

COUNCIL – MAY 26, 2009

**WOODBIDGE CONSERVATION DISTRICT STUDY AND PLAN
DESIGNATION OF THE VILLAGE OF WOODBRIDGE AS
A HERITAGE CONSERVATION DISTRICT
PURSUANT TO THE ONTARIO HERITAGE ACT
FILE #15.99**

WARD 2

(Deferred from the Council Meeting of May 5, 2009, Item 26, Report No. 23)

Council, at its meeting of May 5, 2009, adopted the following:

That this matter be deferred to the Council meeting of May 26, 2009;

That the memorandum from the Commissioner of Planning, dated May 1, 2009, be received; and

That the following written submissions be received:

- a) Linda Mae Maxey, A Friend of the Village, dated April 21 and 22, 2009;
- b) Mr. Alan Young, Weston Consulting Group Inc., 201 Millway Avenue, Unit 19, Vaughan, L4K 5K8, dated May 1, 2009; and
- c) Mr. J. R. Bousfield, Bousfields Inc., 3 Church Street, Suite 200, Toronto, M5E 1M2, dated May 4, 2009.

Committee of the Whole recommendation of April 20, 2009:

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated April 20, 2009, be approved, in principle, and that staff consider the comments expressed by the deputants with respect to the boundaries and report on such considerations by memorandum in advance of the Council meeting of May 5, 2009;
- 2) That the following deputations, petition and written submission be received:
 - a) Ms. Deb Schulte, 76 Mira Vista Place, Woodbridge, L4H 1K8;
 - b) Mr. Frank Taylor, 32 Abell Avenue, Woodbridge, L4L 1B8;
 - c) Ms. Iuna Barone, Royal LePage Maximum, 7694 Islington Avenue, 2nd Floor, Woodbridge, L4L 1W3;
 - d) Mr. Chris Andrews, 7848 Kipling Avenue, Woodbridge, L4L 1Z5;
 - e) Mr. Adriano Volpentesta, 74 Mediterra Drive, Vaughan, L4H 3B8;
 - f) Mr. Claudio Campoli, Spectrum Realty Services, 8400 Jane Street, Suite 9, Concord, L4K 4L8;
 - g) Mr. Jamie Maynard, 76 William Street, Woodbridge, L4L 2R9;
 - h) Ms. Linda Mae Maxey, 65 Cheltenham Avenue, Woodbridge, L4L 1K6, and petition; and
 - i) Mr. Ken Maynard, 8074 Kipling Avenue, Woodbridge, L4L 2A1, and written submission; and
- 3) That the written submission of Mr. David J. Maynard, 7985 Kipling Avenue, Woodbridge, L4L 1Z8, submitted by Mr. Jamie Maynard, be received.

Recommendation of the Commissioner of Planning dated April 20, 2009

Recommendation

The Commissioner of Planning in consultation with the Commissioner of Community Services recommends approval of the following:

- 1) That a by-law be enacted to designate the area shown on Attachment 2 as the Woodbridge Heritage Conservation District pursuant to subsection 41(1) of the Ontario Heritage Act;
- 2) That a by-law be enacted to adopt the Woodbridge Heritage Conservation District Plan (Attachment 3) as guidelines for property owners, City Staff, advisory committees and Council when making decisions on matters referred to in Section 41.2 and 42 of the Ontario Heritage Act;
- 3) That the City of Vaughan By-law 203-92 which regulates signage in the City and special Sign Districts should be amended to include the entire boundary of the Woodbridge Heritage Conservation District as reflected in Attachment 2; and, to prohibit pylon signs; internally illuminated signs and awning signs. In addition, awnings should be required to be retractable in the traditional profile and material;
- 4) That a Community Improvement Plan policy be included in the Official Plan Amendment inclusive of the Heritage District Boundary;
- 5) Changes to the Official Plan(s) and City Zoning By-law 1-88, respecting land use and setbacks as recommended in the plan be considered in the Woodbridge Focused Area Study inclusive of the Heritage District boundary;
- 6) That the Recreation and Culture Department submit an additional resource request for Council's consideration as part of the 2010 Operating Budget process, in order to implement the District Plan.
- 7) That Staff prepare a report for Council's review on any required amendments to the Site Plan Control By-law and associated OPAs to include all properties within the Woodbridge Heritage District or within the area identified during the review of OPA 200, as amended, for Council consideration;
- 8) That the Federal "Standards and Guidelines for the Conservation of Historic Places in Canada" be adopted; and,
- 9) A detailed Streetscape Master Plan for the Woodbridge Core area and a costing and implementation plan should be undertaken which build on the Streetscape Master Plan and costing prepared through the Kipling Avenue Corridor Study.

Economic Impact

The funds for the Study were approved by Council on May 7, 2007. Subsection 41(10.1) and clause 41 (5) (b) of the Ontario Heritage Act, as amended in 2005, now requires that a by-law designating a Heritage Conservation District be registered against title to the properties affected by the by-law in the Land Registry Office. The cost to the City of this one time fee will be approximately \$500.00 to register all properties, including the associated Staff time. This work will be undertaken at such time as the implementing by-laws are adopted by Council and are in full force and effect. Cultural Services has also identified a need for additional staff resources to be able to implement the Plan once approved.

Communications Plan

Property owners within the Study area were notified by direct mailings, advertisements were placed in local papers, and the Study and notification of each meeting were highlighted in the Policy Planning section of the City's website. Three public consultation meetings were held at strategic milestones in the study process, and a fourth was held to address questions raised at the statutory Public Hearing. On average, 80 residents and business owners attended each of the public meetings.

The Study and Plan were also circulated to members of the Heritage Vaughan Committee, and presented to them at their meeting of October 29, 2008. At this meeting, the Committee moved to approve the final draft of the Woodbridge Heritage Conservation District Study, Plan and Inventory.

Purpose

The purpose of this report is to provide a summary of the contents of the proposed Woodbridge Heritage Conservation District Study and Plan, and events to date, and to recommend the enactment of a by-law to designate the Village of Woodbridge Heritage Conservation District Plan, and the enactment of a subsequent by-law to adopt the Village of Woodbridge Heritage Conservation District Plan. The report also makes other recommendations to ensure the successful implementation of the Woodbridge Heritage Conservation District.

Background - Analysis and Options

The Ontario Heritage Act governs the protection of the natural and built environment. In order for a Heritage Conservation District to be designated by a municipality, there are specific tasks that must occur. These include:

1. Inclusion of Heritage Policies within the Official Plan, in this instance the Woodbridge Community Plan, OPA #240;
2. The designation of the area to be studied;
3. Consultation with Heritage Vaughan;
4. A public meeting; and,
5. Notification of property owners if a Heritage Conservation District is approved.

Based on these requirements, at the Council meeting of May 7, 2007, the following recommendation (in part) was approved:

- 1. A Heritage Conservation District Study be undertaken in order to secure the long-term protection of Woodbridge's historic built and natural environment to ensure that new development within the area is compatible with the architectural and contextual character of the community;*
- 2. Council enact a By-law to identify the area shown on Attachment 1 as a potential Heritage Conservation District pursuant to Part V, section 40, of the Ontario Heritage Act; and,*
- 3. Council approve the Terms of Reference for the Woodbridge Heritage Conservation District Study and Plan."*

In accordance with these recommendations "By-law 139-2007" a by-law to define an area to be examined for future designation of the whole or part of the area as a Heritage Conservation District" was adopted at the May 7, 2007 meeting of Council.

Terms of Reference

The key tasks outlined in the Terms of Reference for the Heritage District Study and approved by Council on May 7, 2007 are outlined below:

1. To review the building stock and natural heritage landscape within the study area to determine if a Heritage Conservation District is an appropriate tool to manage change within the community.
2. To provide a suggested boundary for a Heritage Conservation District, if it is determined to be warranted.
3. To highlight key development issues that should be addressed in a Heritage Conservation District Plan.
4. To identify and provide appropriate policies for the preservation and enhancement of built and natural heritage in Woodbridge.
5. To provide appropriate design guidelines and standards for development in Woodbridge.

Public Hearing of January 13, 2009

The Woodbridge Heritage Conservation District Study/Plan was presented to members of Council and residents at the statutory public hearing of January 13, 2009, for their consideration and comment.

On February 3, 2009, Council approved the recommendation to receive the Study Report and proposed Woodbridge Heritage Conservation District Plan; that issues identified be addressed in a comprehensive report to a future meeting of the committee of the Whole; and, that prior to the matter returning to a Committee of the Whole, a further public consultation meeting be held with members of the community to fully explain the implications of the proposed Plan.

A number of residents spoke at the hearing or submitted written comments. Their comments and those of Council are summarized as follows:

(1) Comment

"It is too late to preserve the heritage character of Woodbridge, as most of the historical buildings have been lost to redevelopment."

Response

There are over 130 Heritage buildings, and a number of significant landscapes, monuments and bridges still remaining within the proposed Woodbridge Heritage District. It is interesting to note that the proposed Woodbridge Heritage District has the greatest number of Contributing buildings (buildings of heritage significance), and also the second highest ratio of Contributing buildings to non-Contributing buildings, relative to the established Heritage Districts of Thornhill, Maple, and Kleinburg-Nashville. Given the significant concentration of heritage buildings remaining in the Woodbridge core, it is important to protect and encourage the evolution of the heritage character of this area through the establishment of a Heritage District.

(2) Comment

A few residents questioned why their homes were noted as having heritage significance, given that the structures have been altered, or were built within the last 60 years.

Response

The Heritage Architect for the study has surveyed each property within the proposed District boundary with respect to the "Heritage Character Statement" contained in the Heritage Plan and also the Heritage Character Area in which the structures are situated, to determine whether a structure is contributing to the historical significance of that particular area. Structures that have been altered may still contain heritage attributes that continue to contribute to the spirit of the District. The Heritage Architect has determined that some properties built within the last 60 years have cultural value as part of the more recent history and heritage character of the District. For example, the time frame of the modern bungalow properties (circa 1949), is recognized as having a unique style "Mid Century Modern". These buildings were first to break with the revivalist styles of the early century, and they have led to much of today's modern design aesthetic. The architecture of the "Victory" house (1945-1950), symbolizes a change in attitude and social adjustment after the Second World War, and although often small and humble is also considered of historic value because of its limited time frame.

(3) Comment

A few residents expressed concerns that should the Woodbridge Heritage Conservation District Plan be approved, they would be unable to renovate/make additions to their homes.

Response

Renovations/additions are permitted within a Heritage District, provided they are appropriate to the heritage character of the existing building, and in compliance with the Heritage District Guidelines. Proposals for renovation/additions to any structure within a Heritage District will be reviewed by City of Vaughan Cultural Services Division. Cultural Services Staff are available to discuss the potential for renovating, restoring and adding onto a building.

(4) Comment

A resident asked whether there are any regulations within the proposed District Plan respecting non-Contributing buildings (buildings which are not noted as having heritage significance) located next door to a heritage property.

Response

New buildings/renovations to non-Contributing buildings within the Heritage District are also addressed within the proposed guidelines of the Heritage District Plan (Section 6.3). Proposed development must adhere to the design guidelines provided in the Plan respecting the Character Area in which they are located. In addition, when located adjacent to a heritage structure, new development must not detract, hide from view, overwhelm, or impose in a negative way on existing heritage resources. Transitional Design Guidelines are provided in the District Plan and are specifically included to ensure that new structures and landscapes harmonize with Contributing properties. These guidelines regulate building heights, yard setbacks and landscape continuity adjacent to Contributing properties. However, the Transitional Design Guidelines offer more leeway in terms of the building materials, and architectural style of the new building.

(5) Comment

A few members of the community attending the Public Hearing, expressed confusion with respect to the proposed boundary line of the District.

Response

It should be noted that the study area included a larger area, while the proposed District boundary has left out pockets which were not considered to add to the heritage character of the area. Attachment #3 to this report outlines the study area, the proposed District boundary, and the Character Areas.

(6) Comment

A number of residents at the Public Hearing spoke in support of the proposed Heritage District Plan as an effective and necessary approach for preserving the valuable heritage character of Woodbridge.

Additional Public Consultation Meeting Held March 4, 2009

Over 60 residents attended the public consultation meeting on March 4, 2009. The City's Consultants for the Heritage Conservation District Study provided a presentation specifically geared to addressing questions and issues raised at the Public Hearing on January 13, 2009. The remainder of the evening was devoted to a question and answer period to allow any additional questions from residents to be addressed by the Heritage Architect, and City Staff.

While some residents expressed opposition to the creation of a Heritage District in Woodbridge, others were optimistic that a Heritage District would have a positive influence on the quality of their community. A number of residents suggested that a Heritage District would be more successful in achieving its objectives, if Council would recognize it as a special area in the City worthy of public funding to improve the streetscape, roads, and other public spaces within its boundary.

Additional Comments Received at the Public Consultation Meeting of March 4, 2009, and Since the Public Hearing Date

(1) Comment

At the March 4, 2009 meeting, the owner of a smaller heritage home within the proposed District expressed concerned that he would not be permitted to demolish his home to re-build a larger structure for his growing family, if the District were established. In addition, he stated that the home is in need of costly repairs which he does not feel are justified in view of the fact that he needs a larger building.

Response

It can be less costly to repair and add onto the existing house than it would be to demolish the structure and build anew. The proposed Heritage Plan details how additions may be made to existing structures using appropriate materials, and maintaining the architectural integrity of the building. Cultural Services Staff are available to discuss the potential for renovating, restoring and adding onto a building.

(2) Comment

A letter was received by the City on March 3, 2009, signed by 16 homeowners residing in the section of Kipling Avenue north of Meeting House road, and south of Chavender Place, requesting the exclusion of their properties from the Woodbridge Heritage Conservation District Plan.

Response

These properties form part of the Kipling Avenue Character Area, and represent a concentration of heritage homes, over half of which are listed as "Contributing" in the Study inventory. Staff are of the opinion that the properties should be included in the District as per the recommendations of the Study's Heritage Architect.

(3) Comment

Two letters were received from home owners residing on Kipling Avenue, opposing the District Plan because of concerns respecting (i) de-valuation of property values, and (ii) perceived restrictions (particularly with respect to Section 8.3.1.1 Exemptions). Questions were also raised respecting the (iii) City's responsibility in improving the public streets/streetscape.

Response

(i) With respect to the question of property values, studies have shown that property values of heritage buildings in Ontario performed very well in the real estate market. In addition, designated Heritage properties are more resistant to negative fluctuations in the market. A study conducted in 2000 on property values of designated heritage buildings in different parts of Ontario found that 74% of properties were valued above the average sale prices in their particular area. (The Lazarus Effect, Robert Shipley, Heritage Resource Centre, University of Waterloo, www.fes.uwaterloo.ca/research/hrc/documents/lazarus-jan20-verA.pdf). Please see study references for further articles on this topic.

(ii) Section 8.3.1.1 Exemptions, respecting building projects which do not require a Heritage Permit, has been revised to clarify that a Heritage Clearance Approval is not required for this class of projects. It is however, encouraged that residents confirm verbally with Cultural Services Staff that the work they are planning to undertake is in an exempted class.

(iii) Regarding improvements to roadways and to the public realm, the City of Vaughan is undertaking re-construction of Kipling Avenue from Hwy # 7 to Woodbridge Avenue this summer (2009). Streetscaping is also projected for Kipling Avenue (from Hwy # 7 north to Langstaff Road), and Woodbridge Avenue Commercial Core for 2015; and, will be designed in accordance with the recommendations of Draft OPA 695 (Kipling Avenue Study), and the recommendations of the Woodbridge Heritage Conservation Plan. Any new streetscaping policies arising from the Woodbridge Focused Area Study will also be considered.

(4) Comment

A letter was received from the owners of a "Contributing" property on Kipling Avenue, outlining their issues respecting the Woodbridge Heritage Conservation District. They cited the following concerns which are in addition to those concerns already discussed in this section of the staff report:

(i) *The Consultation Process was not satisfactory because the community was not notified at the onset of the study; and, the City should have made appointments with each owner of a "Contributing" property to detail the reasons for such a classification.*

(ii) *Provincial policy, including the Places to Grow legislation (2006) encourages intensification within existing settlement areas and the Heritage Act should not be used to undermine Provincial goals.*

(iii) *The study does not outline criteria for Designation under the Heritage Act; and, it is not explained why certain properties are listed as "Contributing".*

- (iv) *Properties within the study area which were considered to be designated as heritage properties are now being taken off the "Contributing" list, indicating that the City's consultant was too comprehensive/aggressive in his approach.*

Response

- (i) "A Notice of the Passing of a By-law to designate a Heritage Conservation District Study Area" was mailed to all residents within the study area, placed in the local newspapers, and advertised on the City web site. This occurred prior to the initiation of the study. On June 20, 2007 shortly after the Consultant was retained for the study, a joint Open House with the Kipling Avenue Study was held, to introduce the scope and objectives of the Heritage Conservation District Study and determine a Heritage Character statement and guiding principles for the study area.

Three additional public consultation meetings were held thereafter at strategic milestones in the process. Including the statutory Public Hearing, a total of 5 public meetings were held. Property owners of proposed "Contributing" buildings were notified through a list which was mailed with the Notice of Public Hearing. Presentation material at public consultation meetings held prior to the public hearing was also reflective of the proposed "Contributing" properties. It should be noted that while the City held a total of 5 public meetings, the Provincial Heritage Act (Section 41.1, Subsection 6. b), requires only one public meeting in the establishment of a Heritage District.

- (ii) The conservation of heritage resources, including Heritage Conservation Districts, is supported in the Provincial Policy Statement (PPS) 2005. The PPS states that "Significant built heritage resources and significant cultural heritage landscapes shall be conserved". The Places to Grow Plan (2006), includes policies to protect cultural heritage (Section 4.2.4. e). Further, the City of Vaughan is currently undertaking a Growth Management Study which includes a new Official Plan for the City. The City's evolving approach to growth is not about intensifying everywhere. It is about strategically directing growth to particular places, chiefly Centres and Corridors that are well served by transit rather than to stable residential areas and historic villages. Notwithstanding this, Heritage District Plans do not altogether restrict intensification; rather, they set-out guidelines for new development to occur in a manner which is not detrimental to the existing heritage character.
- (iii) The Woodbridge Heritage Conservation District Study/Plan has proceeded according to all required steps of the Ontario Heritage Act respecting the establishment of a Heritage District. The background, including the provincial, regional, and municipal criteria for establishment of the district, has been included in Part 1 of the Study Report. This section of the study also provides the district history, heritage styles and heritage evaluation. In addition, a Heritage Character Statement outlining Woodbridge's history, unique identity and reasons for designation under the Ontario Heritage Act, is also included.

Although a comprehensive discussion of why each "Contributing" building in the Study Inventory is important to the Heritage Character is not included, a statement indicating the heritage style is provided. Further details respecting individual buildings may be obtained from the City's Cultural Services Department.

- (iv) The proposed list of "Contributing" buildings remains the same as that originally proposed, the District boundary has been modified to exclude one property located on Islington Avenue. The reason for this change is explained in the following section of this report (Proposed Heritage Conservation District Boundary).

In conclusion to this section on comments received, it should be noted that the total number of property owners who have notified the City of their opposition to the proposed District Plan is 27. This represents about 9% of the 295 lots situated within the proposed Heritage District.

Council Working Session of April 6, 2009

On April 6, 2009, the City's consultants for the Woodbridge Heritage Conservation District Study, presented Council with a similar presentation to that which had been given to Woodbridge residents at the March 4, 2009 public consultation meeting. The purpose of the session was to address questions and concerns which had been raised at the statutory Public Hearing of January 13, 2009; and, to permit Council to ask any further questions they might have with respect to the proposed Plan. At the conclusion of the presentation and discussion which followed, Council passed the motion to approve the Staff recommendation to receive the presentation, and the status update on the Woodbridge Heritage Conservation District Study and Plan.

Proposed Heritage Conservation District Boundary

By-law 139-2007 defined the area subject to the study (See Attachment 1). Based on the review of existing conditions by the consultant, the proposed boundary of the Heritage Conservation District was modified to better reflect the location of the heritage resources (See Attachment 2). A final adjustment was made to the Heritage District boundary as a result of further review following the Public Hearing, to exclude the property at 8142 Islington Avenue from the District boundary. It was decided that because this was the only property within the district fronting onto Islington Avenue, the continuity of the District could be maintained and the "Modern" Church located on the lot could be protected through a Part 1V Designation based on further review by the City.

Provincial Policy Statement (2005)

The conservation of heritage resources, including Heritage Conservation Districts, is supported in the PPS. The PPS states that "Significant built heritage resources and significant cultural heritage landscapes shall be conserved".

The proposed Woodbridge Heritage District Conservation Plan has identified heritage features in the study area, and proposed guidelines to protect, alter/repair, and manage these cultural resources to preserve their heritage value.

Ontario Heritage Act

The Ontario Heritage Act, R.S.O. 1990, c.O. 18, as amended, (the "Act"), Part V enables municipalities to establish or designate Heritage Conservation Districts. The Act governs the establishment of Heritage Conservation Districts and is concerned with the protection and enhancement of buildings, streets, and open spaces that collectively give an area a special character, identity or association. Heritage Conservation Districts can either comprise a few buildings, a large area or even an entire municipality. These areas may have cultural, architectural, historic, scenic or archeological aspects worth conserving. The designation of a District under Part V of the Act can provide a means to protect and manage that character in the course of change over time.

A municipal council may control alterations, additions and proposed demolitions through the District similar to that for individually designated heritage properties under Part 1V of the Act. The compatibility and design of new construction may also be reviewed and managed by Council more rigorously than is permitted under the Planning Act. It should be noted that the intent of a Heritage Conservation District is not to "freeze" a community in time, but to manage its special character through the preparation of a district plan that guides physical change and compatible development. The outcome is the conservation of complete environments as attractive, interesting and congenial places to live, work and visit.

Revisions to the Ontario Heritage Act permit the Heritage Conservation District Plan to supersede existing policies contained within the Community Official Plan and the City's Comprehensive Zoning By-law 1-88. As a result of this change to the Act, it will be necessary to review these documents to ensure they conform to the Heritage Conservation District Plan once it has final approval.

Section 40(3) of the Ontario Heritage Act requires that Council consult Heritage Vaughan with respect to undertaking the Study. At the March, 2007 meeting of Heritage Vaughan, a motion was passed requesting that the City provide funding to undertake a Heritage Conservation District Study. The Final Draft Heritage Conservation District Study/Plan was presented to Heritage Vaughan at their meeting of October 29, 2008. At this meeting, the Committee moved to approve the final draft of the Woodbridge Heritage Conservation District Study, Plan and Inventory.

York Region Official Plan

The Regional Official Plan contains a number of Cultural Heritage policies that support the preservation of cultural heritage resources, and promote cultural heritage activities. Section 4.2 – Cultural Heritage, (in part) “encourages area municipalities to document other significant heritage resources, and to promote heritage awareness”. The establishment of the Woodbridge Heritage Conservation District Plan supports the Regional objectives to conserve heritage resources.

OPA No. 240 Woodbridge Community Plan

Subsection 41(1) of the Ontario Heritage Act enables a municipal council to designate Heritage Conservation Districts where an Official Plan (Amendment) contains policies relating to the establishment of such districts. Section 10 “Heritage Conservation” of OPA No. 240 fulfills this requirement by outlining Council’s intent to retain and preserve historic buildings, structures, landscapes and archaeological sites and artifacts. Specifically, Section 10 c) of OPA 240 states:

“Council may, among other things, designate properties under the Ontario Heritage Act and may prepare a Heritage Conservation District Plan in accordance with the guidelines of the Ministry of Culture and Communications (sic) and designate appropriate Heritage Conservation Districts under the provisions of the Heritage Act.”

Since the adoption of OPA 240, the Ministry of Culture and Communications has evolved into the Ministry of Citizenship and Culture.

Once the Heritage Conservation District Plan is approved, the Official Plan will need to be revised to reflect the contents of the Heritage Conservation District Plan. These amendments will address items such as built form and policies to preserve and enhance the heritage landscape of Woodbridge. It should be noted that the concurrent Kipling Avenue Corridor Study includes the information and policies pertaining to heritage for the portion of the Heritage Conservation District Study which falls into the Kipling Avenue study area.

Brief History of the Woodbridge Study Area

Woodbridge is one of four historic villages within the City of Vaughan and represents one of the highest concentrations of heritage properties in the City. Currently, Woodbridge is the only historic village of four within Vaughan, without a Heritage Conservation District designation.

The first known inhabitants to the Region of York, were the Mississauga, Huron, Iroquois and the Algonquin Indians, who established settlements, hunting grounds and portage routes in the area in the form of small wigwams and longhouses. A different kind of settlement began in the late 1700’s and early 1800’s by the United Empire Loyalists. They built log houses, and barns along the well drained borders of the Humber and the Don Rivers.

The Woodbridge settlement area pre-1900's included log houses, barns, a school house, two churches and the first major transport link, the Toronto Grey and Bruce Railroad and Station. Factories, mills, and farmland continued to attract settlers until the late 18th century. In 1855, the settlement of Burwick was renamed Woodbridge because of the confusion between the settlement of Berwick, and the appropriateness of the name given the large number of bridges required to cross the tributaries of the Humber River.

The village quality of Woodbridge consists of several styles of architecture including Georgian/Loyalist, Neo Classical, Classic/Greek Revival, Gothic Revival, Victorian, Queen Anne Revival, Neo-Gothic, Edwardian, Bungalow, Colonial Revival, Period Revival, Art Moderne, Victory Housing, Contempo/International, and Ontario Cottage. The distinct styles are referenced as they apply to each of the heritage buildings in the former Village of Woodbridge.

Analysis and Options

Historical Significance and Heritage Character Statement

The Woodbridge Heritage Village Character, unique Heritage Character Areas, and significant densities of properties and landscapes contribute to the Woodbridge Heritage Character and provide substantive reason for designation under the Ontario Heritage Act.

The heritage character of the Woodbridge Heritage Conservation District 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.

Woodbridge's history includes its origin as native settlements, to its 1800s agricultural village period, to a 1900s cotton mill village, to a present day mixed-use village, commercial core and destination point for Vaughan. The built form of the district area reflects the multiple layers of history, construction periods, and architectural styles.

Its village like character is established through pedestrian scale, mix of uses, and park-like setting of the Humber River. Woodbridge is unique in that it comprises several district character areas each contributing to the village experience of Woodbridge as a whole. Special places and monuments including the War Memorial, the Woodbridge Fairgrounds, the bridges, and the Humber trails also define the unique character of the Woodbridge Heritage District.

The District Plan

The approach of the District Plan is to provide a tool for managing change consistent with recognized heritage conservation principles. The Plan encourages the continued maintenance of the built and natural environment and guides new construction within the Heritage District.

The Plan consists of 3 Parts and an Appendix. Part 1-The Study, explains the background and context of the proposed Woodbridge Heritage Conservation District, including the history of the Village, and the heritage evaluation process. Part 2-The Heritage Conservation District Plan, describes the objectives of the study process, the District Boundary, Historical Significance, Heritage Attributes and District Guidelines, and conservation plans for re-development and additions to heritage buildings. Part 3 – Implementation, outlines the development review process for heritage properties, including the building permit and heritage permit processes. The Appendix contains the Heritage Inventory as a separate report.

A. Heritage Attributes and District Guidelines

The proposed Woodbridge Heritage Conservation District is divided into seven distinct character areas defined by heritage attributes, including the following:

- (i) collection of properties of a certain age;
- (ii) architectural style and design of buildings;
- (iii) building placement and setbacks;
- (iv) a particular density and scale;
- (v) a particular landscape or setting;
- (vi) the streetscape and street cross-section; and,
- (vii) associated structures such as bridges or historic monuments.

The Seven Heritage Character areas highlighted in the proposed District Plan are as follows:

- (i) Woodbridge Avenue
- (ii) Kipling Avenue North and South
- (iii) Wallace Street
- (iv) William and James Street
- (v) Clarence Street and Park Drive
- (vi) The Woodbridge Fairgrounds Area
- (vii) The Humber River Corridor

The proposed Heritage District Plan details the heritage attributes of each of the noted character areas and establishes guidelines for new buildings, including use, height, setbacks, requirements for siting of the structures on the lot, and landscaping.

The following provides a brief summary of the Seven Heritage Character Areas and the proposed development guidelines related to each. Please refer to Schedule 14 (pg. 70) in the Woodbridge Heritage Conservation District Study/Plan to view boundaries of each of the Seven Heritage Character areas.

(i) Woodbridge Avenue Character Area

Heritage Attributes

- (a) Woodbridge Avenue has a main street character, with pedestrian oriented retail at grade level.
- (b) There is a street wall of buildings averaging between 2 and 4 floors, with some buildings having up to 6 floors in height.
- (c) Buildings are generally built with zero or minimum setback from the front property line.

Proposed Guidelines

- (a) Buildings fronting on Woodbridge Avenue within the proposed Heritage District should include street oriented retail at grade level, with mixed commercial/residential above. The ground level must be flush with the public sidewalk, with direct access from the street.
- (b) New buildings located on Woodbridge Avenue should generally conform to a maximum of 4 storeys and transition from the height of adjacent contributing buildings with a maximum 45 degree angular plane, starting from the heights of the contributing buildings, measured at the buildings' edges. The proposed Heritage District Plan recognizes that the Official Plan permits a six-storey height maximum for certain areas of the street and respects this permission, with the requirement that these taller buildings have a minimum 2 storey/

maximum 4 storey podium, with any additional storeys stepping back on a 45 degree angular plane.

- (ci) Generally, new buildings should be built with zero front yard setbacks to establish a continuous street wall. When located adjacent to existing contributing buildings with greater front yard setbacks, the new buildings should have a setback equal to the average of the front yard setbacks of the two properties on either side.
- (di) Existing contributing buildings should retain their historic setbacks.
- (ei) New buildings should front onto Woodbridge Avenue with main entrances on the street. There should be no side lotted buildings on Woodbridge Avenue.

(ii) Kipling Avenue North and South Character Area

Heritage Attributes

- (a) The street has a significant tree canopy and is characterized by landscaped front yards.
- (b) There are a wide range of building types and uses.
- (c) Kipling Avenue has a variety of small scale open spaces.
- (d) The street has always been considered as an important gateway to Woodbridge Avenue.
- (e) The north portion of Kipling Avenue north of Woodbridge Avenue, has changed significantly in the last few years as a result of several large development sites.

Proposed Guidelines

- (ai) Kipling Avenue should regain and retain its heritage character and street scale.
- (bi) New or renovated buildings and landscapes must conserve and enhance the tree canopy, front directly onto Kipling Avenue, and provide a landscaped front yard.
- (cii) New development should contribute to the quality and connectivity of the pedestrian environment.
- (di) The maximum height for new buildings shall be 3 storeys (11m).
- (ei) New buildings must have a residential character and should be conducive to a mix of uses, including small scaled commercial uses.
- (fi) New buildings should have a minimum 3 meter setback from the front property line so as to not deviate drastically from the existing character of the deep front yards. Where heritage contributing buildings on either side of the subject site are set farther back from the front property line than the minimum permitted setback; the setback will be the average of the front yard setbacks of the two properties on either side of the subject site.

(iii) Wallace Street Character Area

Heritage Attributes

- (a) A residential street, pedestrian oriented in character with a variety of housing types.
- (b) Provides access and views to public open spaces.

- (c) Houses on the west side of the street have relatively large setbacks, and provide greenery and tree canopy to the street. Houses on the east side are built close to the front yard property line.
- (d) Houses are predominantly 2 to 3 storeys in height and have side yards which provide views to the hillside on the west and the river valley to the east.

Proposed Guidelines

- (a) The street should retain the existing single family detached residential character.
- (b) Views and access to the park system should be protected and enhanced wherever possible.
- (c) Setbacks of new buildings should be consistent with existing setbacks on either side of the street.
- (d) New buildings should be a minimum of 2 storeys (8.5m) in height and a maximum of 3 storeys (11 m).
- (e) Detached residential dwellings must provide side yards consistent with present zoning regulations. By the standards of By-law 1-88, the Single Detached Residential R3 Zone requires a minimum interior yard of 1.2 m and a minimum exterior yard of 4.5 m.

(iv) Williams Street and James Street Character Area

Heritage Attributes

- (a) Williams and James Streets have a quiet rural residential street character with sidewalks on only one side of the street, and a large number of trees.
- (b) The bridge is a centre piece and a key element of the streets identity.
- (c) The Woodbridge Fairgrounds to the north offers a significant green buffer, currently inaccessible from this area.

Proposed Guidelines

- (a) These streets should retain their existing single detached residential character.
- (b) New buildings should be a minimum of 2 storeys (8.5 m) in height and a maximum of 3 storeys (11m).
- (c) A naturalized tree canopy should be maintained along the railway corridor, and at the triangular extension of the railway corridor, at the southwestern corner of the intersection of William and James Streets.
- (d) The bridge should be maintained and preserved as a key feature of the area's identity.
- (e) The existing natural landscape and forest canopy at the edge of the Fairgrounds should be protected and maintained, and opportunities for pedestrian access should be explored.

(v) Clarence Street and Park Drive Character Area

Heritage Attributes

- (a) These streets have a residential character that is pedestrian oriented and include a broad variety of housing types and styles.
- (b) Front yards provide a significant amount of greenery and tree canopy. Side yards provide views to backyards and east river valley.
- (c) Houses are predominantly 2 to 3 storeys high.

Proposed Guidelines

- (a) Streets should retain the existing single detached residential dwelling character.
- (b) Pedestrian views and connections to and from Woodbridge Avenue and the park system must be protected and their design enhanced.
- (c) Minimum front yard setbacks of 4.5 m are proposed for lots fronting on Clarence Street and Park Drive. Existing side yards should be maintained.
- (d) Minimum building heights of 2 storeys (8.5 m) and maximum building heights of 3 storeys (11m) are proposed for these streets.

(vi) The Woodbridge Fairgrounds Character Area

Heritage Attributes

- (a) The Fairgrounds location and past activities represent a significant component of Woodbridge's cultural heritage. The annual Woodbridge Agricultural Fair continues to be located at the Fairgrounds.
- (b) The Fairgrounds function as an important open space, where several key pedestrian connections and trails traverse.

Proposed Guidelines

- (a) The Fairgrounds property and surrounding conservation area to the east must retain an open space function, and should retain its rural and landscape character.
- (b) Pedestrian connections to and through the Fairgrounds area should be supported and enhanced. New pedestrian connections should be established.
- (c) New and existing buildings should not detract from the open space functions. New buildings should reflect a rural scale and architecture, and not exceed 3 storeys (11m) in height.
- (d) Year round activities should be encouraged and pedestrian access should be improved.
- (e) Porter Avenue should be landscaped as a prominent gateway.

(vii) The Humber River Corridor Character Area

Heritage Attributes

- (a) The Humber River Valley is an open space of regional significance that provides an amenity space to residents and visitors of the area.

- (b) The forests of the Humber River have always been an extensive and notable part of Woodbridge's history. Although re-routed throughout history, residences, social amenities, commerce and industry were always strategically located adjacent to or with access to the river corridor.

Proposed Guidelines

- (ai) The Humber River Valley must remain as a publicly accessible open space conservation zone, with public trail systems connecting to different areas within Woodbridge.

- (bi) The portion of the Board of Trade Golf Course which falls within the proposed Woodbridge Heritage Conservation District, should remain as an open space conservation area. The trail system along the Humber River should be extended where possible.

B. Open Space Framework

Public Open Spaces, Parks and Public Streets

The heritage character of the proposed Woodbridge Heritage Conservation District is intrinsically tied to the natural system of open spaces, urban parks, street tree canopies and green linkages.

Heritage Attributes

- (a) Woodbridge is defined by a vast system of natural landscapes and open spaces that are intertwined with the built form.

- (b) Two river valleys, Humber River and Rainbow Creek, flank the Woodbridge Heritage Conservation District area, and give rise to a system of trails and open spaces.

- (c) Small pockets of conservation land, including the open space on the west side of James Street and east of the Fairgrounds, play an important role in the landscape quality and environment of significant heritage open spaces or neighbourhoods.

- (d) Humber Park systems such as Nort Johnston Park and Veteran's Park, are landmarks of past mill and factory use. Together with Doctor Maclean District Park, these parks provide one of the largest open space opportunities for park amenities to link trails to other key open spaces. The Board of Trade Golf Course also functions as a significant open space system for the area.

- (e) Memorial Hill Park and the Fairgrounds are also significant landmarks and cultural heritage resources that contribute to the character, prominence, cultural and civic history of Woodbridge.

- (f) A number of smaller-scaled open spaces help connect the trail system and serve to sustain the tree canopy. These include: the Old Firehall Parkette, Fred Armstrong Parkette, and the Woodbridge Wesleyan Methodist Cemetery on Meeting House Road east of Kipling Avenue.

- (g) There are significant stands of trees on private land that were once a connected part of the larger natural forest landscape that also contribute to the natural heritage character.

- (h) There are significant "green linkages" throughout Woodbridge such as "Park Lane Walk" that provide access to the larger open space systems and to neighbourhoods.

- (i) Although it is outside of the proposed HCD boundary, the existing ridge of forest east of Islington Avenue is significant in terms of defining a landscaped edge to the Humber River and the Woodbridge HCD boundary.

Proposed Guidelines

- (a) The pattern and relationship of the open space to built form within the proposed Woodbridge Heritage Conservation District should be preserved.
- (b) The open spaces associated with the Humber River and Rainbow Creek River valleys must remain publicly accessible and connected through trails and pedestrian walkways, and the natural settings should be enhanced.
- (c) Nort Johnston Park should become the hub of trail connections to the Humber Valley north, and to the Woodbridge Core, Wallace Street and Memorial Hill Park.
- (d) Signage and accessibility to Nort Johnston Park should be enhanced, especially from Woodbridge Avenue, Wallace Street, and Highway 7.
- (e) Memorial Hill Park must be conserved and public use of, and accessibility of the Park should be enhanced by improving the pedestrian linkages from Nort Johnston Park and potentially from Kipling Avenue via Abel Avenue with a pedestrian bridge crossing over the rail corridor.
- (f) Existing small-scaled open spaces should be conserved and new small scaled open spaces designed where possible. All open spaces must be publically accessible, and linked to the larger system of open spaces.
- (g) Existing “green linkages throughout Woodbridge should be maintained and new opportunities should be established in various ways such as “wooden bridge” pedestrian connections over the rail corridor, in order to create a continuous “walk” throughout the HCD.
- (h) All proposed trails within the corridor should connect to the existing and proposed City of Vaughan’s Regional Trail Plan.
- (i) New east-west pedestrian connections should be sought and created, wherever possible.
- (j) The character of the vegetation, landscape and topography must also be protected. Most significant is the extensive tree canopy which can be found in:
- stands of trees;
 - as part of the linear streetscape along the street right-of-way; or,
 - as part of individual properties.

C. Transitions of New Buildings in Relation to Heritage Resources

New and renovated structures and landscapes, as well as additions to existing structures and landscapes, must be sensitive to the heritage character and the heritage attributes of adjacent heritage resources. For the purposes of the Woodbridge Heritage Conservation District Plan the term “adjacent” includes properties that:

- touch
- form part of a cluster
- form part of a continuous street wall

- are visible from each other

To ensure that new structures and landscapes harmonize with contributing heritage properties an appropriate transition must be achieved between different scales, heights, and presence. The Heritage Plan provides the following guidelines to assist in this process:

(i) Height Guidelines

- (a) The height of contributing buildings should be maintained.
- (b) New buildings must be sensitive to, and transition from (on all sides), the height of adjacent contributing buildings with a minimum 45 degree angular plane, starting from the existing height of the contributing building.

(ii) Building Setback Guidelines

- (a) New buildings must have side yard and backyard setbacks from contributing buildings, a distance equivalent to half the average height of the contributing buildings.
- (b) Consideration may be given to the construction of new buildings, and additions to contributing buildings, only when:
 - New construction is located in the parts of the contributing building that is not visible from the street or from a public space.
 - New construction is setback from the street frontage of the contributing building, to maintain open views and vantage points from the street to contributing buildings.
 - The parts of the contributing building that will be enclosed or hidden from view by the new construction, should not contain significant heritage attributes, and the 3 dimensional form of contributing buildings should be maintained.
 - New construction should be of good architectural quality and contribute to the District's heritage character.

(iii) Landscape Guidelines

- (a) New buildings and landscapes must contribute to the heritage character of adjacent contributing landscapes such as parks, public squares, open spaces, recreational areas, and landscaped areas within private property.
- (b) Pedestrian connections between adjacent landscaped areas should be maintained and increased wherever possible.
- (c) Significant visual connections between adjacent landscaped areas should be preserved.
- (d) New and renovated buildings must provide an active, pedestrian oriented frontage facing significant landscapes and public spaces.

D. Heritage Buildings

The proposed Woodbridge Heritage Conservation District Plan provides that buildings and structures located within properties that are listed as contributing to the Woodbridge HCD character shall not be demolished and shall remain in-situ within their existing context.

E. Non-Heritage Buildings

Generally, a non-contributing building within the Woodbridge HCD should not be demolished until such time as a site plan for a replacement building has been approved by Vaughan Cultural

Services, and a demolition permit issued. Alterations/additions for non-heritage buildings in the District should be consistent with one of two design approaches:

- (a) Historical conversion or contemporary alternatives which are respectful of the heritage character of the District; and,
- (b) A modern building should be altered in a way that respects and complements its original design.

F. Architectural Guidelines

The proposed Plan details architectural styles which are appropriate for the Woodbridge Conservation District, and also provides examples of these styles through actual pictures, illustrations and descriptions of buildings and architectural elements. The guidelines also detail repair and renovation techniques as well as appropriate building materials which should be used to ensure authenticity.

Guidelines for historical conservation and new development are also provided with respect to architectural characteristics, building materials, scale, detail and the siting of the building on the lot. The conservation of heritage buildings involves actions that are aimed at safeguarding the heritage attributes of the resource so as to retain its heritage value and extend its physical life. Conservation can involve preservation, rehabilitation, restoration or a combination of these actions.

Since the proposed Woodbridge Heritage Conservation District is composed of a number of Heritage Character Areas, the design of new buildings should carefully consider the identifiable characteristics of each area, including building scale, and side and front yard setbacks.

G. Streetscaping

Generally, all streets should be well planted with street trees to enhance the green character of the HCD and extend the character of the surrounding parkland. Existing trees should be protected and maintained and the type, use, and location of new street trees should be carefully considered to support and enhance the heritage character and attributes that are fundamental to each street type.

H. Signage

The proposed Heritage Conservation District Plan provides the following guidelines respecting signage:

- (a) Should be expressive of the village character of Woodbridge.
- (b) Should direct visitors and the community to special places which are otherwise hidden within the Heritage District Area.
- (c) Should be used for trail and pedestrian routes throughout the area.
- (d) Commercial signage should be limited to ground level uses along Woodbridge Avenue and Kipling Avenue and should remain flush with the building façade.
- (e) Back-lit signage and third party signage are prohibited within the Heritage Conservation District.

- (f) City of Vaughan By-law 203-92 which regulates signage in the City and Special Sign Districts should be amended to include the entire boundary of the Woodbridge Heritage Conservation District as reflected in Attachment 2; and, to prohibit Pylon signs, internally illuminated signs, and awning signs. In addition, awnings should be required to be retractable in the traditional profile and material.

I. Community Support

The Woodbridge Heritage Conservation District Plan includes recommendations for financial incentives to aid the heritage property owner in the maintenance of his building. The following programs may be evaluated by the Cultural Services Department for their useful application to the Woodbridge Heritage Conservation District.

- (a) Tax Measures: Provincial legislation now allows municipalities to enact property tax abatement for properties designated under Part 1V and Part V of the Heritage Act.
- (b) Grants and loans: Modest grants or loans can be very effective in encouraging proper repair and restoration of heritage attributes. This variety of financial incentive includes out right grants, simple loans, and loans that are forgivable over time on a pro-rated basis until the sale of the property.
- (c) Community Improvement Area: Once a Community Improvement Plan policy is contained within the Official Plan, the City may review the heritage district within that community to ascertain what improvements may be made to enhance their appearance and implement such improvements as feasible. A number of tools to facilitate restoration, including grants and loans, may also be utilized. The Woodbridge Focused Area Study, will provide an opportunity to introduce a Community Improvement Plan policy within a corresponding Official Plan.

J. Additional Recommended Policy Changes

The Draft Woodbridge Heritage Conservation District Plan recommends the following additional policy changes to ensure future development will be consistent with the heritage character of the village.

- (a) Existing municipal policies regarding urban design such as building setbacks from heritage structures should be reviewed and revised as necessary to support the recommendations of the Heritage Conservation District Study.
- (b) Changes to the Official Plan and City Zoning By-law 1-88, respecting land use and setbacks as recommended in the plan should be enacted. Specifically, the following revisions should be examined for implementation:
- The ground floor of buildings located on Woodbridge Avenue in the Woodbridge Heritage District should be commercial use only.
 - New buildings proposed on Woodbridge Avenue should front directly onto Woodbridge Avenue. There should be no side yards fronting onto this street.
 - New buildings on Woodbridge Avenue should be built with zero front yard setbacks, unless located adjacent to existing contributing buildings with greater front yard setbacks. When located adjacent to contributing buildings with greater front yard setbacks, the new building should have a setback equal to the average of the front yard setbacks of the two properties on either side.
- (c) New development and significant additions or alterations to buildings within the Heritage District should be subject to Site Plan approval. This will ensure that detailed building

plans, elevations, and landscape plans are reviewed as part of the development process within the Heritage District. This recommendation will require an amendment to the Site Plan Control By-law for the Woodbridge Heritage Conservation District Plan area, similar to that which has been provided for other Heritage Districts in Vaughan.

- (d) Adoption of the Federal “Standards and Guidelines for the Conservation of Historic Places in Canada” which provide guidelines for restoration work to be undertaken in accordance with the Woodbridge Heritage Conservation District Plan.

The aforementioned recommendations for policy changes to the Official Plan and City Zoning By-law 1-88, will be further considered in the Woodbridge Focused Area Study.

K. The Heritage Inventory

The Heritage Inventory is a method of compiling information property-by property to assist with determining the heritage attributes and character of the study area; and, it is also a documentation of each property in the study area which details whether or not a property and its related landscape and structures are contributing to the heritage character of the District. Each Inventory Sheet identifies the building and contains information related to its age, style, height, material composition, and heritage contribution. Over time, additional information should continue to be added to the inventory for the purpose of achieving as complete an assessment as possible. The Heritage Inventory is provided as an Appendix to the proposed Woodbridge Heritage Plan.

L. Recommended Next Steps

The Woodbridge Heritage Conservation District Study proposes the following additional initiatives to help improve and conserve the Heritage Village.

- (a) A Detailed Streetscape Master Plan should be undertaken to describe a comprehensive and co-ordinated approach to the following streetscape elements:
- Street furniture
 - Pedestrian amenities
 - Street trees and landscaping
 - Signage
 - Street lighting
 - Parking
 - Bridges
- (b) In addition, a costing and implementation plan should be undertaken as a next step to the Detailed Streetscape Master Plan.
- * Both initiatives described in (a) and (b) should build on the streetscape master plan and costing prepared through the Kipling Avenue Corridor Study, in order to complete the work for the remainder of the Woodbridge Heritage District Study Area.
- (c) A Landscape, views and Natural Features Inventory should be developed for the Woodbridge Heritage Conservation District. The Inventory that is part of this Plan identifies mainly contributing heritage building resources. The District Plan recommends that a further inventory of all the landscapes, views, and natural features should be documented in the same inventory process in order to ensure that they are conserved.

Implementation of the Woodbridge Heritage Conservation District Plan

Cultural Services has provided the following comments related to the implementation of the Plan:

The Plan provides guidelines that will help preserve the heritage structures within Woodbridge and also ensure that infill and new development within the proposed District boundary will be consistent with the comprehensive Design Guidelines outlined in the Plan.

The approval of the Plan will designate under the Ontario Heritage Act, an additional 295 properties. Significant exterior changes or additions to these properties will require review by Cultural Services Staff and the Heritage Vaughan Committee. This will be the largest Heritage Conservation District in Vaughan and will be in addition to the current Kleinburg-Nashville, Maple and Thornhill Heritage Conservation Districts. In order to implement this Heritage District Plan, additional staff resources will be required to the current complement (this includes overtime hours) of 1.8 Full-Time Equivalent (FTE) in order to effectively provide the service level necessary to implement the guidelines within the Plan.

Currently there are 615 properties in Vaughan designated under the Ontario Heritage Act. In 2008, Cultural Services staff processed 61 Heritage Permits/Heritage Clearance (built and archaeological), resulting in a service standard of 34 permits/clearances per FTE hours. Although, staff make every effort to ensure service excellence by processing applications in a timely manner, in peak times, a backlog of applications does occur. The addition of the Woodbridge Heritage Conservation District will, therefore, further impact in a negative manner the current service standard until additional resources are in place.

Therefore, to maintain the current level of service, Cultural services staff will be requesting that the current part-time equivalent become a full-time equivalent in the 2010 Budget process for Council's review and approval.

Relationship to Vaughan Vision 2020

Section 4.6 of Vaughan Vision outlines the City's commitment to preserving "significant historical buildings and communities". The proposed Woodbridge Heritage Conservation District Study/Plan is consistent with the policies of Vaughan Vision 2007.

Regional Implications

While the Region does not have a direct interest in the creation of municipal Heritage Conservation Districts, their creation does help implement various policies contained within Section 4.2 "Cultural Heritage" of the Region's Official Plan. As previously noted, the Region has and been informed of all meetings pertaining to this Study, and will continue to be advised of all progress on the proposed Heritage District Plan.

Conclusion

The City of Vaughan was one of the first municipalities in Ontario to make use of the Ontario Heritage Act in creating the Thornhill Village Heritage Conservation District in the mid 1980's. Subsequently, studies and plans were prepared for Kleinburg (2002) and Maple (2007), and the Thornhill HCD policies were updated in 2007. The creation of a Heritage Conservation District in Woodbridge would recognize the importance of this community as one of the founding villages in the City.

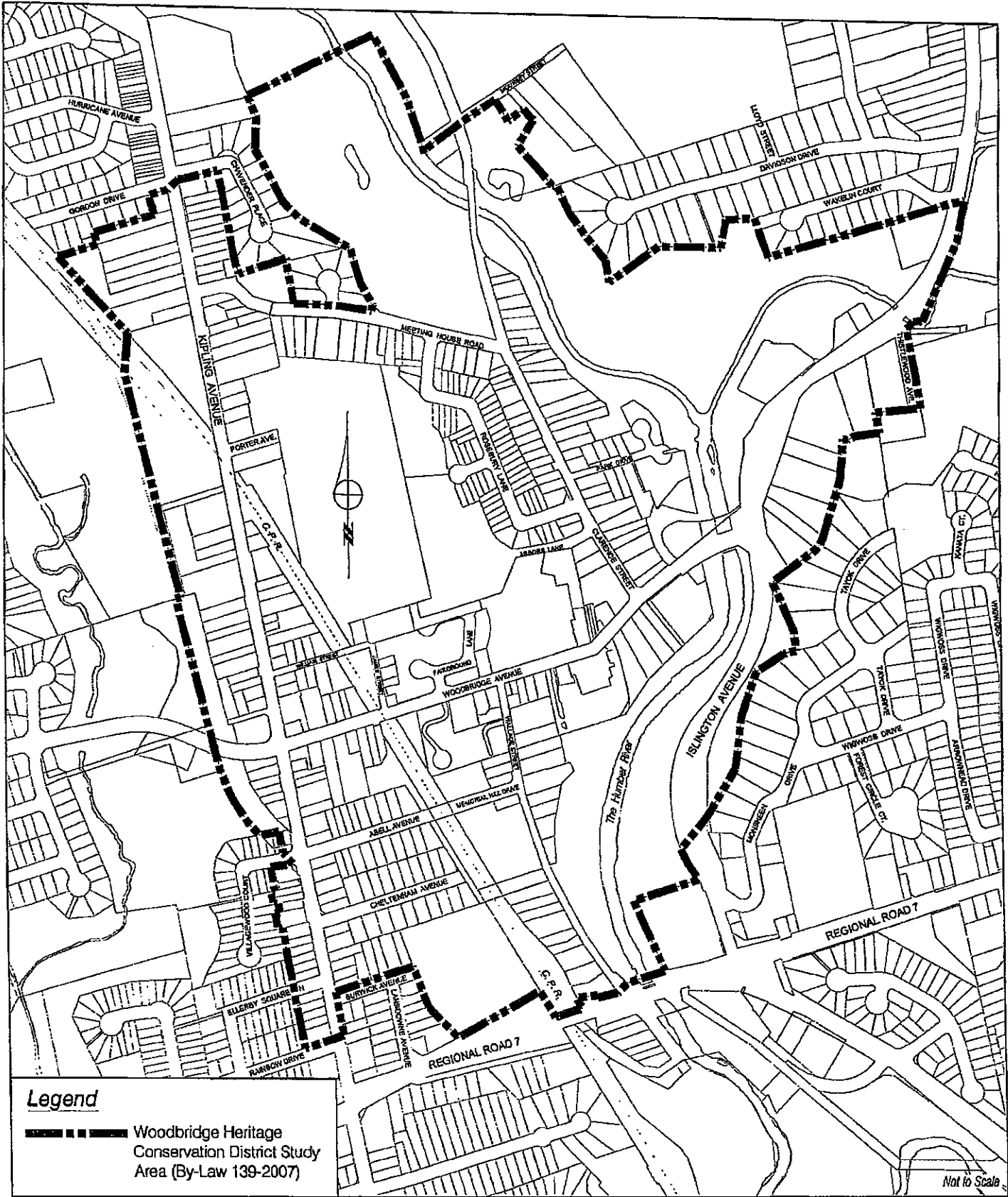
The approval of the recommendation contained within this report will recognize the historical significance of Woodbridge, and preserve the heritage character in compliance with the Provincial Policy Statement (2005), Regional Official Plan policies, and the Ontario Heritage Act.

Attachments

1. Study Boundary as identified on By-law #139-2007
2. Proposed Woodbridge Heritage Conservation District Plan Boundary
3. Survey of Community Opinions Respecting Establishment of a Woodbridge H.C.D.
4. Woodbridge Heritage Conservation District Study/ Proposed Plan (Mayor and Members of Council ONLY) (Study delivered prior to meeting of April 20, 2009.)
5. Memorandum from the Commissioner of Planning, dated May 1, 2009
6. Written Submission: Ms. Linda Mae Maxey, dated April 21 and 22, 2009
7. Written Submission: Mr. Alan Young, Weston Consulting Group Inc., dated May 1, 2009
8. Written Submission: Mr. J. R. Bousfield, Bousfields Inc., dated May 4, 2009
9. Petition submitted by Ms. Linda Mae Maxey, dated April 2009
10. Written Submission: Mr. Ken Maynard
11. Written Submission: Mr. David J. Maynard

Report prepared by:

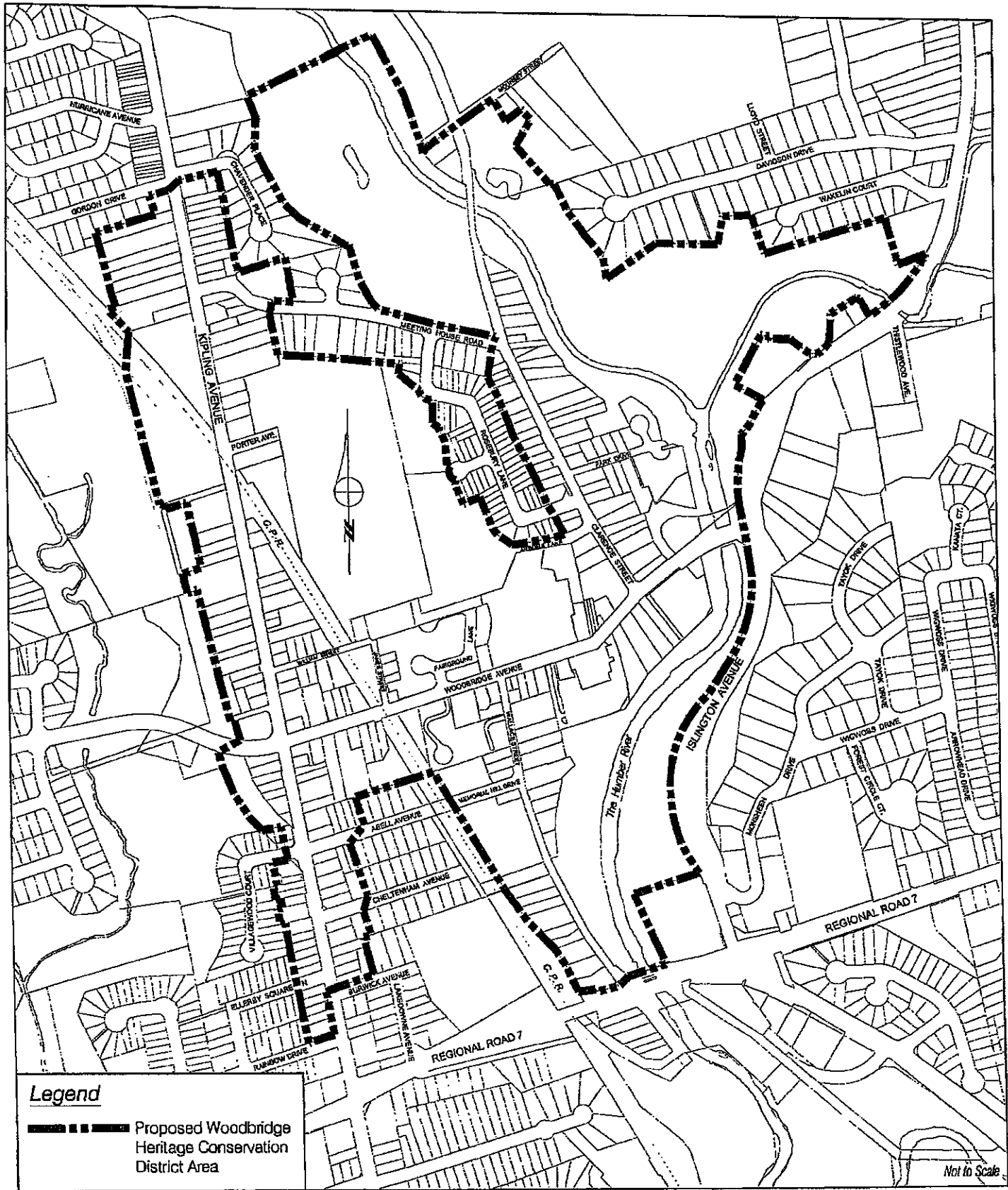
Anna Sicilia, Planner – Ext. 8063
Wayne McEachern, Manger – Ext. 8026



Woodbridge Heritage Conservation District Study Area



Attachment 1



Proposed Woodbridge Heritage Conservation District Area



Attachment 2

Short Survey of Community Opinions Respecting the Establishment of a Woodbridge Heritage Conservation District

Policy Planning Staff conducted a short survey to determine the greatest benefits/concerns perceived by community members who had attended the last community meeting (March 4, 2009), on the Woodbridge Heritage Conservation District Study/Plan. The meeting was held primarily to address questions and concerns respecting the proposed Plan, raised by residents at the Public Hearing of January 13, 2009, and subsequently was well attended by those residents who had voiced objections to the District Plan. Approximately 3 weeks after the March 4th meeting, Staff attempted to contact all residents (total of 54), who had attended the March 4, 2009 meeting, however were able to reach only 29. A total of 19 of the 29 residents reached by telephone or email responded to the survey. The questions which were asked and the respondents' answers are presented, and tabulated to reflect the most mentions by percentage of the number of residents (19) responding to the survey.

Question 1: What concerns you the most about the creation of the Woodbridge Heritage Conservation District?

COMMENTS OR MENTIONS	NO. OF RESPONDENTS	% OF TOTAL RESPONDENTS
1. I have no concerns respecting the creation of a Woodbridge HCD.	6	32%
2. The Heritage District will need to be maintained/many people can't afford up-keep of heritage properties.	3	16%
3. The City is dictating what we can do in terms of renovations/there are more restrictions on what you can or cannot do with our property.	3	16%
4. The H.C.D. will negatively affect real estate values/negatively affect marketability of property.	2	11%
5. Applying for heritage permits is frustrating/ more red tape.	2	11%
6. The Woodbridge H.C.D. Plan has not been well thought out.	1	5%
7. I am strongly opposed to the H.C.D.	1	5%
8. Too many homes are listed and this may cause a decline in the community.	1	5%
9. Residents who do not want to be in a H.C.D. will not stay in the community.	1	5%
10. I am concerned that the Heritage District Plan may not be enforced.	1	5%
11. Homes north of Meeting House Road shouldn't be in the H.C.D.	1	5%
12. We should be mixing old development with new style development.	1	5%
13. Woodbridge doesn't really have a heritage area.	1	5%
14. There is a cost to the City of having a H.C.D. and this will in turn increase community taxes.	1	5%
15. The process lacked an opportunity to appeal the City consultant's judgments of the properties within the H.C.D.	1	5%
16. City should have met personally with each owner of a "Contributing" property.	1	5%
17. The area will stagnate and decline if we have a H.C.D.	1	5%
18. If we are allowed to have more development without restrictions of a H.C.D. the area might be desirable to young professionals and commuters, as the area has availability of transit and may have a Go line in the future.	1	5%

Question 2: What do you see as the most positive result/benefit of creating the Heritage District?

QUESTION 2

COMMENTS OR MENTIONS	NO. OF RESPONDENTS	% OF TOTAL RESPONDENTS
1. A Heritage Conservation District will protect our cultural heritage/heritage buildings/ retain heritage character of the community/protect the unique historic area.	7	37%
2. I see no benefit to having an H.C.D./no real benefit.	5	26%
3. An H.C.D. will add to the quality of life and aesthetic interest/fosters healthy and vibrant future of village/leads to community pride and cohesiveness.	5	26%
4. Some buildings need to be preserved.	1	5%
5. With an H.C.D. we are less likely to get ugly buildings.	1	5%
6. New buildings will fit in with the surrounding area.	1	5%
7. Creates a "sense of place". People want to visit a vibrant local community.	1	5%
8. People want to visit a vibrant local community.	1	5%

* From the comments collected, Staff noted that 10 of the 19 respondents (52%) appeared to be in favour of establishing a Heritage Conservation District, 7 respondents appeared to be against (37%), and 2 (11%) of respondents revealed no preference for or against an H.C.D.

Attachment 5

DATE: MAY 1, 2009
TO: MAYOR AND MEMBERS OF COUNCIL
FROM: JOHN ZIPAY
COMMISSIONER OF PLANNING
SUBJECT: COUNCIL MEETING – MAY 5, 2009 – ADDITIONAL INFORMATION
WOODBRIDGE HERITAGE CONSERVATION DISTRICT PLAN
FILE: #15.99
(COMMITTEE OF THE WHOLE MEETING – APRIL 20, 2009 – ITEM #26)

At the Committee of the Whole meeting of April 20, 2009, Council recommended (in part):

“That the recommendation contained in the following report of the Commissioner of Planning, dated April 20, 2009, be approved, in principle, and that staff consider the comments expressed by the deputants with respect to the boundaries and report on such considerations by memorandum in advance of the Council meeting of May 5, 2009;”

One of the area boundaries in question was the easterly portion of Abell Avenue, Cheltenham Avenue, and Burwick Avenue, east of the proposed District boundary line. In total there are eight houses east of the proposed boundary line which individually are noted to have heritage value.

An important aspect of the proposed Woodbridge Heritage Conservation District is its composition of seven distinct Heritage Character Areas (please see Attachment #1). These Character Areas are defined by heritage attributes that give each area a unique or recognizable identity. The character can constitute some or all of the following attributes:

- (i) a collection of properties of a certain age;
- (ii) architectural style and design of buildings;
- (iii) building placement and setbacks;
- (iv) a particular density and scale;
- (v) a particular landscape or setting;
- (vi) the streetscape and street cross-section; and,
- (vii) associated monumental structures such as bridges or historic monuments.

The particular boundary area which was questioned at the Committee of the Whole meeting is that of the “Kipling Avenue Heritage Character Area”. This Character Area is defined by the following significant attributes:

- (i) a significant tree canopy;
- (ii) buildings that front directly onto Kipling with active at-grade uses, and generous green front yard setbacks;
- (iii) the weaving together of a wide range of building types and uses, within a strong green streetscape that enhances the public realm and creates a walkable street;
- (iv) safe and well-connected boulevards, and pathways;
- (v) a variety of intimately scaled open spaces and gathering spaces;
- (vi) consistently scaled buildings (average 2-3 floors) that frame public spaces and create a comfortable pedestrian environment; and,
- (vii) occasional open views to the valleys east and west.

memorandum

The properties which have been excluded on the easterly portion of the three respective streets (please see Attachment #2), are not considered to have a significant influence or impact on the Kipling Avenue heritage character. The focus of important "Contributing" buildings in this Character Area is located on Kipling Avenue. Only the properties on the east/west streets that are close enough to Kipling Avenue, and also reflect significant attributes of this particular Character Area, are included within the heritage boundary. An important criterion in determining the inclusion of properties within the District is their potential to influence what happens in the rest of the District (i.e. if redeveloped, will they have a big impact?). This is why areas such as the intersection of Kipling Avenue and Woodbridge Avenue are included, despite the fact that they do not include a cluster of "Contributing" buildings. Development at this intersection has the potential to have a significant impact on the quality and character of the rest of the District. Conversely, given that the properties in question are located in an area that is not highly visible, and is more remote, it was concluded that their redevelopment did not pose a significant risk to the character of the District.

The buildings included within the Kipling Avenue South area, are a cluster of early 1900's Edwardian style buildings which are in good repair, and are also considered to have high heritage value. Those which have been left out at the easterly portion of the aforementioned three streets are for the most part Victory Cottages and Ranch style housing of the 1925-1950's period, and although individually have heritage qualities, are not considered to add to the "Kipling Avenue Character Area".

In addition, the pocket of scattered "Contributing" buildings in the excluded portion of the study area does not form a cluster of noteworthy and consistent heritage attributes, and therefore could not be considered to constitute an additional Heritage Character Area. Since these eight properties have been noted by the study to have some heritage value, they would be studied further by Vaughan Cultural Services should the owners submit development applications in future.

The other boundary area which has been questioned by 16 property owners directly affected, is in the north portion of the Kipling Avenue North area, from Meeting House Road, north to Chavender Place (please see Attachment #3). These residents had submitted a petition to the City requesting that this area be taken out of the district. This request was addressed in the Committee of the Whole Staff Report of April 20, 2009. A further meeting was held on April 29, 2009 with this group of residents, the Ward Councillor, City Staff, and the study Consultants to further address their questions respecting the proposed Heritage District boundary. The primary concern appears to be based on the perceived re-development value of their lots, given that they are relatively deeper lots (those on the west side of Kipling Avenue having a depth of approximately 410 ft). They are of the opinion that their properties would diminish in resale value should the lands be designated as part of the Woodbridge Heritage Conservation District. It should be noted that the subject lands are designated as "Mid-Density Mixed Use" in the Draft Kipling Avenue Corridor OPA 695. The designation of "Mid-Density Mixed Use" was determined to be the most appropriate for these lands, given the surrounding land use context and the heritage character of the area. This designation permits the development of townhouses at a maximum of three storeys on the subject lands, provided they have regard for the Heritage Conservation District Plan. Given the depth of the lots on the west side, they could in fact be severed at the rear, and this rear portion re-developed as a townhouse site to yield a greater density as proposed in the Kipling Avenue OPA Concept Plan (please see Attachment #4).

This northerly portion of the Heritage District Plan, also falls within the Kipling Avenue Heritage Character Area. A total of eleven houses on this portion of the proposed Heritage District are "Contributing" properties of the Victory (1925-1950), Queen Anne (1875-1900), Edwardian (1900-1925), and Gothic Revival (1900-1925) styles. Four of these properties are also listed as "Heritage Buildings of Interest" in the City's Inventory of Significant Heritage Buildings.

Unlike the smaller scattering of buildings which were excluded from the boundary east of the southerly portion of the Kipling Avenue Character Area, these buildings are considered important to the integrity of the Heritage District because they are a cluster of notable heritage significance, located on either side of Kipling Avenue. They continue the pattern of 1800 and early 1900 heritage buildings along the Kipling Corridor, and form one of the few remaining sections of the street which captures the desired character and identity of the "Kipling Avenue Character Area". The exclusion of this cluster of buildings from the Woodbridge Heritage Conservation Plan could severely compromise the integrity of the Plan.

After reviewing the various submissions it has been concluded that the boundaries should not be changed for the reasons stated above. In addition, any changes to the boundaries may only serve to foster a new group of people in opposition to the plan.

Respectfully submitted,

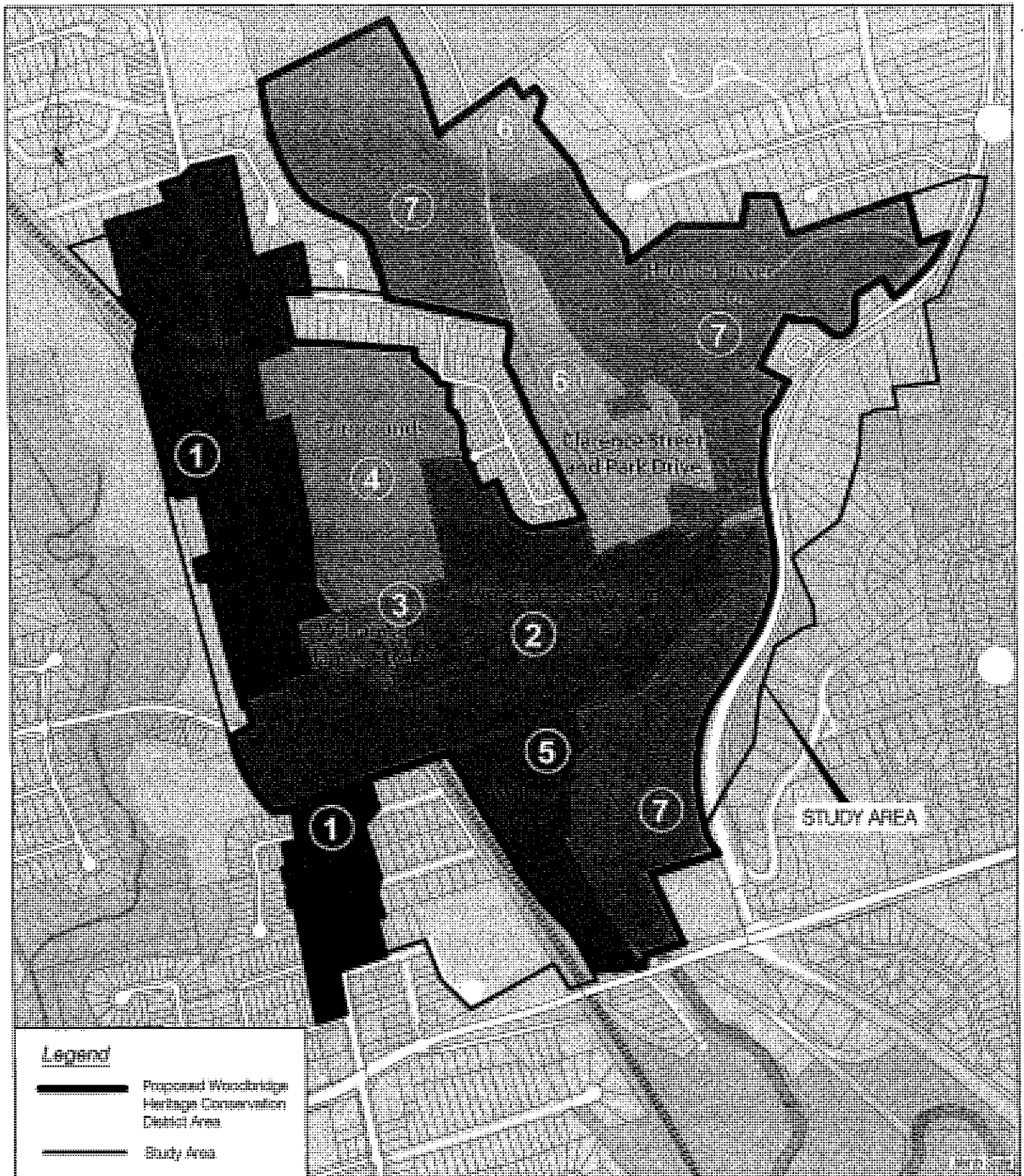


John Zipay
Commissioner of Planning

Attachments:

1. HCD Character Areas Within the Proposed District Boundary
2. HCD Plan – Style of Contributing Properties Detail
3. HCD Plan – Style of Contributing Properties Detail
4. OPA 695 Concept Plan – Schedule D Projected New Unit Counts & Density

Copy to: Michael DeAngelis, City Manager
Jeffrey A. Abrams, City Clerk
Grant A. Ueyama, Director of Development Planning

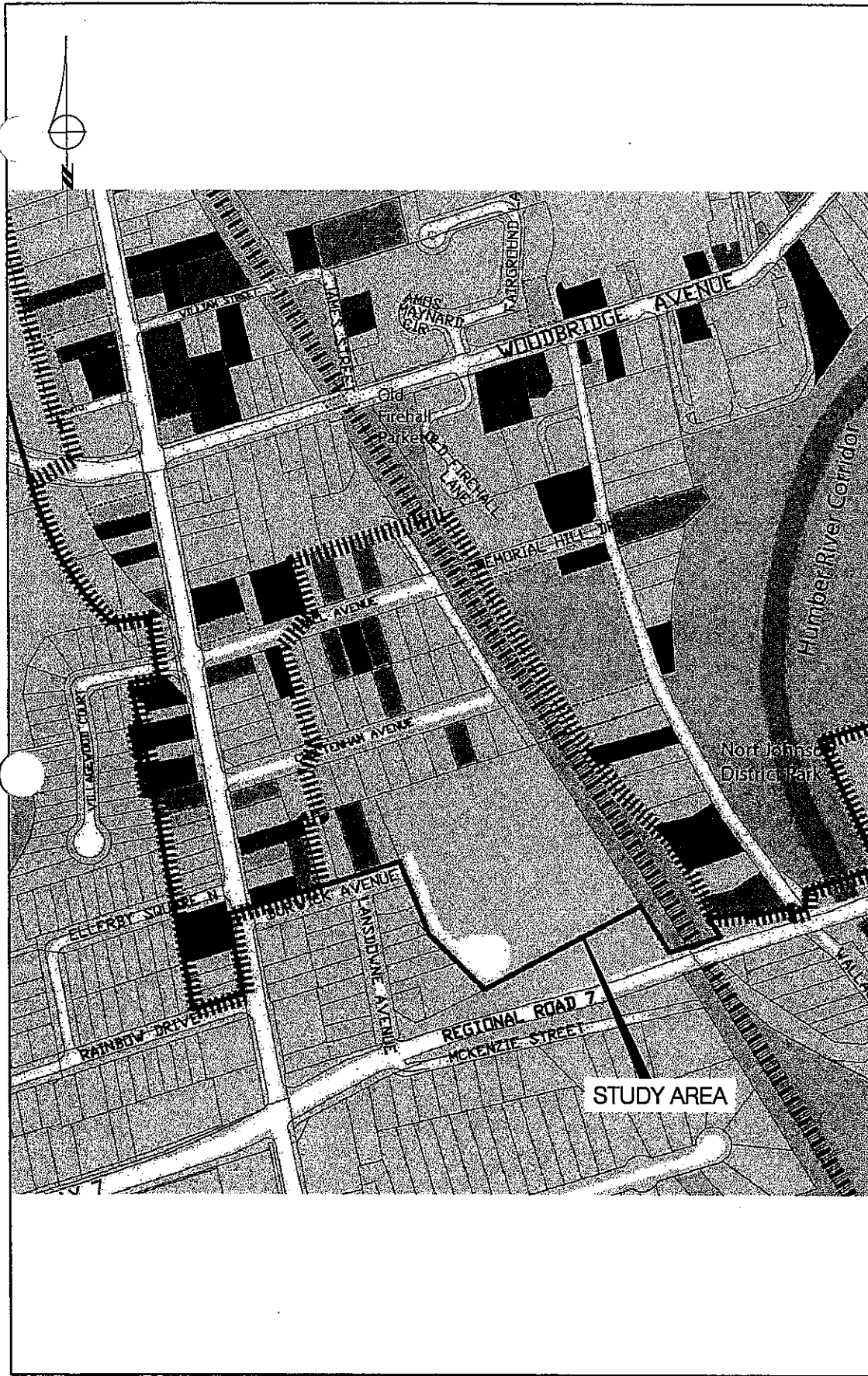


HCD Character Areas Within the Proposed District Boundary



Attachment

1

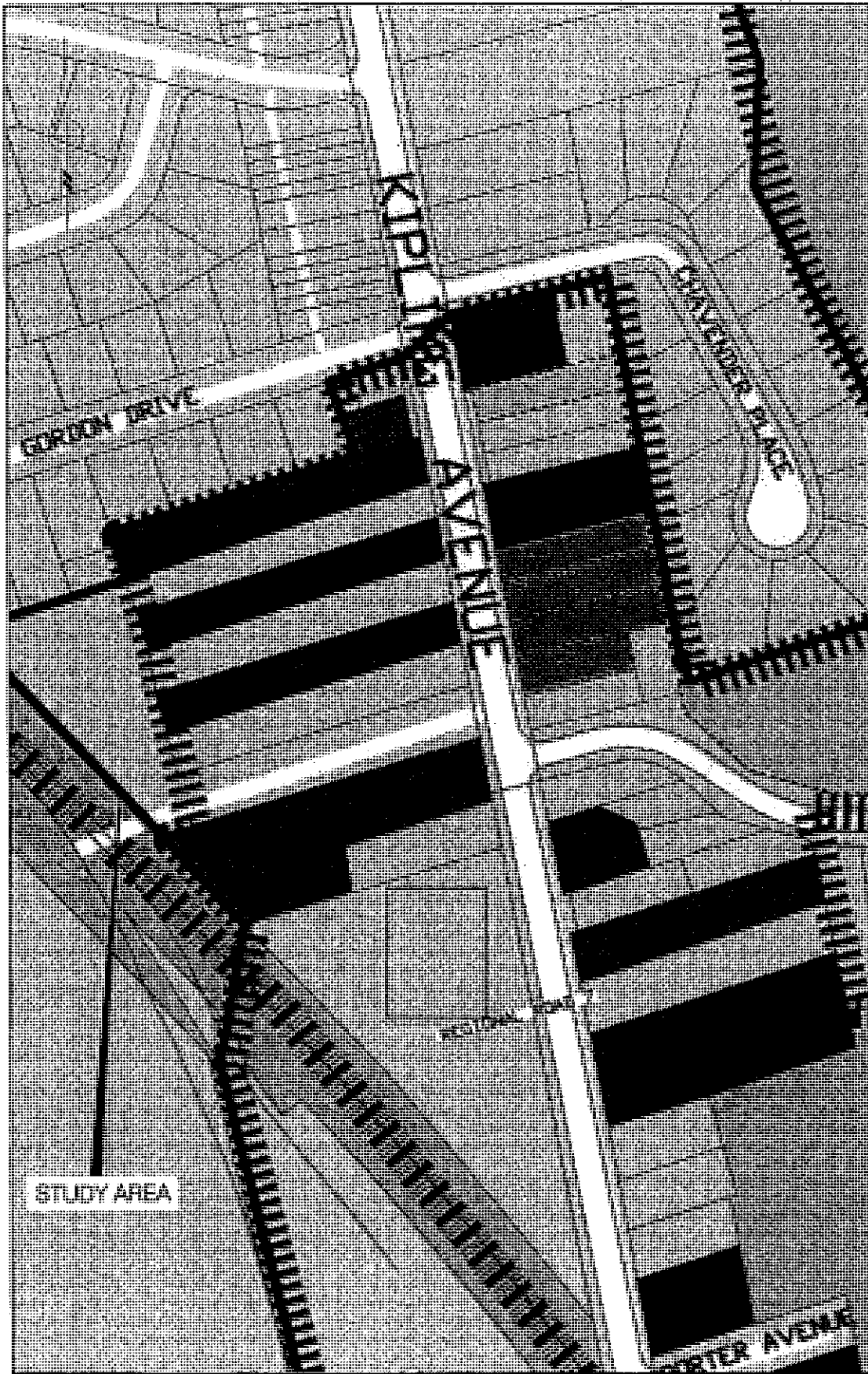


- Building's Style**
- Edwardian
 - Edwardian Mass Classic
 - Victorian
 - Gothic
 - Victory
 - Housing
 - Home
 - Cottage
 - Bungalow
 - Bungalow Cottage
 - Queen Anne
 - Cottage
 - Colonial
 - Art Modern
 - Country
 - Modern
 - Cottage
 - Georgian
 - Georgian/Pastoral
 - Gothic Revival
 - Gothic Revival Cottage
 - Neo-Gothic
 - Neo-Classical
 - Modern Style
 - Art Deco
 - French Style
 - Contemporary Style
 - Ontario Vernacular
 - Classic
 - Vernacular
 - Revival
 - Colonial Revival
 - Contemporary Victorian
 - Italianate
 - No Style

CD Plan - Style of Contributing Properties Detail



Attachment 2

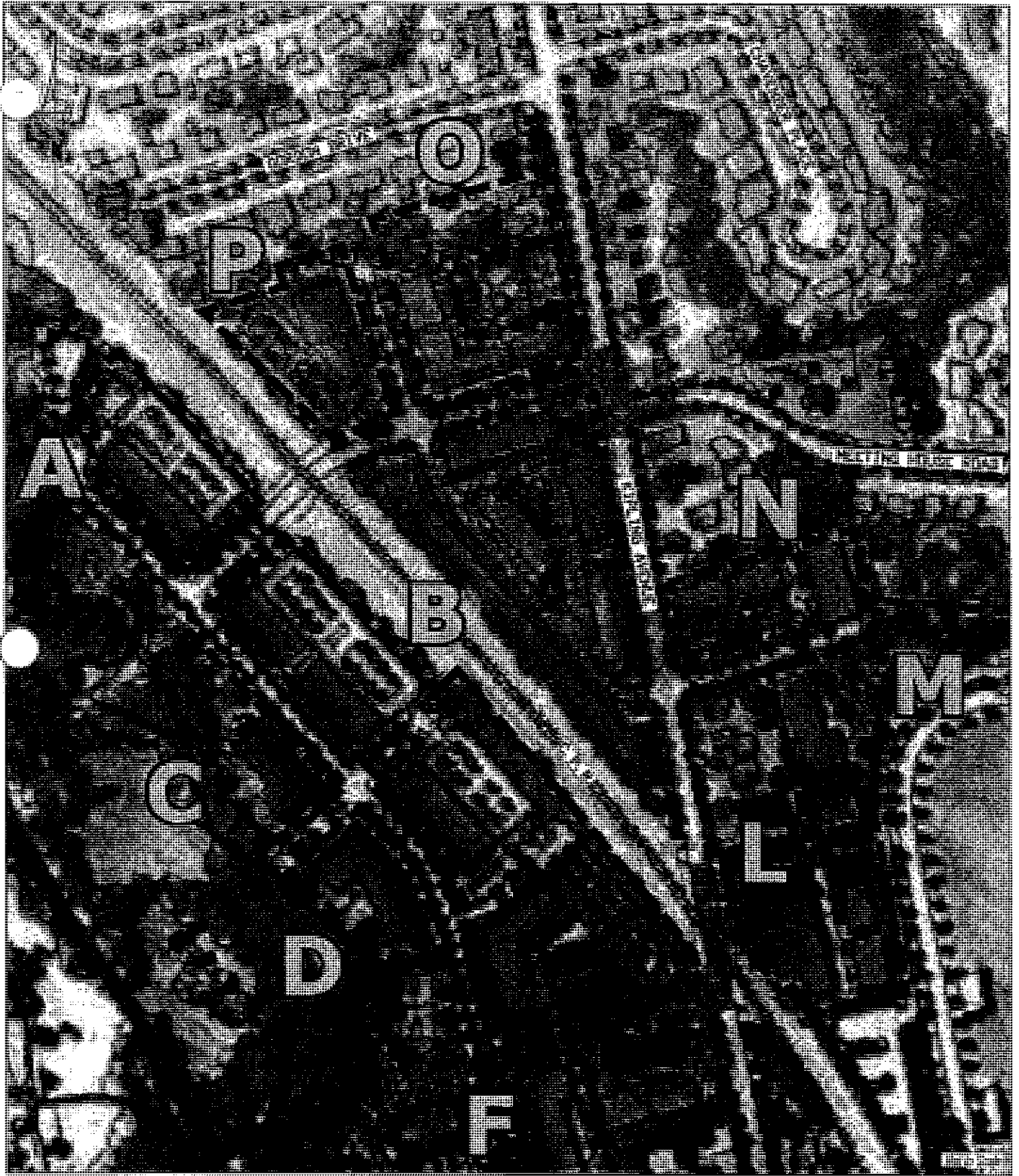


- Building's Style**
- Bungalow
 - Colonial Revival Cottage
 - Colonial Revival Cottage
 - Queen Anne
 - Cottage
 - Cottage
 - Art Modern
 - Country
 - Modern
 - Vernacular
 - Georgian
 - Georgian Revival
 - Gothic Revival
 - Gothic Revival Cottage
 - Neo-Gothic
 - Neo-Gothic
 - Modern Style
 - Art Modern
 - French Style
 - Colonial Style
 - Queen Anne
 - Colonial
 - Vernacular
 - French
 - Colonial Revival
 - Contemporary Victorian
 - Italianate
 - Neo Style

HCD Plan - Style of Contributing Properties Detail



Attachment 3



CPA 695 Concept Plan - Schedule D
 Projected New Unit Counts & Density



Attachment

4

ADDITIONAL INFORMATION
ITEM NO. 26

Report No. 23 Council May 5/09

Subject: Friend of the village

From: Village History Corner [mailto:villagehistorycorner@sympatico.ca]

Sent: Tuesday, April 21, 2009 8:22 AM

To: Clerks@vaughan.ca

Subject: FW: Friend of the village

Hello

Can your office kindly add Mr. Little's name to the petition that I handed over to the recording clerk yesterday. It is my fault for I forgot to hand over his paper & I feel bad for the gentleman made the effort.

Many thanks

Linda Mae Maxey

A Friend of the Village

From: Carella, Tony [mailto:Tony.Carella@vaughan.ca]

Sent: Monday, April 20, 2009 11:15 PM

To: villagehistorycorner@sympatico.ca

Subject: Re: Friend of the village

He will have to send that request to the clerk in his own name

Tony Carella FRSA

----- Original Message -----

From: Village History Corner <villagehistorycorner@sympatico.ca>

To: Carella, Tony

Sent: Mon Apr 20 23:10:01 2009

Subject: FW: Friend of the village

Thank you, Tony for your words of support for the Woodbridge HCD.

I realize that it took persuasion from you to other Councillors for this is not a small undertaking & will not be a smooth transition for those who are affected. As in many voyages of the unknown, obstacles will arise that will need to be challenged yet I am confident the City of Vaughan Council & dedicated staff will stand by their decision made today.

On another note, can you possibly find a way to add Mr. Derek J.W. Little to the petition I gave to the clerk this afternoon.

Many thanks again

Linda Mae

From: Derek Little [mailto:djwlittle@rogers.com]

Sent: Sunday, April 19, 2009 1:44 PM

To: villagehistorycorner@sympatico.ca

Subject: Friend of the village

I support the Woodbridge Heritage Conservation District Study...File 15.99

Derek J.W. Little "A FRIEND OF THE VILLAGE".

ADDITIONAL INFORMATIONITEM NO. 26Report No. 23 Council May 5/09
cw**Subject:** HCD letter to FOV - revised**Attachments:** WOODBRIDGE HERITAGE CONSERVATION DISTRICT PETITION.doc

From: Village History Corner [mailto:villagehistorycorner@sympatico.ca]
Sent: Wednesday, April 22, 2009 6:22 PM
To: Clerks@vaughan.ca
Subject: FW: HCD letter to FOV - revised

Hello

Would it be to late to add these 3 names to FILE 15.99 // The Woodbridge Heritage Conservation District Study that was before council on Monday, April 20th, 2009 Comm of a Whole at 1pm
Please advise if this cannot be done.

Thank you
Linda Mae Maxey
A Friend of the Village

From: Maria Cozma [mailto:maria.cozma@yahoo.com]
Sent: Wednesday, April 22, 2009 4:19 PM
To: villagehistorycorner@sympatico.ca
Subject: Fw: HCD letter to FOV - revised

We are IN FAVOUR of this plan!

NAME	ADDRESS	PHONE	E-MAIL
Maria Cozma	316 Aberdeen Ave.	905-850-1484	maria.cozma@yahoo.com
Tiberiu Cozma			
Anca Cozma			

----- Forwarded Message -----

From: Anca Cozma <cozma.anca@yahoo.ca>
To: Maria Cozma <maria.cozma@yahoo.com>
Sent: Saturday, April 18, 2009 12:26:00 PM
Subject: FW: HCD letter to FOV - revised

From: Ion Leoveanu (RXNA-E) <ion.leoveanu@roxul.com>
Subject: FW: HCD letter to FOV - revised
To: cozma.anca@yahoo.ca
Received: Saturday, April 18, 2009, 11:56 AM

From: Village History Corner [mailto:villagehistorycorner@sympatico.ca]
Sent: Wednesday, April 08, 2009 8:59 PM
To: Ion Leoveanu (RXNA-E)

Subject: FW: HCD letter to FOV - revised

Hello Ion

Just a note to mention that this Woodbridge HCD is before the City of Vaughan council on Monday, April 20th, 2009

Please consider passing this info on to family, friends & neighbours for it will take many voices of support to make

If you wish to consider placing under your name: A Friend of the Village that would be great when you write, please

We really need people to care enough to voice support of this plan.

If you can help with a petition that would be wonderful..See Attached..

If you can take time to sit in the council chambers of the Monday April 20 that would be wonderful!!!

If no plan, the village landmarks will continue to be destroyed in the name of progress & poor planning will be the result

Many thanks

Linda Mae Maxey

From: Jamie maynard [mailto:maynard.insurance@on.aibn.com]

Hello everyone,

I am writing you to request your support for the proposed Woodbridge Heritage Conservation District

As you probably know, the City has been undertaking a study to determine if there should be a HCD in the area where the proposed district's boundaries would be, and what rules and procedures would be part of the process.

The Draft Proposal has been completed, and is available on the City of Vaughan website. The file is quite very easy to download as a PDF file, however. Go to www.city.vaughan.on.ca On the left, you will see a link to click on "Policy Planning". All the documents are listed as "Woodbridge Heritage Conservation District Study". Reference copies are also available at the Woodbridge Library, the Pierre Berton Library, and the Historical Society.

The City has made every effort to make this process as open as possible, with a great number of public input opportunities in the stage where the plan is to go to council.

We now need to show our support for the proposal. Letters, phone calls or emails to our local Councillor and the community understand the value of the HCD.

Here is how you can get in touch with members of Council. Let them know that you are interested.

tony.carella@vaughan.ca

gino.rosati@vaughan.ca

bernie.divona@vaughan.ca

4/30/2009

mayor@vaughan.ca

mario.ferri@vaughan.ca

joyce.frustaglio@vaughan.ca

alan.shefman@vaughan.ca

peter.meffe@vaughan.ca

sandra.racco@vaughan.ca

The Friends of the Village are fully supportive of the plans for the HCD. Please read the notes surrounding HCD's.

Heritage Conservation Districts

There are many myths surrounding Heritage Conservation Districts, that often lead to ***about them, most residents are in favour of an HCD in their neighbourhood.***

MYTHS

1. Property values will fall if a HCD is created.

Studies indicate that in almost every case, home values equal or exceed the general market prices outside of the HCD.

2. I won't be able to alter my property.

HCD's are more flexible than most people imagine, and the proposal for Woodbridge is even more amendable to variations than most.

3. It will cost a lot of money to manage

There are already three HCD's in Vaughan, so the expertise is there. With minimal additional staff, a Woodbridge HCD would be manageable.

4. It is too late to save Woodbridge; we have lost too much already.

While it is certainly true that much of our history has been lost, there is actually a lot that remains. The City identifies dozens of significant heritage and natural attributes of the area, and have concluded that the area is worthy of protection.

BENEFITS

Perhaps even more relevant to our situation in Woodbridge, there are many ***benefits*** to a HCD being introduced.

More Control over New Developments

A HCD gives the city control over the scale, materials, etc. of new buildings. One of the biggest areas of concern in the village is the lack of control that is not available through the normal planning process.

One of the best ways to maintain property values is to ensure that new buildings are built to the highest standards, in a manner that respects the surrounding area.

More Control Over Density

A HCD can control density. By setting clear and reasoned limits on heights, etc, the City is much more likely to be able to fend off the worst of the best ways to strengthen the City's ability to limit this.

Cohesive Long-Range Planning


A HCD is more than just a way of saving old buildings. It is a comprehensive way to map out a vision of what a community can be. If we don't have a vision, otherwise, we will continue to see the one-off, incremental development that we see today.

The bottom line is this - are you happy with what is happening in Woodbridge ? If not, a HCD is perhaps

If you would like more information, or have further questions, I would be happy to help. You can reach me at my office

Jamie Maynard
Friends of the Village

Ask a question on any topic and get answers from real people. **Go to Yahoo! Answers.**

 **Yahoo! Canada Toolbar** : Search from anywhere on the web and bookmark your favourite sites.
Download it now!



Weston Consulting Group Inc.

'Land Use Planning Through Experience and Innovation'

Attachment 7

ADDITIONAL INFORMATION
ITEM NO.

Report No. 23 Council 26 May 5/09
ew

May 1, 2009

File No. 4613

Mayor Jackson and Members of Council
City of Vaughan
2141 Major Mackenzie Drive,
Vaughan, ON, L6A 1T1

Dear Mayor Jackson and Members of Council:

**Re: Woodbridge Heritage Conservation District Study
8161 & 8171 Kipling Avenue – Terramoda Developments Inc. ("Terramoda")
City of Vaughan**

Weston Consulting Group Inc. (WCGI) is the planning consultant representing the owners of the properties municipally known as 8161 and 8171 Kipling Avenue, City of Vaughan. The subject properties are located on the east side of Kipling Avenue, adjacent to the Woodbridge Fairgrounds and have a combined area of approximately 0.59 ha (1.5 acres) and a combined frontage of approximately 52 m (188 ft) on Kipling Avenue. The property is located within the "Kipling North character area" of the proposed Woodbridge Heritage Conservation District ("HCD").

The site is currently designated Medium Density Residential in OPA 520 and zoned RM2-Multiple Residential Zone and R3- Residential Zone. The approved development comprises four single-family detached dwellings fronting on Kipling Avenue, including an existing, heritage home on the property, and 16 semi-detached dwellings located to the rear of the detached dwellings.

Terramoda, the new owner, intends to submit a development application requesting a rezoning to permit an alternative development in the form of 3-storey walkout stacked townhouses. The existing heritage building will be relocated closer to the Kipling Avenue frontage, consistent with the previously approved plan.

The effect of the proposed HCD plan would be to impose a three-storey maximum height on the subject property. While the proposed development would be considered to be a 3 storey building according to the Ontario Building Code, we are uncertain as to whether City staff would classify it as a 3-storey building according to the definitions in the zoning by-law. We need to review the plans with your staff to determine whether there would be an issue.

We apologize for our lateness in bringing this matter to Council's attention, but we have only just become aware that the HCD guidelines will have the same force as an Official Plan.

We would request that Council defer enactment of the HCD by-law until further discussions are held with staff. If Council proceeds to enact the by-law, we will nonetheless hold further discussions with staff to determine whether a satisfactory and practical zoning interpretation is available. In the event that that is the case, it will not be necessary for us to appeal the HCD by-law to the Ontario Municipal Board.

Yours truly,
Weston Consulting Group Inc.
Per:



Alan Young, BES, MSc, MCIP, RPP
Senior Associate

cc. Councillor Tony Carella
Anthony Tucciarone, Terramoda Developments
Gary Bensky, Wycliffe Group
Vincent Santamaura, SRN Architects
Diana Birchall, City of Vaughan
Anna Sicilia, City of Vaughan
Stephen Robinson, City of Vaughan

ADDITIONAL INFORMATION
ITEM NO. 26

Report No. 23 Council Mays/09



May 4, 2009

Project No. 8983-3

The Mayor & Members
City of Vaughan
2141 Major Mackenzie Dr
Vaughan, ON L6A 1T1

Your Worship and Councillors,

**Re: Woodbridge Foam & Woodbridge Lumber
vis à vis Woodbridge Heritage Conservation District Plan**

We are writing on behalf of the owners of the captioned properties in the Kipling Corridor as shown on the attached Figure 1. Our purpose is to express and explain their concern regarding a single specific provision in the Woodbridge Heritage Conservation District Plan which, perhaps inadvertently, could jeopardize a key access opportunity to facilitate the redevelopment of their two sites as proposed in the draft of OPA 695, the document intended to give policy status to the findings of the Kipling Avenue Corridor Study.

As background, it may be recalled that:

1. OPA 695 designates the Woodbridge Lumber property and the tableland of Woodbridge Foam for a mix of medium and high density residential uses. The substantial valleyland component of the latter is designated Open Space/Conservation Lands and will complete public ownership of the Rainbow Creek valley north of Woodbridge Avenue. Taken together, the two properties constitute by far the largest tract in the Amendment Area. Given the valley overlook, they afford the most significant opportunity for residential intensification of a distinctive character and quality, while providing new public entry points to an extended valley trail system.
2. Presently, Woodbridge Foam has just one means of ingress and two of egress. Both are available via the 21 metre wide, driveway shown at Point 'A' on Figure 1, which pinches in to a 12 metre width at a CPR grade crossing guarded by gates and bells. This will certainly be useful as a secondary and emergency access, but patently would be wholly unacceptable as the front door for a quality housing development on the scale envisioned by OPA 695. As well, Woodbridge Foam shares an alternative means of egress via a 9.1 metre wide lane owned by Woodbridge Lumber which is signed for one-way outbound traffic to Kipling Avenue. (See Point 'B'.)

The inadequacies of these accesses to support the redevelopment of their sizable properties are obvious to the two owners who are resolved to take joint action to secure at least one alternative of sufficient width to serve, both functionally and aesthetically, as a main entrance consistent with the level of design and quality intended for the new housing precinct. About 30 metres is

expected to be necessary for this purpose. As well, they are also prepared to acquire an additional access of perhaps lesser width, if desirable for traffic movement.

3. To facilitate future redevelopment, the Kipling Corridor Study, precursor to OPA 695, identified two potential options for additional access/egress for the Woodbridge Foam and Woodbridge Lumber parcels. The first, initially referred to as Parkside Drive, was via the 30.2 metre wide CPR spur right-of-way which extends south to Woodbridge Avenue. (See Point 'C'.) However, that route is currently the subject of private development applications to permit a multiple dwelling project deriving its principal access from Woodbridge Avenue and does not show up in the draft OPA 695. If it proceeds to approval, that option will, of course, be foreclosed for either prime or secondary access purposes for the interior properties.

The draft OPA 695 does show one alternative access option which is via proposed "Industry Avenue". (See Point 'D'.) It anticipates the use of the 15.1 metre Kipling Avenue frontage at No. 8060 plus a 2.4 metre sliver from the adjacent lot at No. 8066. As well, at least an equally wide segment through the CPR spur right-of-way at the rear would be needed.

Both of these two options would be adequate as access, but the latter would need to be wider to serve as a suitably imposing main entry. Attempts to acquire both have been initiated but, at this writing, it cannot be stated that success will be achieved with either.

Looking forward

4. With regret, but with a profound sense of urgency, this letter is submitted in order to draw to Council's attention that, if adopted without qualification, the Woodbridge Heritage Conservation District Plan (HCDP) will effectively foreclose Point 'D' as a potential main entry, suitable in scale and design to sustain the renewal of the two sizeable interior properties as a new major residential precinct.
5. The problem is focussed on the two -storey house-form building situated on a 15.1 metre lot at 8066 Kipling Avenue which presently accommodates a Montessori school. (See Figure 2 map and inset.) The HCDP labels it a "Contributing Property", that is to say, although not a heritage structure per se, is one which contributes to the general heritage character of the street. Clause 6.2.4 of the Plan states:

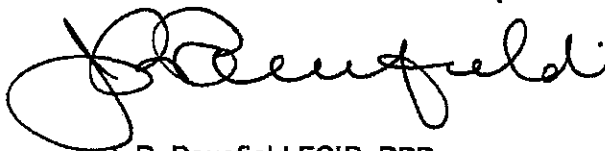
"Buildings and structures located within properties that are listed as contributing to the Woodbridge HCDP Character shall not be demolished and shall remain in-situ within their existing context."

6. For all practical purposes, that policy in the HCDP narrows the potential at Point 'D' to a two lane secondary access with sidewalk. For that purpose, it is expected that the 15.1 metre frontage at 8060, which now serves as a driveway entrance to the cluster of small commercial/industrial uses at the rear, would be adequate and a sliver from 8066 would not be required. However, exemplary urban design will be paramount if this location is needed to serve as the prime access and street image for the new housing within. The marketing reality is that, for the quality and scale of the residential redevelopment that is contemplated, a four lane, centre boulevard, dual carriageway with lighted entry features and generous landscaping will be essential. Accordingly, if needed as the main entrance, the entire 15.1 metre frontages at both 8060 and 8066 Kipling Avenue will be required at Point 'D'.
7. It is therefore requested that, in adopting the HCDP, Council take particular care to defer designating 8066 as a "Contributing Property", leaving that decision until such time as a suitable main entry for the two large interior properties west of Kipling Avenue can be secured.

In conclusion, it is reiterated that the two interior landowners would not, in the ordinary course, seek to intervene in a City HCD planning process. However, it is believed that renewal of the Woodbridge Foam and Woodbridge Lumber properties is essential if the Kipling Corridor is to be transformed into an attractive and cohesive neighbourhood, free of conflicting uses and unencumbered by the traffic of heavy vehicles. Such a transformation will be significant for the enhancement of the image and quality of life in Woodbridge as a whole. To achieve that end, maintaining the potential at Point 'D' until a graceful, inviting entrance can be secured for the largest renewal opportunity in the Village would seem to command the highest priority.

The owners are indeed obliged for your thoughtful consideration of what is at stake here.

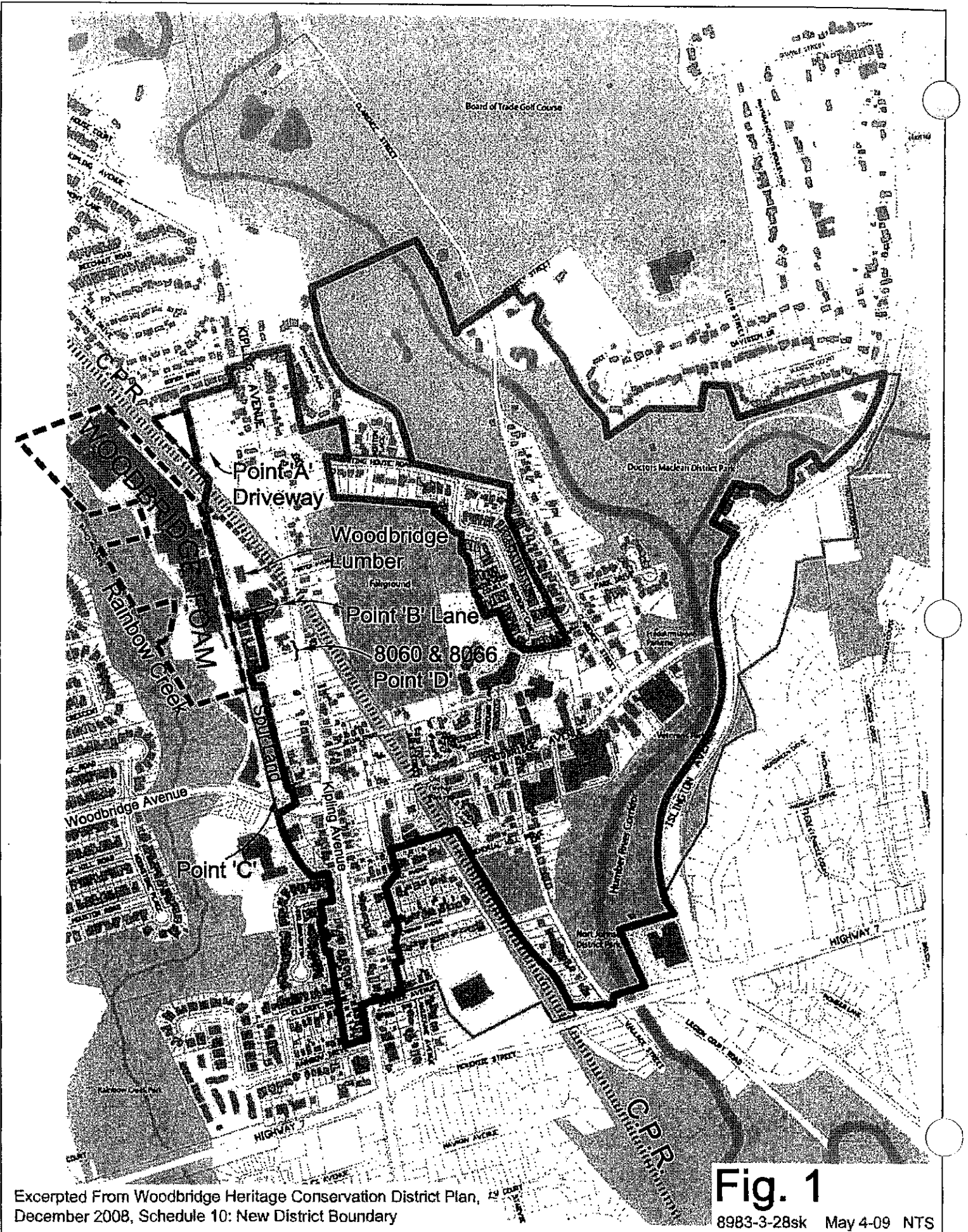
Respectfully submitted



J. R. Bousfield FCIP, RPP

Encls.

c.c. *Laurence Goldstein, Canuck Properties Ltd.*
Alan Levine, Levrob Holdings
Tony Miele for Woodbridge Lumber Ltd.
John Zipay, Vaughan Planning
Anna Sicilia, Vaughan Planning



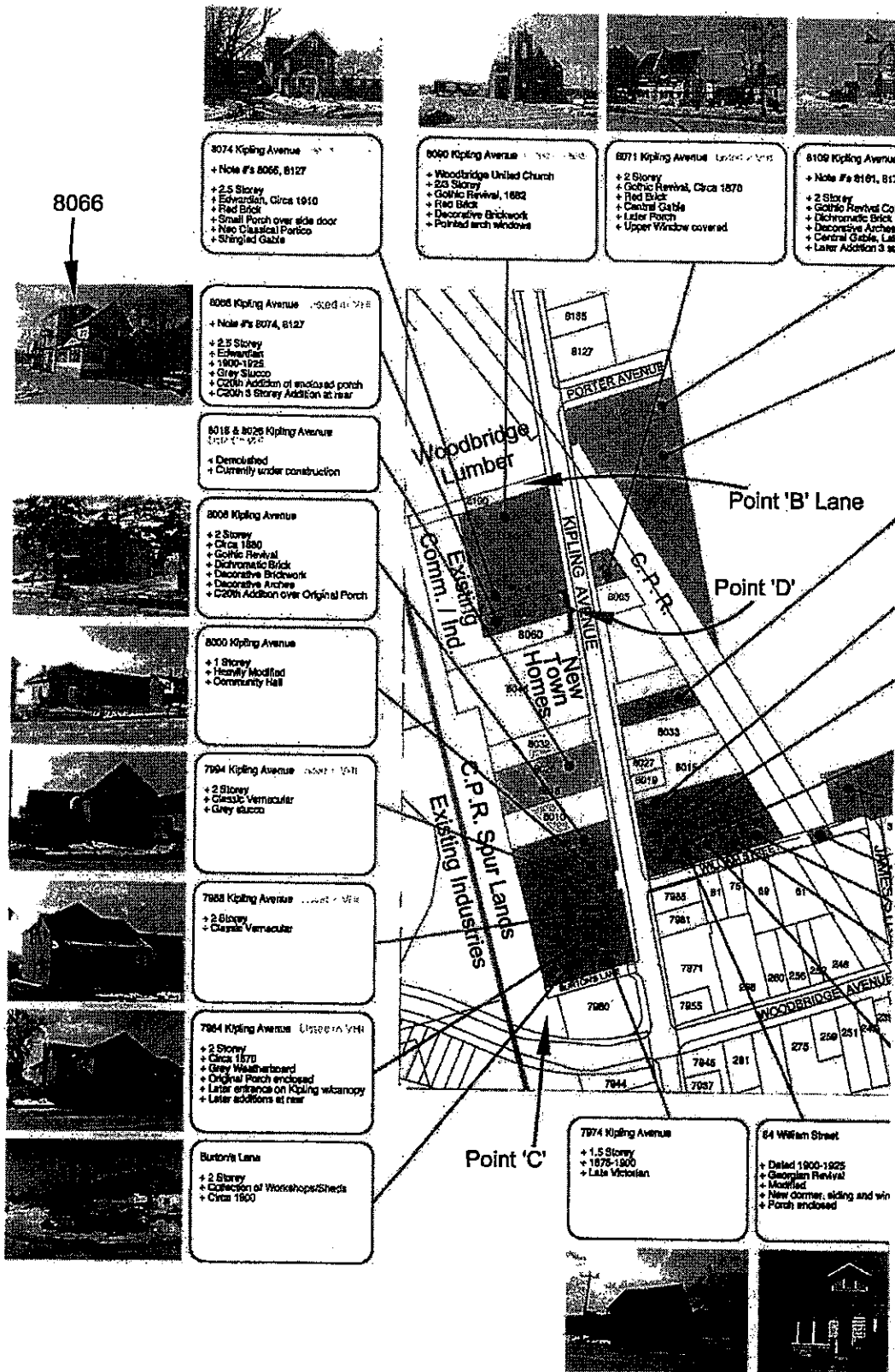
Excerpted From Woodbridge Heritage Conservation District Plan, December 2008, Schedule 10: New District Boundary

Fig. 1

8983-3-28sk May 4-09 NTS

2 - Central Kipling Avenue

The illustrations below are a mapping of each heritage resource. The information within the boxes, related to each resource, can be found in the Building Inventory Sheets in the Appendix



22

9

Attachment 9

Item # 26
CW-APR. 29/09

WOODBIDGE HERITAGE CONSERVATION DISTRICT
YES, IN FAVOR PETITION

April 2009

32
54

NAME	ADDRESS	PHONE	E-MAIL	SIGNATURE
MARY WILCOX	8324 ISL. AVE. WOODBRIDGE ONT	905- 851-2709	/	Mary Wilcox
FAIRBRASS	207-250 PINE CREEK RD	/	/	J. Fairbairn
ET RUSSELL	27 JAMES ST	905-850-2013	/	E. Russell
ACK RUSSELL	"	"	/	A. Russell
ORMA HODGKISS	100 ARBORS LANE #	905-264-9684	/	Orma Hodgkiss
MARY GALASSI	126 CLARENCE ST.	905-851-5737	@yahoo.com	Mary Galassi
JE MACPHERSON	81 HURRICANE AVE	905-851-1898	/	Je MacPherson
PAUL GILCHRIST	8279 MAINTENANCE	905-851-8388	/	Paul Gilchrist
JAN PATERSON	62 HURRICANE WOODBRIDGE	905- 264-7132	/	Jan Paterson
TIM NOBLE	8282 KIPLING	905- 851-0696	/	Tim Noble
YOUNG PARK	140 Woodbridge Ave	905-264-3911	/	Young Park
HOANG K LYU	"	"	/	Hoang K Lyu
ELLE CARLSEN	97 WOODBRIDGE AVE	905-850- 8527	/	Elle Carlsen
EMILY HARRISON	8320 ISLINGTON AVE	905- 850-6662	/	Emily Harrison
MARION MORRISON	WOODBRIDGE ONT LYLING	905- 851-0857	/	Marion Morrison
PAUL WILCOX	8324 ISLINGTON AVE WOODBRIDGE ONT	905- 851-2709	/	Paul Wilcox
ANN MARTINI		905- 851-2960	/	Ann Martini
LIZABETH SELBERT	WOODBRIDGE ONT	905- 850-1137	/	Lizabith Selbert
BEU. McCALLUM		905- 856-2007	/	Beu. McCallum
UDREY SAUEDRA		905- 893-9114	/	Udrey Sauedra
VINCENZA LIO	WOODBRIDGE ONT.	905- 856-2314	/	Vincenza Lio
MW PITTINI	WOODBRIDGE ONT	905- 851-2420	/	MW Pittini

Total number of signatures on the petition: 54

A copy of the entire petition document containing a total of 3 pages is on file in the office of the City Clerk.

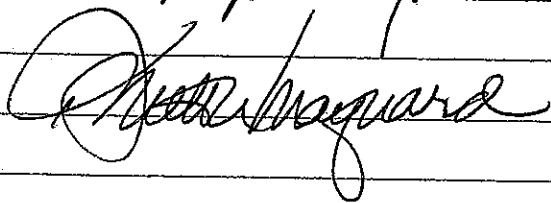
Hem¹⁰ 26.
CW-Apr. 20/09

Vaughan

To the committee of the whole

As a lifelong resident of Woodbridge
I feel the formation of a woodbridge heritage
conservation district is a good thing
for retention of a friendly liveable village
& guide the further development of our
community.

Ken & Tallyn Maynard
8074 Kipling Ave.



Item 26 "
CW. Apr. 20/09

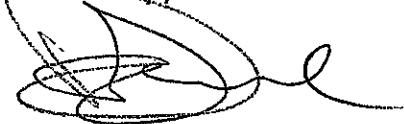
Attachment 11

David J. Maynard
7985 Kipling Avenue
Woodbridge
(William Farr House)

Good morning councillors,

As the owner of a property that is designated under the Ontario Heritage Act, I whole heartedly support the proposed Heritage District for the Woodbridge core. I have enjoyed endless compliments on my restoration efforts on my home and I believe the preservation and restoration of heritage properties in conjunction with well planned and appropriate infill new development managed under such a district will create a cohesive and livable community for my children to grow up in.

Sincerely,

A handwritten signature in black ink, appearing to read 'David J. Maynard', written in a cursive style.

David J Maynard