

Heritage Vaughan Committee Report

DATE: Wednesday, April 19, 2023

WARD: 2

TITLE: DEMOLITION OF ONE TWO-STOREY DWELLING AND THE CONSTRUCTION OF TWO TOWNHOUSE BLOCKS AT 158 AND 166 WALLACE STREET, WOODBRIDGE HERITAGE CONSERVATION DISTRICT

FROM:

Haiqing Xu, Deputy City Manager, Planning and Growth Management

ACTION: DECISION

Purpose

To seek a recommendation from the Heritage Vaughan Committee regarding the proposed demolition of one residential structure and the construction of two townhouse blocks located at 158 and 166 Wallace Street, a property located in the Woodbridge Heritage Conservation District and designated under Part V of the *Ontario Heritage Act*, as shown on Attachment 1.

Report Highlights

- The Owner is proposing the demolition of one two-storey dwelling and the construction of two townhouse blocks at 158-166 Wallace Street, Woodbridge.
- The existing main dwelling is identified as a non-contributing property in the Woodbridge Heritage Conservation District Plan (“Woodbridge HCD Plan”).
- The proposal is consistent with the relevant policies of the Woodbridge HCD Plan.
- Heritage Vaughan review and Council approval is required under the *Ontario Heritage Act*.
- Staff is recommending approval of the proposal as it conforms with the policies of the Woodbridge HCD Plan.

Recommendations

THAT Heritage Vaughan recommend Council approve the proposed demolition of one two-storey dwelling and the new construction of two 3.5-storey blocks of townhouses with four residential units in each block at 158-166 Wallace Street, Woodbridge under Section 42 of *Ontario Heritage Act*, subject to the following conditions:

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

Background

The subject property is located at the south end of a cul-de-sac at the edge of the Woodbridge Heritage Conservation District where Wallace Street is terminated by Highway 7. It is situated on the west side of Wallace Street. Views to North Johnson District Park and the Humber River are blocked by trees along the south side of Wallace Street. The back of the property is a wooded slope up to the CN Railway line.

The subject property includes two residential lots: 158 Wallace Street (a lot that contains a vacant dwelling that is in poor condition) and 166 Wallace Street (a vacant lot with no structures). The former dwelling at 166 Wallace was demolished by a previous owner. The subject property is adjacent to one residential lot at 148 Wallace Street that contains a contributing 1.5-storey single-detached dwelling.

Previous Reports/Authority

N/A

Analysis and Options

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

The following is an analysis of the proposed demolition of existing building and new construction located at 158-166 Wallace Street according to the Woodbridge Heritage Conservation District Plan ('WHCD') guidelines.

6.1.3 WALLACE STREET

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 quadruplexes 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. *New buildings should be a minimum of 2 floors (8.5 m) high and a maximum of 3 floors (11m).*
4. *Detached residential units must provide a side yard as per zoning with open east-west views.*

The proposed development requires planning approvals to rezone the subject site for low rise multi-residential development and to amend the Official Plan to permit low-rise residential development. Staff finds the design of the proposed development responds to the existing character of the areas as follows:

- the development is similar in character to the existing townhouses located further north at 24-36 Wallace Street
- a transition in height is provided at the east end of Block B that is adjacent to a 1.5-storey contributing building
- the wood slope at the rear of the property is being conserved and new landscaping and trees are proposed for the front and side yards. The proposed development will have no impact on pedestrian connections, park systems, public views or public access to parkland. The proposed setback from Wallace Street includes new landscaping and trees in front of each unit
- the proposed buildings are 12.1 m in height and have a mansard roof form. This represents a minor increase of 1.1 m above the maximum height recommended in the district guidelines. Given that this site is located at the edge of the district and that a transition in height down to the only contributing building that abuts the development has been provided, the impacts of the minor increase in height are considered to be negligible
- east west views will be maintained on either side of the development and between Blocks A and B

6.3 Architectural Guidelines for New Buildings, Additions and Alterations

Within the heritage district new architecture will invariably be constructed. This will occur on vacant sites, as replacement buildings for non-contributing existing structures, or severely deteriorated older buildings.

Entirely new buildings may be proposed:

- where no previous buildings existed or,*
- where original buildings are missing or,*
- where severely deteriorated buildings are removed through no fault of the current owner, or*
- where non-contributing buildings are removed.*

The proposed development is located on two residential lots, one that is vacant and one that contains a building that does not have heritage value and does not contribute to the character of the area.

6.3.2 CONTEMPORARY DESIGN

Just as it is the characteristic of the Woodbridge HCD to contain contributing buildings in at least 12 recognizable styles, contemporary work should be “of its time”. This is consistent with the principles stated in the Venice Charter, Appleton Charter and other charters recognized internationally as a guide for heritage work. This does not mean that new work should be aggressively idiosyncratic but that it should be neighbourly and fit this “village” context while at the same time representing current design philosophy. Quoting the past can be appropriate. It should, however avoid blurring the line between real historic “artifacts”, and contemporary elements.

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

The contemporary design conforms to Section 6.3.2 following the architectural style of nineteenth century vertical proportioning with solid walls and punched windows. The front brick façade displays good symmetry and proportion by balancing the second and third storey horizontal windows over the garage. The subtle detailing of the window mullions shown at the front façade provide a satisfactory glazing-to-wall area.

With complimentary recessed garage doors, raised entrance doors and proportional horizontal window pattern, the design harmoniously combines the proportion of parts through projection.

6.3.3 ARCHITECTURAL GUIDELINES

Material Palette

Materials proposed for new buildings in the district should include those drawn from ones historically in use in Woodbridge. This includes brick, stone, traditional stucco; wood siding and trim, glass windows and storefronts, and various metals.

The proposed materials and their combinations are within the WHCD guidelines. The proposed buildings will be clad with brick. Red brick is a common material for existing buildings on Wallace Street. The mansard roofing will be clad in Onyx Black asphalt or synthetic material in a cedar shake reproduction. The design and materials meet the requirements of the WHCD Plan, with the aesthetics of the individual blocks enhanced by the introduction of the reinforced horizontal banding as an additional cladding material to highlight the building's details (lintels; sills; floor levels) on the elevations and break up the single-material monotony.

6.4.1.4 WALLACE STREET (CA)

Guidelines

1. *New buildings on the west side must setback a minimum of 3 meters from the street and a maximum of 4.5 metres.*
2. *New buildings must be sympathetic to the setbacks of adjacent contributing buildings.*

The front setback at 4.48m reflects that of adjacent dwellings on the west side of Wallace Street, and of the other adjacent contributing building at 148 Wallace Street.

6.4.2.1 WOODBRIDGE HCD WALL HEIGHT AND SCALE (GENERAL)

Guidelines

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° angular plane. (See section 6.5)*

The proposed height is 12.1m. This represents a minor increase of 1.1m above the district guideline. Given that this site is located at the edge of the district and that a transition in height down to the only contributing building that abuts the development has been provided, impacts of the minor increase in height are considered negligible.

6.5 TRANSITIONS OF NEW BUILDINGS IN RELATION TO HERITAGE RESOURCES

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

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

Height Guidelines

The height of contributing buildings should be maintained.

- *The setback requirement to adjacent contributing heritage buildings must be at least half the building height. This transition pertains to the back and side yards of a contributing building, (see Diagram A).*

The side yard adjacent to the contributing heritage building at 148 Wallace Street is equal to half of the building height.

6.6.3 TREE CANOPY AND VEGETATION

1. *Existing natural forest stands or groupings of trees should be conserved.*
2. *Streetscapes should conserve the existing green canopy and provide new tree planting where none exists, in order to create a continuous tree canopy along the street.*
3. *Trees on public and private property, having a tree diameter of twenty (20) centimetres or more or having a base diameter of twenty (20) centimetres or more, must be conserved, and the requirements of the City of Vaughan Tree Bylaw 185-2007 must be adhered to.*
4. *Prior to the issuance of a Heritage Permit, Building Permit or Site Plan approval, a tree conservation plan is required to be submitted and approved by the City.*
5. *An on-going tree maintenance and replacement strategy should be developed in order to maintain the extensive forest canopy, especially as maturing trees start to show signs of deterioration or stress.*

A *Tree Inventory and Preservation Plan (April 19, 2022)* by 7 Oaks Tree Care & Urban Forestry Consultants has been submitted to the City. Tree removals will be regulated through the *City of Vaughan Tree By-law 185-2007*. A new tree will be planted in front of each unit (8 in total).

A *Tree Inventory and Preservation Plan (April 19, 2022)* indicates that 25 privately owned trees and 12 trees located on municipal and regional property will be removed and recommends that 36 replacement trees be provided as compensation. Landscape plans for the rear of the property meets the guidelines of the Tree Planting/ Preservation of the TRCA by providing new canopy trees, shrubs, perennials. The proposed cover crop seeding for the sloped bank meets the Toronto Region Conservation Authority guidelines.

6.6.4 VIEWS AND LANDMARKS

Guidelines

All views to the river valleys and to key sites as defined on the adjacent map (Schedule 19: Views, Landmarks and Bridges) should be maintained and protected. Key view corridors, some of which are identified on Schedule 19, should remain open and free from obstruction.

There will be no significant impacts to views or landmarks due to the lower property elevation. There may be minor impacts to the view corridor between the River Valley and the hillside on the west side of Wallace Street because the top of the roof may be visible from some vantage points. It is anticipated that the dense trees canopy existing

within this view shed will provide adequate screening. Therefore, staff deems these impacts to be negligible.

6.7.3 STREET TREES

In general, all streets should be well planted with street trees to enhance the green character of the District and extend the character of the surrounding parkland.

The proposal includes 35 large caliper and 24 small whip trees within the TRCA lands and 9 caliper trees on Wallace Street in front of each unit. Cultural Heritage staff are satisfied with the landscape plan provided.

Financial Impact

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

Operational Impact

There are no Operational Impacts associated with this report.

Broader Regional Impacts/Considerations

There are no broader Regional impacts or considerations.

Conclusion

The Development Planning Department is satisfied the proposed project conforms to the policies and guidelines within the Woodbridge Heritage Conservation District Plan. Accordingly, staff can support a Heritage Vaughan recommendation for Council approval of the demolition and new construction at 158-166 Wallace Street under the *Ontario Heritage Act*.

For more information, please contact: Wendy Whitfield Ferguson, Cultural Heritage Coordinator, ext. 8813.

Attachments

- Attachment 1 – 166Wallace_Location Map
- Attachment 2 – 166Wallace_CHIA
- Attachment 3 – 166Wallace_Site Plan
- Attachment 4 – 166Wallace_Architectural Package
- Attachment 5 – 166Wallace_3D Renderings
- Attachment 6 – 166Wallace_Proposed materials
- Attachment 7 – 166Wallace_Arborist Report
- Attachment 8 – 166Wallace_Landscape Plans
- Attachment 9 – 166Wallace_Green Sustainability

Prepared by

Wendy Whitfield Ferguson, Cultural Heritage Coordinator, ext. 8813

Nick Borcescu, Senior Heritage Planner, ext. 8191

Shahrazad Davoudi-Strike, Manager Urban Design and Cultural Services, ext. 8653