

5. PROPOSED CONSERVATION OF THOMAS FRAZIER WALLACE HOUSE AND DR. PETER MCLEAN HOUSE AND NEW CONSTRUCTION
177, 185, AND 197 WOODBRIDGE AVENUE, WOODBRIDGE HERITAGE
CONSERVATION DISTRICT
WARD 2 – VICINITY OF WOODBRIDGE AVENUE AND KIPLING AVENUE

Recommendation

The Manager of Urban Design and Cultural Heritage recommends:

1. That the proposed relocation and conservation of the Thomas Frazier Wallace House and Dr. Peter McLean House and new construction at 177, 185, and 197 Woodbridge Avenue BE APPROVED, subject to the following conditions:
 - a) The Owner shall provide a letter of credit in the amount calculated at \$125 dollars per square foot for each of the homes at 185 and 197 Woodbridge Avenue, the Thomas Frazier Wallace House and Dr. Peter McLean House respectively;
 - b) That the Owner enter into a Heritage Easement Agreement with the City for the two relocated heritage buildings;
 - c) That the Owner enter into an Access Easement with the City for the two Privately Owned Publically-Accessible Spaces (POPS);
 - d) The Owner shall submit final copies of the proposed development to Cultural Heritage staff for the issuance of a Heritage Permit;
 - e) The final building material specifications shall be approved to the satisfaction of the Vaughan Development Planning Department, Urban Design and Cultural Heritage Division;
 - f) 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;
 - g) That the Owner understand that Heritage Vaughan Committee approvals do not constitute specific support for any variances, permits or requirements by other City reviewing bodies, that may be sought in the future by the Owner as it relates to the subject application.

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 agenda items and minutes relating to Heritage Vaughan committee meetings are circulated to relevant City departments, applicants and their representatives.

Purpose

The purpose of this report is for Heritage Vaughan to consider the proposed new construction and the relocation and conservation of two heritage buildings at 177, 185 and 197 Woodbridge Avenue within the Woodbridge Heritage Conservation District.

Background - Analysis and Options

Heritage Status

- All subject properties are Designated Part V under the Ontario Heritage Act as they are located within the Woodbridge Heritage Conservation District.
- 177 Woodbridge Avenue is a one storey, commercial, modernist building. It is identified as non-contributing in the Woodbridge Heritage Conservation District Plan (Woodbridge Heritage Conservation District Plan).
- 185 Woodbridge Avenue, c. 1875, is a Victorian Gothic Revival house, known as the Thomas Frazier Wallace house. It is Registered under Section 27 of the Ontario Heritage Act. Identified as Contributing in the Woodbridge Heritage Conservation District Plan.
- 197 Woodbridge Avenue, c. 1893, is a Queen Anne Revival house known as the Dr. Peter McLean house and office. It is Registered under Section 27 of the Ontario Heritage Act and identified as Contributing in the Woodbridge Heritage Conservation District 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.
- Proposed changes to properties designated within heritage conservation districts must be in keeping with the heritage character of the building, the historical streetscape, and with the Woodbridge Heritage Conservation District Plan.

Design Review Panel

Iterations of the development proposal have been presented to Design Review Panel on February 27, 2014 and August 27, 2015.

Cultural Heritage Review of Proposed Development

The following is a Cultural Heritage analysis of the proposed development based on conformance to the Woodbridge Heritage Conservation District Plan (2009) and the Woodbridge Centre Secondary Plan (approved by the Ontario Municipal Board on February 24, 2015).

The Cultural Heritage analysis is divided into five main areas of interest:

1. Heritage Conservation
2. Building Height
3. Setbacks and Relocation

4. Transitions of New Buildings in Relation to Heritage Resources
5. New Construction

1. Heritage Conservation

Policies and Guidelines

Woodbridge Centre Secondary Plan, Section 5.3:

Properties that contain heritage resources that have been listed or designated as part of the City of Vaughan Heritage Inventory shall conserve the heritage character and heritage attributes identified as part of the Cultural Services Designation Report.

Woodbridge Heritage Conservation District Plan, Section 6.1.1 Woodbridge Avenue - Heritage Attributes:

- Main Street character, with pedestrian oriented retail at grade level and a variety of other uses above grade, mostly residential.
- A street wall of buildings averaging between 3 and 4 floors, with some buildings rising up to 6 floors.
- Storefronts open directly onto the sidewalk and provide pedestrians with a variety of storefronts, which change every few steps.
- Buildings are often built with zero (or minimum) setback.

Analysis

The Woodbridge Centre Secondary Plan and Woodbridge Heritage Conservation District Plan both speak to the existing heritage character of Woodbridge Avenue as a commercial corridor and a focal point to the village which shall be conserved carried into future development.

2. Building Height

Policies and Guidelines

Woodbridge Heritage Conservation District Plan, Section 6.1.1 Woodbridge Avenue - Heritage Attributes:

- A street wall of buildings averaging between 3 and 4 floors, with some buildings rising up to 6 floors.

Guidelines:

- 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.
- 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 Heritage Conservation District Plan, Section 6.4.2.2. Woodbridge Avenue (Character Area) - Heritage Attributes:

- Woodbridge Avenue has a Main Street character, which includes heritage buildings that are 2 and 3 floors tall.
- More recent construction includes buildings that are 4 and 6 floors tall, facing Woodbridge Avenue.

Guidelines:

- Additional building height, to a maximum of 6 floor (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 from:

- The street, starting at 13 metres, when facing a street and starting at 9.5 metres, when facing another property; and
- The height of any contributing building

Analysis

The applicant is proposing a 7 storey building at a height of 22.68m from the finished grade with a podium of 2 storeys. The proposed height does not conform to the Guidelines, however, the overage in height will have minimal impact to the heritage assets on the site as it is stepped back and the overage in height is limited to a small portion of the site. The applicant has outlined in the submitted Heritage Impact Assessment (HIA) where the proposed building exceeds the maximum heights within the 45 degree angular plane requirements. This includes:

- South side (rear) of site, an overage of approximately 1 storey
- East side of site, an overage of less than a storey
- West side of site, an overage of less than a storey
- From height of Wallace House, an overage of 2.5 storeys
- From height of McLean House, an overage of 2.5 storeys

The following impacts to public realm and neighbouring properties have been considered:

- Woodbridge Avenue (north side): The density of the site has been pulled back from the Woodbridge Avenue elevation compared to previous submissions to create privately owned publically-accessible spaces (POPS) and generous side yards for the heritage buildings.
- Wallace Street (east side): Height overages are under 1 storey. The majority of massing is the 2 storey podium along this elevation.
- Old Firehall Lane (west side): The height overage is less than 1 storey, with a 3 storey podium closest to the property edge.
- Rear (south side): The proposed development is an L-shaped lot, with 197 Woodbridge Avenue extending further back. As such, the massing for the left portion of the site has been made slender as this abuts the rear-side of townhouses. A 14.257m buffer has been provided between the proposed 7-storey portion of the building and the existing townhouses. The 7-storey portion extends further back on the right side of the site, though it drops off closer to the rear property boundary. The rear property boundary, on the right rear portion, contains the first storey terraces and abuts the side flankages of the townhouse development.

3. Setbacks and Relocation

Policies and Guidelines

Woodbridge Heritage Conservation District Plan

Section 6.1.1:

- Existing contributing building should retain their historic setbacks, and create front landscaped courtyards that open onto Woodbridge Avenue to building on the 'green' character of the Street.

Sections 6.4.1.1, 6.4.1.2:

- 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 adjacent contributing buildings.

Section 6.5:

- Buildings and structures listed as 'contributing in the Woodbridge HCD may not be demolished or moved.

Section 6.2.3 – Relocation of Contributing Buildings:

- Buildings and structures located within properties that are listed as contributing to the Woodbridge HCD Heritage Character should not be relocated and should remain in-situ within their existing context.

Section 6.6.3 – Tree Canopy and Vegetation:

- Much of the heritage 'Village' character of Woodbridge derives from the character of the vegetation, landscape and topography. The conservation of mature vegetation, including trees and stands of trees is a key aspect of the HCD Plan as well as the conservation of the rolling land form, the remnant riverbeds and the distinct vegetative character that define the valleylands.

Woodbridge Centre Secondary Plan - 5.1.1 Woodbridge Avenue:

- New development adjacent to heritage contributing buildings must comply with the Street Wall Setbacks Guidelines of the Woodbridge Heritage Conservation District Plan.
- The historic setbacks of contributing buildings should be maintained and contributing buildings should not be relocated to a new setback line.

Analysis

The Applicant proposes to relocate both heritage buildings closer to Woodbridge Avenue. The proposed relocation is inconsistent with the HCD Guidelines, however, in this instance, relocation of the heritage buildings will provide the following substantial public realm benefits:

- The proposal includes an improved pedestrian experience along Woodbridge Avenue within the public right-of-way including street trees, a 1.7m wide sidewalk, and a unit paved area ranging from 3.3m to 4m. The portion of Woodbridge Avenue fronting the proposed development site currently contains a narrow sidewalk in front of the McLean House adjacent to a short retaining wall.
- Two proposed privately owned publically-accessible spaces (POPS) between the heritage buildings will create additional destinations for pedestrians along Woodbridge Avenue. The applicant has improved the design of the POPS from the previous submission by creating active frontages of the heritage buildings onto the POPS.
- The POPS will allow for greater public interaction with the heritage buildings than currently exists.
- The adaptive reuse of both heritage buildings will help to ensure their maintenance and longevity in the community.
- Commercial use of the heritage buildings will contribute to the animation of the Woodbridge Avenue streetscape.

Heritage Conservation Districts are considered Cultural Heritage Landscapes, and thus, landscape alterations must be carefully considered. Relocating two heritage buildings, removing mature trees, and re-grading the site for new development will ultimately change the nature of the public streetscape and landscape. The proposed changes have been reviewed by staff through the lens of conforming to the Woodbridge HCD Plan and achieving the vision, principles and objectives in the Secondary Plan. As the Woodbridge Centre area intensifies, increased pedestrian activity is anticipated along Woodbridge Avenue as the main commercial street.

The proposal meets the following objectives in the Woodbridge HCD Plan:

5.1 Objectives

- Conserve contributing buildings, landscapes, monuments and streetscapes.
- 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.
- Ensure individual heritage structures and landscapes are maintained, and new development or redevelopment sensitively integrated, as part of a comprehensive district.
- Support a welcoming, interesting pedestrian environment by encouraging pedestrian amenities and by maintaining human-scaled development and connections to adjacent neighbourhoods.

The proposal meets the vision of the Woodbridge Centre Secondary Plan – Section 2.1 Overall Character of Development and Vision:

- The Woodbridge Centre has a distinct character within the larger Woodbridge context in that it is defined by its heritage features and mixed uses, including commercial, institutional, residential, and open spaces. The Woodbridge Commercial Core is the historical commercial centre of the community and should continue to serve as an important social gathering area and commercial focus. The vision of the Plan is one of an enhanced local centre, with some residential intensification, a strong animated commercial avenue, and a designated public square.

4. Transitions of New Buildings in Relation to Heritage Resources

Policy and Guidelines

Woodbridge Heritage Conservation District Plan, Section 6.5:

- The setback requirement to adjacent contributing heritage buildings must be at least half the building height.
- 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.
- Consideration may be given to the construction of new buildings, and additions to contributing buildings, joining with contributing buildings only when:
 - new construction is located in the parts of the contributing building that is not visible from the street or from a public space;
 - 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;
 - 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,
 - new construction is of a good architectural quality and contributes to the district's heritage character.

Analysis

The proposed development does not meet the 45 degree angular plane guideline for transition to new buildings, although large side yard setbacks have been provided to both heritage resources.

The proposal has been revised from the previous submission to include connections of both heritage buildings to the new construction condominium building. Both connections utilize contemporary materials that will create a clear visual distinction between old and new.

The proposal is to mostly remove the rear of the McLean House to facilitate the new construction. However, the proposal has been revised from the previous submission to include all storeys of the front portion (3 storeys on the left side and 2 storeys on the right due to grading). While the rear portion of the McLean House contains heritage value and is part of the original construction, the front portion contains the most significant heritage attributes. Heritage attributes include, but are not limited to:

- Gambrel (barn) roof
- Cedar shingles on roof sides
- Unique topography where 3-storeys only on left side
- Jack arches on door and window openings
- Classical-inspired front porch
- Symmetrical front elevation
- Ornate half circle window with brick masonry arch above 3-paneled window
- Balcony with ornate brackets

5. New Construction

Policy and Guidelines

Woodbridge Heritage Conservation District Plan, Sections 6.3.2 and 6.3.3: The guidelines state that new construction “should be ‘of its time’” and should “fit this ‘village’ context while at the same time representing current design philosophy.

- Architectural composition has always had at its root the study of proportion...For new buildings in this heritage district, the design should take into account the proportion of buildings in the immediate context and consider a design with proportional relationships that will make a good fit.

Analysis

The proposal includes a newly constructed residential building that is visually broken up into three parts. The light brick two-storey portion contains massing and articulations that relate to the commercial buildings along Woodbridge Avenue. Woodbridge Avenue was historically a commercial strip and elongated buildings with commercial glazing were typical. The proportion of glazing at ground level along the light-bricked portion of the two storey corner commercial has been increased from the previous submission to better reflect a traditional storefront and to increase transparency. Additionally, the balconies on the seven storey portion of the development have been revised to better blend with the massing.

The publicly-accessible open spaces (POPS) provide side-buffers to the heritage resources and create an improved pedestrian experience along Woodbridge Avenue.

Heritage Impact Assessment Submitted

The applicant has submitted a Heritage Impact Assessment by ERA Architects, revision dated June 9, 2015. The report notes that the proposal “largely conforms with the detailed guidelines”. While not all Guidelines have been met, the HIA contends that the general intent of the Woodbridge HCD Plan has been met. An additional revised version will be required for submittal to address comment from staff regarding the amount of the McLean House to be preserved.

Conservation Plans Submitted

Staff has reviewed Conservation Plans for both the Wallace House and McLean House. The applicant is required to submit a revised Conservation Plan for the McLean House based on revisions of the HIA. Updated Conservation Plans, or addendums, will be required in the future once uses are determined for the proposed heritage resources.

Archaeology

The subject parcel of land lies in an area identified as a being of high archaeological potential in the City's database of archaeological resources. As such, the owner is advised that the following standard clauses apply:

- i. Should archaeological resources be found on the property during construction activities, all work must cease and both the Ontario Ministry of Tourism, Culture and Sport and the City of Vaughan's Development Planning Department, Urban Design and Cultural Heritage Section shall be notified immediately.
- ii. In the event that human remains are encountered during construction activities, the proponent must immediately cease all construction activities. The proponent shall contact the York Regional Police Department, the Regional Coroner and the Registrar of the Cemeteries Regulation Unit of the Ministry of Consumer and Business Services.

Relationship to Vaughan Vision 2020/Strategic Plan

This report is consistent with the priorities set forth in Vaughan Vision 2020 / Strategic Plan, through the following initiatives, specifically:

Service Excellence:

- Preserve our Heritage & Support Diversity, Arts & Culture

Regional Implications

N/A

Conclusion

Cultural Heritage Staff recommends Heritage Vaughan approval for the proposed new construction as the proposal will contribute to the heritage character and attributes of the Woodbridge Heritage Conservation District and the vision, principles and objectives of the Woodbridge Centre Secondary Plan.

Attachments

1. Location Map
2. Existing and proposed sidewalk pedestrian environment
3. Heritage Impact Assessment
4. Proposed Development: Site Plan, Elevations, Landscape Plan

Report prepared by:

Daniel Rende, Cultural Heritage Coordinator, ext. 8112

Respectfully submitted,

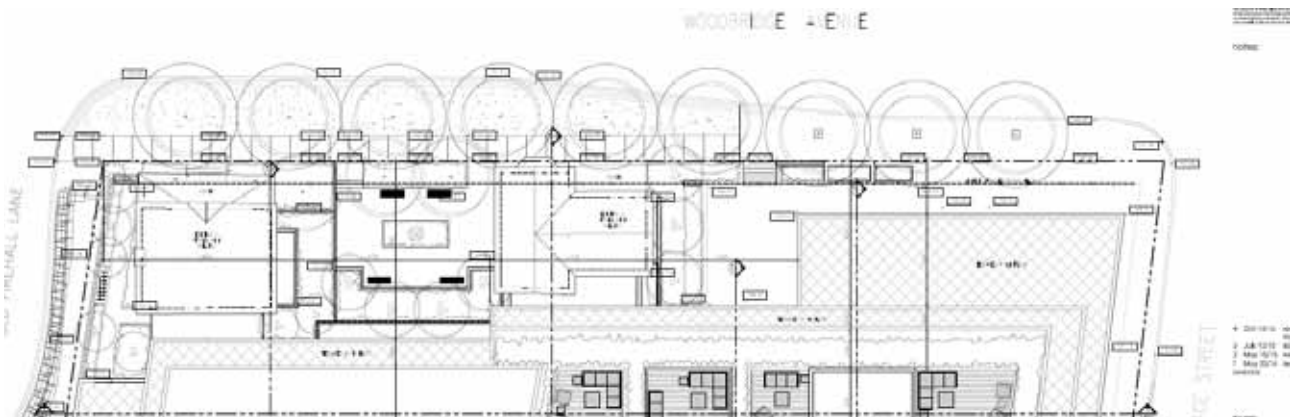
ROB BAYLEY
Manager of Urban Design and Cultural Heritage
Development Planning Department

/CM

LOCATION MAP



Subject Property at the south west corner of Woodbridge Avenue and Wallace Street



Existing and proposed sidewalk pedestrian environment – Woodbridge Avenue

CULTURAL HERITAGE RESOURCE IMPACT ASSESSMENT

177, 185, 197 Woodbridge Avenue, Vaughan

Revised: June 9, 2015



177, 185, 197 Woodbridge Avenue

PREPARED FOR:

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c/o Cityzen Development Group
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ERA

CONTENTS

EXECUTIVE SUMMARY	III
1 INTRODUCTION	1
1.1 Scope of the Report	
1.2 Present Owner Contact	
1.3 Site Location and Description	
2 SITE ANALYSIS	5
2.1 Overview	
2.2 Contextual Analysis	
2.3 Architectural Analysis	
2.4 Historical Analysis	
3 STATEMENT OF SIGNIFICANCE	36
3.1 Introduction	
3.2 Background	
3.4 Draft Statement of Significance for the Thomas Wallace House (Drafted by ERA)	
3.5 Draft Statement of Significance for the McLean House (Drafted by ERA)	
4 PROPOSAL	41
5 CONSERVATION STRATEGIES	43
5.1 General Strategy	
5.2 Pedestrian context	
5.3 Context for heritage houses	
5.4 Retention Strategies for the Thomas Wallace House and McLean House	
5.5 Conservation of Contributing Heritage Buildings	
5.6 Massing to address the village context	
6 EVALUATION	57
6.1 WHCD Plan Objectives	
6.2 Evaluation, Guidelines	
6.3 Evaluation, Relationship to Adjacent Contributing Buildings	
7 COMMEMORATION PLAN	86
8 CONCLUSION	88
9 PROJECT PERSONNEL	89

Cover Image: Rendering of the proposed development, by Architecture Unfolded.

10	APPENDICES	90
Appendix 1:	Guidelines for Cultural Heritage Resource Impact Assessment Reports, City of Vaughan (Updated September 2012)	
Appendix 2:	Ontario Regulation 9/06	
Appendix 3:	Site Photographs	
Appendix 4:	Context Documentation and Study	
Appendix 5:	Woodbridge Heritage Conservation District, Character Statement	
Appendix 6:	Staff Comments, City of Vaughan, May 14, 2015	
Appendix 7:	Guideline Study	
Appendix 8:	Proposal Drawings, Architecture Unfolded	

EXECUTIVE SUMMARY

This Cultural Heritage Resource Impact Assessment (CHRIA), prepared for Cityzen Development Group, assesses the proposed redevelopment of a site at 177, 185, 197 Woodbridge Avenue, Vaughan. It is a revision of an earlier submission dated June 25, 2014. The CHRIA addresses an updated design that followed community consultation. It has also been updated to address comments from City staff received May 14, 2015. Conservation Plans for the site are being submitted under separate covers.

The site is within the Woodbridge Heritage Conservation District (WHCD) and includes two houses identified in the WHCD Plan as contributing heritage buildings: the Thomas Wallace House (No. 185) and the McLean House (No. 197). Prior to being designated under Part V of the Ontario Heritage Act as part of the WHCD, both were listed heritage buildings. A third building on the site, a one storey commercial structure at 177 Woodbridge Avenue, is not identified as contributing in the WHCD Plan.

The proposal is for a mixed-use building and the conservation of the two heritage houses on the site. Rear parts of the houses will be demolished leaving key architectural elements of the buildings found on the front blocks. The front blocks will be conserved.

The project aims to provide a heritage zone along Woodbridge Avenue centred on the two houses, which demonstrates the vision of the HCD. This zone will extend approximately 11 metres back from the street and will be centred on the two retained heritage houses. Behind the zone will be the new residential block.

The main front portions of the houses, that largely represent their historic architectural character, will be retained. The rear of each house will be removed.

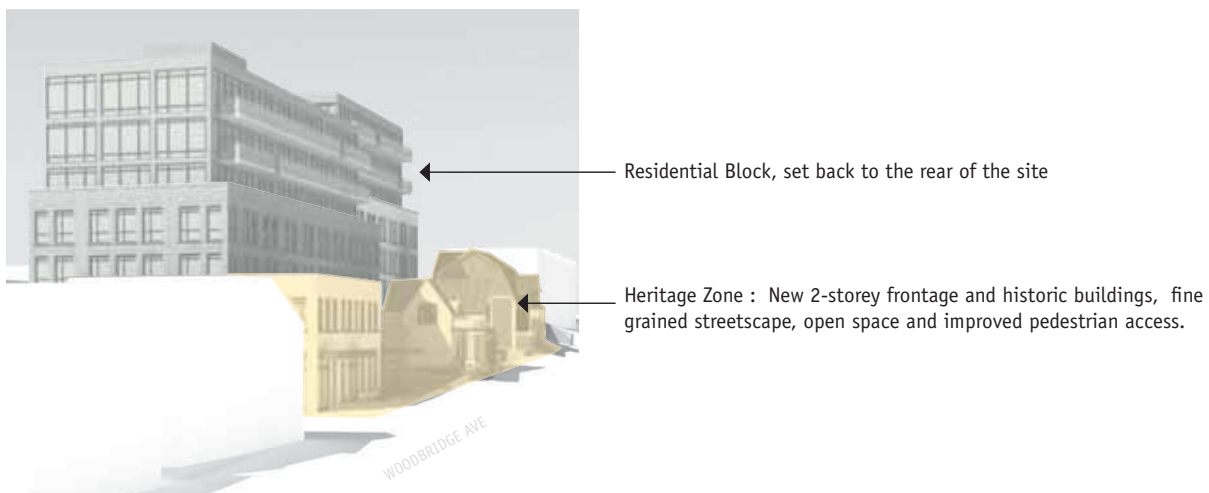
The proposal is found to meet the eight objectives of the WHCD Plan, which include conserving heritage resources, improving pedestrian-oriented streetscapes, and maintaining Woodbridge as a local neighbourhood and as a destination for residents of Vaughan and beyond.

(Continued on the following page).

The proposal largely conforms with detailed guidelines found in the WHCD Plan. Where it is not possible to conform in full, the proposal uses various design strategies to achieve the intent of the guidelines and to meet the WHCD objectives.

In summary, the project;

- Provides a village-like, pedestrian oriented streetscape by creating a low-rise heritage zone at the front of the site and by setting the residential block at the back of the site.
- Provides an appropriate strategy for retaining key attributes of the contributing heritage houses on site and moving them within the site to provide an appropriate setting in relation to the proposed new building and the context of the WHCD.
- Provides a building massing that responds to the character of the site and the WHCD context.
- The height and density of the proposal are discussed in the project's planning rationale, submitted as a separate report. The proposal should also be considered taking into account the heritage buildings on the site and the context of the WHCD.



- Building height and massing are mitigated by design strategies to help the proposal better fit within the WHCD context. These include a lower-scale streetscape long Wallace Street and Woodbridge Avenue, setting upper stories back from the streets, and breaking the building mass in to smaller components to create a finer-grain appearance.
- Forms a streetscape that supports the objectives of the WHCD Plan. This is done by providing grade-related uses including commercial space and residential uses on to Woodbridge Avenue, opportunities for improved public space and sidewalks, and the replacement of the parking pad at the corner of Woodbridge Avenue and Wallace Street with pedestrian-oriented commercial frontage.
- Ensures the heritage value of the site will be conserved.
- Is located on the west end of the HCD is where the commercial core transitions to a residential area. The proposal balances the vision of the HCD in collaboration with the unique features, site grading and context of the site.

1 INTRODUCTION

1.1 Scope of the Report

This Cultural Heritage Resource Impact Assessment has been prepared by ERA Architects Inc. to assess the development proposed at 177, 185, and 197 Woodbridge Avenue, Vaughan.

It is a revision of an earlier submission dated June 25, 2014. The revision addresses an updated design that followed community consultation and comments from City staff (attached as Appendix 6 of this report).

Purpose and Scope

The purpose of this report, according to the Guidelines for Cultural Heritage Resource Impact Assessment Report, City Vaughan, is

“to identify and evaluate cultural heritage resources in a given area (i.e. real property) to determine the impact that may result from a specific undertaking or development of the subject property.”

Source: Guidelines for Cultural Heritage Resource Impact Assessment Reports, Updated September 2012.

The report structure is based on the City of Vaughan Guidelines for Cultural Heritage Resource Impact Assessment Reports and the Woodbridge Heritage Conservation District Plan.

This report should be read with plans prepared by Architecture Unfolded, attached as Appendix 8, and Conservation Plans prepared for the project by ERA submitted under separate cover, as well as and the project’s planning rationale report prepared by Bousfields.

1.2 Present Owner Contact

Cityzen Development Group
c/o Paulo Stellato
56 The Esplanade, Suite 301
Toronto, ON M5E 1A7

1.3 Site Location and Description

The subject site is located on the south side of Woodbridge Avenue between Wallace Street and Old Fire Hall Lane. It is located in the City of Vaughan's Woodbridge Heritage Conservation District (WHCD) an area designated under Part V of the Ontario Heritage Act and subject to the Woodbridge Heritage Conservation District Plan (WHCD Plan).

Within the WHCD, the site is within an sub-area identified in the WHCD Plan as the Woodbridge Avenue Character Area. For photo-documentation of the site see Appendix 3 of this report.



1. Location of the subject site at 177, 185, 197 Woodbridge Avenue, within the WHCD boundary. (Schedule 11, WHCD Plan, Page 59, annotations by ERA)



2. 177, 185, 197 Woodbridge Avenue (York Region Mapping, annotation by ERA)



3. 177, 185, 197 Woodbridge Avenue looking south west on Woodbridge Avenue from Wallace Street. (ERA)



4. 177, 185, 197 Woodbridge Avenue aerial photograph, York Region 2013 (Annotation by ERA).

2 SITE ANALYSIS

2.1 Overview

Several aspects of the site were studied with regard to its cultural heritage value. This analysis highlighted the complexity and unique character of the site, as well as the relationship of the site to the City of Vaughan and the Village of Woodbridge.

The analysis focused on:

Context

(see Section 2.2)

City-wide scale
Village-scale WHCD Character
Woodbridge Avenue WHCD Character Area
Wallace Street
Other Adjacent Streets: Old Fire Hall Lane and
William Farr Lane
Nearby Contributing Heritage Buildings

Architecture

(see Section 2.3)

McLean House
Thomas Wallace House

Site History

(see Section 2.4)

Historic Analysis
Historic Mapping

2.2 Contextual Analysis

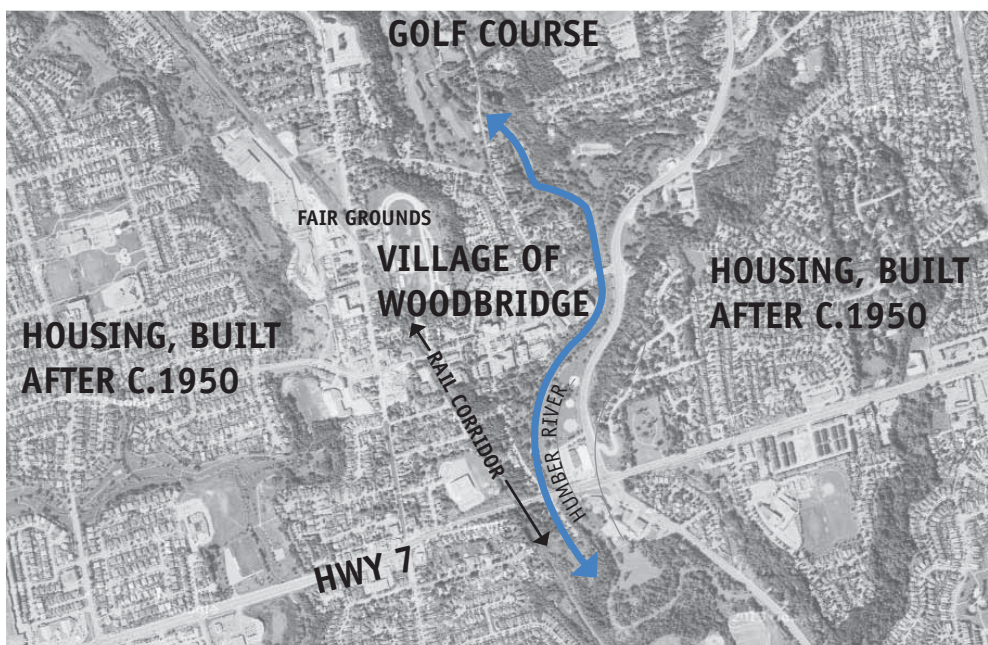
The site context was examined on a range of scales in order to understand the relationship between the proposal and the cultural historic value of the site.

a) *Vaughan City Scale*

The site is located in the historic village of Woodbridge, one of four historic villages identified as conservation districts in the City of Vaughan and one of six “local centres” within the urban structure described in the City of Vaughan Official Plan (See Figure 6).

The village retains 19th century characteristics which can be contrasted with surrounding development patterns, which date mainly from after 1950 (see Figure 5).

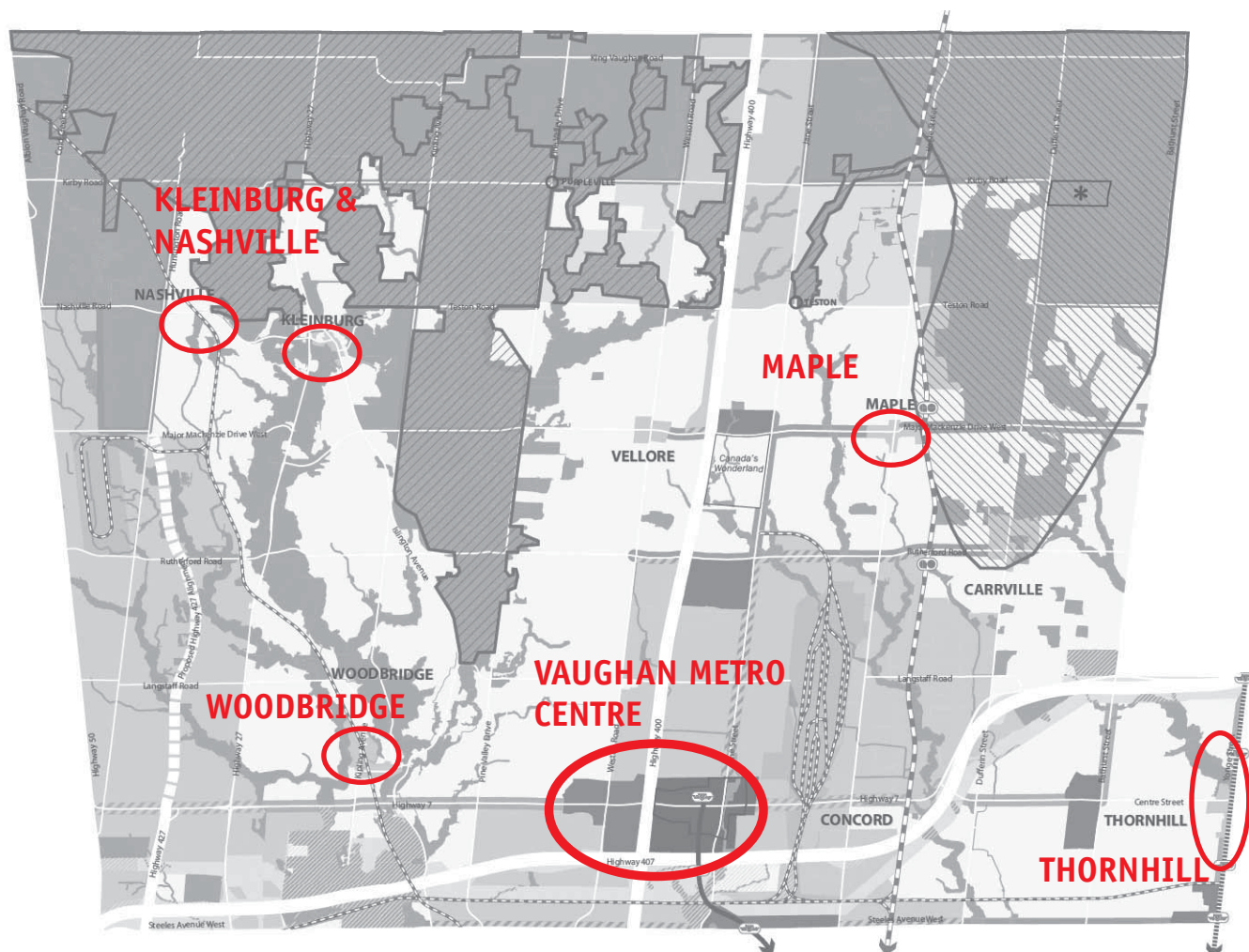
Much of the village is set apart from the surrounding context by a well defined frame: A elevated rail corridor to the south and west, the Humber River to the south and east, and the County Club golf course and fairgrounds at the north end of the village.



5. Village of Woodbridge and surrounding context (base map, Google, annotations By ERA)

Vaughan Metropolitan Structure:

Historic villages centres within an emerging city structure



HISTORIC VIEW OF MAPLE



FUTURE VAUGHAN METRO CENTRE



HISTORIC WOODBRIDGE STREETSCAPE
CIRCA 1930

6. Villages within the City of Vaughan that include Heritage Conservation Districts in relation to the Vaughan Metro Centre. Base map: City of Vaughan Official Plan, Schedule 1 Urban Structure February 2014. Annotations by ERA. Photographs: (left) City of Vaughan Archives (centre) City of Vaughan (right) Google Maps

b) Village Scale WHCD Character Area

The heritage character of the Village of Woodbridge is identified in the WHCD Plan as having among other features:

- A “mixture of residential, industrial, commercial and public amenity organized in a community oriented fashion” and,
- “[P]rimarily low density with a concentration of height and density at the Kipling Avenue and Woodbridge Avenue and the valley portion of Woodbridge Avenue (the Woodbridge Core)”

The WHCD Character statement is reproduced in full in Appendix 5 of this report.

Additionally, it was noted:

- The village is shaped by the topographical features including Humber River valley and a rail corridor that crosses Woodbridge Avenue, west of Wallace Street. This allows an “interplay of natural landscape and built form” (WHCD Plan 5.3); and
- The village development patterns include 19th and early 20th century buildings located along Woodbridge Avenue and Wallace Street, intermixed with more recently developed blocks of townhouses and multi-storey residential buildings.



7. Diagram of cross section of Woodbridge, from the rail corridor to east of Islington Avenue. (Prepared by based on York Region Mapping, scale not exact, vertical scale exaggerated of illusion purposes)



8. Diagram illustrating a mix of building forms and uses near the site. (ERA)

c) *Woodbridge Avenue Character Area*

The site is located in what the WHCD Plan identifies as “the Woodbridge Avenue Character Area.” (See Figure 9)

The WHCD Plan lists heritage attributes of Woodbridge Avenue as:

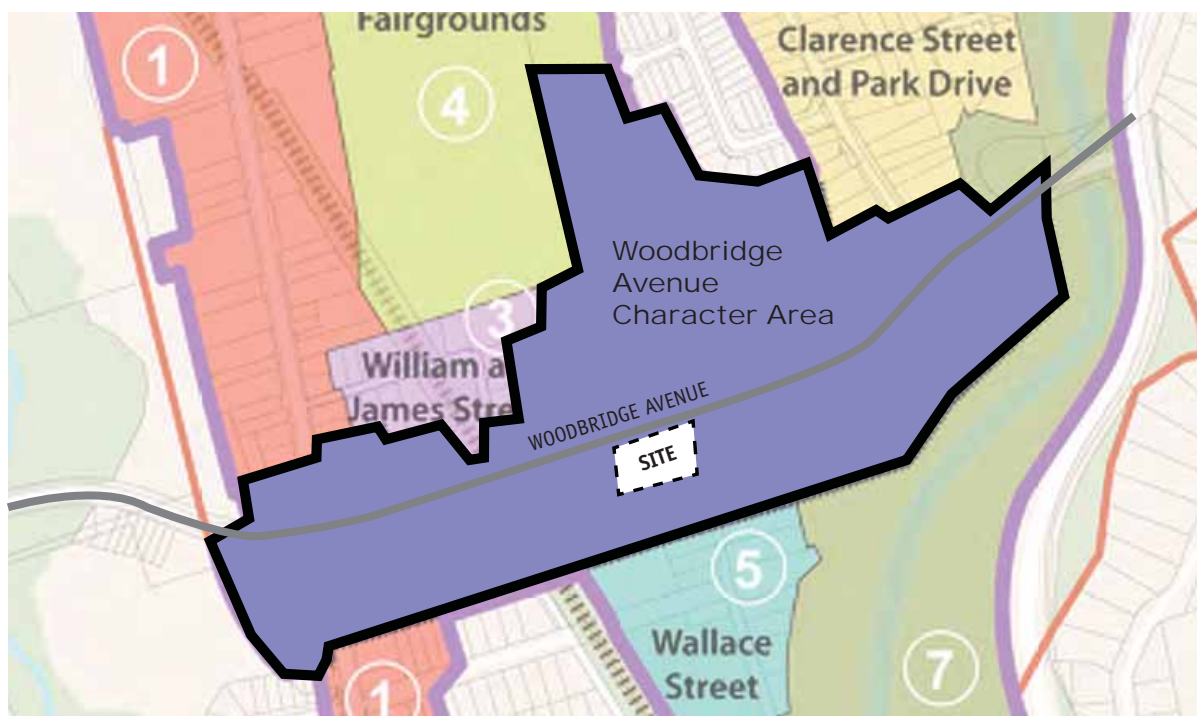
- Main Street character with pedestrian oriented retail and a variety of other uses above grade, mostly residential;
- A street wall of buildings averaging between three and four floors and some buildings raising to 6 floors;
- Storefronts open directly onto the sidewalk and provide pedestrians with a variety of storefronts, which change every few steps;
- Buildings are often built with zero (or minimum) setback.

[Reference: WHCD Plan, Page 71]

Our analyses also noted the site is at a point of transition between a largely residential area west of Wallace Street and the beginning of a commercial area to the east, identified in the WHCD Plan as the “Woodbridge Commercial Core”.

Likewise, the site’s proximity various building patterns and uses was noted. Woodbridge Avenue frontage includes commercial and residential building frontages, both on the site and next to the site. As such, the site does not wholly represent the ‘main street’ character as described as an attribute of the Woodbridge Avenue Character Area. Rather, the site has a slightly more complex pattern of uses and building forms (see Figure 10).

No part of the site abuts the neighbouring Wallace Street Character Area.



9. The site within the Woodbridge Avenue Character Area (base map, "WHCD Schedule 14: HCD Character Areas within the News District Boundary." Annotated by ERA)

'Main street' character, as depicted in the WHCD Plan



DIAGRAM FROM WHCD PLAN, SECTION 6.4.1, PAGE 83.

Site Streetscape

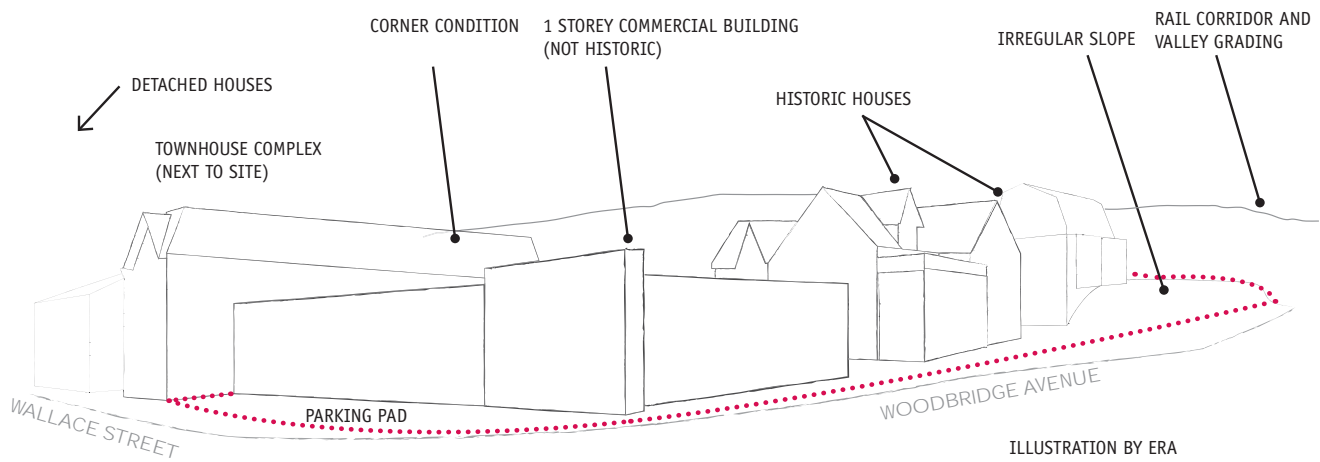
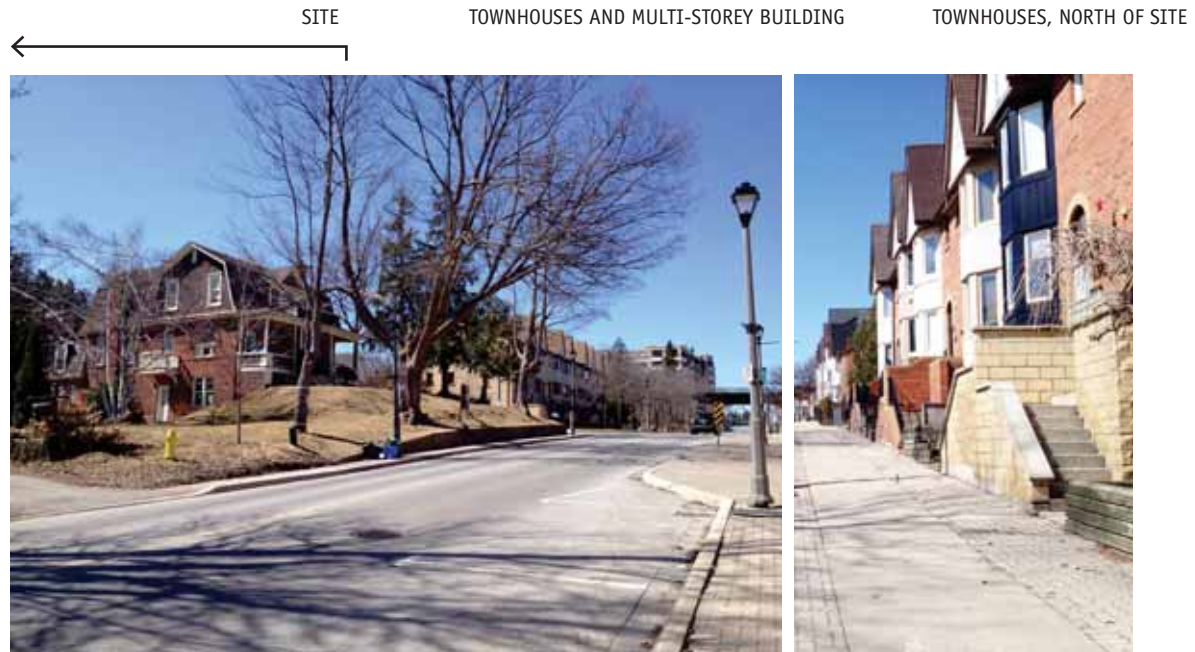


ILLUSTRATION BY ERA

10. Streetscape patterns at the subject site. (ERA)

Woodbridge Avenue, looking west of the Site



11. Building form patterns west of the subject site. (ERA)

Woodbridge Avenue, east of the Site



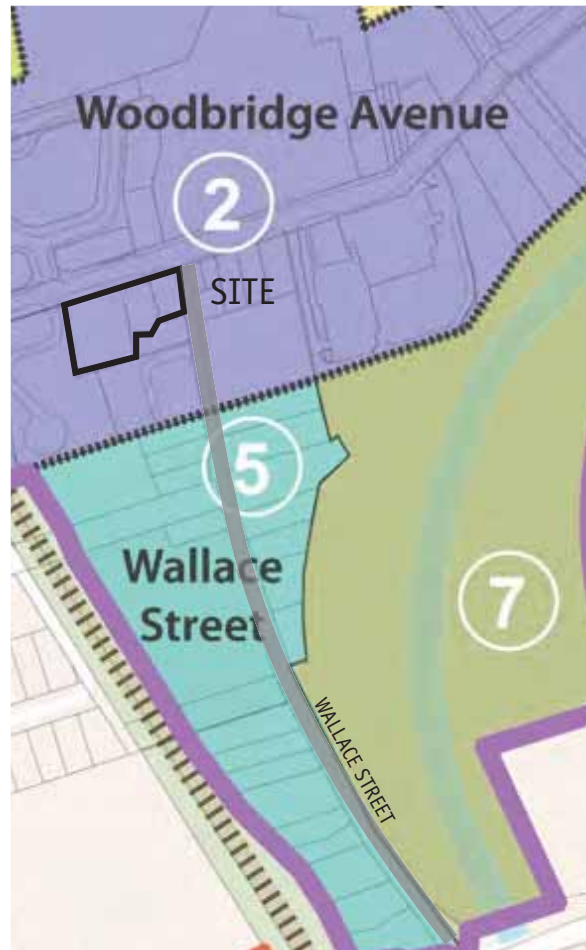
12. Building form patterns Woodbridge Avenue, east of the subject site. (ERA)

d) *Wallace Street*

The site fronts on to Wallace Street. However, the site is not within the Wallace Street character area (see Figure 13).

Near its terminus at Woodbridge Avenue is a mix of building types including modern townhouses, a mid-rise and contributing heritage buildings.

Further south, beyond the site, the street includes a number notable structures, including the Woodbridge War Memorial Tower (1924) and several well maintained late-19th and early-20th century houses, inside the Wallace Street Character Area.



13. Detail of Schedule 9, WHCD Plan, Page 59, with annotations showing the site and Wallace Street, by ERA.

North end of Wallace Street, within the Woodbridge Avenue Character Area

WILLIAM FARR LANE TOWNHOUSE
COMPLEX

SITE

DOMINION EXCHANGE
HERITAGE BUILDING

DOUBLE HOUSE
HERITAGE BUILDING

MULTI STOREY RESIDENTIAL
IN-FILL BUILDING



14. Wallace Street (ERA)

North end of Wallace Street, looking south

MULTI STOREY RESIDENTIAL
IN-FILL BUILDING

WALLACE STREET CHARACTER AREA,
BACKGROUND

SOUTH END OF WILLIAM FARR
LANE TOWNHOUSE COMPLEX



15. Wallace Street (ERA)

e) *Other Adjacent Streets: Old Fire Hall Lane and William Farr Lane*

Old Fire Hall Lane extends west of the site. The subject site sits above the lane. It is separated from the lane by a separate narrow parcel of land where a change in grade is secured by a stone retaining wall.

The lane is occupied by a series of three-storey townhouses, which appear to have been built in or after the 1980s.

William Farr Lane south end of the site. It is occupied by townhouse complex built in or after the 1980s. The lane and the townhouse lots have been graded to be on the same level as Wallace Street. As a result, there is a noticeable grade change between the lane and the site.

Old Fire Hall Lane and William Farr Lane townhouse complexes both are within the Woodbridge Avenue Heritage Character Area. However, the complexes are not identified in the WHCD Plan as “contributing buildings.” Both Old Fire Hall Lane and William Farr Lane share few of the characteristics identified as heritage attributes of the Woodbridge Avenue Character Area.

While the site is visible from Old Fire Hall Lane and William Farr Lane, these views are not among those identified in the WHCD Plan’s “Schedule 19: Views, landmarks and bridges”.



16. Location of the subject site in relation to Fire Hall Lane and William Farr Lane (York Region Mapping, annotation by ERA)

Fire Hall Lane, looking north west through to the subject site

SUBJECT SITE, 197 WOODBRIDGE AVENUE
HISTORIC HOUSE



17. Fire Hall Lane (ERA)

f) Nearby Contributing Heritage Buildings

A number buildings are located near the site are identified as 'contributing' in the WHCD Plan, including:

- The Dominion Exchange building at 167 Woodbridge Avenue (dated in the WHCD Plan as 1867) east of the site (see Figure 21);
- A double house at 15 & 19 Wallace Street (dated in the WHCD Plan as 1900-1925) south east of the site;
- A modern commercial building at 174 Woodbridge Avenue, (dated by the WHCD Plan as 1950-1950) north of the site (see Figure 19);
- The Inkerman Hotel at 160-166 Woodbridge Avenue (dated as 1860 by the WHCD Plan) north east of the site (see Figure 20); and,
- Other heritage buildings north and east of the site along Woodbridge Avenue are found at Nos. 150, 159 145, 137, 124 and 116.



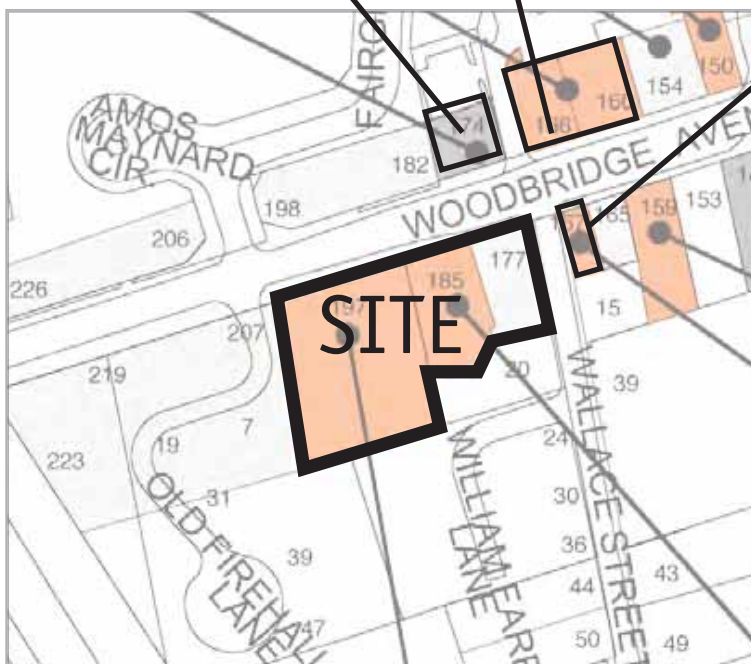
19. 174 Woodbridge Avenue (ERA)



20. The Inkerman Hotel, 160-166 Woodbridge Avenue (ERA)



21. The Dominion Exchange building at 167 Woodbridge Avenue (ERA)



18. Detail of Map 5a - Woodbridge Avenue, WHCD Page 154.
Note: 15 Wallace not highlighted in this map, but in WHCD Plan 'Map 8 - Wallace Street'

2.3 Architectural Analysis

This section includes a summary analyses of the Thomas Wallace House and McLean House.

Further documentation and condition assessment on both buildings can be found in Conservation Plans submitted separately for each house.

Heritage Status:

The site is designated under Part V of the Ontario Heritage Act as being within WHCD.

The WHCD Plan identifies the Thomas Wallace House and McLean House as 'contributing buildings'. The third building on the site, 177 Woodbridge Avenue, is part of the Woodbridge HCD Part IV designation but is not identified as a contributing building.

Prior to the WHCD, both the Thomas Wallace House and McLean House were listed (but were not designated) individually under Part IV of the Ontario Heritage Act. (Source: Vaughan Heritage Inventory)

Our observation indicates 177 Woodbridge Avenue contributes little to the cultural heritage value of the WHCD as articulated in the WHCD Plan. The building has a largely blank Wallace Street elevation and sits partly below the grade of Woodbridge Avenue. As such, its relationship to the village character is limited.

Contributing



22. McLean House, looking south west along Woodbridge Avenue (ERA)



23. Thomas Wallace House (ERA)

Non-contributing



24. 177 Woodbridge Avenue (ERA)

McLean House

The WHCD Plan identifies the house as the Dr. Peter McLean House and Offices and dates construction of the building as 1893. The WHCD Plan provides these notes:

- *Modified Queen-Anne [style]*
- *Unrestored, largely unaltered*
- *Roof has been raised*
- *Brick and with Barn*
- *Altered early 20th century, picturesque late 19th century features*

It is not clear how the “roof has been raised” and specifically what the WHCD Plan refers to when it notes “altered early 20th century”. The ‘barn’ the WHCD Plan notes has been demolished with the approval of the City of Vaughan.

The building is perched on a knoll which appears to have originally been connected to the broader topography of the surrounding river valley and the elevated rail corridor. However, the original topography next to the site has been altered by the widening of Woodbridge Avenue and when the land next to the site was levelled for the Old Fire Hall and William Farr townhouse complexes (see Figure 28).

The exterior appears to be largely made up of features and materials that are original or in keeping with the original design. A rear most addition and a north side infill addition do not appear in a 1926 Fire Insurance Atlas of Woodbridge, indicating they likely date from after 1926.

Condition

Refer to the McLean House Conservation Plan for details on condition and for further documentation.



25. McLean House, looking south west along Woodbridge Avenue (ERA)

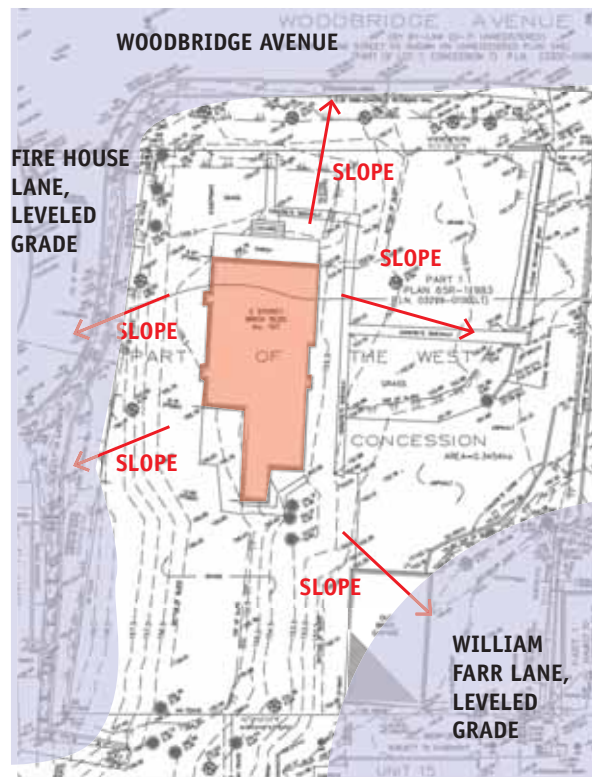


26. Detail of gable end, north elevation, front block (ERA)

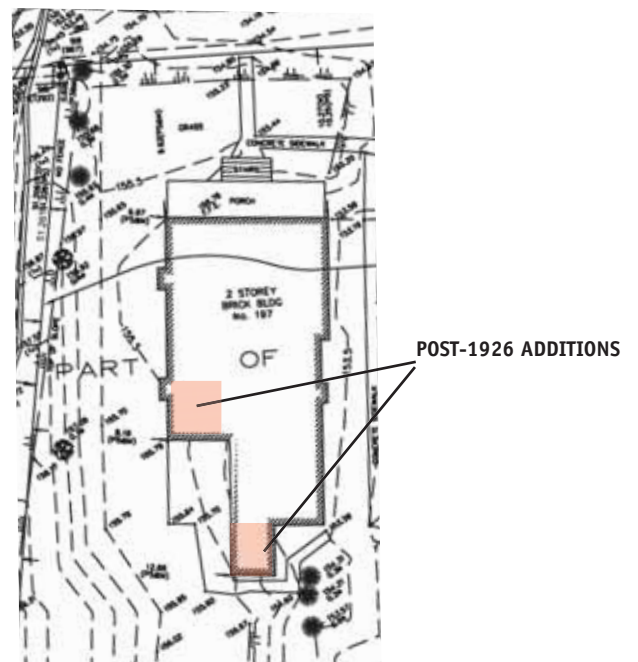
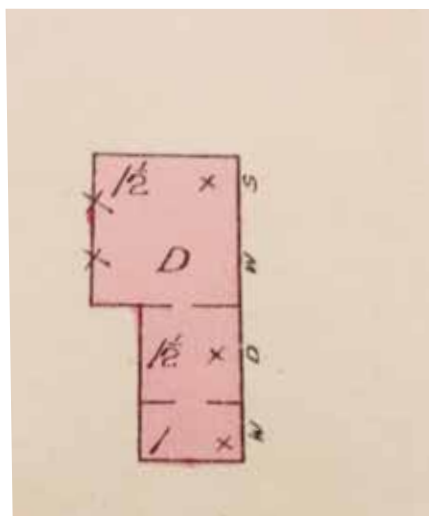


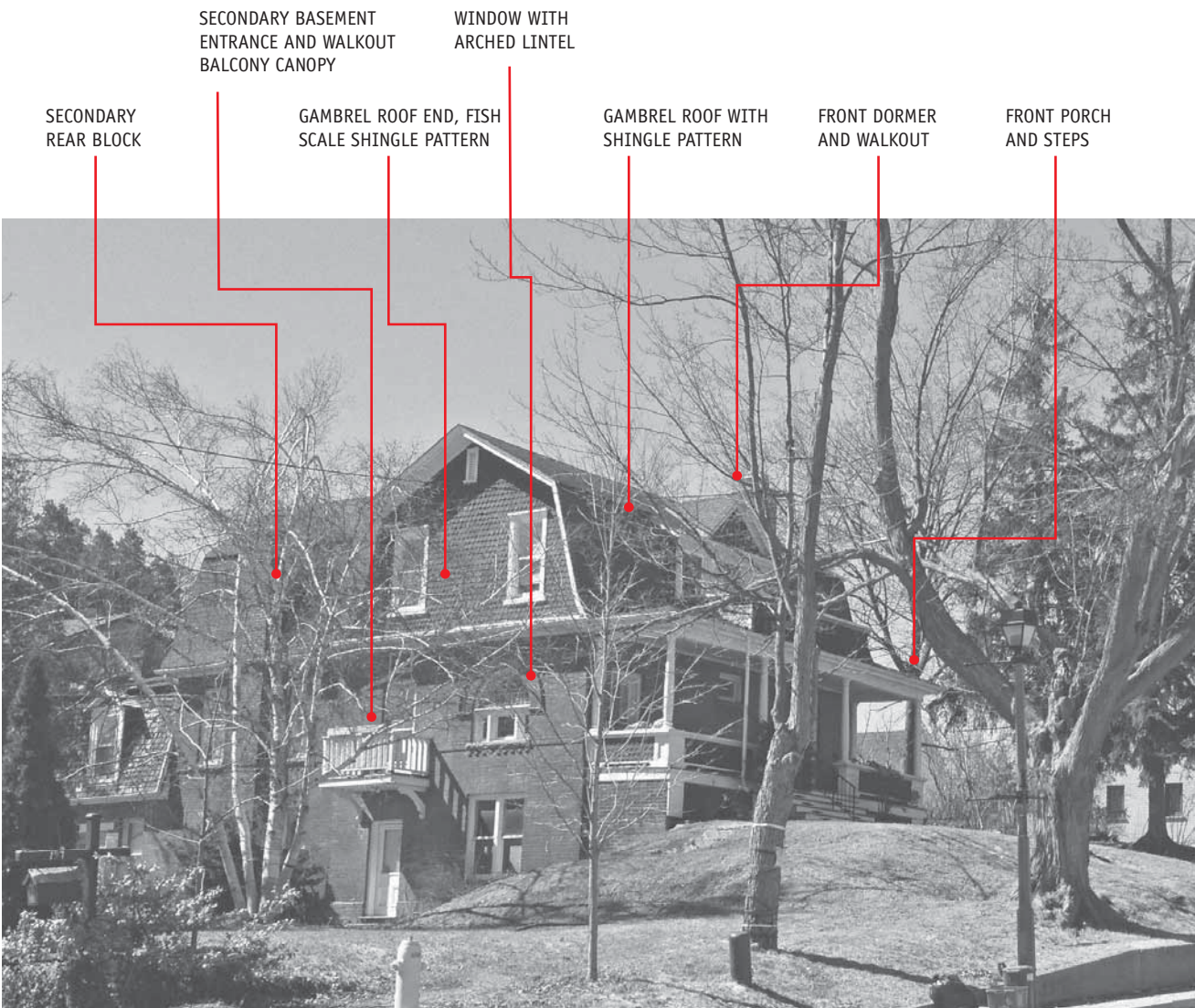
27. Window sill and corbelled brick detail, north elevation (ERA)

28. Detail of site survey (KRCMAR Surveyors Ltd. 2007, annotations by ERA)

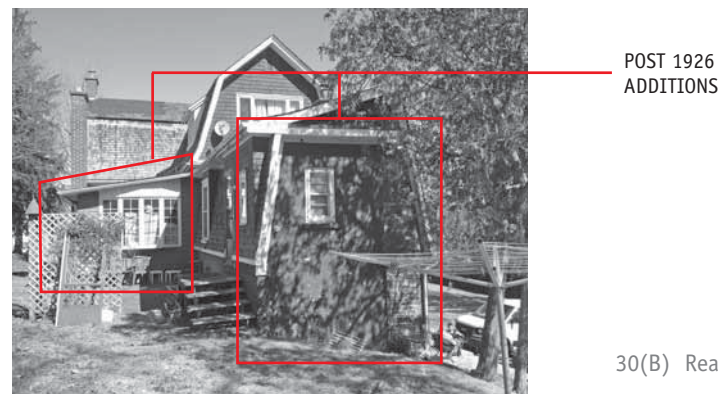


29. Detail from 1926 Goad's Fire Insurance Atlas next to 2007 survey (annotations by notes by ERA)





30. Architectural features of the McLean House (ERA)



30(B) Rear blocks and additions.

Thomas Wallace House

The Thomas Wallace House includes decorative features in keeping with a historic mid-19th century style which can be characterized as Gothic Revival.

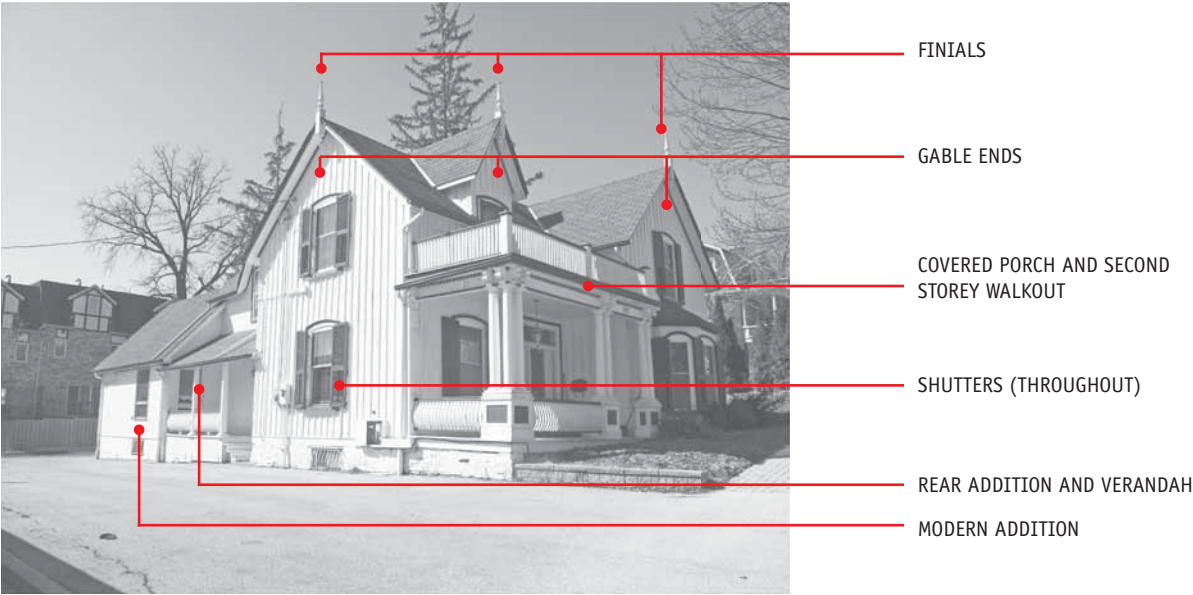
The WHCD Plan dates that house as 1875 and lists the following points about that house:

- *Gothic Revival*
- *Board and Batten*
- *Restored*
- *Wood frame Victorian*
- *In good condition*

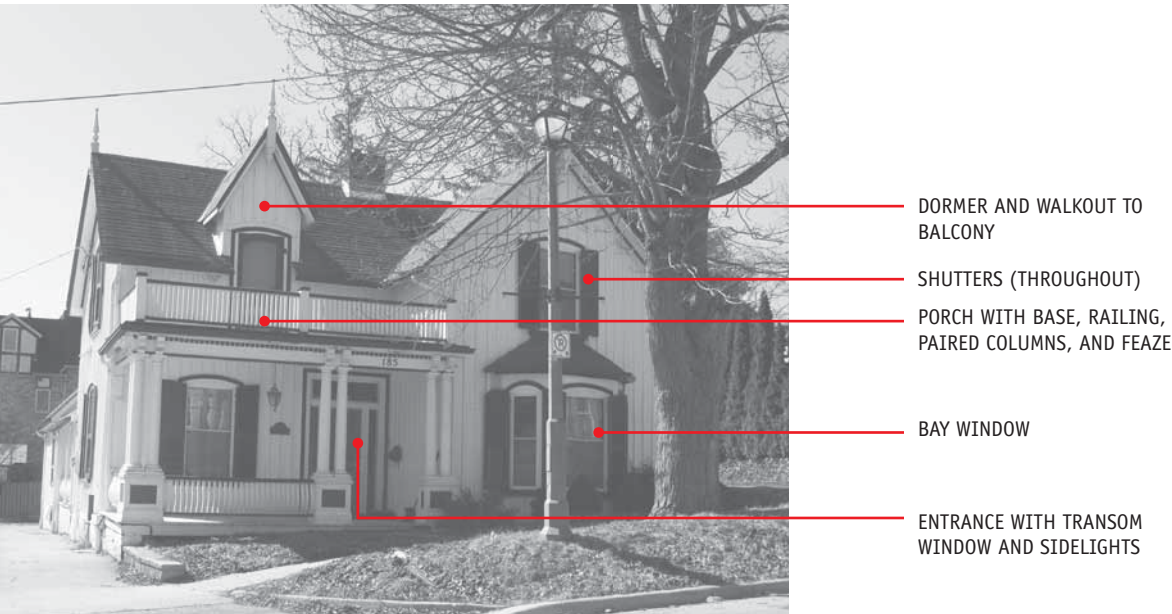
The architectural features that represent the style and character of the house are found mainly on the building's front elevation and the side elevations of its front blocks of the house (See Figure 32 and 33). The other parts of the house are less articulated.



31. Thomas Wallace House (ERA)



32. Thomas Wallace House, East and north elevations (ERA)



33. Thomas Wallace House, north elevation (ERA)

Alterations

Site investigation by ERA indicates the building was constructed in three stages. The building appears to have undergone a restoration in the last thirty years, which included replacement or addition to details and parts of the front porch.

- The floor in the front part of the building, Area A, is constructed of true 3" x 8" beams spaced 20" centre to centre. (See Figure 37)
- The mid-part of the building, Area B, is constructed of 2" x 10" beams spaced 22" centre to centre. (See Figure 36)
- The foundation in Area B extends in to a window opening. (See Figure 35)
- The rear part, Area C, is constructed of treated lumber and has a concrete block foundation, compared to the stone foundation used elsewhere. (See Figure 40)

The investigation indicates Areas A and B represent two phases of early construction. The construction date of these phases has not been verified. The addition of Area C appears to have been added later, in the last thirty years.

Secondly, a comparison to the site as documented in the 1926 Goad's Fire Insurance Atlas suggests the south and east sides of the house were altered after 1926.

In 1926 the rear wing was a single storey whereas it is now a storey and a half. As well, the rear block appears to be in a different location in 1926 from where it is currently. This indicates this part of the building may date from after 1926. (See 39 and 40).

Front Porch

The front porch includes decorative elements that use laminate wood and plywood which indicates parts of the porch likely date from the last 30 years. (See Figures 41 and 42)

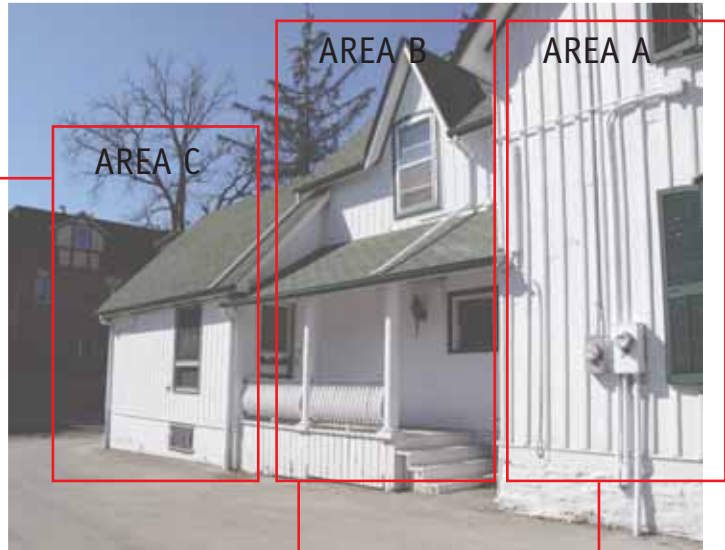
Condition

Refer to the Thomas Wallace House Conservation Plan for details on condition and for further documentation.

AREA C



34. Area C, floor joists in rear addition (ERA)



35. East elevation, south end (ERA)

AREA B



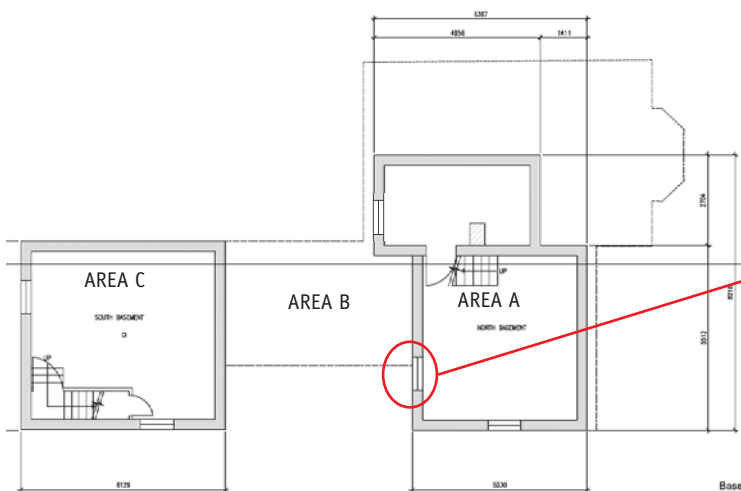
36. Area B floor structure (ERA)

AREA A



37. Area A floor structure (ERA)

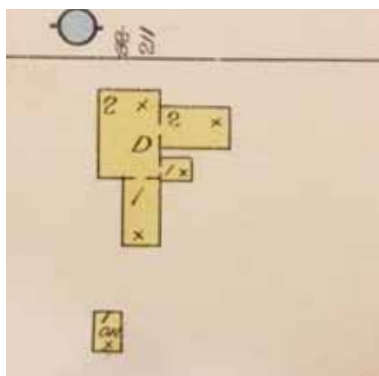
THOMAS WALLACE HOUSE, BASEMENT



38. Area A floor structure (ERA)

MAPPING THE THOMAS WALLACE HOUSE

1926 FIRE INSURANCE ATLAS



39. Detail of 1926 Fire Insurance Atlas, showing the Wallace House

CURRENT (2007) SURVEY



40. Detail of 2007 a site survey and survey overlaid on 1926 Fire Insurance Atlas

CURRENT SURVEY OVER 1926 ATLAS





41. Laminated wood porch detail (ERA)



42. Plywood porch details (ERA)

2.4 Historical Analysis

Site Context

An overview of the site's history shows aspects the context of the site has evolved since the McLean and Thomas Wallace houses were constructed. The history of the site and its context can be summarized as:

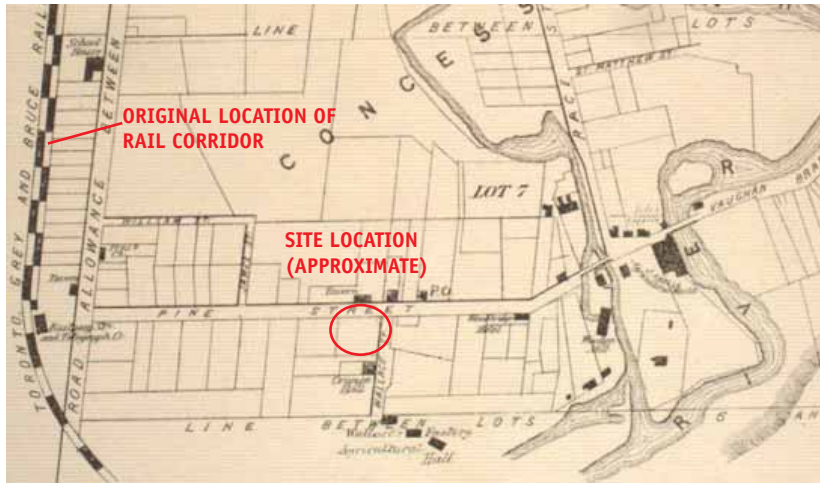
- 1871: Toronto Grey and Bruce Railway built west of Kipling Avenue, initiating an initial phase of development near the rail line. The line is built west of the village and was later relocated in 1907 closer to the subject site.
- 1875: Thomas Wallace House (185 Woodbridge Avenue) is built for Thomas Frazier Wallace, a prominent member of the Woodbridge community.
- 1885: Fairgrounds are relocated from Wallace Street, south of Woodbridge Avenue, to its current site.
- 1893: McLean House (197 Woodbridge Avenue) is built for Dr. Peter McLean.
- 1907: Railway is rebuilt east of Kipling, forming the raised corridor and bridge across Woodbridge Avenue, near the site.
- 1920's: Woodbridge Fair becomes a internationally recognized event and spurs the construction of a number of hotels in the village.
- 1950s: The population of the village triples during the decade. The community expansion occurs mainly east of Islington Avenue and north of Langstaff Road.
- 1983: Photograph taken of the Thomas Wallace House indicating had undergone restoration.
- c1990s: Sites north, south and west of the site are redeveloped as townhouses. The projects replace earlier building fabric and alters the topography of surrounding sites. This site alteration changes the context of the setting of the McLean House.
- 2000s: New condominium buildings constructed within the village
- 2009: The Woodbridge Heritage Conservation District is established

SOURCE: WHCD STUDY AND PLAN, SITE RESEARCH



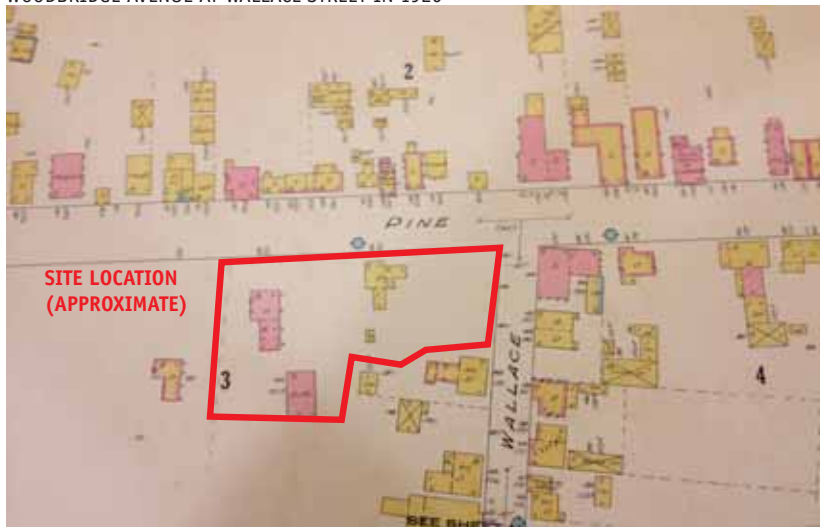
43. Thomas Wallace House, 1983 (City of Vaughan Archives, S-302)

WOODBIDGE IN 1878



44. 1878 lot pattern and selected building footprints of Woodbridge. Site location circled. The Thomas Wallace House is not shown. (Source: Detail of "Vaughan, Kleinburg Village, Woodbridge Village " in the 1878 York County Atlas. Annotation by ERA)

WOODBIDGE AVENUE AT WALLACE STREET IN 1926



45. The site and surrounding lots in 1926. (Source: Detail of 1926 Goad's Fire Insurance Atlas, annotation by ERA)

WOODBIDGE AVENUE (MAIN STREET), 1914



WOODBIDGE AVENUE (PINE STREET) CIRCA 1930



46. Postcards of Woodbridge (formally Pine Avenue). (City of Vaughan Archives)

Social History of the McLean House

According to the Tremaine maps and a History of Vaughan Township settlers in Concession 7, the property was first settled by John Brown in 1846.

The next owner was Dr. Devlin, who began the association of the site with a medical practice serving the needs of the Woodbridge community. He opened his practice on the property in 1867.

Dr. Peter McLean purchased the property of the late Dr. Devlin circa 1880.

The original frame house was replaced with a 2-storey brick residence circa 1893.

In 1907, Dr. Peter McLean was elected in a by-election as a member of the Liberal Party to serve the Riding of York Centre as a Member of Parliament. In the general election in 1908 the Conservative candidate who he had defeated in the by-election, Capt. T. Wallace, won the riding.

In 1911 Dr. Peter McLean's son Garnet returned to Woodbridge and joined his father's practice. Dr. Garnet McLean was the Medical Supervisor of the jail farm at Langstaff, was a member of the Village Council, and was Reeve of the Village in 1922 and 1923.

Dr. Peter McLean owned the residence until his death in 1936 when it was taken over by his son Dr. Garnet McLean. His son Dr. Charles D. McLean joined the family practice in 1946.

Lillian Smith, wife of Dr. Garnet McLean, inherited the property upon Dr. Garnet McLean's death in 1958. It remained in the McLean family until 1969.



47. McLean House, Woodbridge, 1889 (image courtesy of the City of Vaughan Archives, City Clerk's Office).



48. McLean House, Woodbridge, n.d. (image courtesy of the City of Vaughan Archives, City Clerk's Office).



49. McLean House, Woodbridge, 1975, Mary Wood Scrapbooks, V.5b, P. 153 (image courtesy of the City of Vaughan Archives, City Clerk's Office).



50. McLean House, Woodbridge, April 1982 (image courtesy of the City of Vaughan Archives, City Clerk's Office).

Social History of the Wallace House

According to the 1975 Report “Old Buildings in the Town of Vaughan” compiled by Barbara Plander, the house was built circa 1875 by Captain Nathaniel Wallace for his son.

Captain Nathaniel Wallace and his wife Ann Belinda came to Canada from Carney, in the County of Sligo, Ireland in 1834 and 1833 respectively. They were married in Burwick (Woodbridge) in 1835. They had seven children.

His son Thomas Frazier Wallace inherited the property when his father died in 1901. Thomas Frazier was a teacher at the local school from 1863 to 1867. In 1867 he opened a general store at the south-east corner of Pine and Wallace Streets with his brother N. Clarke Wallace. Ten years later, in 1877, the two brothers built the Woodbridge Roller Flour Mills.

Thomas Frazier the second Village Reeve from 1886 to 1901. N. Clarke Wallace became a Member of Parliament in 1878 and was reelected in 1882, 1887, 1891, 1892, and 1896.

The Wallace family owned several businesses in Woodbridge including a grocery store, mill, and dominion exchange.

The house was occupied by members of the Wallace family until the 1990s.



51. LCBO with the Wallace House in the background, Woodbridge, May 1981 (image courtesy of the City of Vaughan Archives, City Clerk's Office).



52. Wallace House, Woodbridge, 1983 (image courtesy of the City of Vaughan Archives, City Clerk's Office).