



U-PAK DISPOSALS LIMITED

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MAR 28 2024
CLERK'S DEPT.
9:30 AM

March 26, 2024

Office of the City Clerk
City of Vaughan
2141 Major Mackenzie Drive West
Vaughan, Ontario
L6A 1T1

Attention: Todd Coles, MCIP RPP

RE: Intention to Designate Under Ontario Heritage Act
6181 Major Mackenzie Drive West
U-Pak Disposals Limited
Candevcon File No.: W21016

Dear Mr. Coles,

We have received the City's Notice of Intent to Designate 6181 Major Mackenzie Drive West, pursuant to Part IV, Section 29 of the *Ontario Heritage Act*.

The City's reasons for the proposed designation are as follows:

1. Presents physical heritage value as one of the oldest surviving heritage buildings of the historic village of Kleinburg and is a built brick Georgian style house with light brick accents, particularly the cross patten along the top of the front elevation at the roof line.
2. Serves as a link to the McGillivray family, who arrived in the 1830's, early settlers in Vaughan and contributed to the development of the area. The house was used as a place for choir practice.
3. Establishes and maintains the cultural heritage aesthetic and the history of the mid-19th century history of Kleinburg. Property holds contextual value as it is a longstanding feature, and historically linked to its surroundings.

We would like to object to the City's intent to designate 6181 Major Mackenzie Drive for the following reasons:

1. A *Cultural Heritage Resource Impact Assessment of Part of Block 60E East*, prepared by Wayne Morgan, dated August 18, 2018, was conducted on regarding the original homestead and reveals the original homestead had undergone extensive transformations.



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2. As mentioned above the original homestead was owned by the McGillivray family in the 1800s and remained in the McGillivray family until 1964, as which time the lands were sold to Timothy O'Connor (U-Pak Disposals Limited) The following changes have occurred:
 - a. The 1950s the east side of the farm west of the Humber River was excavated.
 - b. In the early 1970s the excavated area was expanded and used by the City of Vaughan and Ontario Hydro, while retaining the farmhouse property.
 - c. In 1983 Ontario Hydro sold its part of the property to U-Pak Disposals Ltd (MM North Holdings Inc.), the current owner of that portion of the lot.
 - d. By the late 1990s the excavated area had been infilled, a new driveway from Major Mackenzie has been added in front of the farmhouse, the barns were demolished and replace by smaller structures and the tail wing was extended with additions to the west.
 - e. During the 2000s the east portion of the original property had been landscaped and a stormwater management pond was formed in the area, a parking lot was created in front of the farmhouse adjacent to the Major Mackenzie Drive and the smaller structures demolished while the balance for the fame continued to be cultivated.
 - f. By 2018 the majority of the site had been cleared and work had commenced on the construction of the re-alignment of Major Mackenzie Drive West through the southern boundary of the site.
3. *A Review of the Western Vaughan Transportation Improvement Individual Assessment* was prepared for the Ministry of Transportation in 2011, where the Province proposed four alternatives for the re-alignment of Major Mackenzie Drive West. The alternative agreed upon would remove the discontinuity at Mackenzie Drive and Highway 27 by extending Major Mackenzie Drive westerly from the southern intersection. Major Mackenzie Drive West was extended through the farm holding forming the southern boundary of the site and Finland Drive is proposed to be extended through the farmstead to the new alignment for Major Mackenzie Drive.
4. The 2015 York Region Finance and Administration Report offered recommendations for approval of the expropriation of lands for the widening and construction of Major Mackenzie Drive, between the Canadian Pacific Railway Crossing and Islington Avenue to the York Region Committee of the Whole which were adopted by York Region Council. 6181 Major Mackenzie Drive was property #4 on the list of property to be expropriated.
5. The construction of the re-aligned Major Mackenzie Drive West resulted in excavation of and up to the farmhouse structure possibly damaging the integrity of the structure. As a result of the re-alignment of Major Mackenzie Drive West U-Pak's lands were divided into two separate parcels. Draft concept plans for residential development were prepared for the lands surrounding the Heritage Site (site included in plan) and Bloc 60 East lands, located directly north of the Heritage Site. The Block 60 Concept Plan and U-Pak subdivision plan are attached. The established road network of each plan results in Finland Drive running through the Heritage Site and dissecting the farmhouse. The Region of York has requested U-Pak, on its behalf, to file for a demolition permit for the removal of the farmhouse structure as it no longer can remain at its current location and is in such disrepair due to the length of time it has been unoccupied and construction work surround the structure's foundation. A copy of the Regions of York's letter is attached.



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Based on the reasons provided we request the City to deny the request to designate 6181 Major Mackenzie, pursuant to Part IV, Section 29 of the *Ontario Heritage Act*. Please accept this as our notice of objection to the proposed designation.

Should you require additional information or have any questions feel free to contact us at your earliest convenience.

Sincerely,

Mary Molony
VP Finance

March 3, 2020

VIA EMAIL

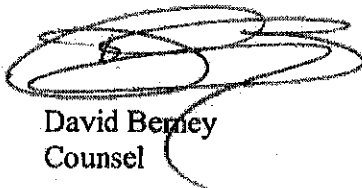
Charles Loopstra
Loopstra Nixon LLP
Barristers and Solicitors
135 Queens Plate Drive
Suite 600
Etobicoke, ON M9W 6V7

Dear Mr. Loopstra:

**Re: U-Pak Disposals Limited, 6181 Major Mackenzie Drive West
Part of East Half of Lot 20, Concession 9, City of Vaughan**

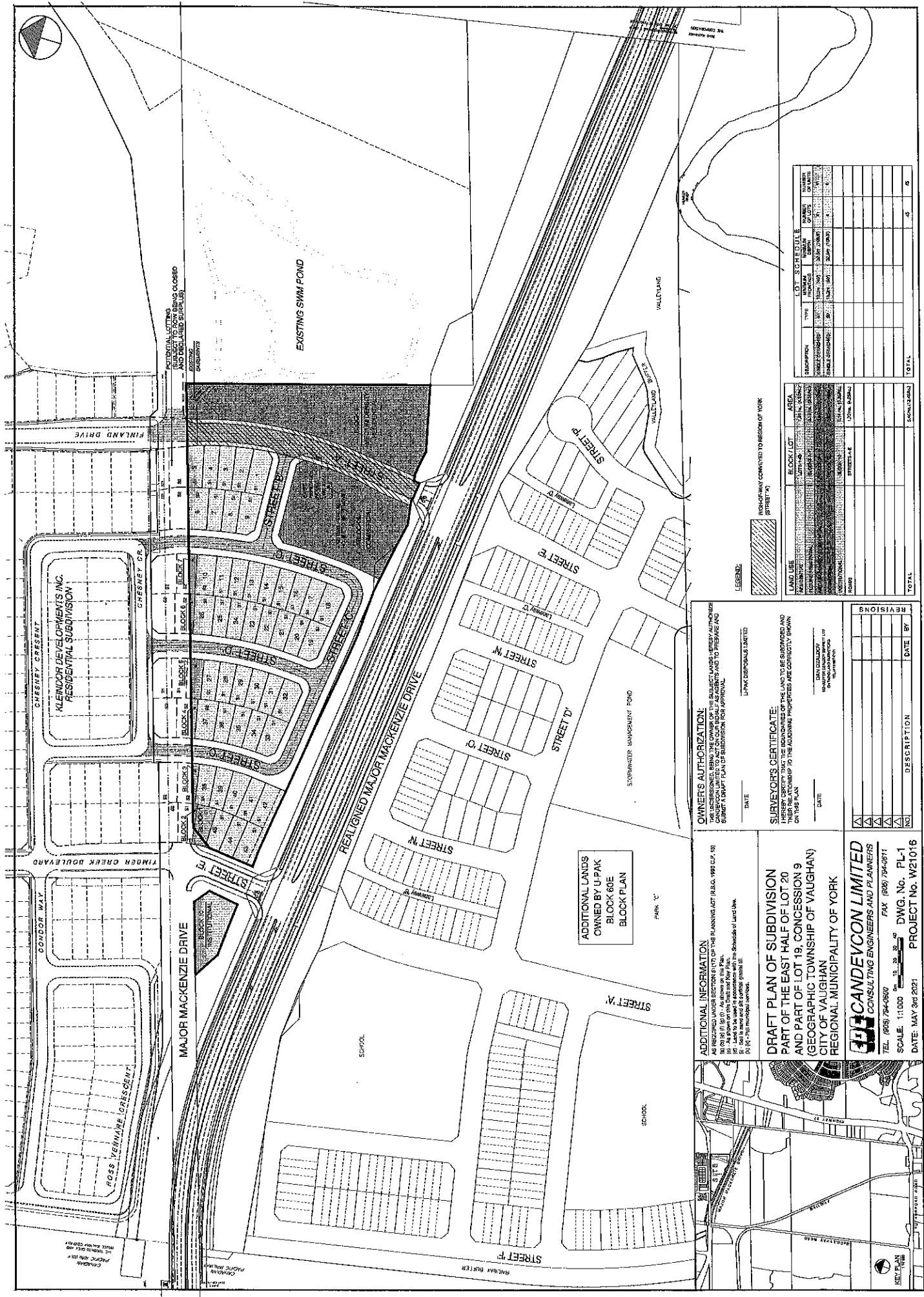
The Region agrees to a joint application for the demolition of the above-noted residence. Please consider this letter your authority to act on behalf of the Region in this regard. Please confirm that your office will attend to the application process on behalf of both parties.

Regards,



David Berny
Counsel

#10629964



DESCRIPTION	TOTAL	
	AREA	NO. OF LOTS
STREET A		
STREET B		
STREET C		
STREET D		
STREET E		
STREET F		
STREET G		
STREET H		
STREET I		
STREET J		
STREET K		
STREET L		
STREET M		
STREET N		
STREET O		
STREET P		
STREET Q		
STREET R		
TOTAL	24,000 (3,800)	45

LAND USE	AREA	NO. OF LOTS
RESIDENTIAL		
PARK		
SCHOOL		
CEMETERY		
TOTAL	24,000 (3,800)	45

UNPAVED AREAS TO BE PAVED UP WORK

OWNER'S AUTHORIZATION:
 DATE: _____ I/P/WK DISPOSALS LIMITED
 I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LANDS BE SUBDIVIDED AND I HEREBY CERTIFY THAT THE BOUNDARIES OF THE SUBJECT LOTS HAVE BEEN DETERMINED IN ACCORDANCE WITH THE PROVISIONS OF THE SUBDIVISION ACT AND I HEREBY CERTIFY THAT THE BOUNDARIES OF THE SUBJECT LOTS HAVE BEEN DETERMINED IN ACCORDANCE WITH THE PROVISIONS OF THE SUBDIVISION ACT AND I HEREBY CERTIFY THAT THE BOUNDARIES OF THE SUBJECT LOTS HAVE BEEN DETERMINED IN ACCORDANCE WITH THE PROVISIONS OF THE SUBDIVISION ACT.

SURVEYOR'S CERTIFICATE:
 DATE: _____ DANA DEWALDY
 REGISTERED PROFESSIONAL SURVEYOR

ADDITIONAL INFORMATION
 AS REQUIRED UNDER SECTION 8(10) OF THE PLANNING ACT (R.S.O. 1990, C.43)
 (a) No. 10 (1) (b) (i) - As shown on this Plan;
 (b) No. 10 (1) (b) (ii) - As shown on this Plan;
 (c) No. 10 (1) (b) (iii) - As shown on this Plan;
 (d) No. 10 (1) (b) (iv) - As shown on this Plan;
 (e) No. 10 (1) (b) (v) - As shown on this Plan;
 (f) No. 10 (1) (b) (vi) - As shown on this Plan;
 (g) No. 10 (1) (b) (vii) - As shown on this Plan;
 (h) No. 10 (1) (b) (viii) - As shown on this Plan;
 (i) No. 10 (1) (b) (ix) - As shown on this Plan;
 (j) No. 10 (1) (b) (x) - As shown on this Plan;
 (k) No. 10 (1) (b) (xi) - As shown on this Plan;
 (l) No. 10 (1) (b) (xii) - As shown on this Plan;
 (m) No. 10 (1) (b) (xiii) - As shown on this Plan;

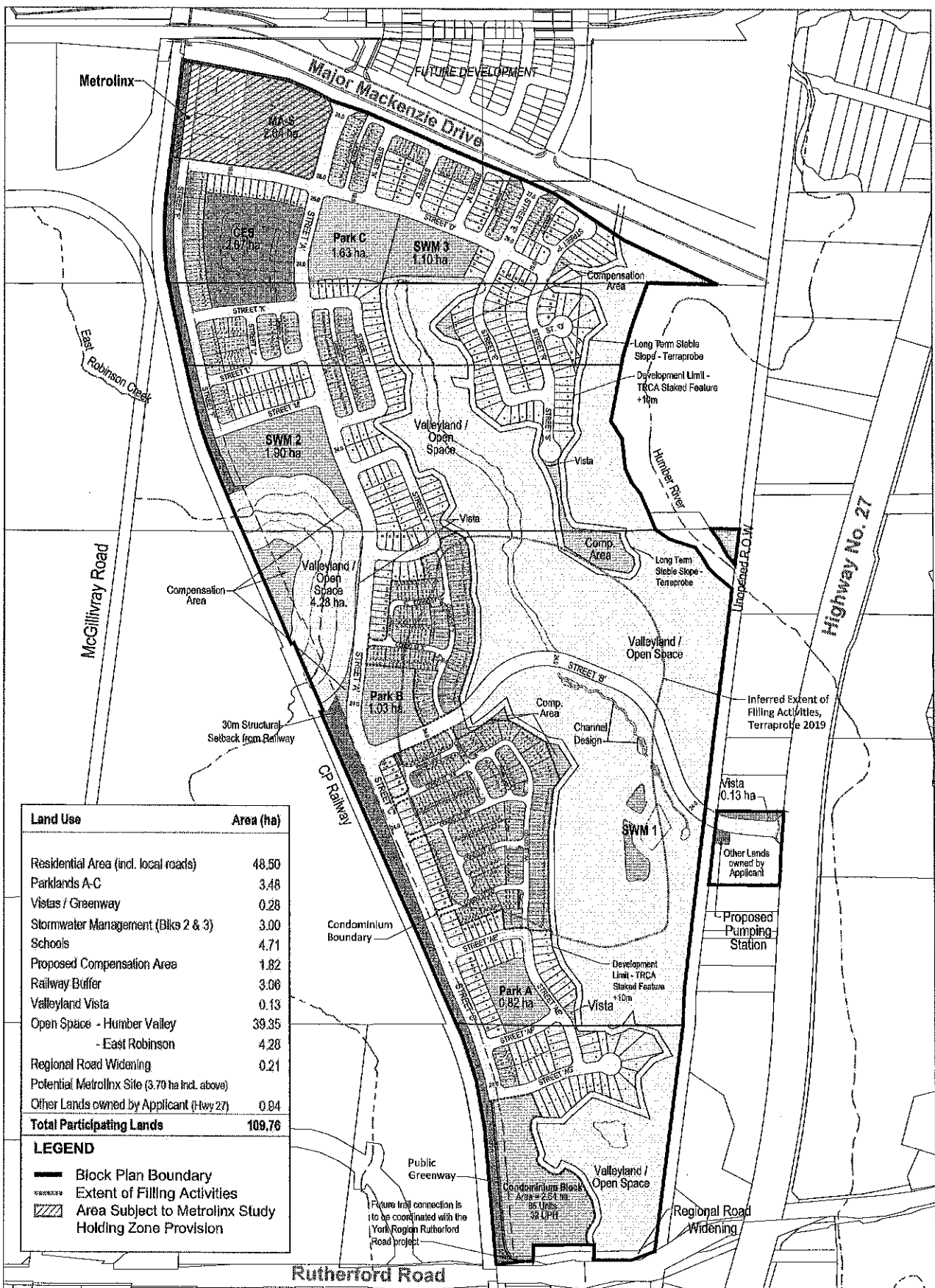
DRAFT PLAN OF SUBDIVISION
 PART OF THE EAST HALF OF LOT 20
 AND PART OF LOT 19, CONCESSION 9
 (GEOGRAPHIC TOWNSHIP OF VAUGHAN)
 CITY OF VAUGHAN
 REGIONAL MUNICIPALITY OF YORK

CANDYCON LIMITED
 CONSULTING ENGINEERS AND PLANNERS
 TEL. (905) 754-0800 FAX (905) 754-0811
 SCALE: 1:1,000 DWG. No. PL-1
 DATE: MAY 31st 2021 PROJECT No. W210116

REV. PLAN 1/11

DATE: MAY 31st 2021

PROJECT No. W210116



Land Use	Area (ha)
Residential Area (incl. local roads)	48.50
Parklands A-C	3.48
Vistas / Greenway	0.28
Stormwater Management (Blks 2 & 3)	3.00
Schools	4.71
Proposed Compensation Area	1.82
Railway Buffer	3.06
Valleyland Vista	0.13
Open Space - Humber Valley	39.35
- East Robinson	4.28
Regional Road Widening	0.21
Potential Metrolinx Site (3.70 ha incl. above)	
Other Lands owned by Applicant (Hwy 27)	0.94
Total Participating Lands	109.76

LEGEND

- Block Plan Boundary
- Extent of Filling Activities
- Area Subject to Metrolinx Study Holding Zone Provision

BLOCK 60 EAST - BLOCK PLAN

UNITS BY TYPE	UNITS
11.0m & 12.2m Single Detached	331
8.1m Lane Townhouse	73
8.1m Street Townhouse	183
Condominium Townhouse	417
TOTAL	1004

Gross Developable Area (incl. 1/2 adjacent roads)	65.7 hectares
Expected residential Units:	1,004 units
Population - Singles (331) @ 3.61 ppu	1,195
- Attached units (673) @ 2.98	2,006
Total Population:	3,201 persons
Population Related Employment @ 3.9%:	125 jobs
School Related Employment (50 /site)	100 jobs
Persons and jobs per hectare	52.1

