

TO:

City Of Vaughan

June 16, 2025.

Vanessa Lio

RE: 137 Clarence Street, Vaughan

Please note that for all matters relating to the application of the heritage rebate or any questions relating to the application process relating to 137 Clarence Street, Vaughan, can be addressed by Louie Chiaino [REDACTED]

Many thanks



Gerrett Chiaino



DESIGNATED HERITAGE PROPERTY GRANT PROGRAM

The purpose of this program to encourage the preservation, restoration and enhancement of heritage buildings in the City of Vaughan by providing financial assistance to owners of designated heritage properties for the repair and restoration of existing heritage features and the restoration of missing heritage features. See the Grant Program Guidelines for full details.

PROPERTY INFORMATION			
Municipal Address:	Street No.: 137	Street Name: CLARENCE ST.	Unit Num.:
Commercial Name (if applicable)			
Designation By-law #:		Heritage Conservation District: WOODBRIIDGE	
OWNER and APPLICANT INFORMATION			
Property Owner Information (check one)		Person(s)	Company
Registered Land Owner:	Surname: CHAIANO	First Name: GERZETT	
Name	(if Company)	Company Officer:	
Address:	Street No.: 137	Street Name: CLARENCE	Unit Num.:
City:	VAUGHAN	Province: ONT	Postal Code:
Telephone:	No. ()	Fax: ()	E- Mail:
Applicant Information (if different than Owner):			
Application Contact:	Surname: CHAIANO	First Name: LOUIE	
Name	(if Company)	Company Officer:	
Address:	Street No.: 172	Street Name: ROMANESQUE VA	Unit Num.:
City:	VAUGHAN	Province: ONT	Postal Code: L4L 1Z1
Telephone:	[REDACTED]	Fax: ()	[REDACTED]
<p>I hereby make the above application for a Designated Heritage Property Grant, declaring all the information contained herein is true and correct, and acknowledging the City of Vaughan will process the application based on the information provided.</p> <p>The personal information on this form is collected under the authority of the Section 39 and 45 of the <i>Ontario Heritage Act</i>, R.S.O. 1990, c.O.18, as amended and the City of Vaughan Designated Heritage Property Grant Program By-law, as amended. The information collected will be used by the City of Vaughan to administer and enforce the Designated Heritage Property Grant Program.</p>			
Signature:		Title: Applicant Representative	
Printed Name of Signatory: L. CHAIANO		Date: MAY 23, 2025	

DESIGNATED HERITAGE PROPERTY GRANT PROGRAM

OWNER'S AUTHORIZATION

If the applicant is not the owner, the property owner must complete this section. If there is more than one owner, a separate authorization from each individual or corporation is required. Attach an additional page or pages in the same format as this authorization if necessary.

I, Gerrett CHIARO being the registered owner of the subject lands, hereby authorize (*print name of applicant*) to submit the above application to the City of Vaughan for approval thereof.

Signature: [Handwritten Signature]

Date: May 23 2025

Printed Name of Signatory: GERRETT CHIARO

Title: owner

Description of Work to be Undertaken

- Please provide a detailed, written description of the proposed improvements

- REMOVE EXISTING SIDING
- REPLACE SIDING WITH HARDIE BOARD
- REMOVE SOFFIT AND REPLACE
- REMOVE EVESTRAIGHTS AND REPLACE

DESIGNATED HERITAGE PROPERTY GRANT PROGRAM

Additional Information to Accompany Application		
<input checked="" type="checkbox"/> A professionally prepared and scaled drawing of the proposed work (i.e. for replication of specific heritage features such as a window or trim-work) to fully illustrate the proposed eligible conservation project, if applicable.		
<input checked="" type="checkbox"/> Samples of proposed materials or paint colours, if applicable.		
<input checked="" type="checkbox"/> Please consult with Cultural Heritage staff prior to submission to determine what type of additional information should be submitted to best support your application		
Cost Estimates		
Please attach two (2) independent contractor estimates for the eligible conservation work.		
Name of Preferred Contractor		
BLB CORPORATION	Amount	\$ 26,837.50
Name of Second Contractor		
SOHO GLOBAL INC	Amount	\$ 29,945.00
Grant Request		
Cost of Eligible Conservation Work (material, equipment, labour)	\$	26,837.50
Professional Fees	\$	0.00
Other	\$	0.00
Total Estimate	\$	26,837.50
For Further Information:		
CULTURAL HERITAGE - DEVELOPMENT AND PARKS PLANNING DEPARTMENT VAUGHAN CITY HALL 2141 Major Mackenzie Drive Vaughan, Ontario, L6A 1T1 Telephone 905-832-8585 CulturalHeritage@vaughan.ca		
FOR OFFICE USE ONLY		
Date Rec'd : May 27, 2025		
Application Information Rec'd	YES	NO
Application Rec'd By: Vanessa Lio		
Entered into AMANDA by:	Date:	
Application Number: HGA.2025.001		

ESTIMATE

Quote to:

Date: May 12 2025

Address: 137 Clarence St. Vaughan, ON L4L 1L4	
Phone:	[REDACTED]
Email:	[REDACTED]



Hardie Board Siding & Aluminum work - Estimate based on scope of work checklist provided from BLB Corporation, reference on measurement taken on-site.

Payment Method:
Regular Cheques to **BLB Corporation**

Sub Total \$23,750.00

HST (ON) @ 13% \$3,087.50

Payments & Conditions:

Grand Total \$26,837.50

- Payments as follows
 - a) 1st payment – 40%
 - b) 2nd payment – 30%
 - c) 3rd payment – 20%
 - d) Final invoice of 10% will be issued to the client once the team has fully completed the project

Service Agreement

- Bid is based on the measurement taken on-site by BLB
- 5 years of warranty in labour.
- BLB Exteriors compromises to complete this project within maximum 15-20 business days. This does not include rainy days or other extreme weather conditions.
- The final inspection should be completed within a maximum of five business days after the final invoice has been sent.

The client hereby agrees to engage the contractor to provide the client with the services provided on scope of work.

Juan Esteban Diez
Foreman
Contractor: BLB Exteriors Corporation

FOR:
Gatell Chiuano

20 Strathearn Avenue Unit #1
Brampton, ON L6T 1P7
Phone: 647-302-0277
Website: www.blbexteriors.ca
Email: customer@blbexteriors.ca

Soho Global Inc

General Contractor

PLEASE NOTE THE FOLLOWING IS A QUOTE FOR THE FOLLOWING:

HOME ADDRESS: **137 CLARENCE STREET, Vaughan**

HOMEOWNER: **GERRETT CHIAINO**

SCOPE OF WORK: REPLACE SIDING , SOFFIT, EVESTROUGHS

WORLK TO INCLUDE:

DEMOLITION

To remove and dispose of material

INSULATION:

4'x8' Sheets 1" Insulation foam
Tyvek wrap paper on all exposed walls

STRAPPING

10 S/I 1"x 4" Horizontal lumber for strapping

SIDING:

HARDIE BOARD siding- colour your choice
HARDIE TRIM around windows and all corners of home
1"x 6" x 12' Trim for frieze board

ALUMINUM SOFFIT/ FASCIA/ EAVESTROUGH - Colour your choice

ESTIMATE: \$26500 plus HST = \$29,945.00

Pat Martelli

April 22, 2025

Date



153 Woodbridge avenue unit
Unit 7, Vaughan



416-816-8851





HERITAGE PERMIT NO: (staff only)
HP.2025.003

HERITAGE PERMIT
 For alterations on Part IV or Part V properties

MUNICIPAL ADDRESS: 137 CLARENCE ST VAUGHAN	LEGAL ADDRESS (if different from Municipal Address):
PROPERTY OWNER NAME and ADDRESS: GERI DETT CHIARINO 137 CLARENCE ST VAUGHAN	APPLICANT OR REPRESENTATIVE (if not owner) NAME and ADDRESS:

Please check purpose of Heritage Permit issuance:

- Changes or alterations to individually designated property under Part IV of the Ontario Heritage Act
- Changes or alterations to designated property within the Kleinburg-Nashville, Maple or Thornhill Heritage Conservation Districts under Part V of the Ontario Heritage Act (WOODBRIDGE)
- Sign Permit applications within a Special Sign Districts (heritage core areas) as designated under the City of Vaughan Sign By-Law
- Other: _____

Requirements for Heritage Review:

- a current survey (surveyor's plan) of the property (1962)
- site plan showing location of proposed works
- floor plans and elevations clearly indicating the nature of the proposal
- perspective drawings and sections (optional)
- Signage:** site plan & measured elevation drawings showing location, type, design, materials of signage
- Addition requirements /Notes added to drawings by Cultural Heritage: **YES / NO.** _____

Conditions of Heritage Permit Release:

A Heritage Permit does not authorize other approvals / reviews by other City Departments, not regulated under the OHA.

The Heritage Permit is issued on the express condition that the works shall be completed in accordance with all drawings reviewed by Cultural Heritage Division, including notes as marked, which are filed with Cultural Heritage Division under the Permit number noted. Changes to an approved Heritage Permit requires the re-approval/review of those revisions as authorized by Heritage Vaughan Committee or Council.

Heritage Permit approvals stay with the Owner, not the property and are valid for three (3) years from the date of issuance. After three (3) years, the owner would have to reapply.

The subject parcel of land may lie in an area identified as being of high archaeological potential in the City's database of archaeological resources. The owner is advised that the following standard clauses apply:

- Should archaeological resources be found on the property during construction activities, all work must cease, and both the Ontario Ministry of Tourism, Culture and Sport and the City of Vaughan's Planning Department, Urban Design and Cultural Heritage Division shall be notified immediately.

- If human remains are encountered during construction activities, the proponent must immediately cease all construction activities and shall contact the York Regional Police Department, the Regional Coroner and the Registrar of the Cemeteries at the Ministry of Consumer Services.

Personal information is collected pursuant to the Municipal Act 2001 and Ontario Heritage Act 1990 and will be used for the purpose of processing a Heritage Permit. Questions about this collection may be directed to Cultural Heritage Division, City of Vaughan, 2141 Major Mackenzie Drive, Vaughan, Ontario, L6A 1T1 (905) 832-2281

Authorizations / Declaration

I hereby declare that the statements made herein are, to the best of my belief and knowledge, a true and complete presentation of the proposed application.

gchiro
Signature of Applicant or Authorized Agent

APRIL 1 2025
Date

(staff only)

Heritage Vaughan Committee recommends the following as per the Minutes of _____ :
(Day /Month/ Year)

Proceeding to Council as presented
 Not proceeding to Council
 Proceeding per the following:

- All doors, window trimmings, soffitt, fascia will be black

Approval Stamp:



HERITAGE APPROVAL

THIS APPROVAL IS ISSUED ON THE CONDITION THAT THE WORKS SHALL BE COMPLETED WITHIN THE PROPERTY OR LANDS DESCRIBED HEREIN AS IDENTIFIED ON THIS DOCUMENT AS FILED WITH THE URBAN DESIGN & CULTURAL HERITAGE DIVISION, DEVELOPMENT AND PARKS PLANNING, CITY OF VAUGHAN.

ANY CHANGES TO THIS APPROVED PLAN REQUIRES A REVISION OF THIS APPROVAL BY RESUBMISSION TO CULTURAL HERITAGE AS AUTHORIZED BY HERITAGE VAUGHAN COMMITTEE.

Date: May 5, 2025

HERITAGE PERMIT HP.2025.003

HERITAGE CLEARANCE

APPROVED BY: Vanessa Lio

Digitally signed by
Vanessa Lio
Date: 2025.05.05
11:24:48 -0400

ADDITIONAL NOTES:

137 & 141 Clarence HP



Hardiplank Siding: Aged Pewter



Windows, Doors

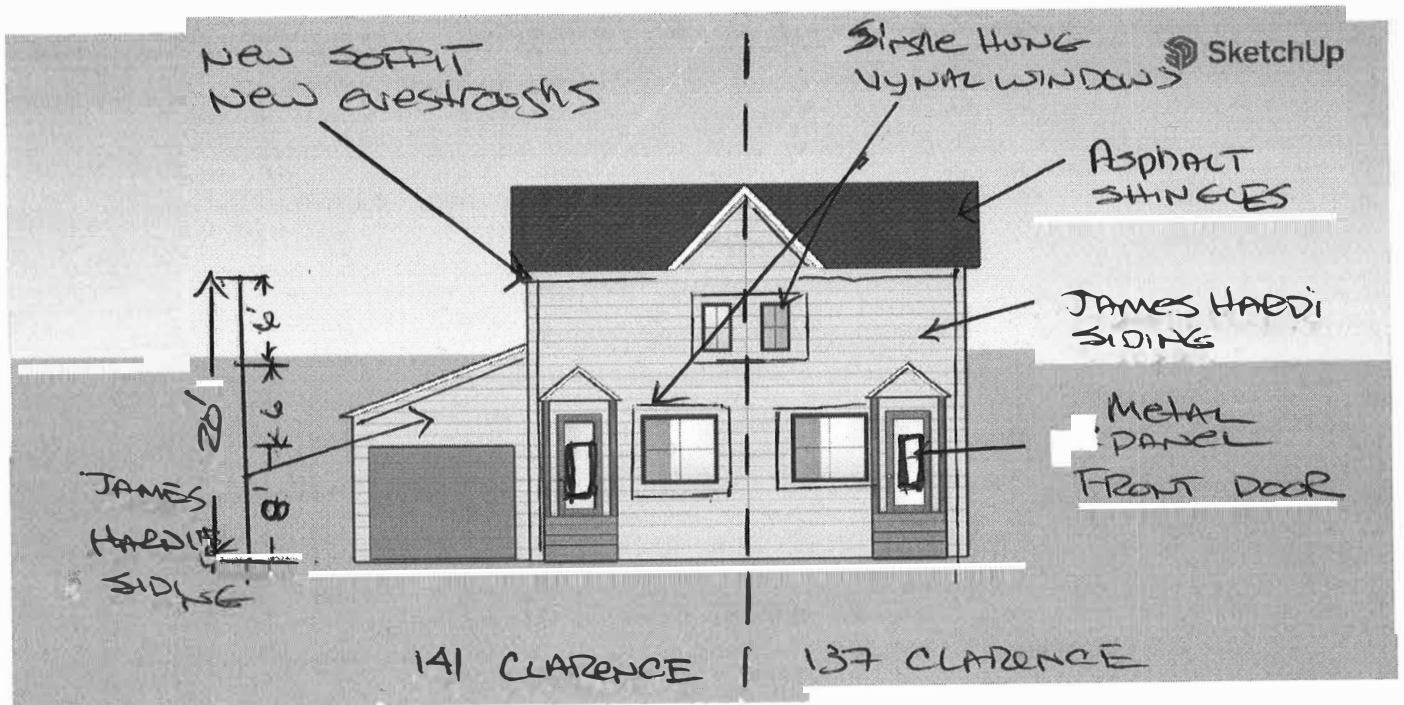
May 5, 2025

HERITAGE PERMIT HP.2025.003

HERITAGE CLEARANCE APPROVED BY: Vanessa Liu

ADDITIONAL NOTES:

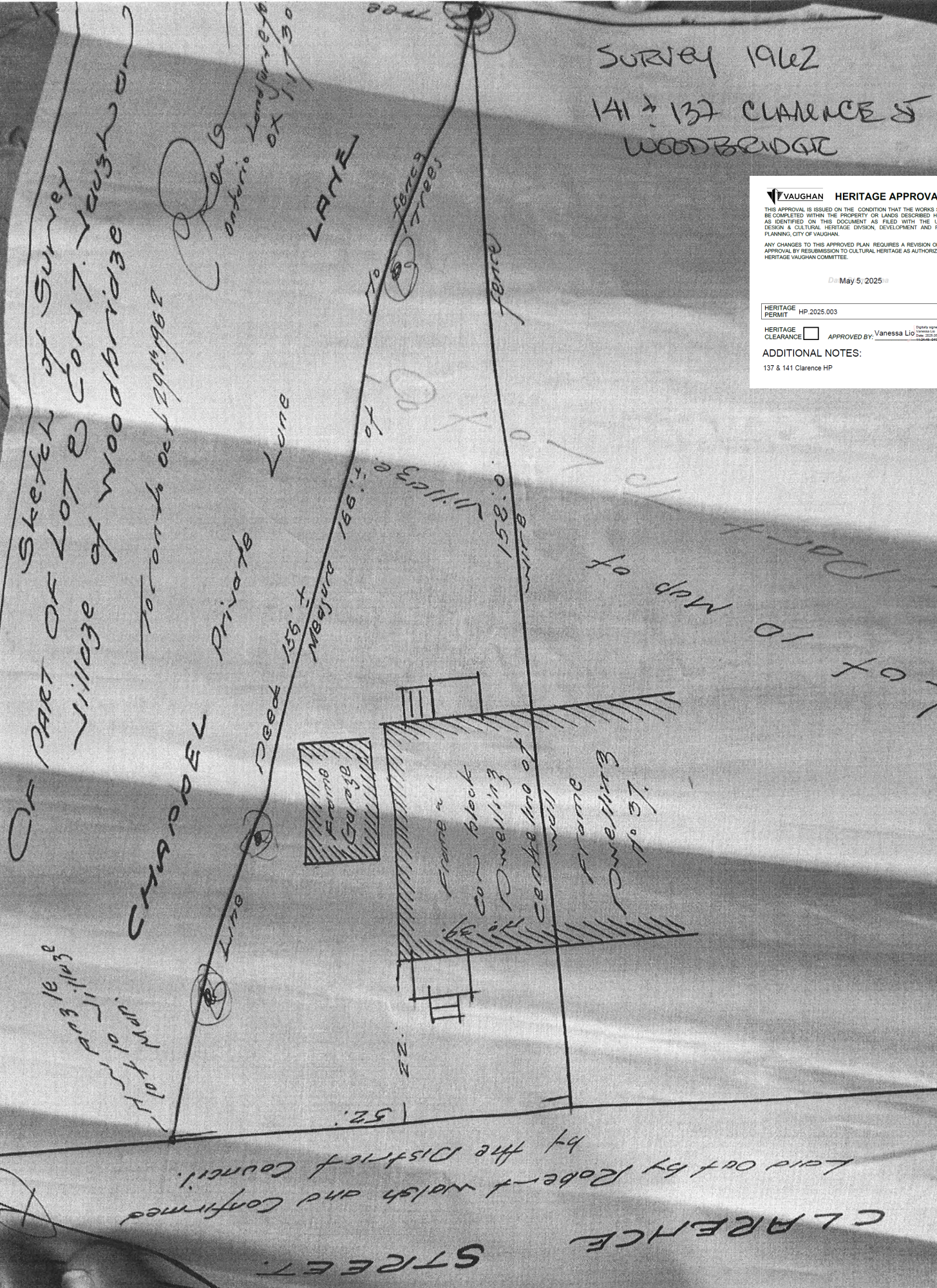
137 & 141 Clarence HP



* BOTH HOMES TO HAVE SAME SIDING | WINDOWS | DOORS | COLOUR

* WINDOWS PRODUCED BY WINDOW CITY IN VAUGHAN (ENERGY STAR RATED)

* ALL WINDOWS SINGLE HUNG IN ORIGINAL SPACES.



SURVEY 1962
 141 & 137 CLARENCE ST
 WOODBRIDGE

VAUGHAN HERITAGE APPROVAL

THIS APPROVAL IS ISSUED ON THE CONDITION THAT THE WORKS SHALL BE COMPLETED WITHIN THE PROPERTY OR LANDS DESCRIBED HEREIN AS IDENTIFIED ON THIS DOCUMENT AS FILED WITH THE URBAN DESIGN & CULTURAL HERITAGE DIVISION, DEVELOPMENT AND PARKS PLANNING, CITY OF VAUGHAN.

ANY CHANGES TO THIS APPROVED PLAN REQUIRES A REVISION OF THIS APPROVAL BY RESUBMISSION TO CULTURAL HERITAGE AS AUTHORIZED BY HERITAGE VAUGHAN COMMITTEE.

May 5, 2025

HERITAGE PERMIT HP.2025.003

HERITAGE CLEARANCE APPROVED BY: Vanessa Lio

ADDITIONAL NOTES:
 137 & 141 Clarence HP

PLANit Application Viewer

To begin, click an application on the map to view its information.

You can also select other layers to view by using the Map Layers button in the top right corner.

Use of this website constitutes acceptance of the terms and statements set below.

[Terms of Use](#) | [Disclaimer](#) & [Privacy](#)



Address / Reference Number



X

City of Vaughan | Vaughan, Teranet, RMOY, TRCA, FBS | Esri

Copyright © 2025 City of Vaughan [Contact Us](#)

SITE PLAN - 141 & 137 CLARENCE.

VAUGHAN HERITAGE APPROVAL

THIS APPROVAL IS ISSUED ON THE CONDITION THAT THE WORKS SHALL BE COMPLETED WITHIN THE PROPERTY OR LANDS DESCRIBED HEREIN AS IDENTIFIED ON THIS DOCUMENT AS FILED WITH THE URBAN DESIGN & CULTURAL HERITAGE DIVISION, DEVELOPMENT AND PARKS PLANNING, CITY OF VAUGHAN.
ANY CHANGES TO THIS APPROVED PLAN, REQUIRES A REVISION OF THIS APPROVAL BY RESUBMISSION TO CULTURAL HERITAGE AS AUTHORIZED BY HERITAGE VAUGHAN COMMITTEE.

05 May 5, 2025

HERITAGE PERMIT HP.2025.003

HERITAGE CLEARANCE APPROVED BY: Vanessa Lio Digitally signed by Vanessa Lio Date: 2025.04.06 14:48:24 -0400

ADDITIONAL NOTES:

137 & 141 Clarence HP

Photographs – 137 Clarence St.

 A photograph of a two-story house with light-colored horizontal siding and a dark brown gabled roof. A large tree is on the left, and a yellow mailbox with the number '12' is in the foreground. The house number '137' is visible on the right side of the house.	<p>2001</p>
 A photograph of the same house from a wider angle. It features a prominent front porch with a glass door and a small gabled roof. The house number '137' is visible on the side. There are some construction materials or debris in the yard.	<p>2004</p>
 A photograph of the house showing a more finished front porch with a wooden door and a small gabled roof. The house number '137' is visible. There is a copyright notice '© 2024 C...' in the sky area.	<p>2014</p>



2025
Grant Submission



2025
Grant Submission



137 and 141 Clarence St - October 30, 2025