

Heritage Vaughan Committee Report

DATE: Wednesday, September 14, 2022

WARD(S): 2

TITLE: RENOVATIONS TO EXISTING NON-CONTRIBUTING BUILDING
AT 130 CLARENCE STREET, IN THE WOODBRIDGE
HERITAGE CONSERVATION DISTRICT

FROM:

Haiqing Xu, Deputy City Manager, Planning and Growth Management

ACTION: DECISION

Purpose

To seek Heritage Vaughan Committee support and recommend to Committee of the Whole approval for the proposed renovations consisting of demolishing the existing two rear one-storey additions and the construction of a new rear two-storey addition at 130 Clarence Street, a property located in the Woodbridge Heritage Conservation District and designated under Part V of the *Ontario Heritage Act* (as shown on Attachment 1).

Report Highlights

- The proposal consists of a complete interior renovation, demolition of two existing rear additions, and construction of a new two-storey rear addition
- The existing building is considered 'non-contributing'
- The proposed construction is in keeping with the Objectives, Policies and Guidelines of the Woodbridge Heritage Conservation District Plan
- Heritage Vaughan Committee review and Council approval is required under the *Ontario Heritage Act*
- Staff supports approval of the proposal as it conforms with the policies of the WHCD Plan

Recommendations

THAT Heritage Vaughan recommend the approval of the proposed development as presented, subject to following conditions:

- a) further minor refinements to building design including material specifications shall be approved to the satisfaction of the Vaughan Development Planning Department, Urban Design and Cultural Heritage Division;
- b) any significant changes to the proposal may require reconsideration by Heritage Vaughan Committee, which shall be determined at the discretion of the Director of Development Planning;
- c) that Heritage Vaughan Committee recommendations to Council do not constitute specific support for any Development Application under the *Ontario Planning Act* or permits or requirements currently under review or to be submitted in the future by the applicant as it relates to the subject application.
- d) That the applicant submits Building Permit stage architectural drawings and building material specifications to the satisfaction of the Urban Design and Cultural Heritage Division and Chief Building Official.

Background

The existing 1-1/2 storey building is considered a “non-contributing” structure within the WHCD. The current state of the building is advanced disrepair. The overall massing is made up of a main building at the streetscape, and two later one-storey additions to the side and rear. The proposal calls for the removal of these additions, the renovation of the main building that includes raising the building out of the flood plane, and the construction of a new two-storey addition to match the renovated main building.

Previous Reports/Authority

Not applicable.

Analysis and Options

All new development must conform to the policies and guidelines within the Woodbridge Heritage Conservation District Plan.

The following is an analysis of the proposed renovations and rear 2-storey addition to the existing building located at 130 Clarence Street according to the Woodbridge Heritage Conservation District Plan (‘WHCD’) guidelines.

6.2.8 APPROPRIATE MATERIALS

Exterior Finish: Smooth red clay face brick, with smooth buff clay face brick as accent, or in some instances brick to match existing conditions

Exterior Detail: Cut stone or reconstituted stone for trim in brick buildings

Roofs: Hipped or gable roof as appropriate to the architectural style. Cedar, slate, simulated slate, or asphalt shingles of an appropriate colour. Standing seam metal roofing, if appropriate to the architectural style. Skylights in the form of cupolas or monitors are acceptable, if appropriate to the style

Doors: Wood doors and frames, panel construction, may be glazed; transom windows and paired sidelights with real glazing bars; wood french doors for porch entrances; single-bay, wood panelled garage doors

Windows: Wood frames; single or double hung; lights as appropriate to the architectural style; real glazing bars, or high-quality simulated glazing bars; vertical proportion, ranging from 3:5 to 3:7.

Flashings: Visible step flashings should be painted the colour of the wall

The proposed construction materials for the renovation and addition to the existing building are a welcomed contemporary improvement to the existing materials. The large horizontal wood siding and stone veneer are proposed to be upgraded to new similar materials and the roof line with new shingles is in keeping with the previous aesthetic. The proposed operable large windows throughout ensure the building maintain the functionality of the original era, but with a contemporary appearance.

6.3.2 CONTEMPORARY DESIGN

Just as it is the characteristic of the WHCD to contain contributing buildings in at least 12 recognizable styles, contemporary work should be “of its time”. 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.

“Contemporary” as a design statement does not simply mean “current”. Current designs with borrowed detailing inappropriately, inconsistently, or incorrectly used, such as pseudo-Victorian detailing, should be avoided.

The proposed renovation and addition to the existing building maintain the general aesthetic of the original structure. The addition maintains the proportions of the original house and the roof line and fenestration can be visually associated with the generic suburban architecture of the neighbourhood. However, more contemporary architectural moves such as windows without pronounced sills, the raised stone-clad ground floor and defined entry, and the proposed colour palette create a proportionality that respects human scale and addresses current interior ceiling heights standards.

6.5 TRANSITIONS OF NEW BUILDINGS IN RELATION TO HERITAGE RESOURCES

Key to the WHCD is, first, conserving the structures and landscapes that contribute to the HCD’s heritage character, and second, managing the introduction of new structures and landscapes in such a way that they harmonize with contributing buildings and contribute to the district’s heritage character.

The following guidelines, as established in the WHCD Study, are used to assist in the process of achieving the proper transition of building scales, heights and presence in order to create a harmonious relationship between new structures and landscapes with contributing properties within the Heritage District.

1. *Conservation of Heritage Resources*
2. *Conservation of Heritage Character*
3. *Height Guidelines*
4. *Side Yard and Backyard Setback Guidelines*
5. *Front Yard Setback Guidelines*

The proposed architectural interpretation of the generic house prevalent in the neighbourhood respects and echoes the aesthetic of that architecture. However, the proposed building presents a refreshed and contemporary presence that does not negatively impact the lot and its topography. The proposed finished building is reflective of an architecture “of its time” without confronting or ignoring its immediate surrounding neighbouring buildings.

Financial Impact

There are no requirements for new funding associated with this report.

Broader Regional Impacts/Considerations

There are no broader Regional impacts or considerations.

Conclusion

The Development Planning Department is satisfied the proposed renovation and addition to the existing house on the subject property conforms to the policies and guidelines within the WHCD Plan. Accordingly, staff can support a Heritage Vaughan recommendation for Council approval of the proposal for 130 Clarence Street under the *Ontario Heritage Act*.

For more information, please contact: Nick Borcescu, Senior Heritage Planner, ext. 8191

Attachments

- Attachment 1 – 130Clarence – Location Map
- Attachment 2 – 130Clarence – CHIA
- Attachment 3 – 130Clarence – Site Plan
- Attachment 4 – 130Clarence – Floor Plans & Elevations
- Attachment 5 – 130Clarence – 3D renderings
- Attachment 6 – 130Clarence – Materials and Finishes

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