

Heritage Vaughan Committee Report

DATE: Wednesday, October 23, 2024

WARD: 2

TITLE: DEMOLITION AND RE-BUILDING OF A NEW THREE-STOREY BUILDING LOCATED AT 65 WALLACE STREET IN THE WOODBRIDGE HERITAGE CONSERVATION DISTRICT

FROM:

Haiqing Xu, Deputy City Manager, Planning and Growth Management

ACTION: DECISION

Purpose

To seek Heritage Vaughan Committee’s support and recommend to Council approval for the proposed demolition of the existing ‘non-contributing’ structure, and the new construction of a 3-storey building located at 65 Wallace Street, a property located in the Woodbridge Heritage Conservation District and designated under Part V of the *Ontario Heritage Act*, as shown on Attachments 1-7.

Report Highlights

- The Owner is proposing demolition and the re-building of a 3-storey building located at 65 Wallace Street.
- The existing main dwelling is identified as a non-contributing property in the Woodbridge Heritage Conservation District (“WHCD”) Plan.
- Heritage Vaughan review and Council approval is required under the *Ontario Heritage Act*.
- Minor revisions to design must be made for staff to support approval of the proposal to align with the policies of the WHCD Plan.

Recommendations

THAT Heritage Vaughan recommend Council approve the proposed Demolition and Re-building of a 3-storey building located at 65 Wallace Street under Section 42 of the *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 prior to the issuance of a heritage permit, the applicant either provide a letter of consent for the removal of Tree #1 from the neighbour at 73 Wallace Street or revise the site plan to show tree protection zone for the tree;
- c) 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;
- d) That prior to the issuance of a heritage permit, the applicant either provide a letter of consent to injure Tree #5 from the neighbour at 57 Wallace Street or revise the site plan to protect the root zone of the tree or sign a Release of Liability Letter to waive all claims against the City;
- e) That the brick colour, glass railing above portico, front door, and window framing be revised to better align with WHCD guidelines to the satisfaction of the City; and
- f) 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 Property is designated under Part V of the *Ontario Heritage Act* (OHA) as part of the Woodbridge Heritage Conservation District (WHCD). It is identified in the HCD Plan as non-contributing. The Owner plans to demolish the existing house and replace it with a new single-detached house. Demolition of the existing house and replacement with a new house is compliant with the 2009 WHCD Plan and its guidelines, however, the new construction is required to comply with the HCD Plan – specifically the guidelines for new construction in the Wallace Street heritage character area, and consideration of potential impacts to adjacent heritage properties.

In 2020, Vincent J. Santamaura Architect Inc. completed a scoped CHIA for this property with focus on proposed renovations and additions to the house. The scoped CHIA and associated heritage permit were approved by Council on January 26, 2021. These plans were initiated by the previous owner but were not implemented. As a designated property, the property's history is well established and LHC understands that no new historical background research is required for the scoped CHIA.

It is LHC's professional opinion that the property's redevelopment is unlikely to yield any direct or indirect negative impacts to the property itself, any surrounding properties, or to the Woodbridge HCD. It is generally consistent with the policies and guidelines identified in the Woodbridge HCD Plan. In some cases where the proposed redevelopment is inconsistent with the Woodbridge HCD Plan, it remains compatible and consistent with the character of the area. In other cases, the compatibility of the proposed designs with the character of the HCD is unclear and needs to be further developed in detailed design. In these cases, LHC recommends:

- the remainder of the materials should be chosen using the WHCD guidelines;
- texture of the brick cladding should be smooth;
- detailing and trim should be cut or reconstituted stone;
- window frames should be wood; and
- flashings should be painted to match the house.

A material palette may be required to be submitted with a heritage permit application.

Previous Reports/Authority

[Heritage Vaughan Committee](#), January 2021.

[Committee of the Whole \(2\) Addendum](#), 25 January 2021.

[Council Meeting](#), 26 January 2021.

Analysis and Options

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 to the WHCD Plan

5.3.3. Woodbridge's unique elements

5.3.3.1. Character Areas

• *Woodbridge comprises several distinct 'character areas', with distinct and intertwined identities:*

1. *Kipling Avenue North and South*
2. *William and James Streets*
3. *The Fairgrounds*
4. *Woodbridge Avenue*
5. *Wallace Street*
6. *Clarence Street and Park Drive*
7. *The Humber River Corridor*

• *Each 'character area' contributes to the village experience of Woodbridge as a whole as described in Section 6.0.*

The proposed development resides within the character area of Wallace Street in the Woodbridge Heritage Conservation District.

5.3.3.7. The Floodplain

Large portions of the district reside within the floodplain, as outlined by the Toronto Regional Conservation Authority.

A portion of the subject property resides within the floodplain as outlined by the TRCA.

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. *Consistent setbacks should provide opportunities for landscape on the west side of the street.*
4. *New buildings should be a minimum of two (2) floors (8.5 m) high and a maximum of three (3) floors (11 m).*
5. *Detached residential units must provide a side yard as per zoning with open east-west views.*

The proposed development is a single-detached residential building and supports the pedestrian streetscape. It is a 3-storey structure with a height of 10.21m and with a massing and form aligned with the WHCD Plan. Staff finds the proposed structure to conform to the minimum requirements of the WHCD Plan.

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.*

Flashings: *Visible step flashings should be painted the colour of the wall.*

The proposed brick is “white” in colour and features a stone wainscotting. Immediately surrounding the subject property, structures are reflecting red and orange. Wallace Street does feature variations of cladding and colour, though it is the preference of staff that the brick would be of a shade of red or generally darker than proposed.

The hipped roof and polymer-modified asphalt shingle in a “summit grey” colour, along with the five gabled dormers, satisfy the guidelines of the WHCD Plan.

Exterior doors are noted to be wood and will be dark brown. The front door features $\frac{3}{4}$ length windowpane décor, which is not in line with the guidelines of the WHCD Plan. Front doors in the Heritage Districts typically do not have incorporated central glazing, or when they did, they would be small panes.

The building’s windows appear small double-paned, and sash is 4-over-4. Within the dormers, the windows are single paned, 4-over-4 sash, with the top pane being arched. A revision of the brick framing around the windows is suggested, with a focus on leaving the lintel, and excluding the sides and bottom framing in brick. Wood framing or shutters could be an acceptable alternative. The glass railing above the portico is not in line with the streetscape of Wallace Street or with the WHCD Plan generally as it is foreign to the chosen architectural style – and should be further reviewed for proper material replacement like a metal, such as those of neighbouring properties to the south on the east side of Wallace Street.

6.3.3 Architectural Guidelines

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.

Staff recommends that the materials and colours chosen be reviewed to better align with the architectural guidelines of the WHCD Plan and the chosen architectural style. Specifically, brick colour, glass railing above portico, front door, and window framing should be revised prior to final submission for Heritage Permit, and a review of the final choice be submitted to the satisfaction of Cultural Heritage staff.

6.4.1.4 Wallace Street (CA)

Heritage Attributes

1. *Existing contributing buildings on the west side are setback from the street and provide landscaped front yards and a significant tree canopy.*

2. *Existing contributing buildings on the east side include a minimum setback from the street.*

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 on the east side may be built with no setback, and with a maximum setback of 2 metres.*
3. *New buildings must be sympathetic to the setbacks of adjacent contributing buildings.*

The proposed building on the east side of Wallace Street satisfies most of the guidelines of the WHCD and is sympathetic to the setbacks of adjacent contributing buildings.

Financial Impact

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

Operational Impact

There are no operational impacts or considerations.

Broader Regional Impacts/Considerations

There are no broader regional impacts or considerations.

Conclusion

Cultural Heritage staff finds that the proposed demolition and new construction partially conforms to the policies of the WHCD Plan, but requires the applicant to provide letters of consent for removal and injury of neighbouring trees and consider revisions to the choice of exterior doors, railings, brick detail at window framing, as well as brick colour to align more closely with the WHCD Plan guidelines and with surrounding architecture – prior to submission for a Heritage Permit. Accordingly, staff can support a Heritage Vaughan recommendation for Council approval of the proposed new construction located at 65 Wallace Street under the *Ontario Heritage Act* pending these aesthetic revisions.

For more information, please contact: Vanessa Lio, Heritage Specialist, ext. 8152.

Attachments

1. 65 Wallace – Location Map
2. 65 Wallace – Cultural Heritage Impact Assessment
3. 65 Wallace – Arborist Report and Plan
4. 65 Wallace – Architectural Drawings
5. 65 Wallace – 3D Renderings
6. 65 Wallace – Site Grading Plan
7. 65 Wallace – Materials List and Specifications

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