



**CITY OF VAUGHAN  
REPORT NO. 12 OF THE  
HERITAGE VAUGHAN COMMITTEE**

*For consideration by the Committee of the Whole  
of the City of Vaughan  
on October 22, 2024*

---

The Heritage Vaughan Committee met at 7:00 p.m., on September 26, 2024, via electronic participation. The following members were present at the meeting:

**Members Present:**

Giacomo Parisi, Chair  
John Senisi, Vice Chair  
Charlie (Hao) Zheng  
Michael Eckler  
Ricardo Orsini  
Sandra Colica  
Zohaib Malhi  
Councillor Marilyn Iafrate  
Councillor Chris Ainsworth

**Staff Present:**

Shahzad Davoudi-Strike, Manager, Urban Design & Cultural Heritage, Development Planning  
Nick Borcescu, Senior Heritage Planner, Development Planning  
Katrina Guy, Heritage Specialist, Development Planning  
Michael Maugeri, Heritage Specialist, Development Planning  
Vanessa Lio, Heritage Specialist, Development Planning  
Isabel Leung, Manager, Administrative Services and Deputy City Clerk  
John Britto, Legislative Specialist, Office of the City Clerk

**Others Present:**

Evan Sugden, Anatolia Block 59 Developments Limited, Kingston Road, Scarborough  
Joseph Gulizia, Cares for One, Edgeley Boulevard, Vaughan  
Josh Berry, Anatolia Block 59 Developments Limited, Huntington Road, Vaughan  
Roy Murad, Mill Street, Thornhill, Vaughan  
Stephen Pham, Weston Consulting, Millway Avenue, Vaughan  
Tony Baldasara, Cares for One, Great Gulf Drive, Concord  
Valentina Perrelli, Islington Avenue, Kleinburg, Vaughan

The following items were dealt with:

**1. PROPOSED RENOVATION AND ADAPTIVE REUSE OF BASSINGTHWAITE HOUSE LOCATED AT 10090 BATHURST STREET, A DESIGNATED PROPERTY UNDER THE ONTARIO HERITAGE ACT**

**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 September 26, 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 renovations for adaptive reuse under *Ontario Heritage Act*, subject to the following conditions:

- a. Any significant changes to the proposal by the Owner may require reconsideration by the Heritage Vaughan Committee, which shall be determined at the discretion of the Director of Development Planning and Manager of Urban Design and Cultural Heritage;
- b. That Heritage Vaughan Committee recommendations to Council do not constitute specific support for any Development Application under the *Ontario Planning Act* or permits currently under review or to be submitted in the future by the Owner as it relates to the subject application;
- c. That prior to issuance of Heritage Permit, the applicant enters into a Tree Protection Agreement to the satisfaction of the City;
- d. That a review of the exterior treatment and restoration of the heritage asset and other details will be provided prior to issuance of Heritage Permit; and
- e. That the applicant submit Building Permit stage architectural drawings and building material specifications to the satisfaction of the Vaughan Development Planning Department, Urban Design and Cultural Heritage Division.

**2. PROPOSED ALTERATIONS TO RESIDENTIAL/COMMERCIAL BUILDING LOCATED AT 10489 ISLINGTON ROAD, 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 September 26, 2024, be approved;**

- 2) That all the windows facing Islington Avenue are of the same material and have the same look as per the Kleinburg-Nashville Heritage Conservation District Plan Guidelines, to be approved by Urban Design and Cultural Heritage staff; and
- 3) That the presentation by Nick Borcescu, Senior Heritage Planner, Development Planning, be received.

### **Recommendations**

THAT Heritage Vaughan Committee recommend Council approve the proposed alterations to residential/commercial building at 10489 Islington Road under Section 42 of the *Ontario Heritage Act*, subject to the following conditions:

- a. Any significant changes to the proposal by the Owner may require reconsideration by the Heritage Vaughan Committee, which shall be determined at the discretion of the Director of Development Planning and Manager of Urban Design and Cultural Heritage;
  - b. That Heritage Vaughan Committee recommendations to Council do not constitute specific support for any Development Application under the Ontario *Planning Act* or permits currently under review or to be submitted in the future by the Owner as it relates to the subject application;
  - c. That prior to issuance of Heritage Permit, 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;
  - d. THAT prior to issuance of Heritage Permit, the applicant applies for a Private Tree Removal to the satisfaction of the City; and
  - e. That the applicant submits Building Permit stage architectural drawings and building material specifications to the satisfaction of the Vaughan Development Planning Department, Urban Design and Cultural Heritage Division.
3. **PROPOSED RENOVATION OF EXISTING DWELLING AND REAR ADDITION GARDEN SUITE LOCATED AT 15 MILL STREET, THORNHILL 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 September 26, 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 renovations of existing structure and proposed rear addition at 15 Mill Street in the Thornhill Heritage Conservation District under Section 42 of *Ontario Heritage Act*, subject to the following conditions:

- a. Any significant changes to the proposal by the Owner may require reconsideration by the Heritage Vaughan Committee, which shall be determined at the discretion of the Director of Development Planning and Manager of Urban Design and Cultural Heritage;
- b. That Heritage Vaughan Committee recommendations to Council do not constitute specific support for any Development Application under the *Ontario Planning Act* or permits currently under review or to be submitted in the future by the Owner as it relates to the subject application;
- c. That prior to issuance of Heritage Permit, the applicant enters into a Tree Protection Agreement to the satisfaction of the City;
- d. That the applicant submits Building Permit stage architectural drawings and building material specifications to the satisfaction of the Vaughan Development Planning Department, Urban Design and Cultural Heritage Division.

#### **4. PROPOSED DESIGNATION OF 6120 KING-VAUGHAN ROAD UNDER PART IV OF THE ONTARIO HERITAGE ACT**

**The Heritage Vaughan Committee recommends:**

- 1) That consideration of this matter be deferred to a future Heritage Vaughan Committee meeting in accordance with the recommendation contained in Communication C1., Memorandum from the Deputy City Manager, Planning and Growth Management dated September 25, 2024:**

- 1. That Items 4, 5 and 6 be deferred to a future Heritage Vaughan Committee meeting.**

## **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 6120 King-Vaughan 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 6120 King-Vaughan 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.

**5. PROPOSED DESIGNATION OF 3740 KING-VAUGHAN ROAD UNDER PART IV OF THE ONTARIO HERITAGE ACT**

**The Heritage Vaughan Committee recommends:**

- 1) **That consideration of this matter be deferred to a future Heritage Vaughan Committee meeting in accordance with the recommendation contained in Communication C1., Memorandum from the Deputy City Manager, Planning and Growth Management dated September 25, 2024:**

1. **That Items 4, 5 and 6 be deferred to a future Heritage Vaughan Committee meeting.**

**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 3740 King-Vaughan 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 3740 King-Vaughan 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. PROPOSED LISTING UNDER SECTION 27, PART IV OF THE ONTARIO HERITAGE ACT OF 2601 KING-VAUGHAN ROAD**

**The Heritage Vaughan Committee recommends:**

- 1) **That consideration of this matter be deferred to a future Heritage Vaughan Committee meeting in accordance with the recommendation contained in Communication C1., Memorandum from the Deputy City Manager, Planning and Growth Management dated September 25, 2024:**

1. That Items 4, 5 and 6 be deferred to a future Heritage Vaughan Committee meeting.

### **Recommendations**

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

1. That Council approve the recommendation of the Heritage Vaughan Committee for the proposed Listing of 2601 King-Vaughan Road in accordance with Part IV, Section 27 of the *Ontario Heritage Act* R.S.O. 1990, c. O.18.
2. That within 30 days of the addition of the property to the Municipal Heritage Register, The City send a notice to the owner of the property.

### **7. TEMPORARY RELOCATION OF JOHN FLEMING HOUSE, LISTED UNDER PART IV, LOCATED AT 9151 HUNTINGTON ROAD, WOODBRIDGE (REFERRED)**

The Heritage Vaughan Committee recommended that the following recommendations be forwarded to Council for approval:

- 1) That Council annul the heritage easement agreement to permit demolition of the John Fleming House located at 9151 Huntington Road under Section 27 of the Ontario Heritage Act, and release the Letter of Credit Security in the amount of \$980,595.00;
- 2) That Council approve a commemorative display, and material salvage and reuse, in a manner that recognizes and carries forward the legacy of the John Fleming House to the satisfaction of the City, to be finalized through the site plan agreement;
- 3) That Council approve the delisting of the John Fleming House located at 9151 Huntington Road from the Municipal Register Listing of Significant Heritage Structures (LSHS);
- 4) That the report of the Deputy City Manager, Planning and Growth Management, dated July 24, 2024, be received;
- 5) That the comments from the following Speakers be received:
  1. Josh Berry, Senior Development Manager, Anatolia Block 59 Developments Limited, Huntington Road, Vaughan; and
  2. Evan Sugden, Professional Heritage Consultant, representing Anatolia Block 59 Developments Limited, Huntington Road, Vaughan; and
- 6) That Communication C2., Memorandum from the Deputy City Manager, Planning and Growth Management, dated September 25, 2024, be received.

## **Recommendations**

Council at its meeting of September 24, 2024, adopted the following recommendation (Item 15, Committee of the Whole Report No. 27):

By approving that this matter be referred to the Heritage Vaughan meeting of September 26, 2024.

### **Recommendations of the Committee of the Whole of September 10, 2024:**

The Committee of the Whole recommends that consideration of this matter be deferred to the October 8, 2024, Committee of the Whole (1) meeting to provide Development Planning staff the opportunity to respond to new information received.

### **Transmittal report recommendations from the Heritage Vaughan Committee, dated July 24, 2024:**

THAT Heritage Vaughan recommend Council approve the proposed temporary relocation of the John Fleming House at 9151 Huntington Road under Section 42 of *Ontario Heritage Act*, subject to the following conditions:

1. Any significant changes to the proposal by the Owner may require reconsideration by the Heritage Vaughan Committee, which shall be determined at the discretion of the Director of Development Planning and Manager of Urban Design and Cultural Heritage;
2. That Heritage Vaughan Committee recommendations to Council do not constitute specific support for any Development Application under the *Ontario Planning Act* or permits currently under review or to be submitted in the future by the Owner as it relates to the subject application;
3. That the Owner submits Building Permit stage architectural and structural engineering drawings and specifications outlining the relocation, and Building Condition report following the relocation, to the satisfaction of the Vaughan Development Planning Department, Urban Design and Cultural Heritage Division.

---

The meeting adjourned at 8:26 p.m.

Respectfully submitted,

Giacomo Parisi, Chair