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February 11 2016

TO: Antonio Gómez-Palacio and Gail Shillingford

FROM: Rebecca Sciarra and Lauren Archer

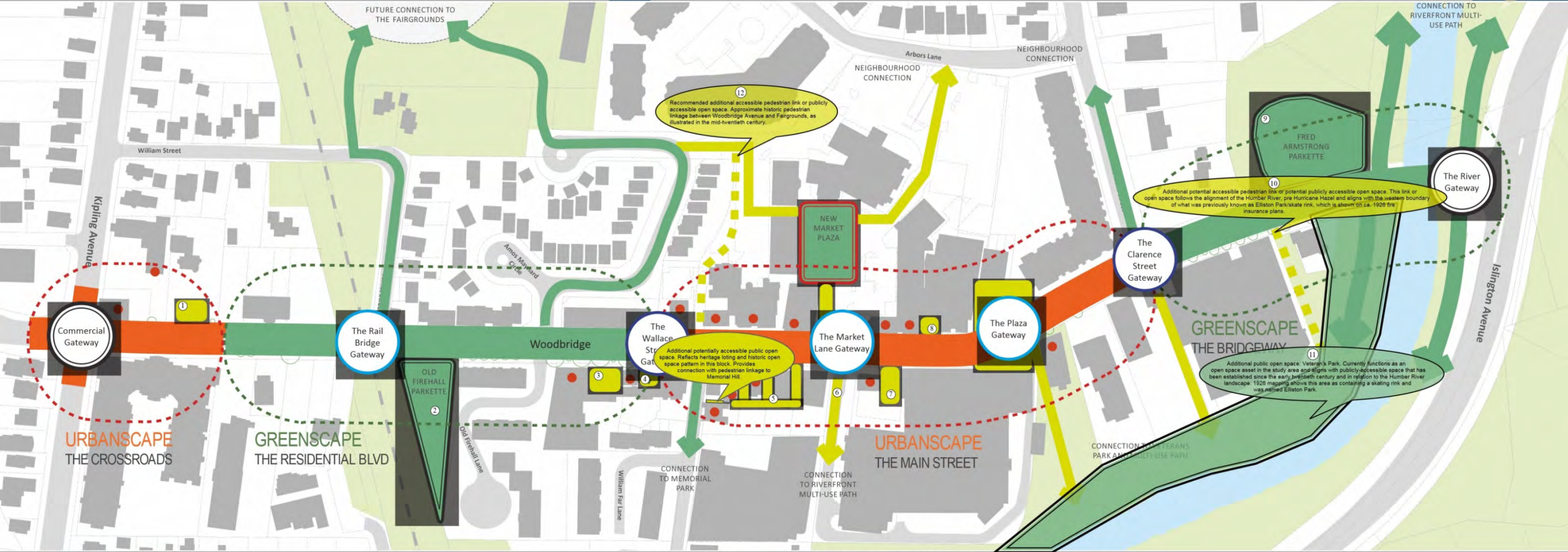
RE: Cultural Heritage Landscape Input into Woodbridge Heritage District Urban Design Streetscape Study

ASI File: 15SP-037

The following memo has been prepared to present results of ASI background research and analysis conducted to identify cultural heritage landscape typologies as part of the Woodbridge Heritage District Urban Design Streetscape Study. The memo has been organized to provide feedback on open spaces and pedestrian links recommended by Dialog. Section 1.0 illustrates additional open space areas or pedestrian linkages recommended by ASI. Section 2.0 analyzes how recommended open spaces and pedestrian links support conservation of the cultural heritage value of the Woodbridge Heritage Conservation District. Section 3.0 provides supplementary information about the evolution of cultural heritage landscape features in the study area.

1.0 Annotated Draft Streetscape Conceptual Design Panel

The following conceptual design (prepared by Dialog) has been annotated to be read in conjunction with the table and historic cultural landscape feature mapping presented in Sections 2.0 and 3.0 respectively. The map has also been annotated to illustrate recommended locations for additional public pedestrian links, potential accessible pedestrian links, public open spaces, and potential publicly accessible open space. Break out graphics accompany additional features recommended by ASI (i.e. east-west publicly accessible open space on the east side of Wallace Street and sites 10 – 12).



THE URBANSCAPE CHARACTER:



- primarily mixed-use retail frontage
- urban in character
- brightly lit
- hardscape
- wider tree spacing
- on-street parking
- roadway narrowing
- bus stops
- roll curb option, bollards, and enhanced paving
- integration of market lane frontage
- plaza concept for some of Market Lane
- new plaza gateway

THE GREENSCAPE CHARACTER:



- primarily residential open space frontage
- rail bridge landmark gateway
- greening the boulevard
- connection to the parks and multi-use trails
- connection to the fairgrounds
- roadway narrowing
- tighter tree spacing

LEGEND

- Urban Streetscaping Treatment
- Boulevard Streetscaping Treatment
- Public Pedestrian Link
- Potential Accessible Pedestrian Link
- Public Open Space
- Future Public Open Space
- Potential Publicly Accessible Open Space
- Landmark Gateway
- Transition Gateway
- Entry Gateway
- Heritage Building



2.0 Analysis of Recommended Open Space Areas and Linkages

Table 1: Cultural Heritage Landscape Analysis of Recommended Open Space Areas and Linkages			
Feature Number (As Annotated on Section 1.0 Map)	Relationship Between Open Space Component and Cultural Landscape/Heritage Conservation District	Enhancement Recommendations	Explanatory Maps, Photographs and Illustrations
1	<p>Specific open space aligns with historic lot pattern and set back of historic structure located to the northwest. Within this section of the corridor, this open space and its associated built heritage resources is the only remaining landscape element that expresses the late nineteenth-century residential development pattern along Woodbridge Avenue. Review of aerial photography from 1954 and the early 1970s illustrates that this area would have been treed to some extent and contributed in part to an intermittent tree canopy along Woodbridge Avenue.</p> <p>Recommendation that the southern half of the lot is conserved as open space will help support in situ protection of the associated built heritage resource and support conservation of the broader Woodbridge Avenue corridor.</p>	<ul style="list-style-type: none">Introduce plantings along the southern edge of lot to enhance visual experience and introduce streetscape treatments sympathetic with an early twentieth century commercial village character.	<div></div> <div>Aerial photography, ca. 1970 (https://ww6.yorkmaps.ca/Html5Viewer24/Index.html?configBase=https://ww6.yorkmaps.ca/Geocortex/Essentials/Essentials43/REST/sites/CommunityServices/viewers/YorkMaps/virtualdirectory/Resources/Config/Default) showing heritage structure and property frontage proposed for development as a publicly accessible open space.</div>


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2 (Old Firehall Parkette)	<p>The Old Firehall Parkette was developed between 1995 and the early 2000s based on a review of historic air photos available through York Region. This lot remained vacant between the late 1980s and 1995 and based on aerial photography dating to between 1970 to 1988, this lot would have contained a building during this period. 1954 aerial photography indicates that a building may have been extant on this lot at this time. 1926 Fire Insurance Plans confirm that this lot would have functioned as open space along Woodbridge Avenue at this time.</p> <p>Although recently established, the park retains commemorative installations and evidence of volunteer efforts to maintain aspects of the park. Although not a historically established park, the Old Firehall Parkette likely commemorates the fire hall operations previously extant at Kipling Avenue and Woodbridge Avenue. Additionally, the park provides users and pedestrians with a visual experience characterized by dense tree stands in the distance and associated with Memorial Hill Park. This visual experience has remained intact along the southern side of Woodbridge Avenue since at least 1926 (See Section 3.0 mapping).</p>	<ul style="list-style-type: none"> Maintain open sight lines southward across site to mature tree stands in the distance. Install interpretative signage to communicate the site's relationship to related fire halls and fire services in Woodbridge. Maintain as designated open space. 	 <p>View into Old Firehall Parkette, characterizing vehicular and pedestrian experience. Of particular relevance are sight lines to mature tree stands in the distance and which communicate the area's physical, cultural, topographical and ecological relationship with the Humber River valley and nearby Memorial Hill Park.</p>

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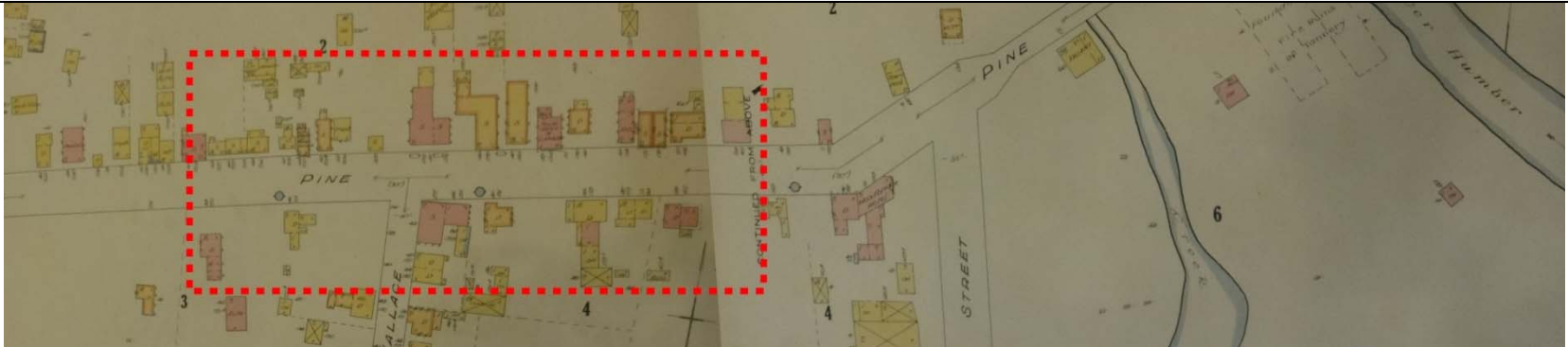
Feature Number (As Annotated on Section 1.0 Map)	Relationship Between Open Space Component and Cultural Landscape/Heritage Conservation District	Enhancement Recommendations	Explanatory Maps, Photographs and Illustrations
3 – 8 (Potential Publicly Accessible Open Spaces, east and west of Wallace Street)	<p>Proposed sites 3 – 4 generally correspond to the historic open space pattern along the south side of Woodbridge Avenue, west of Wallace Avenue. Residential structures were established in this area by the 1920s with generous side yard setbacks between structures.</p> <p>Components of proposed area 5 express elements of the building and lot development pattern established along Woodbridge Avenue by the early 1920s.</p> <p>ASI recommends establishment of an additional potentially accessible public open space on the east side of Wallace Avenue to the south of ‘Henderson’s Pharmacy’ and what was previously known as the ‘Dominion Exchange’ and then ‘Woodbridge Store’ and signage with ‘R.E Wallace’ featured (as pictured).</p> <p>Proposed sites 6 and 7 would also maintain historic lot and open space patterns on the east side of the Wallace House that have been established since the early 1920s. This property was acquired by the City in 1994 and is individually designated under Part IV of the <i>Ontario Heritage Act</i> and is associated with the Wallace Family, who contributed significantly to early development in Woodbridge. Maintenance of open space on the east side of the Wallace House and development of a connection to the riverfront on the west side, will help protect the historic pattern of residential development on the south side of Woodbridge Avenue</p>	<ul style="list-style-type: none">Establish accessible open space south of Henderson’s Pharmacy and to provide pedestrian linkages through lots fronting on the south side of Woodbridge Avenue and connecting to Wallace AvenueInstall wayfinding devices at Woodbridge Avenue and Wallace Street to promote location of Memorial Hill Park.Consider naming accessible open spaces on the east side of Wallace Street in relation to individuals, buildings or companies significant to early development in the Woodbridge Area. Encourage pedestrian uses of these areas to enhance experience of historic circulation routes. Potentially appropriate features might include installation of garbage receptacles, lighting, canopies and signage to invite pedestrians to use circulation routes between buildings on the east side of Wallace Street.	 <p>Excerpt from 1926 Fire Insurance Plan illustrating historic lot pattern and residential development east and west of Wallace Street.</p>

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	<p>and provide opportunities for improving visual, pedestrian and recreational functions between the Woodbridge Avenue corridor and the Humber River.</p> <p>Proposed site 8 provides an opportunity to maintain the historic commercial pattern of development on the north side of Woodbridge Avenue, in relation to the former Gilmour Commercial House (see photo) and which contributes to the Heritage Conservation District’s cultural heritage value.</p>		<div></div> <p>Wallace Brothers General Store at Pine and Wallace Street, 1955. Accessed <http://static.torontopubliclibrary.ca/da/images/LC/pictures-r-1114.jpg></p>


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			<div><p>Main Street looking East, Woodbridge, Ontario.—8.</p><p>Woodbridge Main Street, looking east 1940s. Accessed <http://www.archeion.ca/uploads/r/city-of-vaughan-archives/7/2/72174/Woodbridge_Main_Street_Looking_East_1940s_MG_5.jpg></p></div>

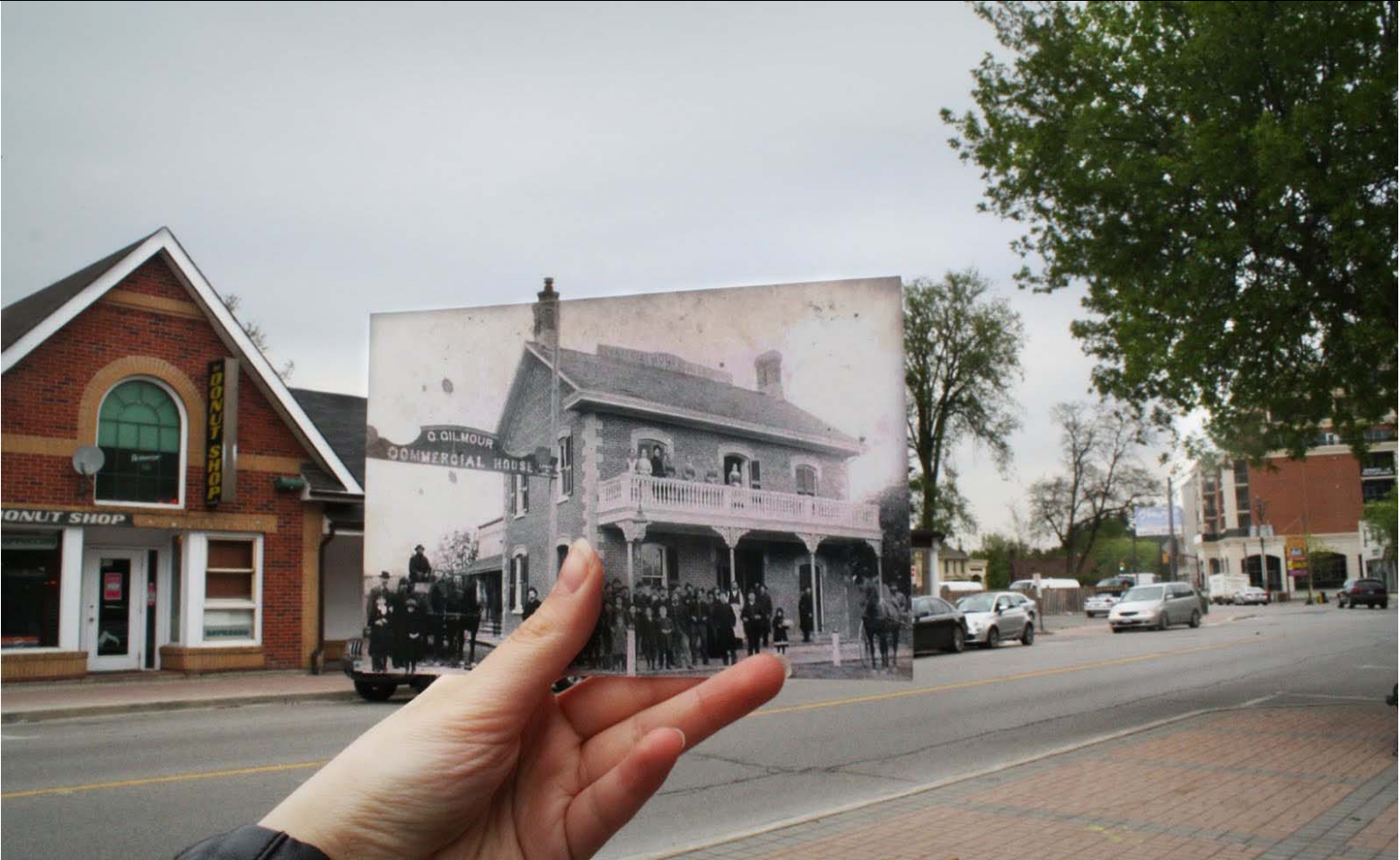
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			<div></div> <div>Historic photo of Gilmour Commercial Hotel/House still extant on north side of Woodbridge Avenue Vaughan Archives, Virtual Exhibits, <i>Vaughan Retrospective</i>, Online, 29 October, 2015 https://www.vaughan.ca/services/vaughan_archives/virtualexhibits/Pages/vaughanretrospective.aspx</div>


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9 (Fred Armstrong Parkette)	On-going designation and recognition of Fred Armstrong Parkette as an open space supports objectives of the Heritage Conservation District Plan and provides opportunities for local residents to have access to recreational and scenic areas that are visually and functionally connected to the Humber River. Additionally, on-going recognition of this feature as an open space supports development of an enhanced interpretation strategy to further communicate this asset’s cultural heritage significance and the area’s local history.	<ul style="list-style-type: none">Introduce landscaping treatments and interpretative signage to identify former alignment of the Humber River and on-going open space character of this area pre and post Hurricane Hazel.	 <p>Excerpt from 1926 Fire Insurance Plan showing approximate location of existing Fred Armstrong Parkette and original alignment of Humber River and pump house infrastructure.</p>

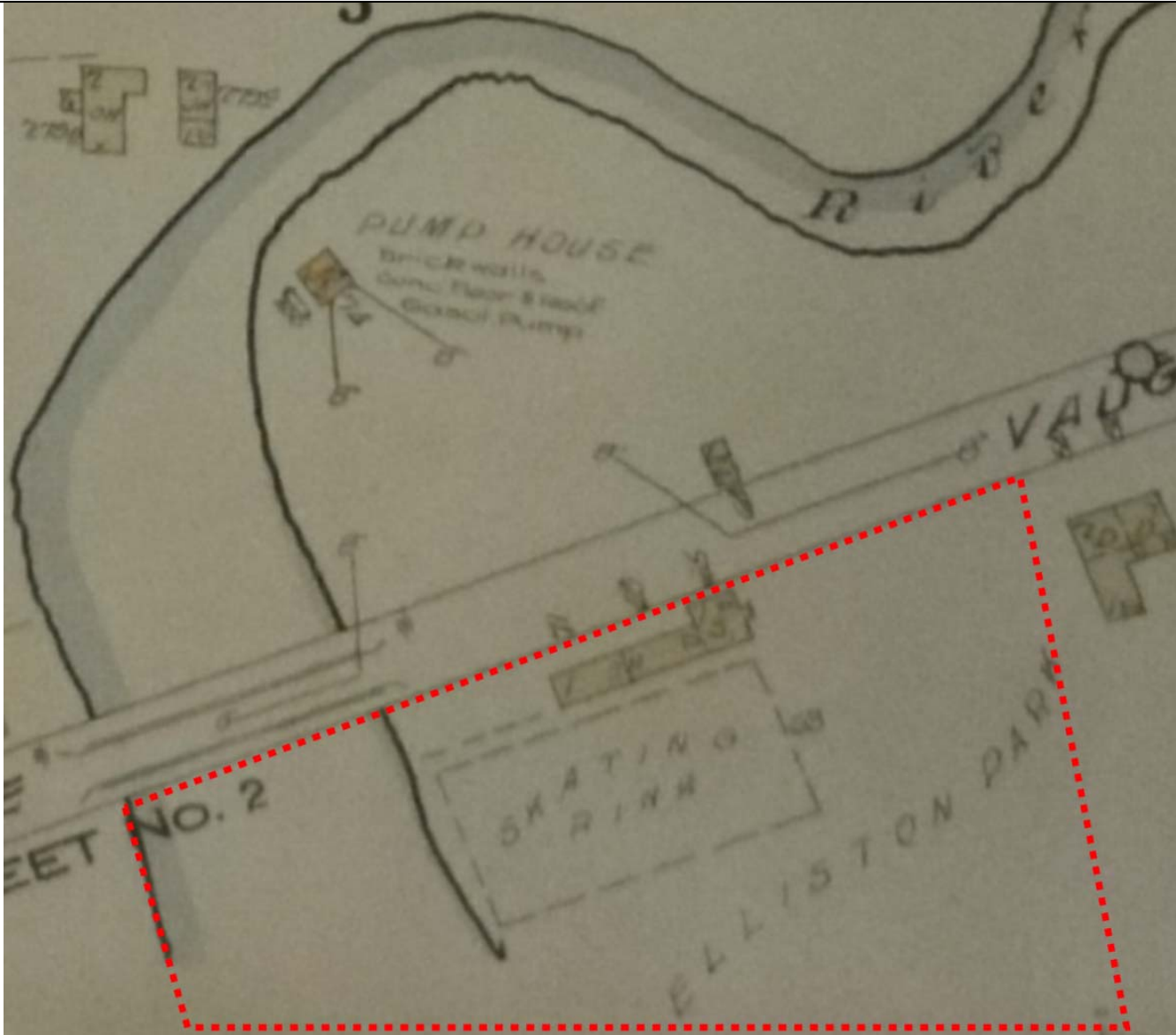
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10 (Potential pedestrian link or publicly accessible open space) and 11 (Veteran's Park)	<p>Recommend inclusion of an additional pedestrian link or publically accessible open space at site 10 to provide pedestrian linkages to the Humber River trail system and to further interpret and communicate the area's cultural heritage history in relation to the former alignment of the Humber River (pre-Hurricane Hazel) and the area's long-established history of recreational use (i.e. proposed pedestrian link corridor corresponds to the western edge of what was formerly known as Ellis Park and which featured a skating rink in the mid 1920s (See Section 3.0 mapping).</p> <p>It is also recommended that an additional site 11 is included to classify the broader extent of the existing Veteran's Park as an open space. This space is clearly marked as and has maintained a recreational function since the mid 1920s (See Section 3.0 mapping). Additionally, it provides functional and visual linkages to the Humber River valley system below, including views of terrain and topography (see photo).</p>	<ul style="list-style-type: none">• Include an additional pedestrian linkage to the west of Veteran's Park for the purposes of enhancing pedestrian and visual connectivity to the Humber River system below and to reinterpret the historic alignment of the Humber River.• Introduce interpretative materials and signage within Veteran's Park to communicate the site's close to 100 year history operating as a recreational open space for the Woodbridge community (i.e. previous skating rink and once known as Elliston Park).• Maintain open sight lights through Veteran's Park, showcasing long range views of the Humber River's natural heritage system and river valley topography.	 <p>Excerpt from 1926 Fire Insurance Plan showing portion of existing Veteran's Park and former Humber River alignment, including previous skating rink and Elliston Park.</p>



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12 (Potential pedestrian link or publicly accessible open space)	Recommend including an additional or supplementary pedestrian link or publically open space providing functional or visual access between Woodbridge Avenue and the Fairgrounds. The proposed additional linkage corresponds approximately to pedestrian linkages established by the mid-twentieth century.	<ul style="list-style-type: none">Introduce an additional pedestrian link to the north of Wallace Avenue to re-establish historic visual and functional corridors that would have provided connectivity between Woodbridge Avenue and the Fairgrounds.	 <p>1954 aerial photograph showing pedestrian and/or vehicular connections between the Fairgrounds and Woodbridge Avenue.</p>

3.0 Approximate Location of Historic Cultural Landscape Features on Existing Base Mapping

