



**CITY OF VAUGHAN
REPORT NO. 6 OF THE
HERITAGE VAUGHAN COMMITTEE**

*For consideration by the Committee of the Whole
of the City of Vaughan
on October 6, 2020*

The Heritage Vaughan met at 7: 07 p.m., on September 16, 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
Diana A. Hordo		X
Councillor Marilyn Iafrate		X
Elly Perricciolo		X
Shira Rocklin		X
John Senisi		X
Councillor Alan Shefman		X
Dave Snider		X
<u>Staff Present</u>		
Rob Bayley, Manager of Urban Design & Cultural Heritage		X
Nick Borcescu, Senior Heritage Planner		X
Katrina Guy, Cultural Heritage Co-ordinator		X
Adelina Bellisario, Council / Committee Administrator		X

The following items were dealt with:

- 1. DEMOLITION OF EXISTING STRUCTURES AND CONSTRUCTION OF A THREE-STOREY MIXED USE BUILDING WITH UNDERGROUND PARKING AT 10568 ISLINGTON AVENUE, IN THE 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 report of the Acting Deputy City Manager, Planning and Growth Management, dated September 16, 2020, be approved subject to the addition of the following:**

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- d) That a demolition permit shall not be issued for the property until a building permit has been issued for a new building in accordance with the Kleinburg Nashville Heritage Conservation District Plan.

The Heritage Vaughan Committee advises Council:

- 1) That the deputation of Mr. Paul Oberst, Paul Oberst Heritage Consultant, Rusholme Park Crescent, Toronto, on behalf of the applicant, was received.

Recommendations

That Heritage Vaughan Committee recommend THAT Council approve an application to demolish the existing dwelling, detached garage and a proposed 3-storey mixed-use development, consisting of 6 ground floor retail units and 16 residential units above, with 32 underground parking space at 10568 Islington 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 Acting Deputy City Manager, Planning and 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. DE-LISTING FOR 10733 PINE VALLEY DRIVE

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, Infrastructure Development, dated September 16, 2020, be approved.

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Recommendations

THAT Heritage Vaughan recommend Council remove 10733 Pine Valley from the *Listing of Property of Architectural and Historical Significance*, under Section 27(1.3) of the *Ontario Heritage Act*.

3. PRESERVATION AND REHABILITATION OF THE HENRY BURTON HOUSE, LISTED UNDER PART IV, LOCATED AT 8811 HUNTINGTON ROAD

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, Infrastructure Development, dated September 16, 2020, be approved.**

Recommendations

That Heritage Vaughan Committee recommend THAT Council approve the application to relocate and rehabilitate the Main Block of Henry Burton House located at 8811 Huntington Road under Section 27 of *Ontario Heritage Act*, subject to the following conditions:

- a. Any significant changes to the application by the Owner may require reconsideration by the Heritage Vaughan Committee, to 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 completed Archaeological Assessments Reports, Archaeological Clearance letters, and all other required reports and drawings necessary to relocate the building to the satisfaction of Cultural Heritage Staff prior to submission for earthworks, demolitions, or building permits as part of the Site Development application stage to the satisfaction of the Development Planning Department.
- d. 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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- e. That the Owner enter into a Heritage Easement Agreement and provide securities in the form of a Letter of Credit for the relocation and rehabilitation of the Henry Burton House to the satisfaction of the Development Planning Department.

4. PRESERVATION AND REHABILITATION OF THE JOHN FLEMING HOUSE, LISTED UNDER PART IV, LOCATED AT 9151 HUNTINGTON ROAD

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

- 1) **That the recommendation contained in the report of Deputy City Manager, Infrastructure Development, dated September 16, 2020, be approved;**

The Heritage Vaughan Committee advises Council:

- 1) **That the deputation of Mr. Ragavan Nithiyantham, Golder Associates Ltd., Scotia Court, Whitby, on behalf of the applicant, was received.**

Recommendations

That Heritage Vaughan Committee recommend THAT Council approve the application to relocate, rehabilitate and preserve the existing building located at 9151 Huntington Road under Section 27 of *Ontario Heritage Act*, subject to the following conditions:

- a. Any significant changes to the application by the Owner may require reconsideration by the Heritage Vaughan Committee, to be determined at the discretion of the Acting Deputy City Manager, Planning and 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 completed Archaeological Assessments Reports, Archaeological Clearance letters, and all other required reports and drawings necessary for the actual relocation of the building for Cultural Heritage Staff review prior to submission for earthworks, demolitions, or building permits as part of the Site Development application stage to the satisfaction of the Development Planning Department.

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- d. That the Owner submit Building Permit stage architectural drawings and building material specifications to the satisfaction of the Chief Building Official.
 - e. That the Owner enter into a Heritage Easement Agreement and provide securities in the form of a Letter of Credit for the relocation and rehabilitation of the John Fleming House to the satisfaction of the Development Planning Department.
- 5. DEMOLITION OF AN EXISTING NON-CONTRIBUTING BUILDING AT 256 WOODBRIDGE AVENUE, AND CONSTRUCTION OF A SEVEN-STOREY RESIDENTIAL BUILDING AT 248-260 WOODBRIDGE AVENUE, WOODBRIDGE HERITAGE CONSERVATION DISTRICT VICINITY OF WOODBRIDGE AVENUE AND KIPLING AVENUE**

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

That a demolition permit shall not be issued for the property until a building permit has been issued for a new building in accordance with the Woodbridge Heritage Conservation District Plan.

A vote was taken and failed to carry on the following recommendation contained in the report of the Deputy City Manager, Infrastructure Development, dated September 16, 2020:

Recommendations of the Deputy City Manager, Infrastructure Development, dated September 16, 2020:

THAT Heritage Vaughan Committee recommend Council approve the proposed demolition of the existing building at 256 Woodbridge Avenue and the construction of a 7-storey residential building located at 248-260 Woodbridge Avenue under Section 42 of Ontario Heritage Act, subject to the following conditions:

- a) That the podium level of the proposed building be revised to provide additional transparency and articulation and the screening for the at-grade parking area be enhanced.
- b) That any significant changes to the proposal by the Owner may require reconsideration by the Heritage Vaughan Committee, determined at the discretion of the Acting Deputy City Manager, Planning & Growth Management.

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- 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 the Owner submit at the Building Permit stage architectural drawings and building material specifications to the satisfaction of the Chief Building Official.

The Heritage Vaughan Committee advises Council:

- 1) That the following deputations be received:
 - 1. Mr. Owen R. Scott of, CHC Limited, Liverpool Street, Guelph, and Communication C1, presentation material entitled, “Cultural Heritage Resource Impact Assessment and Heritage Conservation District Conformity Report 248 - 260 Woodbridge Avenue Woodbridge Heritage Conservation District (HCD) City of Vaughan”, behalf of the applicant;
 - 2. Architects, Shawson Drive, Mississauga, on behalf of the applicant;
 - 3. Mr. John Zipay, John Zipay and Associates, Gilbert Court, Burlington, on behalf of the applicant;
 - 4. Mr. Jamie Maynard, on behalf of the Village of Woodbridge Ratepayers’ Association;
 - 5. Ms. Maria Verna.

Recommendations

THAT Heritage Vaughan Committee recommend Council approve the proposed demolition of the existing building at 256 Woodbridge Avenue and the construction of a 7-storey residential building located at 248-260 Woodbridge Avenue under Section 42 of *Ontario Heritage Act*, subject to the following conditions:

- a. That the podium level of the proposed building be revised to provide additional transparency and articulation and the screening for the at-grade parking area be enhanced.
- b. That any significant changes to the proposal by the Owner may require reconsideration by the Heritage Vaughan Committee, determined at the discretion of the Acting Deputy City Manager, Planning & Growth Management.

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- 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 the Owner submit at the Building Permit stage architectural drawings and building material specifications to the satisfaction of the Chief Building Official.

The meeting adjourned at 10:48 p.m.

Respectfully submitted,

Giacomo Parisi, Chair