



**CITY OF VAUGHAN
REPORT NO. 8 OF THE
HERITAGE VAUGHAN COMMITTEE**

*For consideration by the Committee of the Whole
of the City of Vaughan
on November 28, 2023*

The Heritage Vaughan Committee met at 7:06 p.m., on October 25, 2023.

ELECTRONIC MEETING

Members Present:

Giacomo Parisi, Chair
Charlie (Hao) Zheng
Lisa Cantkier
Michael Eckler
Riccardo Orsini
Zohaib Malhi
Regional Councillor Mario G. Racco
Councillor Marilyn Iafrate (7:55 p.m.)
Councillor Chris Ainsworth

Staff Present:

Shahrzad Davoudi-Strike, Manager, Urban Design & Cultural Heritage
Nick Borcescu, Senior Heritage Planner, Development Planning
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:

Sandy Agnew, Scarlett Line, Elmvale, representing the Dalziel family
Fausto Cortese, FC Architects, Rutherford Road, Vaughan
Maurizio Rogato, Blackthorn Development Corp, Kleinburg, Vaughan

The following items were dealt with:

1. **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
(REFERRED)**

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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;
- 2) That the following be approved in accordance with Communication C2, memorandum from the Deputy City Manager, Planning and Growth Management, dated October 20, 2023:
 1. That the reference that the subject property is owned by the City, as contained in the report be corrected – as this property has been in private ownership since its severance and continues to be under private ownership, as noted further in the report in multiple instances; and
 2. That the one reference to 6181 Major Mackenzie Drive be corrected to reference the subject property at “10180 Pine Valley Drive”;
- 3) That the comments from Mr. Maurizio Rogato, Blackthorn Development Corp., Kleinburg, Vaughan, be received; and
- 4) That the staff presentation be received.

Recommendations

Heritage Vaughan Committee, at its meeting of September 20, 2023, adopted the following recommendation (Item 4, Heritage Vaughan Committee Report No. 7):

- 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.

Report and recommendations of the Deputy City Manager, Planning and Growth Management dated September 20, 2023:

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.

**2. PROPOSED DEMOLITION OF EXISTING BUILDING AND
CONSTRUCTION OF A 3-STOREY MIXED USE BUILDING AT 10037
KEELE STREET IN THE MAPLE 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 October 25, 2023, be approved;
- 2) That the applicant meet with Urban Design and Cultural Heritage staff to further discuss suitable changes to the brickwork and façade of the building, and that the final renderings be shared with the Heritage Vaughan Committee;
- 3) That comments from the following speakers be received:
 1. Mr. Maurizio Rogato, Blackthorn Development Corp., Kleinburg, Vaughan; and
 2. Mr. Fausto Cortese, FC Architects, Rutherford Road, Vaughan; and
- 4) 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. minor refinements to building design including final material specifications shall be submitted for approval to the satisfaction of the Vaughan Development Planning Department, Urban Design and Cultural Heritage Division prior to Heritage Permit issuance;
- 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 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 submit 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. PROPOSED DESIGNATION UNDER PART IV OF THE ONTARIO HERITAGE ACT OF 10533 KEELE STREET – WARD 1, EAST SIDE OF THE STREET BETWEEN MCNAUGHTON ROAD AND TESTON ROAD, ADJACENT TO THE MAPLE 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 October 25, 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 the Designation Report for 10533 Keele Street be Received;

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- b. That Council approve the recommendation of the Heritage Vaughan Committee to designate 10533 Keele Street 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 pass a by-law designating 10533 Keele Street and a copy of the by-law be served on the Owner (City of Vaughan) and Ontario Heritage Trust and a notice be published in the local newspapers.

4. PROPOSED DESIGNATION UNDER PART IV OF THE ONTARIO HERITAGE ACT OF 30 STEGMAN'S MILL ROAD – WARD 1, WEST OF ISLINGTON AND IN 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 October 25, 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 the Designation Report for 30 Stegman's Mill Road be Received;
- b. That Council approve the recommendation of the Heritage Vaughan Committee to designate 30 Stegman's Mill Road in accordance with Part IV, Section 29 of the Ontario Heritage Act R.S.O. 1990, c. O.18;

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- 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 30 Stegman's Mill Road 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.

5. PROPOSED DESIGNATION UNDER PART IV OF THE ONTARIO HERITAGE ACT OF 46 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 October 25, 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 the Designation Report for 46 Monsheen Drive be Received;
- b. That Council approve the recommendation of the Heritage Vaughan Committee to designate 46 Monsheen 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

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- d. If no objection is served on the City Clerk within 30 days of the date of publication of the Notice of Intention, Council pass a by-law designating 46 Monsheen Drive and a copy of the by-law be served on the Owner (City of Vaughan) and Ontario Heritage Trust and a notice be published in the local newspapers.

6. PROPOSED DESIGNATION UNDER PART IV OF THE ONTARIO HERITAGE ACT OF 8399 KIPLING AVENUE – WARD 2, WEST OF LANGSTAFF ROAD AT VAUGHAN MILLS 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 October 25, 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 the Designation Report for 8399 Kipling Avenue be Received;
- b. That Council approve the recommendation of the Heritage Vaughan Committee to designate 8399 Kipling Avenue 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 pass a by-law designating 8399 Kipling Avenue and a copy of the by-law be served on the Owner (City of Vaughan) and Ontario Heritage Trust and a notice be published in the local newspapers.

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**7. **PRESENTATION – SANDY AGNEW, ON BEHALF OF DALZIEL
DESCENDANTS****

The Heritage Vaughan Committee recommended that the presentation by Sandy Agnew, on behalf of Dalziel Descendants, and Communication C1, presentation materials be received.

The meeting adjourned at 9:00 p.m.

Respectfully submitted,

Giacomo Parisi, Chair