

Committee of the Whole (2) Report

DATE: Tuesday, November 12, 2024

WARD: 2

TITLE: DEMOLITION AND RE-BUILDING OF A NEW THREE-STOREY BUILDING LOCATED AT 65 WALLACE STREET IN THE WOODBRIDGE HERITAGE CONSERVATION DISTRICT (TRANSMITTAL REPORT)

FROM:
Heritage Vaughan Committee

ACTION: DECISION

Purpose

To forward recommendations from the Heritage Vaughan Committee meeting of October 23, 2024, (Item 2, Report No. 13) with respect to the subject matter, for consideration by Committee of the Whole.

Report Highlights

- Recommendations from the October 23, 2024, Heritage Vaughan Committee meeting are forwarded for consideration by Committee of the Whole.

Recommendations

- 1) That the recommendations contained in the report of the Deputy City Manager, Planning and Growth Management, dated October 23, 2024, be approved;
- 2) That the comments from Lisa Coles, LHC Heritage Planning & Archaeology Inc., Princess Street, Kingston, Ontario, be received; and
- 3) That the presentation by Nick Borcescu, Senior Heritage Planner, Development Planning, be received.

Recommendations of the Deputy City Manager, Planning and Growth Management, dated October 23, 2024:

THAT Heritage Vaughan recommend Council approve the proposed Demolition and Re-building of a 3-storey building located at 65 Wallace Street 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 prior to the issuance of a heritage permit, the applicant either provide a letter of consent for the removal of Tree #1 from the neighbour at 73 Wallace Street or revise the site plan to show tree protection zone for the tree;
- c) 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;
- d) That prior to the issuance of a heritage permit, the applicant either provide a letter of consent to injure Tree #5 from the neighbour at 57 Wallace Street or revise the site plan to protect the root zone of the tree or sign a Release of Liability Letter to waive all claims against the City;
- e) That the brick colour, glass railing above portico, front door, and window framing be revised to better align with WHCD guidelines to the satisfaction of the City; and
- f) 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.

Background

At its meeting on October 23, 2024, the Heritage Vaughan Committee considered recommendations contained in the report of the Deputy City Manager, Planning and Growth Management [Attachment 2].

Attachment 1 of this report contains the Location Map of the subject property.

Previous Reports/Authority

N/a

Analysis and Options

Recommendations from the Heritage Vaughan Committee meeting of October 23, 2024, are forwarded for consideration by Committee of the Whole.

Financial Impact

N/a.

Operational Impact

There are no operational impacts or considerations.

Broader Regional Impacts/Considerations

N/a.

Conclusion

This is a transmittal report from the City Clerk, on behalf of the Heritage Vaughan Committee, forwarding recommendations from its meeting of October 23, 2024, for consideration by Committee of the Whole.

For more information, please contact Todd Coles, City Clerk, extension 8281.

Attachments

1. Location Map.
2. Due to the size of the staff report and attachments, here is a link to the October 23, 2024, Heritage Vaughan Committee meeting [Agenda Item 2: 65 Wallace Street](#).

Prepared by

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