



**CITY OF VAUGHAN  
REPORT NO. 2 OF THE  
HERITAGE VAUGHAN COMMITTEE**

*For consideration by the Committee of the Whole  
of the City of Vaughan  
on March 19, 2024*

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The Heritage Vaughan Committee met at 7:02 p.m., on February 28, 2024, via electronic participation.

The following members were present at the meeting:

**Members**

Giacomo Parisi, Chair  
John Senisi, Vice Chair  
Charlie (Hao) Zheng  
Lisa Cantkier  
Michael Eckler  
Zohaib Malhi  
Regional Councillor. Mario G. Racco  
Councillor Marilyn Iafrate  
Councillor Chris Ainsworth

**Staff:**

Shahrzad Davoudi-Strike, Manager, Urban Design, Development Planning  
Nick Borcescu, Senior Heritage Planner, Development Planning  
Aminata Shaw, Heritage Specialist, Development Planning  
Katrina Guy, Heritage Specialist, Development Planning  
Vanessa Lio, Heritage Specialist, Development Planning  
Anna Commisso, Executive Advisor to Councillor (Ainsworth)  
John Britto, Council/Committee Administrator, Office of the City Clerk

**Others:**

Fausto Cortese, FC Architects, Rutherford Road, Vaughan  
Ellen Kowalchuk, Common Bond Collective, Queen Street East, Toronto  
Sandy Agnew, Scarlett Line, Elmvale, representing the Dalziel family  
Jonathan Bonfada, Student Intern

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The following items were dealt with:

1. **DEMOLITION OF THE EXISTING ONE-AND-A-HALF STOREY DWELLING AND SEPARATE GARAGE BUILDING, NEW CONSTRUCTION OF A TWO-STOREY DWELLING AT 57 NAPIER STREET, 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 February 28, 2024, be approved; and**
- 2) **That the presentation by Katrina Guy, Heritage Specialist, Development Planning, be received.**

**Recommendations**

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

- a. that further refinements to building design and material specifications revisions to be aligned with the KNHCD Plan guidelines shall be approved to the satisfaction of the Vaughan Development Planning Department, Urban Design and Cultural Heritage Division prior to submission of final Heritage Permit drawings;
- b. that any significant changes to the proposal may require reconsideration by the 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 Owner as it relates to the subject application;
- d. that the Owner 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 Owner enters into a Private Tree Removal to the satisfaction of the City.

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**2. PROPOSED DESIGNATION UNDER PART IV OF THE ONTARIO HERITAGE ACT OF 271 VALLEY VISTA DRIVE**

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 February 28, 2024, be approved; and
- 2) That the presentation by Katrina Guy, Heritage Specialist, Development Planning, be received.

**Recommendations**

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

1. That Council approve the recommendation of the Heritage Vaughan Committee to designate 271 Valley Vista Drive in accordance with Part IV, Section 29 of the *Ontario Heritage Act* R.S.O. 1990, c. O.18.
2. 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 Property Owner, the Ontario Heritage Trust, and published on the City Website.
3. 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 271 Valley Vista Drive and a copy of the by-law shall be served on the Owner and Ontario Heritage Trust and a notice shall be published on the City Website.

**3. PROPOSED DESIGNATION UNDER PART IV OF THE ONTARIO HERITAGE ACT OF 11244 KEELE STREET – WARD 1, WEST SIDE OF KEELE STREET AND SOUTH OF KIRBY 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 February 28, 2024, be approved; and
- 2) That the presentation by Nick Borcescu, Senior Heritage Planner, Development Planning, be received.

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**Recommendations**

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

1. That Council approve the recommendation of the Heritage Vaughan Committee to designate 11244 Keele Street in accordance with Part IV, Section 29 of the *Ontario Heritage Act* R.S.O. 1990, c. O.18.
  2. 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 Property Owner, the Ontario Heritage Trust, and published on the City Website.
  3. 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 11244 Keele Street and a copy of the by-law shall be served on the Owner and Ontario Heritage Trust and a notice shall be published on the City Website.
4. **PROPOSED DESIGNATION UNDER PART IV OF THE ONTARIO HERITAGE ACT OF 8785 DUFFERIN STREET – WARD 4, EAST SIDE OF DUFFERIN STREET AND NORTH OF CONFEDERATION PARKWAY**

**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 February 28, 2024, be approved; and**
- 2) **That the presentation by Nick Borcescu, Senior Heritage Planner, Development Planning, be received.**

**Recommendations**

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

1. That Council approve the recommendation of the Heritage Vaughan Committee to designate 8785 Dufferin Street in accordance with Part IV, Section 29 of the *Ontario Heritage Act* R.S.O. 1990, c. O.18.
2. 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 Property Owner, the Ontario Heritage Trust, and published on the City Website.

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3. 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 8785 Dufferin Street and a copy of the by-law shall be served on the Owner and Ontario Heritage Trust and a notice shall be published on the City Website.

**5. PROPOSED DESIGNATION UNDER PART IV OF THE ONTARIO HERITAGE ACT OF 7230 NASHVILLE 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 February 28, 2024, be approved; and
- 2) That the presentation by Nick Borcescu, Senior Heritage Planner, Development Planning, be received.

**Recommendations**

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

1. That Council approve the recommendation of the Heritage Vaughan Committee to designate 7230 Nashville Road in accordance with Part IV, Section 29 of the *Ontario Heritage Act* R.S.O. 1990, c. O.18.
2. 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 Property Owner, the Ontario Heritage Trust, and published on the City Website.
3. 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 7230 Nashville Road and a copy of the by-law shall be served on the Owner and Ontario Heritage Trust and a notice shall be published on the City Website.

**6. NEW BUSINESS - 51 NAPIER STREET, KLEINBURG-NASHVILLE HERITAGE DISTRICT**

**The Heritage Vaughan Committee recommended:**

- 1) That staff bring forward an update report on the status of 51 Napier Street that was approved by Council on June 28, 2022.

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*The foregoing matter was brought to the attention of the Committee by Councillor lafrate.*

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The meeting adjourned at 8:15 p.m.

Respectfully submitted,

Giacomo Parisi, Chair