



**SCOPED CULTURAL HERITAGE
IMPACT ASSESSMENT, 150
WOODBIDGE AVENUE**

City of Vaughan, Ontario

January 20, 2023

Prepared for:
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Prepared by:
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Project Number:
160940934

Limitations and Sign-off

The conclusions in the Report titled Scoped Cultural Heritage Impact Assessment, 150 Woodbridge Avenue are Stantec’s professional opinion, as of the time of the Report, and concerning the scope described in the Report. The opinions in the document are based on conditions and information existing at the time the scope of work was conducted and do not take into account any subsequent changes. The Report relates solely to the specific project for which Stantec was retained and the stated purpose for which the Report was prepared. The Report is not to be used or relied on for any variation or extension of the project, or for any other project or purpose, and any unauthorized use or reliance is at the recipient’s own risk.

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Executive Summary

Organica Studio + Inc. (the Client) retained Stantec Consulting Ltd. (Stantec) to prepare a Scoped Cultural Heritage Impact Assessment (Scoped CHIA) of the Woodbridge Library at 150 Woodbridge Avenue (the property) in the City of Vaughan (the City), Regional Municipality of York, Ontario. The property is designated under Part V of the *Ontario Heritage Act* as part of the Woodbridge Heritage Conservation District (HCD) and identified as a contributing property (Goldsmith Borgal and Company Architects 2009). The property is also listed on the City's *Register of Property of Cultural Heritage Value* (City of Vaughan 2016). The present-day Woodbridge Library consists of the front façade of a former Royal Bank of Canada branch built in 1922 and a late 20th century addition to this structure completed in 1982.

The Client is proposing renovations to the existing Woodbridge Library on behalf of the City to improve accessibility, particularly in the entrance/foyer and basement auditorium areas. The proposed design would include demolishing the late 20th century entrance area and brick colonnade and constructing an extension that extends to the location of the existing colonnade and connects to the existing structure at the rear and west sides. The southeast corner of the structure is chamfered. There are no proposed impacts to the 1922 façade.

This Scoped CHIA assessed the potential for adverse impacts resulting from the proposed renovations on the property and the Woodbridge Avenue Character Area of the Woodbridge HCD. Overall, Stantec determined that the proposed renovations and design:

- Will not result in direct or indirect impacts on the cultural heritage value or interest and heritage attributes of the property and HCD
- Meets the Woodbridge HCD Plan's guidelines for new construction (Goldsmith Borgal and Company Architects 2009).

To avoid incidental impacts during construction to the 1922 façade of the Woodbridge Library and enhance the connection to the Woodbridge Avenue Character Area, Stantec recommends:

- Avoiding the 1922 façade during construction by clearly indicating the façade on plans, drawings, and construction documents. Establish flagging or fencing during demolition and construction to denote areas where demolition and construction are to be avoided.
- Salvaging bricks from the parts of the existing library building that are to be removed and include them in the cladding of the new design.
- Incorporating commemorative materials within the library, including but not limited to historical images of the 1922 structure, details of the 1980s renovation, and the continued evolution of the library's design.



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- Conducting a pre-construction vibration assessment to determine acceptable levels of vibration given the site-specific conditions (including soil conditions, equipment proposed to be used, and building characteristics) for properties within 50m of the proposed construction. If necessary, conduct vibration monitoring during construction to assess if acceptable vibration levels are exceeded.

The Executive Summary highlights key points from the report only; for complete information and findings the reader should examine the complete report.



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Acronyms / Abbreviations

CAHP	Canadian Association of Heritage Professionals
CHIA	Cultural Heritage Impact Assessment
CHVI	Cultural Heritage Value or Interest
HCD	Heritage Conservation District
MCM	Ministry of Citizenship and Multiculturalism
n.d.	No date
OHA	<i>Ontario Heritage Act</i>
O. Reg.	Ontario Regulation
PPS	<i>Provincial Policy Statement</i>
RBC	Royal Bank of Canada



1 Introduction

1.1 Study Purpose

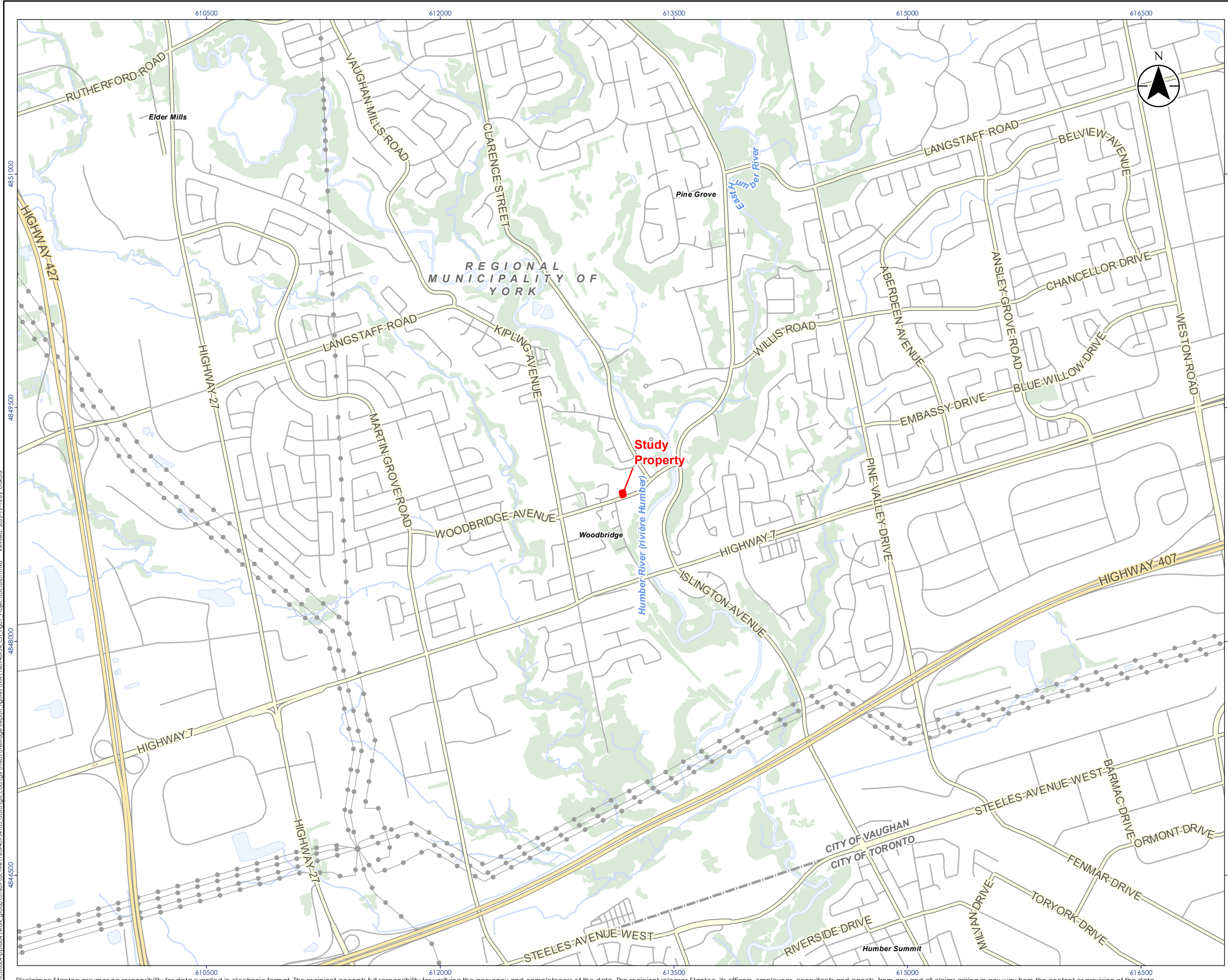
Organica Studio + Inc. (the Client) retained Stantec Consulting Ltd. (Stantec) to prepare a Scoped Cultural Heritage Impact Assessment (Scoped CHIA) of the Woodbridge Library at 150 Woodbridge Avenue (the property) in the City of Vaughan (the City), Regional Municipality of York, Ontario (Figure 1 and Figure 2). The property is designated under Part V of the *Ontario Heritage Act* as part of the Woodbridge Heritage Conservation District (HCD) and identified as a contributing property (Goldsmith Borgal and Company Architects 2009). The property is also listed on the City's *Register of Property of Cultural Heritage Value* (City of Vaughan 2016).

The purpose of the Scoped CHIA is to respond to policy requirements regarding the conservation of cultural heritage resources in the land use planning process. This Scoped CHIA follows the City's *Guidelines for Cultural Heritage Impact Assessments* (Guidelines) (City of Vaughan 2019) (Appendix A) and the Ministry of Citizenship and Multiculturalism (MCM) Info Sheet #5 in *Heritage Resources in the Land Use Planning Process, Cultural Heritage and Archaeology Policies of the Ontario Provincial Policy Statement, 2005* (Government of Ontario 2006a). The City provided a request for a Scoped CHIA for this project containing the following information:

- a statement that summarizes the context and history of the existing building
- a history of the most recent repairs to demonstrate that the property is in good condition and to confirm that there is no exterior work to be done at this time
- an overview of the proposed work
- identification of the impacts of the proposed development or alteration on the heritage resource.
- recommended a conservation approach to best conserve the heritage resource and to avoid or mitigate negative impacts on the heritage resource within the context of the proposed development.

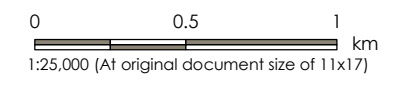
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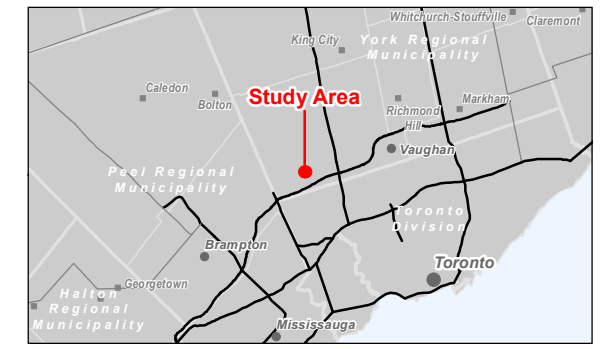
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- Study Property
- Highway
- Major Road
- Minor Road
- Hydro Line
- Watercourse
- Municipal Boundary
- Municipal Boundary, Lower
- Waterbody
- Wooded Area



Notes

1. Coordinate System: NAD 1983 UTM Zone 17N
2. Base features produced under license with the Ontario Ministry of Natural Resources and Forestry © Queen's Printer for Ontario, 2022, © ESRI, 2022.



Project Location: Vaughan, ON
 Prepared by BK on 2022-12-16
 Technical Review by BCC on 2022-12-07


Client/Project: ORGANICA STUDIO + INC.
 CULTURAL HERITAGE IMPACT ASSESSMENT
 150 WOODBRIDGE AVENUE

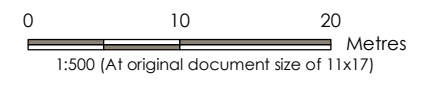
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Title: **Location of Study Property**

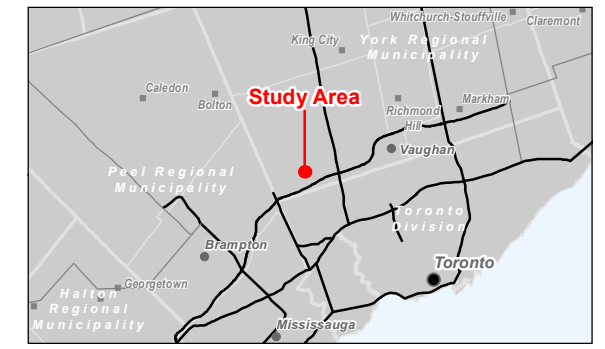
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 Revised: 2022-12-16 By: bobakr



Legend
 Study Property



Notes
 1. Coordinate System: NAD 1983 UTM Zone 17N
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Project Location: Vaughan, ON
 160940934 REVA
 Prepared by BK on 2022-12-16
 Technical Review by BCC on 2022-12-07

Client/Project: ORGANICA STUDIO + INC.
 CULTURAL HERITAGE IMPACT ASSESSMENT
 150 WOODBRIDGE AVENUE

Figure No.
2

Title
Study Property

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1.2 Policy Framework

1.2.1 Planning Act

The *Planning Act* (Government of Ontario 1990a) provides a framework for land use planning in Ontario, integrating matters of provincial interest in municipal and planning decisions. Part I of the *Planning Act* identifies that the Minister, municipal councils, local boards, planning boards, and the Municipal Board shall have regard for provincial interests, including:

- (d) The conservation of features of significant architectural, cultural, historical or scientific interest (Government of Ontario 1990)

1.2.2 Provincial Policy Statement

The Provincial Policy Statement (PPS) (Government of Ontario 2020) is intended to provide policy direction for land use planning and development regarding matters of provincial interest. Cultural heritage is one of many interests contained within the PPS. Section 2.6.1 of the PPS states that “significant built heritage resources and cultural heritage landscapes shall be conserved” (Government of Ontario 2020). Under the PPS definition, conserved is defined as:

The identification, protection, management and use of built heritage resources, cultural heritage landscapes and archaeological resources in a manner that ensures their cultural heritage value or interest is retained. This may be achieved by the implementation of recommendations set out in a conservation plan, archaeological assessment, and/or heritage impact assessment that has been approved, accepted, or adopted by the relevant planning authority and/or decision maker. Mitigative measures and/or alternative development approaches can be included in these plans and assessments.

(Government of Ontario 2020)

Under the PPS definition, in regard to cultural heritage and archaeology, significant is defined as:

. . . resources that have been determined to have cultural heritage value or interest. Processes and criteria for determining cultural heritage value or interest are established by the Province under the authority of the Ontario Heritage Act.

(Government of Ontario 2020)

Under the PPS, “protected heritage property” is defined as:

. . . property designated under Parts IV, V or VI of the Ontario Heritage Act; property subject to a heritage conservation easement under Parts II or IV of the Ontario Heritage Act; property identified by the Province and prescribed public bodies as a provincial heritage property under the Standards and Guidelines for Conservation of Provincial Heritage Properties; property protected under federal legislation, and UNESCO World Heritage Sites.

(Government of Ontario 2020)



1.2.3 Ontario Heritage Act and Ontario Regulation 9/06

The *Ontario Heritage Act* (OHA) (Government of Ontario 1990) provides the primary statutory framework for the conservation of cultural heritage resources in Ontario. Conservation of cultural heritage resources is a matter of provincial interest, as reflected in the OHA policies. Under Part IV and V of the OHA, a municipal council may designate individual properties containing cultural heritage value or interest (CHVI) or properties within a heritage conservation district as containing CHVI. In accordance with Section 27(1) of the OHA, a municipality maintains a register of properties that are of CHVI. A municipality may also include a list of properties that have not been designated but may contain CHVI, often referred to as “listed properties.”

The criteria for determining CHVI is defined by *Ontario Regulation* (O. Reg.) 9/06. To establish CHVI, at least one of the following criteria must be met:

1. The property has design value or physical value because it:
 - a. is a rare, unique, representative or early example of a style, type, expression, material or construction method
 - b. displays a high degree of craftsmanship or artistic merit
 - c. demonstrates a high degree of technical or scientific achievement
 2. The property has historical value or associative value because it:
 - a. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community
 - b. yields, or has the potential to yield, information that contributes to an understanding of a community or culture
 - c. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community
 3. The property has contextual value because it:
 - a. is important in defining, maintaining or supporting the character of an area
 - b. is physically, functionally, visually or historically linked to its surroundings
 - c. is a landmark
- (Government of Ontario 2006a)

1.2.4 Region of York Official Plan

The Region of York Official Plan (Region of York 2010) contains the following policies regarding cultural heritage resources:



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To recognize, conserve and promote cultural heritage and its value and benefit to the community.

It is the policy of Council:

Section 3.4.1

To encourage local municipalities to compile and maintain a register of significant cultural heritage resources, and other significant heritage resources, in consultation with heritage experts, local heritage committees, and other levels of government.

Section 3.4.3

To require local municipalities to adopt official plan policies to conserve significant cultural heritage resources.

Section 3.4.11

To require local municipalities to adopt official plan policies to conserve significant cultural heritage resources and ensure that development and site alteration on adjacent lands to protected heritage properties will conserve the heritage attributes of the protected heritage property.

(Region of York 2010)

1.2.5 City of Vaughan Official Plan

The City's Official Plan (City of Vaughan 2010) contains the following policy regarding development within or adjacent to listed properties:

Section 6.2.3.1

That when development is proposed on a property that is not designated under the Ontario Heritage Act but is listed on the Heritage register, recognized as a Cultural heritage character area or identified as having potential cultural heritage value, the applicant shall submit a Cultural heritage impact assessment when: a. the proposal requires an Official Plan amendment, a zoning by-law amendment, a plan of subdivision, a plan of condominium, a minor variance or a site plan application; b. the proposal involves the demolition of a building or the removal of a building or part thereof or a heritage landscape feature; or c. there is potential for adverse impact to a cultural heritage resource from the proposed development activities.

Section 6.2.3.2

That when development is proposed on a property adjacent to a property that is not designated under the Ontario Heritage Act but is listed on the Heritage register, recognized as a Cultural heritage character area, or identified as having potential cultural heritage value: b. the applicant shall submit a Cultural heritage impact assessment if through the development approval process it is determined that there is the potential for adverse impact on the adjacent heritage resource from the proposed development.

(City of Vaughan 2010)



1.3 Assessment of Impacts

When determining the effects a development or site alteration may have on built heritage resources or cultural heritage landscapes, the MCM's *Heritage Resources in the Land Use Planning Process* (Government of Ontario 2006b) advises that the following "negative impacts" should be considered:

- Direct Impacts:
 - *Destruction of any, or part of any, significant heritage attributes or features*
 - *Alteration that is not sympathetic, or is incompatible, with the historic fabric and appearance*
- Indirect Impacts:
 - *Shadows that alter the appearance of a heritage attribute or change the viability of a natural feature or plantings, such as a garden*
 - *Isolation of a heritage attribute from its surrounding environment, context or a significant relationship*
 - *Direct or indirect obstruction of significant views or vistas within, from, or of built and natural features*
 - *A change in land use such as rezoning a battlefield from open space to residential use, allowing new development or site alteration to fill in the formerly open spaces*
 - *Land disturbances such as a change in grade that alters soil, and drainage patterns that adversely affect an archaeological resource*

(Government of Ontario 2006b)

Other potential impacts may also be considered, such as vibration. Vibration is categorized together with land disturbance. Although the effect of traffic and construction vibrations on historical period structures is not fully understood, vibrations may be perceptible in buildings with a setback of less than 40 metres from the curbside (Crispino and D'Apuzzo 2001; Ellis 1987; Rainer 1982; Wiss 1981; National Park Service 2001). For this study, a 50-metre buffer is used to represent a conservative approach to delineate potential effects related to vibration. The proximity of the proposed development to heritage resources was considered in this assessment.

1.4 Mitigation Options

In addition to providing a framework to assess the impacts of a proposed undertaking, the MCM's *Heritage Resources in the Land Use Planning Process* (Government of Ontario 2006b) also provide methods to minimize or avoid impacts on cultural heritage resources. These include, but are not limited to:

- *Alternative development approaches*
- *Isolating development and site alteration from significant built and natural features and vistas*
- *Design guidelines that harmonize mass, setback, setting, and materials*



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- *Limiting height and density*
- *Allowing only compatible infill and additions*
- *Reversible alterations*
- *Buffer zones, site plan control, and other planning mechanisms*

(Government of Ontario 2006b)

In addition, this CHIA considers the mitigation options outlined in the City's Guidelines. These include:

- *Avoidance Mitigation*
- *Salvage Mitigation*
- *Historical Commemoration*

(City of Vaughan 2019)



2 Summary of Site History and Context

2.1 Historical Overview

The present-day Woodbridge Library consists of the front façade of a former Royal Bank of Canada (RBC) branch built in 1922 and a late 20th century addition to this structure completed in 1982. The history of RBC in Woodbridge began in 1892 when John Hallett established a private bank in the community. In 1905, this private bank was acquired by Crown Bank. In 1908, Crown Bank merged with Northern Crown Bank, and in 1918, the bank was purchased by RBC. In 1922, RBC built a new branch at present-day 150 Woodbridge Avenue (Kearny and Atlow No date [n.d.]) (Plate 1).



Plate 1: Royal Bank of Canada Woodbridge Branch (Wood 1984)

In 1957, RBC built a new branch at present-day 174 Woodbridge Avenue and the former branch (at 150 Woodbridge Avenue) was acquired by the Village of Woodbridge and used to house the municipal offices of the community. In 1971, the Village of Woodbridge was amalgamated into the new Town of Vaughan. As a result, municipal offices were moved to the new Town of Vaughan Municipal Office in Maple. Following amalgamation, it was decided to repurpose the former municipal office as a new library location (Wood 1984).

The Woodbridge Library began in 1883 when the local Mechanics Institute opened a library in Woodbridge. The library was located near the present-day Abell Parkette and was demolished in the early 1970s. By the mid-1950s, the library used one-third of this building and shared it with the municipality and police department. In 1961, the Woodbridge Library contained 5,000 books and about 880 borrowers (Woodbridge Public Library 1961).

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During the summer of 1971, the Vaughan Library board renovated the former municipal office in preparation for its use as a library. In anticipation of the move, library staff rebound 200 books and purchased many more. Changes completed in the building included the relocation of the basement stairs to the back of the building, creating a rear emergency exit, replacing the original plaster walls, lowering the ceiling, and lighting improvements. The new walls were clad in asbestos panels, and the flooring was a mix of vinyl asbestos tile and carpet (Woodbridge Public Library 1971a). The new library had its official grand opening in November 1971 with a floor space of 1,500 square feet (Plate 2) (Woodbridge Public Library 1971b; Young-Wright Architects n.d.).

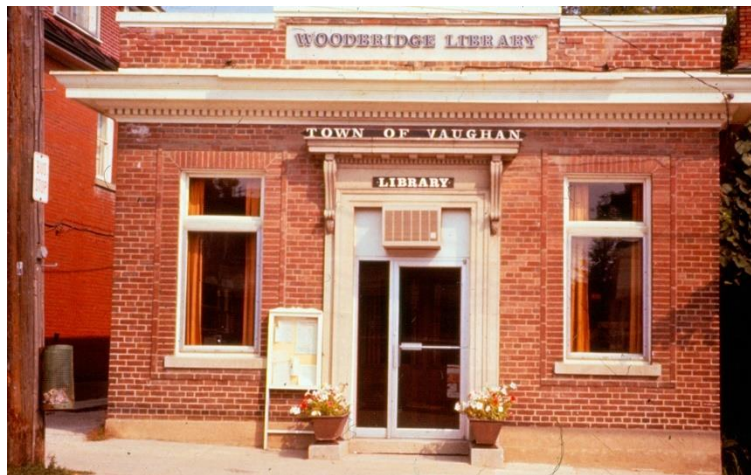


Plate 2: Woodbridge Public Library, circa 1971-1980 (Vaughan Public Libraries 2022)

By 1980, this location was deemed “far too small and hopelessly out of date” (Globe and Mail 1982). During this period, Vaughan was experiencing substantial growth and 10,000 square feet of library space was required to accommodate the growing population (Young-Wright Architects n.d.).

Initially, the library board wished to demolish the original early 20th century former bank branch and build an entirely new building. Instead, at the behest of the architects Richard Young and James Wright, it was decided to retain the front façade of the existing structure and incorporate it into a new design. To accommodate an expansion of the library, an adjacent boarding house to the east of the library was acquired and demolished (Young-Wright Architects 1980; Young-Wright Architects n.d.). The firm believed that incorporating the old library building into the new design would “maintain and hopefully strengthen the streetscape of Woodbridge’s main street” (Young-Wright Architects n.d.). “John Price” brick was chosen to match the existing red brick façade of the structure, and the cornice was continued on the new front façade (Young-Wright Architects n.d.) (Plate 3).

In 1982, the newly completed structure contained 10,000 square feet of space and was a two-storey split-level structure with an open court. Upon completing the addition, Isabel Little, head of the building committee, noted, “[W]e feel we are still at the heart of old and new Woodbridge and accessible to all” (Woodbridge Public Library n.d.). In 1982, the newly completed structure received an “Ontario Renews Award” from the provincial government for its sympathetic incorporation of the existing library (Globe and Mail 1982).



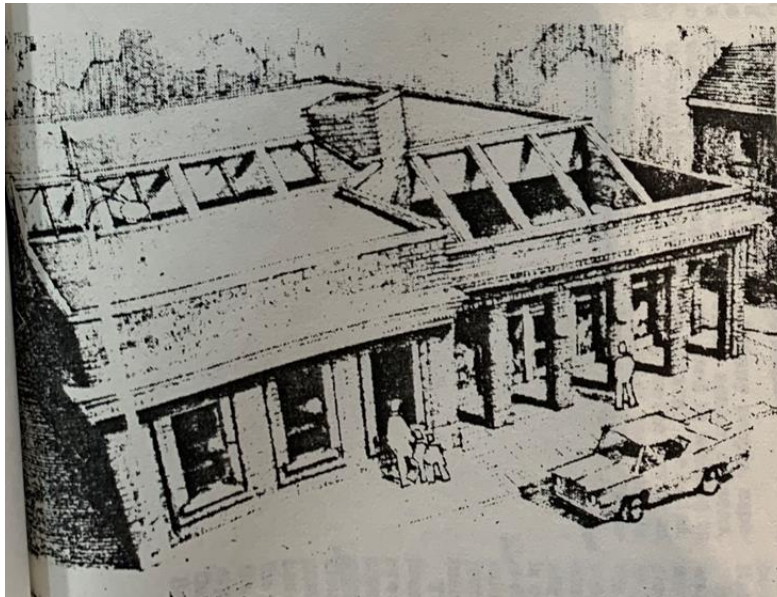


Plate 3: Illustration of additions and modifications to Woodbridge Library, circa 1980
(Woodbridge Public Library n.d.)

2.2 Woodbridge Heritage Conservation District

The property is designated under Part V of the OHA as part of the Woodbridge HCD and identified as a contributing property (Goldsmith Borgal and Company Architects 2009). The property is also listed on the City's *Register of Property of Cultural Heritage Value* (City of Vaughan 2016).

The Woodbridge HCD Plan identifies the property at 150 Avenue as a contributing property. The HCD Plan defines contributing properties as those that are listed or individually designated, of a particular period or age of construction, are of common architectural styles found in the HCD, a similar height to other properties found in the HCD, or are noted for their historical associations with significant people, events, or environments (Goldsmith Borgal and Company Architects 2009).

2.3 Site Description

2.3.1 Landscape Setting

The property is situated on the north side of Woodbridge Avenue, approximately 43 metres east of the intersection of Wallace Street and Woodbridge Avenue. Woodbridge Avenue was under construction at the time of the site visit. Based on available imagery, the roadway is two-lane with on-street parking. The roadway contains concrete curbs and interlocking brick paver sidewalks. The roadway is lined with freestanding streetlighting. The general character of the area is commercial and residential. It includes a mix of mid-19th to early 20th century residential and commercial structures and medium-density residential structures dating to the late 20th to early 21st centuries (Photo 1 and Photo 2). To the east of the structure is an access road paved with asphalt leading to parking lots for the Market Lane Shopping Centre, a late

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20th century shopping plaza. The sidewalks of the plaza are comprised of interlocking brick pavers (Photo 3 and Photo 4).

The structure's north, east, and west facades directly abut the municipal right of way and contain no landscaping elements. The original 1922 part of the structure comprising the former RBC branch is landscaped with a concrete and brick flowerbed that wraps around the library's main entrance. The concrete section of the flowerbed fronts Woodbridge Avenue, and the brick section is located within the colonnade. The flowerbed is landscaped with perennial grasses and a small boxwood shrub (Photo 5 and Photo 6). The 1982 addition to the library is landscaped with a brick and concrete walkway and benches between the colonnade's columns. The area within the colonnade contains a concrete sidewalk and a library return bin, while the area just south of the colonnade contains a red brick sidewalk (Photo 7 and Photo 8).



Photo 1: Woodbridge Avenue, looking east



Photo 2: Woodbridge Avenue, looking west



Photo 3: Access Road to Market Lane Centre, looking south



Photo 4: Market Lane Centre parking lot, looking north



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2 Summary of Site History and Context

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Photo 5: Flowerbed concrete section, looking west



Photo 6: Flower bed brick section, looking west



Photo 7: Brick and concrete walkway and benches between colonnade, looking east

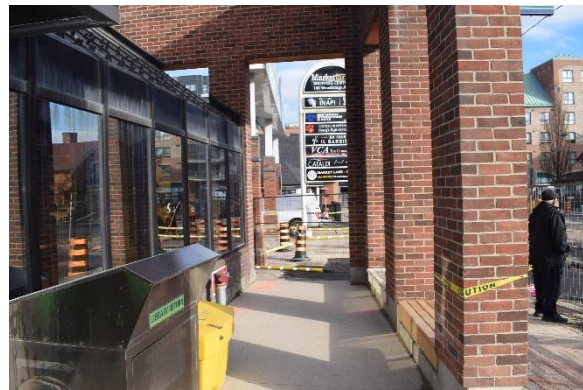


Photo 8: Area under colonnade, looking east

2.3.2 Exterior

The property includes a one-storey structure with a flat roof and metal flashing. The exterior of the building is red brick. The front (south) façade consists of a west section comprising the front façade of an RBC branch built in 1922 and an east section built between 1980 and 1982. The east section is slightly setback from the 1922 façade, and the small square section that rises from the east section is an elevator shaft (Photo 9). The foundation of the structure is poured concrete.

The west section of the front façade is clad in red brick with a common bond brick pattern below the cornice and stretcher bond with angled brick corners above the cornice. The west section contains a symmetrical façade (Photo 10). The roofline contains metal flashing and serif lettering for “Woodbridge Library City of Vaughan,” located between the cornice and roof flashing. The sign is illuminated by two floodlights (Photo 11). While this area was historically a parapet, it is unclear if this design element had



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been preserved. The cornice is located between the lettering and door surround and windows and is made of wood and contains dentils. The door surround is concrete and contains a classically inspired design with brackets and dentils (Photo 12). The main entrance has been converted into a fixed single-pane window with a metal sash. The entrance is flanked by two window openings with fixed single-pane windows with metal sashes. The window openings contain red brick window surrounds and concrete sills (Photo 13).

The east section of the front façade is comprised of a red brick colonnade and glass curtainwall. The cornice from the west section of the front façade is continued along the colonnade above the columns. The columns terminate at a red brick soldier course. The columns leading to the main entrance contain light fixtures (Photo 14 and Photo 15). The main entrance is accessed via the westernmost columns and comprises a pair of glass and metal doors below a metal overhang (Photo 16). The curtain wall consists of an angled roof that serves as a skylight and contains bronze-coloured aluminum mullions. Below the skylight is a horizontal row of windows with bronze-coloured aluminum mullions. Between the windows and foundation is red brick cladding (Photo 17 and Photo 18).

The east façade consists of two sections. The south part of the east façade is connected to the 1922 front façade of the RBC building. The original red brick exterior of the 1922 section is delineated from the 1980s section by a narrow rectangular fixed window with a metal sash. To the south of this window is the original brickwork, evidenced by the different mortar colours and use of common bond. To the north of the window, the mortar is slightly darker, and the wall is clad in red brick laid in stretcher bond (Photo 19). The remainder of the east façade is red brick and contains a fixed window with metal sashes above the main entrance (Photo 20). The east part of the east façade is connected to the colonnade. The cornice continues about mid-way towards the north. After the cornice ends, a red brick belt course continues north toward the end of the façade. This façade contains three fixed windows with metal sashes, red brick soldier courses, and red brick sills. To the north of this, in line with the windows, is a narrow red brick belt course, two window openings obscured by signage and containing red brick window surrounds and red brick sills, and two blind window openings (Photo 21 and Photo 22).

The north façade contains a red brick belt course between the roof flashing and windows. The belt course contains serif lettering for “Woodbridge Library” just east of the windows. The windows consist of eight fixed windows with metal sashes and concrete sills. The northeast corner of the north façade contains two doors. The easterly door is accessed via a small staircase and is a metal exit-only door. Another metal door is to the west (Photo 23 and Photo 24).

The west façade comprises a small section of the original historic structure and the 1980s section. This section is delineated from the 1980s section by a difference in mortar colour and use of common bond brick. This area contains a narrow rectangular fixed window with metal sashes and a wood cornice (Photo 25). The 1980s section contains one fixed metal sash window that is part of the row of windows on the north façade. The remainder of the façade is a red brick wall, and there is one metal door about halfway down the façade (Photo 26).



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Photo 9: Front façade of structure, looking north



Photo 10: Front façade of west section, looking north

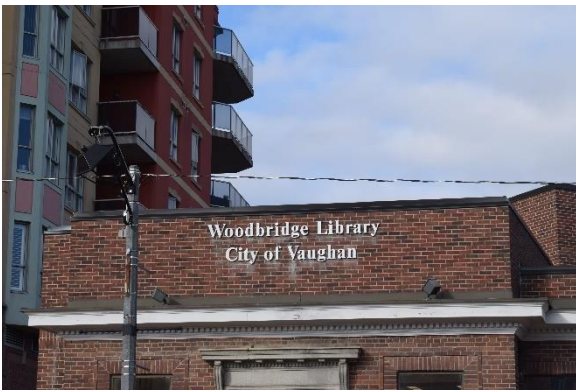


Photo 11: Lettering and roof flashing, looking north



Photo 12: Cornice and door surround details, looking north



Photo 13: Window openings and door surround, looking north



Photo 14: East section of front façade, looking north



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Photo 15: Colonnade, looking east

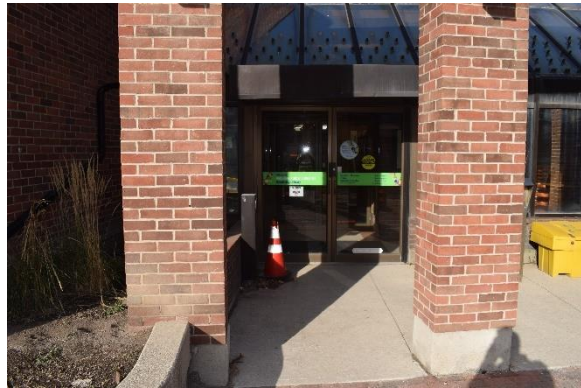


Photo 16: Main entrance, looking north



Photo 17: Skylight and windows, looking east



Photo 18: Skylight, looking north



Photo 19: Rectangular window and two different sections of brick, looking west

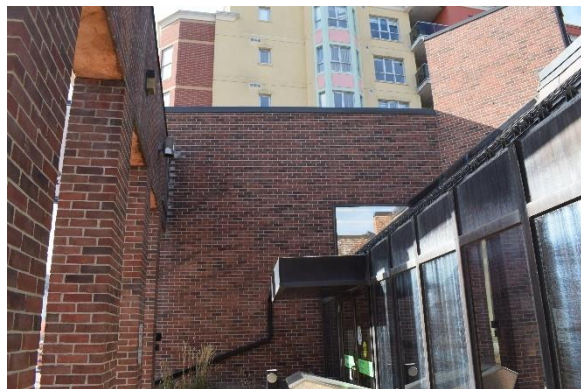


Photo 20: East façade of west section, looking west



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Photo 21: East façade east part, looking west at cornice and windows



Photo 22: East façade, looking west at window openings and belt course



Photo 23: North façade, looking south

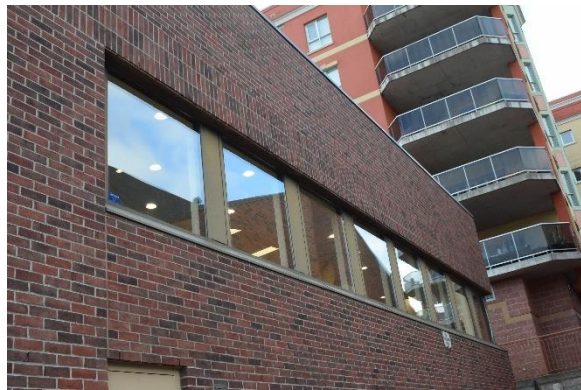


Photo 24: North façade window row, looking west



Photo 25: West façade, looking northeast

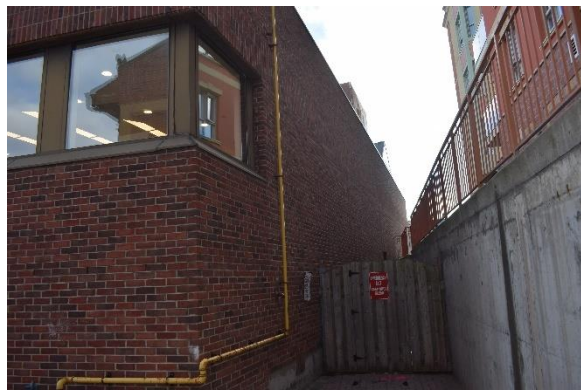


Photo 26: West façade, looking south



2.3.3 Interior

The library's interior consists of an atrium, basement, and main level. The main entrance leads into the atrium. The atrium contains a tile floor and a mix of redbrick and drywall walls. The atrium is open to the basement and contains planters with live plants, including a plant growing from a basement planter (Photo 27). To the east of the main entrance doors is a glass and metal door leading to a ramp to the basement (Photo 28 and Photo 29). To the north of the main entrance is a set of glass and metal doors leading to the elevator and stairs to the magazine rack and reading area. The space between this reading area and the ramp is delineated by a planter with Norfolk pines (Photo 30). The atrium area contains three plaques on the east brick wall, including plaques that commemorate Woodbridge and the Woodbridge Library and a plaque commemorating Greg Hollingshead, winner of the 1995 Governor General's Award for Fiction (Photo 31 to Photo 33). On the wall opposite the plaques is a ceremonial key honouring the Reeves of the Village of Woodbridge (Photo 34).

The main level contains a drop tile ceiling with fluorescent lighting, drywall walls, and tile and carpeted floors. The area contains a service counter, book stacks, reading areas, desks, employee offices, and computers (Photo 35 and Photo 36). The southwest corner of the main level is located within the footprint of the historical RBC branch. Based on visual inspection, no elements of the historical structure are present within the interior. The east wall contains a fixed window looking east through the colonnade and open space leading to the atrium and basement. The south end of this area contains an open space between the basement and main level, allowing the original window openings of the 1922 structure not to be obscured (Photo 37 to Photo 39).

The basement is primarily accessed via the elevator and a staircase along the structure's west wall. The staircase contains a metal banister and rubber-cushioned steps (Photo 40). The elevator contains metal cab doors, and the shaft is clad in red brick (Photo 41). The ramp is generally closed to public use due to its steep slope. The basement contains a mix of drywall and drop tile ceilings with fluorescent lighting, red brick and drywall walls, and carpeted flooring. The basement contains an employee lunchroom, study spaces, computers, shelving, a small theatre, and a mechanical room (Photo 42 to Photo 44). The east wall contains a red brick open space leading to the atrium. This area contains a planter with a tree (Photo 45). The south wall contains an open space leading to the main level. This allows the original window openings of the 1922 structure not to be obscured (Photo 47 and Photo 47). The basement also contains a mechanical room with a concrete block wall and electrical panels (Photo 48).



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Photo 27: Atrium, looking south



Photo 28: Door between main entrance and ramp, looking west

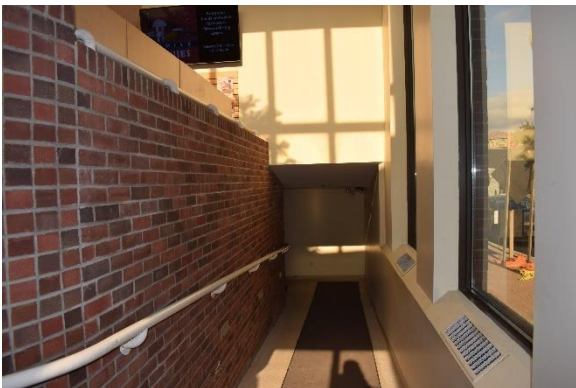


Photo 29: Ramp towards the basement, looking north



Photo 30: Reading area and pines, looking south



Photo 31: Commemorative plaque for Woodbridge, looking east

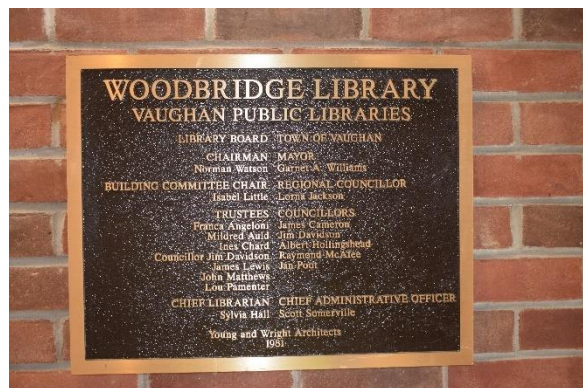


Photo 32: Commemorative plaque for 1981 remodel, looking east



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Photo 33: Commemorative plaque for Greg Hollingshead, looking east



Photo 34: Ceremonial key, looking south



Photo 35: Main level, looking north



Photo 36: Main level showing service desk, looking south

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Photo 37: Main level within footprint of 1922 structure, looking south



Photo 38: Fixed window looking at colonnade, looking south



Photo 39: Open space between basement and first storey preserving window openings, looking south

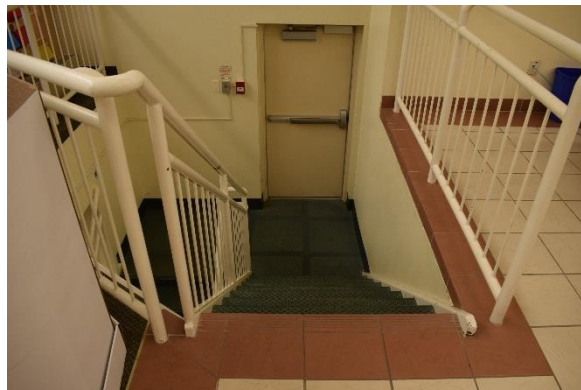


Photo 40: Staircase, looking west

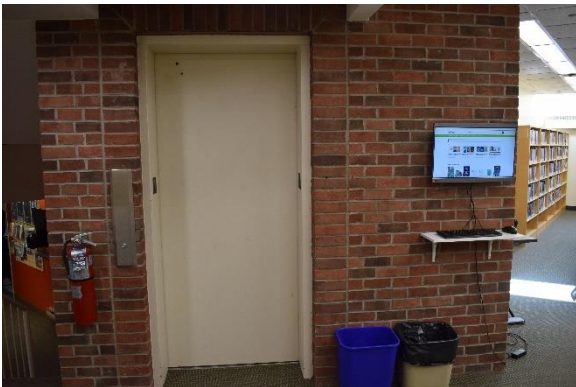


Photo 41: Elevator door, looking south

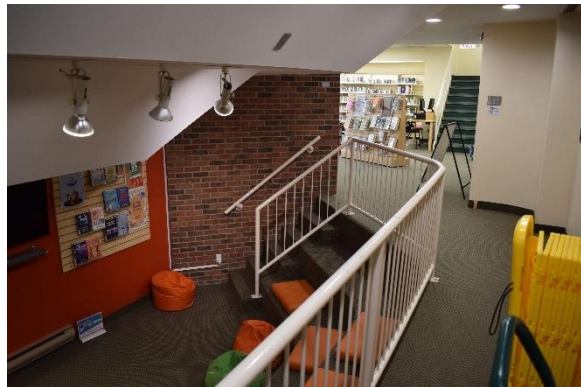


Photo 42: Theatre area, looking west

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Photo 43: Study space, looking north



Photo 44: Basement shelving and desks, looking south

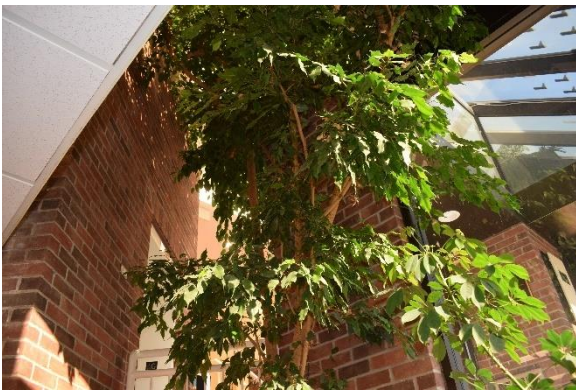


Photo 45: Tree in planter looking up towards atrium, looking north



Photo 46: Planter, looking east



Photo 47: Historical window openings, looking south



Photo 48: Mechanical room, looking west



2.4 Identified Heritage Attributes

Based on the site visit, historical review, and a review of the Woodbridge HCD Plan, the following heritage attributes have been identified for the property for this report:

- one storey structure with a minimal setback from the public realm
- orientation to Woodbridge Avenue
- main (south) façade of the 1922 structure, including:
 - red brick cladding in common bond pattern with angled brick corners
 - flat roof
 - symmetrical three-bay façade with former central entrance and rectangular window openings
 - brick window surrounds
 - stone sills
 - concrete entrance surround with classical entablature with dentils and scroll brackets
 - wooden cornice with dentils
 - brick parapet (modified in the 1980 renovation)

The interior features of the building have not been identified as heritage attributes.

The property is located within the Woodbridge Avenue Character Area within the broader HCD. The Woodbridge Avenue Character Area's main attributes consist of:

- a main street character with pedestrian oriented retail at grade level and other uses (primarily residential) above grade
- a street wall of three to four storey buildings, with some up to six storeys
- a variety of storefronts opening up onto the sidewalk
- minimal or no setback of building from the public realm

(Goldsmith Borgal Architects 2009).



3 History of Recent Repairs

In 1980, the City undertook extensive renovations of the building on the property. The renovation retained the brick façade of the original building and the wooden cornice. It modified the original parapet above the cornice to extend it into a flat parapet to tie into the new additions. The remainder of the original building was demolished, and the existing library structure was constructed, consisting of the atrium-style entrance vestibule, main floor adult library section with book stacks, lounge area, circulation desk, office and work areas, and washrooms on the main floor. The basement level contains a children's book stack area, storey area, multipurpose rooms, staff room and servery, lounge, and washrooms. Sections were open to the floor above to connect the two areas and let in natural light. An open stairwell, elevator, and ramp provided access between the two levels of the building. At the front of the building along Woodbridge Avenue, to the east of the original façade, a brick colonnade was added in front of the atrium entrance, with bricks that appear to have been salvaged from the original structure, and the wooden cornice from the original façade was extended across the colonnade. The renovations were designed by James M. Wright, Architect and won the "Ontario Renews Award" from the provincial government for its sympathetic incorporation of the existing library (Globe and Mail 1982). Interior alterations were completed in 2000 and 2004 to update the circulation desk area.

The existing library building and the retained 1922 façade have been maintained in good visual condition, with no apparent signs of weathering, damage, brick spalling, or mortar loss. It is confirmed that no exterior work on the remainder of the building is anticipated at this time.

4 Overview of Proposed Work

The Client is proposing renovations to the existing Woodbridge Library on behalf of the City to improve accessibility, particularly in the entrance/foyer and basement auditorium areas. The proposed design would include demolishing the existing entrance area of the building, including the brick colonnade, and constructing a new structure that extends to the location of the existing colonnade and connects to the existing structure at the rear and west sides. The southeast corner of the structure is chamfered. The proposed renovation does not include alteration of the retained 1922 façade.

The exterior of the proposed renovations includes a contemporary one-storey structure with a partial brick wall at grade, extending to just below the height of the windowsills of the 1922 façade. The remainder of the addition's exterior is clad in glass window sections, divided by mullions and visually separated by interior timber posts.

New double entrance doors will be located towards the western side of the new structure, flanked by vertical wood posts, and a flat roof overhang above the entrance. The proposed doors are double sliding doors. To the west of the doors is a book return area with a return box accessed from the exterior and the lobby interior.

The structure's roofline consists of two inverted, overlapping shed roofs meant to suggest a book's opened pages, reflecting the structure's use as a library. The new structure is proposed to include exposed timber post and beam construction on the interior as a nod to heritage construction methods.

Interior changes to the structure include an accessible interior entrance vestibule with a book return area leading into a reading lounge and access to the elevators to the basement level, an elevated secondary lounge and magazine area, and a newly designed barrier-free washroom with both adult and child-sized amenities. In the basement area, the existing auditorium space will remain, but a new lounge and circulation space will be constructed behind this area, replacing the existing ramps and walled-off area.

Proposed design, elevations and floor plans can be found in Appendix A.



5 Assessment of Impacts

The property is: listed on the City's *Register of Property of Cultural Heritage Value*, located in the Woodbridge HCD, and is identified as a contributing property. An assessment of potential impacts on the property's heritage attributes is provided in Table 1 and Table 2 (see Section 2.4 for identification of heritage attributes). Impacts are defined by Info Sheet #5 (Section 1.3).

Table 1: Evaluation of Potential Direct Impacts

Direct Impact	Impact Anticipated	Relevance to the Property and Woodbridge Avenue Character Area
Destruction of any, or part of any, <i>significant heritage attributes</i> or features.	No	The proposed renovations will not directly impact the heritage attributes of the property and the Woodbridge Avenue Character Area. The existing colonnade and entrance area will be replaced with a new entrance structure and interior lounge areas to meet the accessibility requirements of the site. The design, while contemporary, is compatible with the policies of the HCD Plan through its use of common materials and massing. Therefore, mitigation measures are not required.
Alteration that is not sympathetic, or is incompatible, with the historic fabric and appearance.	No	Alteration is proposed to a portion of the 1980s entrance feature of the library, but no alterations are proposed to the property's heritage attributes (i.e., the 1922 façade). The proposed new works are set back from the 1922 façade by approximately two feet. The proposed new library space is of contemporary design that is of its time but features materials and massing that are sympathetic to the 1922 façade and the Woodbridge HCD. Therefore, mitigation measures are not required.

Table 2: Evaluation of Potential Indirect Impacts

Indirect Impact	Impact Anticipated	Relevance to the Property
Shadows created that alter the appearance of a <i>heritage attribute</i> or change the viability of a natural feature or plantings, such as a garden.	No	The proposed new design is single-storey and will be a similar mass to the 1922 façade and is not anticipated to cast shadows that would alter the appearance of identified heritage attributes. There are no natural features at the site that are heritage attributes. The attributes of the Woodbridge Avenue Character Area relate to the pedestrian oriented, scale, streetwall, storefronts and setbacks of buildings from the street. These attributes would not be affected by shadowing. Therefore, mitigation measures are not required.
Isolation of a <i>heritage attribute</i> from its surrounding environment, context, or a <i>significant relationship</i> .	No	The existing 1922 façade will remain facing onto Woodbridge Avenue, and the proposed design will retain visibility of the 1922 façade. The relationship between the 1922 façade and Woodbridge Avenue will remain unchanged. The proposed new design is consistent with the policies of the HCD Plan that suggest minimal or no setbacks from the public realm, and therefore does not isolate the library structure from its environment fronting onto Woodbridge Avenue. The entrance is proposed to remain facing Woodbridge Avenue. Therefore, mitigation measures are not required.



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Indirect Impact	Impact Anticipated	Relevance to the Property
Direct or indirect obstruction of <i>significant</i> views or vistas within, from, or of built and natural features.	No	Views were not identified as a heritage attribute of the property or the Woodbridge Avenue Character Area; however, the structure is a visible component of the Woodbridge Avenue Streetscape and is a contributing building. The proposed new design is not anticipated to obstruct the visibility of the 1922 façade from the Woodbridge Avenue Character Area. Therefore, mitigation measures are not required.
A change in land use such as rezoning a battlefield from open space to residential use, allowing <i>new development</i> or <i>site alteration</i> to fill in the formerly open spaces.	No	The property's use as a library is expected to continue with the new construction. The new design retains the use of pedestrian oriented use at grade level (civic resource rather than retail) that is noted as a heritage attribute of the Woodfield Avenue Character Area. Therefore, mitigation measures are not required.
Land disturbances such as a change in grade that alters soil, and drainage patterns that adversely affect an <i>archaeological resource</i> .	Possible	Typically, indirect impacts resulting from land disturbances apply to archaeological resources, which are beyond the scope of this report. However, land disturbance from construction (e.g., site grading and related construction activities) may also have the potential to impact built heritage resources through temporary vibrations during the construction period that may cause shifts in foundations or masonry structures that can impact a built heritage resource. Because a 1980s foundation supports the remaining 1922 façade, vibrations are not anticipated to be an impact. There are however historical structures within the Woodbridge Avenue Streetscape that are within 50 metres of the proposed new construction and may be subject to potential impacts of construction vibration. Therefore, mitigation measures may be required.

5.1 Discussion of Impacts

5.1.1 Direct Impacts

The proposed undertaking will not directly impact the heritage attributes of the property and Woodbridge Avenue Character. The building is proposed to be altered to improve accessibility at the site. The building's existing colonnade and entrance section are proposed to be replaced with a new entrance and foyer area, with modifications to the interior main floor and basement theatre area. The existing 1922 façade of the building and its identified heritage attributes will remain *in situ*.

5.1.2 Indirect Impacts

Indirect impacts to the property are not anticipated. The proposed new entrance and foyer area will be a single-storey structure and is not anticipated to cast shadows that will impact the 1922 façade. It will be constructed in a similar location to the existing entrance feature and will not isolate the 1922 façade from its surroundings or block the view of the building from within the streetscape. The use of the building as a library is expected to remain, and as such, no land use changes will adversely impact the property.

Indirect impacts are not anticipated to the heritage attributes of the Woodbridge Avenue Character Area of the HCD, as shadows, obstruction of significant views, isolation of heritage resources or changes in land use are not anticipated or applicable as part of this project.



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Currently, construction methods for demolishing the existing entrance and foyer and constructing the new area still need to be determined. The historical portion of the property consists of a retained façade that is supported on the 1980s foundation and connected to the remaining 1980s structure. As a result, it is not anticipated that construction-related vibrations would impact the structure's heritage attribute.

There are however properties within the Woodbridge Avenue HCD that are within 50 metres of the proposed development, including 137 Woodbridge Avenue, 153 Woodbridge Avenue, and 159 Woodbridge Avenue. While impacts of vibration on heritage buildings are not well understood, studies have shown that impacts may be perceptible in buildings 40 metres from the curbside when heavy traffic is present (Ellis 1987). For the purpose of this report, a 50-metre buffer is used to represent a conservative approach to delineate potential effects related to vibration. Construction of the proposed undertaking may involve heavy vehicles on site to grade, excavate, or pour foundations, which may result in vibrations that have potential to affect the historic foundations of adjacent built heritage resources. If left unaddressed, these could result in longer-term issues for the maintenance, continued use, and conservation of the buildings.

5.1.3 Compatibility with the Woodbridge HCD Plan

While the renovation does not directly impact the heritage attributes of the property or the Woodbridge Avenue Character Area, removal and new construction will result in a change to the existing Woodbridge HCD streetscape and Woodbridge Avenue Character Area at the location of property through the presence of a new design. As such, the policies of the Woodbridge HCD for new construction apply to the proposed development.

The Woodbridge HCD Plan provides guidelines for new construction and alterations, including material palette, proportions and parts, the relationship between solidity and transparency, and architectural detailing.

Material Palette

The suggested material palette for new buildings in the Woodbridge HCD includes those historically used in Woodbridge, such as brick, stone, traditional stucco, wood siding, glass storefronts and various metals (Goldsmith Borgal Architects 2009:81). The proposed design incorporates red brick on the lower portion of the exterior cladding, to be salvaged from the existing structure so that it matches the remainder of the building and the 1922 façade. The use and placement of the red brick is placed in contrast with the more contemporary glass upper portion of the building, which helps to distinguish the new design from the previous one and create a lightness to the new structure that provides a contrast to the historic 1922 brick façade and 1980s full brick wall on the east elevation.

Proportions and Parts

The HCD Plan suggests that new designs should consider the proportions of buildings in the immediate context and consider designs that will be a good fit based on proportional relationships (Goldsmith Borgal Architects 2009:81). The proposed design maintains a one-storey height, as did the previous library entrance. The roofline on the east half of the new entrance and lounge area begins at a lower profile than



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the adjacent parapet of the 1922 façade and slopes upward to the east towards the one-and-one-half-storey and taller structures on the east side of the Market Lane plaza entrance.

The proposed design has a higher proportion of glass to solid materials on the upper half of the structure, but the glazing is visually broken up by the interior timber posts. The higher use of glazing in this area is intended to offset the solid brick wall on the remainder of the east elevation from the existing library and offer lightness to highlight the brick of the adjacent 1922 façade.

Solidity and Transparency

The HCD Plan notes that it is characteristic of 19th century buildings to have solid walls with punched windows based on historical technologies and architectural traditions and that 20th century (and later) styles include more glass and transparency in their styles (Goldsmith Borgal Architects 2009:81). The HCD Plan notes that a more transparent building in the Woodbridge Avenue Character Area can be considered within the range of 20%-70% solid-to-glass ratio. The proposed new design is a ratio of approximately 74% glazing to 26% solid wall. Higher brick wall proportions were considered but were determined by the design team to create an awkward proportional effect and not included in the proposed design. The HCD Plan also suggests considering the nature of the immediate context for new buildings and determining the level of transparency that would be a good fit. At the property, this ranges from the historical 1922 façade and nearby 19th century structures to contemporary shopping plazas with storefronts and multi-residential apartment buildings.

Detailing

The Woodbridge HCD provides guidance for detailing in new design, stating that “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” (Goldsmith Borgal Architects 2009:82). The proposed design is contemporary and focuses on maintaining the appropriate scale of the building and height level and incorporates post and beam on the structure’s interior (also visible from the exterior due to the level of glazing). The new design places the lowest line of the roof profile in line with the top glazing of the adjacent 1922 façade windows.

Other HCD Guidelines

The HCD Plan encourages new architecture to be “of its time,” noting that this is consistent with principles stated in the Venice Charter, Appleton Charter and other charters recognized internationally as a guide for heritage work (Goldsmith Borgal Architects 2009:80). The proposed design for the library’s new entrance and lounge areas is contemporary and stands out as a design that is not a replica of a historical style. While it is distinct for its more contemporary form and roof profile, it incorporates materials and a scale that is sympathetic to the heritage character of the Woodbridge Character Area of the Woodbridge HCD.



6 Mitigation Measures

As outlined in Section 5, the proposed development does not result in direct impacts on the heritage attributes of the property or the Woodbridge HCD, particularly the Woodbridge Avenue Character Area. The proposed design, while contemporary, meets many of the guidelines of the Woodbridge HCD Plan. Given the presence of heritage buildings within 50 metres of the proposed development, there may be potential for indirect impacts related to construction vibrations on the properties at 137, 153, and 159 Woodbridge Avenue.

Therefore, an approach to mitigate the potential for vibration effects may be required during the site plan approval process. If required, a typical approach to mitigating the potential for vibration effects is twofold. First, a pre-construction vibration assessment may be completed to determine acceptable levels of vibration given the site-specific conditions (including soil conditions, equipment proposed to be used, and building characteristics). If required, this pre-construction vibration assessment may be completed at the site plan phase. Second, depending on the outcome of the assessment, further action may be required in the form of site plan controls, site activity monitoring, or avoidance. This should be considered prior to the commencement of any construction activities onsite.

Since the construction will occur adjacent to the 1922 façade and will result in the removal of a portion of the 1980s structure, the City's preferred mitigation measures, including avoidance mitigation, salvage mitigation, and historical commemoration, are discussed below:

Avoidance Mitigation

To avoid damage or destruction of the 1922 façade of the Woodbridge library, construction activities must practice avoidance mitigation. This should include clearly labelling plans, drawings, and construction documents with the limits of demolition and clearly noting avoidance of the 1922 façade. Using construction fencing or flagging tape to denote the historical façade during construction may also be beneficial.

Salvage Mitigation

The use of red brick is required to comply with the guidelines of the HCD Plan. Bricks from the existing library building are to be salvaged for use in the new design to maintain a continuous and harmonious connection between the new structure and the existing one.

Historical Commemoration

A commemorative plaque related to the 1922 façade of the building is already included in the library. The new design could consider additional commemorative material, including the images in this report (courtesy of the Woodbridge Library). Commemorative materials could also be prepared to describe the 1980s renovation of the library, including its award at the time, to continue the story of the library's growth and evolution.



7 Conclusion and Recommendations

This Scoped CHIA assessed the potential for adverse impacts resulting from the proposed renovations on the property and the Woodbridge Avenue Character Area of the Woodbridge HCD. Overall, Stantec determined that the proposed renovations and design:

- Will not result in direct or indirect impacts on the cultural heritage value or interest and heritage attributes of the property and HCD
- Meets the Woodbridge HCD Plan's guidelines for new construction (Goldsmith Borgal and Company Architects 2009).

To avoid incidental impacts during construction to the 1922 façade of the Woodbridge Library and enhance the connection to the site's historical context, Stantec recommends:

- Avoiding the 1922 façade during construction by clearly indicating the façade on plans, drawings, and construction documents. Establish flagging or fencing during demolition and construction to denote areas where demolition and construction are to be avoided.
- Salvaging bricks from the parts of the existing library building that are to be removed and include them in the cladding of the new design.
- Incorporating commemorative materials within the library, including but not limited to historical images of the 1922 structure, details of the 1980s renovation, and the continued evolution of the library's design.
- Conducting a pre-construction vibration assessment to determine acceptable levels of vibration given the site-specific conditions (including soil conditions, equipment proposed to be used, and building characteristics) for properties within 50m of the proposed construction. If necessary, conduct vibration monitoring during construction to assess if acceptable vibration levels are exceeded.

7.1 Deposit Copies

To assist in retaining historical information, a copy of this report should be deposited with local repositories of historical material and with municipal and regional planning staff. Therefore, it is recommended that this report be deposited at the following location:

Woodbridge Public Library

150 Woodbridge Avenue

Vaughan, Ontario L4L 2S7



8 References

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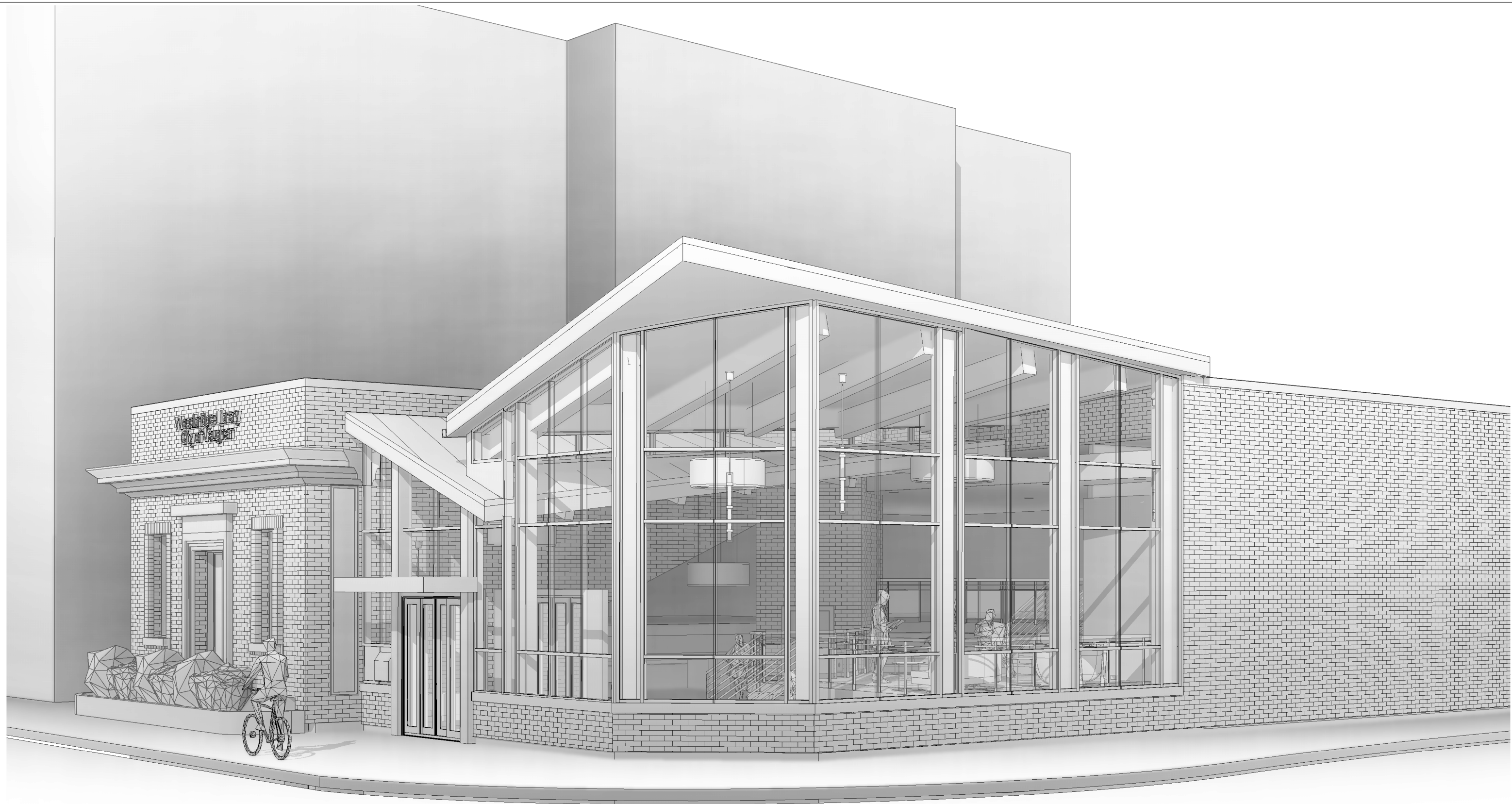


APPENDICES



Appendix A Woodbridge Library Proposed Elevations and Floor Plans





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