

**C4.**

**Communication**

**CW(2) – April 14, 2026**

**Item No. 10**

# **HERITAGE DESIGNATION / LISTING OBJECTION PROCESS**

**Attention: Mayor Steven Del Duca & Members of Vaughan Council**

Linda Jackson Deputy Mayor, Local and Regional Councillor

Mario Ferri Local and Regional Councillor

Gino Rosati Local and Regional Councillor

Mario G. Racco Local and Regional Councillor

Marilyn Iafrate Ward 1 Councillor

Adriano Volpentesta Ward 2 Councillor

Rosanna DeFrancesca Ward 3 Councillor

Chris Ainsworth Ward 4 Councillor

Gila Martow Ward 5 Councillor

## **Abstract**

We are not opposed to heritage preservation.  
We respect Vaughan's history and recognize the importance of protecting it.  
Our request today is for fairness, consistency, and appropriate context in  
the application of heritage designation and listing decisions.

April 2026

Joe Morriello

## Table of Contents

<b>Letter to Mayor Steven Del Duca &amp; Members of Vaughan Council .....</b>	<b>2</b>
<b>Appendix A – Delisted Affected Properties .....</b>	<b>4</b>
<b>Listed Properties &amp; Possible Designation .....</b>	<b>5</b>
• 10891 Jane St	
• 10911 Jane St	
<b>Delisted Properties &amp; No Heritage Designation .....</b>	<b>8</b>
• 10811 Jane St	
• 10819 Jane St	
• 10831 Jane St	
• 10841 Jane St	
• 10945 Jane St	
• 10851 Jane St	
• 10953 Jane St	
• 10967 Jane St	
<b>Large-Scale Commercial &amp; Industrial Development .....</b>	<b>12</b>
Walmart .....	13
Arla .....	14 & 15

---

**Mayor Steven Del Duca & Members of Vaughan Council**

Thank you for the opportunity to speak today.

I want to begin by being very clear: we are not opposed to heritage preservation. We respect Vaughan's history and understand the importance of protecting it. What we are asking for today is fairness, consistency, and context.

There were approximately ten properties that were listed or are facing potential designation. As a result, homeowners were confronted with a serious hardship: the need to retain professional planners—often at a cost of \$20,000 to \$30,000 per property—simply to request delisting. For many residents, this is not financially possible.

Meanwhile, directly across the street, the city approved the construction of a Walmart and approximately two million square feet of industrial development. That decision permanently altered the historical context of this area.

**This creates a serious contradiction.**

If large-scale commercial and industrial development is considered appropriate here, it is reasonable to ask:

- How can these homes now be treated as if they still exist within a protected heritage landscape?
- Context matters in heritage planning—and in this case, that context has already been removed.
- I would also like to reference Vaughan's own successful precedent.

Approximately 35 years ago, Patricia Neal, former Director of Heritage Vaughan, took a very different and effective approach in this same area. Her guiding principle was simple but powerful: ask—don't impose. Through dialogue and respect, she was able to convince my father to preserve 10933 Jane Street, while intentionally leaving neighboring properties alone.

**That collaborative approach worked.**

The heritage asset at 10933 Jane Street has now been preserved for over three decades—without conflict, litigation, or hardship for surrounding homeowners.

**Fast forward to today.**

In 2023, the Hamlet designation was lifted from most of these properties—recognizing that the area no longer functioned as a protected historic settlement. Now, only a short time later, homeowners are facing even tighter restrictions through heritage listing and potential designation.

**From the residents’ perspective, this feels like a step backward.**

These properties are in very poor condition. The owners are long-time residents with limited financial resources. Heritage designation restricts redevelopment, increases repair costs, complicates financing and insurance, and reduces property value. None of the surrounding industrial or commercial development was created by these homeowners—yet the burden of preservation is being placed entirely on them.

**Designation without funding, incentives, or feasibility is not preservation. It is restriction.**

In closing, we respectfully request that the Vaughan Council consider the following:

1. That the listed properties be delisted pending the completion of a comprehensive impact study, including the effect of surrounding commercial and industrial development.
2. That any future heritage designation be voluntary, not mandatory, and pursued only with the informed consent of property owners.
3. That the Committee follow the collaborative approach successfully used by former Director Patricia Neal - “ask, don’t impose” - an approach that has already proven effective in Vaughan and resulted in long-term preservation without hardship or conflict.

4. That the interests of homeowners be protected ahead of bureaucratic process, ensuring that heritage policy does not impose unreasonable financial, legal, or planning burdens on residents who lack the resources to defend themselves.

**Heritage preservation should protect history - not impose financial hardship, particularly after incompatible development has already been approved.**

**Listed Properties & Possible Designation**

- 10891 Jane St
- 10911 Jane St

**Delisted Properties & No Heritage Designation** (March 25<sup>th</sup> Heritage Vaughan Meeting)

- 10811 Jane St
- 10819 Jane St
- 10831 Jane St
- 10841 Jane St
- 10945 Jane St
- 10851 Jane St
- 10953 Jane St
- 10967 Jane St

Thank you for your time. I respectfully ask that these comments be entered into the public record.

**Joe Morriello**



**Affected Properties & No Heritage Designation**



*Aerial View of Delisted & Affected Properties*

- **Delisted Properties & Possible Designation**
- **Affected Properties & No Heritage Designation**

Listed Properties & Possible Designation



Figure 1: 10911 Jane Street



Figure 2: 10911 Jane Street



Figure 3: 10911 Jane Street



Figure 4: 10911 Jane Street

Listed Properties & Possible Designation



Figure 5: 10911 Jane Street



Figure 6: 10911 Jane Street



Figure 7: 10911 Jane Street

**Listed Properties & Possible Designation**



Figure 8: 10891 Jane Street



Figure 9: 10891 Jane Street



Figure 10: 10891 Jane Street

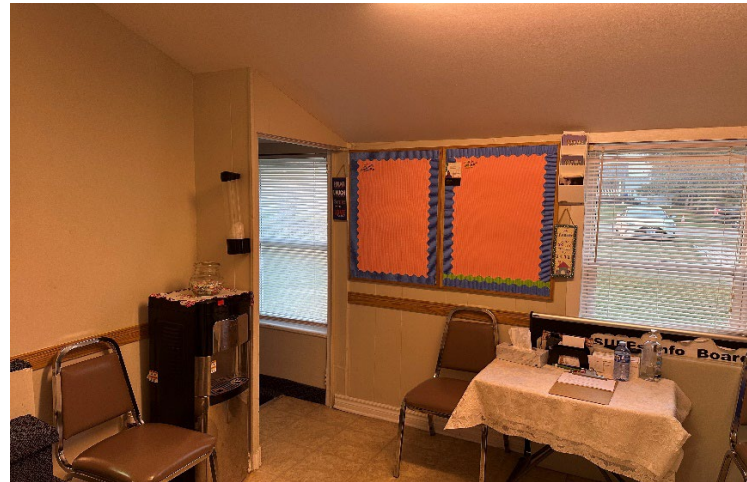


Figure 11: 10891 Jane Street

**Affected Properties & No Heritage Designation**



*Figure 12: 10811 Jane Street*



*Figure 13: 10819 Jane Street*

**Affected Properties & No Heritage Designation**



*Figure 14: 10831 Jane Street*



*Figure 15: 10841 - 10921 Jane Street*

**Affected Properties & No Heritage Designation**



*Figure 16: 10945 Jane Street*



*Figure 17: 10851 Jane Street*

**Affected Properties & No Heritage Designation**

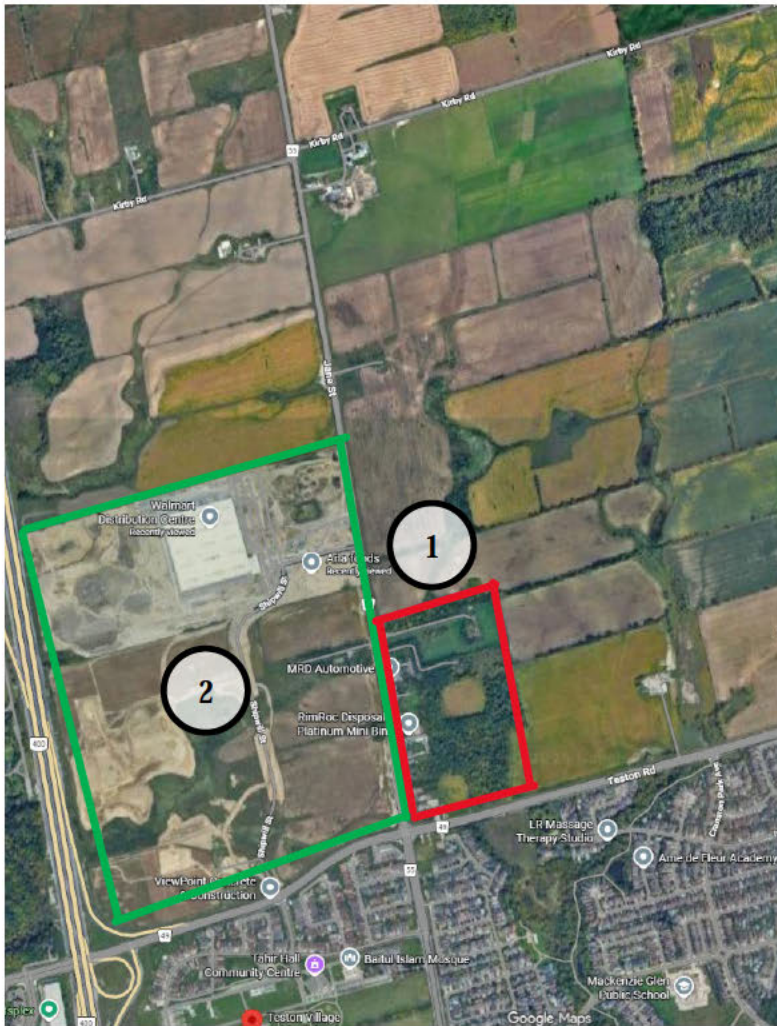


*Figure 18: 10953 Jane Street*



*Figure 19: 10967 Jane Street*

## Large-Scale Commercial & Industrial Development



1. **Red** – Delisted & Affected Properties
2. **Green** – Industrial Zone across from affected area

Figure 18: Aerial View of Delisted & Affected Properties and Large-Scale Commercial and Industrial Development



Figure 20: Walmart



Figure 21: Walmart



Figure 22: Arla



Figure 23: Arla



Figure 24: Arla



Figure 25: Arla

## HERITAGE DESIGNATION/ LISTING PROCESS OF OBJECTION



Listed Properties & Possible Designation

Figure 1: 10911 Jane Street

## HERITAGE DESIGNATION/ LISTING PROCESS OF OBJECTION



Listed Properties & Possible Designation

Figure 2: 10911 Jane Street

## HERITAGE DESIGNATION/ LISTING PROCESS OF OBJECTION



Listed Properties & Possible Designation

Figure 3: 10911 Jane Street

## HERITAGE DESIGNATION/ LISTING PROCESS OF OBJECTION



Listed Properties & Possible Designation

Figure 4: 10911 Jane Street

## HERITAGE DESIGNATION/ LISTING PROCESS OF OBJECTION



Listed Properties & Possible Designation

Figure 5: 10911 Jane Street

## HERITAGE DESIGNATION/ LISTING PROCESS OF OBJECTION



Listed Properties & Possible Designation

Figure 6: 10911 Jane Street

## HERITAGE DESIGNATION/ LISTING PROCESS OF OBJECTION



Listed Properties & Possible Designation

Figure 7: 10911 Jane Street

## HERITAGE DESIGNATION/ LISTING PROCESS OF OBJECTION



Listed Properties & Possible Designation

Figure 8: 10891 Jane Street

## HERITAGE DESIGNATION/ LISTING PROCESS OF OBJECTION



Listed Properties & Possible Designation

Figure 9: 10891 Jane Street

## HERITAGE DESIGNATION/ LISTING PROCESS OF OBJECTION



Listed Properties & Possible Designation

Figure 10: 10811 Jane Street

## HERITAGE DESIGNATION/ LISTING PROCESS OF OBJECTION



Listed Properties & Possible Designation

Figure 11: 10891 Jane Street

## HERITAGE DESIGNATION/ LISTING PROCESS OF OBJECTION



**Affected Properties & No Heritage Designation**

**Figure 12: 10811 Jane Street**

## HERITAGE DESIGNATION/ LISTING PROCESS OF OBJECTION



**Affected Properties & No Heritage Designation**

**Figure 13: 10819 Jane Street**

## HERITAGE DESIGNATION/ LISTING PROCESS OF OBJECTION



Affected Properties & No Heritage Designation

Figure 14: 10831 Jane Street

## HERITAGE DESIGNATION/ LISTING PROCESS OF OBJECTION



Affected Properties & No Heritage Designation

Figure 15: 10841 - 10921 Jane Street

## HERITAGE DESIGNATION/ LISTING PROCESS OF OBJECTION



Affected Properties & No Heritage Designation

Figure 16: 10945 Jane Street

## HERITAGE DESIGNATION/ LISTING PROCESS OF OBJECTION



Affected Properties & No Heritage Designation

Figure 17: 10851 Jane Street

## HERITAGE DESIGNATION/ LISTING PROCESS OF OBJECTION



Affected Properties & No Heritage Designation

Figure 18: 10953 Jane Street

## HERITAGE DESIGNATION/ LISTING PROCESS OF OBJECTION



Affected Properties & No Heritage Designation

Figure 19: 10967 Jane Street