



## COMMITTEE OF THE WHOLE REPORT

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**DATE:** Tuesday, June 4, 2019

**WARD(S):** 2

**TITLE: NEW CONSTRUCTION – THREE-STOREY, 45-UNIT  
APARTMENT BUILDING LOCATED AT 8010 KIPLING AVENUE,  
WOODBIDGE HERITAGE CONSERVATION DISTRICT**

**FROM:**

Nick Spensieri, Deputy City Manager, Corporate Services

**ACTION:** DECISION

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**Purpose**

To forward recommendations from the Heritage Vaughan Committee regarding the proposed demolition of the existing dwelling and two small buildings and the proposed construction of a three-storey, 45-unit residential rental apartment building at 8010 Kipling Avenue, a property located in the Woodbridge Heritage Conservation District and designated under Part V of the *Ontario Heritage Act*, as show on Attachments 2,3, and 4.

**Report Highlights**

- The Owner is proposing to demolish the existing three (3) buildings and to construct a three-storey rental apartment building at 8010 Kipling Avenue.
- The 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**

The Deputy City Manager, Corporate Services, on behalf of Heritage Vaughan forwards the following recommendation from its meeting of May 15, 2019 (Item 1, Report No. 2), for consideration:

- 1) That the recommendation contained in the following report of the Deputy City Manager, Planning and Growth Management, dated May 15, 2019, be approved; and
- 2) That the applicant be requested to alter the design of the façade by recessing the windows and balconies.

## **Background**

Recommendation and Report of the Deputy City Manager, Planning and Growth Management, dated May 15, 2019:

1. THAT Heritage Vaughan recommend Council approve the proposed demolition of the existing buildings at 8010 Kipling Avenue and new construction of a three (3) storey, 45-unit building on the same property 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.

The subject property is located on the west side of Kipling Avenue north of Woodbridge Avenue and William Street in the Woodbridge HCD and is Designated Part V as per the *Ontario Heritage Act*. The property presently holds three structures:

- a) A 1½ storey aluminum clad older residential building at the eastern end of the property. This building fronts onto Kipling Avenue;
- b) a small aluminum shed at the north edge of the lot,

- c) concrete block and adjacent aluminum shed at the west end (rear) of the property.

The western boundary of the property is adjacent to Canadian Pacific Rail property. North of the property is a six-storey apartment building at 8026-8032 Kipling Avenue. To the south of the property is a single-family brick residence.

At this portion of Kipling Avenue, architectural character is a mixture of older, low scaled buildings and newer larger scaled infill buildings with a sidewalk along Kipling Avenue with few trees and some grassed areas between the sidewalk and the street.

The existing buildings at 8010 Kipling are all noted as “non-contributing” buildings within the Woodbridge HCD Plan. As such, demolition can be supported for a new construction proposal that conforms to the Woodbridge HCD Plan.

Policies and guidelines within the Woodbridge HCD Plan apply to all new construction within the Woodbridge HCD. Policies pertain to all aspects of development which include, but are not limited to height, angular planes, massing, design, pedestrian and vehicular circulation, and landscape.

### **Previous Reports/Authority**

Not applicable.

### **Analysis and Options**

The Owner is proposing a three-storey, 45-unit residential rental apartment building at 8010 Kipling Avenue.

Planned redevelopment of the property is to remove the existing buildings on the property and to construct 45 new rental apartment units with a single level of underground parking. The building will visually bridge the scale between an existing single-family residence on the south side of the property and the multi-unit five-storey condominium building on the north side of the property, extending the full depth of the lot with vehicular access to parking at the north of the lot.

The use of red brick, properly scaled fenestration, landscaping and main entrance facing Kipling Avenue add to the compatibility as a transitional structure within the Woodbridge Heritage Conservation District.

**All new development must conform to the policies and guidelines within the Woodbridge Heritage Conservation District Plan. The following is an analysis of the proposed development according the Woodbridge HCD Plan.**

**5.3 Heritage Character Statement** defines:

*“The village character and quality of the district should continue to be defined by:*

- *a mixture of residential, industrial, commercial and public amenities organized in a community-oriented fashion, with main streets, a village core, open space and healthy neighborhoods, all within an accessible and walkable environment;*
- *lower density-built form along Kipling Avenue with two to three storey building heights and a mixture of uses including residential, industrial, open space and commerce;*
- *a concentration of increased height and density, and a mixed use-built form at the village nodes of Kipling and Woodbridge Avenue and the valley portion of Woodbridge Avenue (the Woodbridge Core);*
- *a diversity and mixture of a minimum of 14 different architectural styles throughout the village;*
- *a variety of building setbacks, typically having deep frontages and side yards;*
- *a “green” quality where the built form is generally integrated within the natural landscape and topography, with mature trees and tree canopies, creating a park-like development setting and context; “*

The proposed plan aligns with the Heritage Character Statement extracts above.

**5.3.1.5. Woodbridge is changing and maturing** defines:

*“Woodbridge has never stopped changing and never will: new buildings emerge every year and landscapes are frequently renewed. The original Woodbridge village character lingers amidst this change and is reflected in many of its buildings in terms of architecture, scale and density, in some of the monuments and bridges, in its topography and open spaces, and in the pattern of walkable streets and trails.”*

The proposed plan aligns with the Woodbridge is changing and maturing extracts above.

**5.3.2.2. Archaeology** states:

*“The District includes areas of potential archaeological significance (mostly in proximity to the river).”*

The proposed application included a Stage 1&2 Archaeological Assessment (November 2017) for the subject lands. A letter of review and acceptance regarding this report from the Ministry of Tourism, Culture and Sport (March 2018) has been provided by the Owner and satisfies archaeological concerns.

**5.3.2.3. Architecture** notes:

*“Buildings of two to three storey building heights, from different construction periods and uses coexist, side by side, including: residential homes, barns, farmhouses, commercial buildings, institutional and industrial buildings.”*

The proposed plan of a three (3) storey residential building aligns with the Architecture extract above.

#### **5.3.2.4. Scale and height notes:**

*“Buildings in Woodbridge are primarily of a two to three storey scale and height that is pedestrian friendly and allows ample sun penetration and open views (OPA #240 allows for a concentration of increased height and scale of up to four storeys maximum at the historic commercial nodes of Woodbridge and Kipling Avenue, within the Woodbridge Avenue commercial core). Buildings include: doors and windows facing directly onto the street, creating an animated environment for pedestrians. There are no blank walls.”*

The development plan of a three (3) storey residential building aligns with the Architecture extracts above.

#### **5.3.2.5. Circulation, vehicular access and parking notes:**

*“Pedestrians can move freely and comfortably on all streets (there are sidewalks on both sides of the street, except for portions of Clarence Street, Wallace Street, William Street and James Street). On-site parking, garages, and parking structures are generally concealed behind or below inhabited buildings.”*

The proposed plan provides one level of underground parking for 41 vehicles (including 2 Accessibility for Ontarians with Disabilities Act parking spaces) and 1 surface parking space. Thus, the proposed plan aligns with the Circulation, vehicular access and parking policy above.

#### **6.1.2 Heritage Attributes (Kipling Avenue North and South) guidelines state:**

*“2. New and renovated buildings and landscapes must:*

- conserve and enhance the tree canopy;*
- front directly onto Kipling Avenue, and provide a landscaped front yard that contributes to the overall streetscape;*
- contribute to the quality and connectivity of the pedestrian environment;*
- serve to enhance the overall system of trails, pathways and pedestrian walkways;*
- maintain the intimate scale of the street, through the building mass, the length of facades, and the detailing of architecture and landscape architecture;*
- be no taller than 3 floors (11 m); and*
- conserve and enhance views to the valleys east and west,*
- provide a design that is sympathetic with the character of adjacent properties.*

*3. New buildings must have a residential character and should be conducive to a mix of uses, including small-scaled commercial uses.*

*4. All interventions within Kipling Avenue should contribute through structures and/or landscape to the design of significant points of entry and gateways.*

*5. Generally, new buildings should be built to a minimum 3m setback from the front property line or street line, and transition back to the setback line of existing contributing buildings, to maintain the character of the deep front yards.”*

The applicant has provided a satisfactory Site Plan, Arborist Report and Landscape Plan that will contribute to the overall streetscape. The proposed 45-unit residential rental building is set back 5.67m from the front property line which meets the above guidelines.

The proposed development fronts directly onto Kipling Avenue with landscaping in the form of planter boxes. This is an appropriate style to meet the above policy.

The overall massing and height of the building as it fronts Kipling Avenue is consistent with the proportion of building in the immediate context which meets the above policy.

**6.2.5 Approach to Non-Contributing Buildings** states:

*“Non-contributing buildings are not to be demolished until such time as a demolition permit has been issued. 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.*

*The City of Vaughan may require a Heritage Impact Assessment when it considers that cultural heritage value may exist, or be impacted by any new construction.”*

The applicant has provided a satisfactory Heritage Impact Assessment shown on Attachment 1. The proposed development aligns with the intent that new buildings have a positive impact on the overall character of Woodbridge.

**6.2.6 Activities that are Subject to Review** states:

- *“All matters relating to the City of Vaughan Official Plan, and the regulation of zoning, site plan control, severances, variances, signage, demolitions, and building relocation.*
- *All municipal public works, such as street lighting, signs, landscaping, tree removal, utility locations and street and infrastructure improvements.*
- *All activities of the municipal and regional governments.”*

The property is undergoing a proposed Official Plan and Zoning By-Law amendment:

*Current:*

Official Plan: Low-Rise Mixed-Use

Zoning: R3 Residential Zone

*Proposed:*

Official Plan: Mid-Rise Mixed-Use

Zoning: RA3 Residential Apartment Zone 3

### **6.2.8 Appropriate Materials**

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

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

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

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

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

The applicant has provided a satisfactory Architectural Materials and Colour Rendering shown on Attachments 5 and 11 that will contribute to the overall character of the district.

### **6.3 Architectural Guidelines for New Buildings, Additions and Alterations** states:

*“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 noncontributing buildings are removed.*

*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 applicant has provided a satisfactory Site Plan, architectural massing, and building design that will contribute to the overall character of the district.

### **6.3.2 Contemporary Design** states:

*“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’”.*

The applicant has provided a satisfactory Site Plan, building form and style that will contribute to the overall character of the district.

### **6.3.3 Architectural Guidelines** states:

**Material Palette:** *“There is a very broad range of materials in today’s design palette, but 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 use and placement of these materials in a contemporary composition and their incorporation with other modern materials is critical to the success of the fit of the proposed building in its context. The proportional use of materials, use of extrapolated construction lines (window head, or cornices for example) projected from the surrounding context, careful consideration of colour and texture all add to the success of a composition.”*

The applicant has provided a satisfactory Materials Palette that is comprised of a suitable integration of red and yellow masonry which is reflective of the area; complementary charcoal aluminum cladding, galvanized steel and glass is complementary to the overall character of the district.

**Proportions of Parts** states:

*“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. “*

The proposed development presents a height and scale relationship appropriate to the adjacent heritage home and transitions adequately to the higher five (5) storey condominium building north of the property. The applicant has provided a satisfactory architectural massing and form that is in keeping with the overall character of the district.

**Detailing** states:

*“For new buildings in the Woodbridge Heritage District, the detailing of the work should again refer to the nature of the immediate context and the attributes of the Character Area in which it is to be placed.”*

The development includes a contemporary take on traditional characteristics such as solid brick walls with punched out windows; double hung vertical two (2) over two (2) windows that are present in the adjacent 8006 Kipling Avenue. The applicant has provided a satisfactory massing, proportions, and style that will contribute to the overall character of the district.

**6.4.1 Street Wall Setbacks** states:

1. *New buildings must be sympathetic to the setbacks of adjacent contributing buildings.*
2. *When new buildings are located adjacent to existing contributing buildings that are set back from the property or street line, new buildings should transition back to the setback line of existing contributing buildings in order to maintain open views and vantage points from the street to the contributing buildings.*



3. *Existing contributing buildings should retain their historic setbacks, and create front landscaped courtyards built on the “green” character of Woodbridge’s streetscapes.*
4. *Except where noted, new buildings must follow the City of Vaughan Zoning Bylaw in regard to side yards, back yards, interior yards and exterior yards.*
5. *All buildings must have active uses facing the street. No building shall have a blank wall facing a street or public space.*

The applicant has provided a design which includes satisfactory setbacks that are behind the required 45-degree angular plan from the front corner of 8006 Kipling Avenue and are in keeping with the overall surrounding context and massing of the district.

**6.4.1.3 Kipling Avenue North and South** requires:

*“New development should be set back a minimum of three metres from the property line and a maximum of 4.5 metres to maintain the deep setback character of contributing buildings and allow for landscaped front yards.*

*Where heritage contributing buildings are located on either side of a new development site and are set further back from the 3.0m minimum building setback line; the setback for the development site will be the average of the front yard setbacks of the two properties on either side.”*

The applicant has provided a satisfactory Site Plan and streetscape rapport that will contribute to the overall streetscape. The proposed 45-unit residential rental building is set back 5.67m from the front property line which meets the above guidelines.

**6.4.2 Street Wall Height and Scale and 6.4.2.1 Woodbridge HCD (General)** notes:

*“In Woodbridge, the height and scale of buildings has a relatively consistent “Village” character, generally free standing 2-3 storey buildings with the exception of small concentrations of up to 6 storeys in certain locations.”*

The proposed development is three (3) storeys which aligns with the above policy.

**6.5 Transitions of New Buildings in Relation to Heritage Resources** states:

*“ii. Conservation of Heritage Character: New development must be sympathetic to this character and must develop in a way that does not detract, hide from view, or impose in a negative way, on existing heritage contributing resources, as per the following height and setback guidelines.*

*v. Front yard Setback Guidelines: New buildings must be sympathetic to the setbacks of adjacent contributing buildings. When new buildings are located adjacent to existing contributing buildings that are set back from the property or street line, new buildings should transition back to the setback line of existing contributing buildings in order to maintain open views and vantage points from the street to the contributing buildings.*

*Where heritage contributing buildings are located on either side of a new development site, and are set further back from either a zero building setback line along Woodbridge Avenue, or a 3.0m minimum building setback line along Kipling Avenue; the setback for the development site will be the average of the front yard setbacks of the two properties on either side.*

*Where heritage contributing buildings are set further back from either a zero building setback line along Woodbridge Avenue, or a 3.0m minimum building setback line along Kipling Avenue, any new development adjacent to the heritage contributing building must be set back, at a minimum, to a line measured at 45 degrees from the front corner of the existing heritage contributing building.”*

The applicant has provided a satisfactory Site Plan and street setting which meets the above guidelines for the district.

#### **6.6.3 Tree Canopy and Vegetation states:**

*“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. 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 (Amended to 052-2018) must be adhered to.*

*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.*

*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.*

*The forested character should be encouraged to expand within the urban context, within the neighbourhoods and especially along streets or trail routes in order to create a continuous system of open spaces, provide a “soft” transition to the built form and ensure that Woodbridge is continuously planned as ‘a community within a park setting’.”*

The applicant has provided a satisfactory Site Plan, Arborist Report and Landscape Plan which includes an acceptable tree replacement strategy of multi-stem trees and shrubs on the landscape buffer at the entrance; planting beds and shrubs on the north and west side of the property.

#### **6.7.1 Roads, Curbs, Sidewalks and Streetscape states:**

*“Kipling Avenue - Should have a continuous planting of street trees on either side of the street and incorporate existing mature trees.”*

The Landscape Plan suggests a continuity of soft landscape material at street edge as well as perimeter definition, which provides a satisfactory Site Plan and Landscape Plan that will contribute to the overall streetscape.

#### **6.7.6 Parking states**

*“On-site parking, including structured parking should not be visible from the street or from public spaces. Parking areas should be concealed and buffered with buildings with active uses.*

The proposed development meets the above policy as a masonry wall with stepped landscape feature over the front facade disguises the underground parking functions behind, and brings the massing and structure within a human proportion and scale.

#### **Financial Impact**

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

#### **Broader Regional Impacts/Considerations**

There are no broader Regional impacts or considerations.

#### **Conclusion**

The Urban Design and Cultural Heritage Division of the Development Planning Department is satisfied the proposed demolition and new construction conforms to the policies and guidelines within the Woodbridge Heritage Conservation District Plan. Accordingly, staff can support Council approval of the proposed demolition and new construction at 8010 Kipling Avenue under the Ontario Heritage Act.

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

#### **Attachments**

1. Cultural Heritage Impact Assessment
2. Context Plan
3. Aerial Plan
4. Site Plan
5. Colour Rendering
6. Parking Plan – Level 1
7. Ground Floor Plan
8. Level 2 & 3 Floor Plan
9. Street Elevation
10. North, South & West Elevations
11. Architectural Materials
12. Landscape Plan

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