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VIA EMAIL: clerks@vaughan.ca

June 13, 2024

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

Attention: Todd Coles, City Clerk

Dear Sirs:

**Re: Intention to Designate 6181 Major Mackenzie Drive West
*Ontario Heritage Act***

We represent U-Pak Disposals Limited in connection with the above noted property. You issued a notice of intention to designate the property at 6181 Major Mackenzie Drive West pursuant to s. 29 of the *Ontario Heritage Act*. By letter dated March 26, 2024, our client objected to this intention to designate.

We understand that this matter will be considered by Committee of the Whole on June 18, 2024. We have requested that we be allowed to speak to the matter at that time.

By way of background, this property was significantly impacted by the expropriation of the Major Mackenzie Drive West extension between Highway 27 and Highway 427. As part of this project, the Region of York was required to install a major deep storm sewer through the property on the alignment of a future road known as Finland Drive. The location of Finland Drive is fixed by its intersection with Mayor Mackenzie Drive to the north and old Mayor Mackenzie Drive to the south.

The property intended to be designated as a heritage property is partially located on the Finland Drive right of way, which is owned by the Region. As such, the proposed designation affects both U-Pak and the Region. Once development proceeds on these lands, Finland Drive will become a municipal roadway under the jurisdiction of the City of Vaughan.

It is therefore preferable that the City does not proceed with the designation and allow for the demolition of the structure. Even, if the City does agree to designate the structure, it is clear that it will require relocation, a costly process that may not be warranted by the reasons for the designation.

U-Pak has commissioned a Cultural Heritage Assessment by ATA Architects Inc. dated May 2024. The report at page 87 describes the building in 4 sections from A to D. Only Section A holds any architectural significance, due to its connection with the original McGillivray family.

U-Pak has also commissioned a Structural Condition Assessment report dated May 28, 2024. This report confirms that only Section 1A is worthy of preservation, but would have to be relocated. The report notes (at page 9) that the relocation of masonry buildings is complex and costly, requiring extensive preparatory work. Moreover, a suitable location would have to be found.

Although U-Pak is fully supportive of all efforts by Vaughan to preserve historical buildings, the practical circumstances in this case do not support a designation of any part of the building for the following reasons:

1. The construction of the new Major Mackenzie Drive and the acquisition by the Region of York of Finland Drive for the construction of a deep storm sewer rendered this building obsolete in its present location.
2. The building is partially located on a future Vaughan municipal roadway.
3. Finland Drive is fixed and cannot be realigned.
4. Most of the building has no historical significance.
5. There is no suitable site for the relocation of the front section, which would also require extensive renovation if detached from the rest of the building.
6. The cost of relocation is prohibitive, and would have to be borne by the taxpayers of York Region.

It is suggested that during the demolition process, any significant heritage features could be preserved and incorporated into other structures. We would therefore respectfully request that the City not designate this structure under the Ontario Heritage Act.

We are enclosing herewith, as part of the proposed presentation to Committee of the Whole:

1. The Cultural Heritage Assessment Report dated May 2024.
2. The Structural Condition Assessment Report dated May 28, 2024.
3. Two plans of Finland Drive showing the location of the storm sewer and the structure proposed for demolition.

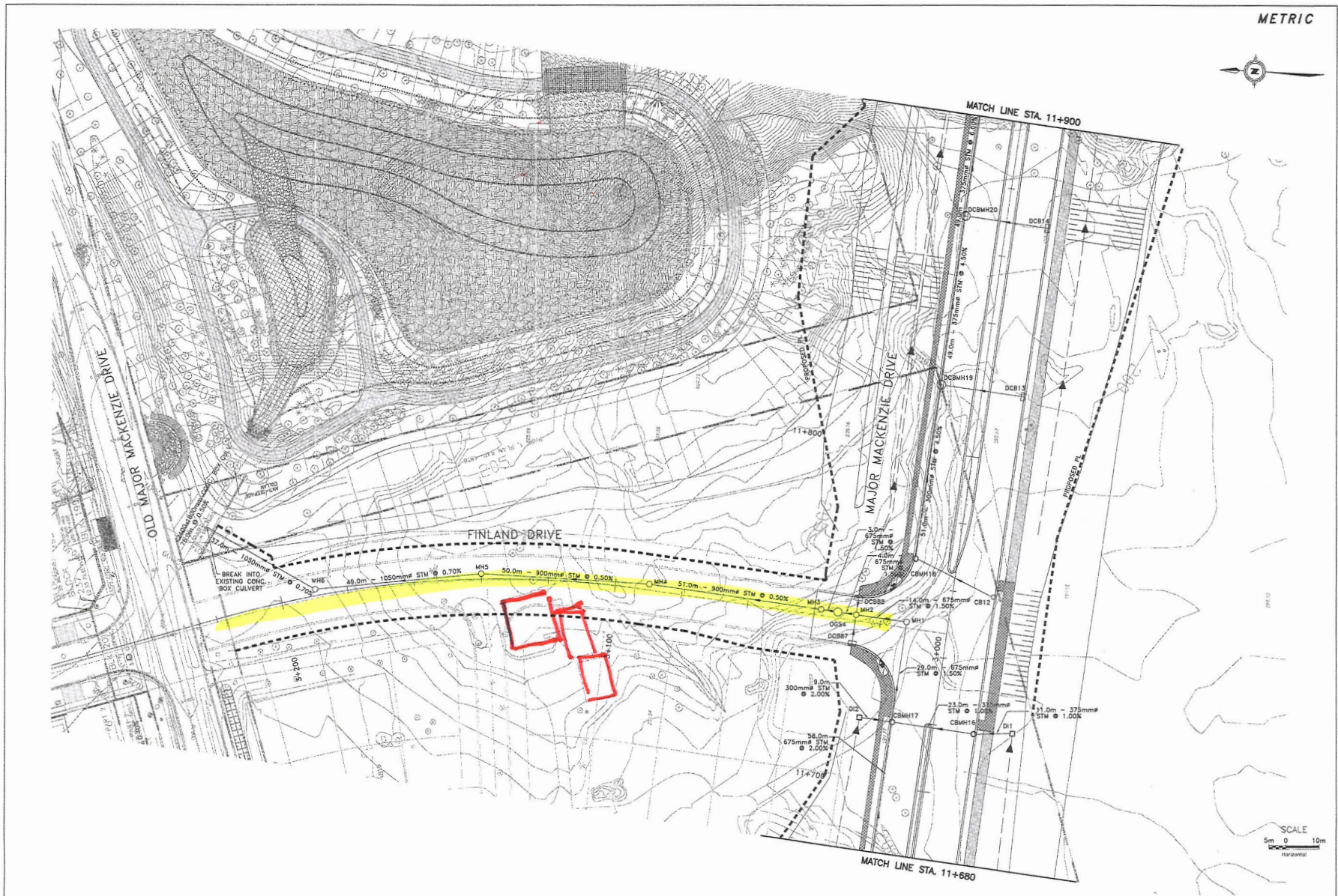
Yours truly,

LOOPSTRA NIXON LLP



Per: C. M. Loopstra, K.C.

CML/kd
Encls.



NOTE:
THE LOCATION OF UTILITIES IS APPROXIMATE ONLY, AND THE EXACT LOCATION SHOULD BE DETERMINED BY CONSULTING THE MUNICIPAL AUTHORITIES AND UTILITY COMPANIES CONCERNED. THE CONTRACTOR SHALL PROVE THE LOCATION OF UTILITIES AND SHALL BE RESPONSIBLE FOR ADEQUATE PROTECTION FROM DAMAGE DURING CONSTRUCTION.



No.	DATE	REVISIONS	BY
1.	SEP.17	ISSUED FOR TENDER	A.N.



DESIGN
A.N.
DRAWN
B.S.
CHECKED
A.N.

MAJOR MACKENZIE DRIVE
STORM SEWER - PLAN
STA. 11+680 TO STA. 11+900

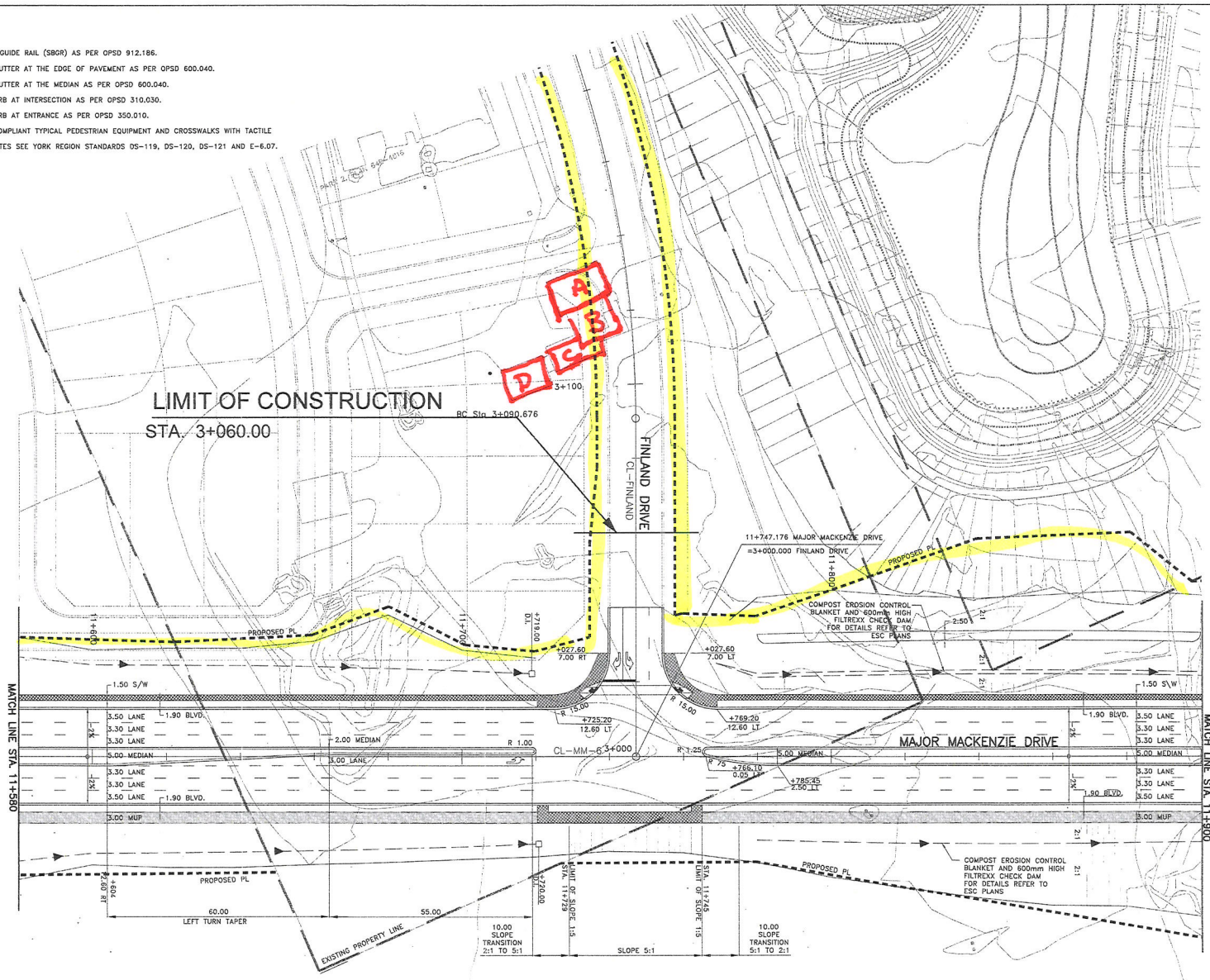
DWG. NO.
T12-011063
CONT. NO.
16-104
SHEET NO.
STM-08

METRIC



NOTES:

1. STEEL BEAM GUIDE RAIL (SBGR) AS PER OPSD 912.186.
2. CURB AND GUTTER AT THE EDGE OF PAVEMENT AS PER OPSD 600.040.
3. CURB AND GUTTER AT THE MEDIAN AS PER OPSD 600.040.
4. DROPPED CURB AT INTERSECTION AS PER OPSD 310.030.
5. DROPPED CURB AT ENTRANCE AS PER OPSD 350.010.
6. FOR ADA COMPLIANT TYPICAL PEDESTRIAN EQUIPMENT AND CROSSWALKS WITH TACTILE WARNING PLATES SEE YORK REGION STANDARDS DS-119, DS-120, DS-121 AND E-6.07.



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No.	DATE	REVISIONS	BY
1.	SEP.17	ISSUED FOR TENDER	T.P.



DESIGN: T.P.
DRAWN: G.P.
CHECKED: A.N.

MAJOR MACKENZIE DRIVE
NEW CONSTRUCTION PLAN
STA. 11+580 TO STA. 11+900

DWG. NO.: 112-011063
CONT. NO.: 18-104
SHEET NO.: NC-07