

Committee of the Whole (2) Report

DATE: Tuesday, December 07, 2021

WARD(S): 1

**TITLE: DEMOLITION OF EXISTING NON-CONTRIBUTING BUILDING
AT 9929 KEELE STREET, AND CONSTRUCTION OF A FIVE
STOREY MIXED RESIDENTIAL BUILDING, MAPLE HERITAGE
CONSERVATION DISTRICT
(REFERRED/TRANSMITTAL)**

FROM:

Heritage Vaughan Committee

ACTION: DECISION

Purpose

To forward recommendations from the Heritage Vaughan Committee 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 to Committee of the Whole for consideration.

Recommendations

The Heritage Vaughan Committee forwards the following recommendations from its meeting of November 24, 2021 (Item 3, Report No. 7), for consideration:

- 1) That the recommendations contained in the report of the Deputy City Manager, Planning and Growth Management, dated October 20, 2021, be approved; and

- 2) That the following be approved in accordance with Communication C2, memorandum from the Heritage Coordinator, the Senior Heritage Planner and the Manager Urban Design and Cultural Service, dated November 9, 2021:

THAT in the absence of the required letter of acceptance by the applicants to freeze the 90-day timeline as a condition of the previous Heritage Vaughan October 20, 2021 meeting, the application to demolish the existing structures and construct the proposed five-storey commercial-residential building exceeding 15.5 meters in height (not including the rooftop mechanical level) BE DENIED.

Heritage Vaughan, at its meeting October 20, 2021, recommended the following (Item 4, Report No. 6):

- 1) That consideration of this matter be deferred to the Heritage Vaughan Committee meeting of January 19, 2021, subject to the applicant submitting a letter to the City of Vaughan, Cultural Heritage Department, noting acceptance to freeze the 90 days timeline as of the next Heritage Vaughan date (November 24, 2021), as outlined in the Ontario Heritage Act, until the next available Heritage Vaughan meeting date of January 18, 2022 (37 calendar days) when this matter is brought back to the Heritage Vaughan Committee; and
- 2) That the following comments and Communications were received:
 1. Sharon Vattay, GBCA Architects, Davenport Road, Toronto, and Communication C2, presentation material, on behalf of the applicant;
 2. Ryan Guetter, Weston Consulting, Millway Avenue, Vaughan, and Communication C3, dated October 19, 2021, on behalf of the applicant;
 3. Gabe DiMartino, Trinity Point Developments/Sharewell Investments, Dufferin Street, Vaughan, on behalf of the applicant;
 4. Enzo Corazza, Graziani and Corazza Architects, Jane Street, Concord, on behalf of the applicant; and
 5. Leo Wong, Graziani and Corazza, Jane Street, Concord, on behalf of the applicant.

Report of the Deputy City Manager, Planning and Growth Management, dated October 20, 2021

THAT the application to demolish the existing structures and construct the proposed five-storey commercial-residential building exceeding 15.5 meters in height (not including the rooftop mechanical level) BE DENIED.

Background

At its meeting of November 24, 2021, the Heritage Vaughan Committee put forward recommendations for this application.

Previous Reports/Authority

N/A

Analysis and Options

Recommendations from the Heritage Committee are being brought forward for consideration.

Financial Impact

N/A

Broader Regional Impacts/Considerations

N/A

Conclusion

This report is submitted on behalf of the Heritage Vaughan Committee and seeks consideration of recommendation put forth.

For more information, please contact Todd Coles, City Clerk, Extension 8281

Attachments

1. [Due to size of the report and attachments, here is the Link to the Heritage Vaughan Agenda for November 24, 2021 with respect 9929 Keele Street, Report - Item 3](#)

Prepared by

Adelina Bellisario,
Council / Committee Administrator