

Heritage Vaughan Committee Report

DATE: Wednesday, January 20, 2021

WARD(S): 2

**TITLE: RENOVATION AND ADDITION TO EXISTING TWO-STOREY
BUILDING AT 65 WALLACE STREET, IN THE WOODBRIDGE
HERITAGE CONSERVATION DISTRICT**

FROM:

Nick Spensieri, Deputy City Manager, Infrastructure Development

ACTION: DECISION

Purpose

To seek Heritage Vaughan Committee support and recommend to Committee of the Whole approval for the proposed renovation and addition to the existing two-storey building with front and side additions and an attached garage located at 65 Wallace Street, a property located in the Woodbridge Heritage Conservation District and designated under Part V of the *Ontario Heritage Act*, as shown on Attachment 1.

Report Highlights

- The Owner seeks a recommendation for approval to renovate the existing two-storey building with attached garage and build new side and front additions at 65 Wallace Street
- The existing dwelling is identified as a non-contributing property in the Woodbridge Heritage Conservation District ('WHCD')
- The proposal is consistent with the relevant policies of the WHCD Plan
- Heritage Vaughan Committee review and Council approval is required under the *Ontario Heritage Act*
- Staff supports approval of the proposal as it conforms with the policies of the WHCD Plan

Recommendations

THAT Heritage Vaughan Committee recommend Council approve the proposed renovation and addition at 65 Wallace Street under Section 42 of *Ontario Heritage Act*, subject to the following conditions:

- a) Any significant changes to the proposal by the Owner may require reconsideration by the Heritage Vaughan Committee, which shall be determined at the discretion of the Deputy City Manager, Planning & Growth Management.
- b) That Heritage Vaughan Committee recommendations to Council do not constitute specific support for any Development Application under the *Ontario Planning Act* or permits currently under review or to be submitted in the future by the Owner as it relates to the subject application.
- c) That the applicant submits Building Permit stage architectural drawings and building material specifications to the satisfaction of the Urban Design and Cultural Heritage Division and Chief Building Official.

Background

The property at 65 Wallace Street is located within the Woodbridge Heritage Conservation District ('WHCD'). It is listed as "Non-Contributing" to the Heritage character of the WHCD. The property is located on the east side of Wallace Street, south of Woodbridge Avenue. It has a total area of 0.1186 ha., 21.29 m of frontage and a depth of 61.23m and 48.62m along the north and south property lines respectively. The rear grade of the property slopes into the Humber River valley.

The existing 2-storey building has a walkout lower level to the rear yard and an integrated 1-car garage. It is a wood frame construction clad with veneer masonry on the ground floor and aluminum siding on the second floor, with an asphalt-shingled, wood framed roof. The front entrance has a covered porch. The Architectural style is a post-war suburban subdivision aesthetic, constructed in the mid 1960s.

Previous Reports/Authority

Not applicable.

Analysis and Options

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

6.2.8 APPROPRIATE MATERIALS

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

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

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

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

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

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

The proposed construction materials for the renovation and addition to the existing building are a welcomed contemporary improvement to the existing materials. The brick and siding are proposed to be replaced by cut natural stone and the roof line with new shingles is in keeping with the previous aesthetic. The proposed operable large windows throughout ensure the building maintains the functionality of the original era, but with a contemporary appearance.

6.3.2 CONTEMPORARY DESIGN

Just as it is the characteristic of the WHCD to contain contributing buildings in at least 12 recognizable styles, contemporary work should be “of its time”. 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 “artifacts”, and contemporary elements.

“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.

The proposed renovation and additions to the existing building maintain the general aesthetic of the original structure. The additions respect the location and proportions of the attached garage in relation to the proposed new massing and the roof line and fenestration can be visually associated with the generic suburban architecture of the neighbourhood. However, more contemporary architectural moves such as windows without pronounced sills, the wrap-around porch roof framing only without a top cover, and the separation of the eaves from the top lintel of the upper floor windows create a proportionality to respect human scale and address current interior ceiling heights standards.

6.5 TRANSITIONS OF NEW BUILDINGS IN RELATION TO HERITAGE RESOURCES

Key to the WHCD is, first, conserving the structures and landscapes that contribute to the HCD's heritage character, and second, managing the introduction of new structures and landscapes in such a way that they harmonize with contributing buildings and contribute to the district's heritage character.

The following guidelines, as established in the WHCD Study, are used to assist in the process of achieving the proper transition of building scales, heights and presence in order to create a harmonious relationship between new structures and landscapes with contributing properties within the Heritage District.

- 1. Conservation of Heritage Resources*
- 2. Conservation of Heritage Character*
- 3. Height Guidelines*
- 4. Side Yard and Backyard Setback Guidelines*
- 5. Front Yard Setback Guidelines*

The proposed architectural interpretation of the generic suburban house prevalent in the neighbourhood respects and echoes the aesthetic of that architecture. However, the proposed building presents a refreshed and contemporary presence that does not negatively impact the lot and its topography. The proposed finished building is reflective of an architecture "of its time" without confronting or ignoring its immediate surrounding neighbouring buildings.

6.6.3 TREE CANOPY AND VEGETATION

- Existing natural forest stands or groupings of trees should be conserved.*
- Streetscapes should conserve the existing green canopy and provide new tree planting where none exists, in order to create a continuous tree canopy along the street.*
- Trees on public and private property, having a tree diameter of twenty (20) centimetres or more or having a base diameter of twenty (20) centimetres or more, must be conserved, and the requirements of the City of Vaughan Tree Bylaw 185-2007 must be adhered to.*
- Prior to the issuance of a Heritage Permit, Building Permit or Site Plan approval, a tree conservation plan is required to be submitted and approved by the City.*
- The natural setting of the river valleys must be respected and maintained, and an on going planting strategy to protect and enhance the river's edge and banks, and protect the scenic qualities should be established.*
- The forested character should be encouraged to expand within the urban context, within the neighbourhoods and especially along streets or trail routes in order to create a continuous system of open spaces, provide a "soft" transition to the built form and ensure that Woodbridge is continuously planned as "a community within a park setting".*

The Arborist Report (see Attachment 7) identifies 2 trees to be removed, and 2 other trees to be pruned at canopy and root in order to accommodate the proposed construction. Cultural Heritage is satisfied that the Arborist Report recommendations are conforming to the WHCD Plan guidelines.

Financial Impact

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

Broader Regional Impacts/Considerations

There are no broader Regional impacts or considerations.

Conclusion

The Development Planning Department is satisfied the proposed renovation and addition to the existing two-storey house with attached garage on the subject property conforms to the policies and guidelines within the WHCD Plan. Accordingly, staff can support a Heritage Vaughan recommendation for Council approval of the proposal for 65 Wallace Street under the *Ontario Heritage Act*.

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

Attachments

1. Attachment 1 – 65Wallace_Location Map
2. Attachment 2 – 65Wallace_Cultural Heritage Impact Assessment
3. Attachment 3 – 65Wallace_Site Plan
4. Attachment 4 – 65Wallace_Elevations
5. Attachment 5 – 65Wallace_Renderings
6. Attachment 6 – 65Wallace_Materials
7. Attachment 7 – 65Wallace_Arborist Report

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