



CITY OF VAUGHAN HERITAGE VAUGHAN COMMITTEE AGENDA

If you wish to speak to an item listed on the Agenda, please pre-register by completing a Request to Speak Form online, emailing clerks@vaughan.ca, or contacting Service Vaughan at 905-832-2281, by 12 noon on the last business day before the meeting.

Wednesday, June 25, 2025

7:00 p.m.

Online via Electronic Participation

Vaughan City Hall

	Pages
1. CONFIRMATION OF AGENDA	
2. DISCLOSURE OF INTEREST	
3. COMMUNICATIONS	
4. DETERMINATION OF ITEMS REQUIRING SEPARATE DISCUSSION	
1. DE-LISTING OF DEMOLISHED HERITAGE BUILDING LOCATED AT 8265 HUNTINGTON RD., WOODBRIDGE Report of the Interim Deputy City Manager, Planning, Growth Management and Housing Delivery, with respect to the above.	3
2. VACANCY CAUSED DUE TO ATTENDANCE REQUIREMENTS Administrative matter - Office of the City Clerk	
5. ADOPTION OF ITEMS NOT REQUIRING SEPARATE DISCUSSION	
6. CONSIDERATION OF ITEMS REQUIRING SEPARATE DISCUSSION	
7. NEW BUSINESS	
8. ADJOURNMENT	

Heritage Vaughan Committee Report

DATE: Wednesday, June 25, 2025

WARD: 2

TITLE: DE-LISTING OF DEMOLISHED HERITAGE BUILDING LOCATED
AT 8265 HUNTINGTON RD., WOODBRIDGE

FROM:

Vince Musacchio, Interim Deputy City Manager, Planning, Growth Management and Housing Delivery

ACTION: DECISION

Purpose

To seek Heritage Vaughan Committee's support and recommendation of approval to Council for de-listing and removal of the subject property at 8265 Huntington Rd. (attachment 1) from the Municipal Register as a Listed Structure of Historical Significance under Part IV Section 27 of the *Ontario Heritage Act*.

Report Highlights

- Cultural Heritage staff are requesting the subject property be de-listed and removed from the Listed Structures of Historical Significance on the City's Heritage Register.
- The heritage building was demolished in 2008, and the property no longer maintains the criteria for the listing as a property of architectural, historical or contextual significance.

Recommendation

1. THAT Heritage Vaughan recommend to Council the approval of the proposed de-listing and removal of the subject property from City of Vaughan Heritage Inventory as a Listed Structure of Historical Significance, under Section 27(1.3) of the *Ontario Heritage Act*.

Background

The property at 8265 Huntington Rd., also known as the George Pearson House, was built around 1861 and was a good example of a red brick, Ontario Farmhouse. It was laid out in a T-shape plan and had features reminiscent of the Classical Revival style. George Pearson was an early settler and farmer in Vaughan Township.

Previous Reports/Authority

Heritage Clearance – Nov. 4, 2008 (Attachment 2)

Analysis and Options

In November 2008, a Heritage Clearance and further Demolition Permit was issued by the Cultural Services Division of the Recreation and Culture Department at the City of Vaughan for the “Complete demolition of Structure”, but the building had never been formally de-listed and removed from the Listed Structure of Historical Significance list on the City’s Heritage Register.

Through a Pre-application Consultation and Checklist meeting in June 2024, the applicant was informed that although this building had been demolished, it had never been formally de-listed.

A cover letter for a Site Development Application was submitted to the Development and Parks Planning department on March 7, 2025, where the request to formally de-list the subject property was included at the bottom of page 2 of the letter (attachment 3).

Financial Impact

There will be no financial impact.

Operational Impact

There are no operational impacts or considerations.

Broader Regional Impacts/Considerations

There are no broader regional impacts or considerations.

Conclusion

The built heritage resource at 8265 Huntington Rd. was demolished in 2008. Cultural Heritage staff support the Heritage Vaughan Committee recommendation to Council that the subject property be removed from the Listed Structure of Historical Significance list, as it no longer maintains the criteria for the listing as a property of architectural, historical, or contextual significance.

For more information, please contact: Vanessa Lio, Heritage Specialist, ext. 8152

Attachments

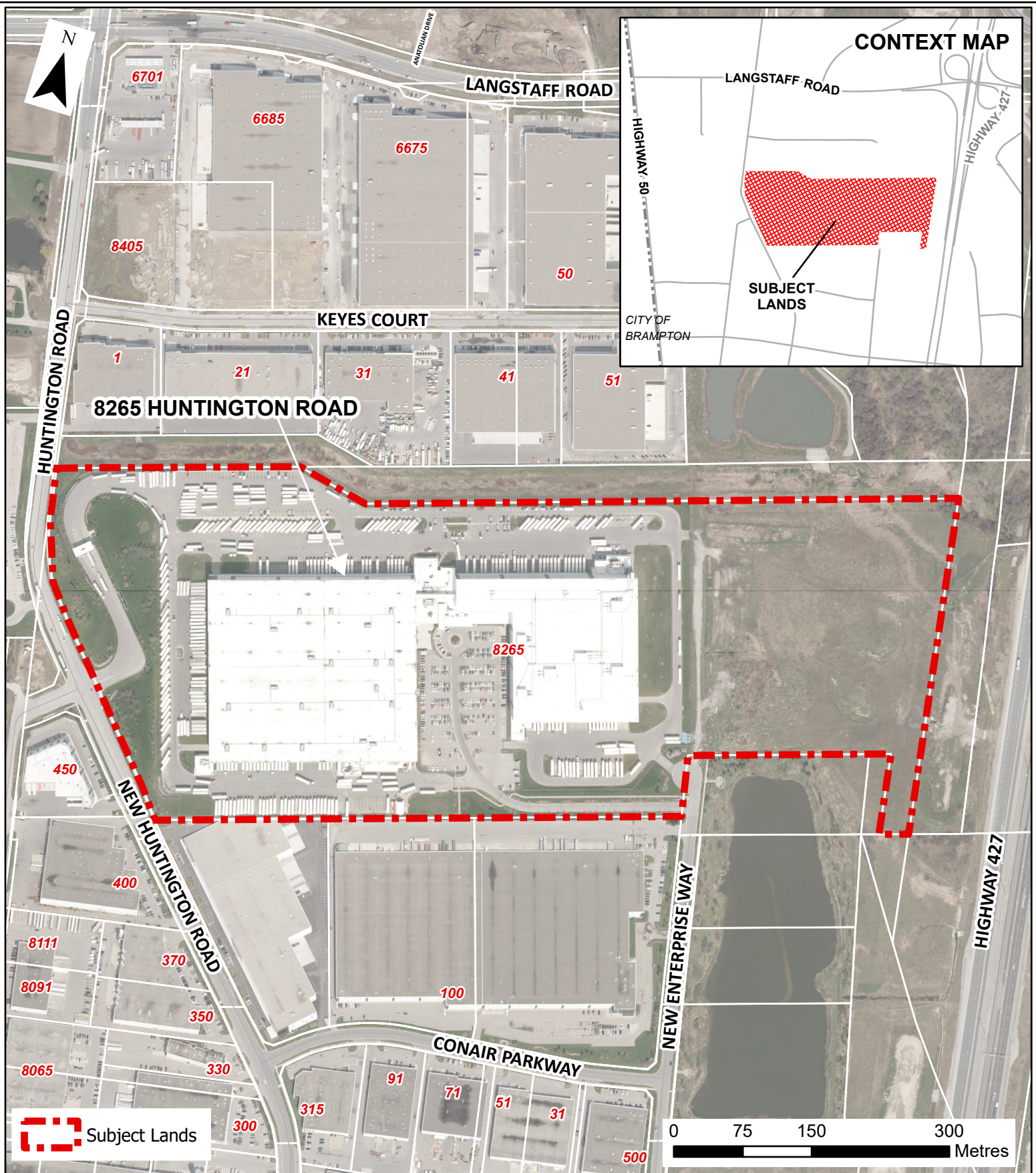
1. Location Map
2. Heritage Clearance
3. Request to De-List
4. Building Photographs

Prepared by

Vanessa Lio, Heritage Specialist, ext. 8152

Shahrazad Davoudi-Strike, Senior Manager of Urban Design and Cultural Heritage, ext. 8653

Nancy Tuckett, Director of Development and Parks Planning, ext. 8529



Location Map

LOCATION:
8265 Huntington Road
Part of Lot 9, Concession 9



Attachment

DATE:
June 25, 2025

1

RECEIVED

NOV - 4 2008

Cultural Services Division/
Recreation & Culture Dept.
CITY OF VAUGHAN

HERITAGE CLEARANCE APPLICATION

Application Date: 04 11 2008
Day Month Year

Attachment 2

Subject Property Address (Street # and Name) <u>8265 Huntington Road, Vaughan, ON</u>			
Lot No. <u>9</u>	Concession No. <u>9</u>	Registered Plan (if applicable) <u>Ref. Plan 65R-29226</u>	Draft Plan of Subdivision Number (if applicable)
Briefly describe the proposed alterations to the property (demolition, grading or topsoil removal, addition, alteration to Designated property, etc.) <u>Complete Demolition of structure</u>			
Property Owner Name <u>Sobly's Capital Incorporated</u>		Applicant or Representative Name (if not the same as owner) <u>Evan Bickerton</u>	
Mailing Address <u>6355 Viscount Road</u> <u>Mississauga, ON</u> <u>L4V 1W2</u>		Mailing Address	
Telephone (Include Area Code) <u>905-671-6122</u>		Telephone (Include Area Code)	
Fax Number (Include Area Code) <u>905-671-6152</u>		Fax Number (Include Area Code)	
Email Address <u>evan.bickerton@soblys.com</u>		Email Address	

FOR STAFF USE ONLY

HC No: _____	<p>Approval Stamp:</p> <p>HERITAGE CLEARANCE APPROVAL</p> <p>APPROVED BY: <u><i>S. Bickerton</i></u></p> <p>DATE: NOV - 4 2008</p> <p>A HERITAGE CLEARANCE APPROVAL IS ISSUED BY CULTURAL SERVICES DIVISION, DEPARTMENT OF RECREATION & CULTURE, CITY OF VAUGHAN, FOR THE WORK OR FOR THE PERMIT IDENTIFIED IN THIS APPLICATION FORM, WITHIN THE PROPERTY OR LANDS DESCRIBED HEREIN.</p>
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Form Revised September 2008

City of Vaughan
2141 Major Mackenzie Drive West
Vaughan, ON
L6A 1T1

March 7, 2025
File: 11970

Attn: Harry Zhao, Planner, MScPI

**RE: Site Development Application
 8265 Huntington Road
 City of Vaughan
 Relevant File No.: PAC.24.040**

Weston Consulting is the planning consultant for Crombie Property Holdings Limited, the property owner of lands municipally known as 8265 Huntington Road in the City of Vaughan (herein referred to as the “subject property”). On behalf of the owner, we are pleased to submit the enclosed application in support of a Site Development Application to facilitate the development of a Food Processing Facility, on the vacant lands to the eastern portion of the subject property.

Description of the Subject Property

The subject property is located on the east side of Huntington Road, south of Langstaff Road, and is currently occupied by a Retail Support Centre. The interior lands to the east and adjacent to Highway 427 are currently vacant and subject to the proposed developed for a Food Processing Facility. The subject property is surrounded primarily by industrial uses, with Highway 427 located directly to the east. The subject property has an approximate area of 31.43 hectares (77.67 acres) with frontage along Huntington Road. The eastern vacant portion of the subject property proposed to be redeveloped has an approximate area of 4.95 hectares (12.24 acres). Access to the subject property exists from Huntington Road and New Enterprise Way.

The City of Vaughan Official Plan (December 2020 Consolidation) split-designates the portion of the subject property along Huntington Road, containing the existing building, as *General Employment*, with a portion on the northwest corner designated as *Prestige Employment*. The eastern vacant lands subject to the proposed development are designated as *Prestige Employment*. Employment Areas are considered stable areas for carrying our economic activity, which permits a full range of industrial uses, including but not limited to manufacturing, warehousing, processing, and accessory office. Low-rise, mid-rise and employment/industrial buildings are permitted.

The City of Vaughan New Comprehensive Zoning By-law (CZBL) 001-2021 zones the portion of the subject property with the existing building as General Employment Zone (EM2-896), while the eastern vacant portion is zoned as Prestige Employment Zone (EM1-896) with the associated Site-Specific exception 896. The City of Vaughan Zoning By-law 1-88 also split zones the subject property as General Employment Zone and Prestige Employment Zone with Site-Specific exception 1254, which the new CZBL carried over as exception 896. Lands located within the Prestige Employment Zone (EM1) are permitted for a wide range of uses, such as manufacturing or processing facilities, office, warehousing and distribution facilities, accessory offices, and more.

Proposed Development

A Pre-Application Consultation (“PAC”) meeting was held with City Staff on June 26, 2024, to discuss the proposed development. The enclosed Site Development Application considers preliminary comments received at the PAC meeting and incorporate revisions made to the site plan and supporting materials where appropriate.

The proposed development contemplates a Food Processing Facility with an ancillary office component within the eastern vacant area of the subject property. The proposal does not contemplate any changes to the existing building, parking, landscaping or fencing on the western portion of the subject property along Huntington Road. The proposed development on the eastern vacant area contemplates a total gross floor area of approximately 8,908 square metres, with approximately 7,252 square metres dedicated to the food processing area, and approximately 1,371 square metres of mezzanine space for office and maintenance.

The proposed development will utilize an existing driveway access for the existing Retail Support Centre on the subject property with access from Huntington Road and proposes a new driveway access from New Enterprise Way. The proposed development contemplates a total of 243 parking spaces, with 7 dedicated to barrier-free parking and 4 electrical car office parking spaces. Furthermore, the proposed development contemplates 10 bicycle parking spaces for the office component of the building, 19 trailer parking spaces, and 8 loading spaces. The site plan also identifies 55 future employee parking spaces and 20 future trailer parking spaces. The proposed development, including parking and loading, maintains a 7 metre setback from the Trans Canada Pipeline (“TCPL”).

A new gate is proposed to be provided on the southeastern portion of the parking lot to provide access to the TCPL and landscaping is provided along the limits of the TCPL to provide a buffer. Restoration seed is proposed to be provided within the TCPL easement area in accordance with TCPL’s landscaping requirements. The existing MTO fence along the eastern portion of the property abutting Highway 427 will be maintained and the building is setback 14 metres from the MTO right-of-way. New chain-link fencing is proposed along the northern property line connecting to the existing building and along the northeastern portion of the new food processing facility. No trees within the subject property boundaries are proposed to be removed, 1 tree is proposed for injury to install the proposed sidewalk at the south of the subject property, 46 trees are identified for retention without injury, and additional trees and plantings are proposed to enhance the new food processing facility and provide a sufficient buffer along the TCPL and MTO setback.

The vehicular and pedestrian circulation are appropriately separated by designated sidewalks, landscaping, lighting and other streetscape elements to improve the pedestrian safety and comfort within the public realm of the subject property. It is further noted that the development proposal integrates many sustainable features and considerations per the City of Vaughan’s Sustainability Metrics Program and is contemplating a LEED certification. Please refer to the enclosed Urban Design and Sustainability Brief and LEED Feasibility Scorecard for further details.

Through discussions with Cultural Heritage Staff, we understand that the subject property remains listed on the City of Vaughan’s Municipal Heritage Register but is not Designated under Part IV of the *Ontario Heritage Act*. In accordance with City Council decision on October 27, 2008, Council approved the demolition/approval of George Pearson House at 8265 Huntington Road under Section 27 (3) of the Ontario Heritage Act and the removal of the property from City’s Register of Property of Cultural Heritage Value. As such, as directed by City staff in email correspondence dated June 27, 2024, we request through this application submission that the subject property be formally de-listed and removed from the City’s Municipal Heritage Register.

Submission Materials

In accordance with the submission checklist (PAC.24.040) dated July 16, 2024, the below materials have been submitted in support of the Site Development Application.

#	Documents	Prepared By	Date YYYY/MM/DD
0.	Cover Letter	Weston Consulting	March 7, 2025
1.	Comments Response Matrix	Weston Consulting	March, 2025
2.	Application Form	Weston Consulting	February 28, 2025
3.	Executed PAC Understanding	Weston Consulting	February 28, 2025
4.	Legal Survey Plan (with top-of-bank staking added on September 5, 2024)	Schaeffer Dzaldov Purcell Surveyor	December 18, 2023
5.	Parcel Register	Weston Consulting	February 7, 2025
6.	Urban Design and Sustainability Brief	Weston Consulting	March 5, 2025
7.	Architectural Package (Site Plan, Phasing Plan, Floor Plans, Renderings, Cross-Sections, Elevations)	GKC Architecture & Design	February 21, 2025
8.	Geo Referenced Site Plan – Excel Document	GKC Architecture & Design	March, 2025
9.	Geo Referenced Site Plan – CAD File	GKC Architecture & Design	March, 2025
10.	GIS Conformity Letter	Weston Consulting	March 5, 2025
11.	Site Plan Accessibility Impacts Checklist	GKC Architecture & Design	February 2025
12.	Sustainability Performance Metrics Scoring Tool (excel document)	Ecovert	March 3, 2025
13.	LEED Feasibility Scorecard	Ecovert	February 12, 2025
14.	Energy Compliance Model Report	Ecovert	March 3, 2025
15.	Letter of Commitment – Portable Water Use	Ron Koudy Landscape Architects Inc.	February 12, 2025
16.	Landscape Plans and Details	Ron Koudys Landscape Architect Inc.	February 25, 2025
17.	Landscape Cost Estimate	Ron Koudys Landscape Architect Inc.	February 24, 2025
18.	Photometric Lighting Plan including Site Plan (Power), Overall Site Plan (Power), Elevations, and Site Details	Hammerschlag and Joffe Inc.	February 21, 2025
19.	Functional Servicing Report and Stormwater Management Report including Servicing Plan (S1), Grading Plan (G1), Erosion and Sediment Control Plan (ESC1), and Details Plan (D1)	RJ Burnside and Associates Limited	February, 2025
20.	Geotechnical Report	Pinchin	February 27, 2025
21.	Hydrogeological Investigation	Pinchin	February 28, 2025
22.	Erosion and Flood Hazard Assessment	GeoProcess	February 21, 2025
23.	Transportations Consideration Report including Transportation Demand Management Plan,	BA Group	February 2025

	Pedestrian and Bicycle Circulation Plan, Transportation Maneuverability Plans, and Pavement Marking and Signage Plan		
24.	Arborist Report and Tree Protection Plan	LGL Limited	February 10, 2025
25.	Noise Feasibility – Letter of Opinion	RWDI	February 13, 2025

We note that the Environmental Impact Study (EIS) being prepared by LGL Limited is forthcoming and will be submitted for review once complete. All natural heritage features, hazard lands and their setbacks will be identified in the EIS and development will be sited outside of these features and hazard lands. The EIS will also include an assessment of impacts and mitigation measures related to groundwater based on the results of the geotechnical and hydrogeological investigations. Please refer to the enclosed Comments Response Matrix (CRM) for further details.

We trust that the above information is in order and request that the application materials be circulated to the appropriate agencies and departments for review and comment. If you have any questions regarding this application submission, please contact the undersigned at extension 245 or Sarah Burjaw at extension 374.

Yours truly,

Weston Consulting

Per:



Sandra K. Patano, BES, MES, MCIP, RPP
Vice President

- c. Justin Hawkins, Crombie REIT
Victor Settino, Crombie REIT
Jerry Coviensky, GKC Architecture & Design
Yulia Korobkova, GKC Architecture & Design







