



**CITY OF VAUGHAN
REPORT NO. 7 OF THE
HERITAGE VAUGHAN COMMITTEE**

*For consideration by the Committee of the Whole
of the City of Vaughan
on October 11, 2023*

The Heritage Vaughan Committee met at 7:01 p.m., on September 20, 2023.

ELECTRONIC MEETING

Members Present:

Giacomo Parisi, Chair
Alessia Iafano
Charlie (Hao) Zheng
Lisa Cantkier
Michael Eckler
Riccardo Orsini
Sandra Colica
Regional Councillor Mario G. Racco
Councillor Marilyn Iafrate
Councillor Chris Ainsworth

Staff Present:

Nick Borcescu, Senior Heritage Planner
Katrina Guy, Cultural Heritage Coordinator, Development Planning
Aminata Shaw, Cultural Heritage Coordinator, Development Planning
John Britto, Council / Committee Administrator, Office of the City Clerk

Others Present:

Ambrosio Frias, AA Frias Architect Inc., Gilmour Drive, Ajax
Mark Yarranton, KLM Planning Partners, Jardin Drive, Concord
Maurizio Rogato, Blackthorn Development Corp, Vaughan
Sandy Agnew, Scarlett Line, Elmvale, representing the Dalziel family

The following items were dealt with:

**REPORT NO. 7 OF THE HERITAGE VAUGHAN COMMITTEE FOR
CONSIDERATION BY THE COMMITTEE OF THE WHOLE,
OCTOBER 11, 2023**

**1. 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 recommends:

- 1) That this report be received for information; and**
- 2) 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 the *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; and
- 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.

**2. DEMOLITION AND NEW CONSTRUCTION – SINGLE DETACHED
DWELLING WITH ATTACHED GARAGE LOCATED AT 717
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 September 20, 2023, be approved;**

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- 2) That the comments from Mark Yarranton, KLM Planning Partners, Jardin Drive, Concord, be received; and
- 3) 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;
- 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;
- 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;
- e. that the applicant enters into a letter of undertaking for the purpose of completion of all landscaping in accordance with the approved plans to the satisfaction of the City; and
- f. that the applicant enters into a Tree Protection Agreement to the satisfaction of the City.

3. PROPOSED DESIGNATION UNDER PART IV OF THE ONTARIO HERITAGE ACT OF 6181 MAJOR MACKENZIE DRIVE WARD 1 – WEST OF HIGHWAY 27.

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 September 20, 2023, be approved; and
- 2) That the staff presentation be received.

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Recommendations

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

- a. That the Designation Report for 6181 Major Mackenzie Drive be Received;
- b. That Council approve the recommendation of the Heritage Vaughan Committee to designate 6181 Major Mackenzie Drive in accordance with Part IV, Section 29 of the *Ontario Heritage Act* R.S.O. 1990, c. O.18;
- c. 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
- d. 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 6181 Major Mackenzie 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 10180 PINE VALLEY DRIVE WARD 1 – NORTH OF MAJOR MACKENZIE ON THE WEST SIDE PINE VALLEY DRIVE

The Heritage Vaughan Committee recommended:

- 1) That consideration of this matter be deferred to the October 25, 2023, Heritage Vaughan Committee meeting;**
- 2) That the comments from Maurizio Rogato, Blackthorn Development Corp., Vaughan, and Communication C1 dated September 20, 2023, 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:

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- a. That the Designation Report for 10180 Pine Valley Drive be Received;
- b. That Council approve the recommendation of the Heritage Vaughan Committee to designate 10180 Pine Valley Drive in accordance with Part IV, Section 29 of the *Ontario Heritage Act* R.S.O. 1990, c. O.18;
- c. 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
- d. 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 10180 Pine Valley 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.

The meeting adjourned at 8:15 p.m.

Respectfully submitted,

Giacomo Parisi, Chair