

**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 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) 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 (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. 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).

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.*

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.

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

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:

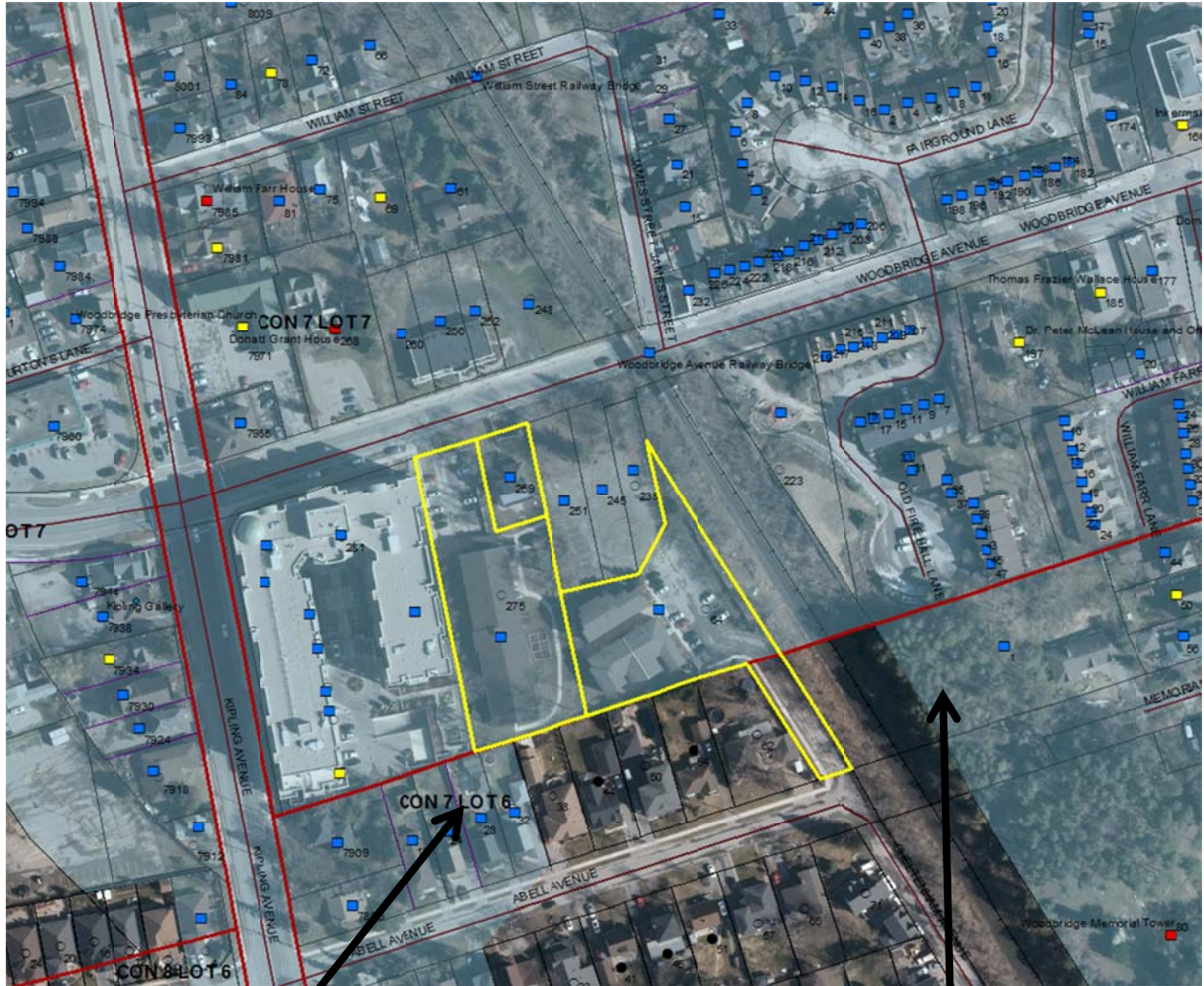
Daniel Rende, Cultural Heritage Coordinator, ext. 8112
Rob Bayley, Manager of Urban Design and Cultural Heritage, ext. 8254

Respectfully submitted,

GRANT UYEYAMA
Director of Development Planning

/CM

Location Map



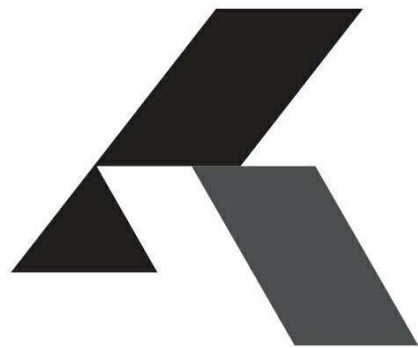
Subject Property (outlined in yellow)

Woodbridge Heritage Conservation District (shaded blue)



AFFORDABLE HOUSING DEVELOPMENT IN WOODBRIDGE
259-275 WOODBRIDGE AVENUE & 64 ABELL AVENUE
WOODBRIDGE, ONTARIO

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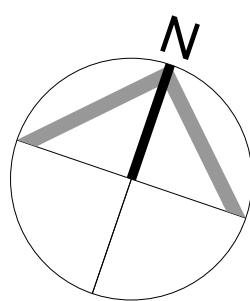
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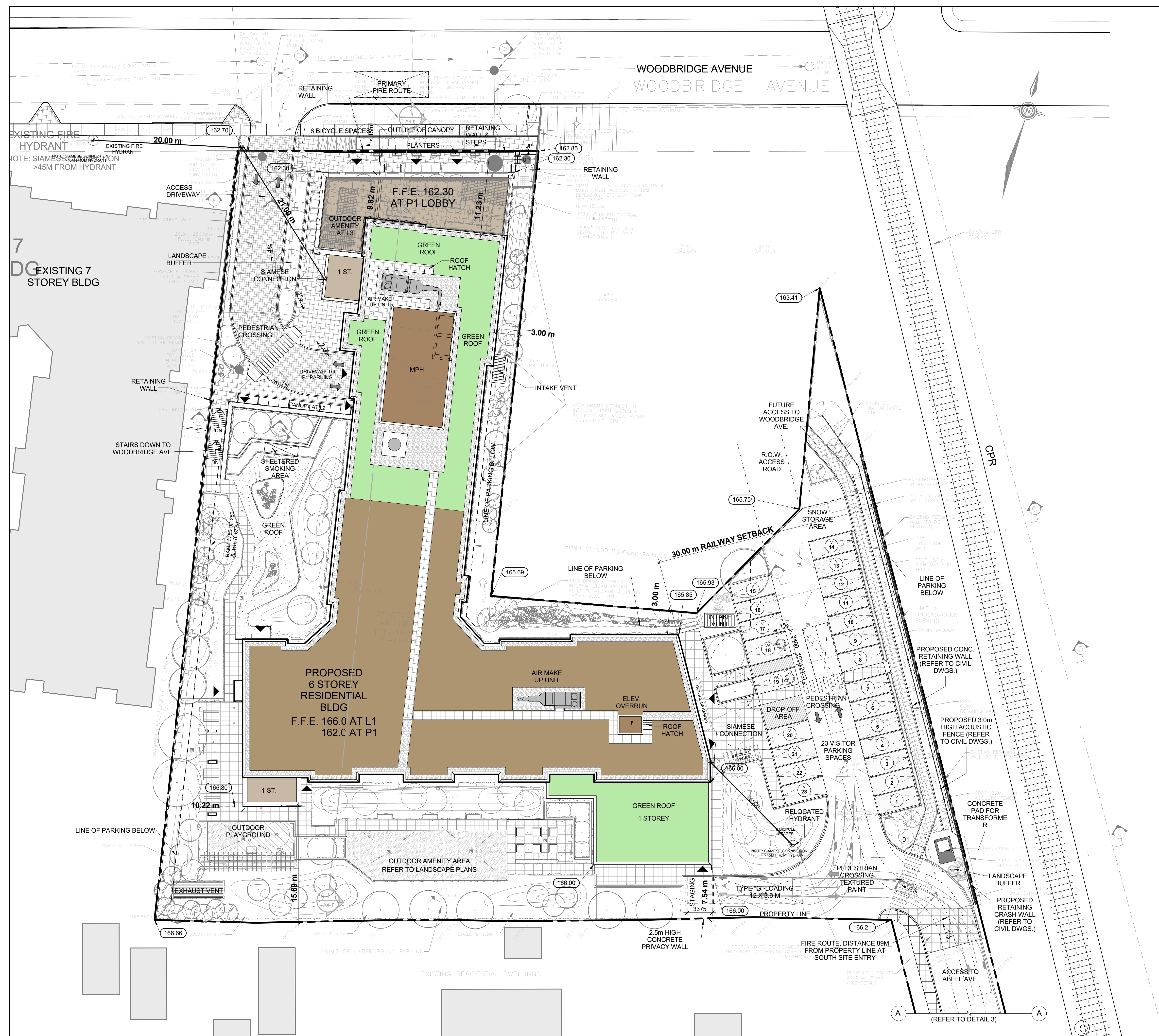
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DEVELOPMENT IN
WOODBRIDGE**
259-275 WOODBRIDGE AVE. & 64 ABELL
AVE., ONTARIO
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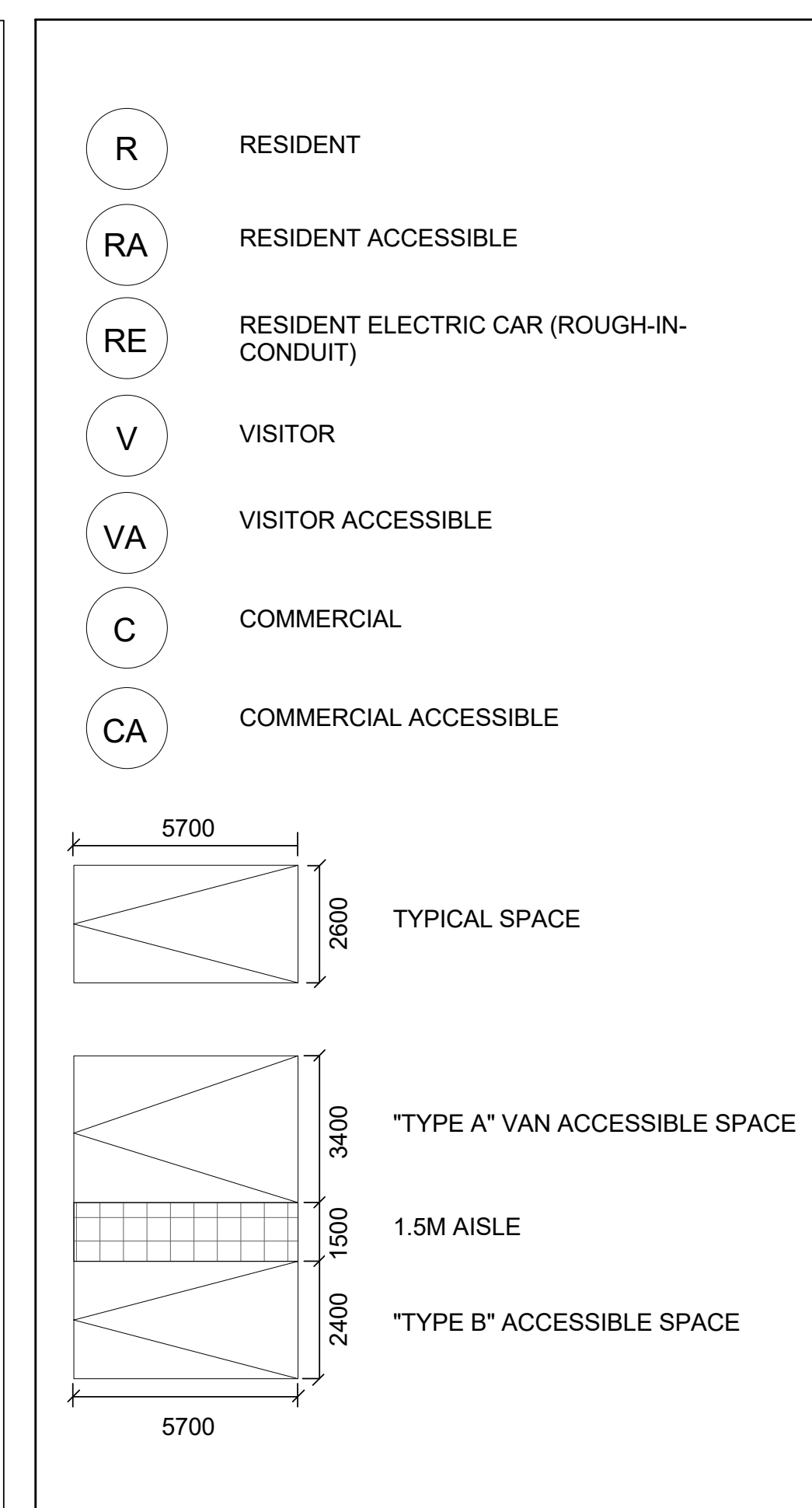


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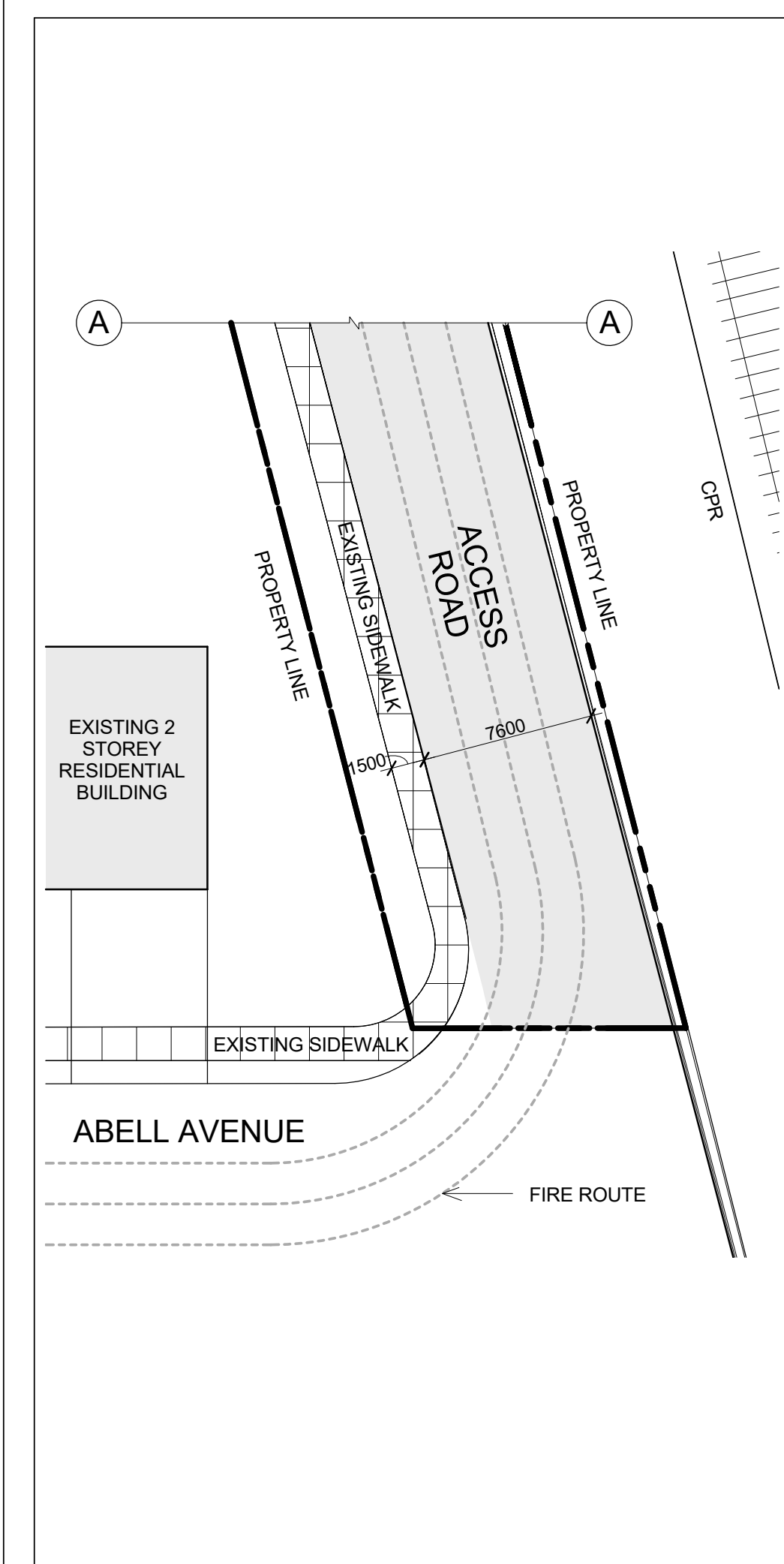
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SITE PLAN **1**
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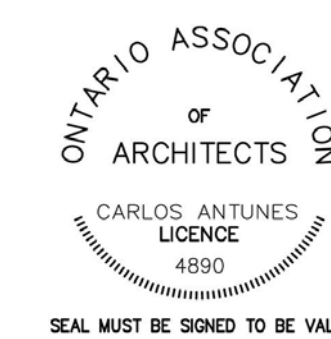


PARKING LEGEND **2**
NTS **A1-1**



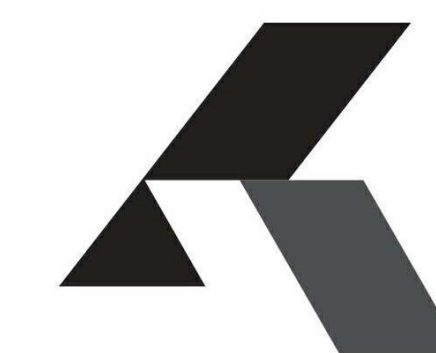
SITE PLAN DETAIL **3**
Scale: 1 : 250 **A1-1**

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CARLOS ANTUNES
LICENCE
4890

SEAL MUST BE SIGNED TO BE VALID



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SITE PLAN

Project

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Scale

1 : 250

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15-051

Date

OCTOBER 07, 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

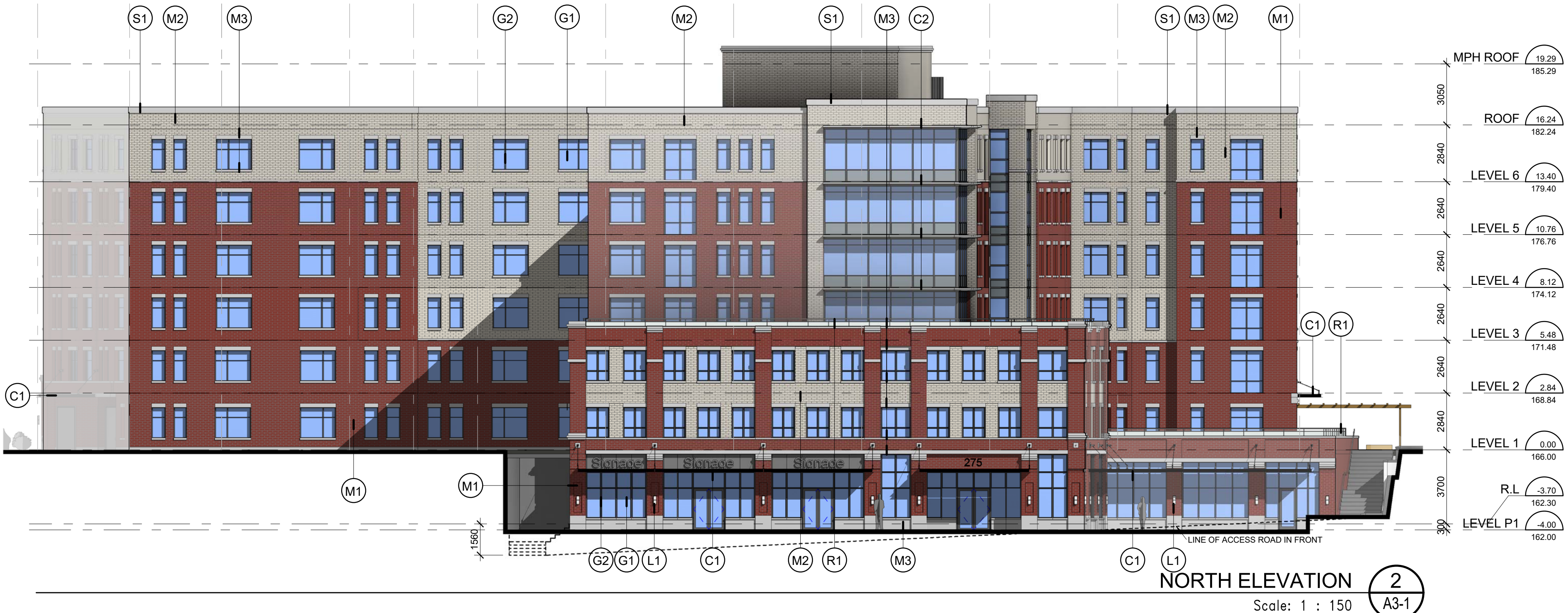
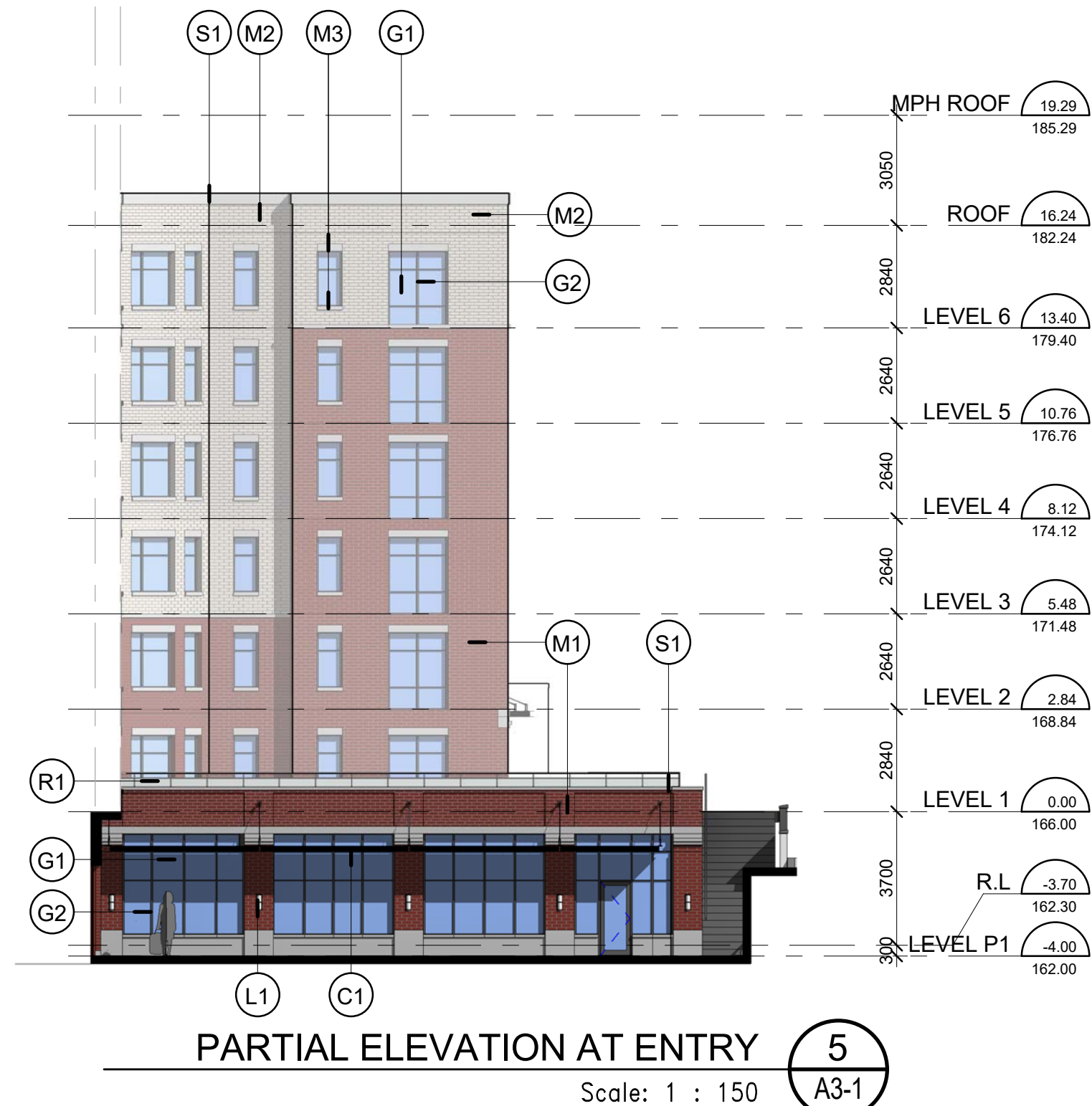
- L1 DECORATIVE EXTERNAL LIGHT

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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ELEVATIONS

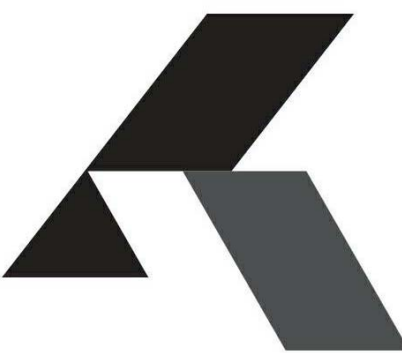
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A3-1

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ELEVATIONS

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AFFORDABLE HOUSING
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Scale

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A3-2



WEST ELEVATION

Scale: 1 : 150



SOUTH ELEVATION

Scale: 1 : 150



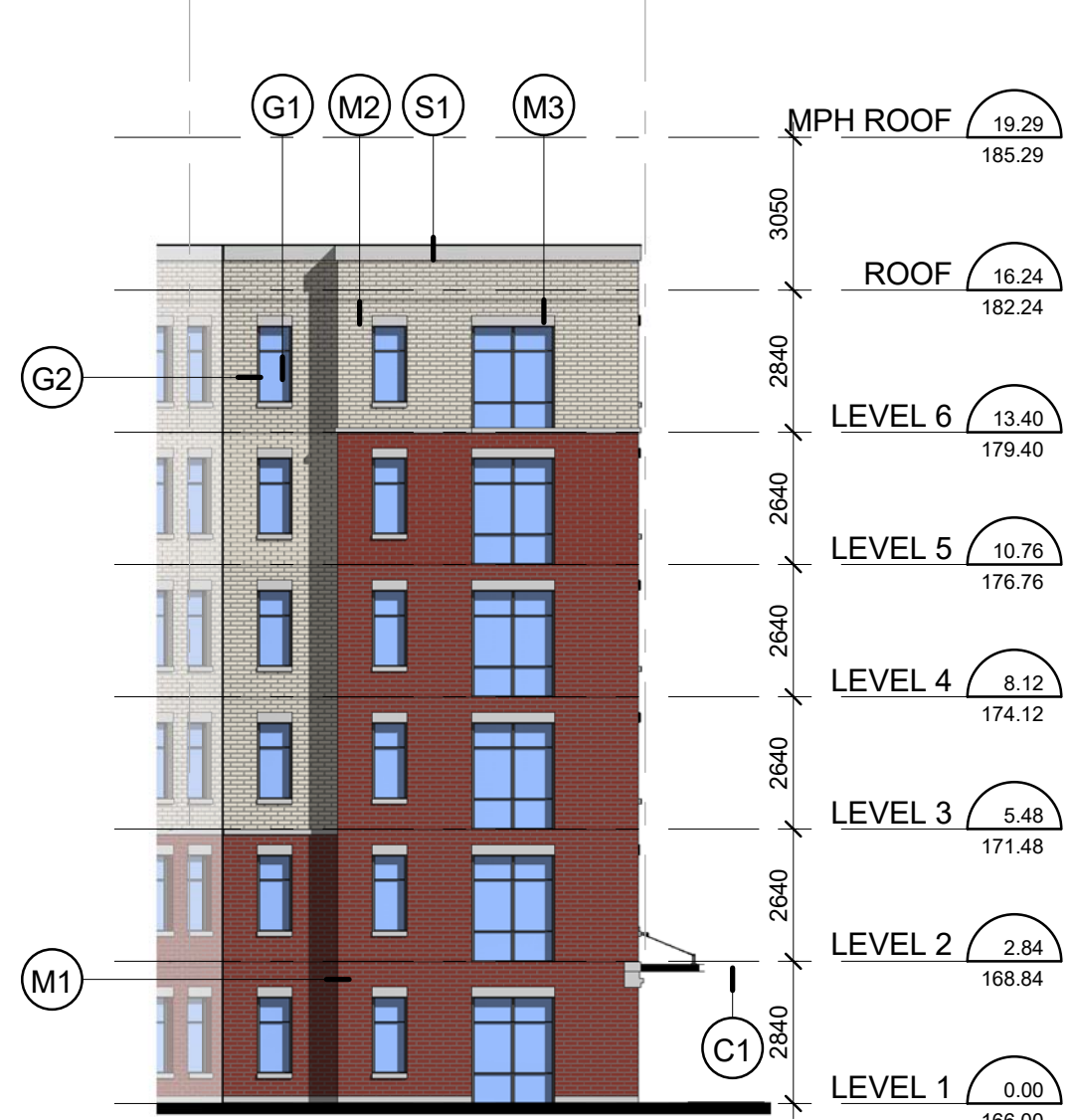
N-EAST ALCOVE

Scale: 1 : 150



N-WEST ALCOVE

Scale: 1 : 150



PARTIAL NORTH

Scale: 1 : 150

EXTERIOR FINISH LEGEND

EXTERIOR CLADDING

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- M2 MASONRY (BRICK VENEER BEIGE)
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- D2 METAL DOOR

CANOPIES

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



NORTH VIEW - ENTRY DRIVE 1
A6-2



NORTH VIEW -PARKING GARAGE ENTRANCE 2
A6-2



SOUTH WEST CORNER VIEW - OUTDOOR AMENITY AREA 3
A6-2



SOUTH WEST CORNER VIEW - OUTDOOR AMENITY AND PLAYGROUND AREA 4
A6-2

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EXTERIOR VIEWS

Project

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A6-1



362
DAVENPORT ROAD
SUITE 100
TORONTO, ONTARIO
M5R 1K6

Friday, 12 August 2016

VanMar Constructors ON Inc.
#304-766 Hespeler Road
Cambridge, Ontario
N3H 5L8

Attention: Mike Van Hemert
Development & Preconstruction Manager
mikev@vanmarconstructors.com
T: 519-740-6800 x102 C: 519-520-2424

RE: HERITAGE CONSERVATION DISTRICT CONFORMITY REPORT
259/275 Woodbridge Ave., and 64 Abell Avenue, Part Lot 7, Concession 7.

Dear Sir:

At your request, we have assessed the proposed development at the above captioned properties and have reviewed the development for conformance to the Woodbridge Heritage Conservation District (HCD) Guidelines. We understand that a Heritage Conservation District Conformity Report, as described in the City of Vaughan's memorandum dated June 15 2016 is

a report prepared for development on any lands located within a designated Heritage Conservation District in the City's Official Plan to ensure that any development on these lands are in conformance with the Heritage Conservation District Guidelines referred to in the City's Official Plan. This report must be prepared by a Certified Heritage Consultant. The professional preparing the material must have the expertise relating to the conservation of the type of the subject heritage resource, such as being registered in the "building specialist" category, under the Canadian Association of Heritage Professionals.

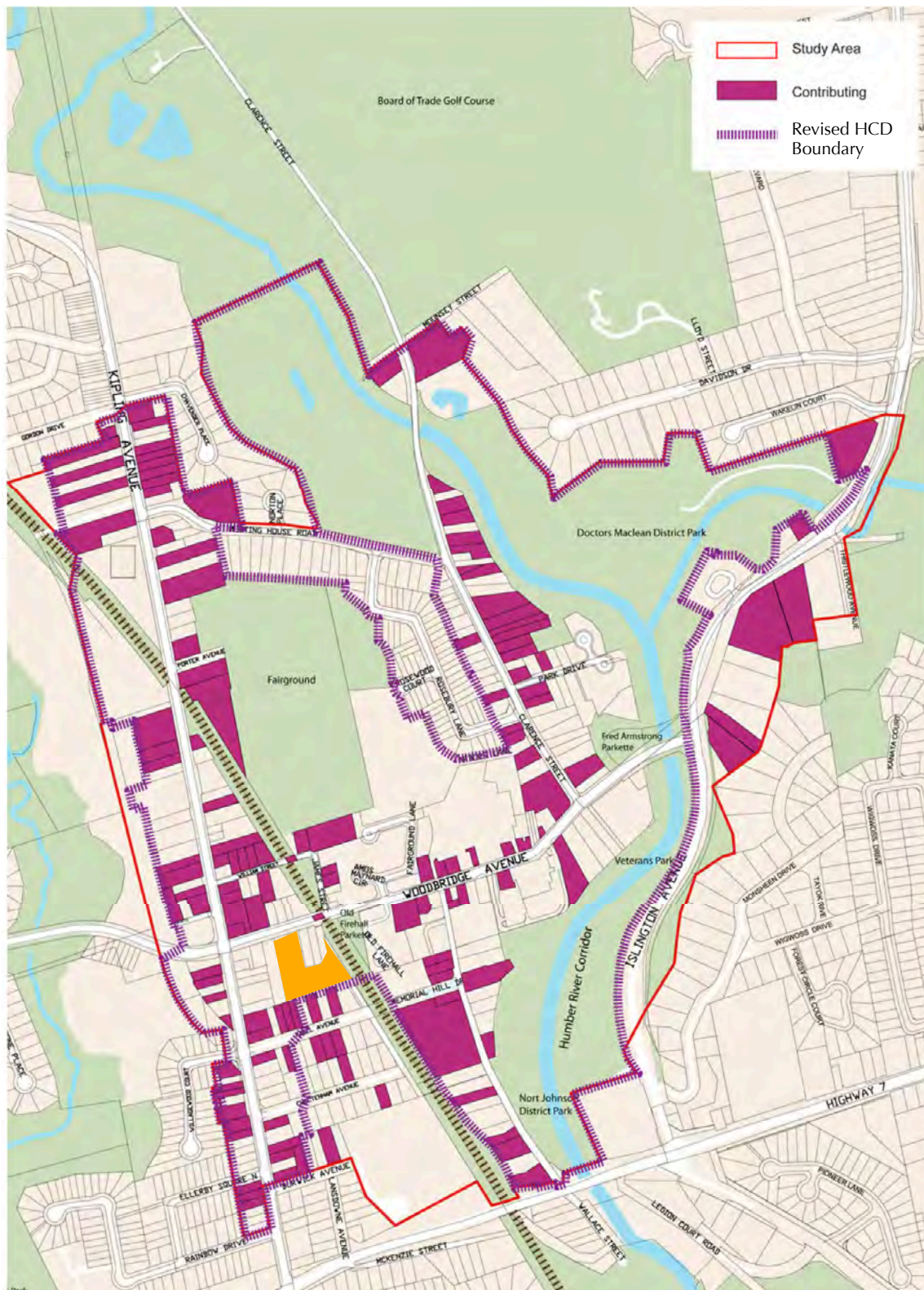
1. Qualifications

The undersigned is a registered architect specializing in the conservation of heritage sites, with more than 40 years of involvement in this capacity. He is a current member and past president of the Canadian Association of Heritage Professionals (CAHP) nationally, a past president of the Ontario Association of Heritage Professionals (OAHP) and a past president of the Architectural Conservancy of Ontario. The president and owner of GBCA (Goldsmith Borgal & Co. Ltd.), the undersigned has been the recipient of many heritage awards and has overseen the completion of a number of Heritage Conservation District Plans. A CV is attached to this letter.

2. Background

The proposed development is for a subsidized residential complex of seven floors above grade (measured from Woodbridge Avenue). The overall gross floor area of the proposed development is 11,113 sq.m. (119,612 sq. ft.) with a total building height of approximately 19.90 meters, measured from Woodbridge Avenue to the top of the roof. The building has been detailed to include brick construction to echo the materiality of the heritage district into which it is to be placed.

The proposed project is to be located within the boundaries of the Woodbridge HCD. A plan of this district is included on the following page. The HCD Plan has a number of stipulations with respect to new development or renovations of existing streetscapes and these are evaluated in this current letter.



Plan of HCD with the proposed location of the new development illustrated. The red line represents the Study Area and the bold purple line is the revised boundaries of the HCD Plan. The development site is indicated in orange. Notice that the development site is adjacent, to the north, to contributing properties (low-rise residential buildings)

2.1 Heritage Status

- All subject properties are Designated Part V under the Ontario Heritage Act as they are located within the Woodbridge Heritage Conservation District.
- 259, 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.
- All new construction, additions, demolitions and changes to the exterior of buildings within the subject properties require approval of a Heritage Permit application, with Heritage Vaughan Committee review and approval, in addition to other City permits such as Building Permits or Planning Application approvals.

2.2 Memorandum from City of Vaughan

The initial application for the project resulted in a series of the responses in the form of a memorandum from the Municipality dated 15 June 2016 (attached to this letter) which is typical for development applications. Responses with respect to heritage issues were developed based on the following 3 objectives that were considered while preparing the comments.

- *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.*

Comments arising from the first development proposal were organized into three categories, as follows:

- 1) **Height, Angular Plane and Massing**
- 2) **Heritage Character and Contemporary Design**
- 3) **Building Frontage and, Orientation and Circulation**

The comments listed in this memorandum have been addressed in the revised development, attached to this letter) with some items of note that remain to be corrected to fully comply with the Guidelines in the Heritage Conservation District Plan. The following evaluation lists the Guidelines under Section 6. of the HCD Plan and assesses the revised development against these guidelines.

3. Evaluation

We have evaluated the project according to Section 6. (Heritage Attributes and District Guidelines) of the Woodbridge HCD Plan. Items under this Section have been assessed against the development in order of their appearance in the Plan. In **bold** are assessments we found that conflict with the guidelines.

6.1 - Heritage Character Area

The development is situated in the Woodbridge Avenue Character Area, therefore, Section 6.1.1 applies

6.1.1 Woodbridge Avenue		
#	Guideline	Assessment
1	The ground level of buildings along Woodbridge Avenue must be flush with the sidewalk, with direct access from the street.	The ground level along Woodbridge is at the same level as the sidewalk, and accessed 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.	The building height along Woodbridge Avenue is 3 storeys and measures 9.48 meters from the ground floor along Woodbridge. An additional 4 storeys (10.76 meters) in building height is stepped back from the face of the Woodbridge Avenue frontage See Guideline #2 under 6.4.2.2 for further discussion.
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 degree angular plane.	The majority of the total building height is of six storeys (19.9 meters), when considering the condition of site grading. The podium reads as 3 storeys in building height and the additional storeys in height are stepped back from the podium in a manner that rests within the 45 degree angular plane measured starting at 13m from the ground floor (from Woodbridge Avenue). See Guideline #2 under 6.4.2.2 for further discussion.
4	Storefronts must be oriented towards the street and should be experienced as a collection of small scaled retail, with operable doors.	The proposed storefront is oriented towards Woodbridge Avenue and includes one retail component of 2525 sq.ft. with two 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.	The development is stepped back from the property line in a manner that echoes and coordinates with the adjacent seven-storey building to the west and maintains a sense of a street wall. To the north, the development is adjacent to contributing low scale residential buildings and is well stepped back from those properties.
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.	N/A

6.2 - Approach: Conservation of Contributing Buildings

There are no contributing buildings on the development site. Conservation is not a strategy in this development: this section is not applicable

6.3 - Architectural Guidelines for New Buildings, Additions and Alterations

The development is a new construction, therefore Sections 6.3.2 Contemporary Design and 6.3.3 Architectural Guidelines apply.

6.3.2. Contemporary Design		
#	Guideline	Assessment
1	Contemporary work should be “of its time”. It should avoid blurring the line between real historic “artifacts” and contemporary elements. Current designs with borrowed detailing inappropriately, inconsistently, or incorrectly used, such as pseudo-Victorian detailing, should be avoided. Architectural Guidelines for design include: Material Palette, Proportions of Parts, Solidity verses Transparency and Detailing.	The development is clearly of its own time and place with a contemporary style that does not reproduce historic detailing. Brick in red and buff tones are used as a reference to the materiality and colour palette found along Woodbridge Avenue.

6.3.3. Architectural Guidelines		
	Guideline	Assessment
Material Palette	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 development is clad primarily in brick, in red and buff tones. Windows are of glass and the storefronts include a metal canopy.
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.)	The development has appropriately proportioned windows based on the volume of the building as well as appropriate pilaster separations to add rhythm to the facade. The base-body-cap proportion reference is shown in the pilasters and is of a contemporary style.
Solidity verses Transparency	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.	The solid-to-transparency ratio is appropriate in this development and fits well with the streetscape along Woodbridge Avenue.
Detailing	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.	The detailing in the development is appropriate as the pilasters on the facades add rhythm to the building and include a base-body-cap component, referencing historical proportions with a contemporary style.

6.4 - Built Form Framework**6.4.1 - Street Wall Setbacks**

6.4.1.1 General HCD Guidelines		
#	Guideline	Assessment
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.	Setbacks of contributing buildings to the south are maintained and the proposed development is sympathetic to the setbacks of the contributing low-rise residential buildings to the south
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.	There are no contributing buildings fronting Woodbridge Avenue. Nevertheless, the development is stepped back in a manner that is respectful of the existing setback from the existing seven storey building to the west.
3	Existing contributing buildings should retain their historic setbacks, and create front landscaped courtyards built on the "green" character of Woodbridge's streetscapes.	N/A
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.	N/A
5	All buildings must have active uses facing the street. No building shall have a blank wall facing a street or public space.	No blank walls face Woodbridge Avenue
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.	Retail is the primary use at ground floor fronting Woodbridge Avenue.

6.4.1.2 WoodBridge Avenue Character Area Guidelines		
#	Guideline	Assessment
1	same as Guideline #5 under 6.1.1	
2	same as Guideline #1 under 6.4.1.1	
3	same as Guideline #2 under 6.4.1.1	
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.	Not applicable to this development as the existing seven storey building to the west is not a contributing building.
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.	Not applicable to this development as the existing seven storey building to the west is not a contributing building.
6	same as Guideline #6 under 6.1.1	
7	New buildings should have no side yards fronting onto Woodbridge Avenue, and should create a continuous street wall.	There is an access road (fronting Woodbridge Avenue) leading to a parking garage that is well stepped back from the property line and perpendicular to the street.

6.4.2 - Street Wall Height and Scale

6.4.2.1 General HCD Guidelines		
#	Guideline	Assessment
1	Except where noted, new buildings should be a minimum of 2 floors (8.5m) and a maximum of 3 floors (11m).	The new building has a total building height of seven storeys (19.9 meters). The building is designed with a podium component three storeys (9.48 meters) in building height that mitigates the impression of a tall building and that can comply with the HCD requirements
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.	The development is adjacent to the north to low-rise residential contributing buildings. It is well stepped back from them and the 45 degree angular plane is respected.

6.4.2.2 WoodBridge Avenue Character Area Guidelines		
#	Guideline	Assessment
1	New buildings must have a building podium, lining the street, of 2 floors minimum and 4 floors maximum	The podium height is of 3 storeys (9.48 meters) and complies with this guideline.
2	Additional building height, to a maximum of 6 floors (20 m), 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: <ul style="list-style-type: none"> the street, starting at 13 meters when facing a street, and starting at 9.5 metres, when facing another property; and the height of any contributing building. 	<p>The development has a majority of the building set at six storeys with a height of 19.9 meters. Although the building height as measured from Woodbridge Avenue appears to read as seven storeys, the height in meters is in compliance with the maximum height (in meters) permissible. It is our opinion that this building height is appropriate as the adjacent building to the west is of a similar building height.</p> <p>The building steps back from Woodbridge Avenue in a manner that provides a three-storey height and a human scale along Woodbridge. It is also stepped back in a manner that respects the requirements in this guideline (along a 45 degree angular plane measured from 13 meters when facing Woodbridge).</p>

6.5 - Transitions of New Buildings in Relation to Heritage Resources

The proposed development is adjacent, to the north, to contributing low-rise residential properties fronting Abell Street. The development is adjacent to the back yards of some contributing properties.

Height (iii) and Sideyard and Backyard Setback (iv) Guidelines	
Guideline	Assessment
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.	The setback at the back of the development is more than half of the height of the low-rise contributing buildings to the south.
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 [...]	Transitions are appropriate in this development.
Consideration may be given to the construction of new buildings, and additions to contributing buildings, joining with contributing buildings only when	
<ul style="list-style-type: none"> •new construction is located in the parts of the contributing building that is not visible from the street or from a public space. 	N/A
<ul style="list-style-type: none"> •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, 	N/A
<ul style="list-style-type: none"> •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 	N/A
<ul style="list-style-type: none"> •new construction is of a good architectural quality and contributes to the district's heritage character. 	The new development is of appropriate architectural quality and contributes to the district's heritage character

6.6 - Open Space Framework

6.6.1 - Public Open Spaces, Parks, and Public Streets		
#	Guideline	Assessment
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.	The green space to the east of the property is maintained and will become a view for future residents of the development.
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.	N/A
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.	N/A
4	Any intervention in areas identified by TRCA as located within the flood line or as a conservation lands require the approval of the TRCA and the City of Vaughan. Natural conservation lands owned by the TRCA should be conserved.	See TRCA to verify if the development site falls within a regulated area.
5	North 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.	N/A
6	Accessibility to the park should be enhanced, especially from Woodbridge Avenue, Wallace Street, and Highway 7.	N/A
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 North Johnston Park and potentially from Kipling Avenue via Abel Avenue, with a pedestrian bridge crossing over the rail corridor	N/A
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.	Green spaces adjacent to the west side of the development are conserved and will be accessible to the public.
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.	N/A

6.6.2 - Pedestrian Circulation - Guideline # 4 applies for this development

#	Guideline	Assessment
4	The accommodation of pedestrians will have priority over the accommodation of vehicles.	A significant portion of the ground floor fronting Woodbridge Avenue is used as a two-way vehicular entrance towards a parking garage. At the end of the access area, a facility that accommodates scooter parking. The parking garage door is stepped back from the property line and perpendicular to it to minimize its view from Woodbridge. The scooter parking facility is also stepped back from the street to accommodate the vehicular access path. Although the design mitigates the view of the parking garage, the vehicular access from Woodbridge will interrupt the pedestrian character of the street.

6.6.3 - Tree Canopy and Vegetation

#	Guideline	Assessment
1	Existing natural forest stands or groupings of trees should be conserved.	An Arborist Report has been prepared by Amy Turner Landscape (October 30 2015) which outlines trees to 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.	1 tree out of 3 fronting Woodbridge Avenue will be conserved. The two deciduous trees are proposed to be removed to accomodate a drop off area. Refer to Arborist Report.
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.	A number of trees with diameters of 20cm or more are proposed to be removed. Refer to Arborist Report for more information.
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.	A tree conservation plan may need to be submitted at a later time to be 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.	A tree maintenance and replacement strategy may need to be submitted at a later time to be approved by the City.
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.	N/A
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.	N/A
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".	The collection of trees fronting Woodbridge Avenue and immediately east of the development as well as trees immediately adjacent to the CPR corridor are conserved.

6.6.4 - Views and Landmarks

#	Guideline	Assessment
1	All views to the river valleys and to key sites as defined in Schedule 19 of the HCD should be maintained and protected. Key view corridors should remain open and free from obstruction.	No views to key sites are affected in this development
2	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.	N/A
3	The pedestrian and bike network should be integrated in order to experience the key views and view corridors within the District.	N/A
4	Additional view points and view corridors to natural features, to special landmarks, and to open spaces should be sought where possible and protected.	N/A
5	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.	N/A

6.7 - Urban Design

6.7.1 Roads, Curbs, Sidewalks and Streetscape		
#	Guideline (for Woodbridge Avenue)	Assessment
1	Should continue to function as a mixed use commercial street and promenade with commercial animation at grade.	The development at grade features mainly a retail usage and an entrance to the residential spaces. To favour the commercial animation at grade, it is suggested to move the residential entry so that it does not face directly Woodbridge Avenue and to continue the commercial visibility and storefront along the building frontage on Woodbridge Avenue.
2	The street section should reflect a more formal landscape treatment and tree planting design that responds to at-grade retail amenities.	The sidewalk facing Woodbridge Avenue includes planters, bicycle spaces and light fixtures that contribute in enhancing the retail experience.
3	The sidewalks should be primarily hard surfaced to accommodate pedestrian traffic and there should be continuous sidewalk on both sides of the street.	The width of the sidewalk facing Woodbridge is generous and paved in a hard surface
4	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.	Paving treatment and streetscape will enhance the identity of the Woodbridge Core. Light fixtures will be discussed under 6.7.5
5	Should accommodate on street parking where possible.	A drop-off area is included at the sidewalk. No on-street parking is present.

6.7.2 Street Furniture and Pedestrian Amenities		
#	Guideline	Assessment
1	Establish a palate of high quality durable materials for street furnishing and pedestrian amenities.	The sidewalk fronting Woodbridge Avenue will consist of modular durable paving materials as well as bicycle space amenities and street lighting that are appropriate for the Woodbridge streetscape.
2	Existing furnishings that are of value should be retrofitted and incorporated into the new design.	Existing light fixtures are present on the sidewalk. They should be integrated in the development.

6.7.3 Street Trees		
#	Guidelines	Assessment
1	Streets should be well planted with street trees	Street trees are present along Woodbridge Avenue
2	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.	The development complies with this guideline

6.7.4 Signage

#	Guidelines	Assessment
1	Commercial signage should be limited to ground level uses along Woodbridge Avenue and Kipling Avenue and should remain flush with the building façade. Back-lit signage and third party signage are prohibited within the HCD.	Commercial signage is shown at the top of the ground floor of the podium base and conforms with the guideline. No backlit signage is employed.

6.7.5 Street Lighting

#	Guidelines	Assessment
1	Placement of lighting should be coordinated and in keeping with the rhythm and placement of other streetscape features	The light fixtures comply with this guideline
2	Style of lighting should be respectful of the heritage character of Woodbridge and vary in scale according to the type and character of the street.	The light fixtures currently proposed to light the street and sidewalk are contemporary in appearance and will contrast with the existing fixtures found along Woodbridge Avenue. It is suggested to reuse the existing light fixtures to maintain the consistent appearance of street lighting.
3	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.	

6.7.6 Parking

#	Guidelines	Assessment
1	On street parking is allowed along the main commercial and mixed use streets: Kipling Avenue and Woodbridge Avenue.	No on-street parking is proposed along Woodbridge Avenue.
2	As intensification occurs, publicly accessible structured parking along Woodbridge Avenue should be considered.	N/A
3	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.	Car parking is not visible from the street. Scooter parking is housed in a low-rise facility and is significantly set back from the street and located at the end of the vehicular road accessed from Woodbridge Avenue. This location impacts the streetscape as it will be seen from the sidewalk.

6.7.7 Bridges - this section is not applicable in this development.

4. Conclusion

Based on our examination of the property in relation to the Woodbridge HCD Plan Guidelines, we find that, to a significant extent, the project meets the guidelines with respect to the design, massing and materials. With respect to guidelines for the streetscape and the pedestrian experience of Woodbridge Avenue, it is our opinion that the vehicular road accessible from Woodbridge Avenue will impact the pedestrian character of the street and appears to conflict with this guideline. The location of the entrance to the parking garage is stepped back and perpendicular to the street, which mitigates its impact. The scooter parking facility, although significantly stepped back from the street, is visible from the sidewalk and can impact the potential of Woodbridge Avenue to accommodate a continuous street wall. The light fixtures proposed are modern in appearance and can easily be replaced by reusing the existing fixtures present on the sidewalk near the site.

In order to comply with the HCD guidelines, we suggest, in addition to minor suggestions described in the assessment of the guidelines, that the vehicular access road be further revised to diminish its impact on the pedestrian character. It appears that balancing between the necessity of a vehicular access from Woodbridge Avenue and the desire to enhance the pedestrian character of the street may require further discussions with City Staff.

5. Closure

The information and data contained herein represents GBCA's best professional judgment in light of the knowledge and information available to GBCA at the time of preparation. GBCA denies any liability whatsoever to other parties who may obtain access to this report for any injury, loss or damage suffered by such parties arising from their use of, or reliance upon, this report or any of its contents without the express written consent of GBCA and the client.

A handwritten signature in dark ink, appearing to be 'CB', with a large loop and a long horizontal stroke extending to the right.

Sincerely,

Christopher Borgal OAA FRAIC CAHP
President
Goldsmith Borgal & Company Ltd. Architects



PERSPECTIVE VIEW - LOOKING SOUTH FROM WOODBRIDGE AVENUE

OCTOBER 19, 2016

AFFORDABLE HOUSING DEVELOPMENT IN WOODBRIDGE

PROPOSED MIXED-USE DEVELOPMENT | WOODBRIDGE, ONTARIO
259-275 WOODBRIDGE & 64 ABELL AVENUE