



**CITY OF VAUGHAN  
REPORT NO. 5 OF THE  
HERITAGE VAUGHAN COMMITTEE**

*For consideration by the Committee of the Whole  
of the City of Vaughan  
on May 7, 2024*

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The Heritage Vaughan Committee met at 7:08 p.m., on April 11, 2024, via electronic participation. The following members were present at the meeting:

**Members:**

Giacomo Parisi, Chair  
John Senisi, Vice Chair  
Alessia Iafano  
Charlie (Hao) Zheng  
Sandra Colica  
Regional Councillor Mario G. Racco  
Councillor Marilyn Iafate

**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  
John Britto, Council/Committee Administrator, Office of the City Clerk

**Others:**

Chris Uchiyama, LHC Heritage Planning & Archaeology Inc., Yonge Street, North York  
Ben Daub, LHC Heritage Planning & Archaeology Inc., Yonge Street, North York  
Mark Tatone, Nashville Road, Kleinburg  
Bart Szoke, Bart Szoke Architect Inc., Margueretta Street, Toronto  
Ian Franklin, KLM Planning Partners, Jardin Drive, Concord  
Aidan Pereira, KLM Planning Partners, Jardin Drive, Concord  
Paul Durfee Oberst, Province Street South, Hamilton  
Soheil Hadian, Fausto Cortese Architects, Rutherford Road, Vaughan  
Fausto Cortese, Fausto Cortese Architects, Rutherford Road, Vaughan  
Louie Liberta, Lincoln Paving & Contracting Ltd., Albion Road, Etobicoke

The following items were dealt with:

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**1. REBUILDING SHED LOCATED AT 40 NASHVILLE RD, 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 April 11, 2024, be approved;
- 2) That the presentation by Nick Borcescu, Senior Heritage Planner, Development Planning, be received; and
- 3) That the comments from the committee 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 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.

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**2. PROPOSED 2-STOREY REAR ADDITION TO EXISTING 1½-STOREY BUILDING LOCATED AT 10477 ISLINGTON AVE, 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 April 11, 2024, be approved;
- 2) That the presentation by Nick Borcescu, Senior Heritage Planner, Development Planning, be received;
- 3) That the comments from Aidan Pereira, KLM Planning Partners Inc., Jardin Drive, Concord, on behalf of the applicant, be received; and
- 4) That the comments from the Committee be received.

**Recommendations**

THAT Heritage Vaughan recommend Council approve the proposed works as presented in Option 1 of the CHIA (Attachment 2) with the requested change to remove the proposed wraparound porch, 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 applicant as it relates to the subject application; and
- 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.

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**3. PROPOSED NEW CONSTRUCTION OF A SINGLE DETACHED DWELLING WITH ATTACHED GARAGE LOCATED AT 51 NAPIER STREET, 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 April 11, 2024, be approved, subject to amending recommendation a. to read:
  - 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 and the local Ward Councillor, prior to submission of final Heritage Permit drawings;
- 2) That the presentation by Nick Borcescu, Senior Heritage Planner, Development Planning, be received;
- 3) That the comments from Fausto Cortese, Fausto Cortese Architects, Rutherford Road, Vaughan, be received; and
- 4) That the comments from the committee 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;

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- 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; and
- 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.

**4. PROPOSED DESIGNATION UNDER PART IV OF THE ONTARIO HERITAGE ACT OF 1560 KING-VAUGHAN 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 April 11, 2024, be approved;**
- 2) That the presentation by Vanessa Lio, Heritage Specialist, Development Planning, be received; and**
- 3) That the comments from the committee be received.**

**Recommendations**

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

- 1. That the Designation Report for 1560 King-Vaughan Road be Received.
- 2. That Council approve the recommendation of the Heritage Vaughan Committee to designate 1560 King-Vaughan Road in accordance with Part IV, Section 29 of the *Ontario Heritage Act* R.S.O. 1990, c. O.18.
- 3. 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, and published on the City website.

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4. 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 2480 Kirby Road and a copy of the by-law shall be served on the Property 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 2480 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 April 11, 2024, be approved;**
- 2) **That the presentation by Katrina Guy, Heritage Specialist, Development Planning, be received; and**
- 3) **That the comments from the committee be received.**

**Recommendations**

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

1. That the Designation Report for 2480 Kirby Road be Received.
2. That Council approve the recommendation of the Heritage Vaughan Committee to designate 2480 Kirby Road in accordance with Part IV, Section 29 of the *Ontario Heritage Act* R.S.O. 1990, c. O.18.
3. 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, and published on the City website.
4. 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 2480 Kirby Road and a copy of the by-law shall be served on the Property Owner and Ontario Heritage Trust and a notice shall be published on the City website.

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The meeting adjourned at 8:45 p.m.

Respectfully submitted,

Giacomo Parisi, Chair