



**CITY OF VAUGHAN
REPORT NO. 4 OF THE
HERITAGE VAUGHAN COMMITTEE**

*For consideration by the Committee of the Whole
of the City of Vaughan
on May 2, 2023*

The Heritage Vaughan Committee met at 7:18 p.m., on April 19, 2023.

ELECTRONIC MEETING

Members Present:

Giacomo Parisi, Chair
John Senisi, Vice Chair
Charlie (Hao) Zheng
Lisa Cantkier
Michael Eckler
Riccardo Orsini
Zohaib Malhi

Staff Present:

Shahzad Davoudi-Strike, Manager, Urban Design & Cultural Heritage
Nick Borcescu, Senior Heritage Planner
Katrina Guy, Cultural Heritage Coordinator
John Britto, Council/Committee Administrator

Others Present:

Andrew Solari, Islington Avenue, Vaughan.
Joe Caricari, Caricari Lee Architects, Miranda Avenue, Toronto, on behalf of King Home Construction Inc.
Kayly Robbins, Weston Consulting, Millway Avenue, Vaughan, on behalf of King Home Construction Inc.
Renzo Martire, King Home Construction Inc., Mapledown Way, Vaughan.
Sandy Agnew, Scarlett Line, Elmvale, on behalf of the Dalziel family.

The following items were dealt with:

**REPORT NO. 4 OF THE HERITAGE VAUGHAN COMMITTEE FOR
CONSIDERATION BY THE COMMITTEE OF THE WHOLE,
MAY 2, 2023**

1. DELISTING OF 12330 HIGHWAY 27, A PROPERTY INCLUDED ON THE VAUGHAN HERITAGE INVENTORY AS A LISTED STRUCTURE OF HERITAGE SIGNIFICANCE ('LSHS') (DEFERRED)

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

- 1) That the recommendation contained in the report of the Deputy City Manager, Planning and Growth Management, dated April 19, 2023, be approved;
- 2) That the following Communications be received:
 - C1. Memorandum from the Manager, Urban Design and Cultural Heritage, dated April 18, 2023; and
 - C2. John Bartella, on behalf of the Diana/Hilda community, residents on HWY 27 and residents in Ward 1, Vaughan, dated April 19, 2023; and
- 3) That the staff presentation be received.

Recommendations

- 1) That consideration of this matter be deferred to the April 19, 2023, Heritage Vaughan Advisory Committee meeting.

Recommendation and report of the Deputy City Manager, Planning and Growth Management dated March 22, 2023.

1. THAT Heritage Vaughan recommend the approval of the proposed 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.

2. PROPOSED REAR ALTERATIONS LOCATED AT 881 NASHVILLE ROAD, KLEINBURG-NASHVILLE HERITAGE CONSERVATION DISTRICT

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

- 1) That the recommendations contained in the report of the Deputy City Manager, Planning and Growth Management, dated April 19, 2023, be approved; and
- 2) That the staff presentation, be received.

**REPORT NO. 4 OF THE HERITAGE VAUGHAN COMMITTEE FOR
CONSIDERATION BY THE COMMITTEE OF THE WHOLE,
MAY 2, 2023**

Recommendations

THAT Heritage Vaughan recommend Council approve the proposed development as presented, subject to the following conditions:

- a. that further minor refinements to building design including material specifications shall be approved to the satisfaction of the Vaughan Development Planning Department, Urban Design and Cultural Heritage Division;
- b. that any significant changes to the proposal may require reconsideration by Heritage Vaughan Committee, which shall be determined at the discretion of the Director of Development Planning;
- c. that Heritage Vaughan Committee recommendations to Council do not constitute specific support for any Development Application under the *Ontario Planning Act* or permits or requirements currently under review or to be submitted in the future by the applicant as it relates to the subject application; and
- d. 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 the Chief Building Official.

3. CONSTRUCTION OF A REAR YARD CABANA WITH CONNECTED SERVICES AT 10680 ISLINGTON AVENUE, A PROPERTY WITHIN THE KLEINBURG-NASHVILLE HERITAGE CONSERVATION DISTRICT

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

- 1) That the recommendations contained in the report of the Deputy City Manager, Planning and Growth Management, dated April 19, 2023, be approved; and**
- 2) That the staff presentation, be received.**

Recommendations

THAT Heritage Vaughan recommend Council approve the proposed development as presented, subject to the following conditions:

- a. that further minor refinements to building design including material specifications shall be approved to the satisfaction of the Vaughan Development Planning Department, Urban Design and Cultural Heritage Division;

**REPORT NO. 4 OF THE HERITAGE VAUGHAN COMMITTEE FOR
CONSIDERATION BY THE COMMITTEE OF THE WHOLE,
MAY 2, 2023**

- b. that any significant changes to the proposal may require reconsideration by Heritage Vaughan Committee, which shall be determined at the discretion of the Director of Development Planning;
- c. that Heritage Vaughan Committee recommendations to Council do not constitute specific support for any Development Application under the *Ontario Planning Act* or permits or requirements currently under review or to be submitted in the future by the applicant as it relates to the subject application; and
- d. 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 the Chief Building Official.

4. DEMOLITION OF ONE TWO-STOREY DWELLING AND THE CONSTRUCTION OF TWO TOWNHOUSE BLOCKS AT 158 AND 166 WALLACE STREET, WOODBRIDGE HERITAGE CONSERVATION DISTRICT

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

- 1) That the recommendations contained in the report of the Deputy City Manager, Planning and Growth Management, dated April 19, 2023, be approved;
- 2) That comments from the following speakers, be received:
 - 1. Kayly Robbins, Weston Consulting, Millway Avenue, Vaughan, on behalf of King Home Construction Inc.; and
 - 2. Renzo Martire, King Home Construction Inc., Mapledown Way, Vaughan; and
- 3) That the staff presentation be received.

Recommendations

THAT Heritage Vaughan recommend Council approve the proposed demolition of one two-storey dwelling and the new construction of two 3.5-storey blocks of townhouses with four residential units in each block at 158-166 Wallace Street, Woodbridge under Section 42 of *Ontario Heritage Act*, subject to the following conditions:

**REPORT NO. 4 OF THE HERITAGE VAUGHAN COMMITTEE FOR
CONSIDERATION BY THE COMMITTEE OF THE WHOLE,
MAY 2, 2023**

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

5. PROPOSED DESIGNATION UNDER PART IV OF THE ONTARIO HERITAGE ACT OF 8682 HIGHWAY 27 WARD 2 - VICINITY OF HIGHWAY 27 AND NORTH OF LANGSTAFF ROAD

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

- 1) That the recommendations contained in the report of the Deputy City Manager, Planning and Growth Management, dated April 19, 2023, be approved; and
- 2) That the staff presentation be received.

Recommendations

THAT Heritage Vaughan recommend Council approve the proposed development as presented, subject to following conditions:

1. That the Designation Report for 8682 Highway 27 be Received.
2. That Council approve the recommendation of the Heritage Vaughan Committee to designate 8682 Highway 27 in accordance with Part IV, Section 29 of the *Ontario Heritage Act* R.S.O. 1990, c. O.18.
3. That Staff be authorized to publish and serve the Notice of Intention to Designate in accordance with the requirements under; Part IV, Section 29 of the Ontario Heritage Act R.S.O 1990, c.O.18 to the Ontario Heritage Trust, the Property Owner (City of Vaughan), and published in the local newspapers.

**REPORT NO. 4 OF THE HERITAGE VAUGHAN COMMITTEE FOR
CONSIDERATION BY THE COMMITTEE OF THE WHOLE,
MAY 2, 2023**

4. If no objection is served on the City Clerk within 30 days of the date of publication of the Notice of Intention, Council shall pass a by-law designating 8682 Highway 27 and a copy of the by-law shall be served on the Owner (City of Vaughan) and Ontario Heritage Trust and a notice shall be published in the local newspapers.

The meeting adjourned at 9:18 p.m.

Respectfully submitted,

Giacomo Parisi, Chair