

**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 November 9, 2021*

The Heritage Vaughan Committee met at 7:02 p.m., on October 20, 2021.

<u>MEMBER'S PRESENT:</u>	<u>Electronic Participation</u>
Giacomo Parisi, Chair	X
Antonella Strangis, Vice Chair	X
Sandra Colica	X
Erica He	X
Diana Hordo	X
Councillor Marilyn Iafrate	X
Waseem Malik	X
Riccardo Orsini	X
Elly Perricciolo	X
John Senisi	X
Councillor Alan Shefman	X
Dave Snider	X
<u>STAFF PRESENT:</u>	
Shahrazad Davoudi-Strike, Manager of Urban Design and Cultural Services	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. UPDATE OF WOODBRIDGE STREETSCAPE MASTERPLAN STATUS AT 60% COMPLETION, IN THE WOODBRIDGE HERITAGE CONSERVATION DISTRICT

The Heritage Vaughan Committee advises Council:

- 1) That the recommendation contained in the report of the Deputy City Manager, Planning and Growth Management, dated October 20, 2021, be approved; and**

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- 2) That the presentation by Tim McCormick, IBI Group and Communication C1, presentation material entitled, “Woodbridge Avenue Improvements and Streetscaping Project (Kipling Avenue To Islington Avenue)’, be received.

Giacomo Parisi declared an interest with respect to this matter as he is a landowner of property in the noted area and did not take part in the discussion or vote on the matter.

Recommendations

THAT the information outlined in this report and the consultant presentation on the Woodbridge Streetscape Masterplan set out in Attachment 2 be RECEIVED.

2. DEMOLITION OF 9600 KEELE (GEORGE BAILEY PUBLIC SCHOOL)

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 October 20, 2021, be approved.

The Heritage Vaughan Committee advises Council:

- 1) That the comments from Susan Hastings, York Region District School Board, Gorham Street, Newmarket, on behalf of the applicant, were received.

Recommendations

1. THAT Heritage Vaughan recommend Council approve the proposed demolition of George Bailey Public School at 9600 Keele 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 Director of Development Planning and Manager of Urban Design and Cultural Heritage;
 - 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 applicant submit final demolition plans, and construction drawings and building material specifications for

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the commemorative plaque to the satisfaction of the
Vaughan Development Planning Department, Urban Design
and Cultural Heritage Division prior for the Heritage Permit
release;

2. THAT the York Regional School Board contact the City of Vaughan Parks Infrastructure Planning and Development (PIPD) to the potential for temporary use or potential acquisition of the subject property, or portions thereof.

**3. CONSTRUCTION OF NEW TOWNHOMES AT 10316 KEELE STREET
IN THE MAPLE 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 Deputy City Manager, Planning and Growth Management, dated October 20, 2021, be approved.

The Heritage Vaughan Committee advises Council:

- 1) That the comments from Maurizio Rogato, Blackthorn Development Corp, Kleinburg, on behalf of the applicant, were received

Recommendations

THAT Heritage Vaughan recommend the approval of the proposed development as presented, subject to following conditions:

- a) further minor refinements to building design including material specifications shall be approved to the satisfaction of the Vaughan Development Planning Department, Urban Design and Cultural Heritage Division;
- b) any significant changes to the proposal may require reconsideration by Heritage Vaughan Committee, which shall be determined at the discretion of the Director of Development Planning;
- c) that Heritage Vaughan Committee recommendations to Council do not constitute specific support for any Development Application under the Ontario Planning Act or permits or requirements currently under review or to be submitted in the future by the applicant as it relates to the subject application;
- d) that the final wording of the commemoration plaque be reviewed and approved by Cultural Heritage staff prior to final Site Plan approval.

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4. DEMOLITION OF EXISTING NON-CONTRIBUTING BUILDING AT 9929 KEELE STREET, AND CONSTRUCTION OF A FIVE STOREY MIXED RESIDENTIAL BUILDING, MAPLE HERITAGE CONSERVATION DISTRICT

The Heritage Vaughan Committee advises Council:

- 1) That consideration of this matter be deferred to the Heritage Vaughan Committee meeting of January 19, 2021, subject to the applicant submitting a letter to the City of Vaughan, Cultural Heritage Department, noting acceptance to freeze the 90 days timeline as of the next Heritage Vaughan date (November 24, 2021), as outlined in the Ontario Heritage Act, until the next available Heritage Vaughan meeting date of January 19, 2022 (37 calendar days) when this matter is brought back to the Heritage Vaughan Committee; and
- 2) That the following comments and Communications were received:
 1. Sharon Vattay, GBCA Architects, Davenport Road, Toronto, and Communication C2, presentation material, on behalf of the applicant;
 2. Ryan Guetter, Weston Consulting, Millway Avenue, Vaughan, and Communication C3, dated October 19, 2021, on behalf of the applicant;
 3. Gabe DiMartino, Trinity Point Developments/Sharewell Investments, Dufferin Street, Vaughan, on behalf of the applicant;
 4. Enzo Corazza, Graziani and Corazza Architects, Jane Street, Concord, on behalf of the applicant; and
 5. Leo Wong, Graziani and Corazza, Jane Street, Concord, on behalf of the applicant.

Recommendations

THAT the application to demolish the existing structures and construct the proposed five-storey commercial-residential building exceeding 15.5 meters in height (not including the rooftop mechanical level) BE DENIED.

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The meeting adjourned at 9:27 p.m.

Respectfully submitted,

Giacomo Parisi, Chair