

Heritage Impact Assessment: Conformity with Heritage Conservation District Plan

**Margel Residence – Additions and Alterations,
130 Clarence Street,
Vaughan (Woodbridge), Ontario**



Prepared for:

Mr. Terry Margel

Prepared By:

Vincent J. Santamaura, Architect Inc.
6 September 2022
Project No. 2022-24



**ATTACHMENT 2
130 CLARENCE**

Heritage Impact Assessment

Margel Residence, 130 Clarence St., Vaughan (Woodbridge), Ontario

Table of Contents

1.0 Executive Summary

2.0 Introduction

2.1 Overview

2.2 Associated Documents

3.0 Present Owner Contact Information

4.0 Site Documentation

4.1 Site Inventory

4.1.1 Site Location

4.1.2 Site Identification

4.1.3 Current Applicable
Designations

4.1.4 Site Access

4.1.5 Existing Buildings

5.0 Development Proposal: Additions and Alterations

5.1 Proposal Description

6.0 Heritage Impact Assessment

6.1 Applicable Woodbridge Heritage
Conservation District Plan Policies
and Guidelines

6.2 Heritage Conformity Assessment –
“Non-Contributing”

7.0 Summary Statement and Recommendations

7.1 The Additions and Alterations at 130
Clarence Street – “Non-
Contributing”

8.0 Mandatory Recommendation

8.1 Mandatory Recommendation
regarding the Addition and
Alterations to the Non-Contributing
Property at 130 Clarence Street in
the Woodbridge Heritage
Conservation District

9.0 Report Authourship

Appendix 1: Qualifications of Authour

Heritage Impact Assessment

Margel Residence, 130 Clarence St., Vaughan (Woodbridge), Ontario

1.0 Executive Summary

Mr. Terry Margel and his family have purchased the property at 130 Clarence Street, Part of Lot 8, Concession 7, Part 1, Reg'd Plan 65R-19721, City of Vaughan, Regional Municipality of York, Ontario. The property is located on the west side of Clarence Street, north of Woodbridge Avenue. The Margel Family wishes to renovate the home to meet their living needs. They propose interior renovations and exterior additions.

The property at 130 Clarence Street is located within the Woodbridge Heritage Conservation District (HCD). It is listed as "Non-Contributing" to the Heritage character of the HCD. As the property is located within the Woodbridge HCD, a Heritage Impact Assessment (HIA) is required to be performed to establish whether the proposed renovations and additions are in compliance with the HCD Plan's policies and guidelines for building alterations within the HCD.

Mr. Margel has retained Vincent J. Santamaura, Architect Inc., CAHP to prepare a scoped Heritage Impact Assessment to assess the proposed work's compliance with the Woodbridge HCD Plan. The HIA performs a review of the proposed design against the policies and guidelines listed in the Woodbridge HCD.

Following its review and analysis, Vincent J. Santamaura, Architect Inc., CAHP presents the following Recommendations regarding the compliance of the proposed design with the Woodbridge HCD:

With respect to the proposed Addition and Alterations to the Non-contributing Home at 130 Clarence Street, it is recommended that:

- 1) The Addition and Alterations to the Home are in compliance with the Objectives and Guidelines of the Woodbridge Heritage Conservation District Plan;
- 2) The Addition and Alterations to the Home do not negatively impact the Heritage character of the Clarence Street and Park Drive Character Area of the Woodbridge HCD;
- 3) The Additions and Alterations to the Home be approved.

Heritage Impact Assessment

Margel Residence, 130 Clarence St., Vaughan (Woodbridge), Ontario

2.0 Introduction

2.1 Overview

Mr. Terry Margel and his family have purchased the property at 130 Clarence Street, Part of Lot 8, Concession 7, Part 1, Reg'd Plan 65R-19721, City of Vaughan, Regional Municipality of York, Ontario. The property is located on the west side of Clarence Street, north of Woodbridge Avenue. It has an area of approximately 0.0358 ha. (3,854 sf.). It's easterly frontage along Clarence Street is approximately 11.03m and has a westerly depth of approximately 33.96m along the northern property line and 33.91m along the south property line. The property has existing single detached residential lots on its south, west and north sides.

The Margel Family wishes to renovate the home to meet their living needs. They propose interior renovations and exterior additions.

The property at 130 Clarence Street is located within the Woodbridge Heritage Conservation District (HCD). It is listed as "Non-Contributing" to the Heritage character of the HCD. As the property is located within the Woodbridge HCD, a Heritage Impact Assessment (HIA) is required to be performed to establish whether the proposed renovations and additions are in compliance with the HCD Plan's policies and guidelines for building alterations within the HCD.

Mr. Margel has retained Vincent J. Santamaura, Architect Inc., CAHP to prepare a scoped Heritage Impact Assessment to assess the proposed work's compliance with the HCD Plan.

2.2 Associated Documents

This Heritage Impact Assessment (HIA) has been prepared with regard to the following governing documents:

- Provincial Policy Statement,
- The Ontario Heritage Act, R.S.O. 1990, c.o.18
- Toronto and Region Conservation Authority
- York Region Official Plan 2010
- The City of Vaughan Official Plan, 2010,
- City of Vaughan Zoning By-law 1-88, as amended
- City of Vaughan Woodbridge Heritage Conservation District Plan, 2009,
- The Ontario Building Code 2012.

3.0 Present Owner Contact Information:

Mr. Terry Margel
130 Clarence Street,
Vaughan (Woodbridge), ON.
L3L 1L3

Heritage Impact Assessment

Margel Residence, 130 Clarence St., Vaughan (Woodbridge), Ontario

4.0 Site Documentation

4.1 Site Inventory

4.1.1 Site Location – 130 Clarence Street

The Home is located north of the centre of the old town of Woodbridge on the west side of Clarence Street. The property was severed from the remaining original farm property during the 1950's, and a residence was constructed in the middle 1950's.

The property has an area of approximately 0.0358 ha. (3,854 sf.). It's easterly frontage along Wallace Street is approximately 1.09m and has a westerly depth of approximately 33.96m along the northern property line and 33.91m along the south property line.

The buildings on the site consist of a one and a half storey single detached residential home. The property has existing single detached residential lots on its south, west and north sides.



4.1.1.A - Aerial Photograph - Context

Heritage Impact Assessment

Margel Residence, 130 Clarence St., Vaughan (Woodbridge), Ontario



4.1.1.B - Aerial Photograph - Property

4.1.2 Site Identification:

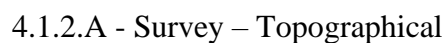
The parcel of land is defined as:

Part of Lot 8, Concession 7,
Part 1, Reg'd Plan 65R-19721,
City of Vaughan,
Regional Municipality of York.

The lot is addressed as:

130 Clarence Street

Margel Residence, 130 Clarence St., Vaughan (Woodbridge), Ontario



Heritage Impact Assessment

Margel Residence, 130 Clarence St., Vaughan (Woodbridge), Ontario

4.1.3 Current Applicable Designations:

The Legislation and Authorities having jurisdiction below may override heritage concerns and recommendations included in this Heritage Impact Assessment. The lot is currently designated as follows:

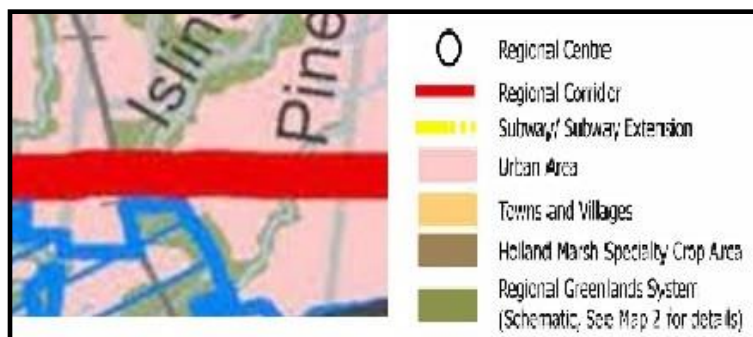
4.1.3.1 Toronto and Region Conservation Authority

- Regulated Area



4.1.3.2 York Region Official Plan 2010:

- Urban Area

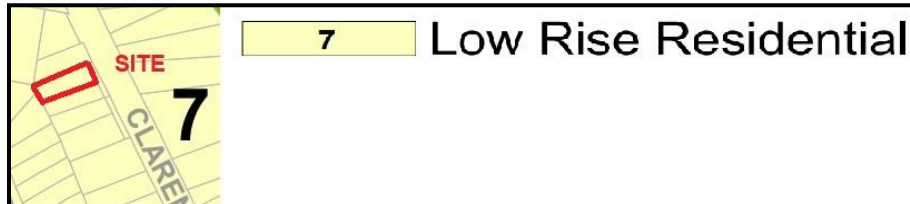


Heritage Impact Assessment

Margel Residence, 130 Clarence St., Vaughan (Woodbridge), Ontario

4.1.3.3 Vaughan Official Plan Woodbridge Centre Secondary Plan

- Low Rise Residential



4.1.3.4 City of Vaughan Zoning By-Law 1-88

- R3 – Residential 3



4.1.3.5 Heritage Designations:

4.1.3.5.1 City of Vaughan LSHS List:

130 Clarence Street – Not Listed;

4.1.3.5.2 Woodbridge Heritage Conservation District Plan:

130 Clarence Street – “Non-Contributing”;

(All adjoining properties are listed as “Non-Contributing” to the HCD character. The lots directly across the street from the subject property are also listed as “Non-Contributing”.)

Heritage Impact Assessment

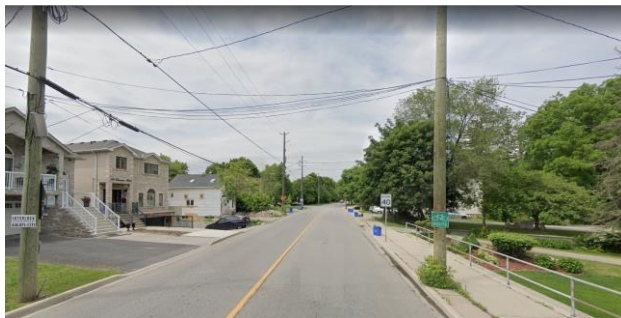
Margel Residence, 130 Clarence St., Vaughan (Woodbridge), Ontario

4.1.4 Site Access

The property addresses Clarence Street. Clarence St. runs north from Woodbridge Avenue to Rutherford Road. The home sits approximately 1.73m back from a road widening of Clarence St., and 4.73m from the original road allowance. It is aligned more or less with its neighbouring homes' front walls. A double width, asphalt driveway leads to a front yard parking space and a parking space beside the home.



4.1.4.A - Driveway Access



4.1.4.B - Approach from the south to north

Heritage Impact Assessment

Margel Residence, 130 Clarence St., Vaughan (Woodbridge), Ontario



4.1.4.C - Approach from the north to south



4.1.4.D. – Streetscape – Existing

4.1.5 Existing Buildings & Structures

The buildings on the property at 130 Clarence Street consist of a one and a half storey residence with its principal façade facing east, facing the street. A small one storey addition was added to the rear in the 1960's .

4.1.5.1 The Home

The home is a one and a half storey building with a basement and no garage. The home is of wood frame construction clad with aluminum siding with an asphalt shingled, wood framed roof. The front entrance has a covered stoop. Windows are small and utilitarian in size. There is a small, one storey bay window projecting from the front.

The ground floor plan has a large Living Room across the width of the home. A powder room, closet and stairs separate a Kitchen/Eating area at the rear of the home in the one storey addition from the Living Room. A basement is located

Heritage Impact Assessment

Margel Residence, 130 Clarence St., Vaughan (Woodbridge), Ontario

below the ground floor. The second floor has a bedroom running across the width of the house and a Bathroom.

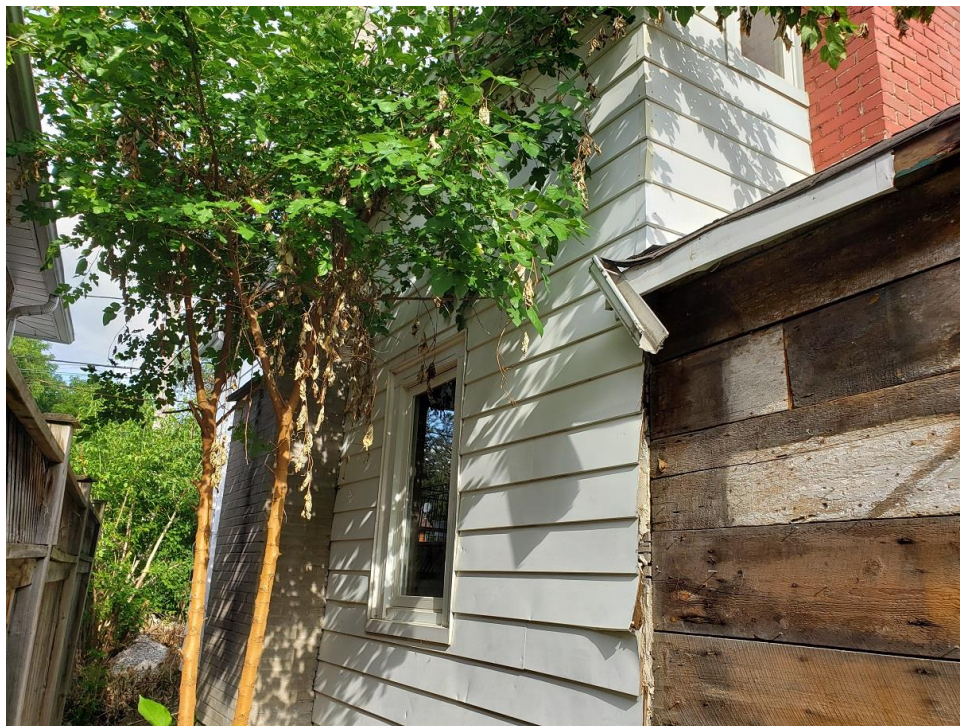
The ground floor overall dimensions 5.54m x 11.10m (18'2" x 36'-5"). The second floor dimensions are 5.54m x 8.07m (18'2" x 26'6"). The existing gross floor area of the home is 107.73 m² (1160 sf).



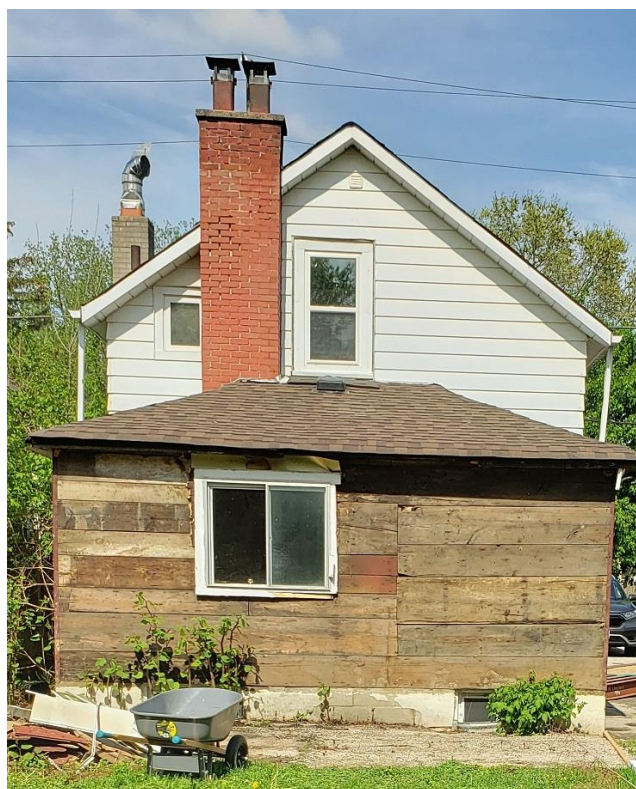
4.1.5.1.A - Existing East (Front) Elevation

Heritage Impact Assessment

Margel Residence, 130 Clarence St., Vaughan (Woodbridge), Ontario



4.1.5.1.B - Existing North (Right) Elevation



4.1.5.1.C – Existing West (Rear) Elevation

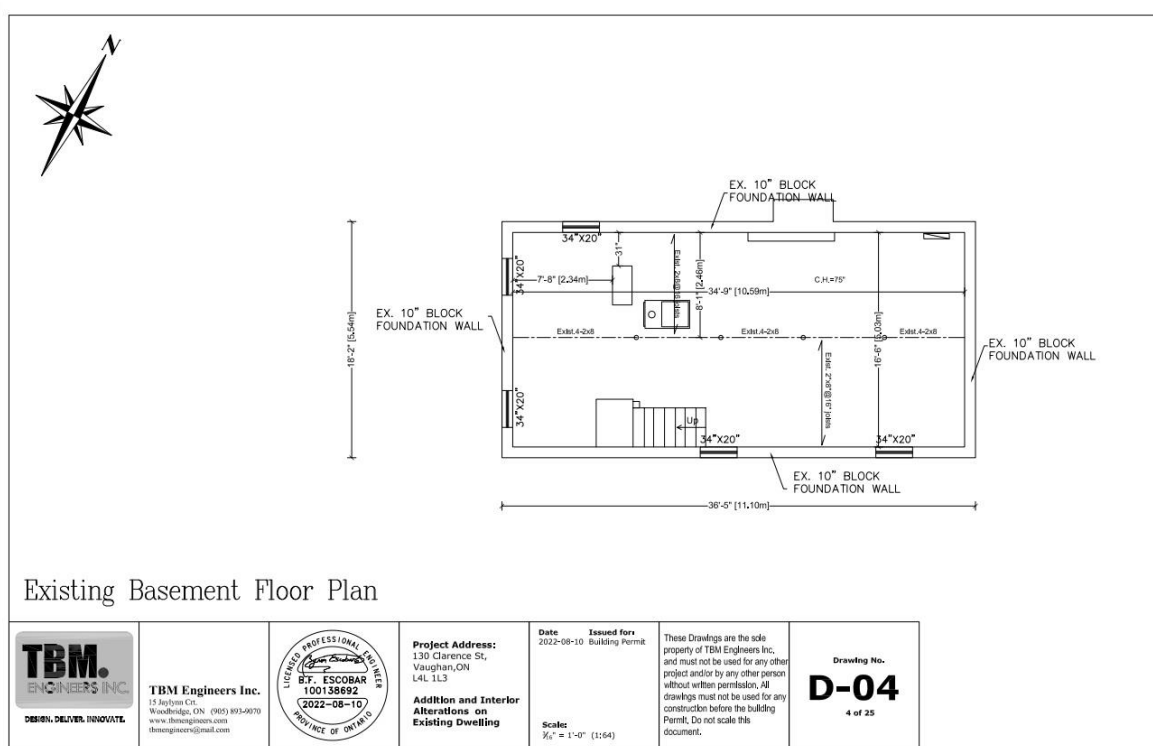
6 September 2022. Project No. 2020-24

Heritage Impact Assessment

Margel Residence, 130 Clarence St., Vaughan (Woodbridge), Ontario



4.1.5.1.D - Existing South (Left) Elevation



4.1.5.1.E - Existing Basement Plan

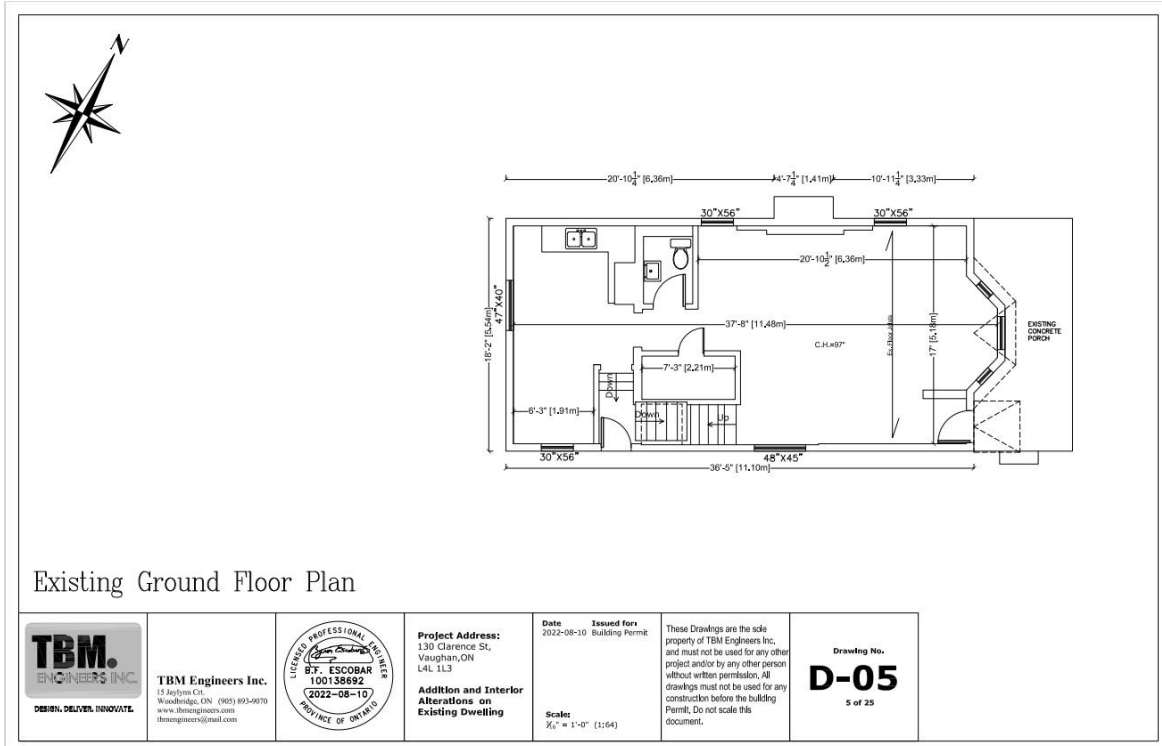
6 September 2022. Project No. 2020-24

Mr. Terry Margel

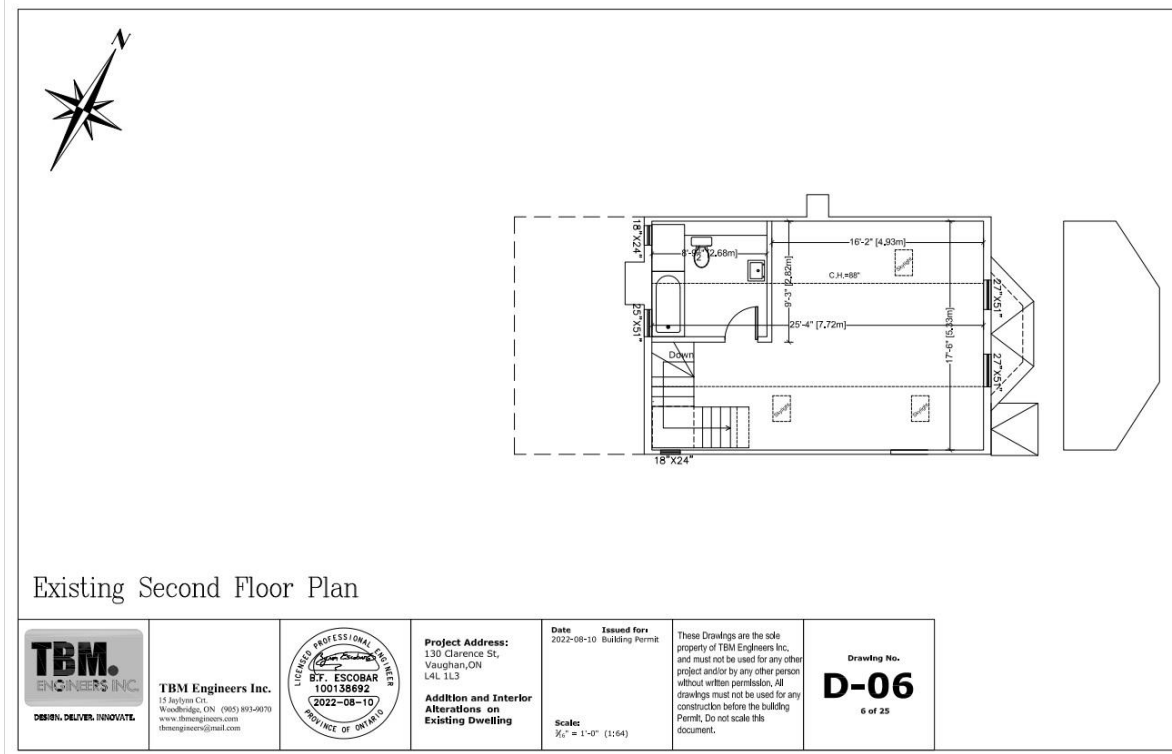
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Vincent J. Santamaura
Architect Inc.

Heritage Impact Assessment

Margel Residence, 130 Clarence St., Vaughan (Woodbridge), Ontario



4.1.5.1.F - Existing Ground Floor Plan



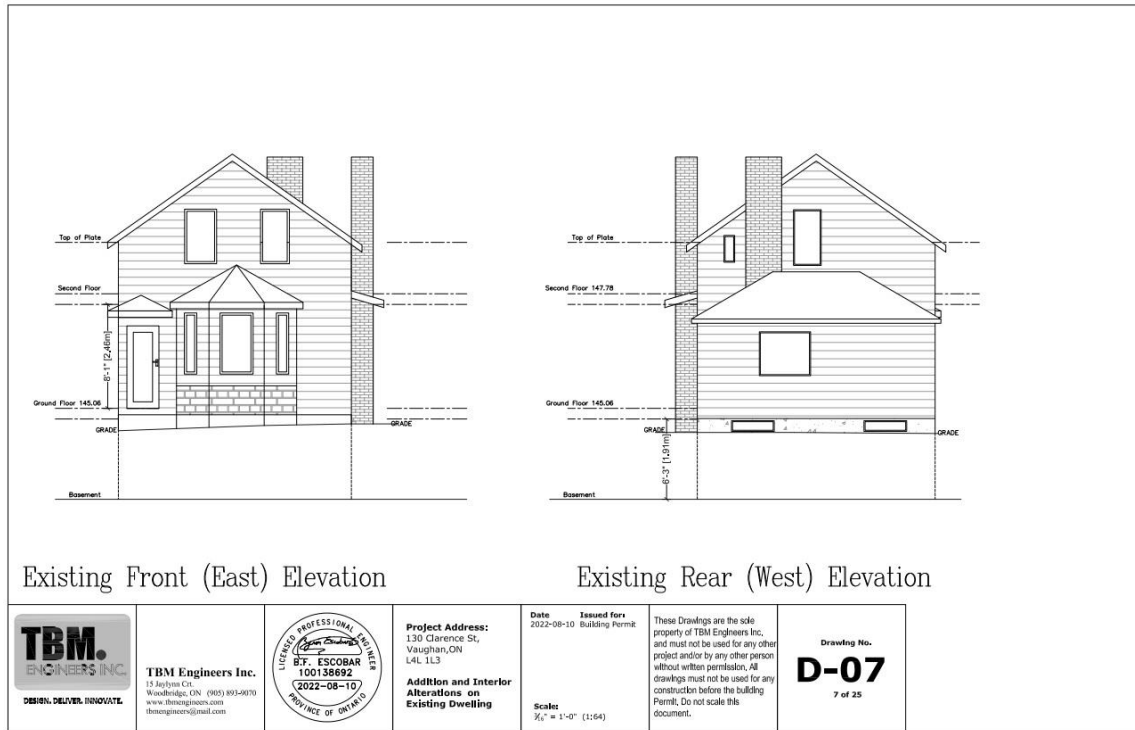
4.1.5.1.G - Existing Second Floor Plan

6 September 2022. Project No. 2020-24

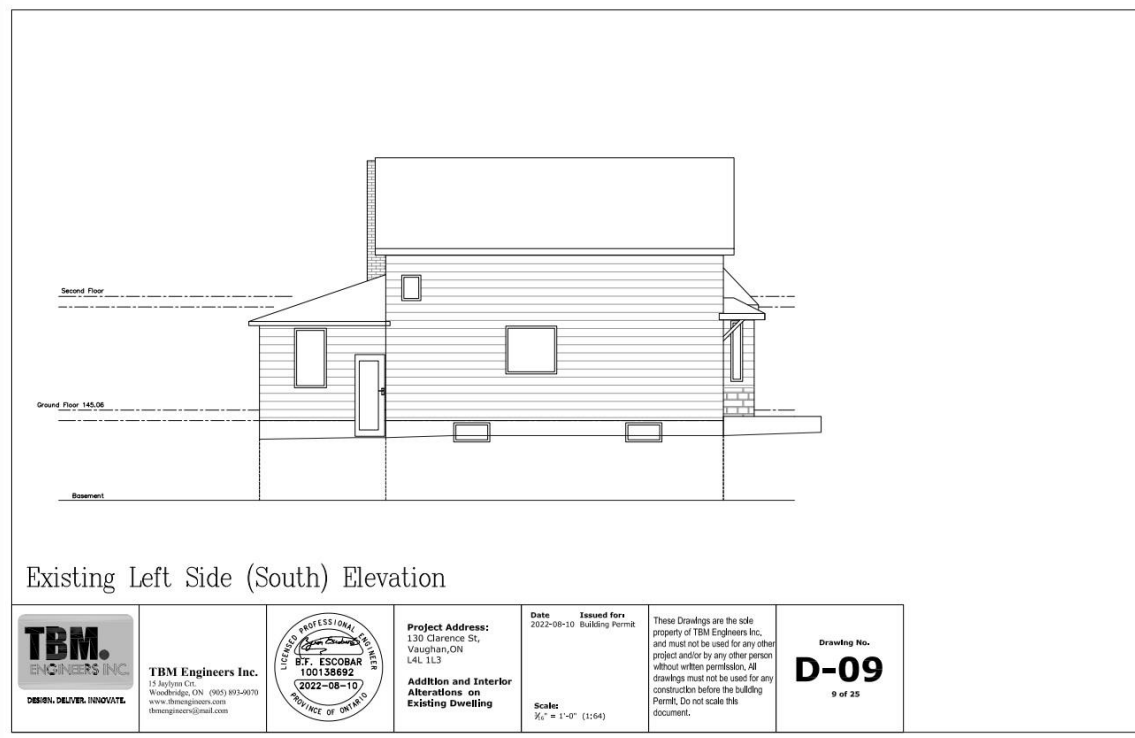
Mr. Terry Margel

Heritage Impact Assessment

Margel Residence, 130 Clarence St., Vaughan (Woodbridge), Ontario



4.1.5.1.H – Existing Front (East) and Rear (West) Elevations



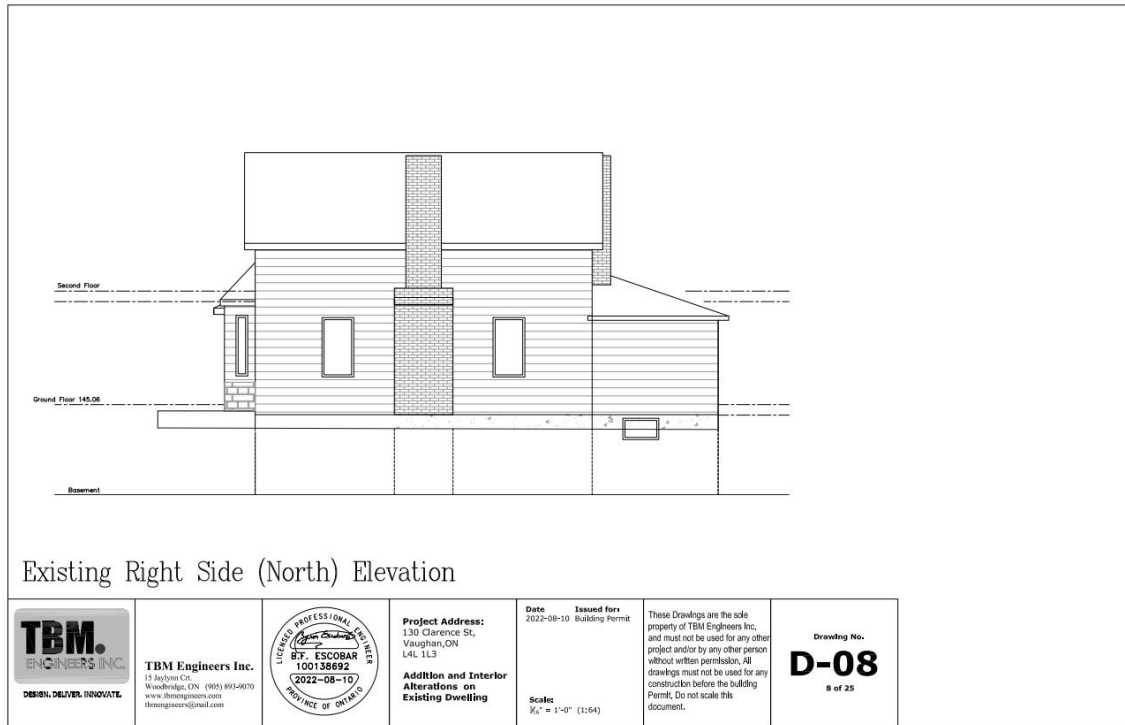
4.1.5.1.I – Existing Left (South) Elevation

6 September 2022. Project No. 2020-24

Mr. Terry Margel

Heritage Impact Assessment

Margel Residence, 130 Clarence St., Vaughan (Woodbridge), Ontario



4.1.5.1.J – Existing Right (North) Elevation

Heritage Impact Assessment

Margel Residence, 130 Clarence St., Vaughan (Woodbridge), Ontario

5.0 Development Proposal

5.1 Proposal Description:

The property sits in the well-established neighbourhood along Clarence Street. The Margel family wishes to live here.

As the property is located within the control zone of the Toronto and Region Conservation Authority (TRCA), the TRCA will permit construction/expansion only if the work is above the calculated flood plain free board elevation. In anticipation of the renovation, the Authority has advised regarding flood proofing the home at the basement level, and has directed that the home be raised to above the flood plain free board elevation.

As well, the modern-day living requirements of the Margel family require an updating of the building to meet their needs. Mr. Margel has retained TBM Engineering Inc. to prepare the designs and drawings.

Space programming goals are to:

- Renovate the ground floor;
- Enlarge the kitchen;
- Add a Family Room;
- Renovate the second floor bedroom;
- Add a master suite;
- Renovate the basement;
- Upgrade the plumbing and mechanical facilities;
- Replace the existing aluminum cladding with a better quality cladding (Hardie Board);
- Re-locate the front door entry to the north side of the Home with a new stoop and steps (due to the required raising of the Home);
- Follow the Woodbridge HCD Plan and, specifically, the guidelines for Additions and Alterations to “Non-Complying” buildings, and the Clarence Street Heritage Character area.

The design solution begins by proposing the demolition of the existing, one storey addition on the rear and a one storey addition on the north side of the home, and adding a two storey addition in its place. This permits the expansion of both the ground and second floors westward to allow a Family room and Master suite. The ground floor is further extended with the addition of a one storey, unheated sunroom addition.

The two storey rear addition has the proposed dimensions of 6.40m deep x 15.54m wide (21’-0” x 18’-2”). The one storey sunroom has the dimensions of 3.66m deep x 5.54m wide (12’-0” x 18’-2”). The proposed gross floor area of the home increases from 107.73 m² (1159 sf) to 195.35 m² (2103 sf).

Heritage Impact Assessment

Margel Residence, 130 Clarence St., Vaughan (Woodbridge), Ontario

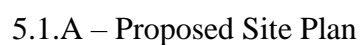
There is no change to the existing, front yard setback. The addition follows the orientation of the existing exterior side walls. Due to the skewed location of the home on the property, The side yard setbacks vary: The north side yard setback increases from 2.20m at the rear of the existing home to 3.30m at the rear of the addition, while the south side yard decreases from 2.38m at the rear of the existing home to 1.53m at the rear of the addition.

The new massing of the home is proposed to be keeping with the existing structure. A new, flat roof structure is proposed to be constructed below the ridge of the existing roof, and married into the existing sloping roof with sloped roofs as well. The Home is to be re-clad with wood-like cementitious siding which will replace the existing aluminum siding. Existing windows will remain as is, and new windows will be located to the sides and rear of the home away from street view. New windows will be aluminum framed.

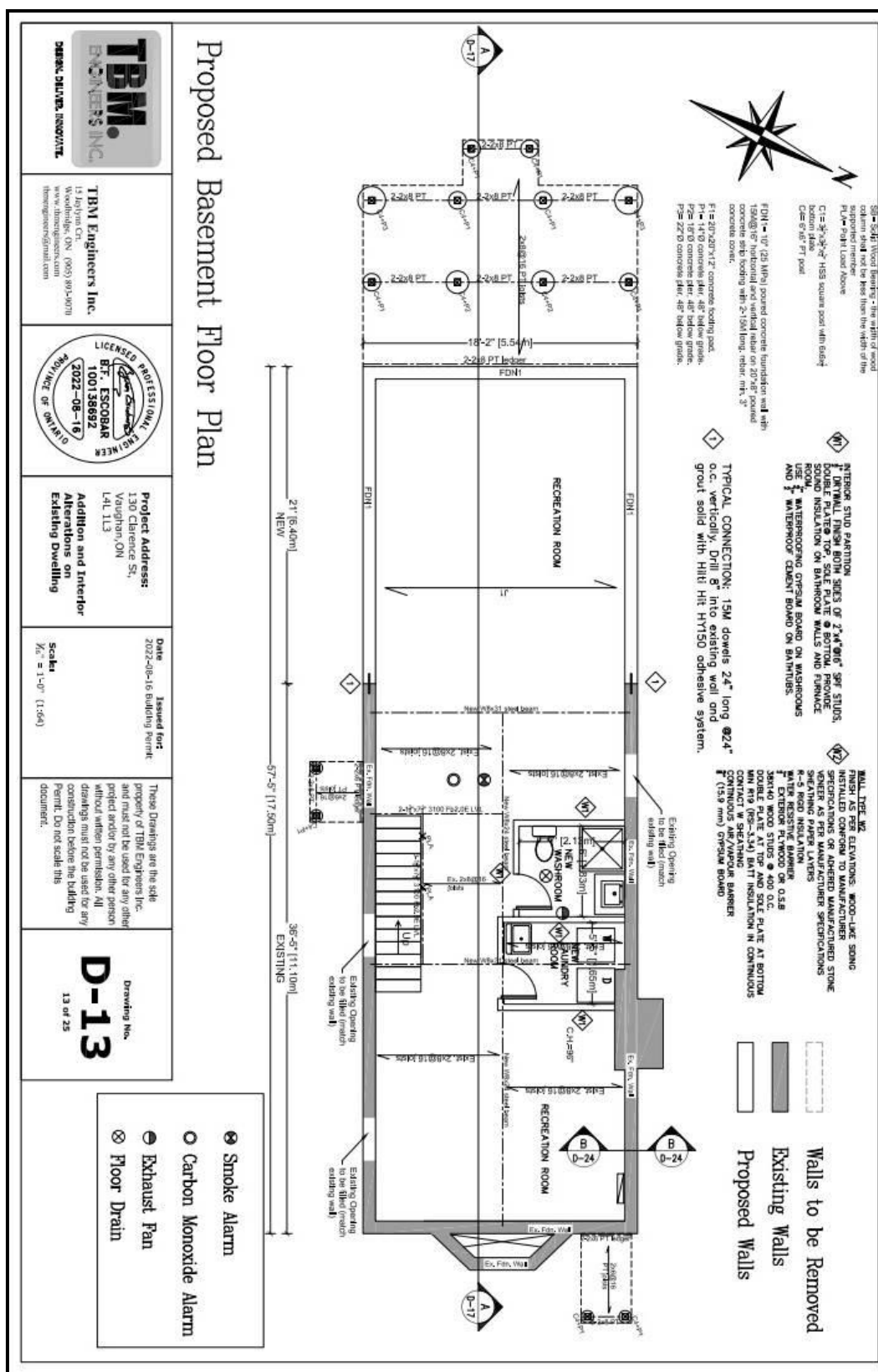
Due to the raising of the home, more of the foundation will be exposed. Veneer stone cladding is proposed to be extended down from the ground floor over the exposed foundation wall, and a planter is proposed to further break down the visual mass of the wall. A new entry with a porch and steps is proposed on the north side of the home.

For larger drawings, refer to the Architectural Drawings and Materials Specifications package submitted with the application.

Margel Residence, 130 Clarence St., Vaughan (Woodbridge), Ontario



Margel Residence, 130 Clarence St., Vaughan (Woodbridge), Ontario



5.1.B – Proposed Basement Plan

Margel Residence, 130 Clarence St., Vaughan (Woodbridge), Ontario

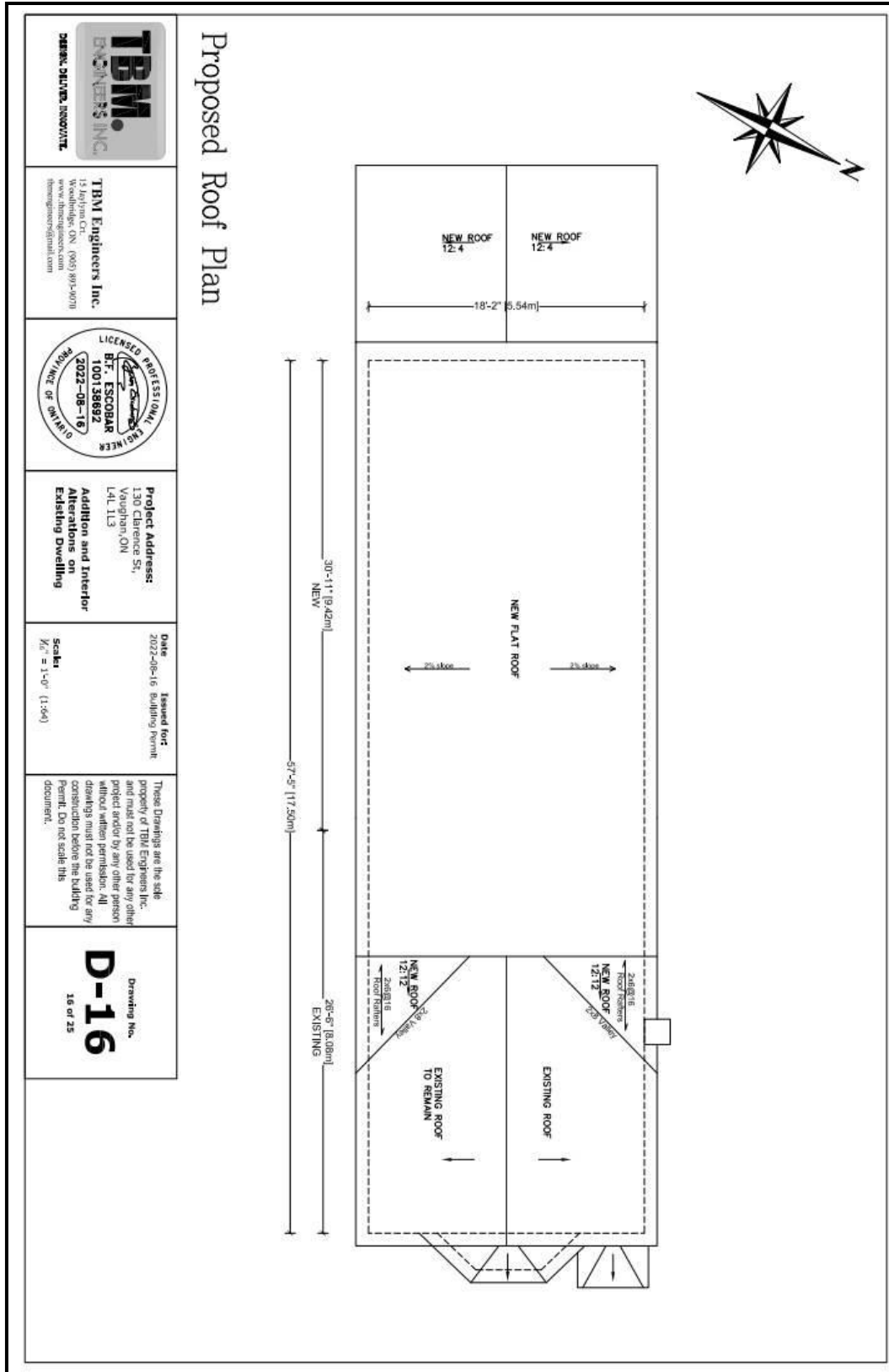


Margel Residence, 130 Clarence St., Vaughan (Woodbridge), Ontario



Heritage Impact Assessment

Margel Residence, 130 Clarence St., Vaughan (Woodbridge), Ontario

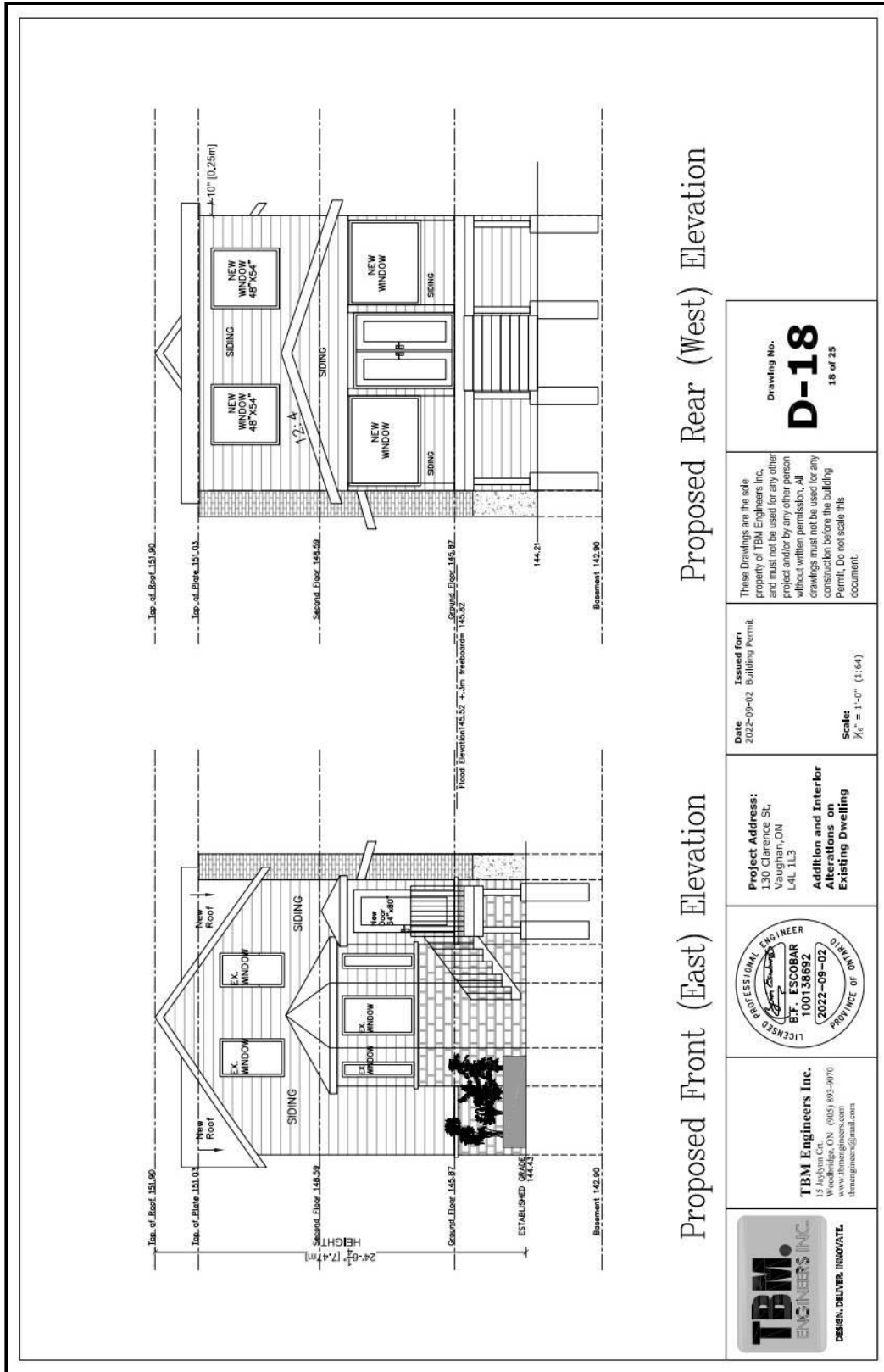


5.1.E – Proposed Roof Floor

6 September 2022. Project No. 2020-24

Heritage Impact Assessment

Margel Residence, 130 Clarence St., Vaughan (Woodbridge), Ontario



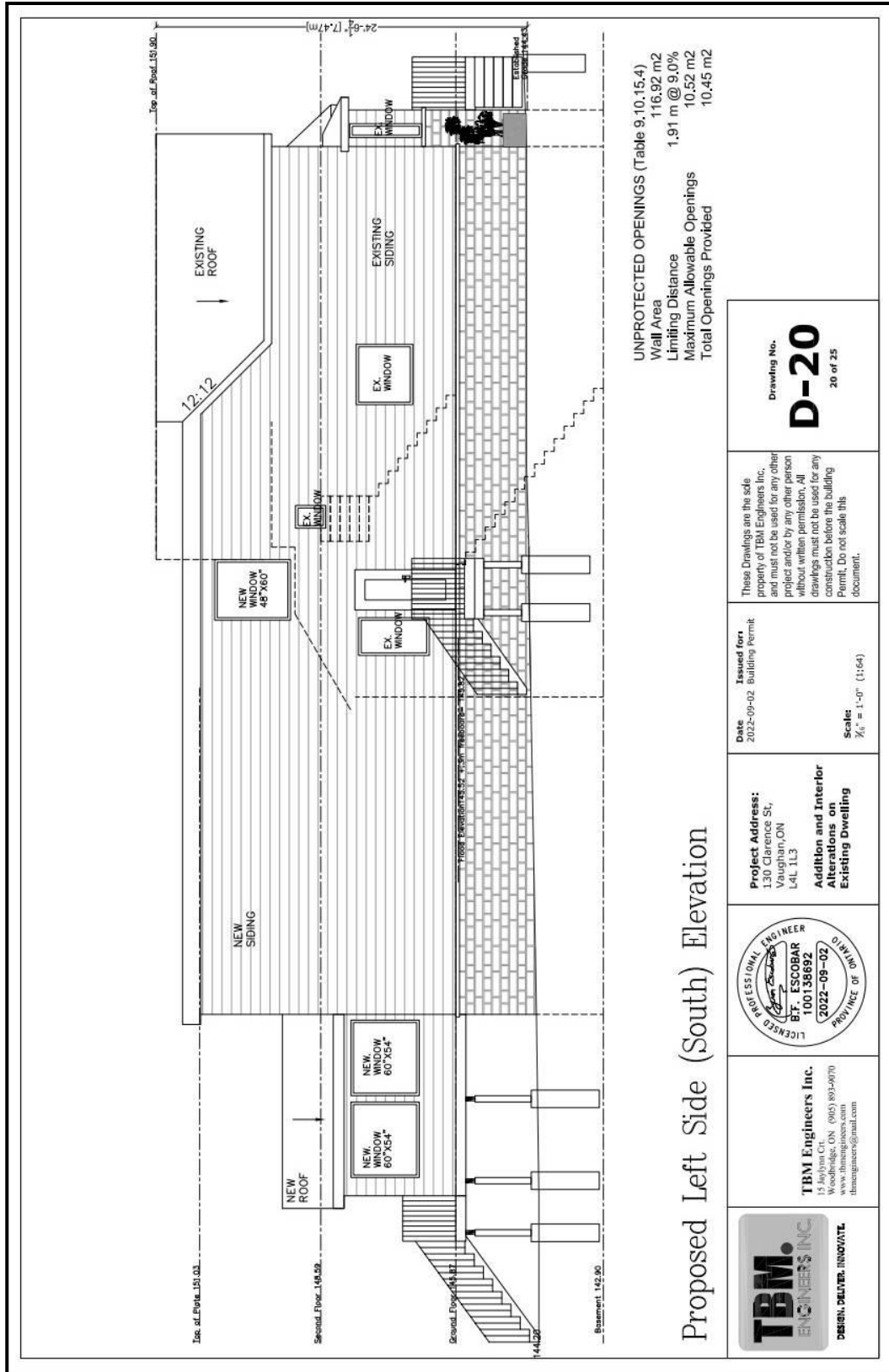
5.1.F – Proposed Front and Rear Elevations

6 September 2022. Project No. 2020-24

Mr. Terry Margel

Heritage Impact Assessment

Margel Residence, 130 Clarence St., Vaughan (Woodbridge), Ontario



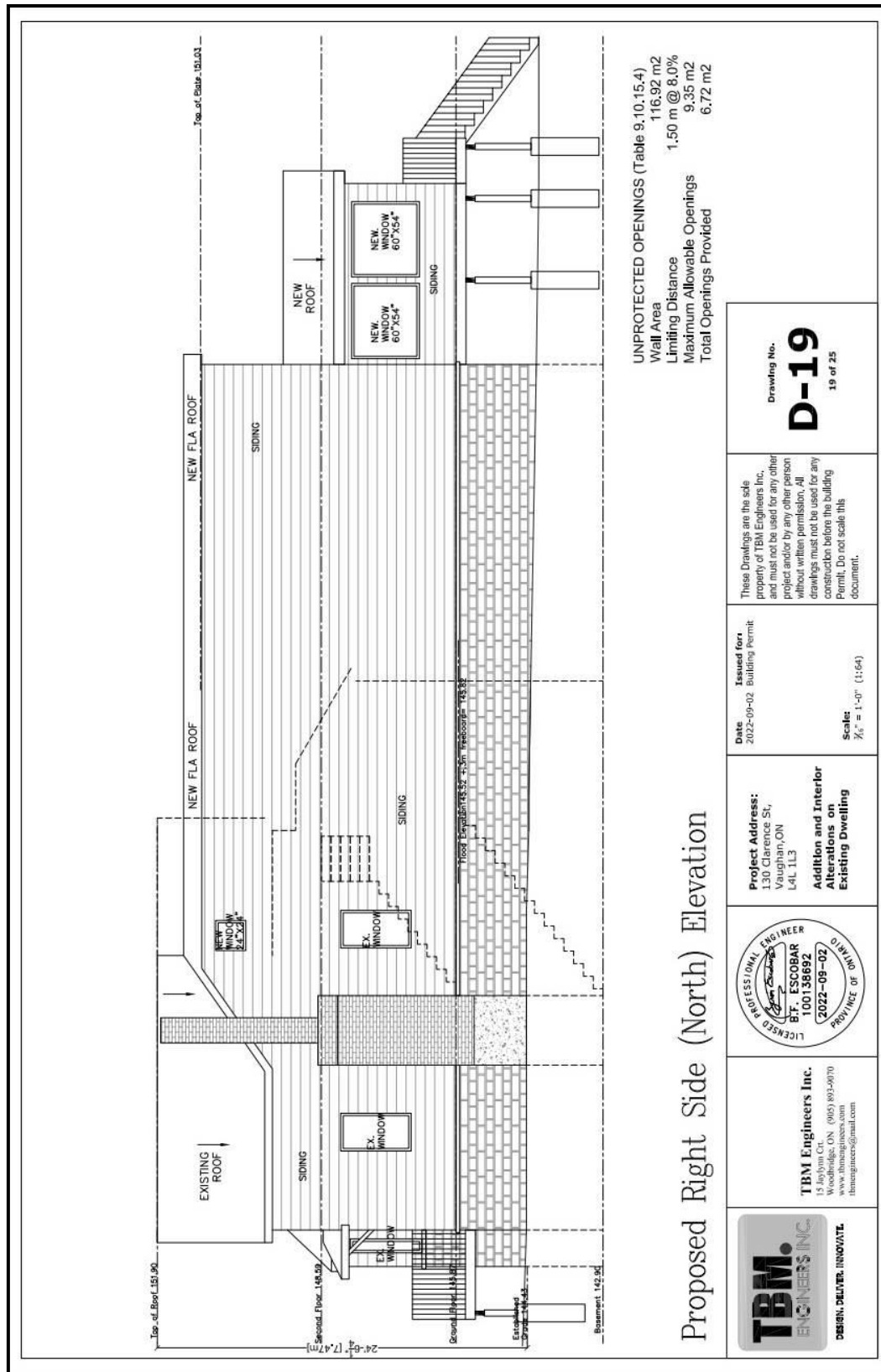
5.1.G – Proposed Left (South) Elevation

6 September 2022. Project No. 2020-24

Mr. Terry Margel

Heritage Impact Assessment

Margel Residence, 130 Clarence St., Vaughan (Woodbridge), Ontario



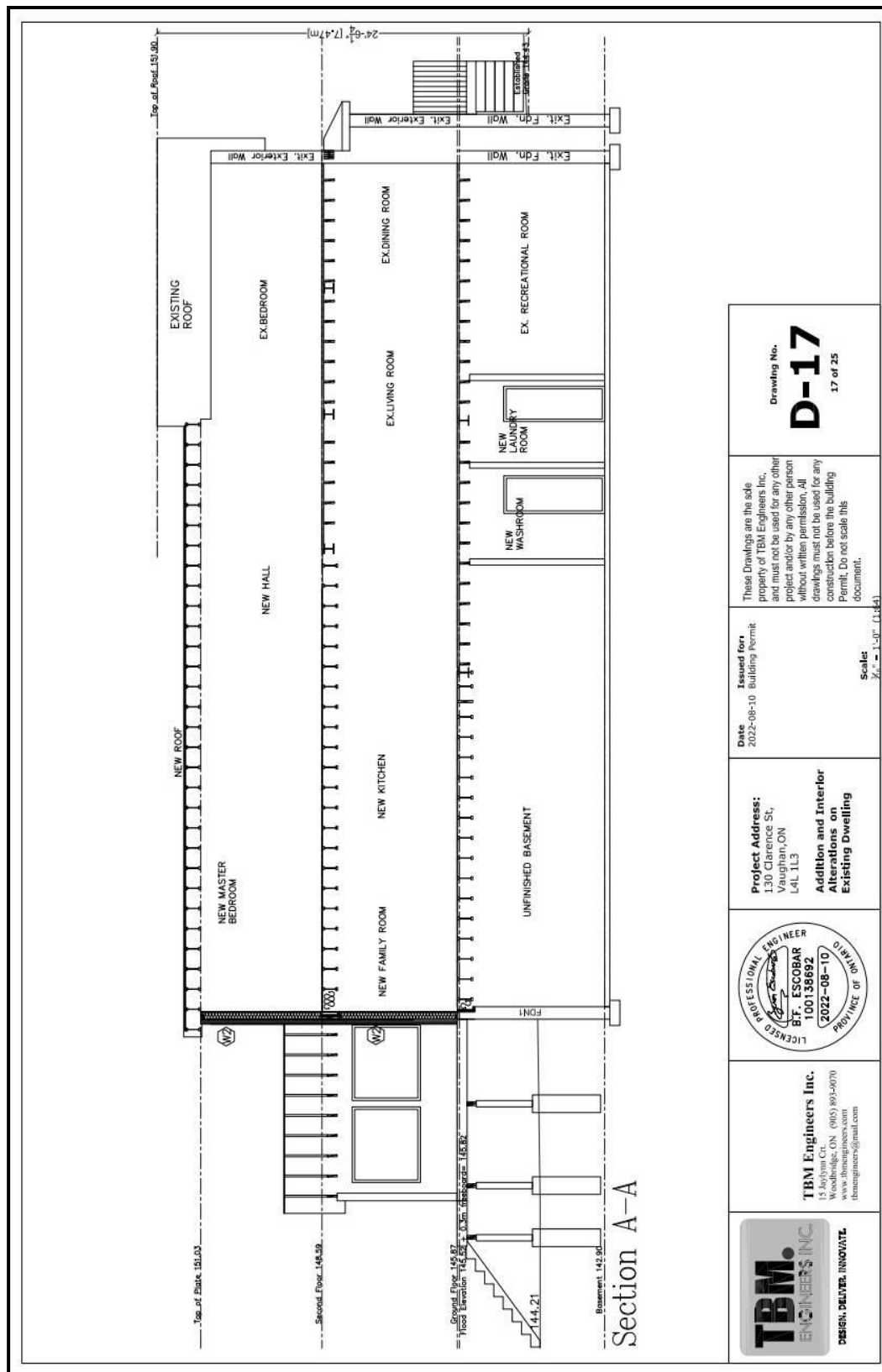
5.1.H – Proposed Right (North) Elevation

6 September 2022. Project No. 2020-24

Mr. Terry Margel

Heritage Impact Assessment

Margel Residence, 130 Clarence St., Vaughan (Woodbridge), Ontario



5.1.I – Proposed West to East Building Section

6 September 2022. Project No. 2020-24

Mr. Terry Margel

Heritage Impact Assessment

Margel Residence, 130 Clarence St., Vaughan (Woodbridge), Ontario



5.1.J - 3D Modelling – View from Street



5.1.K. – Streetscape – Proposed (Composite)

Heritage Impact Assessment

Margel Residence, 130 Clarence St., Vaughan (Woodbridge), Ontario

The proposed material palette consists of the following:

Roof : IKO Asphalt Shingles, “Cambridge” Dual Grey
Soffit, Gutters and Downspouts: “Westlake”, Pre-finished Aluminum - White
Windows: “Alumiro” - Aluminum - White
Door: White
Cladding: James Hardie, “HardiPlank” Cedar Mill Lap Siding - Grey Slate
Trim: James Hardie, ‘Cement’ – Rustic White
Cladding: Base - Cultured Stone, “Country Ledgestone”- Ashfall
Railings: Peak, Metal Pickets – White.



IDIM ARCHITECTS INC. / 416-880-3313 / CONTACT@IDIMARCHITECTS.COM

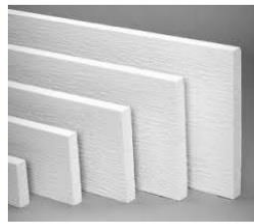
130 Clarence St Proposed Materials



James Hardie- Cedarmill
Grey Slate Siding



Cultured Stone - Country
Ledgestone Ashfall



James Hardie - Cement
Rustic White Trim



IKO Cambridge - Dual
Grey Shingles

5.1.L – Proposed Material Palette Board - 1



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Alumiro - White
Aluminum Window



Westlake - White Aluminum
Soffit, Gutters, and Downspout



Peak – Railblazers White
Metal Railing

5.1.M – Proposed Material Palette Board - 2

6 September 2022. Project No. 2020-24

Heritage Impact Assessment

Margel Residence, 130 Clarence St., Vaughan (Woodbridge), Ontario

6.0 Heritage Impact Assessment

6.1 Applicable Woodbridge Heritage Conservation District Plan Policies and Guidelines

The City of Vaughan enacted the Woodbridge Heritage District Conservation Plan in 2009 in an effort to preserve the historic character one of the City's early Villages. While the HCD Plan encourages the preservation of as much of the Heritage value of the community as possible, it recognizes that communities are constantly growing and evolving. Foreseeing this activity, the HCD Plan has policies and guidelines to guide proposed work needing to be done on existing and new buildings.

6.1.1 - The Objectives of the HCD are stated in Section 5.1 to:

- 1) *Identify, document, maintain and restore the unique heritage village character of Woodbridge.*
- 2) *Conserve contributing buildings, landscapes, monuments and streetscapes.*
- 3) *Ensure new designs contribute to the Woodbridge heritage character.*
- 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.*
- 5) *Ensure individual heritage structures and landscapes are maintained, and new development or redevelopment sensitively integrated, as part of a comprehensive district.*
- 6) *Maintain Woodbridge as both a local neighbourhood and a destination for residents of Vaughan and beyond.*
- 7) *Support a welcoming, interesting pedestrian environment by encouraging pedestrian amenities and by maintaining human-scaled development and connections to adjacent neighbourhoods.*
- 8) *Involve are residents, property and business owners, and interested individuals in the ongoing evolution of the HCD.*

6.1.2 - Character Areas – Clarence Street has been identified as part of the “Clarence Street and Park Drive” Character Area under section 5.3.3.1.

6.1.3 – Heritage Attributes and District Guidelines – Clarence Street has been identified as a Character area with specific attributes as listed in Section 6.1.5:

Heritage Impact Assessment

Margel Residence, 130 Clarence St., Vaughan (Woodbridge), Ontario

Heritage Attributes:

1. *A residential street character, that is pedestrian oriented and includes a broad variety of housing types and styles fronting onto Clarence Street.*
2. *Provides access to Woodbridge Avenue, from the north.*
3. *Provides access and views to the Humber River Corridor.*
4. *In addition to the parkland, front yards provide a significant greenery and tree canopy.*
5. *Houses are predominantly 2 to 3 storeys in height.*
6. *Side yards provide views towards the hillside on the west, and the river valley to the east.*

Guidelines:

1. *The Street should retain the existing residential character with a single family detached building type and be designed to support a pedestrian streetscape. Where the Official Plan permits, duplexes, triplexes, and quadplexes may be permitted provided they are carefully designed to appear as single detached dwellings, sensitive to abutting contributing buildings and landscapes, and provided they maintain existing side yard and front yard setbacks, are of a similar building height, and are of a building frontage width which is consistent with adjacent single detached dwellings.*
2. *Pedestrian connections to and from Woodbridge Avenue and the park system must be protected, maintained and additional opportunities to increase connections should be secured when new development applications are considered. Views and public access to parkland must be protected and enhanced.*
3. *Consistent setbacks (of a minimum 4.50m), should provide opportunities for landscaping on the both sides of the street.*
4. *New buildings should be a minimum of 2 floors (8.5 m) high and a maximum of 3 floors (11 m).*
5. *Detached residential units must provide a side yard as per zoning with open east-west views.*

Heritage Impact Assessment

Margel Residence, 130 Clarence St., Vaughan (Woodbridge), Ontario

6.1.4 - Architectural Guidelines for New Buildings, Additions and Alterations

Section 6.2.5 sets out the Approach to Non-Contributing Buildings:

Additions and alterations to non-contributing buildings can have an impact on contributing buildings and the overall character of Woodbridge. As non-contributing buildings are modified, and as new buildings are built, these should contribute to the heritage character of Woodbridge as a whole, and specifically to the heritage character of adjacent contributing properties.

Section 6.3 sets out guideline for additions and alterations to non-contributing building:

The intention in creating designs for new buildings should not be to create a false or fake historic building. Instead, the objective must be to create a sensitive well-designed new structure “of its time” that is compatible with the character of the district and its immediate context.

The design of new buildings in the HCD should carefully consider requirements elsewhere in this document for density, scale, height, setbacks, coverage, landscape open space, view corridors, angular plane and shadowing. Further, character areas have been identified in the district. Each character area has identifiable characteristics ...which should also be understood and respected.

Section 6.3.2 Contemporary Design

... 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.

Section 6.3.3 Architectural Guidelines

Material Palette: This includes brick, stone, traditional stucco; wood siding and trim, glass windows and storefronts, and various metals.

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.

Solid versus Transparency: In this historic district the relationship of solidity to transparency is a characteristic of new buildings that should be

Heritage Impact Assessment

Margel Residence, 130 Clarence St., Vaughan (Woodbridge), Ontario

carefully considered.... this proportion should reflect a more traditional residential proportion of 40% solid to 80% solid.

6.1.5 – Built Form Framework

The assembly of buildings along the edge of a street create a “Street Wall” which establishes the scale and helps establish the character of a neighbourhood. Section 6.4 identifies these components:

6.4.1.1 Guidelines General

- 1. New buildings must be sympathetic to the setbacks of adjacent contributing buildings.*

6.4.1.4 Clarence Street and Park Drive (CA) Street Guidelines

Heritage Attributes

- 1. Existing contributing buildings on the west side of Clarence Street are setback from the street and provide landscaped front yards. Currently there is no sidewalk on the west side of the street, north of Rosebury Lane.*
- 2. Existing contributing buildings on the east side of Clarence Street offer a wide variety of setback conditions. Currently there is a sidewalk on the west side of the street.*

Guidelines

- 1. New buildings on the west side must setback a minimum of 3 metres from the street and a maximum of 4.5 metres.*
- 2. New buildings on the east side may be built with a zero setback, and with a maximum setback of 2 metres.*

6.4.2. Street Wall Height and Scale

- 1. Except where noted, new buildings should be a minimum of 2 floors (8.5 m) and a maximum of 3 floors (11 m).*
- 2. New buildings must be sympathetic to, and transition from, the height of adjacent contributing buildings, with a minimum 45-degree angular plane.*

The above Objectives and Guidelines have been developed to assist in the evolution of the neighbourhood so as to maintain its historic character, yet meet the needs of an ever growing community.

Heritage Impact Assessment

Margel Residence, 130 Clarence St., Vaughan (Woodbridge), Ontario

6.2 Heritage Conformity Assessment – “Non-Contributing”

The design of the renovation to the home at 130 Clarence Street has been undertaken with consideration given to the Guidelines listed in the Woodbridge HCD Plan. The Property Owner have done their best to balance the design solution with requirement of the building program, the HCD guidelines and with those of other Authorities having jurisdiction.

The property has been identified as “Non-contributing” to the Heritage character of the neighbourhood. The HCD Plan encourages any work on “Non-contributing” properties to make the property more in keeping with the Heritage character of the District.

The proposed design has been generated with attention to the HCD design guidelines for the Wallace Street character area in the following manner:

- 1) Site Plan – The Addition is proposed to the rear of the property and largely not visible from the street line. The existing front yard setback is unchanged. This approach minimizes the impact of the Addition on the street
- 2) Side yard setbacks – the Addition follows the lines of the existing exterior walls, thereby making the Addition appear as part of the existing home. The existing side yard setbacks are largely respected and views between the homes have been maintained as proposed in the HCD Plan;
- 3) Rear Yard Setback – the Addition projects towards the rear property, but complies with the zoning by-law standards and is largely not visible from the street;
- 4) Building Height -The proposed building height is maintained at 2 storeys and is within the 8.50m maximum height proposed by the HCD Plan guidelines and the Zoning By-law, and in keeping with them; The new Addition proposes a flat roof which is then married into the existing with sloping portions to minimize its visual impact on the street and not over power the existing home’s massing;
- 5) Transition in Height – The Addition respects the existing building height along the street. Maintaining the building height contributes to respecting the existing transition between the buildings, as suggested in the HCD plan;
- 6) Building Massing – The Addition largely retains the existing, 2 storey building mass, by respecting the existing side yard setbacks and massing volume, and marries itself into the existing home as suggested in the HCD Plan;
- 7) Proportion in Parts – The Addition largely retains the existing proportions of the existing building in scale, as suggested in the HCD plan;

Heritage Impact Assessment

Margel Residence, 130 Clarence St., Vaughan (Woodbridge), Ontario

- 8) Integration into the streetscape – By maintaining the existing building height, the existing side yards and not changing the home’s front yard setback, the building remains integrated into the streetscape as suggested in the HCD plan;
- 9) Materials – The material palette includes replacing the existing aluminum siding cladding with a better quality wood-looking siding; introduces a stone looking base material and asphalt roof shingles in keeping with the suggested material palette in the HCD Plan;
- 10) Street wall – By not altering the front elevation, the home remains connected to the street wall proportions for the Clarence Street area character as prescribed in the HCD Plan guidelines;
- 11) Heritage Pedestrian scale – There being no change to the front of the home coupled with the accumulative effects of the design elements in the proposed design solution create a project which retains the Heritage pedestrian scale of Clarence Street.

7.0 Summary Statements and Recommendations

7.1 The Additions and Alterations at 130 Clarence Street – “Non-Contributing”

The property at 130 Clarence Street is located within the Woodbridge Heritage Conservation District and in the Clarence Street and Park Drive Street Character Area. It has been identified as “Non-contributing” to the Heritage character of the neighbourhood. The adjoining properties are also identified as “Non-Contributing”. The HCD Plan encourages any work on “Non-contributing” properties to make the property more in keeping with the Heritage character of the District. The proposed design solution to the home at 130 Clarence Street has been undertaken with consideration to the Guidelines listed in the Woodbridge HCD Plan.

The Additions and Alterations to the Home at 130 Clarence Street propose to execute the HCD Plan Guidelines in the following manner:

- 1) The Addition is located to the rear of the property not affecting the street frontage;
- 2) The Addition maintains the lines of the existing building;
- 3) The Addition is into the rear yard thereby preserving the existing front yard and “Street Wall” conditions;
- 4) The proposed building height is maintained at 2 storeys and is within the 8.50m maximum height;

Heritage Impact Assessment

Margel Residence, 130 Clarence St., Vaughan (Woodbridge), Ontario

- 5) The Addition's view from the street has been minimized with the flat roof design and its marrying into the existing home's roofline;
- 6) The Addition retains the existing home's 2 storey building mass;
- 7) The Addition largely retains the existing proportions of the existing building scale;
- 8) The Addition does not affect and retains the streetscape;
- 9) The front elevation remains largely unchanged;
- 10) The material palette improves the existing home and is in keeping with the suggested material palette in the HCD Plan;
- 11) The Addition retains the street wall proportions for the Clarence Street Character Area;
- 12) The Addition maintains the Heritage pedestrian scale of Clarence Street;

The above components of the proposed design solution illustrate the attention to the HCD Plan Guidelines paid by the Margel family and their Designers, and thereby have not only created a project which satisfies the Client's spatial needs but also successfully fits the proposed Addition into the Clarence Street and Park Drive Character Area, complying with the goals of the Woodbridge HCD Plan.

8.0 Mandatory Recommendations:

8.1 Mandatory Recommendation regarding the Addition and Alterations to the Non-Contributing Property at 130 Clarence Street in the Woodbridge Heritage Conservation District:

With respect to the proposed Addition and Alterations to the Non-contributing Home at 130 Clarence Street, it is recommended that:

- 1) The Addition and Alterations to the Home are in compliance with the Objectives and Guidelines of the Woodbridge Heritage Conservation District Plan;
- 2) The Addition and Alterations to the Home do not negatively impact the Heritage character of the Clarence Street and Park Drive Character Area of the Woodbridge HCD;
- 3) The Additions and Alterations to the Home be approved.

Heritage Impact Assessment

Margel Residence, 130 Clarence St., Vaughan (Woodbridge), Ontario

9.0 Authourship

Report Prepared By:

VINCENT J. SANTAMAURA, ARCHITECT INC.

Date:

6 September 2022



Vincent J. Santamaura, B. Arch, OAA, MRAIC, CAHP
Principal Architect

Heritage Impact Assessment

Margel Residence, 130 Clarence St., Vaughan (Woodbridge), Ontario

Appendix 1: Biography of Authour:

SELECTED PROFESSIONAL RESUME

Vincent J. Santamaura, B. Arch, MOAA, MRAIC

Overview:

Vincent has evolved his over to 35 years of experience in the Construction Industry from Vincent J. Santamaura, Architect into a founding partner of SRN Architects Inc. A creative designer, familiar with a variety of Building systems, and the Building and Approvals process, he applies his knowledge to solving the building needs of his clients.

Trained and registered as an Architect, Vincent graduated from the University of Toronto. He has been active in the Greater Toronto Area – from downtown infill housing to new communities to historic renovations, adaptive re-use to high-rise. Vincent has worked for award winning architectural firms and has run his own practice. He has worked for a large land developer/home builder as Staff Architect and Community Planner where he was responsible for designing new communities, lotting modules and commercial and residential unit forms. Fully versed in the grand picture, Vincent applies his knowledge and experience back into the urban and architectural design fields.

Familiar with a variety of building systems, Vincent is comfortable designing in steel frame, cast-in place concrete or wood or light gauge steel framing. His design solutions balance urban concerns, client needs, and budget demands. Sustainability has always been an interest of Vincent's since his university days having been involved in passive energy design since the first oil crisis, and this has led to an interest in building envelope systems and an exploration of the new techniques. Fundamentally, though, it is the satisfaction of the client's needs that drives the building design solution and the delivery of it on time and on budget.

Vincent derives a large amount of his design inspiration from our Ontario Heritage. He's been the Chair of the Uxbridge LACAC and has been active in the preservation efforts of the Foster Memorial and the Lucy Maud Montgomery House, both in Leaskdale. He designed the York/Durham Heritage Railway/Go Train Station in Stouffville, and renovations to the Goodwood Town Hall (1875) and the Uxbridge Music Hall (1901). With these works, Vincent has developed strong interpersonal skills interacting with various communities, committees and municipal governments. This sensitivity to the existing built (and social) environment ensures that any design intervention will respect its neighbours.

Keenly aware of the complex issues and interests in building communities, Vincent uses his design skills, his consensus building skills and his experience to arrive at a balanced solution to any design challenge.

Education:

2001 to present – OAA Professional Development Continuing Education Course Certificates
1986 to 1989 – AutoCAD Certificate courses, Ontario CADD/CAM Centre, Cambridge, Ontario
1985 – Construction Specifications Course, CSC, Toronto
1983 – Bachelor of Architecture, University of Toronto

Heritage Impact Assessment

Margel Residence, 130 Clarence St., Vaughan (Woodbridge), Ontario

Professional Memberships:

2012 to 2017 – Member, Alberta Association of Architects
2010 to present – Member, Building Specialist, Canadian Association of Heritage Professionals
1981 to present – Member, Ontario Association of Architects, Registered 1989
1983 to present – Member, Royal Architectural Institute of Canada

Community Memberships:

2015 to 2018 – Member, Heritage Whitby/LACAC, Town of Whitby
2009 to 2012 – involved in Local Architectural Conservation Advisory Committee to the Town of Whitby
1993 to 1996 – Member/Chairman, Heritage Uxbridge/LACAC, Town of Uxbridge
– involved in Local Architectural Conservation Advisory Committee to the Town of Uxbridge
1993 to 2002 – Member, Friends of the Foster Memorial, Town of Uxbridge
– involved in the fund raising, preservation and designation efforts for the Foster Memorial in the Town of Uxbridge
1994 to 2002 – Member, York/Durham Heritage Railway Association, Stouffville
– involved in the running of the heritage railway between Stouffville and Uxbridge
1995 to 1998 – Member, Celebration of the Arts Committee, Town of Uxbridge
– involved in organizing the annual Cultural Celebration in the Town of Uxbridge

Professional Activities and Selected Projects:

Expert Witness – Heritage Matters:

Expert Witness – Architecture/Site Planning/Urban Design: Ontario Municipal Board -
Recognized as an **Expert** in Architecture, Site Planning and Urban Design by the Ontario Municipal Board for Testimony during Heathwood Homes Appeal of the City of Toronto By-Law no. 2017-62.

Expert Witness – Heritage Matters: Ontario Municipal Board -
Recognized as an **Expert** in Heritage Matters by the Ontario Municipal Board for Testimony during Dunbar Homes Appeal of the City of Mississauga Refusal to Enact By-Law no. 0225-2007

Expert Witness – Heritage Matters: Ontario Municipal Board
Recognized as an **Expert** in Heritage Matters by the Ontario Municipal Board for Testimony during Testimony for Vitmont Holding Inc Appeal of the Town of Aurora Non-Decision on Site Plan for 15160 Yonge Street & No. 5 Tyler Street, Aurora

Expert Witness – Heritage Matters: Ontario Municipal Board -
Recognized as an **Expert** in Heritage Matters by the Ontario Municipal Board for Testimony during Ballantry Homes Appeal of the Town of Markham By-Law no. 2006-78

Heritage Impact Statements/Reports:



Heritage Impact Statement/Preservation Plan – 68 Daisy Street, City of Toronto (Etobicoke):
Architect/Heritage Architect who analyzed and authored a Heritage Impact Assessment and

Heritage Impact Assessment

Margel Residence, 130 Clarence St., Vaughan (Woodbridge), Ontario

Preservation Plan for the Vincent Massey Public School on the impact of a new cluster of townhouses proposed around it in the City of Toronto.

Heritage Impact Statement – 4583, 4589 & 4601 Mississauga Road, City of Mississauga:

Analyzed and authored a Heritage Impact Statement for the impact of a new cluster of homes on the Credit River Cultural Landscape (Heritage Registered Inventory) and the Mississauga Road Scenic Route (Heritage Register Inventory) in the City of Mississauga.

Heritage Impact Assessment - 6 Mann Street, Clarington (Bowmanville):

Architect/Heritage Architect who analyzed and authored a Heritage Impact Assessment for the impact of an infill project of three single detached homes in the Town of Clarington (Bowmanville).

Heritage Impact Statement – 4390 Mississauga Road, City of Mississauga:

Analyzed and authored a Heritage Impact Statement for the impact of a proposed semi-detached and townhouse development on the Mississauga Road Scenic Route (Heritage Register Inventory) in the City of Mississauga.



Cultural Heritage Impact Review Assessment/Preservation Plan – The Thomas Wright House and the McGillivray-Shore House

8161 & 8177 Kipling Avenue, City of Vaughan:
Architect/Heritage Architect who analyzed and authored a Cultural Heritage Impact Statement and Preservation plan for the re-location and renovation of two Designated Homes and the impact of a proposed stacked townhouse project in the

Woodbridge Heritage Conservation District, in the City of Vaughan. **(2017 Vaughan Urban Design Award Winner)**

Heritage Impact Statement –

10056 & 10068 Keele Street, City of Vaughan:

Architect/Heritage Architect who analyzed and authored a Cultural Heritage Impact Statement for a proposed townhouse project in the Maple Heritage Conservation District, in the City of Vaughan.

Heritage Impact Statement/Preservation Plan - Stiver Tenant House

9721 Kennedy Road, City of Markham

Architect/Heritage Architect who analyzed and authored a Cultural Heritage Impact Statement Preservation plan for the re-location, renovation, and addition of a Designated Stiver Tenant Home project in the Town of Markham. (on-going)



Cultural Heritage Impact Review Assessment/Preservation Plan – The Thomas Watson House

8934 Huntington Road, City of Vaughan:

Architect/Heritage Architect who analyzed and authored a Cultural Heritage Impact Statement and Preservation plan for the renovation of a formerly Designated Home as part of the proposed Arlington Estate Banquet Hall re-development project in the City of Vaughan.

Heritage Impact Assessment/Preservation Plan – 6 & 12 Durham Street , Town of Whitby:

Architect/Heritage Architect Analyzed and authored a Heritage Impact Assessment and prepared a Preservation plan for the re-location,

Heritage Impact Assessment

Margel Residence, 130 Clarence St., Vaughan (Woodbridge), Ontario

renovation, and addition of two homes of Heritage value as part of “Olde Whitby-The Mews” redevelopment project in the Town of Whitby (Brooklin).

Restoration:



The Music Hall (1901), Uxbridge:

Architect for the renovation of the cultural centre of the thriving artistic life of Uxbridge since 1901. The facilities of the Historically Designated Music Hall were updated, and the stage was restored.

Adaptive Re-Use:



11 Woodlawn Avenue, Toronto:

Project Architect for a conversion of a church building into condominium suites. The existing 4,000 sf building shell had another 8,000 sf of building area inserted into its envelope to create six luxury 2-storey units.

Mixed Use Projects:



Old Brooklin-The Mews, Brooklin:

Architect/Heritage Architect for the infill and extension of downtown Brooklin’s Heritage District’s main street with a mixed-use project using traditional living above retail programming and local heritage architectural styles.

Institutional:



Go Transit Stouffville and York Durham Heritage Railway Terminus, Stouffville:

Architect for the Heritage inspired Go Transit Station Stouffville which also acts as a terminus station for the York Durham Heritage Railway line between Stouffville and Uxbridge.

Heritage Impact Assessment

Margel Residence, 130 Clarence St., Vaughan (Woodbridge), Ontario

Commercial:



10 Richmond Street, Maple:

Architect for a commercial infill building in Downtown Maple's Heritage, currently approved by the City of Vaughan Heritage Committee, the Maple Streetscape Committee and City of Vaughan Council.

Architectural Control Guidelines:

Spring Creek, Waterdown:

Control Architect who created Architectural Control Guidelines which selected all components for the accurate re-creation of Georgian, Edwardian, Queen Anne, Arts & Crafts and Canadiana styles in this heritage inspired residential community.

Kleinburg Estates, Vaughan (Kleinburg):

Control Architect who created Architectural Control Guidelines which selected all components for the accurate re-creation of Georgian, Queen Anne, Second Empire and Victorian styles in this residential community in the Heritage Conservation District of Kleinburg.

Heritage Impact Assessment

Margel Residence, 130 Clarence St., Vaughan (Woodbridge), Ontario

End of Report