

TO:

City Of Vaughan

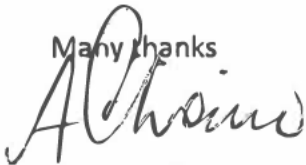
June 16, 2025.

Vanessa Lio

RE: 141 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 141 Clarence Street, Vaughan, can be addressed by Louie Chiaino [REDACTED]

Many thanks

A handwritten signature in cursive script that reads "A Chiaino". The signature is written in black ink and is positioned above the printed name.

Andrew 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.

<b>PROPERTY INFORMATION</b>			
Municipal Address:	Street No.: <b>171</b>	Street Name: <b>CLARENCE ST.</b>	Unit Num.:
Commercial Name (if applicable)			
Designation By-law #:		Heritage Conservation District: <b>WOODBIDGE</b>	
<b>OWNER and APPLICANT INFORMATION</b>			
Property Owner Information (check one)		Person(s)	Company
Registered Land Owner:	Surname: <b>CHIARO</b>	First Name: <b>Andrew</b>	
Name	(if Company)	Company Officer:	
Address:	Street No.: <b>137</b>	Street Name: <b>CLARENCE</b>	Unit Num.:
City: <b>VAUGHAN</b>	Province: <b>ONT</b>	Postal Code:	
Telephone: No. ( )	Fax: ( )	E-Mail:	
<b>Applicant Information (if different than Owner):</b>			
Application Contact:	Surname: <b>CHIARO</b>	First Name: <b>Louie</b>	
Name	(if Company)	Company Officer:	
Address:	Street No.: <b>172</b>	Street Name: <b>Fontesella</b>	Unit Num.:
City: <b>VAUGHAN</b>	Province: <b>ONT</b>	Postal Code: <b>L4H 1Z1</b>	
Telephone:	( )	( )	
<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: <b>Applicant</b>
Printed Name of Signatory: <b>L. CHIARO</b>	Date: <b>MAY 23, 2025</b>		

# 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, ANDREW CHIANG 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: ANDREW CHIANG

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 SIDING
- REMOVE ALL SOFFITS AND REPLACE
- REMOVE ALL EVESTROUGHS AND REPLACE

# DESIGNATED HERITAGE PROPERTY GRANT PROGRAM

<b>Additional Information to Accompany Application</b>		
<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		
<b>Cost Estimates</b>		
Please attach <b>two (2)</b> independent contractor estimates for the eligible conservation work.		
Name of Preferred Contractor		
BLB CORPORATION	Amount	\$ 25,425.00
Name of Second Contractor		
SOHO GLOBAL INC	Amount	\$ 27,685.00
<b>Grant Request</b>		
Cost of Eligible Conservation Work (material, equipment, labour)	\$	25,425.00
Professional Fees	\$	0.00
Other	\$	0.00
Total Estimate	\$	25,425.00
<b>For Further Information:</b>		
CULTURAL HERITAGE - DEVELOPMENT AND PARKS PLANNING DEPARTMENT VAUGHAN CITY HALL 2141 Major Mackenzie Drive Vaughan, Ontario, L6A 1T1 Telephone 905-832-8585 <a href="mailto:CulturalHeritage@vaughan.ca">CulturalHeritage@vaughan.ca</a>		
<b>FOR OFFICE USE ONLY</b>		
Date Rec'd : <span style="color: red;">May 27, 2025</span>		
Application Information Rec'd	YES	NO
Application Rec'd By:		
Entered into AMANDA by:	Date:	
Application Number: <span style="color: red;">HGA.2025.002</span>		

# ESTIMATE

Quote to:

Date: May 12 2025

Address: 141 Clarence St. Vaughan, ON L4L 1L4	
P	[REDACTED]
E	[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 \$22,500.00

HST (ON) @ 13% \$2,925.00

**Payments & Conditions:**

Grand Total \$25,425.00

- Payments as follows
  - a) 1<sup>st</sup> payment – 40%
  - b) 2<sup>nd</sup> payment – 30%
  - c) 3<sup>rd</sup> 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:  
A. GIARDINO

20 Strathearn Avenue Unit #1  
Brampton, ON L6T 1P7  
Phone: 647-302-0277  
Website: [www.blbexteriors.ca](http://www.blbexteriors.ca)  
Email: [customer@blbexteriors.ca](mailto:customer@blbexteriors.ca)

# Soho Global Inc

## General Contractor

PLEASE NOTE THE FOLLOWING IS A QUOTE FOR THE FOLLOWING:

HOME ADDRESS: **141 CLARENCE STREET, Vaughan**

HOMEOWNER: **ANDREW CHIAINO**

SCOPE OF WORK: REPLACE SIDING, SOFFIT, EVESTROUGHS

WORK 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: \$24,500 plus HST = \$27,685.00

*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

<b>MUNICIPAL ADDRESS:</b> 141 CLARENCE ST. VAUGHAN	<b>LEGAL ADDRESS</b> (if different from Municipal Address):
<b>PROPERTY OWNER NAME and ADDRESS:</b> ANDREW CHIARINO 141 CLARENCE ST VAUGHAN	<b>APPLICANT OR REPRESENTATIVE</b> (if not owner) <b>NAME and ADDRESS:</b>

**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.

*[Handwritten Signature]*

*APR 7 2025*

Signature of Applicant or Authorized Agent

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.

*Da* May 5, 2025 *ea*

HERITAGE PERMIT HP.2025.003

HERITAGE CLEARANCE  APPROVED BY: Vanessa Lio  
Digitally signed by Vanessa Lio Date: 2025.05.05 11:21:49 -0500

**ADDITIONAL NOTES:**

137 & 141 Clarence HP



Hardiplank Siding: Aged Pewter



Windows, Doors

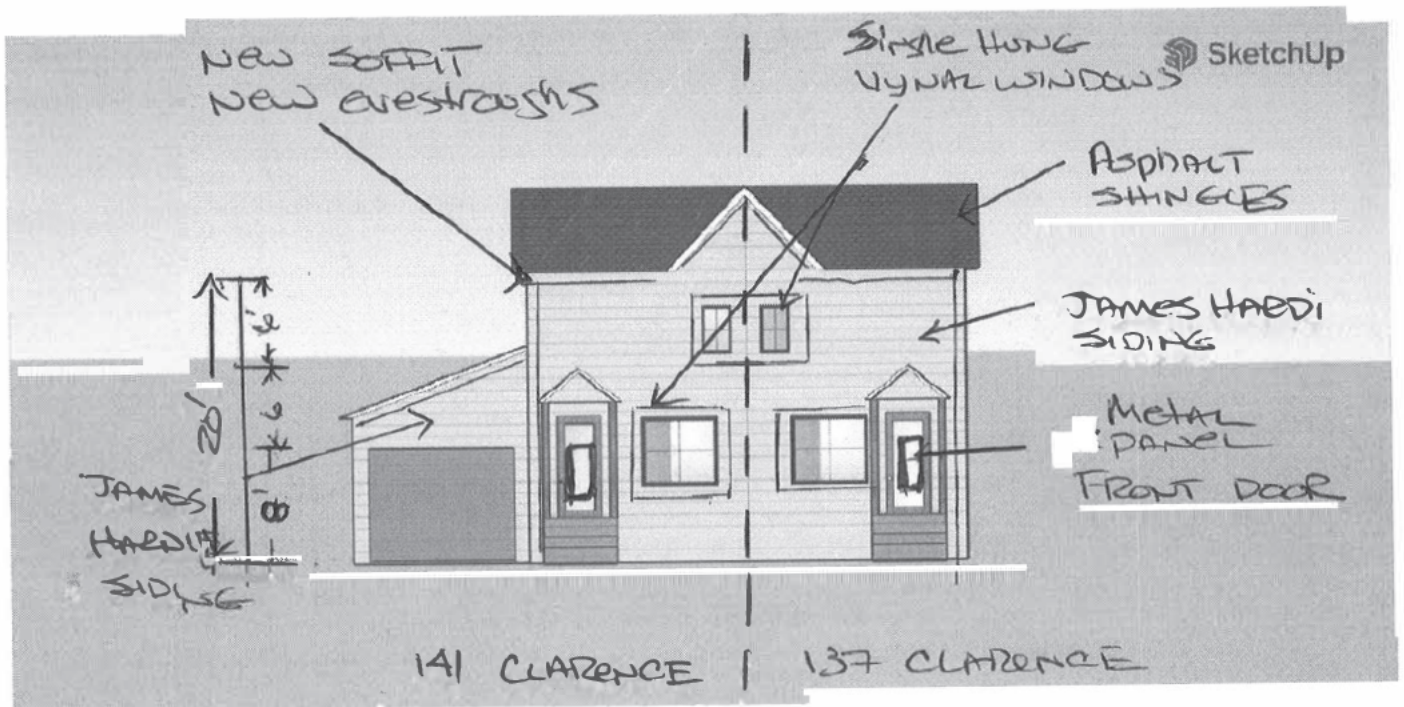
May 5, 2025

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  
WOODBIDGE

**VAUGHAN HERITAGE APPROVAL**  
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May 5, 2025

HERITAGE PERMIT HP.2025.003

HERITAGE CLEARANCE  APPROVED BY: Vanessa Lio

ADDITIONAL NOTES:  
137 & 141 Clarence HP

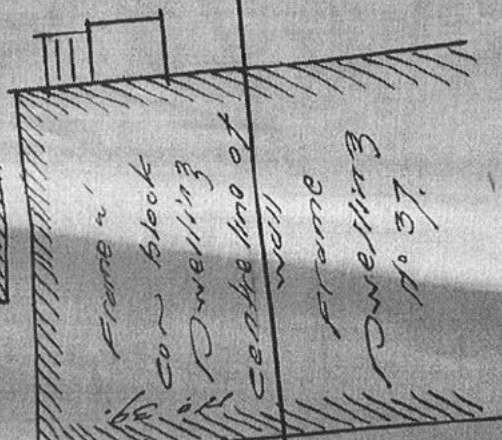
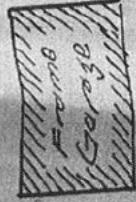
Sketch of Survey  
OF PART OF LOT 8  
Village of Woodbridge

Toronto Oct 29th 1962

CHAPPEL Drive

Deed 158 x  
Mbejura

LANE



Lune

168.2 of

158.0 of

Village

22:

52:

Laid out by Robert Walsh and Confirmed  
by the District Council.

STREET

CLARENCE

Lot 10 Map of Part

103.103  
111.103  
101.103

Ontario Land Survey  
Oct 11 1930

SITE PLAN - 141 & 137 CLEARANCE.

**VAUGHAN HERITAGE APPROVAL**

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May 5, 2025


HERITAGE PERMIT HP-2025-003

HERITAGE CLEARANCE  APPROVED BY: Vanessa Lio

**ADDITIONAL NOTES:**

137 & 141 Clearance HP

**Photographs – 141 Clarence St.**

 A photograph of a two-story white house with a brown roof and a small front porch. The house is surrounded by lush green trees and a garden with various plants. The photo is taken from a slightly low angle, showing the side of the house.	<p>2004</p>
 A photograph of a two-story red house with a brown roof and a small front porch. The house is surrounded by lush green trees and a garden with various plants. A satellite dish is visible on the roof. The photo is taken from a slightly low angle, showing the side of the house.	<p>2014</p>



2025  
Grant Submission



2025  
Grant Submission



2025  
Grant Submission  
  
(Side and Rear  
view, 137 Clarence  
in the background)



137 and 141 Clarence St - October 30, 2025