

Heritage Vaughan Committee Report

DATE: Wednesday, September 20, 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: FOR INFORMATION

Purpose

To seek a recommendation from the Heritage Vaughan Committee regarding City-requested revisions to 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, approved at the April 19, 2023 hearing of Heritage Vaughan Committee.

Report Highlights

- The City requests that the Owner's proposed demolition of one two-storey dwelling and the construction of two townhouse blocks at 158-166 Wallace Street, Woodbridge remove the 8th unit, restricting the development to 7 units.
- The revised proposal is consistent with the relevant policies of the Woodbridge HCD Plan, and is identical in design and intent to the already-approved design from April 2023.
- Heritage Vaughan review and Council approval is required under the Ontario Heritage Act.
- Staff is recommending approval of the revised 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; and
- 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

A supporting recommendation was received from the Heritage Vaughan Committee on 19 April 2023 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*.

The applicant was required by the City to revise the proposed development and remove the 8th unit (at the south end of the property) in order to make allowance for a future proposed road widening. At the request of the City, the applicant has complied, and presents the attached revised drawings, FOR INFORMATION, to the Heritage Vaughan Committee as required under the WHCD Plan By-Law and the *Ontario Heritage Act*.

Previous Reports/Authority

<https://pub-vaughan.escribemeetings.com/filestream.ashx?DocumentId=137257>

<https://pub-vaughan.escribemeetings.com/filestream.ashx?DocumentId=138221>

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.

The revised proposal is identical in all aspects to the original approved submission – with the only difference being the removal of the southern-most unit from the overall design. For clarity (see Attachment 2), the northern proposed block retains the 4 units as initially presented, but the southern proposed block will remove the southern-most unit rendering it to be a 3-unit block instead.

All landscape design, streetscape design, and architectural design and proportions remain wholly unchanged and identical to the original submission presented at the April 19, 2023 hearing of Heritage Vaughan Committee.

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 revised proposal 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 of 7 units instead of 8 units at 158-166 Wallace Street under the *Ontario Heritage Act*.

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

Attachments

Attachment 1 – 166Wallace_Location Map

Attachment 2 – 166Wallace_Site Plan

Attachment 3 – 166Wallace_Architectural Package

Prepared by

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