

HERITAGE VAUGHAN COMMITTEE – SEPTEMBER 16, 2020**COMMUNICATIONS****Distributed September 16, 2020****Item**

C1. Presentation material.

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**Cultural Heritage Resource
Impact Assessment and
Heritage Conservation District
Conformity Report**

**248 - 260 Woodbridge Avenue
Woodbridge Heritage Conservation
District (HCD)
City of Vaughan**

Subject Property within the HCD



The Property



An 1875 Plan of Subdivision created the lots that comprise the subject property. Contributing properties, 69 William Street & 268 Woodbridge Avenue, are screened from view by coniferous vegetation.

Contributing Properties



There are two contributing properties adjacent, 268 Woodbridge Avenue and 69 William Street – development must respect and accommodate both

Neighbouring Properties/Context



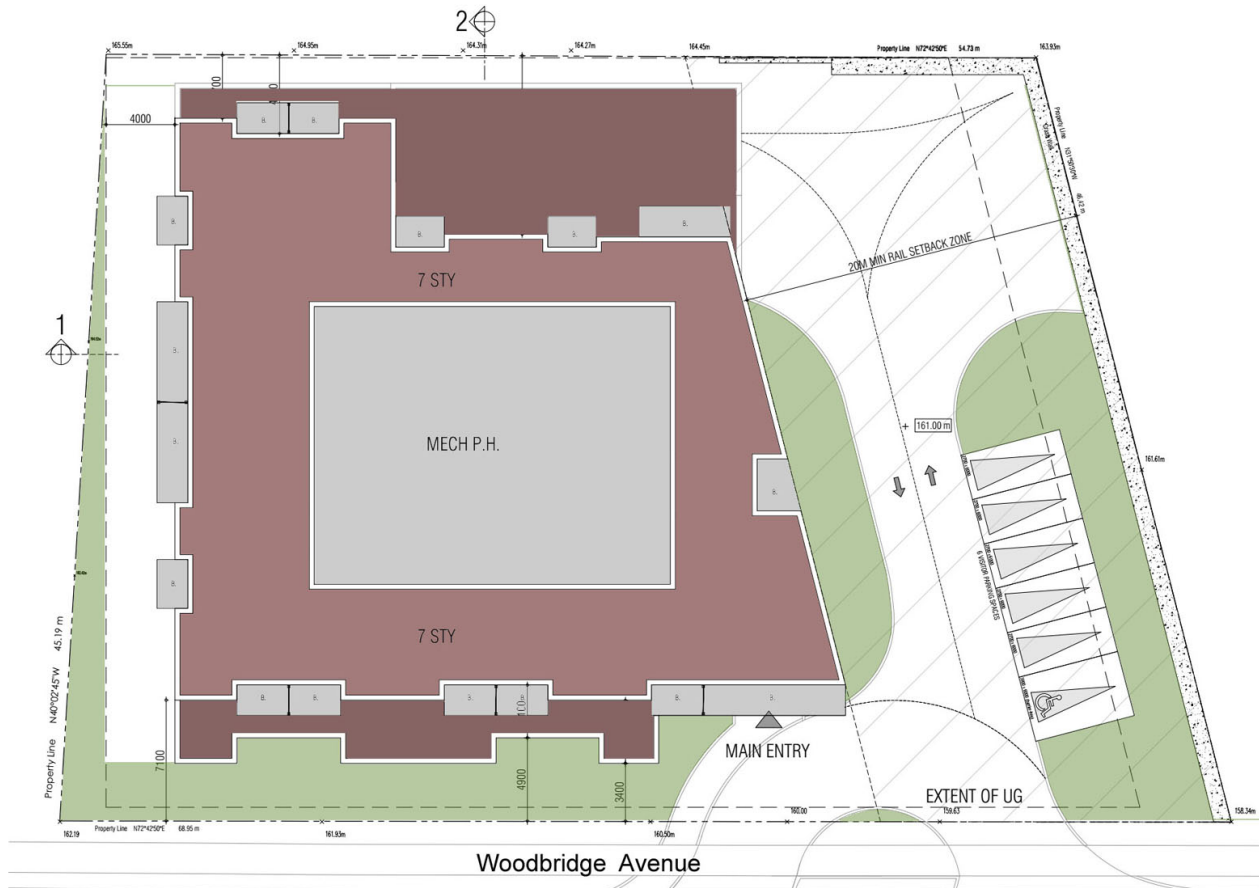
Kipling & Woodbridge

Looking southwest
from subject property

CP Railway Bridge
Looking northeast
from Kipling



Development Proposal



Site Plan – 7 storeys including a 2-storey podium

Development Proposal



Looking northeast – crash wall and railway in background

Development Proposal



Looking northwest

Impact Assessment

- There is no heritage resource on the subject property, thus no direct impact
- Potential impacts on adjacent heritage resources:
 - *shadows created that alter the appearance of a heritage attribute or change the viability of a natural feature or plantings, such as a garden*
 - There is no shadow cast on the listed building at 69 William Street - the shadow cast on the listed building at 268 Woodbridge Ave. is coincident with the shadow cast by the mature coniferous trees on the east side of that property.
 - *direct or indirect obstruction of significant views or vistas within, from, or of built and natural features*
 - The proposal blocks no significant views of adjacent contributing resources – 268 Woodbridge cannot be seen from the east along Woodbridge because of its rear yard location and coniferous tree screen.

HCD Conformity

HCD GUIDELINES (6.1)

- *Main Street character, with pedestrian oriented retail at grade level and a variety of other uses above grade, mostly residential with ground level of buildings along Woodbridge Avenue flush with the sidewalk, with direct access from the street.*
- The building is exclusively residential. It satisfies the Guidelines, no negative impact.
- *Generally, new buildings along Woodbridge Avenue should be no taller than 4 floors (13m) and must be sympathetic to, and transition from, the height of adjacent contributing buildings with a minimum 45 degree angular plane. New buildings may be allowed an increase in building height to 6 storeys provided that they meet official plan policy. In such cases, a podium of a minimum 2 floors and a maximum of 4 floors is required.*
- The proposed building is 7 storeys on Woodbridge Ave., stepping back from a 2 storey podium. The building main roof is at a geodetic height of 184.86, based on 7 storeys exposed on the Woodbridge Ave frontage (p2 + 5 floors), and 6 storeys on the north and west sides. The mechanical penthouse roof is at a geodetic height of 190.86. The 7 storey building across the street is at a geodetic height of 192.10. The proposed building is located directly at the front property or street line to establish a continuous street wall. It does not transition back to the setback line of the existing contributing building to the west which is set to the rear of the lot. Open views are afforded to that building from the street. In a future development, 268 Woodbridge is proposed to be moved to the street to the southwest corner of the property which would make it more visible from the street and negate the need for transition.

Angular Plane Conformity

HCD GUIDELINES (6.1 & 6.4)

- 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.*

ACCORDING TO WOODBRIDGE HERITAGE CONSERVATION DISTRICT STUDY AND PLAN

Height Guidelines
The height of contributing buildings should be maintained.
The setback requirement to adjacent contributing heritage buildings must be at least half the building height. This transition applies to the back and side yards of a contributing building. (see Diagram A)

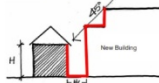


Diagram A

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 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)

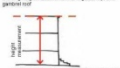
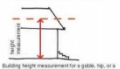
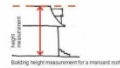
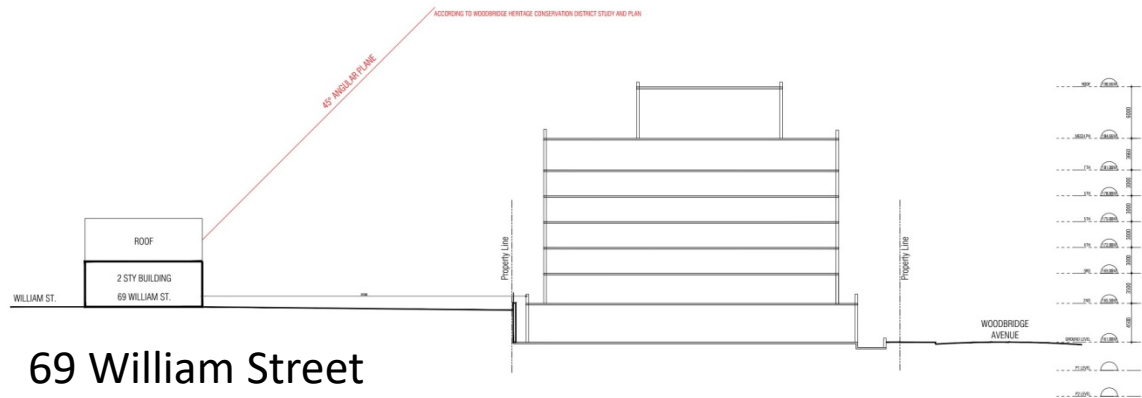
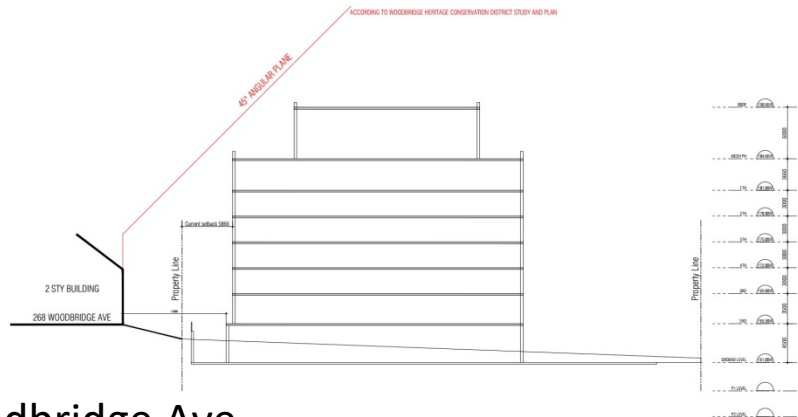


Diagram B

268 Woodbridge Ave.



HCD Conformity

HCD GUIDELINES (6.4)

- *All buildings must have active uses facing the street. No building shall have a blank wall facing a street or public space.*
- No blank walls face Woodbridge Avenue.
- *Where heritage contributing buildings are located on either side of a new development site, and are set further back from the zero setback line; the setback for the development site will be the average of the front yard setbacks of the two properties on either side. Where heritage contributing buildings are set further back from the recommended zero setback line, any new development adjacent to the heritage contributing building must be set back, at a minimum, to a line measured at 45 degrees from the front corner of the existing heritage contributing building.*
- The railway embankment is on the east side. 268 Woodbridge on the west is at the rear of the lot and is proposed to be moved forward to the street line.
- *New buildings should have no side yards fronting onto Woodbridge Avenue, and should create a continuous street wall.*
- Separation from the railway is a safety requirement, resulting in a 20 m side yard on the east.

HCD Conformity

HCD GUIDELINES (6.4)

- *Contemporary work should be 'of its time'. It should avoid blurring the line between real historic 'artifacts' and contemporary elements.*
- The proposed development is clearly of its own time and place with a contemporary style that does not reproduce historic detailing.
- *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 development is clad primarily in red brick tones. Windows are of clear glass.
- *New buildings in the district must consider the proportions of immediate neighbouring buildings, but must also consider portions of historical precedents (e.g. window height, base-body-cap, etc.)*
- The development has appropriately proportioned windows based on the volume of the building as well as appropriate pilaster separations to add rhythm to the facade.

HCD Conformity

HCD GUIDELINES (6.4)

- *The level of transparency in the new work should be set at a level that provides a good fit on the street frontages. 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.*
- The solid-to-transparency ratio is appropriate in this development and fits well with this part of the streetscape along Woodbridge Avenue.
- *For new buildings in the Woodbridge Heritage District, the detailing of the work should again refer to the nature of the immediate context and the attributes of the Character Area in which it is to be placed. 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.*
- The detailing in the development is appropriate as the pilasters on the facades add rhythm to the building, referencing historical proportions with a contemporary style.
- *The accommodation of pedestrians will have priority over the accommodation of vehicles.*
- The parking garage door is at the rear of the east wall, well back from the property line minimizing its view from Woodbridge Ave. Short-term parking is at the railway crash wall and away from the building.

HCD Conformity

HCD GUIDELINES (6.6 & 6.7)

- *Streetscapes should conserve the existing green canopy and provide new tree planting where none exists, in order to create a continuous tree canopy along the street.*
- The streetscape is currently devoid of trees. Street trees are proposed in the landscape plan.
- *Woodbridge Avenue should continue to function as a mixed use commercial street and promenade with commercial animation at grade.*
- Does not comply – the building is exclusively residential.
- *On-site parking, including structured parking should not be visible from the street or from public spaces. Parking areas should be concealed and buffered with buildings with active uses.*
- 6 short-term parking spaces are provided at the railway side of the property within a landscaped area. Structured parking is not visible from the street.

Conclusion of the HIA & HCD Conformity Report

Located within the Woodbridge Heritage Conservation District, the property contains no potential built heritage resources; two contributing heritage properties are adjacent. There is no appreciable impact on either of these properties.

The proposal meets, with two exceptions, (front yard setback and height), the Guidelines of the *Woodbridge Heritage Conservation District Plan*. There are mitigating circumstances for these exceptions.