

**CITY OF VAUGHAN
REPORT NO. 5 OF THE
HERITAGE VAUGHAN COMMITTEE**

*For consideration by the Committee of the Whole
of the City of Vaughan
on June 6, 2023*

The Heritage Vaughan Committee met at 7:05 p.m., on May 24, 2023.

ELECTRONIC MEETING

Members Present:

Giacomo Parisi, Chair
John Senisi, Vice Chair
Alessia Iafano
Charlie (Hao) Zheng
Lisa Cantkier
Michael Eckler
Riccardo Orsini
Sandra Colica
Zohaib Malhi
Councillor Marilyn Iafate
Councillor Chris Ainsworth

Staff Present:

Shahrzad Davoudi-Strike, Manager, Urban Design & Cultural Heritage
Katrina Guy, Cultural Heritage Coordinator
John Britto, Council/Committee Administrator

Others Present:

Barry Nelson, Thornhill Historic Society
Benjamin Holthof, Senior Heritage Planner, LHC Heritage Planning and Archaeology Inc., Princess Street, Kingston
Connor Wright, Evans Planning, Yonge Street, Richmond Hill
Jackie Fu, Alamosa Drive, North York
Sarah Harrison, Chester Avenue, Newmarket
Sandy Agnew, Scarlett Line, Elmvale, representing the Dalziel family
Valerie Burke, Colborne Street, Thornhill

The following items were dealt with:

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CONSIDERATION BY THE COMMITTEE OF THE WHOLE,
JUNE 6, 2023**

**1. PROPOSED DEMOLITION OF EXISTING STRUCTURE AND
CONSTRUCTION OF DETACHED HOUSE AT 7808 YONGE STREET IN
THE THORNHILL 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 May 24, 2023, be approved, subject to the following amendments:
 - a) That the windows be more sympathetic to the heritage styles within the Thornhill Heritage Conservation District;
 - b) That salvageable materials are re-used in the façade of the new building to the greatest extent possible; and
 - c) That staff be present on site during the demolition to clarify salvageable materials;
- 2) That comments from the following speakers and Communications, be received:
 1. Jackie Fu, Alamosa Drive, North York, property owner;
 2. Benjamin Holthof, LHC Heritage Planning and Archaeology Inc., Princess Street, Kingston, on behalf of the property owner;
 3. Valerie Burke, Colborne Street, Thornhill, and C2, dated May 23, 2023; and
 4. Barry Nelson, Treasurer, Thornhill Historical Society, Yonge Street, Thornhill;
- 3) That Communication C1 from Adam Birrell, President, Thornhill Historical Society, dated May 23, 2023, be received; and
- 4) That the staff presentation, be received.

Recommendations

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

- a) Any 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;

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- b) 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 the applicant will document any further building features of interest during demolition and will explore salvage opportunities during the demolition process which will be summarized in a salvage report to Cultural Heritage staff prior to final Building Permit approvals.
- d) 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.
- e) 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, prior to final Building Permit approval
- f) The subject property has been cleared of archaeological concerns through the Stage 1-3 Archaeological Assessment process. However, deeply buried resources may remain and may be disturbed through the demolition and construction activities. Therefore, the standard archaeological clause shall be applied:
 - i. *Should previously undocumented archaeological resources be found on the property during construction activities, the Owner must immediately cease all construction activities and notify the Ministry of Citizenship and Multiculturalism (the Ministry that administers the Ontario Heritage Act), and the Development Planning Department, Urban Design and Cultural Heritage Division at the City of Vaughan.*
 - ii. *If human remains are encountered during construction activities, the Owner must immediately cease all construction activities. The Owner shall contact the York Regional Police Department, the Regional Coroner, the Registrar of the Cemeteries at*

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*the Bereavement Authority of Ontario (BAO) and the
City of Vaughan Development Planning Department,
Urban Design and Cultural Heritage Division.*

**2. DEMOLITION OF A TWO-STOREY DWELLING AND CONSTRUCTION
OF A SEMI-DETACHED BUILDING AT 56 WALLACE STREET, AND
RENOVATIONS AT 66 WALLACE AND 1 MEMORIAL DRIVE,
WOODBIDGE 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 May 24, 2023, be approved;
- 2) That the comments from Connor Wright, Evans Planning, Yonge Street, Richmond Hill, be received; and
- 3) That the staff presentation, be received.

Recommendations

THAT Heritage Vaughan recommend Council approve the proposed demolition of one non-contributing building and new construction of two semi-detached buildings at 56 Wallace Street, and proposed renovations at 66 Wallace and 1 Memorial Drive, Woodbridge 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 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.

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**3. PROPOSED DESIGNATION UNDER PART IV OF THE ONTARIO
HERITAGE ACT OF 82 MONSHEEN DRIVE WARD 2 – VICINITY OF
HIGHWAY 7 AND EAST OF ISLINGTON AVENUE**

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 May 24, 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 82 Monsheen Drive be Received.
2. That Council approve the recommendation of the Heritage Vaughan Committee to designate 82 Monsheen Drive 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.
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 82 Monsheen Drive 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.

**4. PROPOSED DESIGNATION UNDER PART IV OF THE ONTARIO
HERITAGE ACT OF 11151 KEELE STREET WARD 1 – NORTH OF
TESTON ROAD, ADJACENT TO MAPLE REGIONAL PARK**

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 May 24, 2023, be approved;

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- 2) That the comments from Sarah Harrison, Chester Avenue, Newmarket, be received; and
- 3) 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 11151 Keele Street be Received;
- 2. That Council approve the recommendation of the Heritage Vaughan Committee to designate 11151 Keele Street 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; and
- 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 11151 Keele Street 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 8:37 p.m.

Respectfully submitted,

Giacomo Parisi, Chair