

## 3 STATEMENT OF SIGNIFICANCE

### 3.1 Introduction

The Thomas Wallace House and McLean House were both listed prior to being designated under Part V of the Ontario Heritage Act. A Statement of Significance, including a description of the character-defining elements or heritage attributes, was not prepared for either property. This statements contained in this report are drafts prepared by ERA Architects.

### 3.2 Background

Both properties are identified as contributing buildings in the WHCD Plan. It notes the following:

McLean House (197 Woodbridge Avenue)

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

Thomas Wallace (185 Woodbridge Avenue)

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

ERA has drafted a more complete Statements of Significance found in the following sections.

### **3.4 Draft Statement of Significance for the Thomas Wallace House (Drafted by ERA)**

#### *Description of a Historic Place*

The Thomas Wallace House is a two storey wood frame structure built in 1875. It is located on the south side of Woodbridge Avenue, west of Wallace Street. The house was built for Captain Nathaniel Wallace and was later the home of Thomas Wallace, who with his brother N. Clark Wallace, built and operated a general store which survives as the Dominion Exchange Building at the south east corner of Woodbridge (Pine) and Wallace streets. The brothers later founded Woodbridge Roller Flour Mills, a major industry in the town, and the Inkerman Hotel.

#### *Heritage Value*

The Thomas Wallace House has cultural heritage value due to its architectural design. The house is a representative example of the popular styles of the late 19th century. References to the Gothic Revival is found in its steep peaked roof, finials, gable ends, and shutters throughout. The porch shows the influence of Italianate style.

The site has historic value due to its associative with Wallace family, member of which assumed prominent roles in business and politics during the formative years of Woodbridge. The house contribute to the context within the Village of Woodbridge as one of the older structured found within the village, its visibility along Woodbridge Avenue and its proximity to other nearby heritage buildings associated with the Wallace family, namely the Dominion Exchange Building, the Inkerman Hotel, and the Nathaniel Wallace House.

### *Character-Defining Elements*

Key elements that express the heritage value of the structure include:

- Front elevation massing and proportions
- Sloping roof and dormer roof pattern;
- Board and batten exterior cladding;
- Finials at the gable ends;
- Round headed window openings with 2 over 2 sash windows;
- Main entrance with transom and sidelights;
- Shutters
- Covered front porch with walk-out balcony above, including
  - Timber columns and bases,
  - Balustrade with bowed balusters enclosing the porch balcony
  - Porch roof decorated with scroll brackets and dental molding on the frieze;
  - Balustrade enclosing balcony; and
- Dormer with main and screen door at the second storey level leading to the balcony above the porch

### **3.5 Draft Statement of Significance for the McLean House (Drafted by ERA)**

#### *Description of a Historic Place*

Built in 1893, the McLean House is this two-storey brick house located on the south side of Woodbridge Avenue, east of Old Fire Hall Lane.

#### *Heritage Value*

The house has architectural design value as a well conserved example of a late 19th century home within the Village of Woodbridge. The structure is notable for its gambrel roof, front porch with dormer and walkout above, and the use of decorative brick and shingle patterns.

The site's historic associative value arises from its association with medical practices in Woodbridge. It was the house and medical offices for three generations of doctors from the McLean family. The site was also earlier the home Dr. Devlin who opened Woodbridge's first medical practice on site in 1867.

In terms of site context, the house is located prominently on the west end of the village on a rise of land.

#### *Character-Defining Elements*

Key elements that express the heritage value of the structure include:

- Gambrel roof shape with front dormer and gable ends;
- Front massing and proportions;
- On the first floor of the east elevation, decorative arched window with coloured glass panels and tripartite window below, framed by a arched brick lintel above and a stone sill and dental brick molding below;



- Covered porch extending across the front elevation. The roof supported by Doric columns. The porch below is enclosed by a balustrade with column bases and panels of half cove shaped singles. The base of the porch is enclosed by panels of scalloped and half cove shaped shingles.
- Center dormer with peaked gable with half cove shingles at the gable end framed by decorative wood molding, doorway and windows with 6 over 3 lights
- Stone window sills supported by dental brick molding found across the main elevations
- Brick banding at the first floor window sill level and above the foundation level
- Doorway in basement level, east elevation, historically used to access a doctor's office.

## 4 PROPOSAL

The proposed development includes a mixed use building, the conservation of the McLean House and the Thomas Wallace House on the site, the introduction of privately owned and publicly accessible open space, and a new outdoor retail space. Also proposed are improvements to the pedestrian landscape of Woodbridge Avenue and Wallace Street.

The comprehensive development of the block between Wallace Street and Old Fire Hall Lane presents an opportunity for adaptive reuse of the McLean House and the Wallace House, bringing them to prominence on the site. This will be done by establishing a 'heritage zone' along Woodbridge Avenue comprised of open spaces, a new two storey block and the two heritage houses.

The new building proposed includes a two storey massing at the front stepping up to seven storeys at the rear. It will include commercial and residential (or amenity) spaces at grade with residential units above. Parking will be accommodated in a below grade garage with some parking covered on the ground floor at the rear.

The McLean and Thomas Wallace houses will be conserved on the site. Rear parts of these buildings will be demolished. Retained front portions which include the most significant elements of their architectural character will be rehabilitated and conserved. An installation on the McLean House will commemorate the history of medical practice at the site.

During excavation of the below grade parking garage, the houses will be temporarily moved north before they are returned near their current location once the new ground floor slab has been constructed. The two houses will remain detached from the new building.

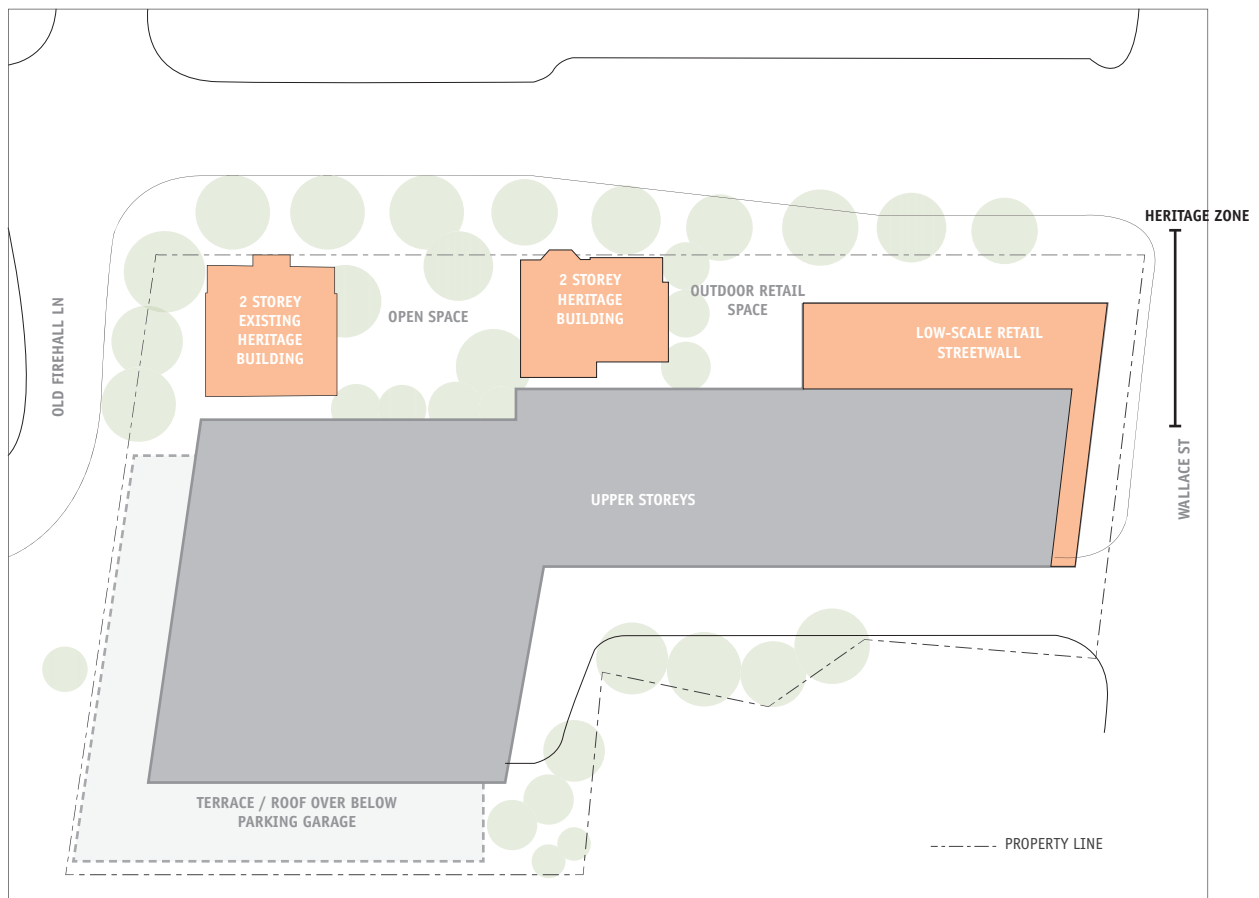
The slight relocation of the houses is a response to the challenges of staging below-grade construction at the site and regrading. The relocation supports the overall objectives of the WCHD plan and a vision of the WCHD as a pedestrian oriented local centre by facilitating proposed sidewalk and streetscape improvements.

To maintain the open space quality of the site, publicly accessible and privately owned open space will be located between the McLean and Thomas Wallace houses. A second open space east of the Thomas Wallace house will be established for outdoor retail uses.

For further details, refer to drawings prepared by Architecture Unfolded, attached to this report as Appendix 8.



53. Front elevation, Architecture Unfolded (2015).



54. Current site plan and roof plan, showing low scale and upper storeys (diagrams by ERA, based on site plan by Architecture Unfolded).

## 5 CONSERVATION STRATEGIES

### 5.1 General Strategy

The proposed conservation strategy for the site is *rehabilitation*. *Standards and Guidelines for the Conservation of Historic Places in Canada* defines *rehabilitation* as:

*The action or process of making possible a continuing or compatible contemporary use of a historic place or an individual component, while protecting its heritage value. Source: Standards and Guidelines (2nd Ed, Glossary)*

The conservation strategy aims to ensure the proposed development supports the character and objectives the WHCD and conserves the heritage houses on the site.

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.

Through an analyses of the site, it was recognized that the site has particular characteristics which merit specific approaches to conservation and site planning.

Accordingly, the proposed conservation strategies include steps to:

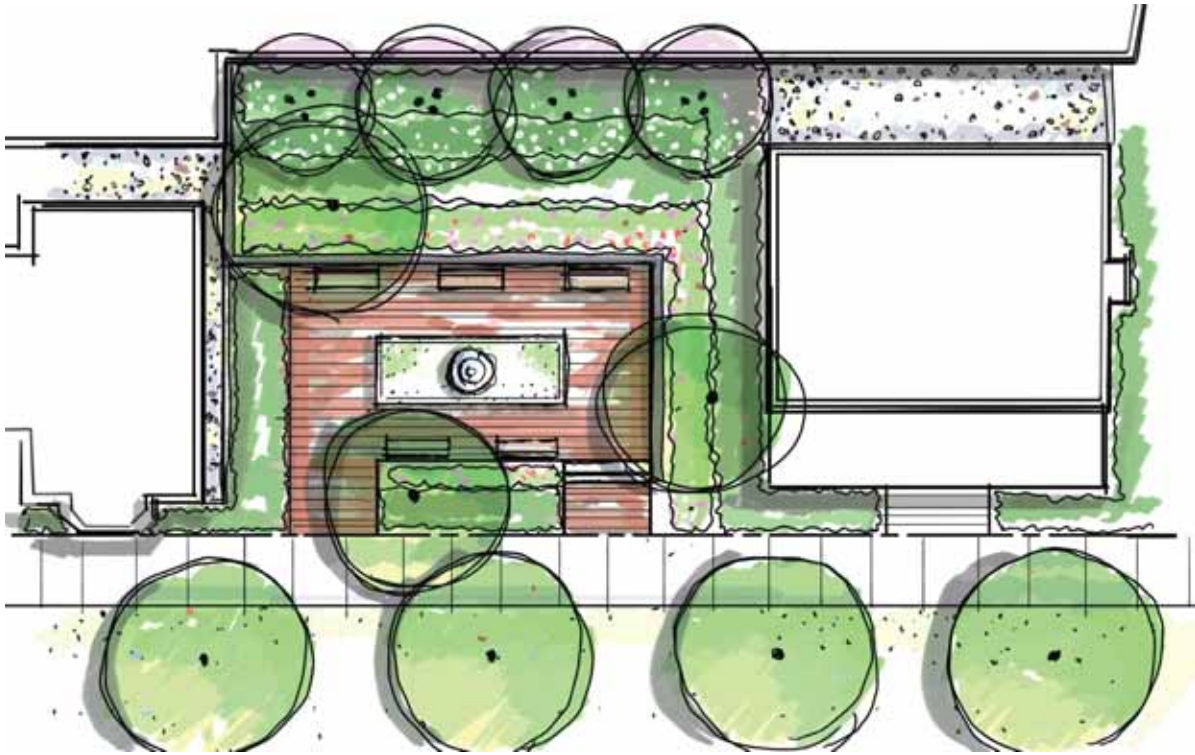
- Improve the pedestrian-oriented village context (see the following Section 5.2);
- Establish an effective relationship between the new building and heritage houses (see Section 5.3);
- Retain key elements of the houses (see Section 5.4)
- Complete conservation work to the heritage houses (see Section 5.5); and
- Provide massing to addresses the village context of the site (see Section 5.6).

## 5.2 Pedestrian context

The project allows for an improved pedestrian streetscape condition by:

- a) Replacing a parking pad with street-oriented retail frontages at the corner of Wallace Street and Woodbridge Avenue;
- b) Improving sidewalk accessibility and landscaping on the south side of Woodbridge from Wallace Street to Old Fire Hall Lane;
- c) Creating a unique 2 storey-scale frontage along Woodbridge Avenue which will include the retained heritage houses;
- d) Incorporating the McLean House into the overall streetscape while allowing it to sit above the street, similar to its historic setting;
- e) Providing a privately owned and publicly accessible open space between the McLean and Thomas Wallace houses. A second open space east of the Thomas Wallace will be established for outdoor retail uses;
- f) Locating the majority of the massing and density at the back of the site to allow for lower scale massing at the front lot along Woodbridge Avenue; and,
- g) Consolidating automobile access away from Woodbridge Avenue, thereby improving pedestrian safety. This will remove two driveways that now cross over the sidewalk on Woodbridge Avenue and a parking pad at the corner of Woodbridge and Wallace streets.





55. Plan of proposed privately owned and publicly accessible open space (Architecture Unfolded, 2015).



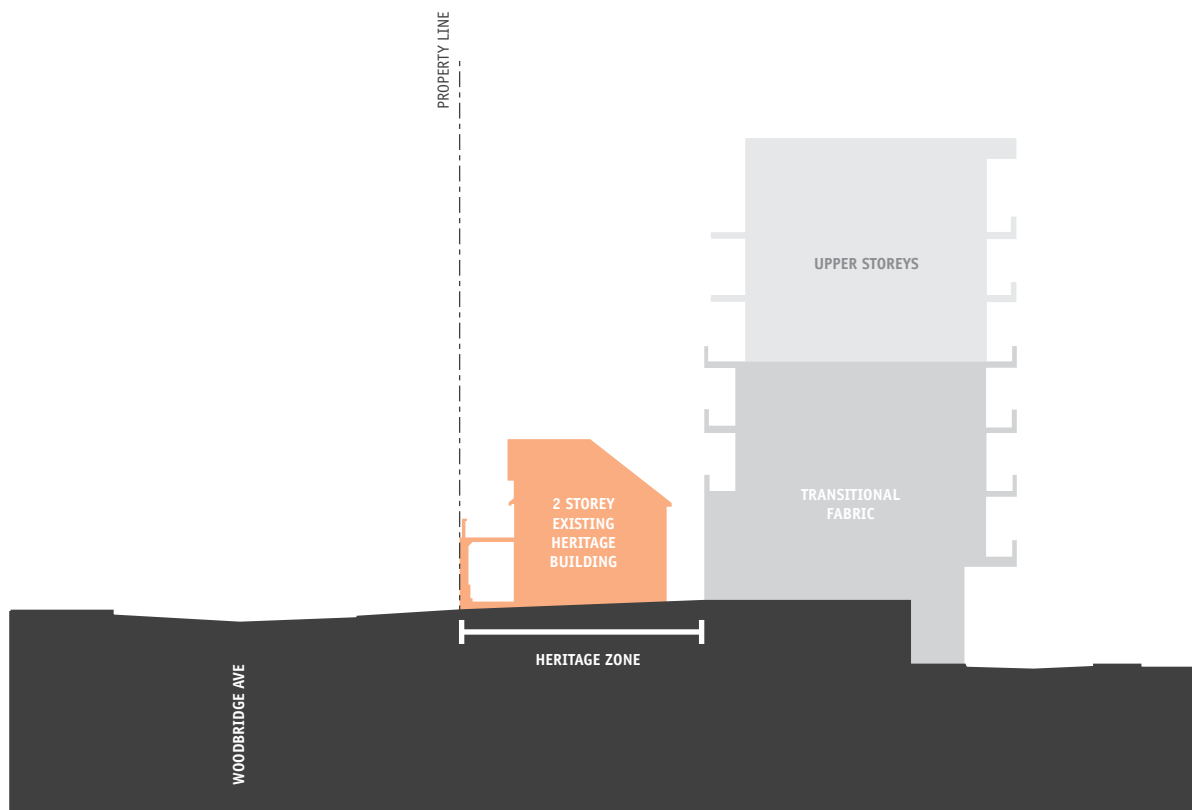
56. Sketch of proposed privately owned and publicly accessible open space (Architecture Unfolded, 2015).

### 5.3 Context for heritage houses

To provide a suitable context for the retained heritage buildings, the proposal:

- a) Locates additional density behind a heritage street front focused on the two retained heritage houses (see Figures 57 and 58);
- b) Provides a two storey steetwall with additional height and massing stepping back and away from the heritage houses to support the character of the Woodbridge Character Area (see Figures 57, 58, 59);
- c) Provides an articulation of the midrise transition, which follows the grade (see Figure 59);
- d) Provides a simple backdrop to the heritage buildings with differentiation of materials and returns;
- e) Provides a open space between the rear of the heritage houses and the new building;
- f) Maintains a graded landscaped setting for the McLean House recognizing its setting above the street while acknowledging that alterations to its historic setting have already occurred as a result of the townhouse development to the west;
- g) Provides a publicly accessible and privately owned open space on site to enhance the pedestrian-friendly streetscape;
- h) New two-storey commercial building mimics the height, cornice lines, and massing of the contributing commercial building across the street; and,
- i) New two-storey commercial building replicates the fine-grained, storefront window pattern.

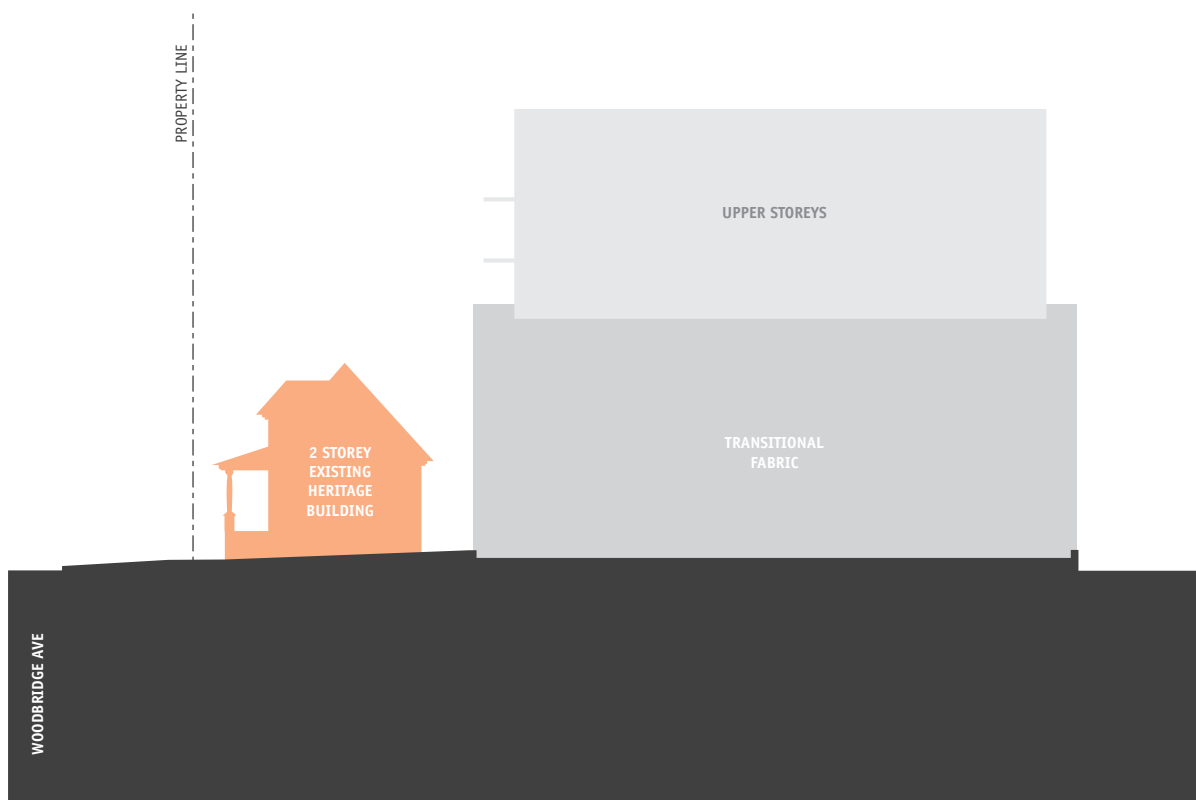
*Thomas Wallace House, Current Proposal*



57. Current proposal: section, Thomas Wallace House (diagram by ERA, based on section by Architecture Unfolded).

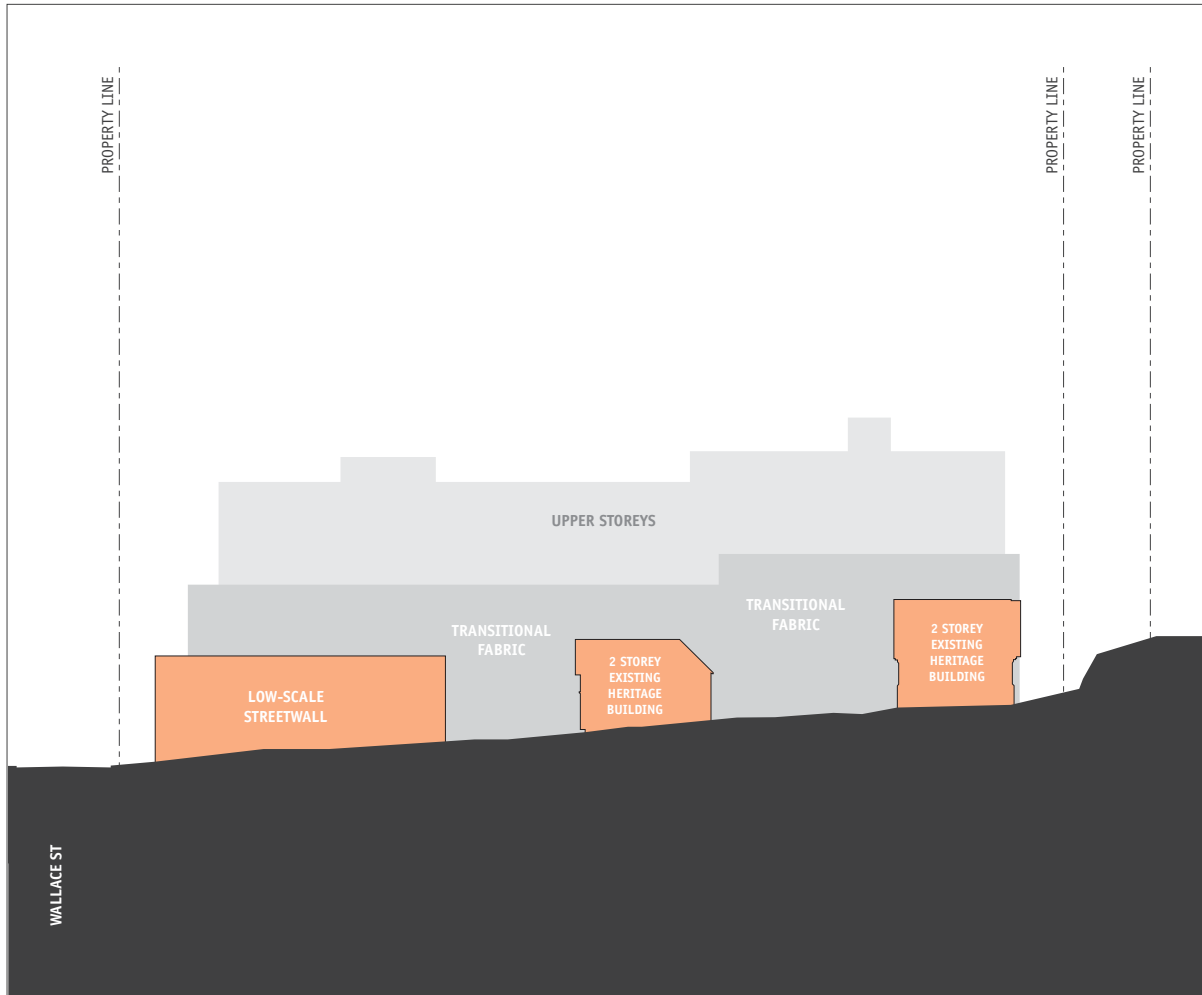


*McLean House, Current Proposal*



58. Current proposal: section, McLean House (diagram by ERA, based on section by Architecture Unfolded).

*Front Elevation, Current Proposal*



59. Current proposal: front elevation showing buffer area reserved for heritage houses (diagram by ERA, based on elevation by Architecture Unfolded).

PRECEDENT PROJECTS: HERITAGE BUILDINGS AS A CENTRE FEATURE OF NEW BUILDINGS



60. Rotman School, University of Toronto.



61. National Ballet School Complex, Toronto.

## 5.4 Retention Strategies for the Thomas Wallace House and McLean House

### *McLean House*

The retention strategy for the McLean House maintains much of the architectural character of the building by conserving its front block which includes many of the building's distinctive architectural features. This strategy also allows the form the historic house to be maintained within the WHCD context.

Much of the architectural detail of the house are found on its front block as illustrated in Figures 30 and 49. The block includes the distinctive arched window on the east elevation, fish scale patterned shingles at its gable ends, and corbelled brick and stone lintels, and front dormer and walkout, and porch.

The rear sections of the house to be demolished are less visible from the street and do not present the same degree of architectural refinement as found on the front block. Furthermore, the rear has been altered by later additions.

Due to site grading, the basement level entrance will not be retained. Historically, the entrance had been used to access Doctor McLean's office. To mitigate the loss of the entrance, a commemoration installation is proposed. This will be set in the balcony door above. (see section 7 Commemoration Plan) The walk-out balcony on the east elevation will also be maintained as a platform in front of a commemoration installation (refer to the McLean House Conservation Plan).

The specific extent of retention of the McLean House is detailed in McLean House Conservation Plan.



62. Proposed retention of the McLean House. (ERA)

### *Thomas Wallace House*

The proposal aims to maintain parts of the house readily visible from the street, that represents its architectural character, and allows the form of the house to remain legible.

Accordingly, the retention strategy for the Thomas Wallace House is to retain architectural features of the building most visible from Woodbridge Avenue, including the front porch and deck, the one storey bay window, and many of the decorative architectural elements found on the north, south and east sides of the house.

Historic research about the Thomas Wallace House (see Sub-section 2.3 Architectural Analysis) indicates the rear and south elevations have undergone alterations after 1926. This has been considered in developing the retention approach.

The Thomas Wallace House will remain detached from the new building. The specific extent of retention is detailed through the project's Conservation Plan.



63. Proposed retention of the Thomas Wallace House. (ERA)

## **5.5 Conservation of Contributing Heritage Buildings**

To conserve the heritage value of the site, the proposal includes a scope of heritage restoration and rehabilitation for the Wallace and McLean houses, including,

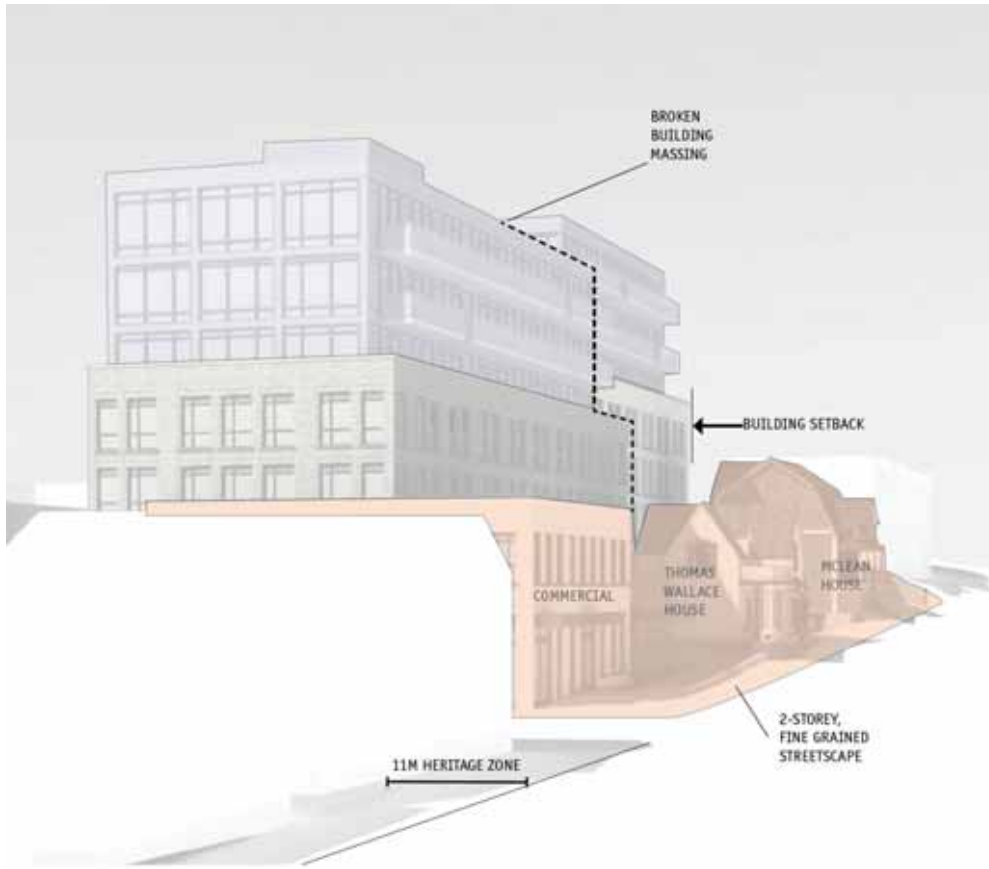
- a) Repairing and restoring exterior elevations of the front main blocks of the Thomas Wallace House and McLean House;
- b) Renovating the interior of the houses to allow for future use;
- c) Developing a detailed Conservation Plan prior to any alterations.

Details of conservation are described in the Heritage Conservation Plans for Thomas Wallace House and McLean House, submitted under sperate cover.

## 5.6 Massing to address the village context

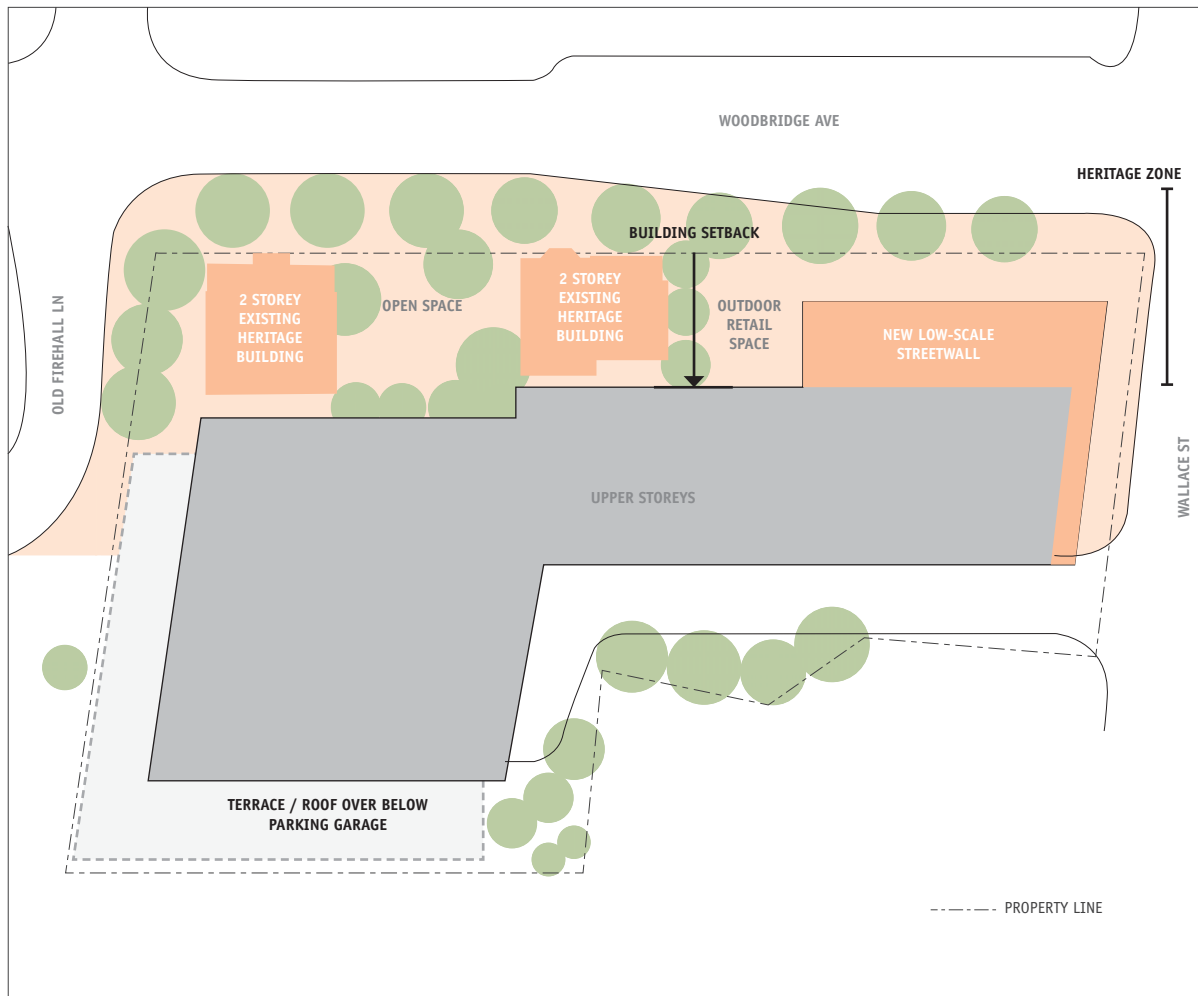
To address the village context of the site, the proposal accomplishes the following:

- a) Repairing and restoring elevations of the front main blocks each house to maintain a historic house-form buildings on Woodbridge Avenue;
- b) Setting the new building back from Woodbridge Avenue consistently with adjacent buildings;
- c) Using breaks in the massing pattern to create a finer grained streetscape that is amenable to pedestrians (See Figures 64 and 65);
- d) Breaking the building mass in to smaller components, using front lot-line setbacks, and stepping the building height to reduce the apparent size of the proposed development and help create a fine-grain appearance. (See Figures 64 and 65); and,
- e) Creating a lower scale streetscape and using brick on elevations along Wallace Street and Woodbridge Avenue to respond to the scale and character of nearby contributing heritage buildings.



64. Current rendering of the proposed building, looking west along Woodbridge Avenue (Architecture Unfolded, 2015).





65. Site and roof plan, showing low scale and upper storeys (diagrams by ERA, based on site plan by Architecture Unfolded).

## 6 EVALUATION

### 6.1 WHCD Plan Objectives

The proposed building is consistent with the eight objectives of the WHCD Plan.

It meets these objectives by conserving contributing buildings on site and by providing a new building program that supports the village in the way that “maintain[s] Woodbridge as both a local neighbourhood and a destination for residents of Vaughan and beyond.” (WHCD Plan Objective 6).

The table below assesses the proposal in relation to each of the eight WHCD Plan objectives.

WHCD Plan Objective	Comment	Assessment
1 Identify, document, maintain and restore the unique heritage village character of Woodbridge.	The project will allow heritage features of the site to be conserved. The project is based on an analysis the historic character of Woodbridge and the Woodbridge Avenue Character Area.	<b>Achieved</b>
2 Conserve contributing buildings, landscapes, monuments and streetscapes.	The project will conserve contributing buildings on the site.	<b>Achieved</b>
3. Ensure new designs contribute to the Woodbridge heritage character.	The new building will support the village character of Woodbridge by providing a pedestrian oriented streetscape and new programing.	<b>Achieved</b>
4 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.	The proposal is being evaluated based on the WHCD Plan objectives and in reference to WHCD Plan guidelines.	<b>Achieved</b>
5. Ensure individual heritage structures and landscapes are maintained, and new development or redevelopment sensitively integrated, as part of a comprehensive district.	Individual heritage structures on the site will be maintained in a way that integrates them with the new building.  The heritage structures will be maintained as visible elements of the village streetscape of the WHCD.	<b>Achieved</b>

WHCD Plan Objective	Comment	Assessment
6. Maintain Woodbridge as both a local neighbourhood and a destination for residents of Vaughan and beyond.	The proposal will add new residences to the village and provide additional street-oriented commercial space as a way to help ensure the Village is both a local neighbourhood and a destination.	<b>Achieved</b>
7. Support a welcoming, interesting pedestrian environment by encouraging pedestrian amenities and by maintaining human-scaled development and connections to adjacent neighbourhoods.	Rehabilitating heritage houses on site, providing street-oriented commercial space, and providing improved landscaping, will support a welcoming and interesting pedestrian environment.	<b>Achieved</b>
8. Involve area residents, property and business owners, and interested individuals in the ongoing evolution of the HCD	The project is subject to a rezoning process, which will involve community consultation in this process of the HCD's evolution.	<b>Achieved</b>

## **6.2 Evaluation, Guidelines**

The proposal was developed with reference to Guidelines found in the WHCD Plan. The Plan includes a large number of guidelines addressing a wide range of considerations, such as streetscape, character areas, building set-backs, building materials, and landscaping.

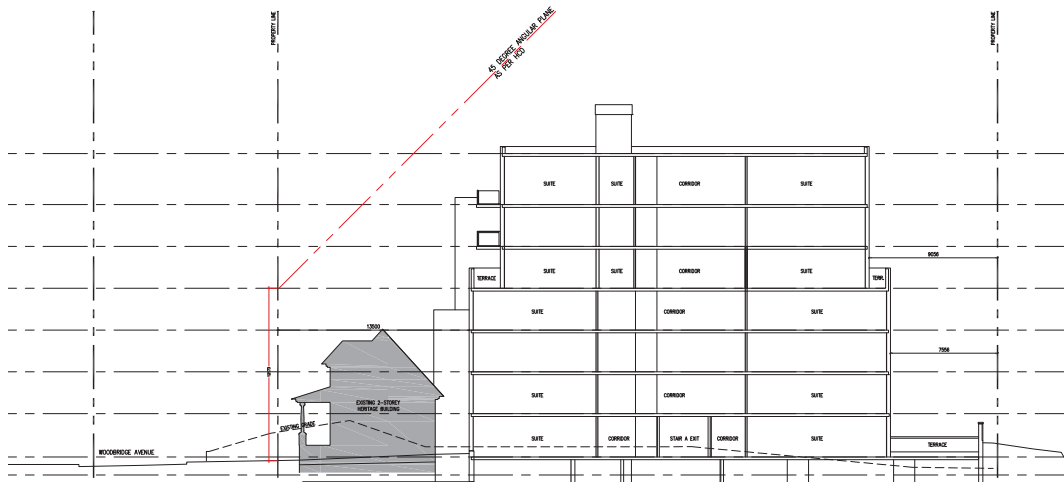
The proposal is able to apply much of the direction provided by the WHCD Guidelines.

Guidelines particularly relevant to the proposal are 6.1.1, 6.2.3, 6.3.2, 6.3.3, 6.4.1.1, 6.4.1.2, 6.4.2.2., and 6.5. These were identified through ERA's assessment and in comments issued by the City of Vaughan May 14, 2015.

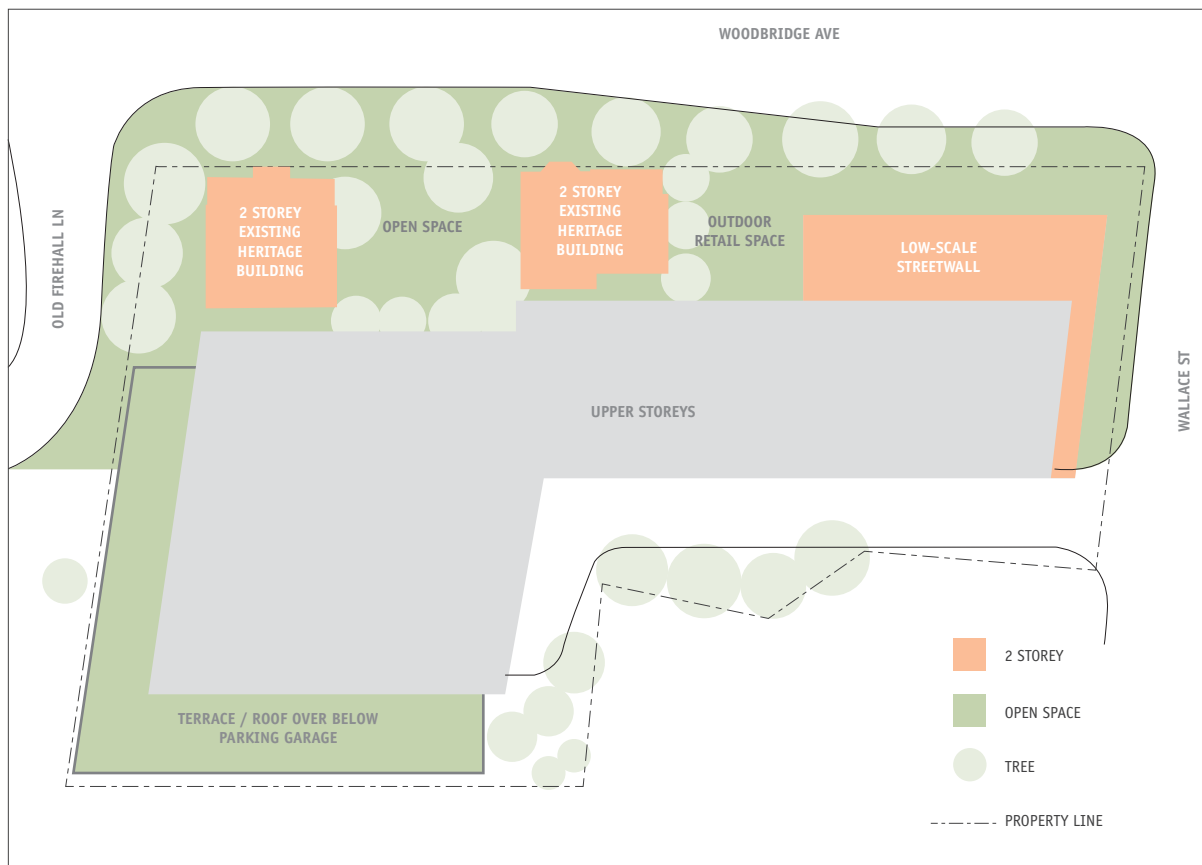
*Guideline 6.1.1 Woodbridge Avenue + Guideline 6.4.2.2(2) Woodbridge Avenue (Character Area - CA)*

Guideline	Response
<p>This guideline includes seven points for addressing the heritage attributes of the Woodbridge Avenue Heritage Character Area. This include direction on the orientation, height, and massing of new buildings, the their relationship to historic buildings and the street.</p> <p>The guideline specifies, among other points that:</p> <p><i>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° angular plane.</i></p> <p><i>(note: Guideline 6.4.2.2(2) similarly specifies a 45° angular plane, but at 13m. This more stringent standard was used to assess compliance with the 45° angular plane)</i></p> <p><i>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. (See Section 6.4.1.2 for setback guidelines)</i></p>	<p>The proposal has been developed in to reference to these guidelines. The proposal provides for a streetscape in keeping with the Guidelines, which considers the particular characteristics of the site and integrates the two heritage buildings located there.</p> <ul style="list-style-type: none"> <li>• <i>Number of Storeys:</i> The building is one storey taller than the guideline of six storeys.</li> <li>• <i>45° angular plane:</i> 45° angular plane: The new building is within the 45° degree setback extending from 13m above the front Woodbridge Avenue and Old Fire Hall Lane property lines. It will partly exceed the setback from Wallace Street by 1.6m. See Figures 66 (following page), 79 and 80 (page 77) and Guideline Studies Attached as Appendix 7.</li> <li>• <i>Green character:</i> The proposal builds on the green character of Woodbridge Avenue by conserving contributing buildings with a setback from the street and by providing open space that includes a privately owned and publicly accessible open space, outdoor retail space, tree planting, and an improved pedestrian sidewalk. See Figure 67.</li> </ul>

Guideline 6.1.1 Woodbridge Avenue: Diagrams of Response



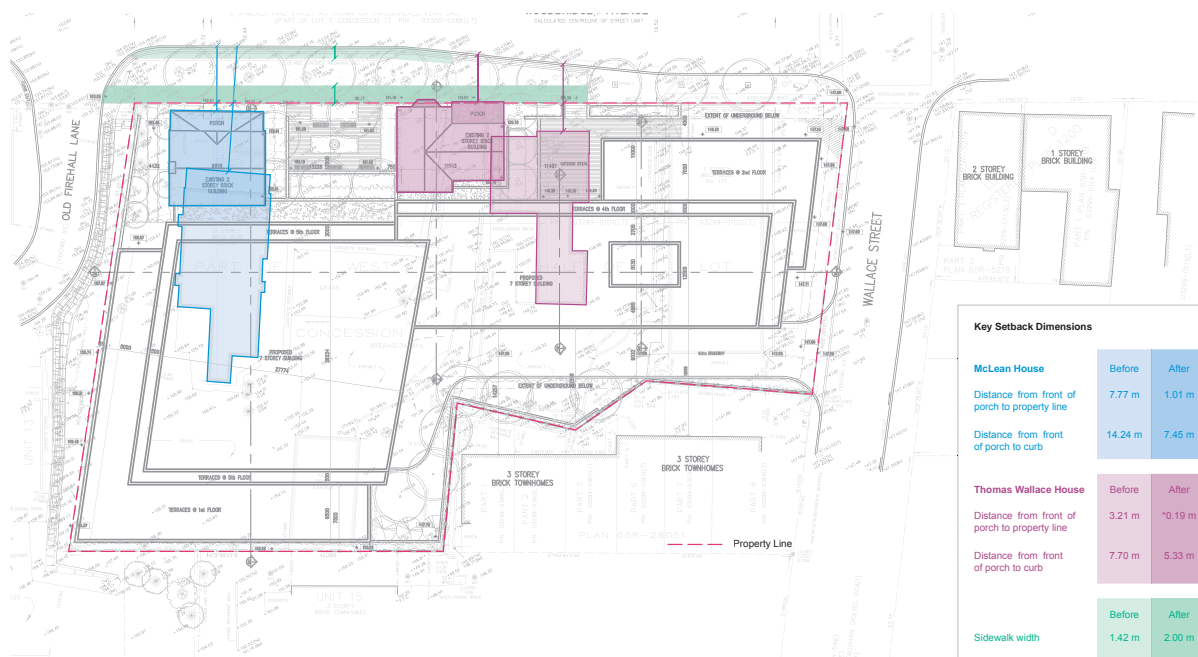
66. Number of storeys and Woodbridge Avenue angular setback (diagrams by ERA, based on site plan by Architecture Unfolded). For larger scale diagram, see Guideline Study attached as Appendix 7.



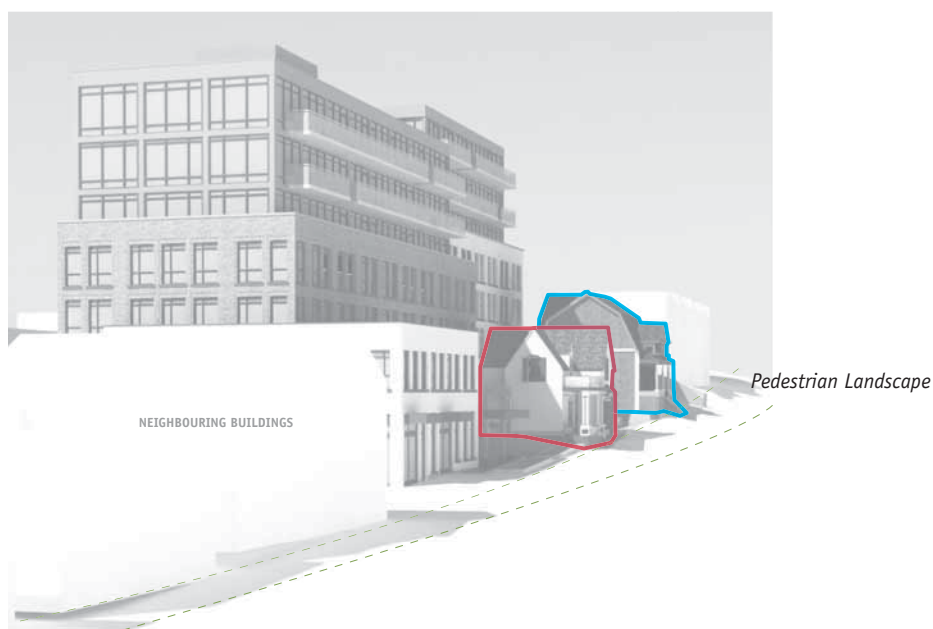
67. Open space and two storey building massing building on Woodbridge Avenue's green character (diagrams by ERA, based on site plan by Architecture Unfolded).

*Guideline 6.2.3 Relocation of Contributing Buildings + Guideline 6.5(i) Transitions of New Building in Relation to Heritage Resources*

Guideline	Response
<p>Guideline 6.2.3 provides the following guidance on relocation of buildings:</p> <p><i>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.</i></p> <p><i>Section 6.5(i)</i></p> <p>Transitions of New Building in Relation to Heritage Resources, states in sub-section 'i. Conservation Heritage Resources' that,</p> <p><i>Buildings and structures listed as 'contributing' in the Woodbridge HCD may not be demolished or moved.</i></p>	<p>The proposal conserves both contributing buildings on the site.</p> <ul style="list-style-type: none"> <li>• The buildings will be moved forward during construction before they are returned near to their original locations.</li> <li>• The McLean House will be relocated approximately 6.5m to the north and approximately 2m to the west. Thomas Wallace House will be relocated approximately 3m to the north and 2m to the west.</li> <li>• The new locations maintain a context similar to existing conditions.</li> <li>• The new locations will allow for regrading for an open pedestrian landscape and an underground garage to accommodate all parking below ground.</li> <li>• The houses will continue to contribute to the Woodbridge Avenue Character Area as the site is redeveloped. See Figure 68.</li> <li>• The process will involve retaining the front portion of both houses while removing the rear sections. Retained portions of the houses represent the most significant aspects of their architectural character.</li> </ul>



68. Relocation of contributing heritage buildings.(diagrams by ERA, based on site plan by Architecture Unfolded). For larger scale diagram, see Guideline Study attached as Appendix 7.

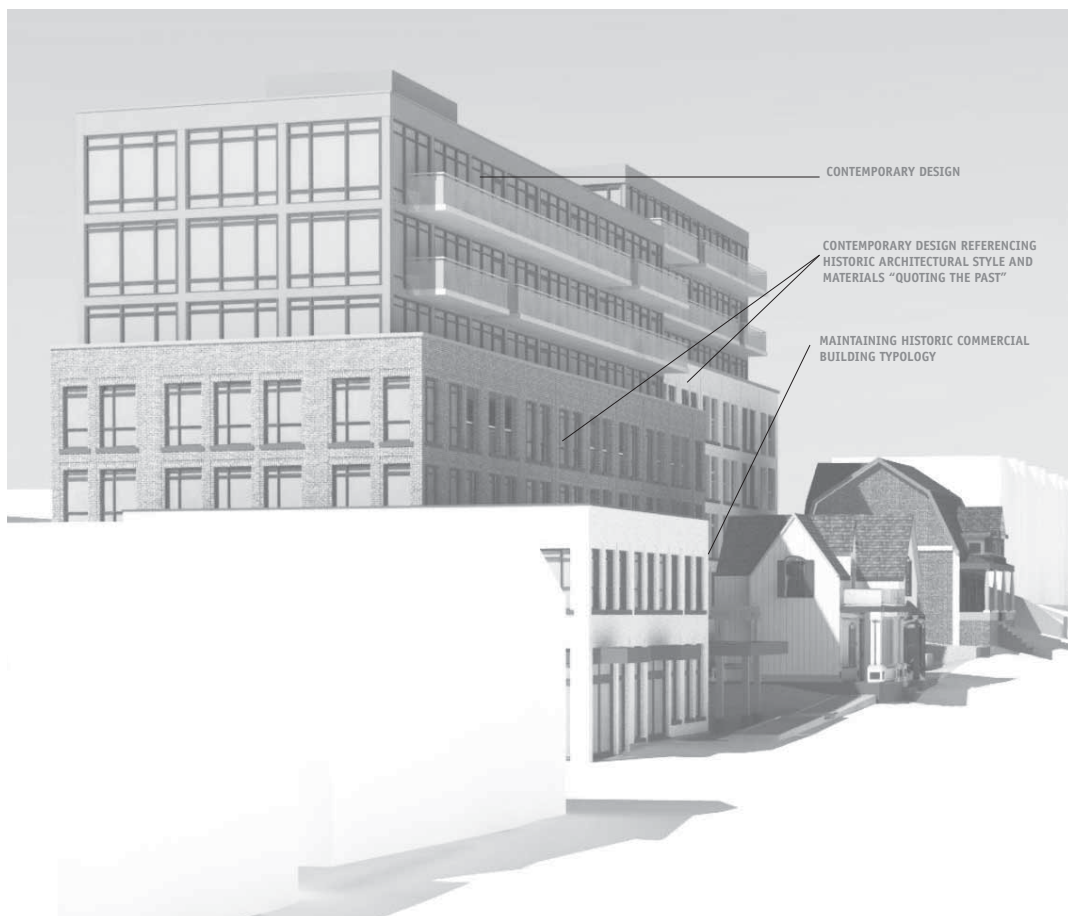


69. Context of relocated contributing heritage buildings.(diagrams by ERA, based on site plan by Architecture Unfolded).



*Guideline 6.3.2 Contemporary Design*

Guideline	Response
<p>This guideline calls for “contemporary” architecture to “be of its time”, that it “should be ‘neighbourly’... while at the same time represent current design philosophy.”</p> <p>Specifically it states:</p> <p><i>Just as it is the characteristic of the Woodbridge HCD to contain contributing buildings in at least 12 recognizable styles, contemporary work should be “of its time”. This is consistent with the principles stated in the Venice Charter, Appleton Charter and other charters recognized internationally as a guide for heritage work. This does not mean that new work should be aggressively idiosyncratic but that it should be neighbourly and fit this “village” context while at the same time representing current design philosophy. Quoting the past can be appropriate. It should, however avoid blurring the line between real historic “artifacts”, and contemporary elements.</i></p>	<p>The proposed building is designed using contemporary architectural design language.</p> <p>At the same time, it includes components, such as the two storey street wall and building materials, that transition to the various architectural styles found on and nearby the site.</p>



70. Context of the relocated contributing heritage buildings. (diagrams by ERA, based on site plan by Architecture Unfolded).

### Guideline 6.3.3 Architectural Guidelines

Guideline	Response
<p>This guideline addresses Material Palette, Proportions of Parts, and Solidity verses Transparency, Detailing.</p> <p><i>Materials: There is a very broad range of materials in today's design palette, but materials proposed for new buildings in the district should include those drawn from ones historically in use in Woodbridge.</i></p> <p><i>Proportions of Parts: For new buildings in this heritage district, the design should take into account the proportions of buildings in the immediate context and consider a design with proportional relationships that will make a good fit.</i></p> <p><i>Solidity verses Transparency: 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.</i></p> <p><i>Detailing: 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.</i></p>	<p><b>Materials:</b> The proposal will use historic materials, namely brick, which is historically in use in Woodbridge. The proposal will also use complementary materials, such as glazing in order to respect Guideline 6.3.2 Contemporary Design.</p> <p><b>Proportions of Parts:</b> the building proportions are designed to respect neighbouring massing. This is achieved by providing a two storey street wall, and by stepping up storeys above two storeys.</p> <p><b>Solidity verses Transparency:</b> The percent of solid materials on the four facades ranges from 52% to 61%, which falls within the guideline.</p> <p><b>Detailing:</b> Detailing along the two storey Woodbridge Avenue frontage will be reviewed by a qualified heritage architect to ensure it defers to the scale, repetition, lines and levels, beam and column, solid and transparent that relates to the immediate context.</p>