

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 20, 2023

Item 31, Report No. 28, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on June 20, 2023.

**31. PROPOSED DEMOLITION OF EXISTING STRUCTURE AND
CONSTRUCTION OF DETACHED HOUSE AT 7808 YONGE STREET IN
THE THORNHILL HERITAGE CONSERVATION DISTRICT
(TRANSMITTAL REPORT)**

**The Committee of the Whole recommends approval of the
recommendations contained in the following report of the Heritage
Vaughan Committee, dated June 6, 2023:**

Recommendations

The Heritage Vaughan Committee forwards the following recommendations from its meeting of May 24, 2023 (Item 1, Report No. 5), for consideration:

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:
 - a. Jackie Fu, Alamosa Drive, North York, property owner;
 - b. Benjamin Holthof, LHC Heritage Planning and Archaeology Inc., Princess Street, Kingston, on behalf of the property owner;
 - c. Valerie Burke, Thornhill, and C2, dated May 23, 2023; and
 - d. 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.

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Recommendations of the Deputy City Manager, Planning and Growth Management dated May 24, 2023:

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;
- 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.*

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

Committee of the Whole (2) Report

DATE: Tuesday, June 06, 2023 **WARD(S):** 5

**TITLE: PROPOSED DEMOLITION OF EXISTING STRUCTURE AND
CONSTRUCTION OF DETACHED HOUSE AT 7808 YONGE
STREET IN THE THORNHILL HERITAGE CONSERVATION
DISTRICT (TRANSMITTAL REPORT)**

FROM:

Heritage Vaughan Committee

ACTION: DECISION

Purpose

To forward recommendations from the Heritage Vaughan Committee meeting of May 24, 2023, with respect to this matter.

Report Highlights

- This is a transmittal report from the City Clerk on behalf of the Heritage Vaughan Committee to bring forward recommendations for consideration by Committee of the Whole.

Recommendations

The Heritage Vaughan Committee forwards the following recommendations from its meeting of May 24, 2023 (Item 1, Report No. 5), for consideration:

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
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- 2. THAT comments from the following speakers and Communications, be received:
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 - 2. Benjamin Holthof, LHC Heritage Planning and Archaeology Inc., Princess Street, Kingston, on behalf of the property owner;
 - 3. Valerie Burke, 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 of the Deputy City Manager, Planning and Growth Management dated May 24, 2023:

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

Background

At its meeting on May 24, 2023, the Heritage Vaughan Committee put forward recommendations for this application.

Previous Reports/Authority

Not applicable.

Analysis and Options

Recommendations from the Heritage Vaughan Committee meeting of May 24, 2023, are being brought forward for consideration by Committee of the Whole.

Financial Impact

There are no Financial Impacts associated with this report.

Operational Impact

Not applicable.

Broader Regional Impacts/Considerations

There are no Regional impacts or considerations for this application.

Conclusion

This is a transmittal report from the City Clerk on behalf of the Heritage Vaughan Committee to bring forward recommendations from its meeting of May 24, 2023, for consideration by Committee of the Whole.

For more information, please contact: Todd Coles, City Clerk, ext. 8281.

Attachment

1. Due to the size of the staff report and attachment/s, here is a link to the [May 24, 2023, Heritage Vaughan Committee meeting Agenda](#) (Item # 1: 7808 Yonge Street).

Prepared by

John Britto, Council/Committee Administrator, ext. 8637.