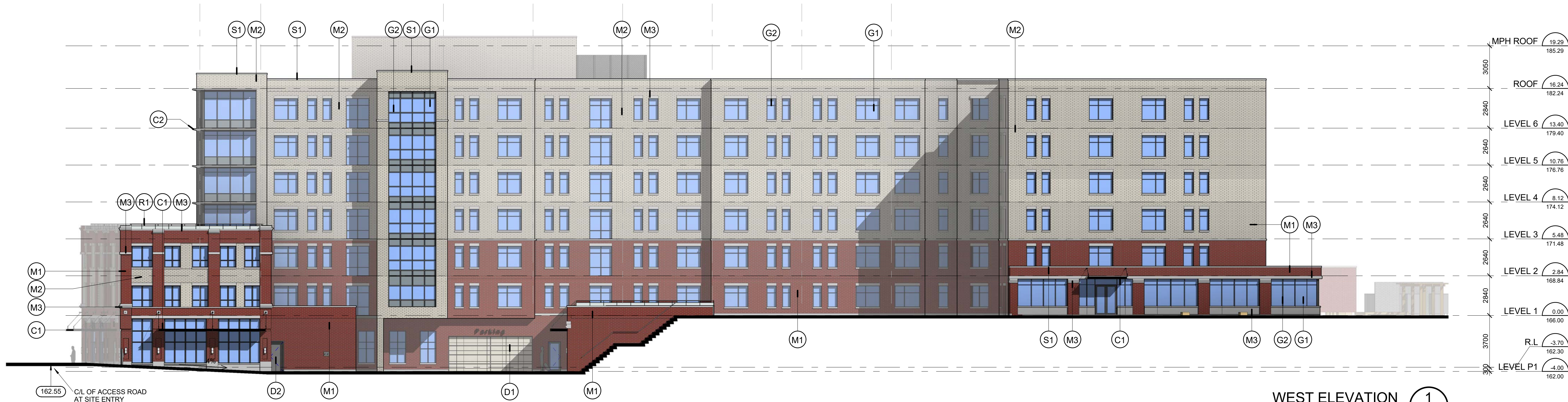
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Drawing No.

A3-2



WEST ELEVATION

1

Scale: 1 : 150



SOUTH ELEVATION

2

Scale: 1 : 150

N-EAST ALCOVE

3

Scale: 1 : 150

EXTERIOR FINISH LEGEND

EXTERIOR CLADDING

- M1 MASONRY (BRICK VENEER RED)
- M2 MASONRY (BRICK VENEER BEIGE)
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- D1 PANELIZED OVERHEAD DOOR
- D2 METAL DOOR

CANOPIES

- C1 METAL CANOPY WITH INSET TEMPERED GLASS
- C2 PREFINISHED ALUMINIUM SUNSHADE AWNING SYSTEM



N-WEST ALCOVE

5

Scale: 1 : 150

PARTIAL NORTH

4

Scale: 1 : 150



- SITE LANDSCAPE DESIGN STRATEGIES**
- Emphasis and visual identity to residential and retail entrances
 - Defining civic / retail entry plaza space on Woodbridge Ave.
 - Unique and inviting garden-like outdoor spaces for residents
 - Dedicated outdoor amenity areas for gathering, outdoor eating and play
 - Buffer and screening planting at property edges
 - Sustainable features, including bio-infiltration gardens, bicycle parking, green roofs and native & adaptive plantings