

**CITY OF VAUGHAN  
REPORT NO. 3 OF THE  
HERITAGE VAUGHAN COMMITTEE**

*For consideration by the Committee of the Whole  
of the City of Vaughan  
on June 9, 2020*

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The Heritage Vaughan met at 7: 01 p.m., on May 25, 2020.

<u>Members Present</u>	<u>In-Person</u>	<u>Electronic Participation</u>
Giacomo Parisi, Chair		X
Antonella Strangis, Vice Chair		X
Sandra Colica		X
Zhanyi He		X
Councillor Marilyn Iafrate		X
Riccardo Orsini		X
Elly Perricciolo		X
Shira Rocklin		X
Councillor Alan Shefman		

Staff Present

Nick Borcescu, Senior Heritage Planner	X
Adelina Bellisario, Council / Committee Administrator	X

The following items were dealt with:

- 1. DEMOLITION AND NEW CONSTRUCTION – SINGLE DETACHED DWELLING AND DETACHED GARAGE LOCATED AT 705 NASHVILLE ROAD, KLEINBURG-NASHVILLE HERITAGE CONSERVATION DISTRICT (REFERRED)**

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

- 1. That the recommendation contained in the report of the Deputy City Manager Planning and Growth Management, dated February 19, 2020, be approved;**
- 2. That the report of the Deputy City Manager Planning and Growth Management, dated May 25, 2020, be received; and**
- 3. That Communication C1 from the Deputy City Manager Planning and Growth Management, dated March 25, 2020, be received.**

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**Recommendations**

Heritage Vaughan, at its meeting February 19, 2020, recommended adopted the following (Item 2, Report No. 2):

- 1) That consideration of this matter be deferred to the Heritage Vaughan meeting of March 25, 2020, to allow staff and the applicant to review the architectural expression of the proposed building and report back; and
- 2) That the deputation of Mr. Mario Sanci, Mapes Avenue, Woodbridge, applicant, was received.

**Report of the Deputy City Manager Planning and Growth Management,  
dated February 19, 2020**

THAT Heritage Vaughan Committee recommend Council approve the proposed demolition of the existing dwelling, detached garage and new construction of a detached two-storey dwelling located at 705 Nashville Road 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 Deputy City Manager, Planning & Growth Management;
- 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; and
- c. That the Owner submit Building Permit stage architectural drawings and building material specifications to the satisfaction of the Chief Building Official.

**2. DEMOLITION AND NEW CONSTRUCTION – SINGLE DETACHED DWELLING AND DETACHED GARAGE LOCATED AT 645 NASHVILLE ROAD, KLEINBURG-NASHVILLE HERITAGE CONSERVATION DISTRICT**

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

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- 1) That the recommendation contained in the following report of the Deputy City Manager, Planning and Growth Management, dated May 25, 2020, be approved, subject to the following amendments, in accordance with Communication C2, memorandum from the Acting Deputy City Manager, Planning and Growth Management, dated May 20, 2020, as follows:

That the following recommendation be added to the staff report dated May 25, 2020:

- d) Council's approval of new construction shall be contingent upon the approval of Site Development File DA.19.067 (Jason Polsinelli) and any required minor variances to be approved by the Committee of Adjustment";

The Heritage Vaughan Committee advises Council:

- 1) That the deputation of Mr. Giorgio Frasca, FRASCA Design & Planning Inc., Hwy #7, Vaughan, on behalf of the applicant, was received.

**Recommendations**

That Heritage Vaughan Committee recommend THAT Council approve the proposed demolition of the existing dwelling, detached garage and new construction of a detached two-storey dwelling located at 645 Nashville Road 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 Acting Deputy City Manager, Planning & Growth Management;
- 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; and
- c. That the Owner submit Building Permit stage architectural drawings and building material specifications to the satisfaction of the Chief Building Official.

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**3. DEMOLITION OF EXISTING BUILDING AND CONSTRUCTION OF IDENTICAL REPLICA BUILDING AT 89 NASHVILLE ROAD, KLEINBURG NASHVILLE HERITAGE CONSERVATION DISTRICT**

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

- 1. That the recommendation contained in the following report of the Deputy City Manager, Planning and Growth Management, dated May 25, 2020, be approved.**

**Recommendations**

THAT Heritage Vaughan Committee recommend Council approve the proposed demolition of the existing building and new construction of an architectural replica two-storey building located at 89 Nashville Road 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 Acting Deputy City Manager, Planning & Growth Management.
- 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 the Owner submit Building Permit stage architectural drawings and building material specifications to the satisfaction of the Chief Building Official.

**4. DEMOLITION OF EXISTING BUILDING AND CONSTRUCTION OF IDENTICAL REPLICA BUILDING AT 99 NASHVILLE ROAD, KLEINBURG-NASHVILLE HERITAGE CONSERVATION DISTRICT**

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

- 1. That the recommendation contained in the following report of the Deputy City Manager, Planning and Growth Management, dated May 25, 2020, be approved.**

**Recommendations**

THAT Heritage Vaughan Committee recommend Council approve the proposed demolition of the existing building and new construction of an architectural replica two-storey building located at 99 Nashville Road

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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 Acting Deputy City Manager, Planning & Growth Management.
- 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.
1. That the Owner submit Building Permit stage architectural drawings and building material specifications to the satisfaction of the Chief Building Official.

**5. DEMOLITION OF EXISTING GARAGE AND CONSTRUCTION OF A SINGLE DETACHED DWELLING WITH ATTACHED GARAGE 31 NAPIER STREET, KLEINBURG-NASHVILLE HERITAGE CONSERVATION DISTRICT**

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

- 1) **That the recommendation contained in the following report of the Deputy City Manager, Planning and Growth Management, dated May 25, 2020, be approved.**

**The Heritage Vaughan Committee advises Council:**

- 1) **That the deputation of Ms. Nadia Zuccaro, EMC Group Limited., Keele Street, Vaughan, on behalf of the applicant, was received.**

**Recommendations**

THAT Heritage Vaughan Committee recommend Council approve the proposed demolition of a free standing three (3) car garage and construction of a single detached dwelling with an attached garage at 31 Napier Street 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 Acting Deputy City Manager, Planning and Growth Management.

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2. That Heritage Vaughan Committee recommendations to Council do not constitute specific support for any development application under the *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 applicant submit Building Permit stage architectural drawings and building material specifications to the satisfaction of the Vaughan Development Planning Department.
6. **DEMOLITION OF EXISTING STRUCTURES AND CONSTRUCTION OF A TWO STOREY SINGLE-FAMILY DWELLING, ATTACHED GARAGE AND TWO ACCESSORY BUILDINGS 79 VALLEYVIEW COURT, KLEINBURG-NASHVILLE HERITAGE CONSERVATION DISTRICT**

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

1. **That the recommendation contained in the following report of the Deputy City Manager, Planning and Growth Management, dated May 25, 2020, be approved.**

**Recommendations**

THAT Heritage Vaughan Committee recommend Council approve the proposed demolition of the existing structures and construction of a two-storey single detached dwelling, attached garage, cabana and gazebo located at 79 Valleyview Court 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 Acting Deputy City Manager, Planning and Growth Management.
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 submit Building Permit stage architectural drawings and building material specifications to the satisfaction of the Vaughan Development Planning Department.

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**7.     RENOVATION AND ADDITION – SINGLE DETACHED DWELLING  
REAR AND SIDE ADDITION WITH GARAGE LOCATED AT 32 ABELL  
AVENUE, WOODBRIDGE HERITAGE CONSERVATION DISTRICT**

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

- 1.     That the recommendation contained in the following report of the Deputy City Manager, Planning and Growth Management, dated May 25, 2020, be approved.**

**Recommendations**

THAT Heritage Vaughan Committee recommend Council approve the proposal to demolish the existing detached garage and renovate the existing dwelling including a rear and side two-storey addition with attached garage located at 32 Abell Avenue 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, to be determined at the discretion of the Deputy City Manager, Planning & Growth Management;
- 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 the Owner submit Building Permit stage architectural drawings and building material specifications to the satisfaction of the Chief Building Official.

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The meeting adjourned at 7:56 p.m.

Respectfully submitted,

Giacomo Parisi, Chair