CITY OF VAUGHAN
REPORT NO. 1 OF THE
HERITAGE VAUGHAN COMMITTEE

For consideration by the Committee of the Whole
of the City of Vaughan
on January 25, 2021

The Heritage Vaughan Committee met at 7:02 p.m., on January 20, 2021.

Members Present	In-Person	Electronic Participation
Giacomo Parisi, Chair		X
Antonella Strangis, Vice Chair		X
Sandra Colica		X
Zhanyi He		X
Diana Hordo		X
Councillor Marilyn Iafrate		X
Waseem Malik (8:00 pm)		X
Riccardo Orsini		X
Elly Perricciolo		X
Shira Rocklin		X
John Senisi		X
Councillor Alan Shefman		X

Staff Present	
Rob Bayley, Manager of Urban Design & Cultural Heritage	X
Nick Borcescu, Senior Heritage Planner	X
Katrina Guy, Cultural Heritage Co-ordinator	X
Adelina Bellisario, Council / Committee Administrator	X

The following items were dealt with:

1. RESTORATION, ADDITION AND NEW OFFICE-RESIDENTIAL MIXED-USE CONSTRUCTION – ADAPTIVE REUSE OF EXISTING HERITAGE STRUCTURE LOCATED AT 46 CENTRE STREET, THORNHILL HERITAGE CONSERVATION DISTRICT

The Heritage Vaughan Committee recommended that the following recommendation be forwarded to Council for approval:

1) That the proposed adaptive reuse and renovation of an

existing built heritage resource, including a new addition and a separate new office/residential mixed-use construction at 46 Centre Street under Section 42 of Ontario Heritage Act, be refused; and

2) That the report of the Deputy City Manager, Infrastructure Development, dated January 20, 2021, be received.

The Heritage Vaughan Committee advises Council:

1) That the following comments and Communications were received; and

1. Mr. David Grant-Rubash, Phaedrus Studio (Architects), Minowan Miikan Lane, Toronto, and Communication C4, presentation material;

2. Ms. Valerie Burke, Colborne Street, Thornhill, and Communication C1, dated January 18, 2021; and

3. Mr. Adam Birrell, The Society for the Preservation of Historic Thornhill (SPOHT), Royal Orchard Boulevard, Thornhill; and

2) That the following Communications be received:

C2. Ms. Pam Birrell, The Society for the Preservation of Historic Thornhill (SPOHT), dated January 20, 2021.

C3. Ms. Evelin Ellison dated January 19, 2021.

Recommendations

THAT Heritage Vaughan Committee recommend Council approve the proposed adaptive reuse and renovation of an existing built heritage resource, including a new addition and a separate new office/residential mixed-use construction at 46 Centre Street under Section 42 of Ontario Heritage Act, subject to the following conditions:

a. Any significant changes to the proposal by the Owner may require reconsideration by the Heritage Vaughan Committee, which shall be determined at the discretion of the Director of Development Planning and Manager of Urban Design and Cultural Heritage;

b. That Heritage Vaughan Committee recommendations to Council do not constitute specific support for any Development Application under the *Ontario Planning Act* or permits currently under review or to be submitted in the future by the Owner as it relates to the subject application;

c. That the applicant submits Building Permit stage architectural drawings and building material specifications to the satisfaction of the Vaughan Development Planning Department, Urban Design and Cultural Heritage Division.

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

The Heritage Vaughan Committee recommended that the following recommendation be forwarded to Council for approval:

1) That the recommendation contained in the report of the Deputy City Manager, Infrastructure Development, dated January 20, 2021, be approved.

The Heritage Vaughan Committee advises Council:

1) That the following comments were received:

1. Mr. Ibrahim Khan, Wallace Street, Woodbridge, behalf of the applicant; and

2. Ms. Saba Al Mathno, QBS Architects Inc., Bayview Ave, Toronto, on behalf of the applicant.

Recommendations

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

a. Any significant changes to the proposal by the Owner may require reconsideration by the Heritage Vaughan Committee, which shall be determined at the discretion of the Deputy City Manager, Planning & Growth Management.

b. That Heritage Vaughan Committee recommendations to Council do not constitute specific support for any Development Application under the *Ontario Planning Act* or permits currently under review or to be submitted in the future by the Owner as it relates to the subject application.

c. That the applicant submits Building Permit stage architectural drawings and building material specifications to the satisfaction of the Urban Design and Cultural Heritage Division and Chief Building Official.

3. RELOCATION AND INTEGRATION OF BUILT HERITAGE RESOURCE ON SITE AND NEW TOWNHOMES CONSTRUCTION LOCATED AT 9773 KEELE STREET, MAPLE HERITAGE CONSERVATION DISTRICT

The Heritage Vaughan Committee recommended that the following recommendation be forwarded to Council for approval:

1) That the recommendation contained in the report of the Deputy City Manager, Infrastructure Development, dated January 20, 2021, be approved.

The Heritage Vaughan Committee advises Council:

1) That the following comments were received:

1. Ms. Christienne Uchiyama, LHC, Yonge Street, North York, behalf of the applicant; and

2 Mr. Matthew Baldassarra, Baldassarra Architects Inc, Great Gulf Drive, Vaughan, on behalf of the applicant.

Recommendations

THAT Heritage Vaughan Committee recommend Council approve the proposal to relocate the existing built heritage resource on the subject property and integrate it with a proposal to construct 2 townhouse blocks with a total of 11 townhouse units at 9773 Keele Street under Section 42 of *Ontario Heritage Act*, subject to the following conditions:

a. Any significant changes to the proposal by the Owner may require reconsideration by the Heritage Vaughan Committee, which shall be determined at the discretion of the Deputy City Manager, Planning & Growth Management.

b. That Heritage Vaughan Committee recommendations to Council do not constitute specific support for any Development Application under the *Ontario Planning Act* or permits currently under review or to be submitted in the future by the Owner as it relates to the subject application.

c. That the applicant submits Building Permit stage architectural drawings and building material specifications to the satisfaction of the Urban Design and Cultural Heritage Division and Chief Building Official.

The meeting adjourned at 9:03 p.m.

Respectfully submitted,

Giacomo Parisi, Chair