

## FINAL REPORT:

Cultural Heritage Impact Assessment

65 Wallace Street, Vaughan, Ontario



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3 July 2024

Project # LHC0420

The logo for LHC Heritage Planning &amp; Archaeology Inc. consists of the letters "LHC" in a large, bold, blue, italicized sans-serif font. The logo is framed by two horizontal blue lines, one above and one below the text.

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## **REPORT LIMITATIONS**

The qualifications of the heritage consultants who authored this report are provided in Appendix A. All comments regarding the condition of any buildings on the Property are based on a superficial visual inspection and are not a structural engineering assessment of the buildings unless directly quoted from an engineering report. The findings of this report do not address any structural or physical condition related issues associated with any buildings on the property or the condition of any heritage attributes.

Concerning historical research, the purpose of this report is to assess potential impacts of the proposed development on the cultural heritage value or interest and heritage attributes of the Property and the surrounding area. The authors are fully aware that there may be additional historical information that has not been included. Nevertheless, the information collected, reviewed, and analyzed is sufficient to conduct this assessment. This report reflects the professional opinion of the authors and the requirements of their membership in various professional and licensing bodies.

The review of policy and legislation was limited to that information directly related to cultural heritage management and is not a comprehensive planning review. Additionally, soundscapes, cultural identity, and sense of place analyses were not integrated into this report.

Archaeological potential has not been assessed as part of this CHIA. A separate archaeological assessment may be required as part of a complete application.

## EXECUTIVE SUMMARY

*The Executive Summary only provides key points from the report. The reader should examine the complete report including background, results as well as limitations.*

LHC was retained in January 2024 by Cantam Group Ltd. on behalf of the Owner to prepare a Scoped CHIA for the property located at 65 Wallace Street in the City of Vaughan, Ontario.

LHC understands that the Property is designated under Part V of the *Ontario Heritage Act (OHA)* as part of the Woodbridge Heritage Conservation District (HCD). The Property is classified as non-contributing. The Owner plans to build a new single-detached house on the Property.

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 Woodbridge HCD 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.

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# 1 INTRODUCTION

LHC Heritage Planning & Archaeology Inc. (**LHC**) was retained on 30 January 2024 by Cantam Group Ltd. on behalf of the Owner to prepare a scoped cultural heritage impact assessment (**Scoped CHIA**) for the property located at 65 Wallace Street (the '**Property**') in the City of Vaughan, Ontario (the '**City**').

The Property is designated under Part V of the *Ontario Heritage Act (OHA)* as part of the Woodbridge Heritage Conservation District (**Woodbridge HCD**). 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 *Woodbridge Heritage Conservation District Study and Plan* (the **HCD 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 consider potential impacts to adjacent heritage properties.

In 2020, Vincent J. Santamaura Architect Inc. completed a Scoped CHIA for this property in regard to proposed renovations and additions to the house. The scoped CHIA and associated heritage permit were approved by City Council on 26 January 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.

This CHIA was prepared in accordance with the City's *Guidelines for Preparing Cultural Heritage Impact Assessments* (2022), and the Ministry of Citizenship and Multiculturalism's (**MCM**) *Ontario Heritage Tool Kit* (2006).

## 1.1 Property Location

The Property is located on the east side of Wallace Street, south of Woodbridge Avenue and north of the cul-de-sac before Highway 7 (Figure 1).

## 1.2 Property Description

The Property is an irregularly shaped lot of approximately 0.11 hectares (ha) (1100 square metres). It includes a two-storey brick and aluminum-siding clad residence, two one-storey frame sheds in the rear yard, and landscape features in both the front and rear yards. The house is setback approximately 9 metres (m) from the road with mature deciduous trees along the north property line, a mature coniferous tree offset to the north side of the front yard, and a mature deciduous tree south of the driveway. In the rear yard, mature trees are interspersed along the north and east property boundaries with a few interspersed in the centre area. A wood pergola is found on the north side of the rear yard (Figure 2).

### 1.3 Property Owner

The Owner of the Property is Pravisha Nagaretnam and their contact information:

65 Wallace Street  
Woodbridge, ON  
L4L 2P2.

The Owner's agent for the proposed development is Cantam Group Ltd. located at 880 Ellesmere Road, Suite 234, Scarborough, Ontario. Cantam Group can be reached by email at either [christina@cantamgroup.com](mailto:christina@cantamgroup.com) or [yaso@cantamgroup.com](mailto:yaso@cantamgroup.com) or by phone at 416-335-3353.

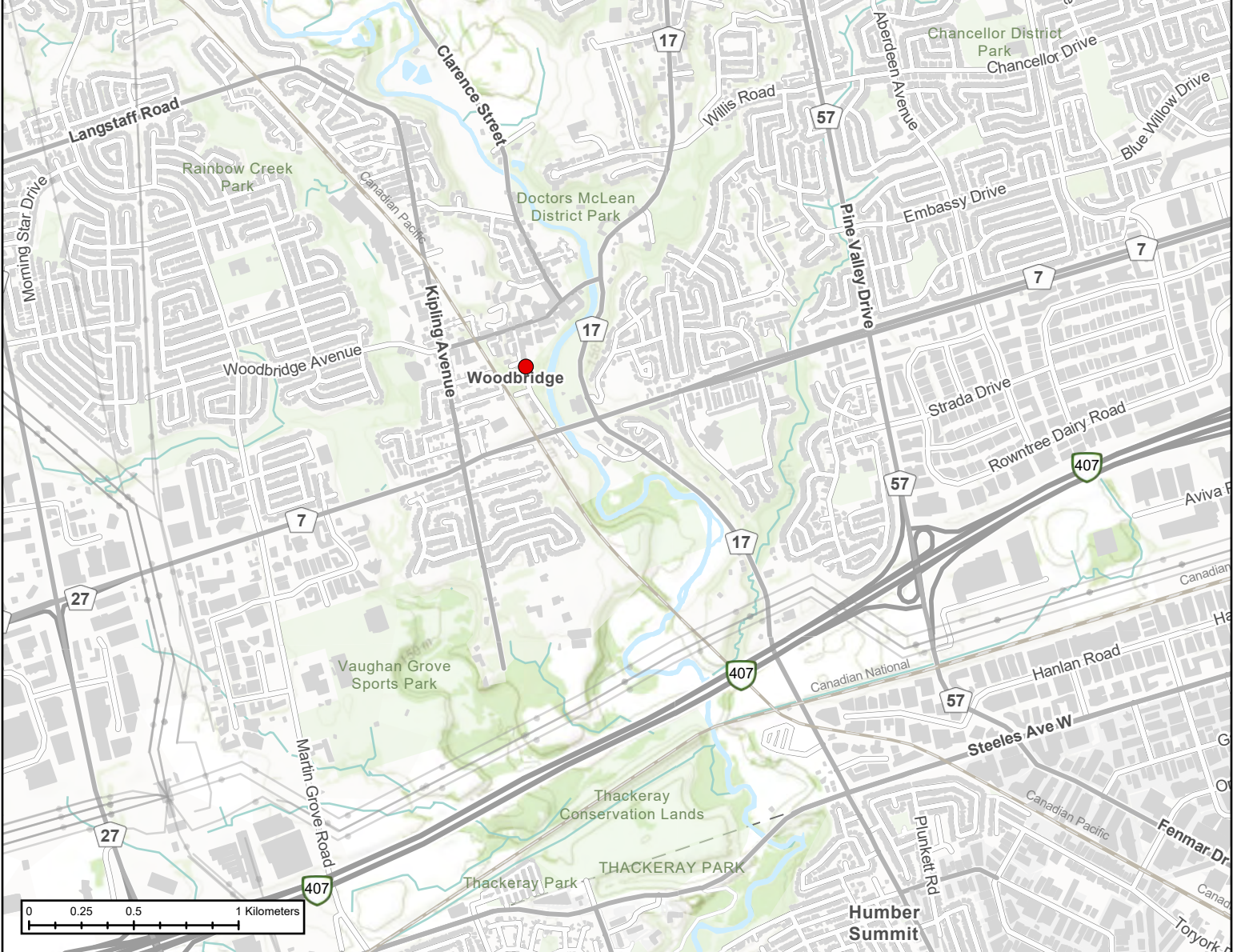
### 1.4 Adjacent Heritage Properties

The City's *Official Plan* defines 'adjacent' - as it pertains to cultural heritage - as "those lands contiguous to a protected heritage property."<sup>1</sup> Using this definition, the Property is adjacent to four heritage properties, including 57 Wallace Street, 66 Wallace Street, 73 Wallace Street, Veterans' Park / the Humber River Corridor character area, and the Woodbridge Memorial Tower. All four adjacent heritage properties are designated under Section 41 Part V of the *OHA* as part of the Woodbridge HCD. The property at 73 Wallace Street is classified as non-contributing. It is located within the Wallace Street character area and is adjacent to the Humber River Corridor character area (Figure 3).<sup>2</sup>

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<sup>1</sup> City of Vaughan, "City of Vaughan Official Plan Volume I," last modified December 2020, accessed 12 February 2024, <https://www.vaughan.ca/sites/default/files/2023-11/VOP%20Volume%201%20-%20OPA%20101%20Correction%20%28October%2017%202023%29%20Clean%20to%20Upload.pdf?file-verison=1703165857359>, 323.

<sup>2</sup> Office for Urbanism and GBCA, "Appendix," in *Woodbridge Heritage Conservation District Study and Plan*, last modified April 2009, accessed 12 February 2024, [https://www.vaughan.ca/sites/default/files/7lWoodbridge%20Heritage\\_appendix.pdf?file-verison=1709208884876](https://www.vaughan.ca/sites/default/files/7lWoodbridge%20Heritage_appendix.pdf?file-verison=1709208884876), 144.; Office for Urbanism and GBCA, "The Heritage Conservation District Plan," in *Woodbridge Heritage Conservation District Study and Plan*, last modified April 2009, accessed 12 February 2024, [https://www.vaughan.ca/sites/default/files/7fWoodbridge%20Heritage\\_part5.pdf?file-verison=1709208884875](https://www.vaughan.ca/sites/default/files/7fWoodbridge%20Heritage_part5.pdf?file-verison=1709208884875), 70.



**Legend**

● Property

NOTE(S) 1. All locations are approximate.  
 REFERENCE(S) 1. City of Toronto, Province of Ontario, York Region, Esri Canada, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, NRCAN, Parks Canada, Esri, NASA, NGA, USGS, FEMA, Esri, CGIAR, USGS, City of Toronto, Province of Ontario, Esri Canada, Esri, TomTom, Garmin, SafeGraph, FAO, METI/NASA, USGS, EPA, NPS, NRCAN, Parks Canada

**TITLE**  
**Location Plan**

CLIENT  
 Cantam Group Ltd.

PROJECT  
 Cultural Heritage Impact Assessment, 65 Wallace Street, Vaughan, Ontario

PROJECT NO. LHC0420

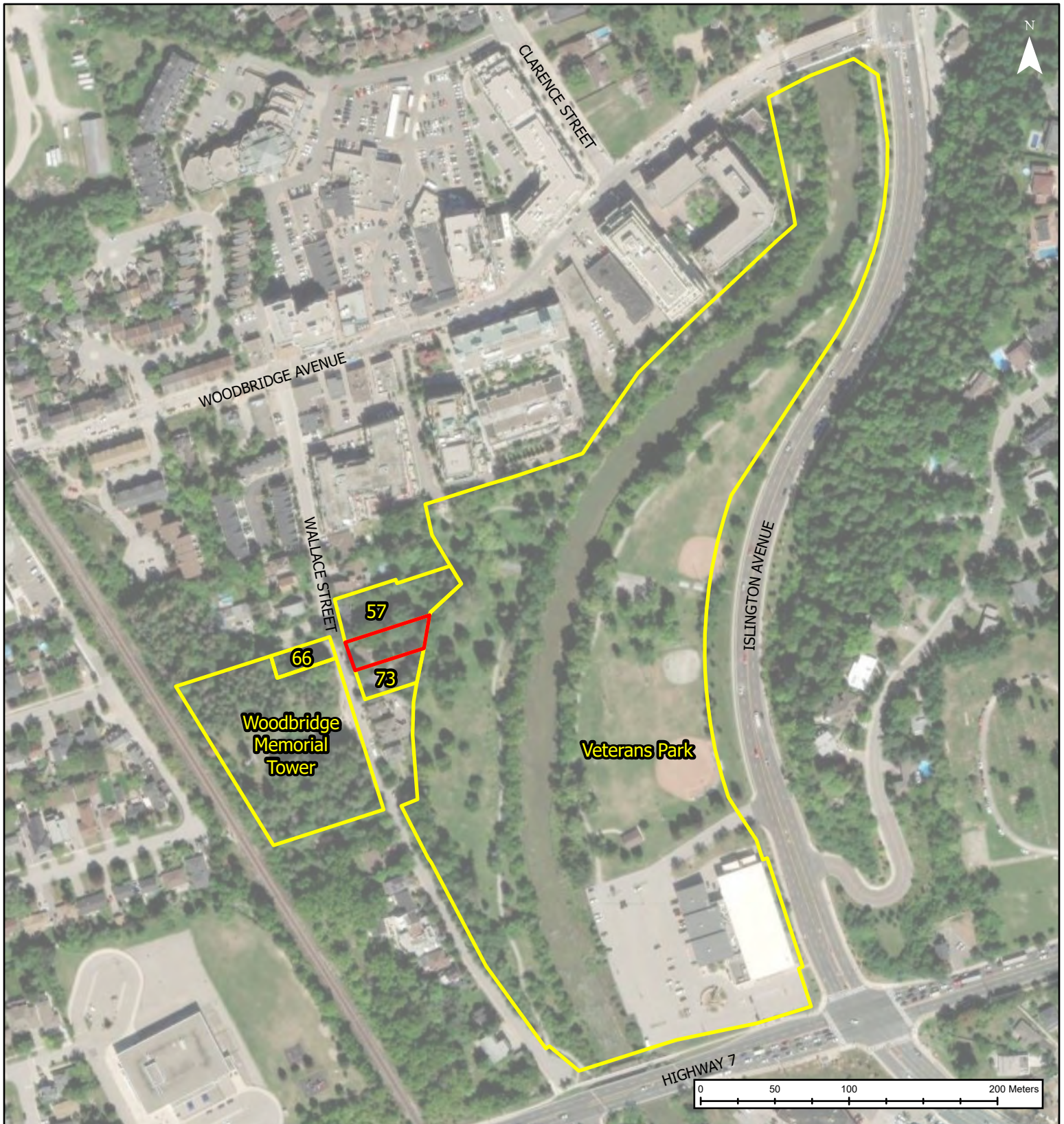


YYYY-MM-DD

2/15/2024

FIGURE #

1



**Legend**

- Property
- Adjacent and Surrounding Properties

TITLE  
**Current Conditions**

CLIENT  
Cantam Group Ltd.

PROJECT  
Cultural Heritage Impact Assessment, 65 Wallace Street, Vaughan, Ontario

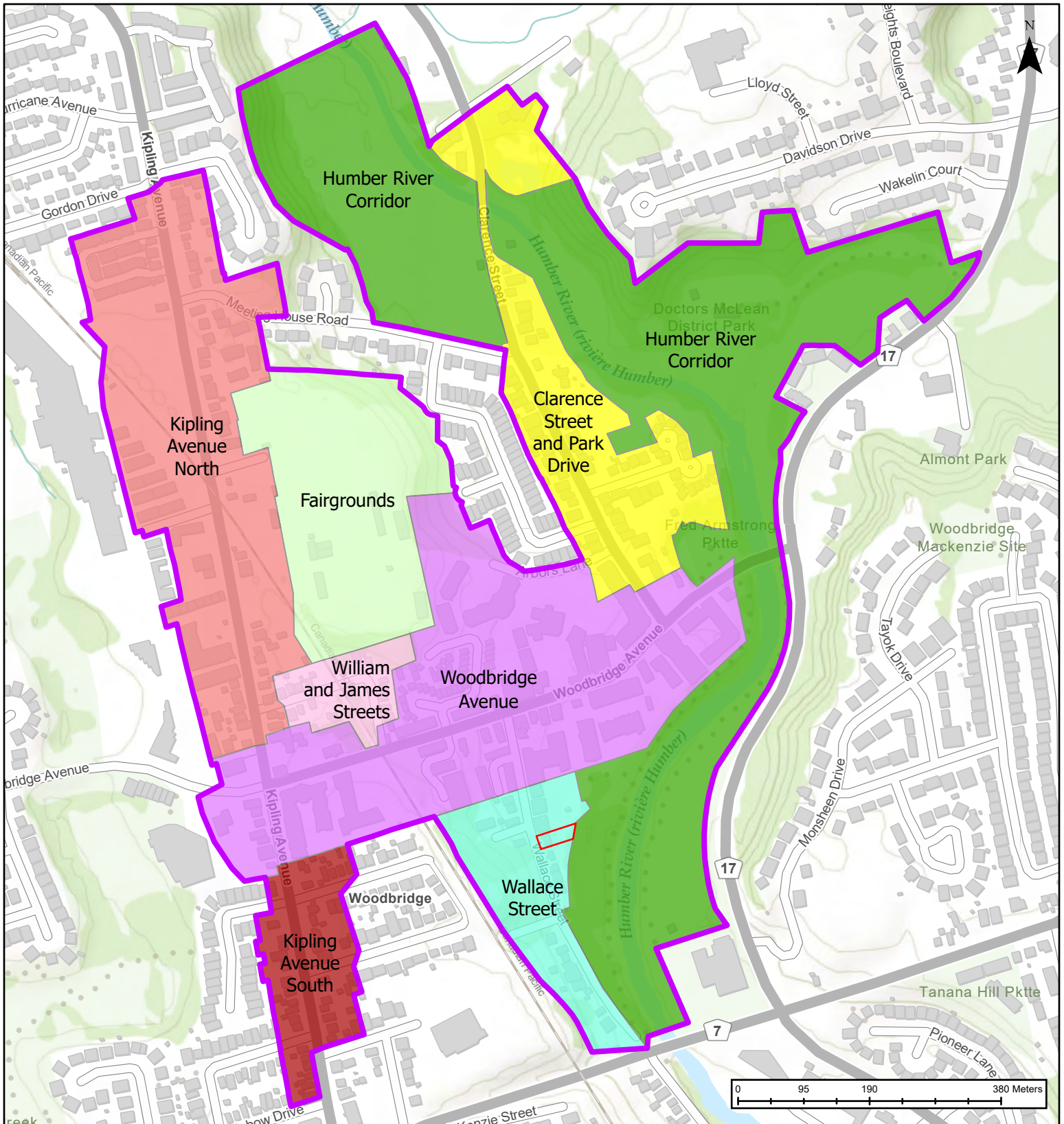
PROJECT NO. LHC0420

NOTE(S) 1. All locations are approximate.  
 REFERENCE(S) 1. Peel Region, iMaxar  
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YYYY-MM-DD  
2/29/2024

FIGURE #  
2



**Legend**  
 Property     HCD Boundary

NOTE(S) 1. All locations are approximate.  
 2. HCD and character area boundaries are from the "Woodbridge Heritage Conservation District Study and Plan" produced by GBCA in 2009. HCD and character area boundaries shown are approximate locations and do not represent the true limits of property boundaries.

REFERENCE(S) 1. Esri Community Maps Contributors, City of Toronto, Province of Ontario, York Region, Esri Canada, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, NRCan, Parks Canada  
 2. Goldsmith Borgal and Company Associate (GBCA), "Woodbridge Heritage Conservation District Study and Plan", (<https://www.vaughan.ca/about-city-vaughan/projects-and-initiatives/policy-planning-projects/woodbridge-heritage-conservation-district-study-and-plan>, accessed February 15, 2024), Part 2 - The Heritage Conservation Plan, schedule 14: HCD Character Areas within the New District Boundary, pg 70, 2009.

TITLE  
**Location within the Woodbridge HCD and its Character Areas**

CLIENT  
 Cantam Group Ltd.

PROJECT  
 Cultural Heritage Impact Assessment, 65 Wallace Street, Vaughan, Ontario

PROJECT NO. LHC0420



YYYY-MM-DD

2/21/2024

FIGURE #

3

## 2 STUDY APPROACH

LHC follows a three-step approach to understanding and planning for cultural heritage resources based on the understanding, planning, and intervening guidance from the Canada's Historic Places *Standards and Guidelines for the Conservation of Historic Places in Canada* (S&Gs) and the MCM's *Ontario Heritage Tool Kit*.<sup>3</sup> Understanding the cultural heritage resource involves:

- Understanding the significance of the cultural heritage resource (known and potential) through research, consultation and evaluation—when necessary.
- Understanding the setting, context and condition of the cultural heritage resource through research, site visit and analysis.
- Understanding the heritage planning regulatory framework around the cultural heritage resource.

This CHIA has also been completed following guidance from the City of Vaughan's *Guidelines for Preparing a Cultural Heritage Impact Assessment* and scoped per direction from the City's heritage planning staff on the 2020 Scoped CHIA. Appendix C includes the requirements and the location of relevant information in this report.

### 2.1 Policy Review

This CHIA includes review of policy and guidance from the Woodbridge HCD Plan directly related to the proposed new building.

### 2.2 Historical Research

A Scoped CHIA was completed for this property in 2020 by Vincent J. Santamaura Architects Ltd. for the previous owner's proposed renovations and additions to the house. As a designated property, the property's history is well established and was not requested by the City of Vaughan as part of the 2020 CHIA or this CHIA. This report does not include additional or new historical background research for the Property. LHC's understanding of the history of the Property and surrounding area is from the Woodbridge HCD Plan.

### 2.3 Site Visit

A site visit was conducted on 6 February 2024 by Intermediate Cultural Heritage Specialist Colin Yu. Access to the Property was granted by the Owner. The purpose of this site visit was to document and gain an understanding of the Property and its surrounding context. Building interiors were not accessed.

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<sup>3</sup> Canada's Historic Places, "Standards and Guidelines for the Conservation of Historic Places in Canada," last modified 2010, accessed 21 February 2024, <https://www.historicplaces.ca/media/18072/81468-parks-s+g-eng-web2.pdf>, 3.; Ministry of Citizenship and Multiculturalism, "Heritage Property Evaluation," *Ontario Heritage Tool Kit*, last modified 2006, accessed 21 February 2024, <https://www.publications.gov.on.ca/heritage-property-evaluation-a-guide-to-listing-researching-and-evaluating-cultural-heritage-property-in-ontario-communities>, 18.

Unless otherwise attributed, all photographs in this Scoped CHIA were taken during the site visit. A selection of photographs from the site visit that document the Property are included in Section 5.

## **2.4 Understanding of Cultural Heritage Value or Interest**

A description of the heritage character of the area, cultural heritage value of Wallace Street and the Woodbridge HCD, and any relevant heritage attributes of the HCD will be included in this Scoped CHIA to inform the impact assessment and design advice or mitigation measures.

## **2.5 Description of Proposed Development**

This Scoped CHIA includes a description and preliminary drawings for the proposed new house on the Property. It is understood that the design process has not advanced to the point where specific material details are available. This Scoped CHIA is based on preliminary designs.

## **2.6 Impact Assessment**

The impact assessment considers the proposed house's compliance to the policy and guidelines identified in the *Woodbridge Heritage Conservation District Plan* (see Section 3.1) as well as its compliance with *Info Sheet #5* as described below. The impact assessment considers direct and indirect impacts to the HCD and to the adjacent properties at 57 Wallace Street, 66 Wallace Street, and 80 Wallace Street (the Woodbridge Memorial Tower).

### 3 POLICY AND LEGISLATION CONTEXT

#### 3.1 Woodbridge Heritage Conservation District Study and Plan (2009)

The Woodbridge Heritage Conservation District Study and Plan (Woodbridge HCD Plan) were prepared by Office for Urbanism and Goldsmith Borgal and Company Architects (GBCA) in 2009.

Per Section 6.2.6 of the Woodbridge HCD Plan, activities that are subject to review include:

- The erection, demolition, or removal of any building or structure, or the alteration of any part of a property other than the interior of a building or structure, other than activities described in Section 6.2.7, below. (A ‘Structure’ is anything built that is intended to be permanent, such as outbuildings, fences, signs, and infrastructure items such as utility boxes).
- 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.<sup>4</sup>

Section 5.1 of the Woodbridge HCD Plan defines its objectives, among them is to:

3. Ensure new designs contribute to the Woodbridge heritage character.
4. Manage any development or redevelopment proposed within the district, in a manner that is sensitive and responsive to all aspects necessary to ensure the protection and conservation of the heritage resources, in order to maintain the village character of the Woodbridge District.
5. Ensure individual heritage structures and landscapes are maintained, and new development or redevelopment sensitively integrated, as part of a comprehensive district.<sup>5</sup>

According to the HCD Plan, there are two categories of new buildings: replica or reconstructed buildings and contemporary buildings. The proposed replacement is considered to be a contemporary building. Contemporary buildings “should be of ‘its time’” and complimentary to the character of the area while avoiding “blurring the line between real historic ‘artifacts’ and contemporary elements.”<sup>6</sup>

Sections 6.3.3 to 6.5 identifies policies pertaining to new development in the Woodbridge HCD. Section 6.1.3 discusses guidelines specific to the Wallace Street Heritage Character Area. Each

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<sup>4</sup> Office for Urbanism and GBCA, “Heritage Attributes and District Guidelines,” in *Woodbridge Heritage Conservation District Study and Plan*, last modified April 2009, accessed 8 February 2024, [https://www.vaughan.ca/sites/default/files/7gWoodbridge%20Heritage\\_part6.pdf?file-verison=1707407603350,77](https://www.vaughan.ca/sites/default/files/7gWoodbridge%20Heritage_part6.pdf?file-verison=1707407603350,77).

<sup>5</sup> Office for Urbanism and GBCA, “Heritage Conservation District Plan,” in *Woodbridge Heritage Conservation District Study and Plan*, last modified April 2009, accessed 8 February 2024, [https://www.vaughan.ca/sites/default/files/7fWoodbridge%20Heritage\\_part5.pdf?file-verison=1707407603350,63](https://www.vaughan.ca/sites/default/files/7fWoodbridge%20Heritage_part5.pdf?file-verison=1707407603350,63).

<sup>6</sup> Office for Urbanism and GBCA, “Heritage Attributes and District Guidelines,” 80.



of the relevant policies and guidelines from these sections of the HCD Plan are described in Section 8.3 of this CHIA along with commentary on how the proposed house does or does not comply with HCD Plan policy.

## 4 EXISTING CONDITIONS

### 4.1 Surrounding Context

The Property is located in the City of Vaughan in York Region. The Property is in the Woodbridge HCD located in the City's southwest corner (Figure 1). The Woodbridge HCD is irregularly shaped and is generally divided into seven character areas including Kipling Avenue, Fairgrounds, William and James Streets, Woodbridge Avenue, Wallace Street, Humber River Corridor, and Clarence Street and Park Drive (Figure 3).

The topography of the area is relatively flat along Wallace Street with moderate slopes on the west side of the street starting at the Woodbridge Memorial Tower, a gentle slope contained by retaining walls on the west side of the street leading up to Woodbridge Avenue, and moderate slopes down to the Humber River on the east side of the street (Photo 1 to Photo 5). The Humber River is approximately 68 m east of the Property and separated from the Property by a park and multi-use trail (Photo 6). The vegetation of the area consists of a combination of mature deciduous and coniferous trees, landscaped front yards, and the landscaped memorial area. Dense patches of trees are interspersed throughout the area (Photo 1 to Photo 5).

The Property is located along the east edge of the Wallace Street character area (Figure 3). It is bound by Wallace Street to the west, residential properties to the north and south, and the Humber River to the east (Figure 2). Wallace Street is a local road that provides access between residences and Woodbridge Avenue to the north and cul-de-sacs just before Highway 7. It is a two lane road with curbs on each side and a sidewalk and streetlights on the west side of the street (Photo 1 to Photo 5). Memorial Hill Drive is a local road connecting 1 Memorial Hill Drive to Wallace Street just north of the Property on the west side of Wallace Street. It is a two lane gravel road without curbs, streetlights, or a sidewalk. West of 1 Memorial Hill Drive, the street becomes a gravel trail (Photo 7 and Photo 8).

The surrounding area includes residential properties and Woodbridge Memorial Tower and Memorial Hill Park. Residential properties consist of mainly buildings of one to two storeys in height. Some three storey townhouses and apartments are located near the intersection of Woodbridge Avenue and Wallace Street. In addition, there is the occasional three storey single detached residence along Wallace Street. Building setbacks generally range from 2.5 metres (m) to 9.5m (Photo 1 to Photo 5). Building materials primarily consist of brick with some stucco and vinyl siding.

Garages (both attached and detached) are present in the Wallace Street character area; however, not every residence includes a garage. Attached garages are more prevalent. Contributing buildings with garages are generally detached and located to the rear of the property. Some contributing buildings - like 57 Wallace Street – have a garage in line with the facade of the house. Generally, non-contributing buildings – especially newer builds – have garages included as part of the first storey of the house, facing the street, and flush with the facade (Photo 10).

Woodbridge Memorial Tower and Memorial Hill Park are on the west side of the street across from the Property. It is on a hill and accessed by a staircase from the street (Photo 8). Veterans' Park surrounds the Humber River from just east of the Property to Nort Johnson District Park located just north of the Woodbridge Pool and Memorial Arena on the east bank of the river. The west bank of the park consists of a trail and mature trees. The east bank of the park includes a trail, mature trees, and a baseball diamond (Figure 3).



Photo 1: View north along Wallace Street from in front of the Property



Photo 2: View south along Wallace Street from in front of the Property



Photo 3: View south along Wallace Street looking towards the Property from 28 Wallace Street



Photo 4: View north along Wallace Street looking towards the Property from 110 Wallace Street



Photo 5: View northwest along Wallace Street from 148 Wallace Street



Photo 6: View of the Humber River and Veterans' Park



Photo 7: View east along Memorial Hill Drive from 1 Memorial Hill Drive



Photo 8: View west along Memorial Hill Drive from 1 Memorial Drive



Photo 9: View of the Woodbridge Memorial Tower from Wallace Street





Photo 10: View of 110 Wallace Street

## 4.2 Surrounding and Adjacent Heritage Properties


Given that the Property is in a heritage conservation district, the Property is close to several other heritage properties including 57 Wallace Street, 66 Wallace Street, 73 Wallace Street, the Humber River Corridor heritage character area / Veterans' Park, and the Woodbridge Memorial Tower (80 Wallace Street). The properties at 57 Wallace Street, 66 Wallace Street, Veterans' Park, and the Woodbridge Memorial Tower are classified as contributing properties in the Woodbridge HCD Plan. The property at 73 Wallace Street is classified as non-contributing.



Table 1: Surrounding and Adjacent Heritage Properties

Property	Description from <i>Woodbridge HCD Plan</i> <sup>7</sup>	Image
<p><b>57 Wallace Street</b></p>	<ul style="list-style-type: none"> <li>• Dated 1880</li> <li>• Ontario Cottage</li> <li>• Brick</li> <li>• Peak added later</li> <li>• Modified, new garage and windows</li> <li>• Repaired, good condition</li> <li>• The Wallace Family</li> </ul>	
<p><b>66 Wallace Street</b></p>	<ul style="list-style-type: none"> <li>• Dated 1900-1925</li> <li>• Edwardian</li> <li>• Modified</li> <li>• New windows, porch</li> <li>• Aluminium Trim</li> </ul>	

<sup>7</sup> Office for Urbanism, “Appendix,” in *Woodbridge Heritage Conservation District Study and Plan*, last modified April 2009, accessed 9 February 2024, [https://www.vaughan.ca/sites/default/files/71Woodbridge%20Heritage\\_appendix.pdf?file-verison=1707501262119](https://www.vaughan.ca/sites/default/files/71Woodbridge%20Heritage_appendix.pdf?file-verison=1707501262119), 160-161.

Property	Description from <i>Woodbridge HCD Plan</i> <sup>7</sup>	Image
<p><b>Woodbridge Memorial Tower (80 Wallace Street)</b></p>	<ul style="list-style-type: none"> <li>• Dated 1924</li> <li>• Split field stone tower</li> <li>• Designated under Part IV of the Ontario Heritage Act, By-law #18-96, memorial to World War I veterans</li> </ul>	

### 4.3 The Property

The Property is on a 0.11-ha irregularly – generally rectangular - shaped lot on the east side of Wallace Street in the Woodbridge HCD. The house is located on the west side of the lot and faces Wallace Street with a setback from the street of approximately 8.5 m. The area surrounding the house consists of a deep rear yard (Figure 2). The house is situated at the top of a slope that is separated from the rest of the rear yard with a retaining wall. Southeast of the house is a wood frame shed. The other wood frame shed is located in the northeast corner of the rear yard. Mature trees are interspersed throughout the rear yard (Photo 11 and Photo 12).

The house has a rectangular plan with a shallow pitch side gable roof, overhanging eaves, and a brick triple chimney on the north elevation (Photo 13). It is a split level house with two-storeys on the south side and one-storey on the north side. The first storey is clad in red brick while the second storey is clad in aluminum siding. The Property is accessed from a paved driveway leading to the south end of the front of the house (Photo 13 and Photo 14).

The first storey of the façade (west elevation) has five distinct sections. The first consists of a set of triple three pane by three pane windows with a brick lug sill on the first storey section. The side gable roof of the one-storey section extends past the wall to form a porch roof. South of the first section is the main entrance of the house, which is a flat-headed single door with sidelights on each side offset to the north side of the second storey portion of the house. A small two pane by four pane window with a brick lug sill is the third section. The fourth section is comprised of paired three pane by three pane windows with a brick lug sill. The southern end of the first storey (fifth section) has a garage door. The second storey projects slightly forward from the first storey. It has three equal sections each with a three-pane by three-pane window with a vinyl surround (Photo 13). The basement level of the façade has two sliding rectangular windows (Photo 13).

The south elevation has a single rectangular window with a brick lug sill near the top of the first storey (Photo 10). The north elevation does not contain windows (Photo 16).

The east elevation has a flat-headed single door with a south sidelight in the walkout basement level offset to the north side of the two storey portion, a flat-headed single door flanked by sidelights in the basement level in the centre of the two storey portion, and sliding balcony doors offset to the north side of the first storey of the two storey portion. A flat-headed single door offset to the south side is located on the second storey; however, it is not intended as an entrance as it cannot be accessed from the exterior and does not include a surface on which to exit (Photo 13 and Photo 15). The walkout basement of the east elevation has a one-over-one fixed window on the south side and paired one-over-one fixed windows on the north side. The basement level is divided into four sections with concrete buttresses. The first storey of the east elevation has paired one-over-one sash windows with a brick lug sill on the south side. The second storey of the east elevation has two one-over-one fixed windows (Photo 15).

The shed near the house is a one-storey wood frame structure with a gambrel roof, plywood board and batten siding, and a flat-headed single door on the east elevation (Photo 12). The shed in the northwest corner of the rear yard is a one-storey wood frame structure with a front gable roof, board and batten siding, two six pane windows with decorative shutters on the west elevation, and two six pane windows with decorative shutters on the south elevation. The location of the entrance is unclear (Photo 11).



Photo 11: View of the backyard



Photo 12: View of the shed near the house



Photo 13: View of the facade



Photo 14: View of the south elevation



Photo 15: View of the east elevation



Photo 16: View of the north elevation

## 5 UNDERSTANDING OF CULTURAL HERITAGE VALUE OR INTEREST

### 5.1 Woodbridge Heritage Conservation District

#### 5.1.1 Statement of Significance

The Woodbridge HCD Plan provides the following heritage character statement for the HCD:

Woodbridge constitutes one of four historic villages within the City of Vaughan and has been an attractive place to live and to do business since its founding. This is mainly due to the village quality and character of the built and natural environment, its location within the valley and table lands associated with the Humber River, and its relative proximity to other communities. Woodbridge was historically a residential, industrial, commercial, social and community oriented destination within Vaughan. 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 neighbourhoods, all within an accessible and walkable environment;
- Primarily a low density neighbourhood fabric with two to three storey building heights, with the exception of the Village Core (Woodbridge Avenue), having three to four storeys with some buildings stepping back to six storeys;
- Lower density built form along Kipling Avenue with two to three storey building heights and a mixture of uses including residential, industry, 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 sideyards;
- 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;

- Tight tree canopied residential streets with varying single or double sided sidewalk conditions;
- Significant views that capture the vast river corridor, the rolling topography, and the interplay of the natural landscape and the built form; and,
- The Fairgrounds as a major community open space.

The heritage character of the Woodbridge HCD derives from the collection and association of its cultural heritage landscapes, properties and structures, and can be discerned from the following:

- A. Woodbridge's history and function, within Vaughan and surroundings;
- B. Woodbridge's unique sense of identity; and,
- C. Woodbridge's unique elements.

### 5.1.2 Heritage Attributes

The Woodbridge HCD Plan identifies the following list of heritage attributes:

- Layered history
    - Many layers of history overlap in Woodbridge, from native settlements, to an 1800s agricultural village, to a 1900s cotton mill village, to a present day mixed-use village, commercial core and destination for Vaughan.
    - The existing built form includes and reflects the multiple layers of history, construction periods, and architectural styles.
  - Regional Function, Regional Destination
    - Woodbridge historically, has been the village hub within the region for human settlements, human activity, and significant cultural events, and should continue to function as such.
    - Woodbridge should continue to be a recreational and commercial destination for residents of Vaughan and beyond.
    - The presence of the commercial core of activity shifted over time between the locations of Woodbridge Avenue and Kipling Avenue, Wallace Street and finally the valley portion of Woodbridge Avenue. The hub of commercial activity should continue to grow at the Woodbridge Avenue and Kipling Avenue intersection as the commercial gateway and in the valley portion of Woodbridge Avenue, starting just west of Wallace Street and continuing to Clarence Street. Wallace Street, over time, has shifted to become solely residential and should continue in that manner.
-



- The recommendation for the commercial hub will be comprehensively reviewed, in terms of development activity within the Woodbridge Core and in terms of activity within the existing Special Policy Areas (SPA), as part of the Woodbridge Core Area Study, to be undertaken in 2009. The Woodbridge Core Area Study will determine the development capabilities of the area, especially within the areas of commercial activity.
  - Any development approvals within the valley corridor, notwithstanding they may include heritage parcels, dwellings, or structures, need to get prior approvals from the TRCA and the City of Vaughan.
  - The Fairgrounds should remain as the main open space, social, and recreational draw for the City of Vaughan and should broaden its use as a year round destination at its current location.
  - Open Spaces
    - Over half of the District is open space – 59%, which includes:
      - River Corridor / Conservation Land 25%
      - Streets and Rail Corridor 13%
      - Golf Course 10%
      - The Fairgrounds 8%
      - Parks / Parkettes 3%
    - A canopy of trees covers most of the area
    - A system of trails exists, but many are not connected to one another or to other elements of the open space system.
  - Topography
    - A rolling topography results in frequent views to the valley, and towards the surrounding hills, especially to key areas such as the Woodbridge commercial core and the Humber River Valley flood plain, and to Kipling Avenue, which is on the ridge.
  - Woodbridge is changing and maturing
    - 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.

- Village character
    - Pedestrian scale – people can walk to most places within the District.
    - A mix of uses – people live here and can find a variety of activities within walking distance.
    - Scale of buildings – which are generally in good proportion in terms of height to street width.
    - “green” park-like setting – the Humber River and its tributaries are intertwined in the built fabric and generally, buildings are generously spaced and set within a mature landscaped environment.
  - Archaeology
    - The District includes areas of potential archaeological significance (mostly in proximity to the river).
    - The District is adjacent to areas of recognized archaeological significance.
  - Architecture
    - 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.
  - Scale and height
    - 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.
    - Buildings include: doors and windows facing directly onto the street, creating an animated environment for pedestrians. There are no blank walls.
  - Circulation, vehicular access and parking
    - 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).
    - Vehicles access properties directly from the street (there are no public laneways).
-

- Most streets include street side parking.
  - On-site parking, garages, and parking structures are generally concealed behind or below inhabited buildings.
  - 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.
  - Hidden Gems – special places and monuments
    - The District includes several ‘hidden gems’, which contribute to the character and sense of place – including: The War Memorial, the bridges, the Humber trails and others.
  - Bridges
    - Woodbridge was formerly known as the “Town of Bridges”
    - 7 bridges can still be found within the area (3 CP Rail, 4 over the Humber – see Schedule 13, page 68).
    - Bridges are ever-present and visible and often act as gateways.
  - Streets
    - Streets within the Study Area play a significant role in defining the village character of Woodbridge and can be generally defined as such:
      - Are walkable (albeit some have sidewalks on only one side of the street),
      - Have a tree canopy (less so on Woodbridge Avenue), and
      - Have right-of-ways that range from 17.5m to 20m.
-

- Open Space
  - There are several open spaces and open space systems within Woodbridge that are considered significant and contributing to the heritage character because of size, quality and character of landscape, and history, including:
    - The Fairgrounds
    - Woodbridge Wesleyan Methodist Cemetery (Old Methodist Church Cemetery)
    - Forested Conservation Land Areas
    - The Old Fire Hall Parkette
    - Memorial Hill Park
    - The Humber River Corridor, which includes parks, parkettes and the Board of Trade Golf Course
    - The Humber River
- The Humber River
  - The Humber River was designated as a Canadian Heritage River in 1999, in recognition of its importance in the history of First Nations peoples, the early Euro-Canadian explorers and settlers of Upper Canada. Additionally, it contributed to the development of the Nation.
- The Floodplain
  - Large portions of the district reside within the floodplain, as outlined by the Toronto Regional Conservation Authority.<sup>8</sup>

Street wall setback heritage attributes for the HCD include:

1. Except for portions of Woodbridge Avenue, buildings are often setback from the street.
2. Contributing buildings display a variety of setbacks and side yard conditions, reflecting the different construction period and original use.
3. Contributing buildings include doors and windows facing directly onto the street, creating an animated environment for pedestrians.

Street wall height and scale heritage attributes for the HCD include:

1. Except for Woodbridge Avenue, buildings are generally 2 to 3 storeys tall.

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<sup>8</sup> Office for Urbanism and GBCA, "Heritage Conservation District Plan," 65-69.

2. Contributing structures present within limits, a variety of heights and scales. Most often, the heritage attributes of individual buildings include the designed height and its relationship and views within its context.

### 5.1.3 Wallace Street

The Property is in the Wallace Street character area, which is given the following heritage attributes:

1. A residential street character, that is narrow in nature and pedestrian oriented, and includes a broad variety of housing types fronting onto Wallace Street.
2. The existing street cross section consists of a R.O.W. of only 12 meters, and a roadway width of 9 meters. This narrow roadway is meant to carry traffic associated with the established low density residential neighbourhood.
3. Provides pedestrian access to Woodbridge Avenue, from the south. Provides access and views to public open spaces, since most of the street fronts directly onto either Memorial Hill or the Nort Johnson District Park (part of the Humber River Corridor).
4. In addition to the parkland, front yards provide a significant greenery and tree canopy. Houses on the west side are setback from the street, while houses on the east side are built directly on the property line.
5. Houses are predominantly 2 to 3 storeys in height on Wallace Street.
6. Side yards provide views towards the hillside on the west, and the river valley to the east.

Street wall setback heritage attributes for the Wallace Street character area include:

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 for Wallace Street include:

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 2 floors (8.5m) high and a maximum of 3 floors (11m).
5. Detached residential units must provide a side yard as per zoning with open east-west views.<sup>9</sup>

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<sup>9</sup> Office for Urbanism and GBCA, "Heritage Attributes and District Guidelines," 73.

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## 6 DESCRIPTION OF PROPOSED DEVELOPMENT

The Owner is proposing to demolish the existing house and build a new three-storey, single-detached nearly rectangular plan house (Figure 4). The proposed house has influences from the Classical architectural style. It is proposed to be approximately 10.5 m above grade with the façade facing west and divided into three bays. It is clad in stretcher bond red brick with stone accents in the form of string courses between each storey, window and door surrounds, and a band along the bottom of the first storey (Figure 5).

The central bay of the façade is the focal point. It has a projecting second storey balcony with a large gable roof and returning eaves that forms a covered porch over the main entrance, which resembles a frontispiece. Both the main entrance and balcony doors are flat-headed double door entrances. The covered porch is supported by square columns and has a set of paired four-over-four semi-circular sash windows with a stone surround and lug sill beneath the gable. The balcony roof is supported by thick square posts. The other two bays are each comprised of two eight-foot wood garage doors on the first storey, two sets of paired four-over-four sash windows with stone surrounds and lug sills, and two semicircular four-over-four sash dormer windows with stone surrounds, lug sills, and gables (Figure 5).

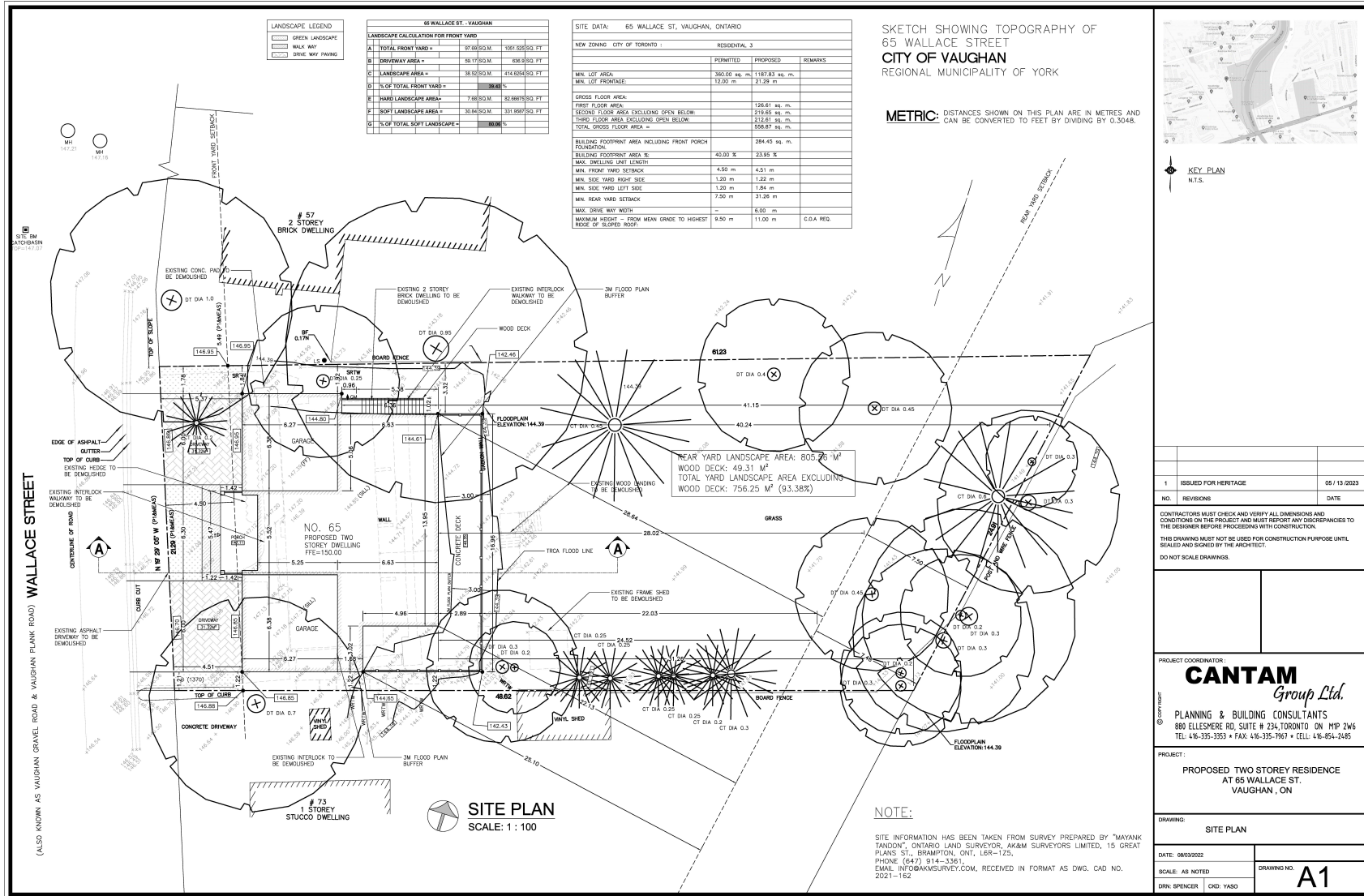


Figure 4: Proposed Site Plan





1.	ISSUED FOR HERITAGE	05 / 13 / 2023
NO.	REVISIONS	DATE

CONTRACTORS MUST CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS ON THE PROJECT AND MUST REPORT ANY DISCREPANCIES TO THE DESIGNER BEFORE PROCEEDING WITH CONSTRUCTION.  
THIS DRAWING MUST NOT BE USED FOR CONSTRUCTION PURPOSES UNLESS SEALED AND SIGNED BY THE ARCHITECT.  
DO NOT SCALE DRAWINGS.

**CANTAM**  
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TEL: 416-335-3353 • FAX: 416-335-1967 • CELL: 416-854-2445

PROJECT:  
**PROPOSED TWO STOREY RESIDENCE  
AT 65 WALLACE ST.  
VAUGHAM , ON**

DRAWING: **FRONT ELEVATION**

DATE: 04/04/2023  
SCALE: AS NOTED  
DRAWING NO. **A7**  
DRN: SPENCER CHD: YARD

Figure 5: Proposed Elevation Drawings for the Façade

## 7 IMPACT OF PROPOSED DEVELOPMENT

The MCM's *Info Sheet #5 Heritage Impact Assessments and Conservation Plans* outlines seven potential negative impacts to be considered with any proposed development or site alteration. The impacts include, but are not limited to:

1. **Destruction** of any part of any significant heritage attribute or features;
2. **Alteration** that is not sympathetic or is incompatible, with the historic fabric and appearance;
3. **Shadows** created that alter the appearance of a heritage attribute or change the viability of a natural feature or planting, such as a garden;
4. **Isolation** of a heritage attribute from its surrounding environment, context, or a significant relationship;
5. **Direct or indirect obstruction** of significant views or vistas within, from, or built and natural features;
6. **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; and
7. **Land disturbances** such as a change in grade that alters soils, drainage patterns that adversely affect an archaeological resource.

### 7.1 Potential Impacts to 65 Wallace Street

The house on the Property is classified as non-contributing in the HCD Plan. Therefore, the Property does not have heritage attributes that can be affected by the demolition of the existing house and the construction of the proposed new house.

### 7.2 Potential Impacts to Adjacent and Surrounding Heritage Properties

Given that the heritage property at 73 Wallace Street is a non-contributing property, the proposed redevelopment will not result in the direct or indirect loss of the property's cultural heritage value or interest. The other surrounding heritage properties are classified as contributing. Potential impacts for the remaining heritage properties have been explored in Table 2 below. This CHIA also considered potential impacts on the character of the Wallace Street character area through a review of compliance with the HCD policies for this area as outlined in Section 7.3.

Table 2: Impact Assessment for Adjacent and Surrounding Heritage Properties

Address	Potential Impact (Yes / No)	Comments
<b>57 Wallace Street</b>	No	The proposed development will be restricted to the Property and will not destroy or alter the property at 57 Wallace Street. Mature trees separate the Property and 57 Wallace Street and will prevent shadow impacts and isolation of a heritage attribute. No views or vistas were identified as heritage attributes for 57 Wallace Street. This will not result in a change in land use. The project will not cause land disturbance that will impact an archaeological resource.
<b>66 Wallace Street</b>	No	The proposed development will be restricted to the Property and will not destroy or alter the property at 66 Wallace Street. The Property and 66 Wallace Street are separated by Wallace Street preventing shadow impacts and isolation of heritage attributes. No views or vistas were identified as heritage attributes for 66 Wallace Street. This will not result in a change in land use. The project will not cause land disturbance that will impact an archaeological resource on 66 Wallace Street.
<b>Veterans’ Park / Humber River Corridor character area</b>	No	The proposed development will be restricted to the Property and will not destroy or alter Veterans’ Park or the Humber River character area. Development will occur on the west side of the Property with the deep rear yard being retained. This provides a buffer between the proposed works and the Humber River corridor / Veterans’ Park. This will prevent shadow impacts, isolation of heritage attributes, and obstruction of views. This project will not result in a change in land use, nor will the project cause land disturbance that will affect an archaeological resource in Veterans’ Park or the Humber River Corridor.

Address	Potential Impact (Yes / No)	Comments
<b>Woodbridge Memorial Tower (80 Wallace Street)</b>	No	The proposed development will be restricted to the Property and will not destroy or alter the Woodbridge Memorial Tower. The Property and the Woodbridge Memorial Tower are separated by Wallace Street in addition to the Tower being on a hill with a deep setback from the street. The landscaped sections in front of the tower are also setback from the street. This will prevent shadow impacts and isolation of heritage attributes. Given the Tower’s location on the hill, views and vistas to and from the memorial will not experience an adverse impact. This project will not result in a change in land use, nor will the project cause land disturbance that will affect an archaeological resource at the Woodbridge Memorial Tower.

### 7.3 Compliance with the Woodbridge HCD Plan Policies and Guidelines and Potential Impacts to the Woodbridge HCD

#### 7.3.1 Compliance with the Woodbridge HCD Plan Policies

Table 3 assesses the proposed development’s compliance with policies pertaining to new residential development in the Woodbridge HCD Plan.

Table 3: Proposed Development’s Compliance with Policies Pertaining to New Residential Development in the *Woodbridge HCD Plan*<sup>10</sup>

Policy #	Policy	Discussion
<b>6.2.5 Approach to Non-Contributing Buildings</b>	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	This CHIA is intended to be in compliance with this policy. This CHIA evaluates potential impacts to adjacent heritage properties and assesses the design of the proposed house for compliance with the HCD policies and guidelines.

<sup>10</sup> Office for Urbanism and GBCA, “Heritage Attributes and District Guidelines,” 77-87.

Policy #	Policy	Discussion
	<p>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.</p> <p>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.</p>	<p>The proposed house contributes to the heritage character of Woodbridge and the adjacent heritage properties through its continuation of materials and inspiration from elements found in the HCD.</p>
<p><b>6.2.8 Appropriate Materials</b></p>	<p><b>Exterior Finish:</b> Smooth red clay face brick, with smooth buff clay face brick as accent, or in some instances brick to match existing conditions.</p>	<p>Red brick is proposed as the cladding material for the new house. This is in compliance with this policy. Brick should be smooth faced.</p>
<p><b>6.2.8 Appropriate Materials</b></p>	<p><b>Exterior Detail:</b> Cut stone or reconstituted stone for trim in brick buildings.</p>	<p>The specific material for the proposed string courses has not been identified. Stone has been identified for the window and door surrounds and the band at the bottom of the first storey; however, the type of stone has not been specified. Cut or reconstituted stone should be selected for this purpose.</p>
<p><b>6.2.8 Appropriate Materials</b></p>	<p><b>Roofs:</b> 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.</p>	<p>The proposal for the new house includes a hipped roof. Asphalt shingles have been identified for the roof. No skylights are proposed. This is in compliance with this policy.</p>
<p><b>6.2.8 Appropriate Materials</b></p>	<p><b>Doors:</b> Wood doors and frames, panel construction, may be glazed; transom windows and paired sidelights with real glazing bars; wood french doors for porch</p>	<p>Specific materials have not been identified for the doors. The proposed main entrance and balcony doors are double doors. Wood doors and</p>

Policy #	Policy	Discussion
	entrances; single-bay, wood panelled garage doors.	frames with panel construction should be selected. Garage doors are proposed to be single-bay, wood panelled, which is in compliance with this policy.
<b>6.2.8 Appropriate Materials</b>	<b>Windows:</b> 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.	Specific materials for the window frames have not been identified. Wood should be utilized. Windows are proposed to be single hung with vertical proportions. Real or high quality simulated glazing bars should be utilized. The proposed design is compliant with this policy.
<b>6.2.8 Appropriate Materials</b>	<b>Flashings:</b> Visible step flashings should be painted the colour of the wall.	Flashings should be painted the colour of the wall.
<b>6.2.9 Inappropriate Materials</b>	<b>Exterior Finish:</b> Concrete block; calcite or concrete brick; textured, clinker, or wire cut brick, contemporary stucco applications, except where their use is consistent with existing conditions; precast concrete panels or cast-in-place concrete; prefabricated metal or plastic siding; stone or ceramic tile facing; “rustic” clapboard or “rustic” board and batten siding; all forms of wood “shake” siding (very rough form of cedar shingles).	The proposed house will not have concrete, stucco, prefabricated metal or plastic siding, ceramic tile facing, clapboard, board and batten, or wood shake siding. This is in compliance with this policy.  The stone elements must not be stone facing. Brick on the proposed house must not be calcite, concrete, textured, clinker, or wire cut.
<b>6.2.9 Inappropriate Materials</b>	<b>Exterior Detail:</b> Prefinished metal fascias and soffits; “stock” suburban pre-manufactured shutters, railings, and trims; unfinished pressure-treated wood deck, porches, railings, and trim.	Specific materials for the fascias, soffits, railings, and trim have not been identified. Material selection should comply with this policy.

Policy #	Policy	Discussion
<p><b>6.2.9 Inappropriate Materials</b></p>	<p><b>Roofs:</b> Slopes or layouts not suitable to the architectural style; non-traditional metal roofing such as pre-finished metal, corrugated metal; modern skylights, when facing the street.</p>	<p>The slope and layout are consistent with the appropriate materials noted above. Asphalt shingles have been identified for the roof. No skylights are proposed. This is consistent with this policy.</p>
<p><b>6.2.9 Inappropriate Materials</b></p>	<p><b>Doors:</b> “Stock” suburban door assemblies; flush doors; sidelights on one side only; aluminum screen doors; sliding patio doors; double-bay, slab or metal garage doors generic or stock stained glass window assemblies for doorlights and sidelights.</p>	<p>Specific door materials have not been identified. The main and balcony entrances are double doors. Sliding doors, stock suburban doors, flush doors, and aluminum screen doors should not be selected. Wood garage doors are proposed.</p>
<p><b>6.2.9 Inappropriate Materials</b></p>	<p><b>Windows:</b> large picture windows; curtain wall systems; metal, plastic, or fibreglass frames; metal or plastic cladding; awning, hopper, casement or sliding openers; casement windows may be appropriate on California Bungalow styled buildings; “snapin” or tape simulated glazing bars.</p>	<p>Large picture windows, curtain wall systems, and awning, hopper, casement, or sliding openers have not been proposed. Specific materials for frames, cladding or glazing bars have not been identified. Metal, plastic, or fibreglass should not be selected. Snapin or tape simulated glazing bars should not be selected.</p>
<p><b>6.2.9 Inappropriate Materials</b></p>	<p><b>Flashings:</b> Pre-finished metal in inappropriate colours.</p>	<p>Specific materials for flashings have not been identified. Pre-finished metal in inappropriate colours should not be selected.</p>

### 7.3.2 Compliance with the Woodbridge HCD Plan Guidelines

Table 4 assesses the proposed development’s compliance with guidelines pertaining to new residential development in the Woodbridge HCD Plan.

Table 4: Proposed Development’s Compliance with Guidelines Pertaining to New Development of the Woodbridge HCD Plan

Guideline #, Section	Guideline	Discussion
<p><b>6.3 Architectural Guidelines for New Buildings, Additions, and Alterations</b></p>	<p>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.</p> <p>Entirely new buildings may be proposed:</p> <ul style="list-style-type: none"> <li>• where no previous buildings existed or,</li> <li>• where original buildings are missing or,</li> <li>• where severely deteriorated buildings are removed through no fault of the current owner, or</li> <li>• where non contributing buildings are removed.</li> </ul> <p>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. Designers of new buildings in the district should have a proven track</p>	<p>The Property is a non-contributing existing structure and proposed to be removed.</p> <p>The proposed new building does not create a false or fake historic building. The proposed new house is considered a contemporary building. This CHIA assesses and makes recommendations about the compatibility of the proposed house with the HCD Plan.</p>



Guideline #, Section	Guideline	Discussion
	<p>record with the creation of designs in similar historic contexts.</p> <p>The design of new buildings in the HCD should carefully consider requirements elsewhere in this document for density, scale, height, setbacks, coverage, landscape open space, view corridors, angular plane and shadowing. Further, character areas have been identified in the district. Each character area has identifiable characteristics including commercial mainstreet as opposed to residential, building scale, spacing, and setback, which should also be understood and respected.</p> <p>New buildings will fall into two categories - replica or reconstructed buildings, and contemporary buildings.</p>	
<p><b>6.3.2 Contemporary Design</b></p>	<p>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</p>	<p>The proposed design for the new house is a contemporary work of its time. This CHIA assesses and makes recommendations about the compatibility of the proposed house with the HCD Plan.</p>

Guideline #, Section	Guideline	Discussion
	<p>“artifacts”, and contemporary elements.</p> <p>“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.</p>	
<p><b>6.3.3 Architectural Guidelines – Material Palette</b></p>	<p>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.</p>	<p>Specific materials have not been specified in some instances. Cladding is proposed to be red brick and stone is proposed for the window and door surrounds, string courses, and band at the bottom of the first storey. The remainder of the materials will need to consider colour and texture and will need to be compatible with the HCD.</p>
<p><b>6.3.3 Architectural Guidelines – Proportions of Parts</b></p>	<p>Architectural composition has always had at its root the study of proportion. In various styles, rules of proportion have varied from the complex formulas of the classical orders to a more liberal study of key</p>	<p>The windows have vertical proportions and are organized either singly or in groups. The windows are in compliance with this policy.</p> <p>The remainder of the proposed design should further consider</p>

Guideline #, Section	Guideline	Discussion
	<p>proportions in buildings of the modern movement.</p> <p>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.</p> <p>An example of this might be windows. Nineteenth century buildings were arranged without fail using a vertical proportioning system, organizing windows singly or in groups. This proportioning system extends to the arrangement of panes within individual windows. In buildings of the Art Deco and Art Moderne period windows are often of a horizontal proportion. Although this horizontality is not universally the case, it is a character defining feature of these styles.</p>	<p>traditional proportions to be more compatible with the HCD. The first-floor façade on the proposed house is primarily garage doors. This façade arrangement is not consistent with classical proportions for walls and openings. Furthermore, it is very different from façade proportions on buildings in the immediate context. The volume of garage space on the first storey is inconsistent with the rest of the Wallace Street character area. However, given other planning restrictions on the Property, the first storey is the only option for garage placement.</p>
<p><b>6.3.3 Architectural Guidelines – Solidity verses Transparency</b></p>	<p>It is a characteristic of historic buildings of the 19th century to have solid walls with punched windows. This relationship of solid to void makes these buildings less transparent in appearance. It was a characteristic that was based upon technology (the ability to make large windows and to heat space came later, and changed building forms), societal standards for privacy, and architectural tradition. Buildings of many 20th century styles in contrast use large areas of glass and transparency as part of their design philosophy.</p>	<p>The solid to void ratio is 66% solid to 33% void for the facade (see Figure 5). This is consistent with this policy.</p>

Guideline #, Section	Guideline	Discussion
	<p>In this historic district the relationship of solidity to transparency is a characteristic of new buildings that should be carefully considered. The nature of the immediate context for the new building in each of the defined character areas should be studied. The level of transparency in the new work should be set at a level that provides a good fit on the street frontages.</p> <p>In the Woodbridge Avenue Character Area, a Main Street approach can be taken and a more transparent building permitted between the ratios of 20% solid to 70% solid.</p> <p>In the other character areas this proportion should reflect a more traditional residential proportion of 40% solid to 80% solid.</p>	
<p><b>6.3.3 Architectural Guidelines – Detailing</b></p>	<p>In past styles structure was often hidden behind a veneer of other surfaces. “Detailing” was largely provided by the use of coloured, shaped, patterned or carved masonry and /or added traditional ornament, moldings, finials, cresting and so on. In contemporary buildings every element of a building can potentially add to the artistic composition. Architectural, structural, mechanical and even electrical systems can contribute to the final design.</p> <p>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</p>	<p>The design for the proposed house includes detailing in the form of string courses between the storeys, square columns, window and door surrounds, and garage door surrounds. Traditional windows fill the window opening space in the brick. These are consistent with this guideline.</p>

Guideline #, Section	Guideline	Discussion
	<p>attributes of the Character Area in which it is to be placed.</p> <p>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.</p> <p>In the other character areas, the detailing of new buildings should tend toward a more traditional approach. Whereas a contemporary approach is permitted, the use of moldings, brackets, architraves, entablatures, cornices and other traditional detailing is encouraged, to help ensure a good fit with the immediate context.</p>	
<p><b>6.4.1 Street Wall Setbacks</b></p> <p><b>6.4.1.1 Woodbridge HCD (General)</b></p>	<p><i>(See Section 6.5: Transitions of New Buildings in Relation to Heritage Resources)</i></p> <p>1. The historic setbacks of contributing buildings should be maintained and contributing buildings should not be relocated to a new setback line. New buildings must be sympathetic to the setbacks of adjacent contributing buildings.</p> <p>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</p>	<p>The setback of the proposed house is in-line with the house at 73 Wallace Street and slightly further setback than 57 Wallace Street. This is sympathetic to the surrounding setbacks. This also maintains views and vantages of the contributing building at 57 Wallace Street. Therefore, the setback is consistent with this guideline.</p> <p>The City of Vaughan Zoning By-law has been consulted for the side yard, backyard, interior yard, and exterior yard requirements.</p> <p>The active use of the house is facing the street and is not a blank wall.</p>

Guideline #, Section	Guideline	Discussion
	<p>vantage points from the street to the contributing buildings.</p> <p>3. Existing contributing buildings should retain their historic setbacks, and create front landscaped courtyards built on the “green” character of Woodbridge’s streetscapes.</p> <p>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.</p> <p>5. All buildings must have active uses facing the street. No building shall have a blank wall facing a street or public space.</p> <p>6. Retail is recommended as the predominant use at grade along Woodbridge Avenue, especially between Wallace Street and Clarence Avenue, to encourage an animated street character.</p>	<p>Therefore, this is consistent with this guideline.</p>
<p><b>6.4.1 Street Wall Setbacks</b></p> <p><b>6.4.1.4. Wallace Street (CA)</b></p>	<p>1. New buildings on the west side must setback a minimum of 3 meters from the street and a maximum of 4.5 metres.</p> <p>2. New buildings on the east side may be built with no setback, and with a maximum setback of 2 metres.</p> <p>3. New buildings must be sympathetic to the setbacks of adjacent contributing buildings.</p>	<p>The proposed setback is 4.51 m. This is more than the maximum setback of 2 m for new buildings on the east side of Wallace Street as outlined in this guideline (and confirmed in Section 5.1.3 as being a heritage attribute). However, the proposed setback is in-line with the non-contributing building at 73 Wallace Street and slightly further setback than the contributing building at 57 Wallace Street. This allows the views and vantages of 57 Wallace Street from the street to</p>

Guideline #, Section	Guideline	Discussion
		<p>be maintained and establishes this as a new construction. Therefore, the proposed setback is sympathetic to adjacent contributing buildings and is consistent with this aspect of this guideline.</p>
<p><b>6.4.2 Street Wall Height and Scale</b></p> <p><b>6.4.2.1 Woodbridge HCD (General)</b></p>	<p>The height and scale of structures has a significant impact on the overall character of a street and district.</p> <p>The height of a structure is noticeable both from: a close distance, where it contributes to the character of the street wall, to the penetration of sunlight, to the views of the context and sky, to wind and microclimatic conditions, and to the experience of pedestrians; and from a greater distance, where it contributes to the skyline and district wide views.</p> <p>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. This character is established by both historic structures and some of the more recent buildings. Maintaining a relatively uniform height and scale of buildings is a significant aspect of conserving the heritage character of individual properties, of streets, and of the Woodbridge district as a whole.</p> <p>1. Except where noted, new buildings should be a minimum of 2 floors (8.5 m)</p>	<p>The proposed house will be three-storeys in height or approximately 10.5 m tall. This is consistent with part 1 of this guideline and the heritage attributes identified in Section 5.1.3.</p> <p>However, the height of the proposed house would be a change from the adjacent contributing building at 57 Wallace Street. It would clearly identify the proposed house as a new building. It would transition from the adjacent contributing building using an angular plane greater than the minimum 45 degrees. The mansard roof softens the transition between the proposed house and the contributing building at 57 Wallace Street. The difference in height will be partially obscured by the mature trees between the two properties and is sympathetic to other contributing buildings in the HCD.</p>

Guideline #, Section	Guideline	Discussion
	<p>and a maximum of 3 floors (11 m).</p> <p>2. The height of existing contributing buildings should be maintained. New buildings must be sympathetic to, and transition from, the height of adjacent contributing buildings, with a minimum 45 degree angular plane. (See section 6.5, Diagram A)</p> <p>3. The height of a building is measured from the average elevation of the finished grade at the front of the building to the highest point of the roof surface for a flat roof and a mansard roof; and to the mean height between the eaves and the highest point of a gable, hip, or a gambrel roof. (See Section 6.5, Diagram B)</p>	
<p><b>6.5 Transitions of New Buildings in Relation to Heritage Resources</b></p> <p><b>ii. Conservation of Heritage Character</b></p>	<p>Contributing buildings display a variety of setbacks and side yard conditions, reflecting the different construction periods and original use.</p> <ul style="list-style-type: none"> <li>• 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.</li> </ul>	<p>The setback of the proposed house is in-line with the house at 73 Wallace Street and slightly further setback than 57 Wallace Street. This is sympathetic to the surrounding character. This also maintains views of the contributing building at 57 Wallace Street. Therefore, the setback is consistent with this guideline.</p> <p>The proposed house is an abrupt change in height from the adjacent contributing building at 57 Wallace Street; however, the mature trees</p>



Guideline #, Section	Guideline	Discussion
	<ul style="list-style-type: none"> <li>The historic setbacks of contributing buildings should be maintained and contributing buildings should not be relocated to a new setback line. New buildings must be sympathetic to the setbacks of adjacent contributing buildings. (See Section 6.4.1 Guidelines)</li> </ul>	<p>between the two properties partially obscures this difference.</p>
<p><b>6.5 Transitions of New Buildings in Relation to Heritage Resources</b></p> <p><b>iii. Height Guidelines</b></p>	<p>The height of contributing buildings should be maintained.</p> <ul style="list-style-type: none"> <li>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).</li> <li>New buildings must transition from the height of adjacent contributing buildings with a minimum 45 degree angular plane, starting from the existing height of the contributing building. The height of a contributing building is measured from the average elevation of the finished grade at the front of the building to the highest point of the roof surface for a flat roof and a mansard roof;</li> </ul>	<p>The proposed side yard setback is 3.25 m. The proposed rear yard setback ranges from 21.69m to 38.25 m. Half of the building height of the adjacent contributing building is approximately 3m. Therefore, the proposed side yard and rear yard setbacks are consistent with this guideline. They are also consistent with the heritage attributes identified in Section 5.1.3, which identifies views to the west and to the Humber River from side yards as heritage attributes.</p> <p>The proposed house will transition from the adjacent contributing building at an angular plane larger than 45 degrees. This will be an abrupt change from the height of the contributing building; however, the mature trees between the two properties will partially obscure this difference.</p>

Guideline #, Section	Guideline	Discussion
	<p>and to the mean height between the eaves and the highest point of a gable, hip, or a gambrel roof, (see the following Diagram B).</p>	
<p><b>6.5 Transitions of New Buildings in Relation to Heritage Resources</b></p> <p><b>iv. Sideyard and Backyard Setback Guidelines</b></p>	<ul style="list-style-type: none"> <li>• New buildings must have a sideyard, and backyard setback from contributing buildings a distance equivalent to half the height of the contributing building, (see the following Diagram C).</li> <li>• Consideration may be given to the construction of new buildings, and additions to contributing buildings, joining with contributing buildings only when:               <ul style="list-style-type: none"> <li>○ new construction is located in the parts of the contributing building that is not visible from the street or from a public space;</li> <li>○ new construction is setback from the street frontage of the contributing building, to maintain open views and vantage points from the street to the contributing buildings and to support the</li> </ul> </li> </ul>	<p>The proposed sideyard setback from the contributing building at 57 Wallace Street is 3.25 m. Half the height of the contributing building is approximately 3m. Therefore, the proposed house side yard setback is consistent with this policy. This is also consistent with the heritage attributes identified in Section 5.1.3, which identifies views to the west and to the Humber River from side yards as heritage attributes.</p> <p>The proposed house does not include plans to join with a contributing building.</p>

Guideline #, Section	Guideline	Discussion
	<p>unique heritage character of the street;</p> <ul style="list-style-type: none"> <li>○ the parts of the contributing building that will be enclosed or hidden from view by the new construction, do not contain significant heritage attributes, and the three dimensional form of contributing buildings can be maintained; and,</li> <li>○ new construction is of a good architectural quality and contributes to the district’s heritage character, (see Diagram D).</li> </ul>	
<p><b>6.5 Transitions of New Buildings in Relation to Heritage Resources</b></p> <p><b>v. Frontyard Setback Guidelines</b></p>	<ul style="list-style-type: none"> <li>● The historic setbacks of contributing buildings should be maintained and contributing buildings should not be relocated to a new setback line. New buildings must be sympathetic to the setbacks of adjacent contributing buildings.</li> <li>● When new buildings are located adjacent to existing contributing buildings that are set back from the property or street line, new buildings</li> </ul>	<p>The setback of the proposed house is in-line with the house at 73 Wallace Street and slightly further setback than 57 Wallace Street. This is sympathetic to the surrounding setbacks. This also maintains views and vantages of the contributing building at 57 Wallace Street. Therefore, the setback is consistent with this guideline.</p>

Guideline #, Section	Guideline	Discussion
	<p>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.</p> <ul style="list-style-type: none"> <li>• 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, (see Section 6.4.1.2 and 6.4.1.3, Diagram A). The majority of the existing heritage buildings along Woodbridge Avenue already reflect a zero setback condition.</li> <li>• 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</li> </ul>	

Guideline #, Section	Guideline	Discussion
	minimum, to a line measured at 45 degrees from the front corner of the existing heritage contributing building, (see Section 6.4.1.2 and 6.4.1.3, Diagram B).	

**7.3.3 Summary of Compliance with Policies and Guidelines in the Woodbridge HCD Plan and Potential Impacts to the HCD**

The proposed house generally complies with the policies and guidelines in the Woodbridge HCD Plan; however, guidance from the HCD Plan on materials and colours need to guide detailed design of the house. Considerations surrounding detailed design of materials should be explored further to be more compliant with the guidelines.

The proposed house generally complies with the policies and guidelines from the Woodbridge HCD Plan and will not have a direct or indirect adverse impact on the cultural heritage value or interest of the HCD. However, select details need to be explored further to be more compliant with the guidelines.

**7.4 Alternative Options, Mitigation Measures, and Conservation Methods**

The proposed new house is generally compliant with design guidelines from the Woodbridge HCD Plan in regard to setback and setting. The height is consistent with buildings in the HCD; however, it is an abrupt change from the height of the contributing property at 57 Wallace Street. This change will be partially obscured by the mature trees between the two properties. Materials need to be considered following the HCD guidelines. It is allowable and compatible new construction and does not create isolation of a significant built heritage or natural feature or vista. No alternative options are required.

Since the Property is non-contributing, conservation methods do not apply to this project.

## 8 CONCLUSIONS AND RECOMMENDATIONS


LHC was retained in January 2024 by Cantam Group Ltd. on behalf of the Owner to prepare a Scoped CHIA for the property located at 65 Wallace Street in the City of Vaughan, Ontario.

LHC understands that the Property is designated under Part V of the *OHA* as part of the Woodbridge HCD. The Property is classified as non-contributing. The Owner plans to build a new single-detached house on the Property.

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 Woodbridge HCD 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.

## SIGNATURES



Christienne Uchiyama, MA CAHP  
Principal, Manager of Heritage Consulting  
Services



Lisa Coles, MA RPP MCIP CAHP  
Intermediate Heritage Planner

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# APPENDIX A Qualifications

**Lisa Coles, MPL, RPP, MCIP, CAHP – Intermediate Heritage Planner**

Lisa Coles is an Intermediate Heritage Planner with LHC. She holds a Master of Arts in Planning from the University of Waterloo, a Graduate Certificate in Museum Management & Curatorship from Fleming College, and a B.A. (Hons) in History and French from the University of Windsor.

Lisa has worked in the heritage industry for over five years. She has gained experience through various positions in museums and public and private sector heritage planning. She is a professional member of the Canadian Association of Heritage Professionals (CAHP), a registered professional planner (RPP) and full member with the Ontario Professional Planning Institute (OPPI), and a full member with the Canadian Institute of Planners (MCIP).

At LHC, Lisa has worked on numerous projects dealing with all aspects of Ontario's cultural heritage. She has been lead author or co-author of over thirty cultural heritage technical reports including Cultural Heritage Evaluation Reports, Heritage Impact Assessments, Environmental Assessments, and Interpretation and Commemoration Plans. Lisa has also provided heritage planning support to municipalities including work on heritage permit applications and work with municipal heritage committees. Her work has involved a wide range of cultural heritage resources including institutional, industrial, and residential sites in urban, suburban, and rural settings.

**Colin Yu, MA, CAHP – Intermediate Cultural Heritage Specialist**

Colin Yu is a Cultural Heritage Specialist and Archaeologist with LHC. He holds a BSc with a specialist in Anthropology from the University of Toronto and a M.A. in Heritage and Archaeology from the University of Leicester. He has a specialized interest in identifying socioeconomic factors of 19th century Euro-Canadian settlers through quantitative and qualitative ceramic analysis.

Colin has worked in the heritage industry for over 10 years, starting out as an archaeological field technician in 2013. He currently holds an active research license (R1104) with the Province of Ontario. Colin is a professional member of the Canadian Association of Heritage Professionals (CAHP) and Vice-President of the Board of Directors for the Ontario Association of Heritage Professionals (OAHP).

At LHC, Colin has worked on numerous projects dealing with all aspects of Ontario's cultural heritage. He has completed over a hundred cultural heritage technical reports for development proposals and include Cultural Heritage Evaluation Reports, Heritage Impact Statements, Environmental Assessments, and Archaeological Assessments. Colin has worked on a wide range of cultural heritage resources including; cultural landscapes, institutions, commercial and residential sites as well as infrastructure such as bridges, dams, and highways.

### **Jordan Greene, BA (Hons.) – Mapping Technician**

Jordan Greene, B.A., joined LHC as a mapping technician following the completion of her undergraduate degree. In addition to completing her B.A. in Geography at Queen's University, Jordan also completed certificates in Geographic Information Science and Urban Planning Studies. During her work with LHC Jordan has been able to transition her academic training into professional experience and has deepened her understanding of the applications of GIS in the fields of heritage planning and archaeology. Jordan has contributed to over 100 technical studies and has completed mapping for projects including, but not limited to, cultural heritage assessments and evaluations, archaeological assessments, environmental assessments, hearings, and conservation studies. In addition to GIS work she has completed for studies Jordan has begun developing interactive maps and online tools that contribute to LHC's internal data management. In 2021 Jordan began acting as the health and safety representative for LHC.

### **Christienne Uchiyama, MA CAHP - Principal, LHC**

Christienne Uchiyama MA CAHP is Principal and Manager - Heritage Consulting Services with LHC. She is a Heritage Consultant and Professional Archaeologist (P376) with two decades of experience working on heritage aspects of planning and development projects. She is currently Past President of the Board of Directors of the Canadian Association of Heritage Professionals and received her MA in Heritage Conservation from Carleton University School of Canadian Studies. Her thesis examined the identification and assessment of impacts on cultural heritage resources in the context of Environmental Assessment.

Chris has provided archaeological and heritage conservation advice, support and expertise as a member of numerous multi-disciplinary project teams for projects across Ontario, including such major projects as: all phases of archaeological assessment at the Canadian War Museum site at LeBreton Flats, Ottawa; renewable energy projects; natural gas pipeline routes; railway lines; hydro powerline corridors; and highway/road realignments. She has completed more than 300 cultural heritage technical reports for development proposals at all levels of government, including cultural heritage evaluation reports, heritage impact assessments, and archaeological licence reports and has a great deal of experience undertaking peer reviews. Her specialties include the development of Cultural Heritage Evaluation Reports, under both O. Reg. 9/06 and 10/06, and Heritage Impact Assessments.

### **Benjamin Holthof, M.Pl., M.M.A., MCIP, RPP, CAHP – Senior Heritage Planner**

Ben Holthof is a heritage consultant, planner and marine archaeologist with experience working in heritage consulting, archaeology and not-for-profit museum sectors. He holds a Master of Urban and Regional Planning degree from Queens University; a Master of Maritime Archaeology degree from Flinders University of South Australia; a Bachelor of Arts degree in Archaeology from Wilfrid Laurier University; and a certificate in Museum Management and Curatorship from Fleming College.

Ben has consulting experience in heritage planning, cultural heritage screening, evaluation, heritage impact assessment, cultural strategic planning, cultural heritage policy review, historic research and interpretive planning. He has been a project manager for heritage consulting projects including archaeological management plans and heritage conservation district studies. Ben has also provided heritage planning support to municipalities including work on heritage permit applications, work with municipal heritage committees, along with review and advice on municipal cultural heritage policy and process. His work has involved a wide range of cultural heritage resources including on cultural landscapes, institutional, industrial, commercial, and residential sites as well as infrastructure such as wharves, bridges and dams. Ben was previously a Cultural Heritage Specialist with Golder Associates Ltd. from 2014-2020.

Ben is experienced in museum and archive collections management, policy development, exhibit development and public interpretation. He has written museum policy, strategic plans, interpretive plans and disaster management plans. He has been curator at the Marine Museum of the Great Lakes at Kingston, the Billy Bishop Home and Museum, and the Owen Sound Marine and Rail Museum. These sites are in historic buildings, and he is knowledgeable with extensive collections that include large artifacts including, ships, boats, railway cars, and large artifacts in unique conditions with specialized conservation concerns.

Ben is also a maritime archaeologist having worked on terrestrial and underwater sites in Ontario and Australia. He has an Applied Research archaeology license from the Government of Ontario (R1062). He is a professional member of the Canadian Association of Heritage Professionals (CAHP).

# APPENDIX B Glossary



Definitions are based on those provided in the *Provincial Policy Statement (PPS)*, *Ontario Heritage Act (OHA)*, and the *Vaughan Official Plan (OP)*. In some instances, documents have different definitions for the same term, all definitions have been included and should be considered.

**Adjacent** when applied to cultural or built heritage means, those lands contiguous to a protected heritage property (*OP*).

**Alter** means to change in any manner and includes to restore, renovate, repair, or disturb. “Alteration” has a corresponding meaning (*OHA*).

**Areas of archaeological potential** means areas with the likelihood of containing archaeological resources. Methods to identify archaeological potential are established by the Province, but municipal approaches which achieve the same objectives may also be used. The Ontario Heritage Act requires archaeological potential to be confirmed through archaeological fieldwork (*PPS*).

**Built heritage** means a building, building, monument, installation or any manufactured remnant that contributes to a property’s cultural heritage value or interest as identified by a community, including an Aboriginal community. Built heritage resources are generally located on property that has been designated under Part IV or V of the Ontario Heritage Act, or included on local, provincial and/or federal registers (*PPS*).

**Conserved** means 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 under the Ontario Heritage Act. This may be achieved by the implementation of recommendations set out in a conservation plan, archaeological assessment, and/or heritage impact assessment. Mitigative measures and/or alternative development approaches can be included in these plans and assessments (*PPS*).

**Cultural heritage landscape** means a defined geographical area of heritage significance that human activity has modified and that a community values. Such an area involves a grouping(s) of individual heritage features, such as buildings, spaces, archaeological sites, and natural elements, which together form a significant type of heritage form distinct from its constituent elements or parts. Heritage conservation districts designated under the Ontario Heritage Act, villages, parks, gardens, battlefields, mainstreets and neighbourhoods, cemeteries, trails, and industrial complexes of cultural heritage value are some examples (*PPS*).

**Cultural Heritage Impact Assessment** a document prepared by a qualified professional with appropriate expertise comprising text and graphic material including plans, drawings and photographs that contains the results of historical research, field work, survey, and analysis, and descriptions of cultural heritage resources together with a description of the process and procedures in deriving potential effects and mitigation measures. The document shall include:

- a. a description of the cultural heritage values of the Property;
- b. contextual information,

including any adjacent heritage properties; c. the current condition and use of all constituent features; d. relevant planning and land use considerations; e. a description of the proposed development and potential impacts, both adverse and beneficial, on the cultural heritage values; f. alternative strategies to mitigate adverse impacts; and g. recommendations to conserve the cultural heritage values (*OP*).

**Designated Heritage Property** real property designated under Parts IV, V or VI of the Ontario Heritage Act or real property that is subject to a heritage conservation easement under Parts II or IV of the Act (*OP*).

**Heritage attributes** means, in relation to real property, and to the buildings and buildings on the real property, the attributes of the Property, buildings and buildings that contribute to their cultural heritage value or interest (“attributs patrimoniaux”) (*OHA*).

**Heritage attributes** means the principal features or elements that contribute to a protected heritage property’s cultural heritage value or interest, and may include the Property’s built or manufactured elements, as well as natural landforms, vegetation, water features, and its visual setting (including significant views or vistas to or from a protected heritage property) (*PPS*).

## **APPENDIX C City of Vaughan *Guidelines for Preparing a Cultural Heritage Impact Assessment***



Table 5: City of Vaughan CHIA Requirements and their Locations in this CHIA

Requirement	Location in Report
The CHIA report must be prepared by a qualified heritage specialist. Refer to the Canadian Association of Heritage Professionals (CAHP) which lists members by their specialization.	Appendix A
Applicant and owner contact information.	Section 1.3
A description of the subject property, both built form and landscape features, and its context including nearby cultural heritage resources. If the requirement for the CHIA is to evaluate potential a cultural heritage landscape, a topographic map will be required within this report.	Section 1; Section 4
A chronological description of the history of the subject property to date and past owners, supported by archival and historical material.	N/A
A development history and architectural evaluation of the built cultural heritage resources found on the subject property, the site’s physical features, and their heritage significance within the local context.	N/A
A condition assessment of the cultural heritage resources found on the subject property.	N/A
The documentation of all cultural heritage resources on the subject property by way of photographs (interior and exterior) and /or measured drawings, and by mapping the context and setting of the cultural heritage resource. For properties located within Heritage Conservation Districts, include documentation of contributing character attributes regarding massing, mature landscaping and trees and how it contributes the heritage streetscape within the Heritage Conservation District.	Section 1; Section 4
<p>A statement of cultural heritage value if one does not already exist.</p> <p style="padding-left: 40px;">b. Part V properties will have an inventory entry that identifies features of interest on the property. Also identify the property’s contributing status in the applicable HCD Plan.</p> <p>An updated statement of cultural heritage value that reflects any new information about the property may be requested.</p>	Section 5

Requirement	Location in Report
<p>A summary of the development proposal for the subject property and the potential impact, both adverse and beneficial, the proposed development will have on identified cultural heritage resources and/or the surrounding heritage conservation district. The proposed alteration and/or development should be assessed to determine how closely it follows the heritage conservation principles as outlined in Sections 6.2.2.6-6.2.2.9 of the Vaughan Official Plan 2010. A site plan and tree inventory/arborist report are required for this section.</p> <ul style="list-style-type: none"> <li>• Adverse impacts on a cultural heritage resource(s) as stated in the Ontario Heritage Tool Kit include, but are not limited to:</li> <li>• Destruction of any, or part of any, significant heritage attributes or features;</li> <li>• Removal of natural heritage features, including trees;</li> <li>• Alteration that is not sympathetic, or is incompatible, with the historic fabric and appearance;</li> <li>• Shadows created that alter the appearance of a heritage attribute or change the viability of an associated natural feature, or plantings, such as a garden;</li> <li>• Isolation of a heritage attribute from its surrounding environment, context or a significant relationship;</li> <li>• Direct or indirect obstruction of significant views or vistas within, from, or of built and natural features;</li> <li>• A change in land use where the change in use negates the subject property’s cultural heritage value, and ☐ Land disturbances such as change in grade that alter soils, and drainage patterns that adversely affect cultural heritage resources.</li> </ul>	<p>Section 6; Section 7</p>
<p>An assessment of alternative options, mitigation measures, and conservation methods that may be considered to avoid or limit the negative impact on the cultural heritage resource(s). Methods of minimizing or avoiding a negative impact on a cultural heritage resource(s) as stated in the Ontario Heritage Tool Kit include, but are not limited to:</p> <ul style="list-style-type: none"> <li>• Alternative development approaches</li> </ul>	<p>Section 7.4</p>

Requirement	Location in Report
<ul style="list-style-type: none"> <li>• Isolating development and site alteration from significant built and natural features and vistas</li> <li>• Design guidelines that harmonize mass, setback, setting, and materials</li> <li>• Limiting height and density</li> <li>• Allowing only compatible infill and additions</li> <li>• Reversible alterations</li> </ul> <p>The preferred strategy would be directed at conservation should any impact be discerned. Conservation strategies may include the following:</p> <ul style="list-style-type: none"> <li>• A mitigation strategy including the proposed methods</li> <li>• A conservation scope of work including the proposed methods</li> <li>• An implementation and monitoring plan</li> </ul> <p>Recommendations for additional studies/plans related to, but not limited to conservation, site specific design guidelines, interpretation/commemoration, lighting, signage, landscape, stabilization, additional record and documentation prior to demolition, and long-term maintenance.</p>	