

**ATTACHMENT 2  
11151 WESTON ROAD**

RF-2 Corp  
40 Snidercroft Road, Unit 11  
Concord, ON L4K 0B5

April 12, 2024

Todd Coles, City Clerk  
Vaughan City Hall  
2141 Major Mackenzie Dr.  
Vaughan, ON, L6A 1T1

Via e-mail: [clerks@vaughan.ca](mailto:clerks@vaughan.ca)

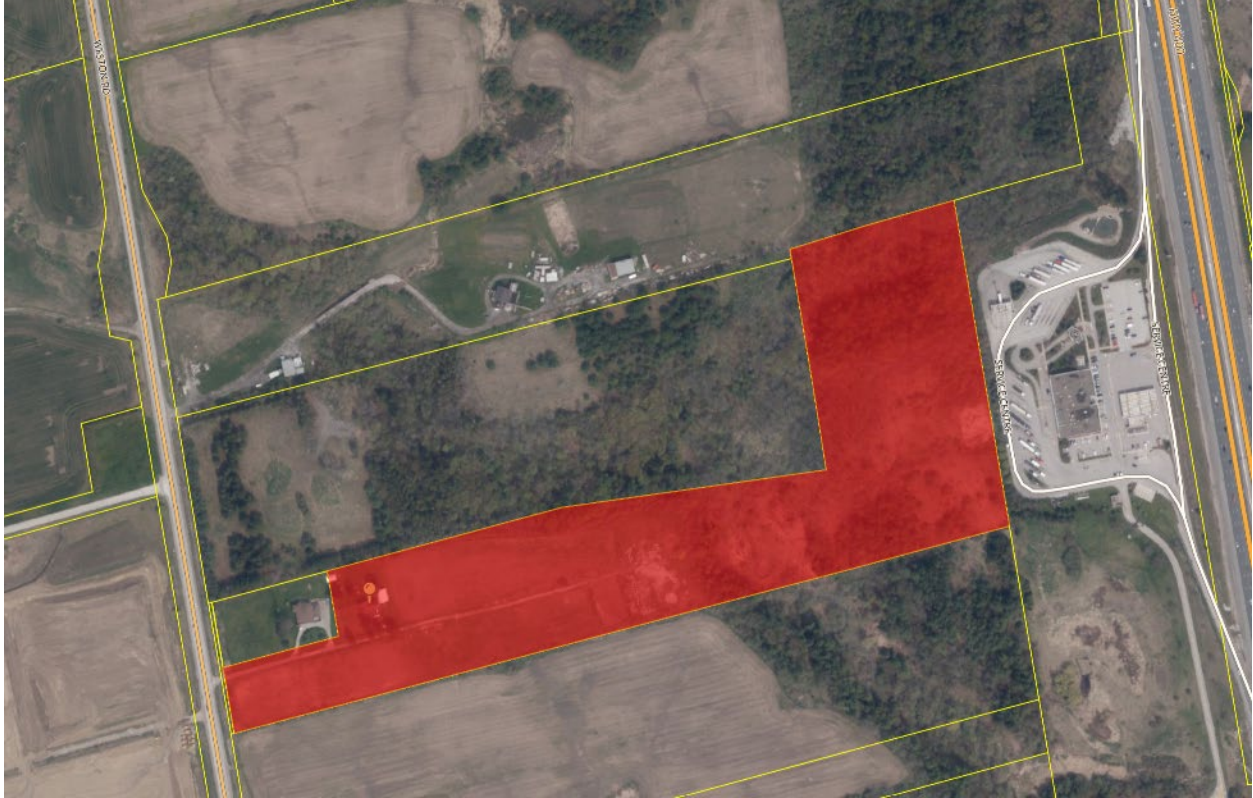
Dear Mr. Coles,

**Re: Notice of Objection to Notice of Intention to Designate 11151 Weston Rd, Vaughan, ON**

We, as the owners (registered under RF-2 Corp), of the property at 11151 Weston Road, Vaughan (referred to as the "subject site"), wish to address recent developments. It has come to our attention that the Council of the Corporation of the City of Vaughan intends to designate the subject site pursuant to Part IV, Section 29 of the Ontario Heritage Act.

The "Notice of Intention to Designate", is dated March 13, 2024, and we received it shortly thereafter. Specifically, the notice refers to PIN 033450136, highlighted in red below. We are noting this as there are two parcels side by side with the same municipal address, but different PINs.

When we purchased the property it was listed and not designated, and this formed part of our considerations during our due diligence.



With the prospect of a heritage designation looming, we are concerned about our ability to redevelop the site should we wish, in the future, potentially limiting us to maintaining the existing structures and nothing else. It is crucial for us to preserve the ability to pursue redevelopment opportunities on this property in the future with greater flexibility. We have concerns about the structural integrity of the house. The house has not been inhabited for some time, partly because of what is believed to be real safety concerns. We believe a structural engineer should assess the house to determine if its integrity has been lost and whether it is actually worthy of long-term protection. In addition, the house on the subject site is in poor condition, with additions, alterations, and substantial damage that have impacted and changed the originality of the house, and we do not believe long-term protection is warranted.

Therefore, we object to the Town's "Notice of Intention to Designate" under Section 29(5) of the Ontario Heritage Act, R.S.O. 1990, c. O.18.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Peter Bartos'.

Peter Bartos

Per RF-2 Corp.

Cc. *Nick R. Borcescu*