

Summary of % Solid for Facades			
	solid area of facade (m ²)	total facade area (m ²)	% solid
North facade (depicted)	901.42 m ²	1717.80 m ²	52%
East facade	490.70 m ²	803.79 m ²	61%
South facade	932.07 m ²	1724.6 m ²	54%
West facade	347.18 m ²	654.56 m ²	53%

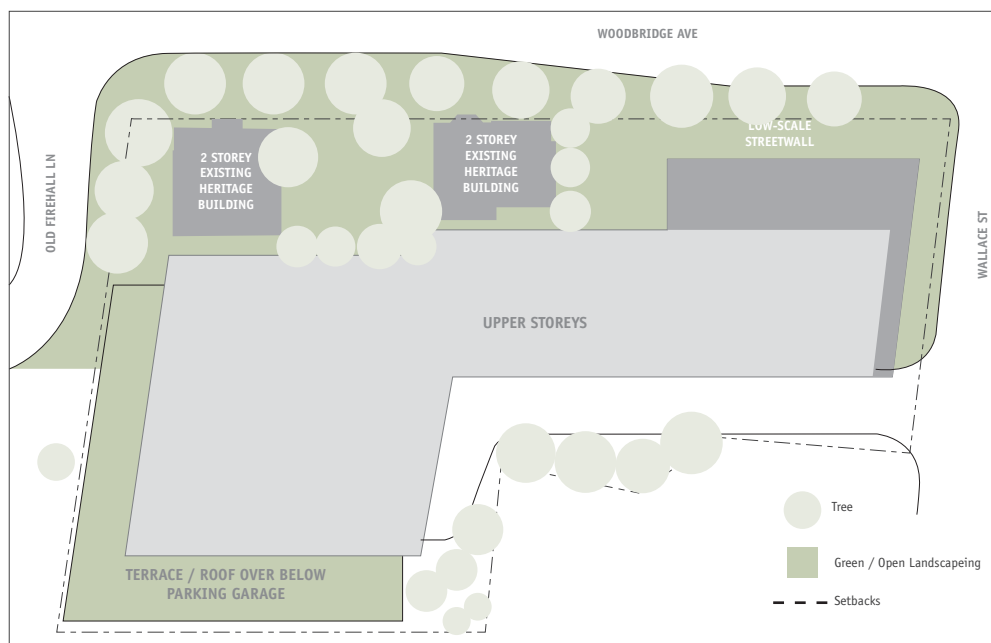


71. Table showing the solid and transparent proportion of all elevations and diagram showing north elevation solid and transparent areas (diagram and calculations by ERA, based on drawings by Architecture Unfolded). For larger scale diagram, see Guideline Study attached as Appendix 7.

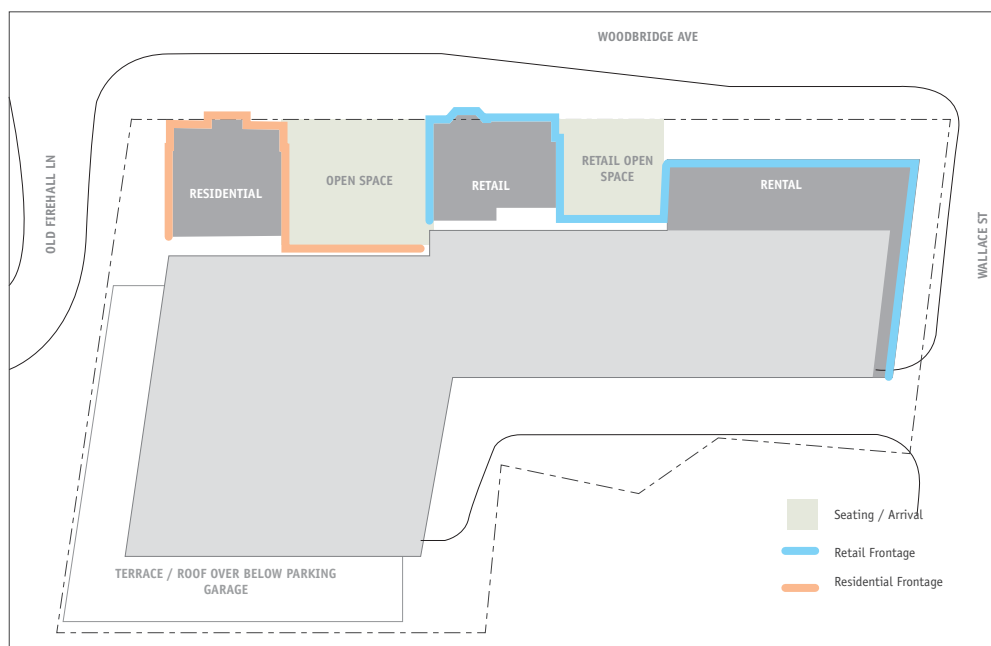
Guideline 6.4.1.1 Woodbridge HCD (General)

These guidelines address the context of new and existing buildings in the HCD.

Guideline	Response
<i>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.</i>	See response to “Guideline 6.2.3 Relocation of Contributing Buildings + Guideline 6.5(i) Transitions of New Building in Relation to Heritage Resources” on page 64.
<i>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.</i>	The proposed new building will 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.
<i>3. Existing contributing buildings should retain their historic setbacks, and create front landscaped courtyards built on the “green” character of Woodbridge’s streetscapes.</i>	See response to “Guideline 6.2.3 Relocation of Contributing Buildings + Guideline 6.5(i) Transitions of New Building in Relation to Heritage Resources” on page 64.
<i>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.</i>	Side yards, back yards, interior yards and exterior yards address the heritage context of the site. The site is subject to a zoning bylaw amendment that is subject to approval by Council.
<i>5. All buildings must have active uses facing the street. No building shall have a blank wall facing a street or public space.</i>	The proposal will have active uses facing Woodbridge Avenue and Wallace Street. No blank walls are proposed.
<i>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.</i>	At grade retail is proposed facing Wallace and on the east end of the site. Courtyards and at-grade residential is proposed on west end of the site to relate to the surrounding residential uses.



72. Side yards, back yards, interior yards and exterior yards address the heritage context of the site. (diagrams by ERA, based on site plan by Architecture Unfolded).

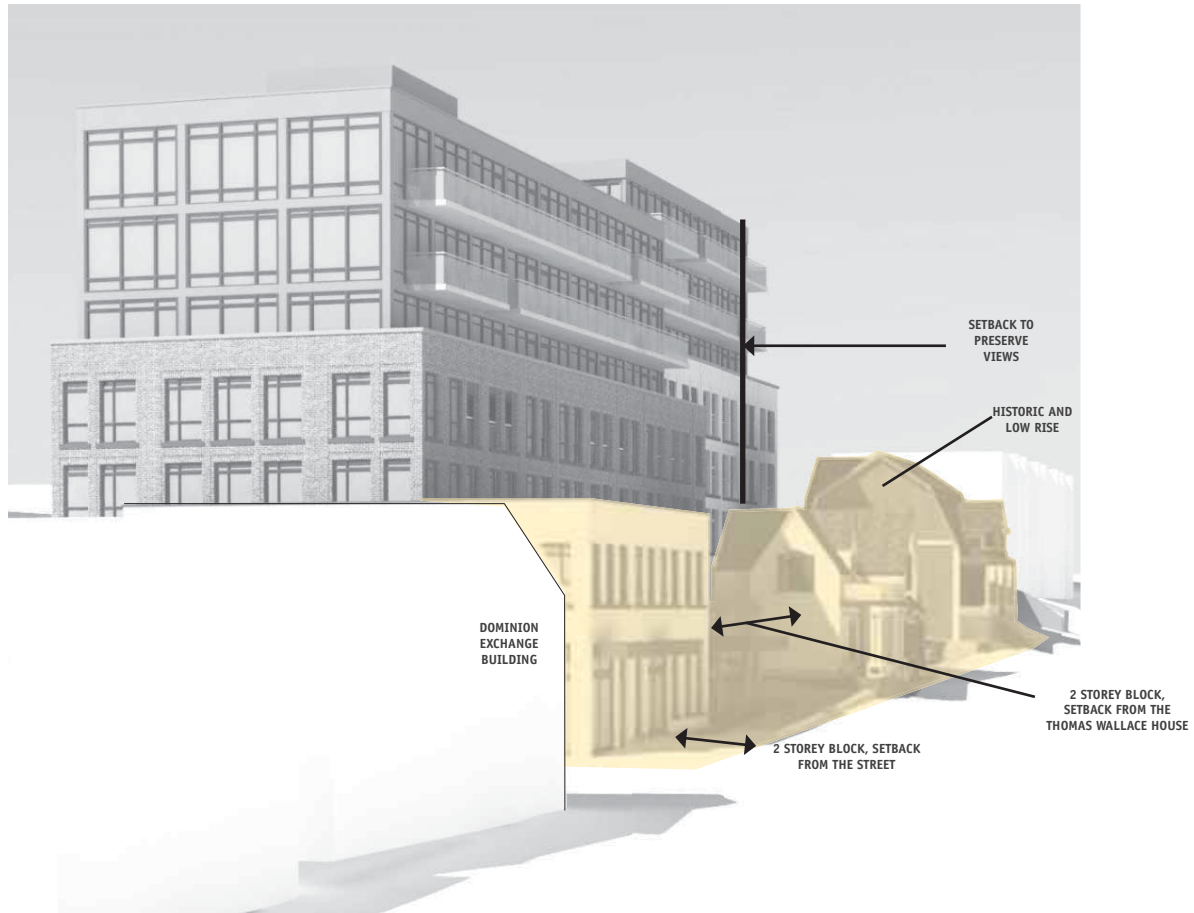


73. Retail and Residential Frontages. (diagrams by ERA, based on site plan by Architecture Unfolded).

Guideline 6.4.1.2 Woodbridge Avenue (Character Area - CA)

These guidelines address the context of new and existing buildings. Woodbridge Avenue (Character Area - CA).

Guideline	Response
1. New buildings should be built directly to the front property or street line to establish a continuous street wall.	The new building will be setback to respect the historic setbacks of contributing heritage buildings and provide improved pedestrian open space along Woodbridge Avenue and Wallace Street. The setback will also allow a transition to contributing heritage buildings so they remain more visible. (See point 3 below).
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 setbacks of adjacent contributing buildings.	See response to "Guideline 6.2.3 Relocation of Contributing Buildings + Guideline 6.5(i) Transitions of New Building in Relation to Heritage Resources" on page 64.
3. 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.	<p>The new building is located mainly behind the Thomas Wallace and McLean Houses in order to maintain open views and vantage points from the street to the contributing buildings.</p> <p>A two storey portion of the new building that extends north towards Woodbridge Avenue will be set away from the Thomas Wallace house and from the street to maintain open views and vantage points. This block will also maintain views of the Dominion Exchange Building, east of the site.</p>
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.	The new building has been set back further than this guideline's recommendation in order to maintain open views and vantage points from the street to the contributing buildings.



74. Setbacks to preserve views of the historic buildings (diagrams by ERA, based on site plan by Architecture Unfolded).

Guideline 6.4.2.1

Guideline	Response
<p>5) (6.4.2.1 and 6.6) “[t]he height and scale of structures has a significant impact on the overall character of the street and district. The height and scale is noticeable both from a close distance, where it contributes to the character of the street wall, to the penetration of sunlight, to the views of the context and sky, to wind and microclimatic conditions, and to the experience of pedestrians, and from a greater distance, where it contributes to the skyline and district wide views.”</p>	<p>In order to address the site context, including the intertwining rolling landscapes:</p> <ul style="list-style-type: none"> • The massing of the buildings have been set back and the height limited to support the Objectives of the HCD Plan. • The proposal will create a two storey the streetwall that will follow the slope of Woodbridge Avenue. • Massing above two storeys will be set back from the street to maintain views of the site context and sunlight. • To reflect the historic topography of the site, the grading will be similar sloped with the McLean House located at a higher topography than the Thomas Wallace House. • No alterations are proposed to Memorial Hill or landscape beyond the site. • The site is located outside significant views and landscapes, including: <ul style="list-style-type: none"> • WHCD Plan Views (p. 94), including views of Memorial Hill. • WHCD Plan Landmark open space (p. 94); and, • WHCD Plan Open Space System (Schedule 15 p.88); and • WHCD Plan Contributing Open Spaces (Schedule 17 p. 90).



75. Contributing Open Spaces within the Woodbridge Heritage District Boundary (Woodbridge HCD, page 90, annotated by ERA).



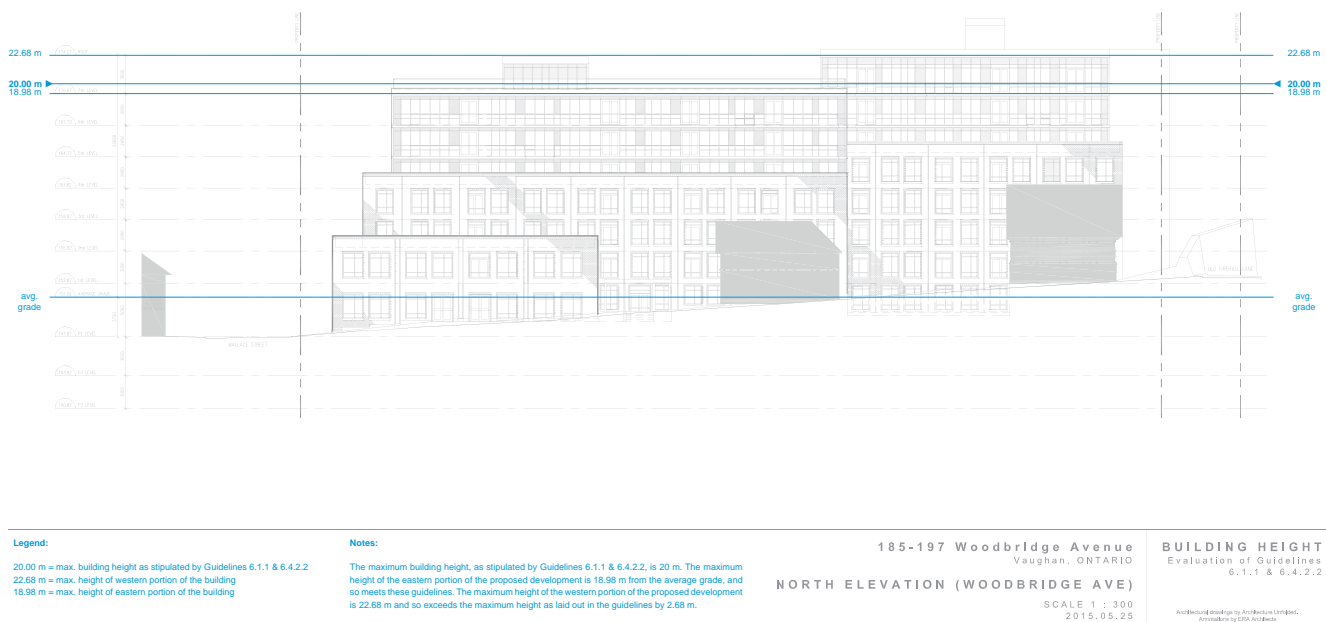
76. Open Space System (Woodbridge HCD, page 88, annotated by ERA).



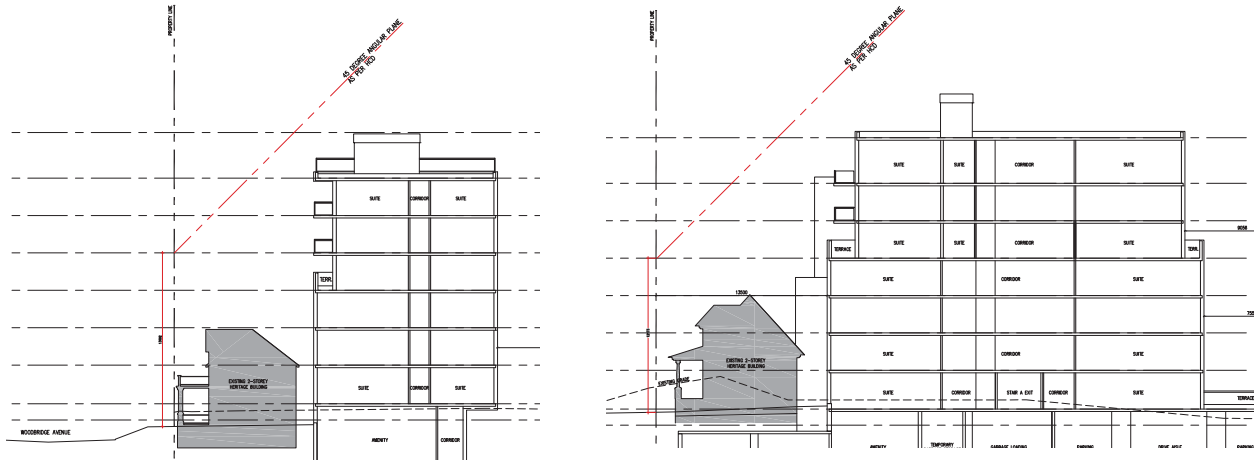
77. Views, Landmarks and Bridges within the Woodbridge Heritage District Boundary (Woodbridge HCD, page 90, annotated by ERA).

<i>Guideline 6.4.2.2</i>	
Guideline	Response
<p>Guideline 6.4.2.2 focuses on the height of buildings in the WHCD. Two heritage attributes listed with the Guideline are:</p> <ul style="list-style-type: none"> • Woodbridge Avenue has a Main Street character, which includes heritage buildings that are 2 and 3 floors tall; and, • More recent construction includes buildings that are 4 and 6 floors tall, facing Woodbridge Avenue. <p>Guideline 6.4.2.2 Guidelines state:</p> <ol style="list-style-type: none"> 1. New buildings must have a building podium, lining the street, of 2 floors minimum and 4 floors maximum. 2. 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 from: <ul style="list-style-type: none"> • 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, (see Section 6.5) 	<p>The maximum height of the eastern portion of the proposed development (excluding penthouse walk out) is 18.98m from the average grade, and so meets these guidelines. The maximum height of the western portion of the proposed development is 22.68m and so exceeds the maximum height by 2.68m as laid out in the guidelines.</p> <p>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 79 and 80 (page 77) and Guideline Studies Attached as Appendix 7.</p> <p>The proposal uses design and massing strategies to respond to both historic buildings and recent building heights facing Woodbridge Avenue, as noted in the guideline.</p> <p>[Continued on the following page]</p>

<i>Guideline 6.4.2.2 (continued)</i>	
Guideline	Response
	<p>Among these strategies are the use of stepped massing to create a lower street wall corresponding to historic building heights. The massing transitions to upper stories set back from the lot lines in a way that responds to the recently built form context. This includes locating the tallest parts of the building back from Woodbridge Avenue.</p> <p>Such design approaches provide a suitable response to attributes noted in the guideline with consideration of:</p> <ul style="list-style-type: none"> • The proposal's overall development density as proposed in the project's planning rationale, • Variation in grading across the site, and <p>Reserving space within the site for heritage houses and for setbacks between the houses and the new building</p>



78. Building height diagram (diagrams by ERA, based on site plan by Architecture Unfolded). For larger scale diagram, see Guideline Study attached as Appendix 7.



79. Section through the Thomas Wallace House and the McLean House, showing the building within the 45-degree setback from 13m as specified by Guideline 6.4.2.2 (diagrams by ERA, based on site plan by Architecture Unfolded). For larger scale diagram, see Guideline Study attached as Appendix 7.



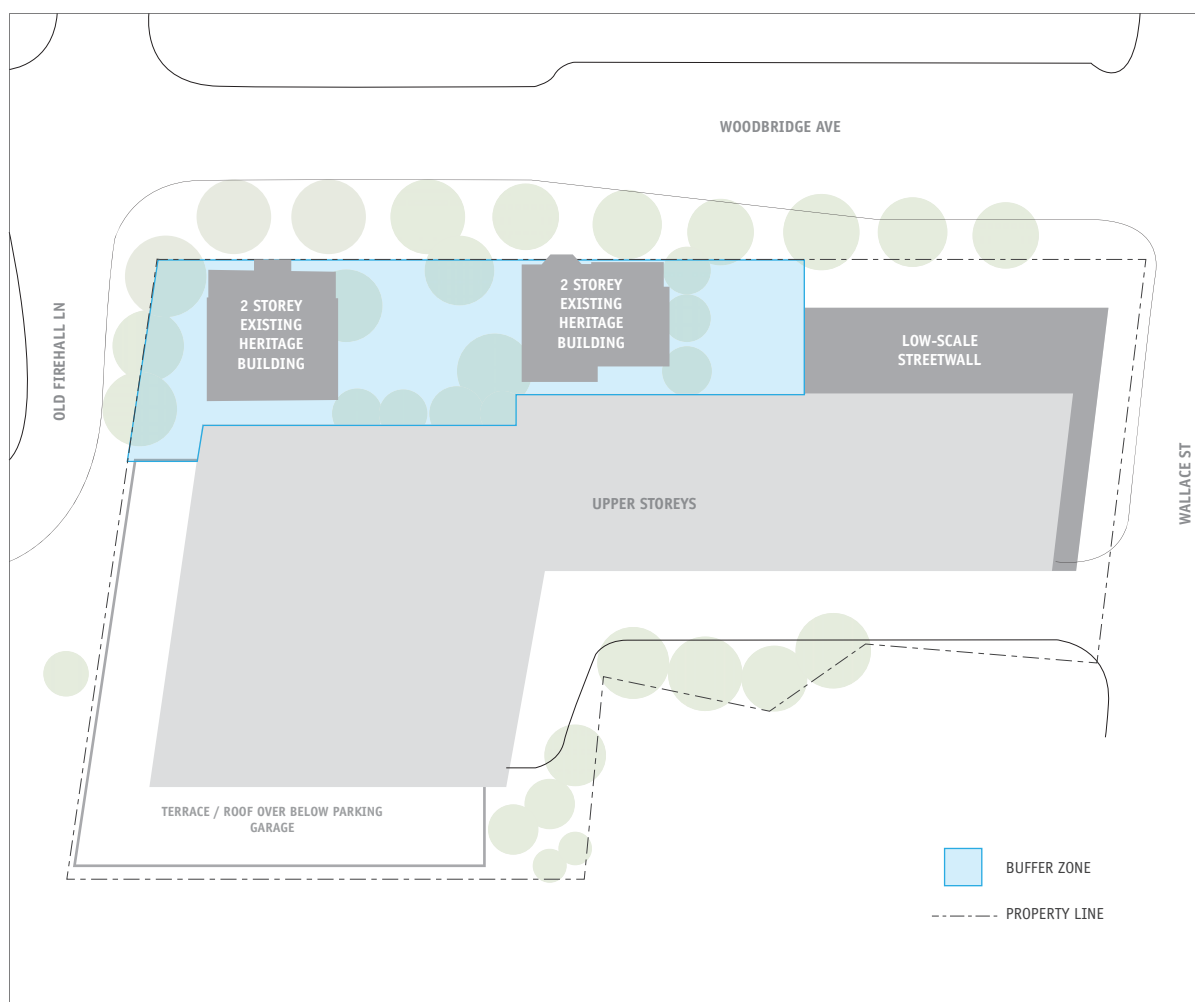
80. North elevation, showing the building generally within the 45-degree setback from 13m as specified by Guideline 6.4.2.2 diagrams by ERA, based on site plan by Architecture Unfolded). For larger scale diagram, see Guideline Study attached as Appendix 7.

Guideline 6.5 - Transitions of New Buildings in Relation to Heritage Resources

Guideline	Response
<p>Guideline 6.5. focuses on the transition between contributing heritage buildings and new development. It is intended “to assist in the process of achieving the proper transition of building scales, heights, and presence” to create “a harmonious relationship between the new structures and landscapes with contributing properties within the Heritage District”. (WHCD Plan, page 86). Specific measurable benchmarks as a guide for achieving this aim include:</p> <p><i>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. The height of a contributing building is measured from the average elevation of the finished grade at the front of the building to the highest point of the roof surface for a flat roof and a mansard roof; and to the mean height between the eaves and the highest point of a gable, hip, or a gambrel roof.</i></p>	<p>The proposal uses design and massing strategies to respond to both historic buildings and recent building heights facing Woodbridge Avenue, as noted in the guideline.</p> <p>Among these strategies are the use of stepped massing to create a lower street wall corresponding to historic building heights.</p> <p>The upper storeys of the new block are set back from the houses a distance approximately half their height, as per the guideline. (Figures 85 and 86)</p> <p>The massing transitions to upper stories set back from the lot lines in a way that responds to the recently built form context. This includes shifting the tallest parts of the building back from Woodbridge Avenue to largely comply with the guideline. Part of the upper three storeys will be within the 45° angular setback. (see Figures 85 and 86)</p> <p>Such design approaches provide a suitable response to attributes noted in the guideline with consideration of:</p> <ul style="list-style-type: none"> • The proposal’s overall development density as proposed in the project’s planning rationale; • Variation in grading across the site; and • Reserving space within the site for heritage houses and for setbacks between the houses and the new building.

Illusions of response to Guideline 6.5.

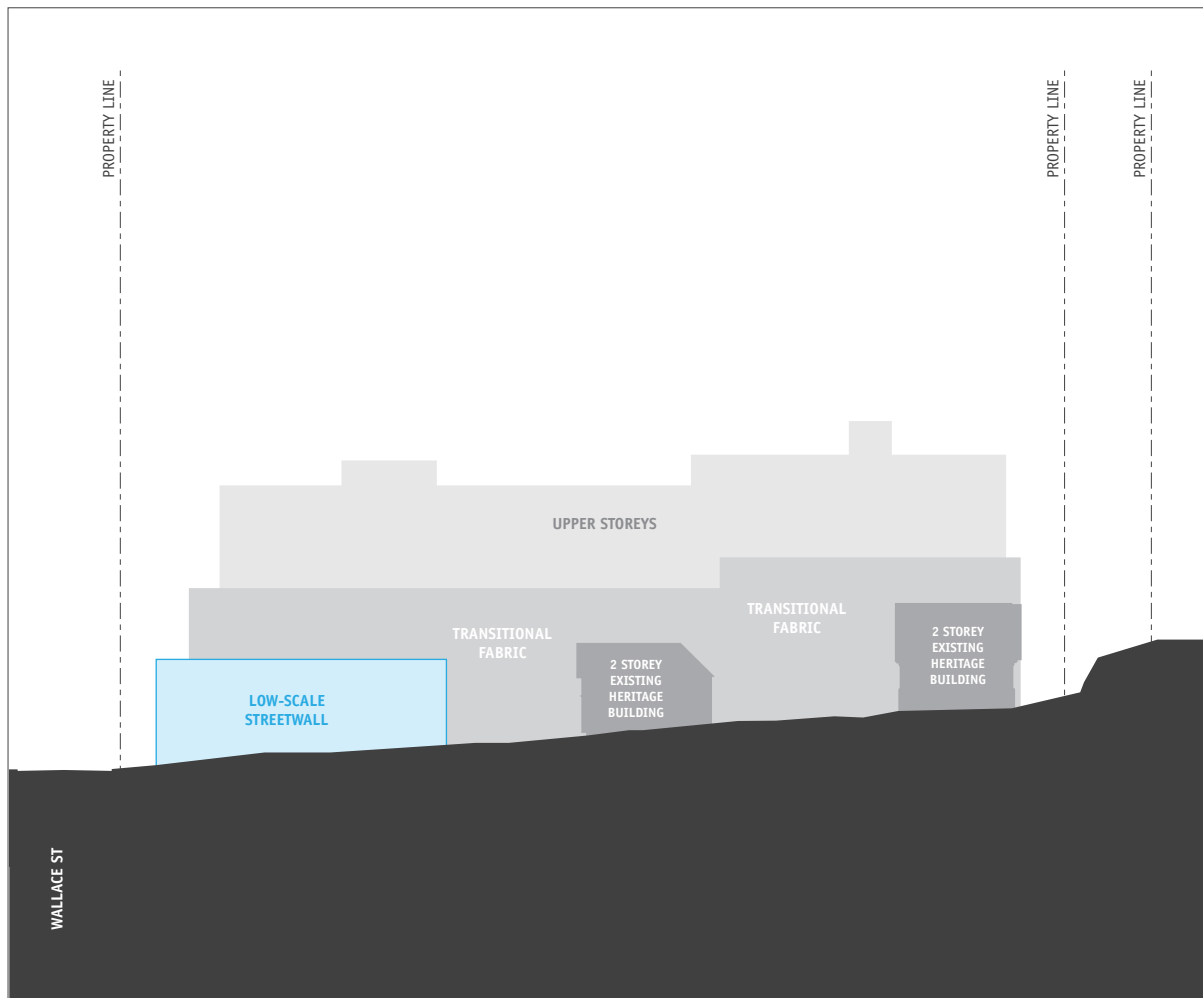
1) Including a side yard, or buffer, around the heritage buildings



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

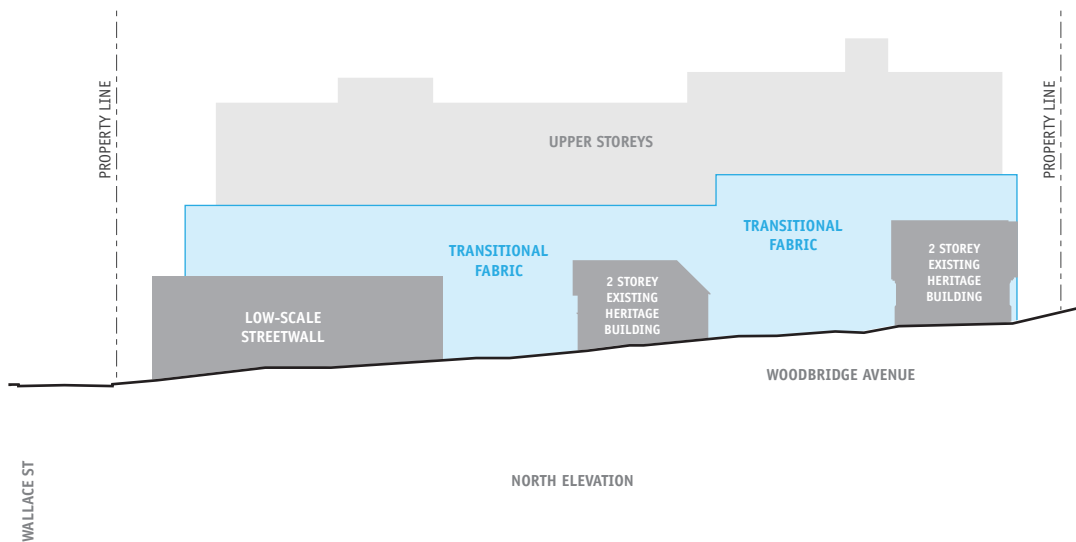
Illusions of response to Guideline 6.5.

2) Creating a two storey street wall next to the heritage building



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

3) *Providing a transition between low scale front and the rear block*



83. North elevation, transition (diagrams by ERA, based on drawings by Architecture Unfolded).

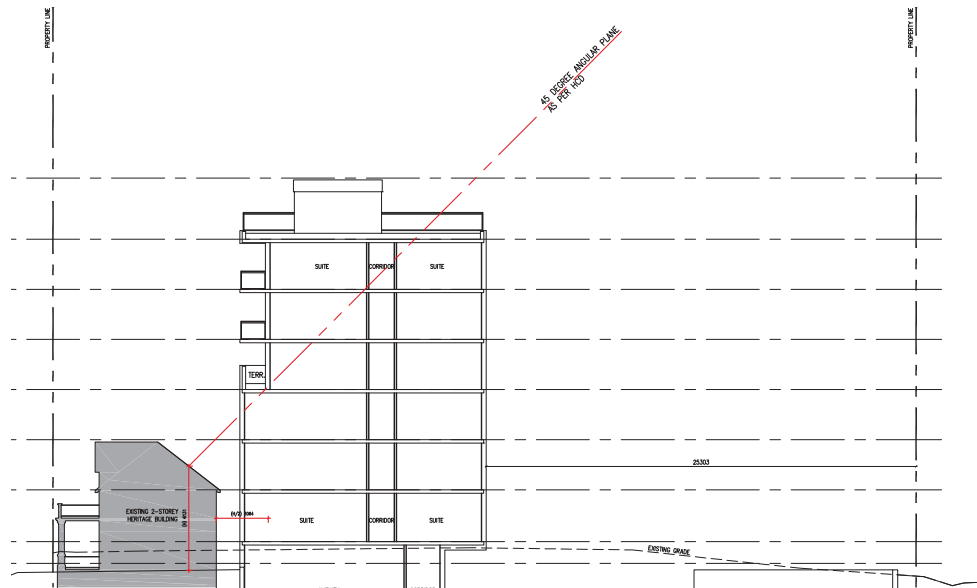
4) *Providing a simple backdrop to the heritage buildings*



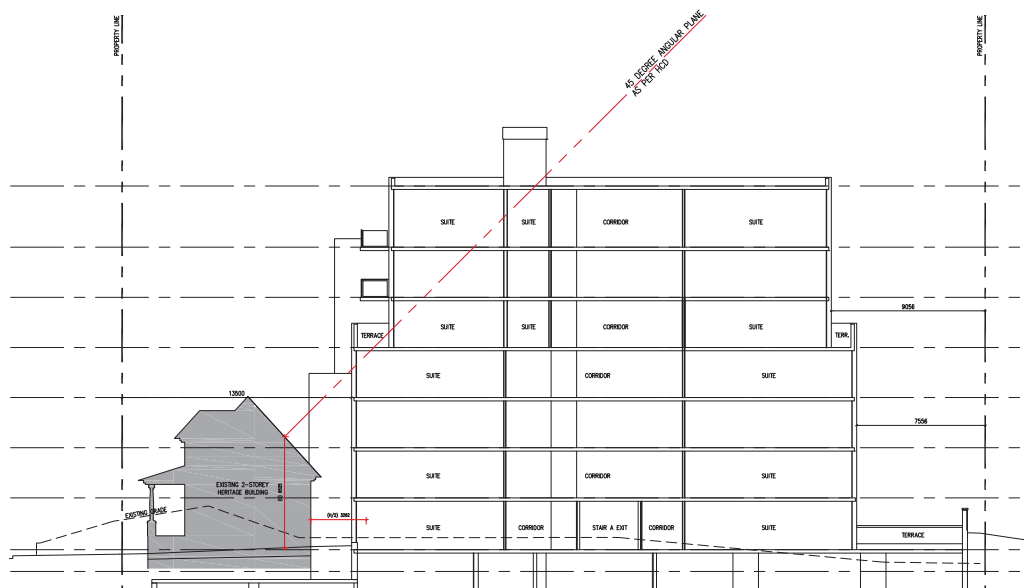
84. North elevation, backdrop (diagrams by ERA, based on drawings by Architecture Unfolded).

Illusions of response to Guideline 6.5.

5) 45-Degree Setback and Half of Height Rear Setback



85. Thomas Wallace House, 45-Degree setback at height of heritage building and Height/2 setback (diagrams by ERA, based on site plan by Architecture Unfolded).



86. McLean House, 45-Degree setback at height of heritage building and Height/2 setback (diagrams by ERA, based on site plan by Architecture Unfolded).

6.3 Evaluation, Relationship to Adjacent Contributing Buildings

The site is located next to four contributing heritage buildings. The proposed development will not involve alteration of these building. It responds, however, to the function, context and architecture of these.

This will be done by improving pedestrian conditions along Woodbridge Avenue and forming two storey street wall along Woodbridge Avenue. The proposal will also reestablish a corner building condition at Woodbridge and Wallace by replacing a parking pad with retail frontage and a residential lobby entrance. This will serve to enhance the context of nearby heritage buildings.

Specifically, the proposed building will relate to adjacent contributing heritage buildings in the following ways:

The Dominion Exchange Building (167 Woodbridge Avenue)

The proposed building will provide a retail frontage next to this historic building replacing a parking pad. In doing so, the commercial, pedestrian-oriented context of the historic building will be reinforced. Furthermore, the two-storey street wall massing of the proposed development along Woodbridge Avenue will create a transition to the smaller-scale Dominion Exchange Building.

Double House (15 & 19 Wallace Street)

The proposed building will not involve alterations to the double house at 15 & 19 Wallace Street.

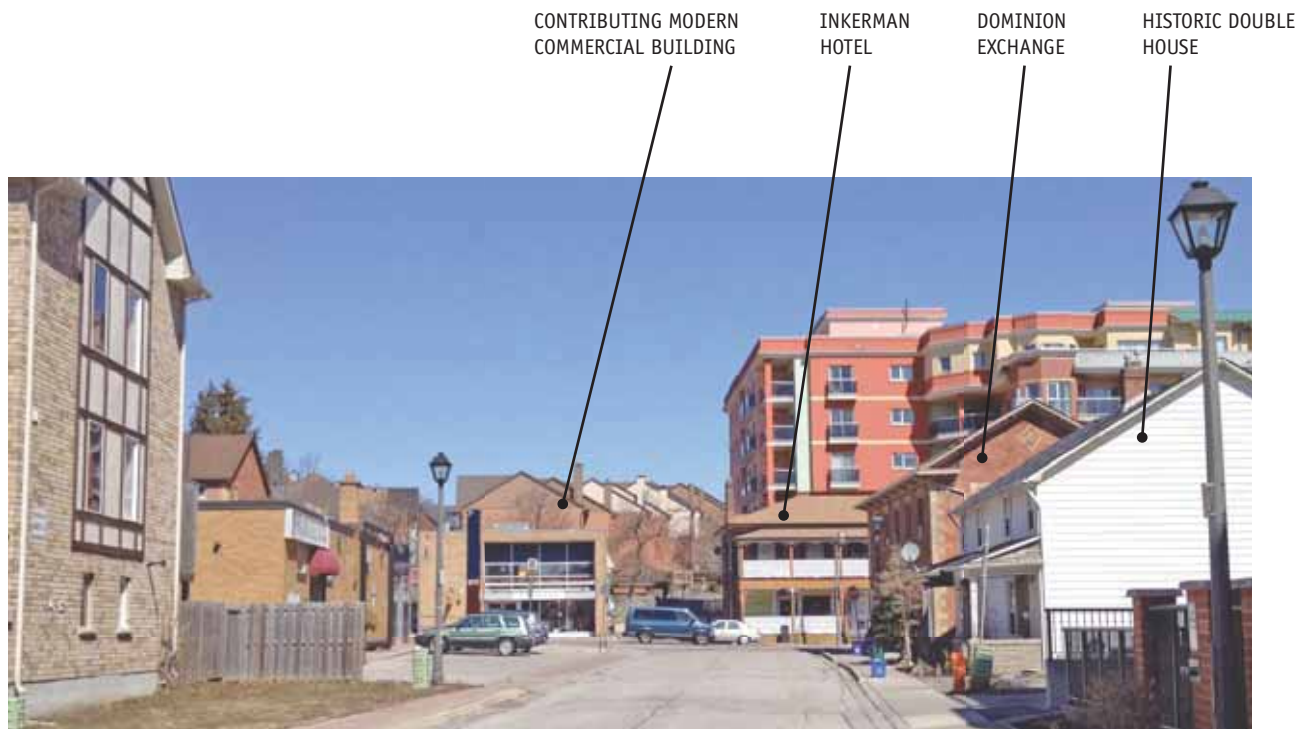
The double house currently sits near recently built townhouse complex and multi-storey building provide limited visual continuity. The proposed development will introduce retail frontage on the corner of Wallace and Woodbridge Avenue and a residential lobby on Wallace Street. These elements could help animate the north end of Wallace Street thereby improving the context of the double house and opportunities for it to be rehabilitated.

Modern Commercial Building, (174 Woodbridge Avenue)

This contributing heritage building will not be altered by the proposal. The proposed building includes a two storey street wall along Woodbridge Avenue which corresponds to its scale and form. As a modern-style building, 174 Woodbridge demonstrates that contemporary architectural design-language can serve to enhance the character of the District. As such, the proposed building will include aspects of modernist architectural design.

Inkerman Hotel (160-166 Woodbridge Avenue)

No alterations are proposed to the Inkerman Hotel. The proposed building includes a two storey street wall along Woodbridge Avenue which will provide a transition of scale to this building. Further, to enhance the context of this historic structure, the proposal includes retail street frontage and improved pedestrian conditions along Woodbridge Avenue.



87. Wallace Street, looking north to Woodbridge Avenue, showing contributing buildings near the site. (ERA)

88. Wallace Street rendering, with proposal, looking north to Woodbridge Avenue, showing contributing buildings near the site (Architecture Unfolded, annotations by ERA).

7 COMMEMORATION PLAN

McLean House

The proposed commemoration plan for the McLean House is a plaque installation in the form of a door on the east side house facing the proposed open space.

The proposed McLean House installation would commemorate the service preformed by the generations of doctors who resided here and who provided medical service to the community.

A draft of wording for the plaque includes:

Doctor's Office

Dr. Devlin, 1867-1880

Dr. Peter McLean, 1880-1936

Dr. Garnet McLean, 1911-1958

Dr. Charles D. McLean, 1946-1969

Dr. Devlin opened the first medical practice on this site in 1880, before selling the property to Dr. Peter McLean circa 1880. In 1893, Dr. McLean replaced the original wood frame house with the existing 2-storey brick residence. His son and grandson would later join the family medical practice. The McLean family were prominent members of the community, with Dr. Peter McLean serving the riding of York Centre as a Member of Parliament in 1907 and his son Dr. Garnet McLean serving as the Reeve of the Village in 1922 and 1923.

Thomas Wallace House

If requested by the city, a plaque may be mounted to the Thomas Wallace House summarising the history of the house. The mounting location will be determined in consultation with city staff and Heritage Vaughan.

Commemoration:

"While this option does not preserve the cultural heritage of a property/structure, historical commemoration by way of interpretive plaques, the incorporation of reproduced heritage architectural features in new development, or erecting a monument-like structure commemorating the history of the property, may be considered. "

- City of Vaughan Guidelines for Cultural Heritage Resource Impact Assessment Reports (September 2012)

Commemoration Concept Sketch



89. Commemoration concept drawing (ERA, 2015).

8 CONCLUSION

This report finds the proposed redevelopment at 177, 185, 197 Woodbridge Avenue conserves contributing heritage buildings at the site and provides a mixed used program and a street frontage condition consistent with the objectives of the WHCD Plan.

The design of the proposal conforms generally to guidelines found in the WHCD Plan. The proposal allows for alternative approaches to achieve a design sensitive to the site context and heritage buildings on the site where specific guidelines are not met in full.

Other Reports

Conservation Plans for the McLean and Thomas Wallace houses are being submitted under separate cover. The Conservation Plans include drawings and outline specifications of conservation work.

9 PROJECT PERSONNEL

Michael McClelland

Michael McClelland OAA, FRAIC is a principal of ERA Architects and a registered architect with over twenty years of experience. His work covers urban design and heritage planning in addition to building conservation. He is also actively involved in the public promotion of Canada's architectural heritage. He is a founding member of the Canadian Association of Heritage Professionals (CAHP).

Philip Evans

Philip Evans is a graduate of the University of Toronto with a Bachelors degree in Architecture. He specializes in the study of architectural heritage and adaptive reuse, and has been involved in a number of cultural policy projects including a Cultural Facilities study for the City of Toronto.

George Martin

George Martin is a planner with ERA Architects. He received his Masters of Science in Conservation from the University of Hong Kong after completing a Bachelor of Urban and Regional Planning at Ryerson University.

Shelly Ludman

Shelley Ludman obtained her Master's in architecture at McGill University, where she studied the relationship of urban design to orientation, identity, and sense-of-place in the public realm.

Jasmine Frolick

Jasmine Frolick is a planner with ERA Architects. She received her Masters of Planning in Urban Development from Ryerson University after completing a Bachelor of Arts at McGill University.



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4 Oct 14/15 - reissued for heritage vaughan/
3 July 10/15 - reissued for heritage vaughan/
2 May 15/15 - reissued for opa & opa application
1 May 30/14 - reissued for opa & opa application

skanska
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structural
electrical
mechanical
interior
exterior
code engineering group inc.
project:
177 - 197 woodbridge avenue
woodbridge, ontario

privately owned public
space/ plan & perspective
october 14, 2015
scale
project:
13-21
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drawing number:
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