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March 21, 2024

City of Vaughan
2141 Major Mackenzie Drive Vaughan,
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**Attention: Nick R. Borcescu,
Senior Heritage Planner**

**Re: Livall Holdings Limited
Request to Delist Heritage Property
11424 Jane Street,
Part of Lot 30, Concession 5
City of Vaughan, Regional Municipality of York**

Mr. Borcescu,

ZEN Developments Limited acting on behalf of Livall Holdings Limited, (the 'Owner') own the property know as 11424 Jane Street, (the 'Subject Lands'), located at the southwest corner of Jane Street and Kirby Road, in the City of Vaughan. The subject lands contain a two-story farmhouse, that has been vacant for several years. The subject lands were farmed in 2023, but are currently zoned Prestige Employment Area (EM1) Zone, by way of a Ministers Zoning Order ("MZO") and approved for development.

In early 2023 the Owner applied for a demolition permit on the subject lands, when they were told that the property, including the farmhouse was not a "Designated Listed Property of Interest in the City's Inventory or a property of heritage significance." The Owner, retracted the permit application when later informed by the City, in July of 2023, that the property was in fact a Listed Property under Section 27 of Ontario Heritage Act ("OHA"). Under section 27 of the OHA, the farmhouse is protected from demolition. In order to proceed with the demolition of the farmhouse, the City requested a Cultural Heritage Impact Assessment ("CHIA") report.

In November of 2023, the Owner and their consultants met with Vaughan Heritage staff, who suggested that an option to demolition, would be moving the house to another site in Vaughan and preserving it. The Owners were advised to obtain a structural engineering report, before that option could be further explored. A structural engineers report, prepared by Jablonsky, AST and Partners Consulting Engineers, was submitted into Heritage Vaughan staff on March 13, 2024. The structural engineering report is not supportive of any such activity and has, in fact, confirmed that no-one should approach or be within 15 meters of the west side of the farmhouse.

As a result of structural engineers' findings and in spite of the security and mitigation measures the Owner has taken over the last few months in securing the property, including fencing, access security gates, boarding up windows and doors, installation of "Abandoned" and "Do Not Enter" signs, etc., the Owner cannot absolutely control illegal access onto the farm or into the farmhouse, where there is a serious risk that someone can be seriously hurt.

The Owners are submitting an application for the demolition of the farmhouse, not only as a result of the structurally unsafe condition of the farmhouses, but also to move forward with the development of the property. In order to complete the demolition permit process for this property, the Owner is requesting the delisting the property, from the City of Vaughan's Municipal Heritage Register.

In support of our request to delisting the property, we have enclosed the following:

1. Demolition Permit Application Record ID. 647241
2. Cultural Heritage Impact Assessment Report, dated October 26, 2024
3. Structural Engineers Report, dated February 29, 2024

We trust that the enclosed documentation will meet the City's requirements. If, however you have any questions, please do not hesitate to contact the undersigned.

Yours truly,



Sam Speranza, MCIP
Director of Developments,
ZEN Developments Limited

cc. Haiqing Xu, Deputy City Manager
Shahzad Davoudi-Strike, City of Vaughan
Joseph Sgro, ZEN Group of Companies