

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 25, 2024

Item 45, Report No. 25 of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on June 25, 2024.

45. RESPONSE TO NOTICE OF OBJECTION TO THE NOTICE OF INTENT TO DESIGNATE 6181 MAJOR MACKENZIE DRIVE UNDER PART IV OF THE ONTARIO HERITAGE ACT

The Committee of the Whole recommends:

1. That the recommendations contained in the following report of the Deputy City Manager, Planning and Growth Management, dated June 18, 2024, be approved, subject to the following changes:
 1. Building A on the subject property be designated under Part IV of the *Ontario Heritage Act* and be relocated within the site; and
2. That the comments and communication of the following speaker be received:
 1. Charles M. Loopstra, K.C., Loopstra Nixon LLP, Queens Plate Drive, Toronto, on behalf of U-Pak Disposals Limited, and Communication C37., dated June 13, 2024.

Recommendations

1. That the Notice of Objection to the Notice of Intent to Designate 6181 Major Mackenzie Drive under Part IV of the *Ontario Heritage Act* (as shown on Attachment 2) be received;
2. That City Council consider the Notice of Objection dated March 28, 2024, and affirm its decision of October 17, 2023, stating its intention to designate the subject property at 6181 Major Mackenzie Drive under Part IV of the *Ontario Heritage Act*;
3. That the By-law to designate 6181 Major Mackenzie Drive under Part IV of the *Ontario Heritage Act*, which will be prepared in a form satisfactory to the City, be approved and enacted by City Council.

Committee of the Whole (2) Report

DATE: Tuesday, June 18, 2024

WARD(S): 1

TITLE: RESPONSE TO NOTICE OF OBJECTION TO THE NOTICE OF INTENT TO DESIGNATE 6181 MAJOR MACKENZIE DRIVE UNDER PART IV OF THE ONTARIO HERITAGE ACT

FROM:

Haiqing Xu, Deputy City Manager, Planning and Growth Management

ACTION: DECISION

Purpose

To provide Council with information, analysis, and options regarding the Notice of Objection to the City's Notice of Intent to Designate (NOID), and to recommend to the Committee of the Whole **not to withdraw the Notice of Intent to Designate** the subject property municipally known as 6181 Major Mackenzie Drive (as shown on Attachment 1), but to proceed with enacting the By-law to designate The Neil McGillivray House at 6181 Major Mackenzie Drive, Vaughan, under Part IV of the *Ontario Heritage Act*.

Report Highlights

- The Owner(s) served a Notice of Objection to the Notice of Intent to Designate 6181 Major Mackenzie Drive on March 28, 2024
- Staff reviewed the objection, and provide response and options herewith
- Staff recommend the City proceed to designate 6181 Major Mackenzie Drive and approve the Designation By-law under Part IV of the *Ontario Heritage Act*.

Recommendations

1. That the Notice of Objection to the Notice of Intent to Designate 6181 Major Mackenzie Drive under Part IV of the *Ontario Heritage Act* (as shown on Attachment 2) be received;

2. That City Council consider the Notice of Objection dated March 28, 2024, and affirm its decision of October 17, 2023, stating its intention to designate the subject property at 6181 Major Mackenzie Drive under Part IV of the *Ontario Heritage Act*;
3. That the By-law to designate 6181 Major Mackenzie Drive under Part IV of the *Ontario Heritage Act*, which will be prepared in a form satisfactory to the City, be approved and enacted by City Council.

Background

Cultural Heritage staff submitted a report proposing Designation of 6181 Major Mackenzie Drive for Heritage Vaughan Committee recommendation to City Council, on September 20, 2023. This was reviewed at Committee of the Whole (2) on October 11, 2023, and Council affirmed its Intent to Designate by publishing the intent on October 17, 2023.

An Objection to Designation was received on March 28, 2024, from Mary Molony (U-Pak, VP Finance, property owners), see Attachment 2. Cultural Heritage staff had communication with the property owners, their lawyers and their heritage consultants on April 3, 2024.

Previous Reports/Authority

[Heritage Vaughan Committee](#) – September 20, 2023

[Committee of the Whole \(2\)](#) – October 11, 2023

[Council meeting](#) – October 17, 2023

Analysis and Options

The Letter of Objection (see Attachment 2) identifies that the property (lands) has been extensively altered over the last several decades and proposes possible structural damage to the built heritage resource. Following several meetings and conversations with the landowner's team, it was concluded that the process of property expropriation by York Region resulted in an unfortunate lack of communication with the City regarding the proposed development works planned for the greater area including this property. The only communication staff has recorded is a response to proposed siteworks and alterations in March 2020, in response to questions from Mandy Ng (mng@loonix.com) – and all subsequent site alterations were carried out without City review.

Staff has continued engagement with the landowner's team including representative from York Region. discussing the merits of designation as well as alternative options. Conversations culminated with the submission of a [Building Condition Assessment](#) (see Attachment 3) and a [Heritage Assessment Report](#) (see Attachment 4) on May 28, 2024 through the landowners' team lawyer.

Staff has reviewed the Letter of Objection and the two reports, and concurs with their findings – in particular, the following:

- that the majority of all structures on site are structurally sound
- that the most valuable built heritage resource is identified as Building A
- that buildings identified as “C” and “D” have minimal cultural heritage value
- that additions to the sides of the “rear addition” also have minimal cultural heritage value
- that the property maintains “significant architectural significance and is a good example of a Classical Revival farmhouse style, including the interiors”
- that relocation is the main preferred means of conservation, if maintain the structure(s) in-situ proves to not be a feasible option

However, staff disputes the suggestion that the “rear addition” (identified as “Building B” in the Heritage Assessment Report) is “not related to the original 1865 house” – and directs attention to the report’s own findings (pg. 88) in which a rear addition is shown to be part of the architecture of this building’s style as supported by the provided visual and bibliography reference (see “A Cheap Farm House,” *The Canada Farmer* 1, no. 22 (November 15, 1864): 341. *Canadiana*). Staff contends that the existing rear addition is of a younger age than the main house, but it is still related to the building regardless of age.

In addition, staff agrees that the main building could not feasibly be moved together with the rear addition as one element, for fear of extensive structural damages. However, staff proposes that – should relocation be deemed mandatory – each of the two structures be moved separately and then re-attached on new foundations in the relocated position to maintain historical and architectural completeness.

Overall, the Heritage Assessment Report supports staff’s findings for cultural heritage value, and designation merit. None of the submitted material challenges the 6 criteria identified by staff in the Proposed Designation report and attachments.

ALTERNATIVES FOR CONSIDERATION

Under Section 29 (6) of the *Ontario Heritage Act*, City Council may decide whether or not to withdraw the Notice of Intent to Designate the property. A Notice of Intent to Designate was served onto the property owner(s) and was published on the City’s website. By withdrawing the Notice of Intent to Designate, a Notice of Withdrawal would be served onto the owner(s) and a copy would be posted on the City’s website.

1. Decline the Notice of Objection

By declining the objection, Council affirms the City's decision to designate the property and adopt the Designation By-law. The goal of designation is to ensure the City encourage the rehabilitation, renovation and restoration of built heritage resources to appropriately manage, conserve and protect Vaughan's cultural heritage.

- Cultural Heritage staff, in collaboration with the owner's heritage consultants, have revised the Statement of Cultural Heritage Value.
- The subject property continues to meet 6 of the 9 possible criteria under O.Reg. 9/06 where a minimum of only 2 criteria are required for designation candidacy.
- Protection of the property is consistent with both provincial, regional, and local policy which directs the City must conserve significant built heritage resources.

Should the designation proceed, the Owner(s) may appeal the designating by-law to the Ontario Land Tribunal (OLT) once the designating by-law has been passed, notice has been provided, and by-law has been published in accordance with Section 29(8) of the *Ontario Heritage Act*. Through an appeal under s. 29 of the OHA, there is an opportunity for heritage attributes to be modified during the appeal process, should the OLT deem it appropriate. The decision of the OLT is binding.

2. Withdraw the Notice of Intent to Designate

Council could choose this option if it is convinced by the Notice of Objection claim that the building does not possess the cultural heritage value identified by Cultural Heritage staff. It should also be noted that should Council decide not to proceed with a Notice of Intention to Designate, that the building will be removed from the City's Municipal Heritage Register. Once removed, it cannot be re-listed on the Register again for five (5) years, i.e., January 1, 2032.

- Designation does not restrict the legal use of property, prohibit alterations and additions, does not restrict the sale of a property, and has been demonstrated to increase its resale value.
- Designation ensures the City's ability to manage change to the heritage attributes of the subject property through the Heritage Permit process.
- Without designation, the subject property stands at risk of losing its cultural identity, and the heritage, environmental, informational, and aesthetic values.

Staff does not consider withdrawing the Notice of Intention to Designate the subject property to be a responsible conservation measure. By withdrawing the Notice of Intention to Designate, the City would be unable to provide long-term management, conservation, and legal protection to this significant cultural heritage resource and would not fulfil the legal mandate established by existing municipal and provincial policies.

Financial Impact

N/A

Operational Impact

N/A

Broader Regional Impacts/Considerations

N/A

Conclusion

Withdrawing the Notice of Intention to Designate would deprive the City of its capacity to enact long-term management, conservation, and legal safeguards for this significant cultural heritage asset. Without designation, the property is vulnerable to losing its cultural identity and the associated social, heritage, environmental, informational, and aesthetic values.

Considering that the property meets 6 out of 9 criteria under O.Reg 9/06 of *Ontario Heritage Act* for Part IV designation, without direct challenge by the landowner's submitted material, as well as multiple conversation with landowner to consider relocation of the house on site to accommodate the proposed subdivision, the Manager of Urban Design and Cultural Heritage recommends that Council approve the designation of 6181 Major Mackenzie Drive under Part IV of the *Ontario Heritage Act*.

For more information, contact Shahrzad Davoudi-Strike, Manager of Urban Design and Cultural Heritage, ext. 8653.

Attachments

1. Location Map
2. Letter of Objection
3. Building Condition Assessment
4. Heritage Assessment Report
5. Deputation Requests

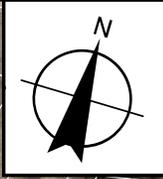
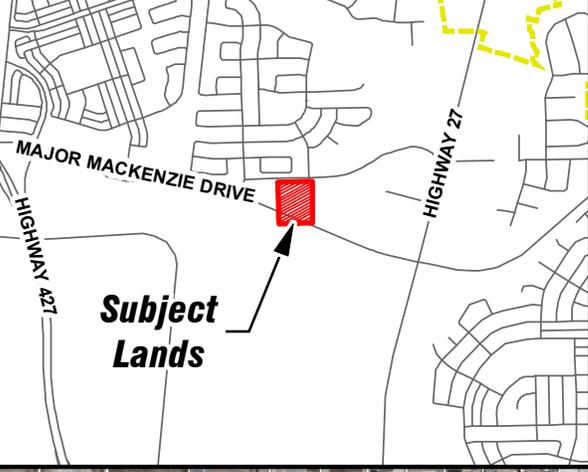
Prepared by

Nick Borcescu, Senior Heritage Planner, ext. 8191.

Shahrzad Davoudi-Strike, Manager Urban Design and Cultural Services, ext. 8653

Nancy Tuckett, Director of Development Planning, ext. 8529

CONTEXT MAP



- Heritage District
- Subject Lands



Location Map

LOCATION:
6181 Major Mackenzie Drive
Part of Lot 20, Concession 9



Attachment

DATE:
June 18, 2024

1



U-PAK DISPOSALS LIMITED

RECEIVED
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.



U-PAK DISPOSALS LIMITED

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.



U-PAK DISPOSALS LIMITED

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

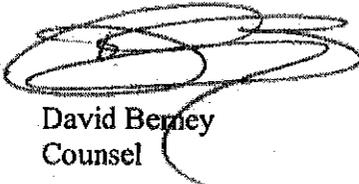
Charles Loopstra
Loopstra Nixon LLP
Barristers and Solicitors
135 Queens Plate Drive
Suite 600
Etobicoke, ON M9W 6V7

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**

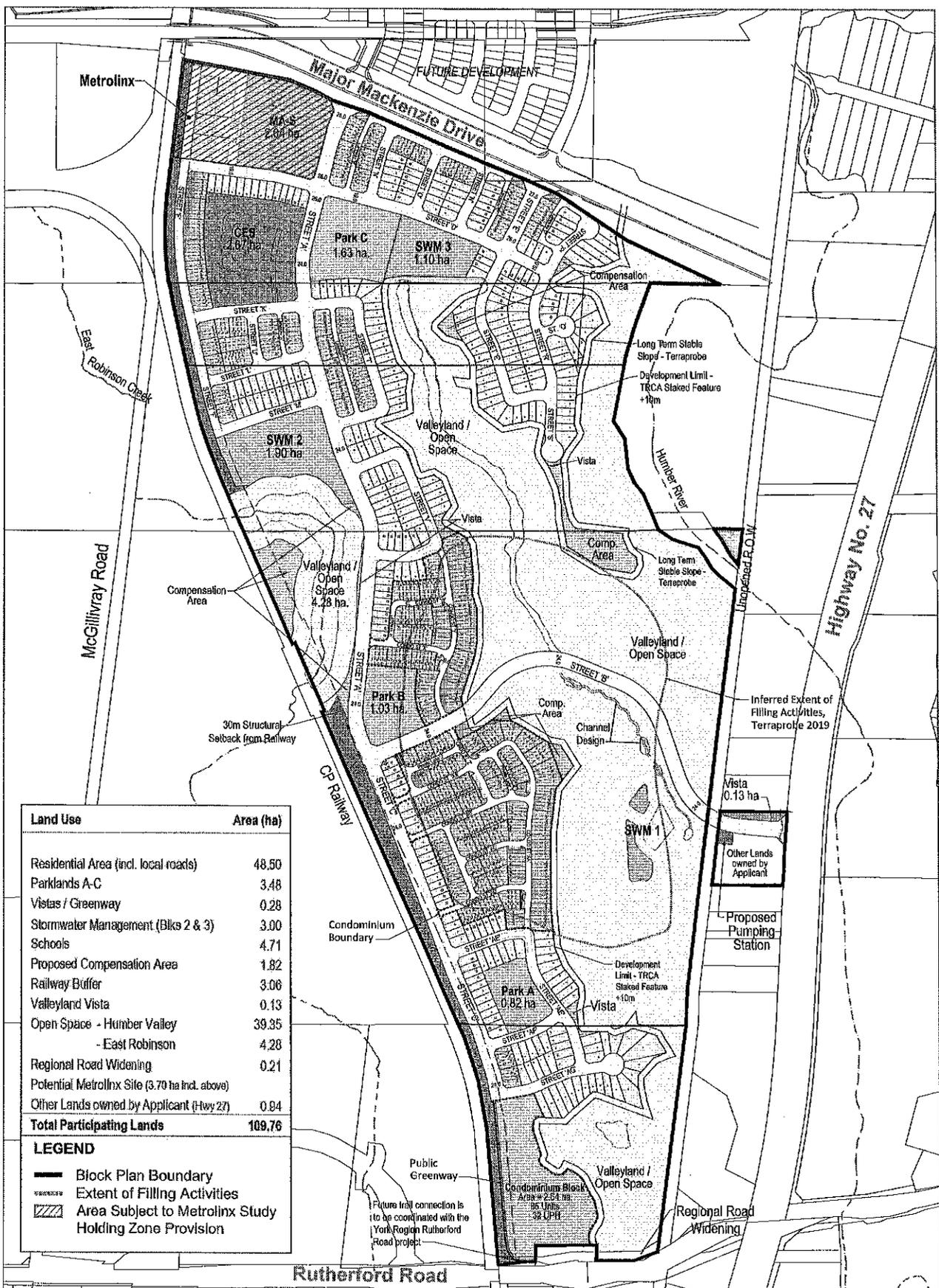
The Region agrees to a joint application for the demolition of the above-noted residence. Please consider this letter your authority to act on behalf of the Region in this regard. Please confirm that your office will attend to the application process on behalf of both parties.

Regards,



David Berney
Counsel

#10629964



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

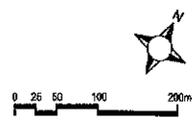
LEGEND

- 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



STRUCTURAL CONDITION ASSESSMENT

Existing Heritage House

6181 Major Mackenzie Drive West, Kleinburg, Vaughan



Prepared for

U-Pak Disposal Ltd.

May 28, 2024



CANDEVCON GROUP INC.
CONSULTING ENGINEERS AND PLANNERS

9358 GOREWAY DRIVE
BRAMPTON, ONTARIO L6P 0M7
(905) 794-0600

File No. W21016

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5. CONCLUSIONS AND RECOMMENDATIONS

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Appendix "A"

Photos

1. INTRODUCTION

1.1 Purpose of Report

Candevcon Group Inc. (Candevcon) has been retained by U-Pak Disposal Ltd. to assess and comment on the structural condition of the building envelop and structural components of the original house located at 6181 Major Mackenzie Drive W, Vaughan, Ontario. The house is identified in the City of Vaughan's Register of Property of Cultural Heritage Value under Part IV of the Ontario Heritage Act.

For the purpose of clarity and consistency, the term "Building" shall be used only as a reference description and not as a defined term of the structure type.

The site inspection was carried out on May 08, 2024, for the original T-Plan-shaped house, which consists of two sections referred here as Building 1A and Building 1B for ease of identification, as shown in the planned view. (Pic. 1).

The focus of our review was to assess the following:

- Review the condition of the existing *Building* envelope-structural components and provide an assessment report whether the building be demolished or relocated and provide recommendations.

The assessment was limited to areas and elements that were determined to be accessible and consisted of both internal and external reviews. A non-destructive approach was used throughout accessible areas. In addition, no structural drawings/information were available for the original Building construction. Assumption was made where necessary.

The structural condition assessment of the buildings was completed by visually reviewing the structural elements, that were accessible and viewed without disturbing

the finishes, to identify potential structural defects, signs of structural distress and deformation, and signs of material deterioration.

The Building Condition Assessment report has been prepared for the intended and exclusive use of the U-Pak Disposal Ltd. Candevcon does not assume any liability for the use of this report, or for the information included herein, or resulting in any damage from the use of this report by other parties.

2. BACKGROUND

The subject building is located on the west side of Regional Road 27, north of Rutherford Road, and on the south side of Major Mackenzie Drive in the community of Kleinburg in the City of Vaughan. Access to the building from Major Mackenzie Drive was blocked by the Concrete barriers installed across the long driveway. It is understood that the property on which the subject building is located is partly encroaching on the proposed street per the proposed Draft Plan of Subdivision.

Entry to Building 1A and Building 1B is locked; however, access to these Building is available from the side door to the later added part of the building on the back side of the original Building 1B. The T-shaped building appear vacant for a long time and surrounded by scattered bushes, vegetation, and small-sized trees (Pic. 2, Pic. 3, Pic. 6).

3. BUILDING INFORMATION

Based on our research, the building was constructed around 1865. Building 1B appears to be a later extension or renovation with the adjoining covered porch over the basement stairs; however, the construction year of the later addition or renovation was unknown.

Buildings 1A and 1B are connected and form a combined residential house. The roof of Building 1B is framed into Building 1A at approximately mid-height of the roof of adjoining Building 1A, and the load-bearing masonry walls of Building B are connected with the south façade, a gable end of Building 1A.

The focus of our investigation was the original house of Building 1A along with Building 1B. The building appears to be a Georgian-style house with a gable roof, T-Plan-shape, one-and-a-half stories, and cottage style. It has a centred front entrance door with windows on either side with an extension at the back, a covered porch on the front and sides, and chimney stacks on either side of the front section of the house

The ground floor of Building 1A includes living and other rooms, as well as a central corridor leading to Building 1B and a wooden staircase leads to the second floor. On the second floor, there are several rooms on either side of the stair hallway, and a finished bathroom.

The ground floor of Building 1B, with the main entrance on the east side and a small porch, consists of a kitchen and a small laundry area with a mono-pitched roof on the east side. The second floor has a room above the kitchen and an entrance from the upstairs of Building 1A.

Covered porch with a wooden deck on the north, east, and west sides of building 1A, featuring a mono-pitched roof supported by flat ornamental wooden posts on the exterior.

4. OBSERVATIONS AND STRUCTURAL ASSESSMENT

a. BUILDING 1A

Building 1A is a one-and-a-half-story house with a full, finished basement (Pic. 1, Pic. 2, Pic. 3, Pic. 39). The building structure is comprised of a multilayer brick masonry wall, with wooden floors and beams supported on the foundation. The exterior

foundation wall has been covered with wooden trellises over the deck wall of the porch. Where visible, in the basement window (Pic. 34) and in the basement part of Building 1B (Pic. 31, Pic. 32), the foundation appears to be an estimated 18 inches thick rubble stone masonry. The depth of the foundation wall is unknown, which will require destructive measures to get more information about the walls and footings. The high gable roof is unreachable; however, looking into the attic opening in the similar type of construction in Building 1B, the roof construction is comprised of stone-coated metal roofing over wooden planks on the wooden rafters (Pic. 49) and appears to be in good condition, except for decayed wood at the corner of the eaves return. The rafters are supported by load-bearing brick masonry walls. The chimney structures are seen in good condition.

The interior structure was buried under finishes, including load-bearing walls, floor beams, and roof framing (Pic. 16 to Pic. 22, Pic. 24 to Pic. 26).

The foundation walls, although hidden, appear in good condition, concluding from no cracks, settlement, or bulge on the finishes of the walls observed in the basement except evidence of few repair patches to a partly exposed rubble masonry wall (Pic. 29), which can be seen from the crawl room of Building 1B; however, some water marks and mold growth were seen in some localized area of the walls.

The basement floor consists of square vinyl tiles on wooden flooring, which are dirty, wet, stained, delaminated, damp, and showing mold growth in a few locations (Pic.36, Pic. 37); however, no cracking or settlement was observed.

The wooden porch, covered with a mono-pitched roof on wooden framing, appears to be structurally in poor to fair condition. Two decorative flat wooden posts supporting the porch are missing. The porch also shows signs of degradation and deterioration of the wooden elements, including wooden posts and decking boards at a few locations (Pic. 44, Pic. 47). The wooden posts at the bottom are deteriorated, and a few are

detached from the deck (Pic. 41, Pic. 42). The underside of the wooden structure is covered by a trellis on the wall, making it difficult to assess (Pic. 40, Pic. 41).

b. BUILDING 1B

Building 1B is a one-and-a-half story with a gable roof (Pic. 6 to Pic. 8). The ridge is framed in the roof at approximately mid-height of the adjoining Building 1A and appears to be an extension to Building 1A (Pic. 1) with an unfinished crawl room basement. The building structure comprised a multilayer brick masonry wall, with wooden floors and beams supported on the foundation wall. The perimeter foundation walls were hidden; however, it appears to be a partly concrete block and rubble stone wall visible in the unfinished crawl room basement (Pic. 30, Pic. 32). The depth and width of the foundations and footings were unknown, and destructive measures were required to get the information.

The exterior masonry walls seem to be in relatively good condition, except for signs of penetrating dampness at a few locations with watermarks on the gable end masonry wall on the south side. Evidence of previously repaired diagonal cracks was observed on the same brick masonry wall, which now appears to be dormant (Pic. 8). Decayed wood is also visible at the southeast roofing corner (Pic. 8).

The wooden deck structure of the porch located on the Eastside entrance, structurally, appears to be in poor to fair condition which displays signs of degradation and deterioration occurred over time at few locations (Pic. 45). Deck floors are observed broken, decayed, and deteriorated. Underside structure of the deck is obscured by dumped debris and vegetation growth. Hence, it could not be assessed.

On the 2nd floor, the roof construction seems to consist of stone-coated metal roofing over wooden planks on the wooden rafters while looking into the attic opening (Pic. 49). It appears to be in good condition. The rafters are supported on load-bearing brick masonry walls.

The interior structure was buried under finishes, including load-bearing walls, floor beams, and roof framing (Pic. 10 to Pic. 12, Pic. 15, Pic. 23). The interior side of the south and west walls in the kitchen exhibit substantial damp patches, discolouration, and peeled/flaked paints, which seem to result from the moisture caused by water ingress from the brick masonry wall (Pic. 10 to Pic. 12). Eastside wall and small laundry extension have water marks, discoloration, and peeled paints as well, which appears to be a result of moisture caused by water ingress (Pic. 13, Pic. 14); however, the brick masonry load-bearing wall elements appear in a stable and good condition structurally.

The muddy crawl room's entrance is in the main basement hall of Building 1A, next to the main door. The wooden floor structure, including wooden beams (approximately 3" x 10" at about 24" centers on each side), is supported on the concrete block and rubble stone foundation walls and appears to be in good condition (Pic. 30, Pic. 32). No settlement or cracks were observed in the foundation walls.

5. CONCLUSIONS AND RECOMMENDATIONS

Based on our observation and structural assessment of Building 1A and Building 1B, the overall structural condition of the buildings appears to be relatively good, except for the porch. A few wooden posts supporting the porch and deck boards must be repaired or replaced as they are deteriorated or missing. It is recommended that Building 1A be relocated in a planned manner by carefully demolishing the adjoining Building 1B, as moving both buildings intact is a highly complex and impracticable task for the following reasons.

- The buildings are located within the road allowance owned by the Region.
- The load-bearing walls of each building are in opposite directions. Therefore, in our opinion, supporting, lifting, and transporting the combined large structure with right-angled load-bearing walls of the buildings situated at the same level having heavy mass is extreme difficult and impractical.

- Building 1A accommodates almost all and added heritage structure attributes than Building 1B

The preservation of the heritage attribute of Building 1A will be preserved while achieving the demolition of Building 1B. This can be accomplished by addressing necessary repairs, replacements, and additions as below without causing significant damage to the structural integrity of Building 1A.

- The roofing of Building 1B that is connected to Building 1A will be disassembled and replaced with new roofing that maintains the heritage character. The masonry walls of Building 1B, which are joined at right angles to Building 1A, will be disconnected and the connections will be patched to match the rest of the brick walls. Additionally, part of the south facade will have its finishing of Building 1B removed and repaired with the same exterior common bond brick pattern style.
- A few wooden posts supporting the pitched roof of the porch and several deck boards need repair or replacement because they are deteriorated or missing.

The building with a basement cannot be moved, but it can be moved by piercing the foundation walls with heavy steel beams and other necessary structural support from grade level while leaving the foundations. A new foundation with the same footprint as Building 1A will be constructed at a newly selected nearby site. The lifted buildings will then be positioned and levelled over the new foundations without compromising their structural integrity. The relocation of masonry buildings is complex and costly, requiring extensive preparatory work.

We advise engaging a firm with experience in moving historic structures to ensure the safe and successful relocation of a historic structure in coordination with engineering firms while obtaining the required permits from the City and other relevant agencies.

We also suggest a detailed investigation by exposing a few locations of the covered foundation walls, concealed floors, roof-supporting structural elements, and covered structure underneath the surrounding deck before relocation to examine and address hidden structural issues and keep the house in good condition during relocation.

We have made every effort to reasonably present the various areas of concern identified during our site visit. If there are perceived omissions or misstatements in this report regarding the observations made, we ask that they be brought to our attention as soon as possible so that we can fully address them in a timely manner.

We trust that the above is satisfactory for your requirements. Should you have any questions please do not hesitate to contact us.

Yours truly,

Inspection carried out by: Ashesh Patel, P. Eng.

Report Prepared by:

Ashesh Patel, P. Eng.



APPENDIX A - PHOTOS



Pic. 1: Building Identification per ATA Architects Report



Pic. 2: Building 1A - Front Northside View



Pic. 3: Building 1A – Westside View



Pic. 4: Part of Building 1A, C and D - Northwest corner View



Pic. 5: Building E – Northside View



Pic. 6: Building 1A and Building 1B - Eastside View



Pic. 7: Building 1B abutting to Building 1A -Southeast View



Pic. 8: Southside View of Building 1B– Diagonal crack repairs, watermarks on Brick Masonry Wall, Broken Windows Pane and decayed wood at corner of the eave return.



Pic. 9: Entrance to Kitchen of Building 1B on Westside and Basement entrance with wooden stairs at the Southside (back) of Building A from Building C



Pic. 10: Kitchen in Building 1B; Penetration Damp on the Walls



Pic. 11: Westside Wall in Kitchen; Penetration Damp-Building 1B



Pic. 12: Eastside Wall in Building B; Watermarks on the Wall-Building 1B



Pic. 13: Laundry in Building B; Debris, Peeling/flaking of Paint and Damaged Wall-Building 1B



Pic. 14: Peeling/Flaking of Paint in Ceiling due to Moisture Penetration in Laundry room of Building 1B



Pic. 15: Central corridor from Kitchen Building 1B loading to Building 1A Front Entrance



Pic. 16: GF Room Building 1A, Interior Condition, Hidden Structural Elements by Finishes



Pic. 17: GF Room Building 1A, Decorative Wall Papers with Ceiling, Hardwood Floor and Baseboards



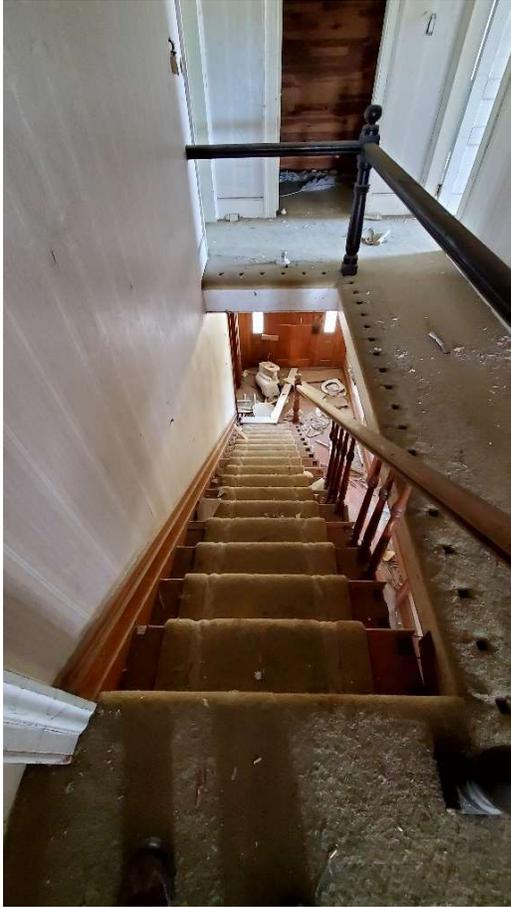
Pic. 18: GF Room Building 1A, Decorative Wall Papers with Ceiling, Hardwood Floor and Baseboards



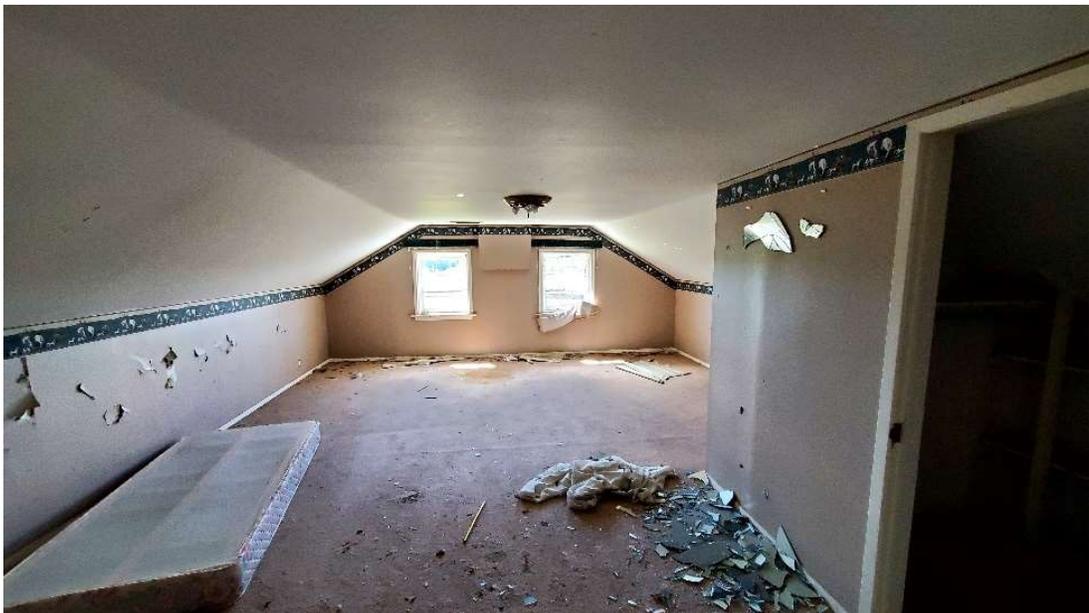
Pic. 19: GF Living Room Entrance Building 1A, Interior Condition, Hidden Structural Elements by Finishes



Pic. 20: GF Front Living Room with Fireplace and Wainscoting, Interior Condition, Hidden Structural Elements by Finishes-Building 1A



Pic. 21, Pic. 22: Central Corridor with Front Entrance, Stairs leading to the SF with Missing Balustrades-1A



Pic. 23: SF Room in Building 1B, Interior Condition, Hidden Structural Elements by Finishes



Pic. 24 Room 1 Interior Finishes - Hidden Structural Elements-1A



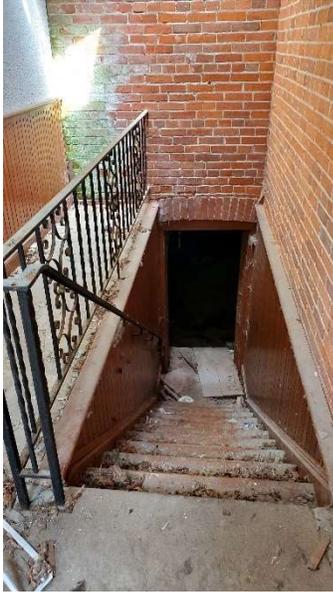
Pic. 24 Room 2 Interior Finishes - Hidden Structural Elements-1A



Pic. 26 Room Interior Finishes- Hidden Structural Elements-1A



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Pic. 28: Wooden Stairway to Basement Entrance-Southside of Building 1A



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Pic. 30: Muddy, Crawl Space in Basement of Building 1B



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Pic. 32



Pic. 33

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Pic. 34

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Pic. 41: Compromised Post End, Degraded Perimeter Deck Board of Porch, Covered Deck Floor Structure – Building 1A

Pic. 40: Deteriorated Wooden Decorative Flat Post Supporting Deck – Building 1A



Pic. 42: Compromised Wooden Post at Top and Bottom-Building 1A



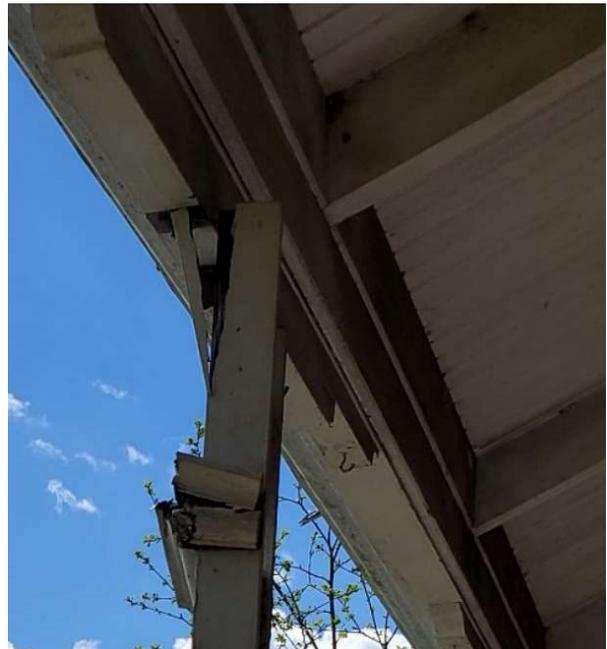
Pic. 43: Deteriorated Deck Floor



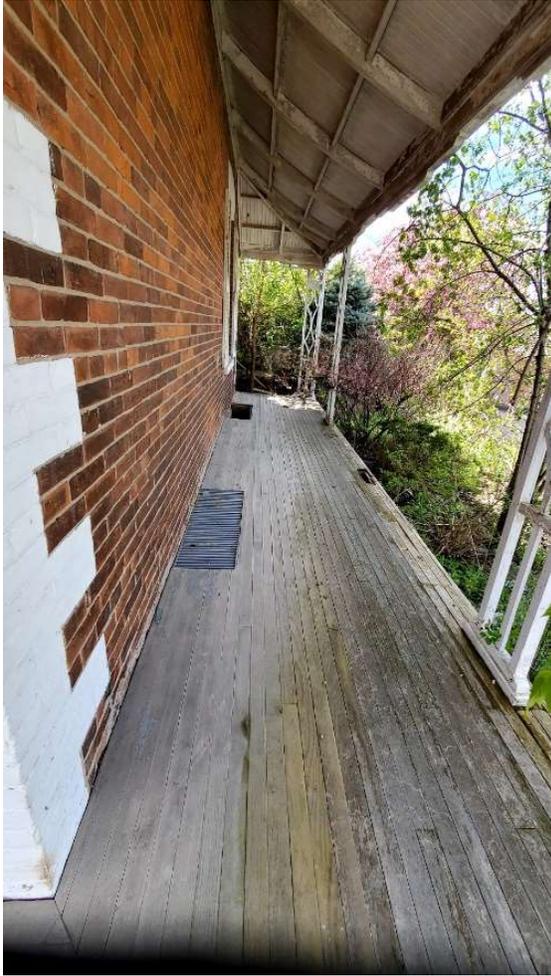
Pic. 44: Missing Post on Porch-Northside- 1A



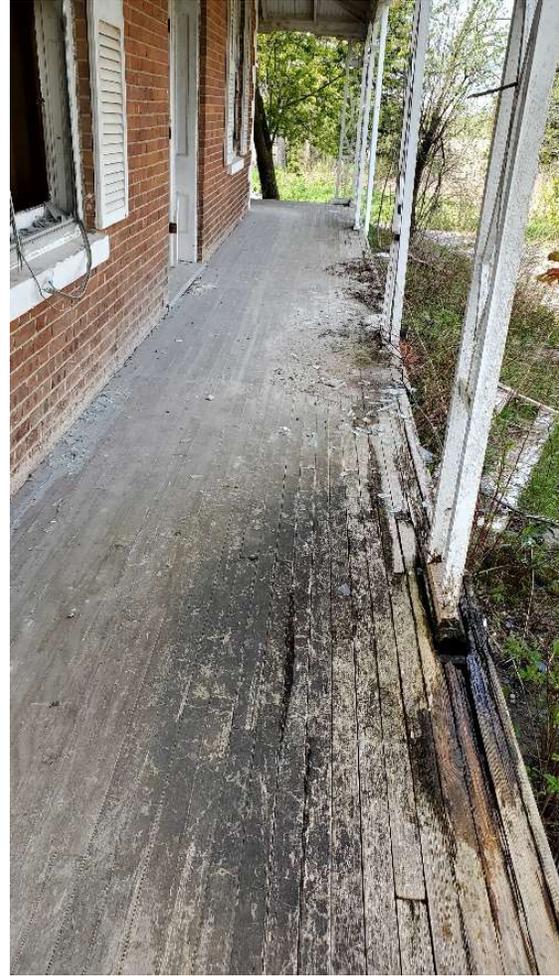
Pic. 45: Degraded Deck-Building 1B



Pic. 46: Damaged Porch Post at Top-Building 1A



Pic. 47: Missing Post Supporting Porch – Westside 1A



Pic. 48: Degraded Deck-1A



Pic. 49: Wooden Planks on Wooden Rafter – Building 1B

**ATTACHMENT 4
6181 MAJOR MACKENZIE**

ATA
ARCHITECTS INC.



**6181
MAJOR MACKENZIE DR W
VAUGHAN, ONTARIO**

CULTURAL HERITAGE ASSESSMENT

MAY 2024

PREPARED BY:
ATA Architects Inc.

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Cultural Heritage Specialist



*Aerial view of 6181 Major Mackenzie Drive W (property limits outlined)
Source: Google Maps (2022)*

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ALEXANDRA HUCIK CV**

INTRODUCTION



*View of front elevation (south facade) of the existing house, subsequent additions and detached garage.
Source: ATA Architects, 2021*

INTRODUCTION

ATA Architects Inc. (“ATA”) was retained by the property owner, U-Pak Disposals Ltd. to undertake a Heritage Assessment of the property listed as 6181 Major MacKenzie Drive West, Vaughan, ON, (Part of East Half of Lot 20, Concession 9 in the former Township of Vaughan) to assess the cultural heritage elements of the existing building. It is hereinafter referred to as the “subject property.”

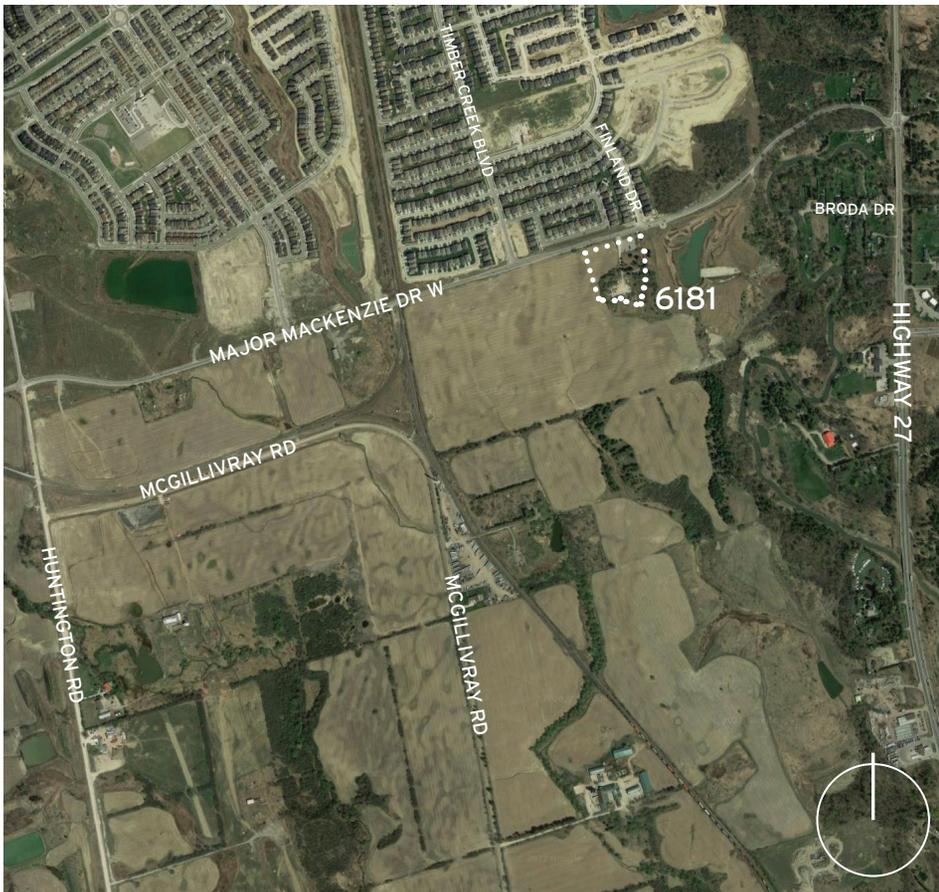
The property is listed (non-designated) on the City of Vaughan’s Municipal Register of Cultural Heritage Resources, established under the Ontario Heritage Act, as a listed property.

ATA Architects Inc. undertook the following process in completing this study:

- ATA Architects Inc. visited the site on November 26, 2021 and viewed in detail the existing building on the property. The existing context was documented and an assessment was undertaken to evaluate the heritage value of 6181 MacKenzie Drive W.
- A review was undertaken of the historical, contextual and architectural value of the house, taking into account previous owners, surrounding environment, the current condition of the home and its heritage status with the City of Vaughan.
- Research was completed through the use of multiple local organizations and resources, including the City of Vaughan Archives, the York Region Land Registry Office, and online resources such as Ancestry.ca.
- ATA identified any cultural heritage elements of the property to be outlined in this assessment.

The subject properties were evaluated through Ontario Regulation 9/06 Criteria for Determining Cultural Heritage Value or Interest and were based on our professional expertise.

**SUBJECT PROPERTY
& SURROUNDING CONTEXT**
LOCATION & SITE DESCRIPTION



Key plan showing location of property
Source: Google Maps (2021)



Aerial View of 6181 Major MacKenzie Drive West
Source: Google Maps (2021)

**SUBJECT PROPERTY
& SURROUNDING CONTEXT**
LOCATION & SITE DESCRIPTION

Municipal Address:

6181 Major MacKenzie Drive West

Legal Description:

PT E 1/2 LT 20 CON 9 VAUGHAN PT
2 64R4816; VAUGHAN

Lot area:

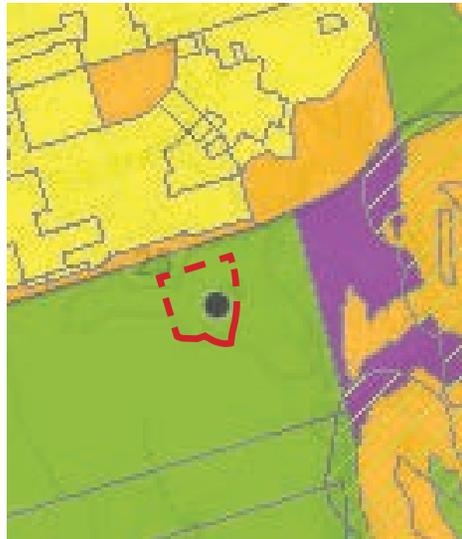
21,000 m² / 2.1 ha / 5.19 ac

6181 Major Mackenzie Drive West is located within the eastern half of Lot 20, Concession 9 in the City of Vaughan (formerly the Township of Vaughan), in the Regional Municipality (former County) of York. It is situated on the south side of Major Mackenzie Drive West, west of Highway 27, and east of the CP Railway. The historic village of Kleinberg lies to the northeast of the subject property. The Humber River is to the immediate east of the property.

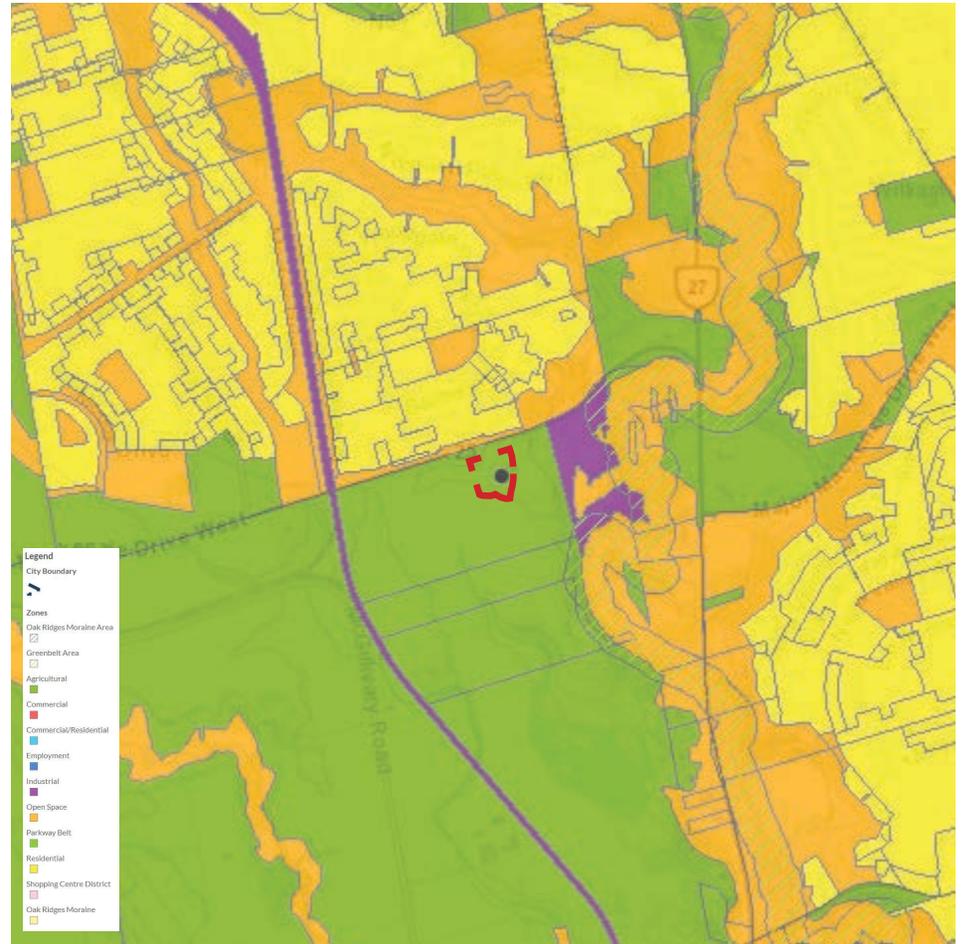
The subject property is an approximately 5.19 acre parcel and contains three structures: a historic farmhouse built c. 1865, a mid-twentieth century detached garage, and one outbuilding related to present-day construction activity near the site. The one and half storey brick house and its one-storey addition are located at the east end of the property and sit atop a slightly raised area. The house is set back about a hundred metres from Major MacKenzie Drive and was formerly accessed by a tree-lined asphalt lane that has recently been barricaded. The one-storey detached garage stands to the west of the house to which it is connected by a raised wood porch. The outbuilding, a one-storey wood frame garage, and gravel yard area are located on the south-east corner of the lot. This is accessed by a gravel road that currently provides the entrance point to the property from Major MacKenzie Drive, and which opens on to a paved parking area along the north of the site.

The subject property contains remnants of an agricultural landscape. The north-west corner at the front of the property remains an open field. Mature deciduous trees line the entrance driveway on either side, beyond which there is open space in front of the house with a stand of pine trees. The property limits are unbounded by fencing; however, the mature trees

**SUBJECT PROPERTY
& SURROUNDING CONTEXT
MUNICIPAL ZONING REGULATIONS**



Enlargement of Zoning By-Law Map



*Zoning By-Law Map (6181 Major MacKenzie Dr W property limits are outlined)
Source: City of Vaughan, Zoning Vaughan (2021)*

**SUBJECT PROPERTY
& SURROUNDING CONTEXT**
MUNICIPAL ZONING REGULATIONS

Zoning Code(s):

A

Category:

Agricultural

Special Section:

n/a

Secondary Plan Area:

n/a

Block Number

60

City of Vaughan's "Comprehensive Zoning By-Law" by-law number 1-88 designates the zoning for the property as within A - Agricultural Zone. No special sectional provision or schedules apply. The zoning by-law governs regulations and restrictions on land use, among other development requirements. The following regulations, which are outlined in Section 8.0 of the City of Vaughan Zoning By-Law apply to Agricultural Zones:

8.1 AGRICULTURAL ZONE REQUIREMENTS:

No person shall within an A Agricultural Zone use any land or erect, alter or use any building or structure except for a purpose hereinafter set forth, and in compliance with the following provisions and with any applicable provisions contained in Section 3.0 (General Provisions - All Zones), and said Schedule A".

8.2 USES PERMITTED

Agricultural:

- Agricultural Uses as defined in Section 2.0
- Veterinary Clinic

Residential:

- Single Family Detached Dwelling

Home Occupation:

- As permitted in Subsection 4.1.5

Institutional:

- Church
- Community Centre
- Day Nursery

**SUBJECT PROPERTY
& SURROUNDING CONTEXT**
MUNICIPAL ZONING REGULATIONS

Institutional (continued):

- Public Library
- Public or Private Hospital
- School
- Correction or Crisis Care Group Home, as defined in Section 2.0, only permitted in
- Agricultural Zone located within the “Rural Area - General” boundary or “Employment Areas” defined in the applicable Official Plan, as amended.
- An institution owned and operated by a religious, educational or charitable institution supported in whole or in part by public funds but shall not include an Institutional Care Facility or Residential Dwelling Unit as defined in Section 2.0.

Recreational:

- Bowling Green
- Curling Rink
- Private or Municipal Swimming or Wading Pool
- Skating Rink
- Tennis Court

Commercial:

- Retail Nursery Use on a lot which was legally so used on September 19, 1988
- Seasonal fruit, vegetable, flower or farm product sales outlet, provided such produce is a product of the farm on which the outlet is located
- Woodlot

**SUBJECT PROPERTY
& SURROUNDING CONTEXT**
MUNICIPAL ZONING REGULATIONS

Cottage Industries:

- Artist's Studio
- Production and Sale of Pottery and Ceramics, Woodworking Crafts and Leather Crafts, provided that:
 - i) Such use shall only be permitted within a residential dwelling or accessory building;
 - ii) Not more than three (3) persons shall be engaged in the use and at least one (1) of them shall reside on the property;
 - iii) Such use shall not occupy more than twenty-five percent (25%) of the building in which it is located;
 - iv) Only one (1) cottage industry use is permitted per lot;
 - v) Parking shall be provided in accordance with the provisions of Subsection 3.8;
 - vi) No outside storage shall be permitted.

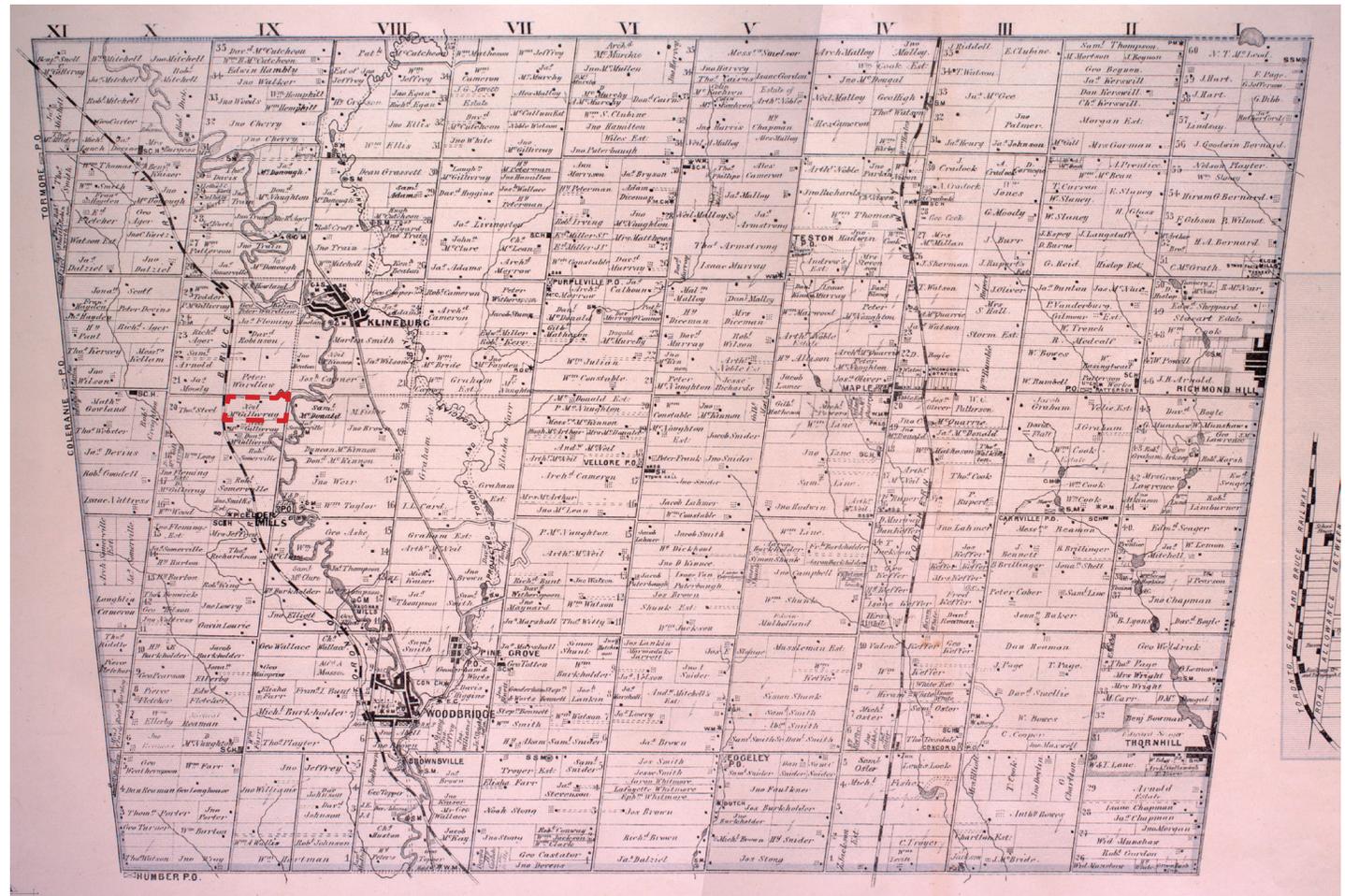
Other Uses:

- Wayside Pit
- Wayside Quarry

8.3 ADDITIONAL DWELLINGS

- No more than one (1) dwelling shall be erected, altered or maintained on any lot regardless of the frontage or area of such lot, provided that on a lot having an area of at least 35 hectares and used principally for farming, one (1) additional dwelling or dwellings may be erected, altered or maintained if used only for the accommodation of person(s) necessary to the operation of such farm.

**SUBJECT PROPERTY
& SURROUNDING CONTEXT**
SURROUNDING CONTEXT



1878 Map of Township of Vaughan from the York County Historical Atlas. The boundary of the subject property on Lot 20, Concession 9 is outlined in red.
Source: McGill University Library, The Canadian County Digital Atlas Project. <https://digital.library.mcgill.ca/countyatlas/Images/Maps/TownshipMaps/yor-m-vaughan.jpg>

**SUBJECT PROPERTY
& SURROUNDING CONTEXT**
SURROUNDING CONTEXT

The subject property is located along the length of Major MacKenzie Drive West that runs east-west between Highway 27 and Huntington Road. This portion of Major MacKenzie Drive remains a moderately traveled two lane major arterial road with a rural character defined by its narrow two-lane width, open ditches, no curbs and no sidewalks, and with open views across the landscape. It is set between two different contexts, forming the border between the suburban residential development to the north and agricultural lands to the south.

The property is located within the agricultural landscape south of Major MacKenzie and is encompassed by open land on three sides. Productive fields lie directly west and to the rear of the property. Adjacent east of the farmhouse there is a stormwater pond that was developed where a gravel pit once operated. This piece of land has been identified on Schedule 5 of the Vaughan Official Plan (2010) as a “Former Aggregate Extraction Operation,” though operation has since ceased. The eastern portion of Major Mackenzie Drive is set on a hill that slopes down towards the Humber River and its surrounding valley. Within the forested valley, there are a number of rural residences nestled between pockets of forest cover and open fields.

The development of the area surrounding the subject property over the course of the 19th and 20th century is illustrated in mapping which depicts the property within a primarily agricultural area. The 1878 York County Atlas map shows an agricultural landscape that is well settled with active farmsteads on large lots of 50- or 100-acres, oriented to the east-west according to the grid system of the original township survey. By this time the local road system was in place and the village of Kleinburg and several smaller hamlets such as Elder’s Mills were well-developed. Little change is shown to have occurred within the surrounding area over the course of

**SUBJECT PROPERTY
& SURROUNDING CONTEXT**
SURROUNDING CONTEXT



1956 Aerial Photograph along Major MacKenzie Drive West
Source: City of Toronto Archives, Aerial Photograph 1956 - West Toronto,
Sheet V19 (1956).



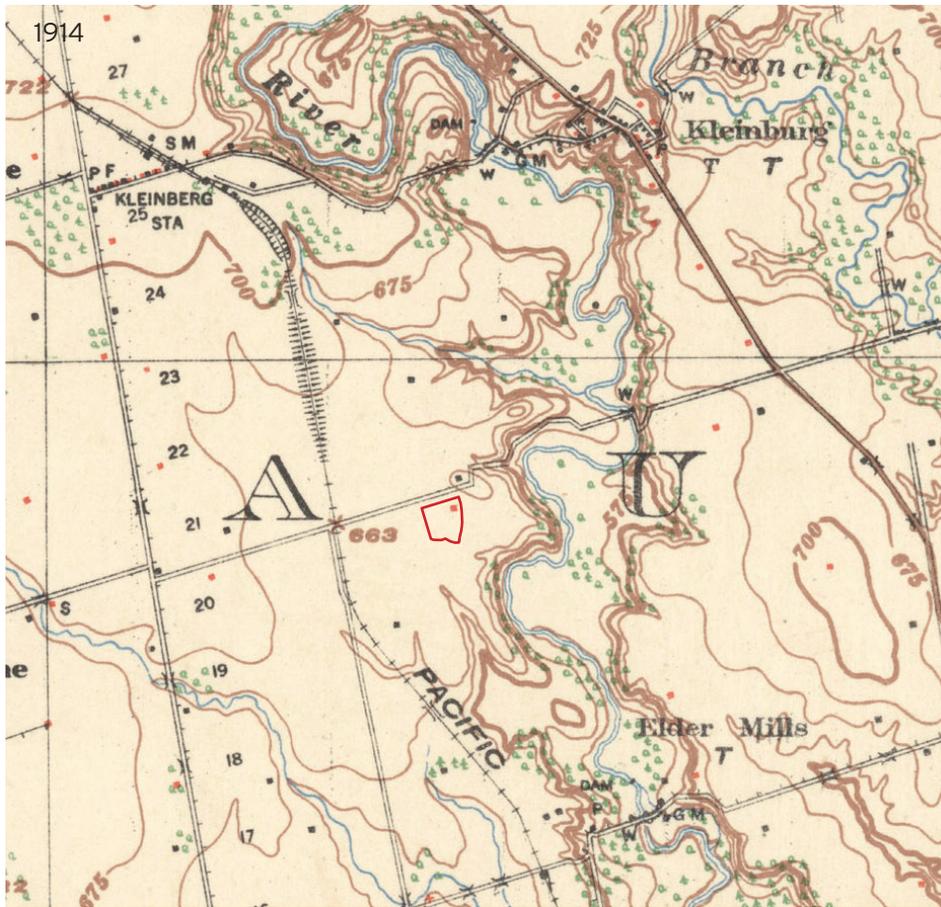
Enlargement of 1956 Aerial Photograph of property at
6181 Major MacKenzie Drive West

**SUBJECT PROPERTY
& SURROUNDING CONTEXT**
SURROUNDING CONTEXT

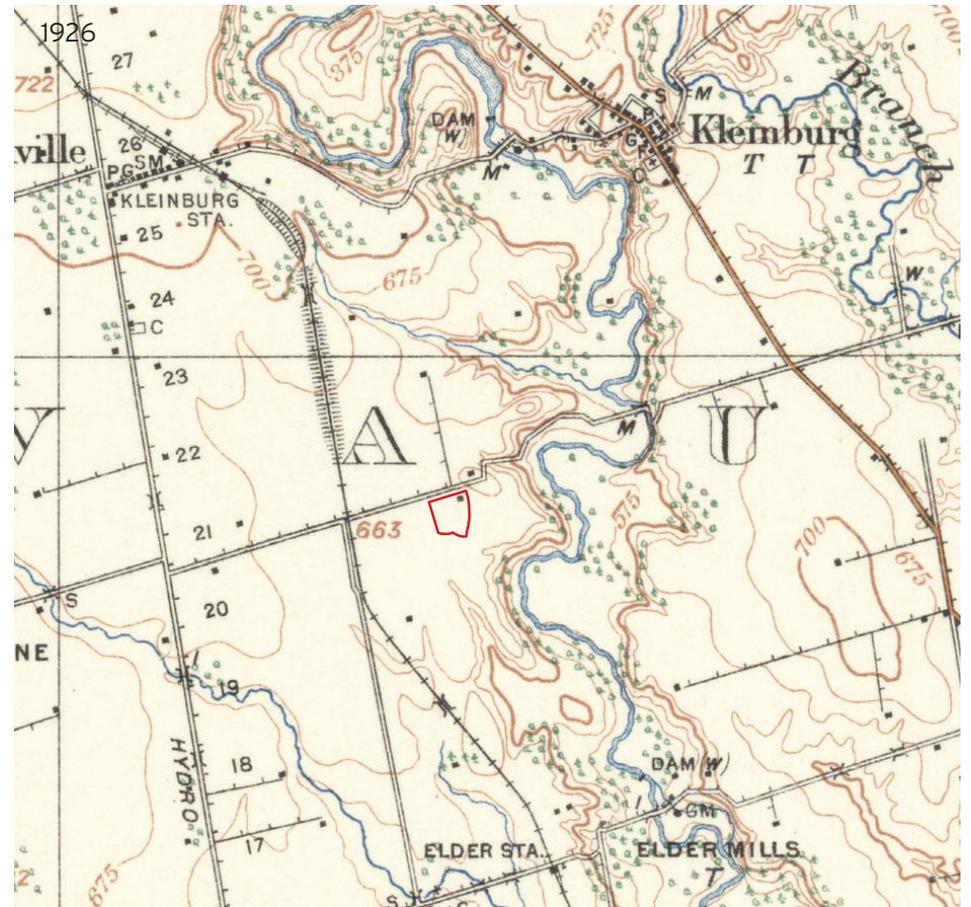
the next century. A series of 20th century topographical maps and aerial photographs continue to depict the rural character of the area and indicates minimal growth took place over the 20th century.

The 1914 National Topographic Survey map shows the area surrounding the subject property as sparsely populated, with buildings spread far apart and with the built pattern remaining largely unchanged from that of the 1878 historical map. The 1926 and 1940 Topographical maps continue to depict the property at 6181 Major MacKenzie with the single farmhouse surrounded by open fields. Little change is shown to have occurred in the surrounding area over this time. Some new residential development occurred in the area east of the Humber River in the 1940's and 1950's, as the 1963 Topographical Map illustrates several new rural residences along the river valley. During this period, the land adjacent east of the subject property, as well as further south, was converted into industrial use, showing a gravel pit a few hundred metres from the farmhouse. On the property, the 1963 map depicts three new buildings were constructed a short distance from the house, these were likely a series of agricultural buildings. In addition, sometime over this period, a golf course was developed on the land north of Major MacKenzie Drive West. Little further development took place over the next few decades until the 2010's, and the study area remained as a primarily agricultural and rural residential area, as is indicated by the 1973 Topographic Map, 2005 and 2012 Aerial Photographs. The 2013 Aerial Photograph shows that commencement of construction of the residential subdivision north of Major MacKenzie Road, directly opposite the subject property. Between 2012 and 2013, the gravel pit to the east was converted into a stormwater pond. The first section of the subdivision's development was completed by 2015, and further development has continued west along Major MacKenzie Drive, and further north.

**SUBJECT PROPERTY
& SURROUNDING CONTEXT**
SURROUNDING CONTEXT

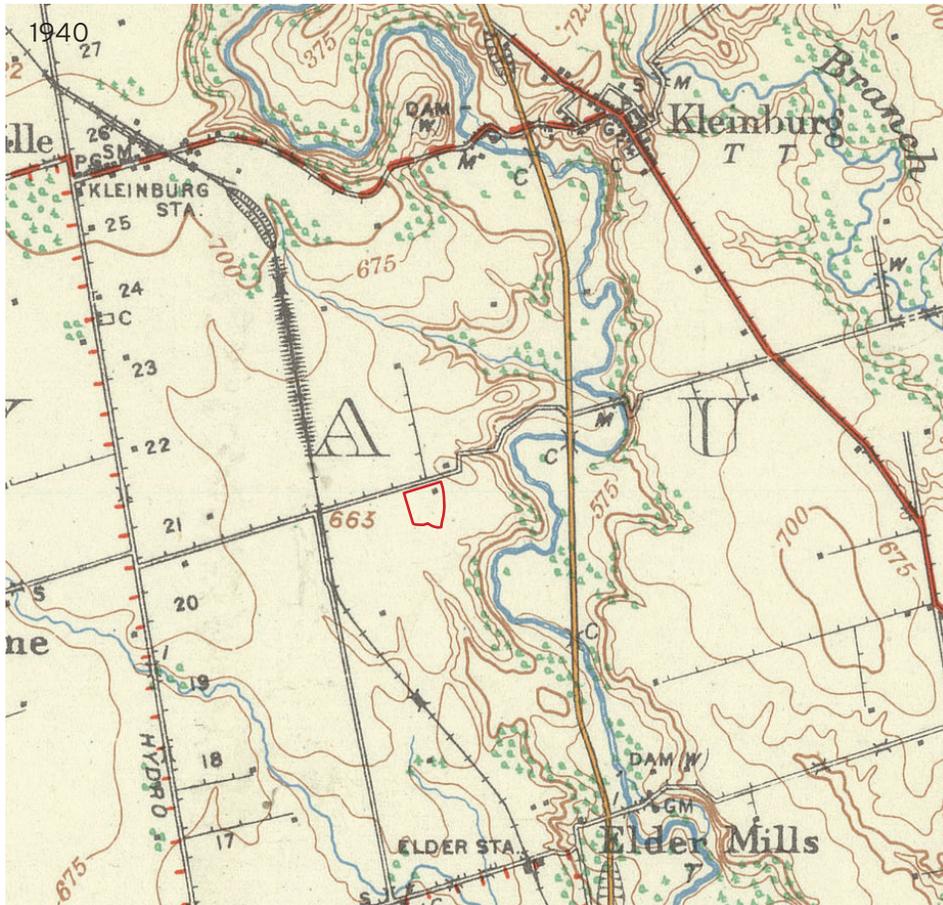


1914 Topographic Survey
Source: Canada. Survey Division, Department of Militia and Defence (1909).
Accessed from Ontario Council of University Libraries (OCUL).

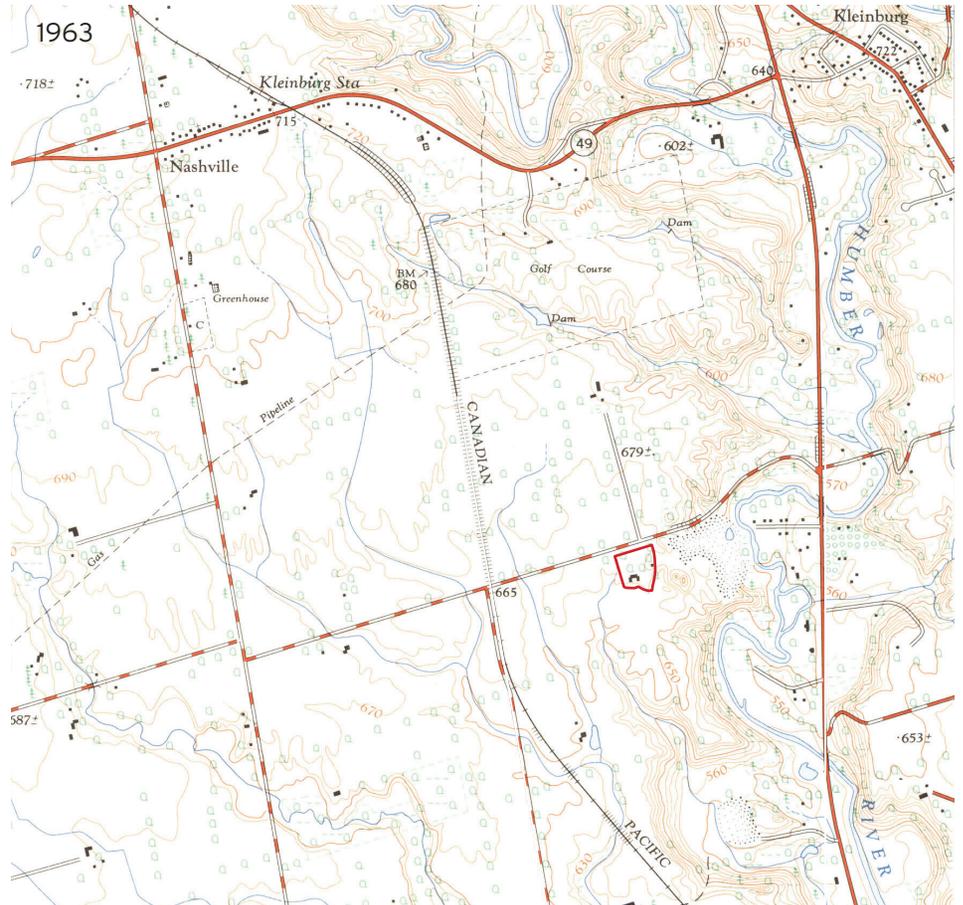


1926 Topographic Survey
Source: Canada. Survey Division, Department of Militia and Defence (1926).
Accessed from OCUL.

**SUBJECT PROPERTY
& SURROUNDING CONTEXT**
SURROUNDING CONTEXT



1940 Topographic Survey
Source: Canada. Survey Division, Department of Militia and Defence (1940).
Accessed from OCUL.



1963 Topographic Survey
Source: Canada. Survey Division, Department of Militia and Defence (1963).
Accessed from OCUL.

**SUBJECT PROPERTY
& SURROUNDING CONTEXT**
SURROUNDING CONTEXT



2005 Aerial Photograph of Area at Major MacKenzie Drive West between McGillivray Road and Highway 27
Source: Google Earth Pro (2005)

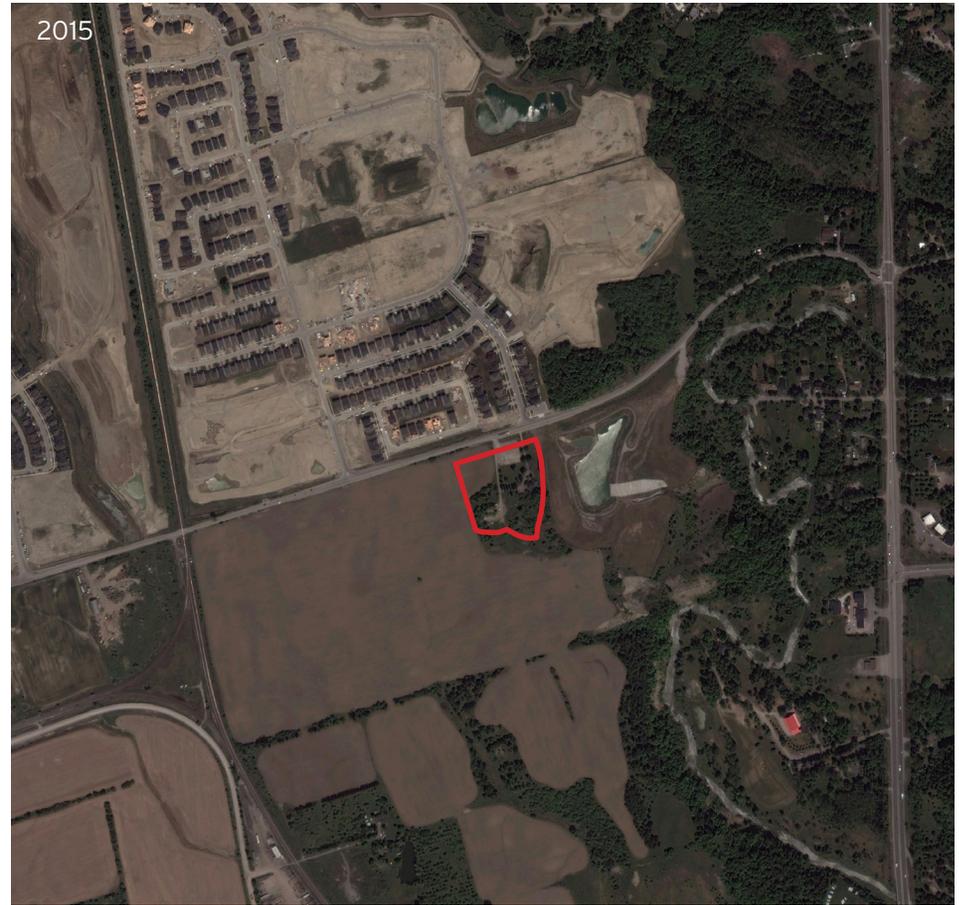


2012 Aerial Photograph of Area at Major MacKenzie Drive West between McGillivray Road and Highway 27
Source: Google Earth Pro (2012)

**SUBJECT PROPERTY
& SURROUNDING CONTEXT**
SURROUNDING CONTEXT

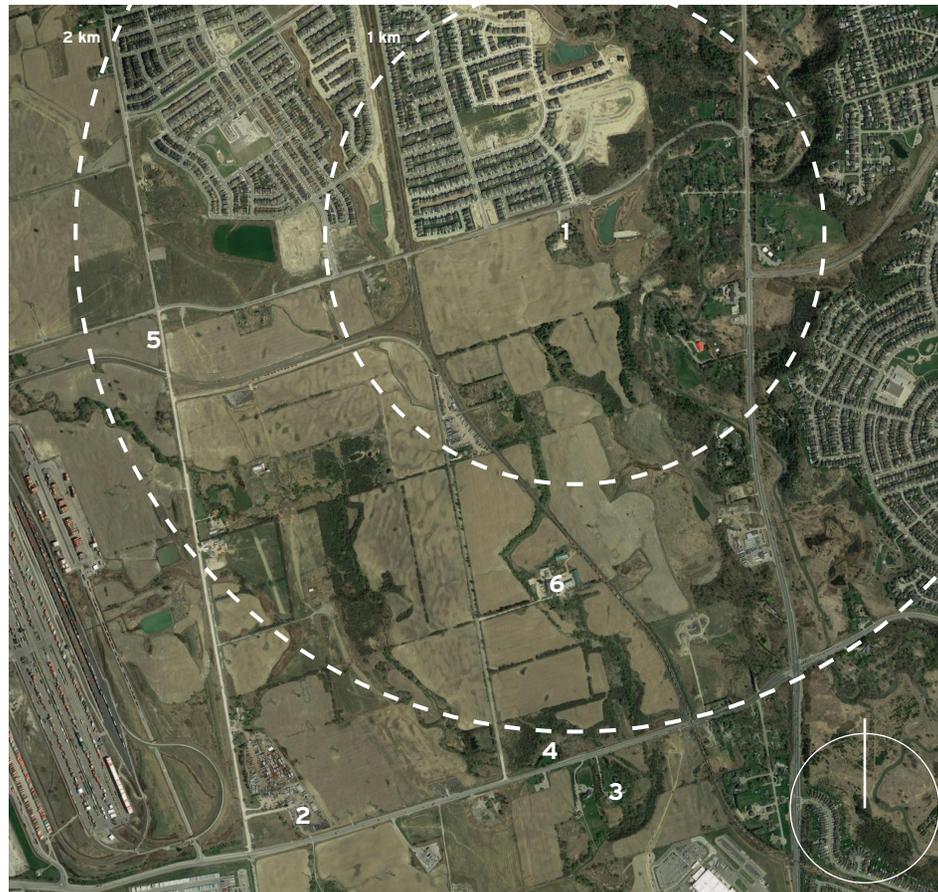


2013 Aerial Photograph of Area at Major MacKenzie Drive West between McGillivray Road and Highway 27
Source: Google Earth Pro (2013)



2015 Aerial Photograph of Area at Major MacKenzie Drive West between McGillivray Road and Highway 27
Source: Google Earth Pro (2015)

**SUBJECT PROPERTY
& SURROUNDING CONTEXT**
NEARBY HERITAGE PROPERTIES



- 1. 6181 Major MacKenzie Dr. W - Neil McGillivray House**
Status: Listed
- 2. 6666 Rutherford Rd. - Farmstead**
Status: Listed
- 3. 6241 Rutherford Rd. - Richard Jeffrey House**
Status: Designated
- 4. 6316 Rutherford Rd. - Knox Presbyterian Church Cememtry**
Status: Designated
- 5. 10395 Huntington Rd. - Farmstead**
Status: Listed
- 6. 9471 McGillivray Rd. - Farm Complex**
Status: Considered to be of local heritage interest

Aerial photo noting nearby heritage properties
Source: Google Maps (2021)

**SUBJECT PROPERTY
& SURROUNDING CONTEXT**
NEARBY HERITAGE PROPERTIES

The 6181 MacKenzie Drive West property is listed on the City of Vaughan's Heritage Inventory. In consultation with the Heritage Vaughan Committee, properties are placed on the Inventory by City Council because they are believed to be of cultural heritage value or interest. A quick review of the City of Vaughan's Heritage Inventory revealed that there are no properties that are either listed as being of heritage interest or designated in the immediate vicinity (1 km radius of the site). However, there are several properties that are either listed or designated in the broader area surrounding 6181 Major MacKenzie Drive West.

POLICY CONTEXT

In Ontario, cultural heritage is a provincial priority and cultural heritage resources are managed through legislation, policies, regulations and guidelines. The OHA, Planning Act, and PPS directly establish provisions for cultural heritage resources and indicate them as important. These laws and policies demonstrate broad provincial support for protecting cultural heritage and establish minimum standards for heritage evaluation.

The subject property at 6181 Major Mackenzie Drive West is subject to several provincial and municipal planning policies. In Ontario, criteria to determine cultural heritage value or interest are prescribed by O. Reg. 9/06 of the Ontario Heritage Act.

There are several Provincial, Regional, and municipal regulations and policies that apply to properties of cultural heritage value or interest. The following were reviewed in preparing this report:

- Ontario Planning Act;
- Ontario's Provincial Policy Statement;
- Ontario Heritage Act;
- Standards and Guidelines for the Conservation of Historic Places in Canada, 2010;
- Growth Plan for the Greater Golden Horseshoe, 2017;
- Ontario Heritage Toolkit, 2006;
- York Region Official Plan;
- City of Vaughan Official Plan;

POLICY CONTEXT

THE PLANNING ACT

The Planning Act is the primary legislation that establishes the “parameters” for land use planning in Ontario. It enables municipalities to control land use and provides for the mechanisms through which this control is exercised.

In Part 1, Section 2, provincial interest outlines 19 areas of interest that must be considered by the Minister, Municipal Council, local boards, planning boards and Tribunals. The Planning Act sets the context for provincial interest in heritage and identifies several provisions for Cultural Heritage. Part 1, Section 2(d) states:

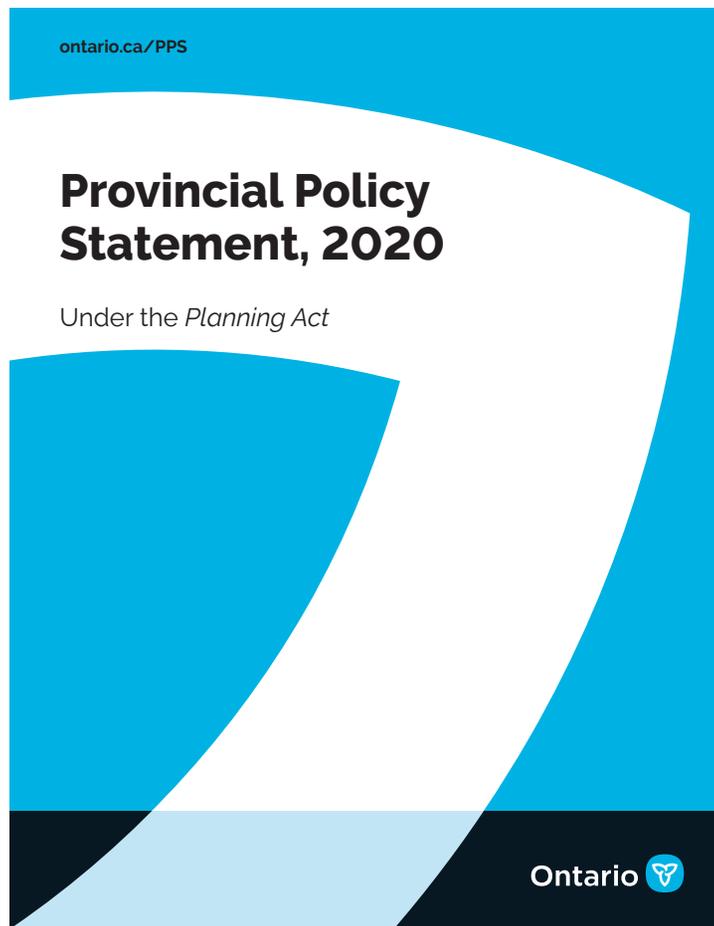
The Minister, the council of a municipality, a local board, a planning board and the Municipal Board, in carrying out their responsibilities under this Act, shall have regard to, among other matters, matters of provincial interest such as, ...

(d) the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest;

Under the Planning Act, Section 5 details provincial interest as it relates to land use planning and development in the province are outlined in the PPS. The PPS must guide decisions made by municipalities.

POLICY CONTEXT

PROVINCIAL POLICY STATEMENT



Provincial Policy Statement, 2020
Source: Government of Ontario (2020)

The *Provincial Policy Statement* (PPS) was updated in 2020 and is intended to provide policy direction for land use planning and development regarding matters of provincial interest in addition to the *Planning Act*. The PPS is issued under the authority of Section 3 of the *Planning Act*. The PPS sets the policy foundation for regulating the development and use of land in Ontario. Land use planning decisions made by municipalities, planning boards, the Province, or a commission or agency of the government must be consistent with the PPS. The Province deems cultural heritage and archaeological resources to provide important environmental, economic and social benefits.

Municipalities implement the PPS through an “*Official Plan*,” which further outlines their cultural heritage policies. Cultural heritage is one of many interests contained within the PPS.

Cultural heritage resources can be a tool for economic prosperity. Section 1.7 of the PPS regards cultural heritage resources as long-term economic resources. It states the following:

1.7.1e
encouraging a sense of place, by promoting well-designed built form and cultural planning, and by conserving features that help define character, including built heritage resources and cultural heritage landscapes.

When addressing cultural heritage planning, *Section 2.6. Cultural Heritage and Archaeology* of the PPS states:

2.6.1
Significant built heritage resources and significant cultural heritage landscapes shall be conserved.

POLICY CONTEXT

PROVINCIAL POLICY STATEMENT

2.6.2

Development and site alteration shall not be permitted on lands containing archaeological resources or areas of archaeological potential unless significant archaeological resources have been conserved.

2.6.3

Planning authorities shall not permit development and site alteration on adjacent lands to protected heritage property except where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved.

2.6.4

Planning authorities should consider and promote archaeological management plans and cultural plans in conserving cultural heritage and archaeological resources.

2.6.5

Planning authorities shall engage with Indigenous communities and consider their interests when identifying, protecting and managing cultural heritage and archaeological resources.

The PPS treats cultural heritage as equal to other planning and development factors in Ontario. All policies within the PPS hold equal importance and should be given equal consideration.

The *Provincial Policy Statement*, further defined the following:

Built heritage resource: means a building, structure, monument, installation or any manufactured or constructed part or remnant

POLICY CONTEXT

PROVINCIAL POLICY STATEMENT

that contributes to a property's cultural heritage value or interest as identified by a community, including an Indigenous community. Built heritage resources are located on property that may be designated under Parts IV or V of the Ontario Heritage Act, or that may be included on local, provincial, federal and/or international registers.

Conserved: *means the identification, protection, management and use of built heritage resources, cultural heritage landscapes and archaeological resources in a manner that ensures their cultural heritage value or interest is retained. This may be achieved by the implementation of recommendations set out in a conservation plan, archaeological assessment, and/or heritage impact assessment that has been approved, accepted or adopted by the relevant planning authority and/or decision maker. Mitigative measures and/or alternative development approaches can be included in these plans and assessments.*

Cultural heritage landscape: *means a defined geographical area that may have been modified by human activity and is identified as having cultural heritage value or interest by a community, including an Indigenous community. The area may include features such as buildings, structures, spaces, views, archaeological sites or natural elements that are valued together for their interrelationship, meaning or association. Cultural heritage landscapes may be properties that have been determined to have cultural heritage value or interest under the Ontario Heritage Act, or have been included on federal and/or international registers, and/or protected through official plan, zoning by-law, or other land use planning mechanisms.*

POLICY CONTEXT

PROVINCIAL POLICY STATEMENT

Heritage attributes: means the principal features or elements that contribute to a protected heritage property's cultural heritage value or interest, and may include the property's built, constructed, or manufactured elements, as well as natural landforms, vegetation, water features, and its visual setting (e.g. significant views or vistas to or from a protected heritage property).

Protected heritage property: means property designated under Parts IV, V or VI of the Ontario Heritage Act; property subject to a heritage conservation easement under Parts II or IV of the Ontario Heritage Act; property identified by the Province and prescribed public bodies as provincial heritage property under the Standards and Guidelines for Conservation of Provincial Heritage Properties; property protected under federal legislation, and UNESCO World Heritage Sites.

Significant: means e) in regard to cultural heritage and archaeology, resources that have been determined to have cultural heritage value or interest. Processes and criteria for determining cultural heritage value or interest are established by the Province under the authority of the Ontario Heritage Act.

POLICY CONTEXT

ONTARIO HERITAGE ACT

Ontario Heritage Act is the main guiding legislation for the conservation of significant cultural heritage resources in Ontario. The Act enables municipalities and the Province to designate individual properties, heritage conservation districts and cultural landscapes as being of cultural heritage value or interest. The Act calls for a municipal register to be created for designated properties. It also enables municipalities to create a municipal register for 'listed' non-designated properties which have been identified that may have potential cultural heritage value or interest.

Evaluation of cultural heritage resources is guided by *Ontario Regulation 9/06 (O. Reg 9/06)*, which provides the criteria for determining cultural heritage value or interest. If a property meets one or more of the criteria for designation, it may be designated under the Ontario Heritage Act

POLICY CONTEXT

ONTARIO HERITAGE ACT

ONTARIO HERITAGE ACT

ONTARIO REGULATION 9/06

CRITERIA FOR DETERMINING CULTURAL HERITAGE VALUE OR INTEREST

Criteria

1. (1) The criteria set out in subsection (2) are prescribed for the purposes of clause 29 (1) (a) of the Act.

(2) A property may be designated under section 29 of the Act if it meets one or more of the following criteria for determining whether it is of cultural heritage value or interest:

1. The property has design value or physical value because it,

- i. is a rare, unique, representative or early example of a style, type, expression, material or construction method,
- ii. displays a high degree of craftsmanship or artistic merit, or
- iii. demonstrates a high degree of technical or scientific achievement.

2. The property has historical value or associative value because it,

- i. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,
- ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or
- iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.

Criteria (continued)

3. The property has contextual value because it,

- i. is important in defining, maintaining or supporting the character of an area,
- ii. is physically, functionally, visually or historically linked to its surroundings,
- iii. is a landmark.

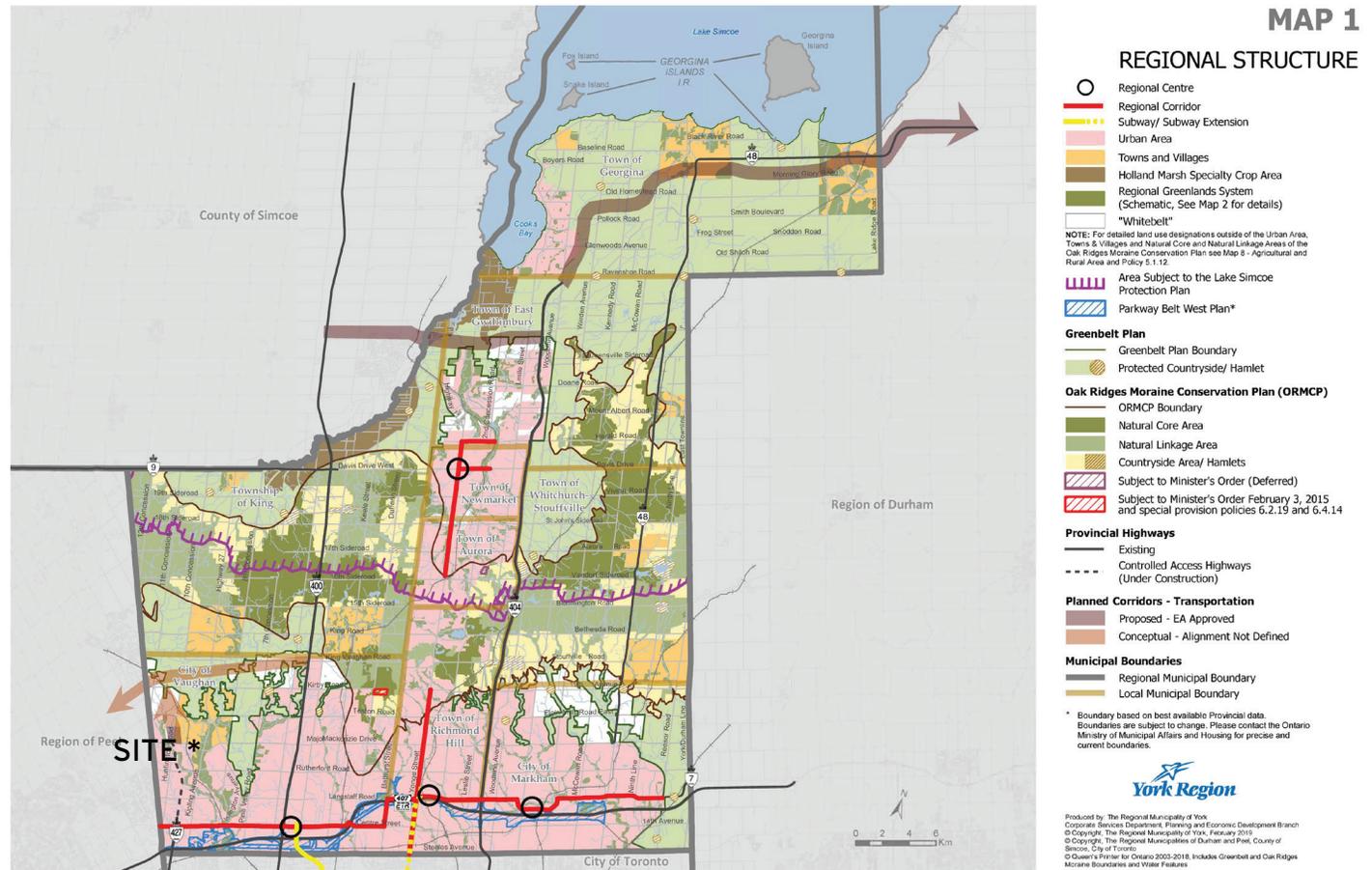
Transition

2. This Regulation does not apply in respect of a property if notice of intention to designate it was given under subsection 29 (1.1) of the Act on or before January 24, 2006.

Note:

The designation of properties of heritage value by municipalities in Ontario is based on the above criteria evaluated in the context of that municipality's jurisdiction. Buildings need not be of provincial or national importance to be worthy of designation and preservation.

POLICY CONTEXT
YORK REGION OFFICIAL PLAN



York Region Official Plan - Map 1: Regional Structure
 Source: York Region Official Plan 2010, 2019 Office Consolidation Map, <https://www.york.ca/wps/wcm/connect/yorkpublic/7ad30ec0-78a5-416c-b299-6f2f2c9208ee/yropOfficeConsolidation2019Map01Accessible.pdf?MOD=AJPERES&CVID=mRzduQ7>

POLICY CONTEXT

YORK REGION OFFICIAL PLAN

Map 1 of the 2010 Vaughan Region Official Plan notes the subject property to be part of the 'Towns and Villages' land use designation, and as such it is subject to the Region's policies. Section 3.4 of the York Region Official Plan (consolidated January 2019) contains the following cultural heritage policies and objectives relevant to the site:

Objective: To recognize, conserve and promote cultural heritage and its value and benefit to the community.

Policies:

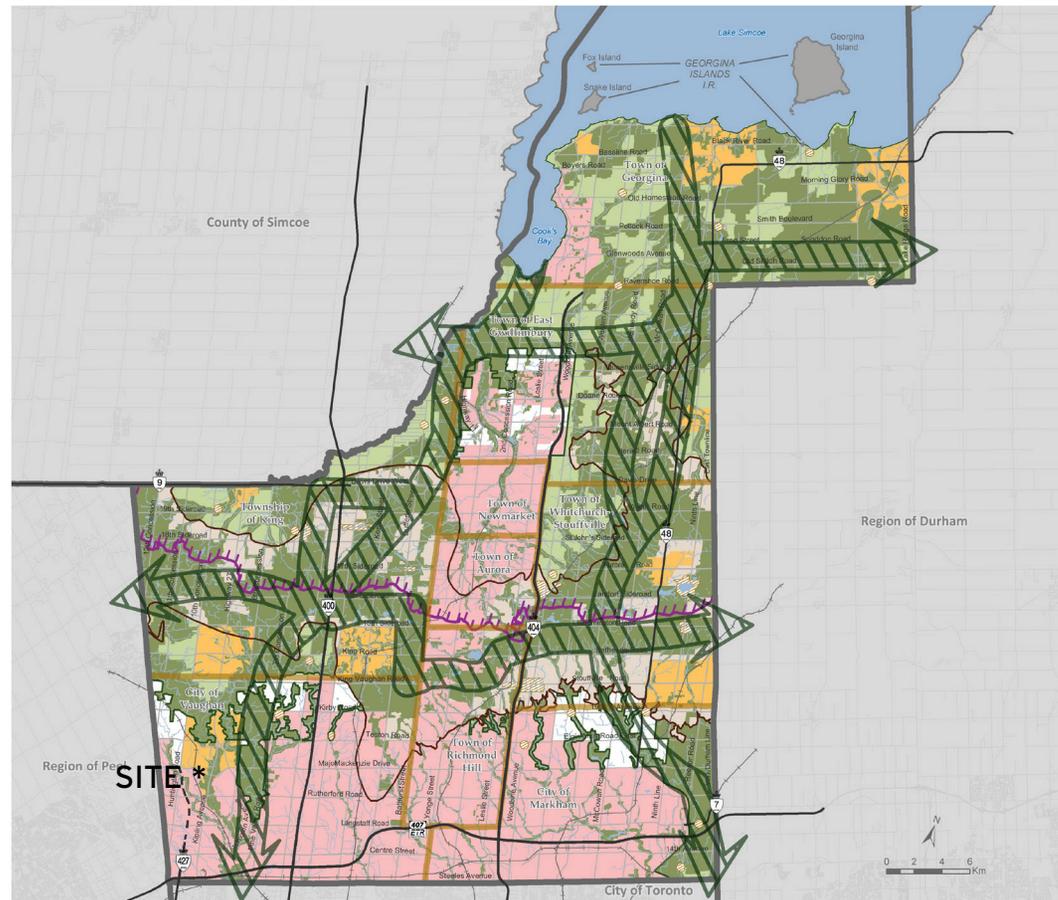
It is the policy of Council:

- 3.4.1 To encourage local municipalities to compile and maintain a register of significant cultural heritage resources, and other significant heritage resources, in consultation with heritage experts, local heritage committees, and other levels of government.
- 3.4.3 To require local municipalities to adopt official plan policies to conserve significant cultural heritage resources.
- 3.4.11 To require local municipalities to adopt official plan policies to conserve significant cultural heritage resources and ensure that development and site alteration on adjacent lands to protected heritage properties will conserve the heritage attributes of the protected heritage property.

Under its Definitions on page 171, the York Region Official Plan further defines significant cultural heritage resources as "resources that contribute to our understanding of our past," and to constitute as either:

- a. Archaeological resources such as artifacts, archaeological sites and marine archaeological sites.

POLICY CONTEXT
YORK REGION OFFICIAL PLAN



MAP 2
REGIONAL GREENLANDS SYSTEM

- Regional Greenlands System
- Greenlands System Vision*
- Urban Area
- Towns and Villages
- Holland Marsh Specialty Crop Area
- Area Subject to the Lake Simcoe Protection Plan
- Greenbelt Plan**
 - Greenbelt Plan Boundary
 - Protected Countryside/ Hamlet
- Oak Ridges Moraine Conservation Plan (ORMCP)**
 - ORMCP Boundary
 - ORMCP Area
 - Hamlet
- Provincial Highways**
 - Controlled Access Highways
 - Controlled Access Highways (Under Construction)
 - Other Provincial Highways
- Municipal Boundaries**
 - Regional Municipal Boundary
 - Local Municipal Boundary

* The Greenlands System Vision identified on Map 2 of this Plan is intended to conceptually identify, with broad arrows, the general location of corridors within and beyond the Region that will perform major linkage functions on a Regional scale and will be further assessed as part of ongoing planning initiatives.



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 © Queen's Printer for Ontario 2005-2018. Includes Greenbelt and Oak Ridges Moraine Boundaries and Water Features.

York Region Official Plan - Map 2: Regional Greenlands System
 Source: York Region Official Plan 2010, 2019 Office Consolidation Map, <https://www.york.ca/wps/wcm/connect/yorkpublic/99cc6720-8b6e-46c7-8ff1-46ae11a5e37a/ypOfficeConsolidation2019Map2Accessible.pdf?MOD=AJPERES&CVID=mLW2mpw>

POLICY CONTEXT

YORK REGION OFFICIAL PLAN

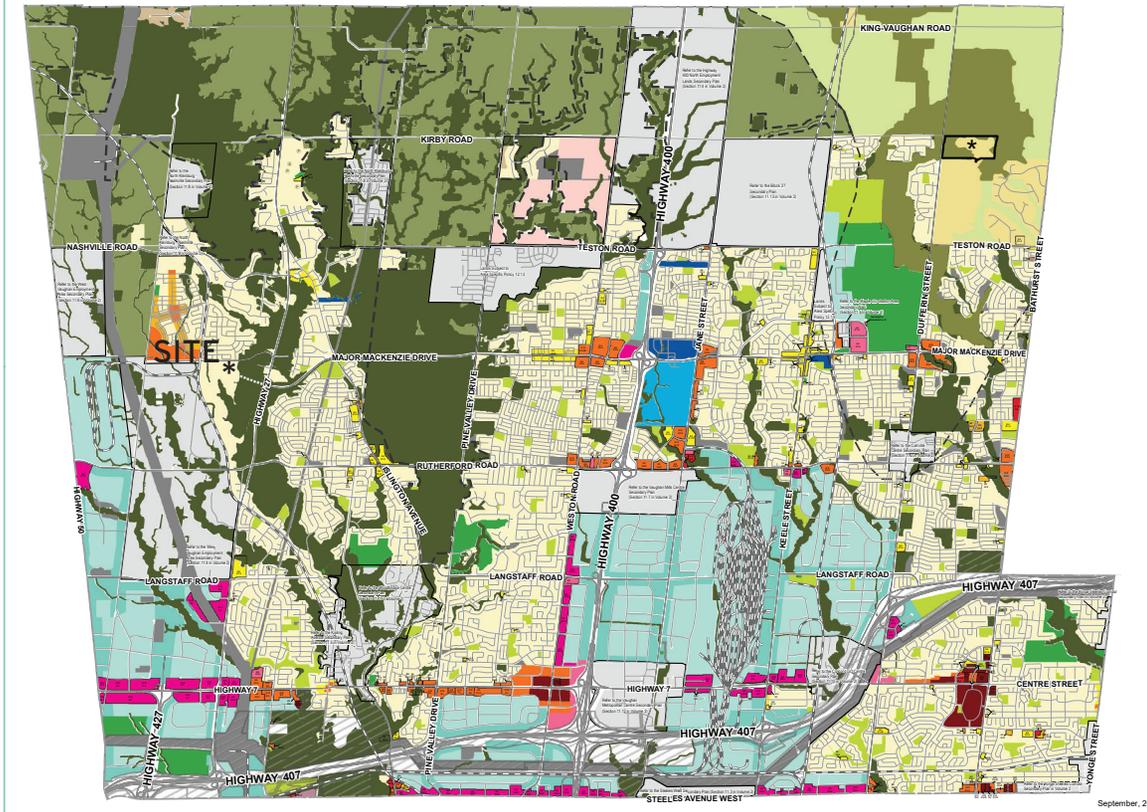
b. Built heritage resources, which means one or more significant buildings, structures, monuments, installations or remains associated with architectural, cultural, social, political, economic or military history and identified as being important to a community.

c. Cultural heritage landscape, which means a defined geographical area of heritage significance which has been modified by human activities and is valued by a community. It involves a grouping(s) of individual heritage features such as structures, spaces, archaeological sites and natural elements, which together form a significant type of heritage form, distinctive from that of its constituent elements or parts.

POLICY CONTEXT

CITY OF VAUGHAN OFFICIAL PLAN

The City of Vaughan makes every effort to ensure that Schedules are free of errors but does not assert that the schedules are spatially, tabularly or temporally accurate. The Schedules are provided by the City of Vaughan without warranties of any kind, either expressed or implied.



SCHEDULE 13

Land Use

- Natural Areas
- Parks
- Private Open Spaces
- Agricultural
- Rural
- Low-Rise Residential
- Low-Rise Mixed-Use
- Mid-Rise Residential
- Mid-Rise Mixed-Use
- High-Rise Residential
- High-Rise Mixed-Use
- Community Commercial Mixed-Use
- Employment Commercial Mixed-Use
- General Employment
- Prestige Employment
- Major Institutional
- New Community Areas
- Theme Park and Entertainment
- Parkway Belt West Lands
- Infrastructure and Utilities
- Lands Subject to Secondary Plans or Particular Area Specific Plans
- Roads
- Railway
- Greenbelt Plan Area & Oak Ridges
- Moraine Conservation Plan Area
- Natural Core Area
- Natural Linkage Area
- Countryside
- Hamlets
- Area Subject to ORMCA Minister's Zoning Order
- Municipal Boundary
- Proposed Park¹
- Proposed School²

1. Refer to Schedules 14B-C for Lands Subject to Area and Site Specific Policies in Volume 2
 2. Locations are conceptual and may be modified without an amendment to this plan.

0 600 1,200 1,800 2,400 3,000 Meters

September, 2021

City of Vaughan Official Plan - Schedule 13: Land Use
 Source: City of Vaughan Official Plan (2020), https://www.vaughan.ca/projects/policy_planning_projects/Pages/Vaughan-Official-Plan---Volume-1-and-2.aspx

POLICY CONTEXT

CITY OF VAUGHAN OFFICIAL PLAN

The City of Vaughan addresses the management of cultural heritage resources within Chapter 6 of the City of Vaughan Official Plan (2020 Office Consolidation) which outlines its policies. The City aims to protect its many cultural heritage resources and as such has outlined the following policy:

It is the policy of Council:

- 6.1.1.1. To recognize and conserve cultural heritage resources, including heritage buildings and structures, Cultural heritage landscapes, and other cultural heritage resources, and to promote the maintenance and development of an appropriate setting within, around and adjacent to all such resources.
- 6.1.1.2. To support an active and engaged approach to heritage conservation and interpretation that maximizes awareness and education and encourages innovation in the use and conservation of heritage resources.

To ensure the protection and conservation of heritage resources, the Official Plan grants the City a variety of tools to support heritage protection.

It is the policy of Council:

- 6.2.1.1. To make full use of the provisions of Provincial legislation, such as the Ontario Heritage Act, Planning Act, Municipal Act and Environmental Assessment Act, to protect and conserve cultural heritage resources in Vaughan.
- 6.2.1.2. That cultural heritage resources in the Heritage register are subject to demolition control as specified under the Ontario Heritage Act. The City may use such controls to support the goals of heritage conservation, and may seek additional legislative authority to further protect cultural heritage resources from demolition.

POLICY CONTEXT

CITY OF VAUGHAN OFFICIAL PLAN

6.2.1.3. To require a letter of credit or other financial security satisfactory to the City from the owner of a cultural heritage resource, to secure: a. protection of the resource during development and/or relocation; and/or City of Vaughan Official Plan - Volume 1 - 2020 Office Consolidation As Partially Approved by the Ontario Municipal Board 172 VAUGHAN OFFICIAL PLAN VOLUME 1 b. implementation of conservation measures for the cultural heritage resource approved by the City.

6.2.1.4. To require that public works and infrastructure programs take into consideration impacts on cultural heritage resources by requiring the preparation of a Cultural heritage impact assessment where there is a potential to impact such resources.

As the subject property is listed on the municipal heritage register, it is considered by the City to be a Non-Designated Heritage Property. However, the conservation of non-designated heritage resources is also considered of importance to Vaughan heritage, and the following policies from Section 6.2.3 are relevant to the subject property:

6.2.3.1. That when development is proposed on a property that is not designated under the Ontario Heritage Act but is listed on the Heritage register, recognized as a Cultural heritage character area or identified as having potential cultural heritage value, the applicant shall submit a Cultural heritage impact assessment when:

- a. the proposal requires an Official Plan amendment, a zoning by-law amendment, a plan of subdivision, a plan of condominium, a minor variance or a site plan application;

- b. the proposal involves the demolition of a building or the removal of a building or part thereof or a heritage landscape feature; or
- c. there is potential for adverse impact to a cultural heritage resource from the proposed development activities

Furthermore, Section 6.2.3.1 gives the City the authority to request a cultural heritage impact assessment for any proposed development on listed properties. The following policies from Section 6.2.4. describe the requirements of the heritage assessment. Further to this, the City of Vaughan's Guidelines for Cultural Heritage Impact Assessments outline the minimum requirements for the completion of a CHIA.

6.2.4.1. That Cultural heritage impact assessments shall be prepared by a professional with expertise in cultural heritage resources and in accordance with the requirements of this Plan, and that:

- a. the assessment must demonstrate whether the heritage values and character of cultural heritage resources, as identified by the City, are being retained, improved, adversely impacted or lost by the proposed development;
- b. the assessment may not substitute alternate heritage values or character for those that have been approved or endorsed by the City; and c. where there is no designation by-law, approved heritage character statement or approved conservation plan, the assessment must document, to the City's satisfaction, the cultural heritage values of the property.

POLICY CONTEXT

CITY OF VAUGHAN OFFICIAL PLAN

- 6.2.4.2. That Cultural heritage impact assessments are subject to City review. In review of Cultural heritage impact assessments, the City:
- a. will be guided by Good heritage conservation practices and heritage conservation principles as identified in policy 6.2.2.6 of this Plan, by priorities for on-site retention as identified in policy 6.2.2.7 of this Plan, and by any other relevant policies of this Plan; and
 - b. may impose conditions of approval to secure the long-term conservation of the resource.
- 6.2.4.4. That, in the event a cultural heritage resource is to be demolished and this has been demonstrated to the City's satisfaction, the Cultural heritage impact assessment must recommend, to the City's satisfaction, mitigation measures (such as the reuse of materials or building elements in the development or in other developments) and archival documentation, as may be defined in the Vaughan Heritage Conservation Guidelines.

CONTEXTUAL VALUE
CONTEXTUAL SIGNIFICANCE



View across the property towards the new subdivision to the north of Major MacKenzie Drive.
Source: ATA (2021)



View of historic farmhouse at #6181 from Major MacKenzie Drive.
The house is centered on a tree-lined driveway that was since been barricaded.
Source: ATA (2021)

CONTEXTUAL VALUE

CONTEXTUAL SIGNIFICANCE

The house at 6181 Major MacKenzie Drive is representative of the early agricultural history of the City of Vaughan. While agricultural activities have not been associated with the subject property since the 1960s and the property no longer retains any former barns or outbuildings, the property does preserve some characteristics of its original farm context. These include the placement of the farmhouse on a large lot, set back a distance from the road, with a tree-line driveway access from the main road. Furthermore, the house continues to be surrounded by open fields to the west and the river valley to the east, both which provide a broad open space context appropriate to its historical setting.

The rural character on the south side of Major MacKenzie Drive between Concession 9 and 10 has remained fairly intact. There are few remaining older structures along this portion of the Major MacKenzie besides the farmhouse at #6181. Former farmsteads that were previously considered to be of heritage interest such as at 6611 Major MacKenzie Drive West, have since been removed. There are a few active farmsteads such as the property at 9471 McGillivray Road, however the others serve mainly as rural residences.

The new development across the road is in sharp contrast. The former agricultural lands north of Major MacKenzie Drive have been converted for residential use. The neighbourhood that is across the road from the subject property is a densified low-rise residential subdivision consisting of two- or three- storey larger contemporary homes of a traditional style with a brick or stucco finish. These houses sit on smaller rectangular lots that are oriented east-west, not facing Major MacKenzie Drive.

CONTEXTUAL VALUE
CONTEXTUAL SIGNIFICANCE



*Aerial View of 6181 Major MacKenzie Drive West (property outlined in white) and its surrounding context.
Source: Google Earth (2021)*

CONTEXTUAL VALUE

CONTEXTUAL SIGNIFICANCE

Based on a review of the surrounding of the property the McGillivray House can be said to have minimal contextual significance. While it still retains some of its physical, functional, visual and historical connections to its surroundings and has some minimal value of the landmark, the historic character of the area has been slowly eroded over the years. With no other heritage buildings in the vicinity the McGillivray house would be hard pressed to maintain or define the character of the area.

HISTORICAL VALUE
INDIGENOUS HISTORY

DATE	PERIOD	SUB-PERIOD	LIFE STYLE CHARACTERISTICS	MATERIAL CULTURE
9000	Paleo-Indians	Early Paleo-Indians (9000-8500 BC)	Hunting	Projectile Points: Fluted Points Hi-Lo and Holcombe Point Types
8000		Late Paleo-Indians (8500-7500 BC)	Small Migratory Bands	
7000	Archaic	Early Archaic (7500-6000 BC)	Hunting & Gathering Seasonal Subsistence Migratory Patterns	Introduction of Polished and Groundstone Tools
6000		Middle Archaic (6000-2500 BC)		Earliest Use of Copper
5000		Late Archaic (2500-6000 BC)		
4000				2000
1000 BC	Woodland	Early Woodland (1000-400 BC)	Continuation of Hunting & Gathering Complex Burial Ceremonialism	Early Pottery
0		Middle Woodland (400 BC-AD 500)		Decorative Pottery Elements
AD		Early-Late Woodland (AD 500-1000)	Introduction of Crop Cultivation Emergence of Village Life Tribal Confederacies	Bow & Arrow Ceramic Pipes
1000		Late Woodland: Ontario Iroquoian (AD 1000-1600)		
1600	Post-Contact	Late Ontario Iroquoian (1600-1650)	Tribal Warfare Fur Trade	Spread of European Goods
2000		Mississaugas (Ojibwa) (1690-1800s)	Hunters & Gatherers with Fisheries Trade Along Waterways	

Chronological Summary of Indigenous History in Southern Ontario
Source: Developed from information from summaries of Ontario Archaeology (refer to Bibliography)

HISTORICAL VALUE

INDIGENOUS HISTORY

Southern Ontario has a long history of human settlement that can be traced back approximately 11000 years ago. The cultural history of the area covered by the Peel Region began at least 10,000 years ago, first occupied by diverse groups of aboriginal North Americans prior to the arrival of European settlers. This period is referred to as the Pre-Contact period and can be divided into distinct periods based on changes in lifestyles and material culture.

The earliest known inhabitants are from the Paleo-Indian Period that lasted between 9000 to 7500 BC. The melting of the glacial ice sheet that covered the region exposed a tundra-like landscape that was settled by small bands of nomadic hunters. These groups primarily relied on the hunting of large animals such as caribou, mastodon and mammoths for sustenance, travelling with the migratory animals. Their settlements would have been temporary camps, as they covered huge areas over the annual cycle of movement. They can be identified based on distinct projectile point forms: fluted points utilized by the Early Paleo-Indians, and the lanceolate Hi-Lo point type or the unfluted Holcombe of the Late Paleo-Indians. Within the City of Vaughan, only two Paleo-Indian campsites have been registered which were identified based on tool remains.

The Archaic Period in Southern Ontario spanned between 7500 to 1000 BC, during which the culture evolved in response to the transition of biotic communities into the mixed-coniferous and deciduous forests of today. The emergence of temperate forests led to the adoption of a hunting and gathering lifestyle that became less focused on big game hunting, and increasingly on relied on fishing and foraging for plants. Seasonal sustenance patterns emerged. During the spring and summer, larger bands would assemble along the shorelines of lakes and rivers where fish would be plentiful during spawning runs, hunting along the waterways and

HISTORICAL VALUE

INDIGENOUS HISTORY

gathering nuts, berries, and roots in the surrounding forests. For the fall and winter, the bands broke into small family groups and moved inland where efforts were focused on hunting. Seasonal migration patterns were a continued feature of the Archaic culture, though constrained within the extents of smaller areas. It is believed they lived in some form of wigwam structures that were easy to erect and disassemble. Political organization into band groups was maintained, albeit ones of larger size. Several Archaic settlements have been registered in the City of Vaughan; two sites to note are the Andridge and Edgar site in north-eastern part of Vaughan. They sites are thought to be seasonally occupied campsites dating back to the Early-Archaic period.

The following period which lasted between 1000 BC and AD 1650 is referred to as the Woodland Period and can be broken down into distinct stages throughout which there were considerable changes to subsistence practices, settlements patterns, and political organization. The Early Woodland (1000 - 400 BC) and Middle Woodland (400 BC - AD 500) periods experienced little change in regards to the hunting and gathering subsistence pattern of the previous period, band level organization continued, and groups grew larger in size. Rather the transition to this period is marked by the introduction of pottery to Southern Ontario as well as changes to economic and social aspects of the culture. During the Middle Archaic period there was evidence that an extensive trade network had emerged bringing with it the earliest use of copper (sourced from northern Ontario), which continued into the Woodland period introducing increasingly exotic artifacts into the region. There was also an increase in consideration around burial practices and ceremonialism. The Early Woodland period saw the use of exotic artifacts within graves as a means of status differentiation. Burial ceremonialism became more elaborate into the Middle Woodland Period during which it reached its climax. Pottery also became more

HISTORICAL VALUE

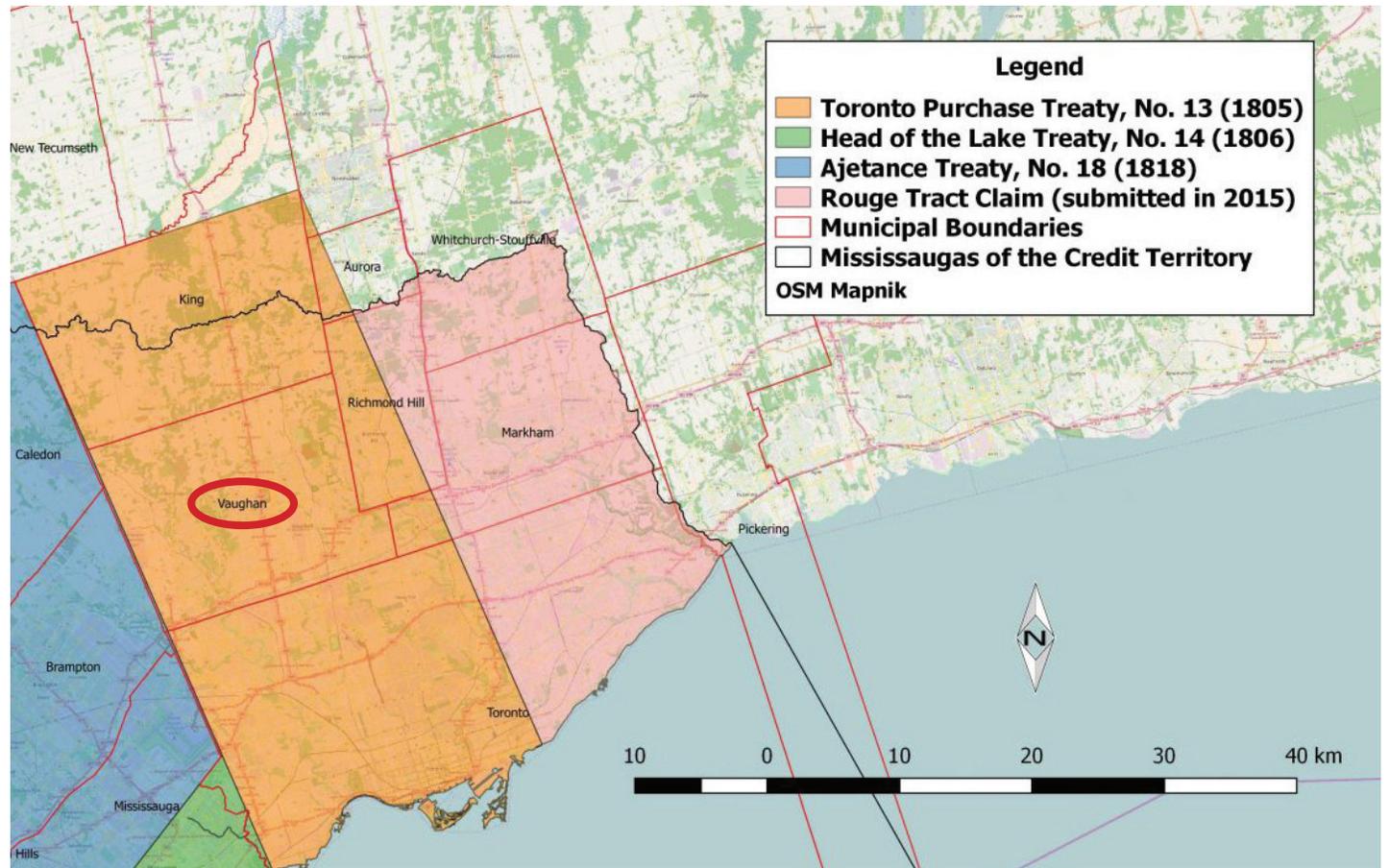
INDIGENOUS HISTORY

detailed and widespread over time.

The beginning of the Late Woodland period starting in AD 500 to 1000 marked the beginning of the transition to primarily agricultural communities. This transition period is referred to as the Princess Point culture and is attributed to the introduction of corn (maize) horticulture into southern Ontario. The practice of foraging of previous periods continued alongside experimentation with early agriculture and led to the establishment of communities which were occupied for increasingly greater periods of the year. Within the boundary of the City of Vaughan, only a small number of sites from Early and Middle Woodland period have been found, and one campsite dating from the Middle to Late Woodland period.

The Ontario Iroquoian tradition (AD 1000 to 1650) of the Late Woodland period marked the full cultural transition from migratory camps to long-term village settlements. The adoption of agriculture as the primary food source necessitated Iroquois groups to form semi-permanent sites to tend to crops. An Iroquoian village was generally made up of longhouses which were occupied by extended families, and often protected by palisade walls. Crops such as corns, beans, and squash, were grown on fields encircling the village. The village sites were occupied until the soil was depleted of nutrients, upon which the community would relocate to a fresh site a short distance away and establish a new settlement. The political organization of the Ontario Iroquoians was at a tribal level, where the tribe had formal leaders. By the Late Iroquoian period (AD 1400 to 1650) villages had grown to their largest size and distinct tribal groups emerged within the region. The Iroquoian groups in southern Ontario were split into three tribe confederacies: the Hurons, Petuns and Neutrals. This was accompanied by widespread warfare between the tribes which included large-scale raids

HISTORICAL VALUE INDIGENOUS HISTORY



Map depicting the boundaries of the Toronto Purchase Treaty No. 13 and several neighbouring treaties. Vaughan was part of the land sold under the Toronto Treaty.

Source: Mississaugas of the Credit First Nation, The Toronto Purchase Treaty No. 13 (1805), Map of Municipal Boundaries Related to the Toronto Purchase Treaty No. 13 (1805), <http://mncfn.ca/torontopurchase/>

HISTORICAL VALUE

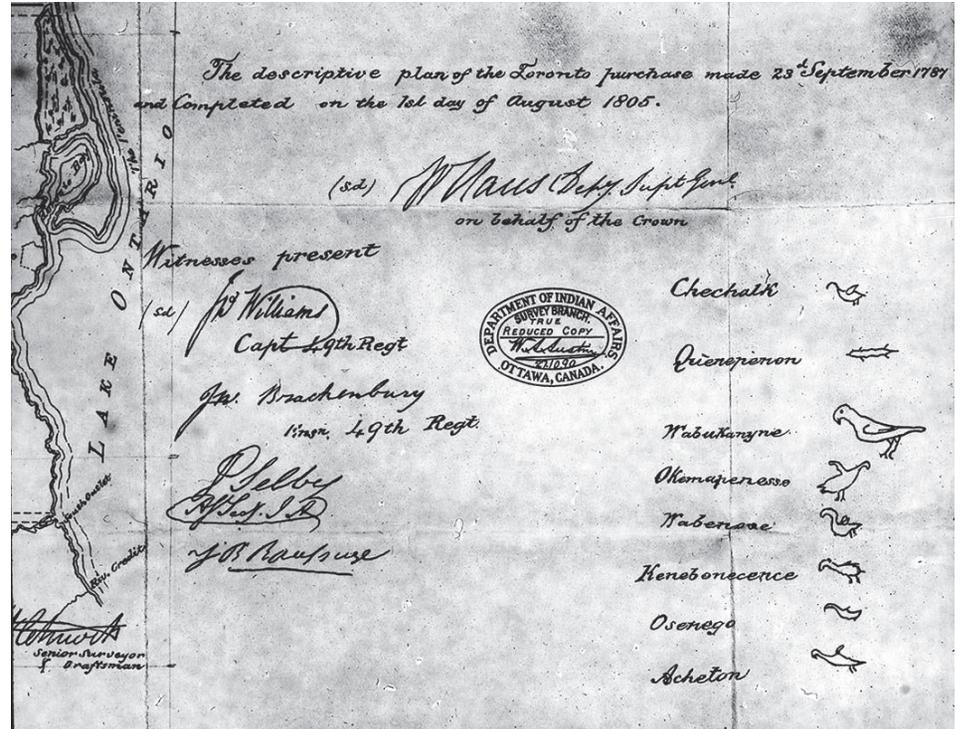
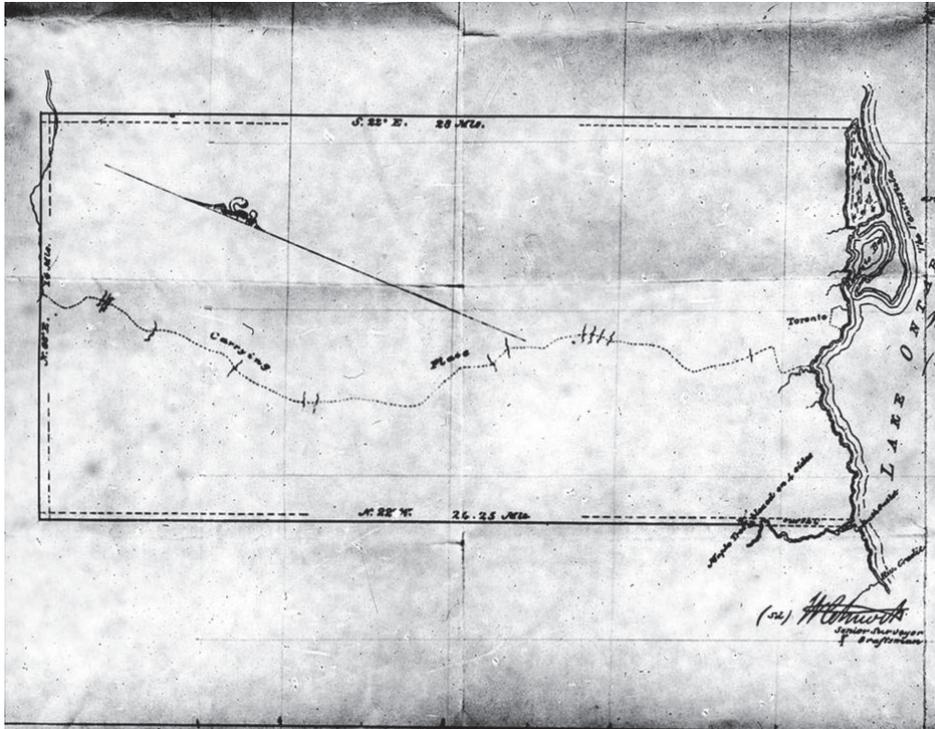
INDIGENOUS HISTORY

from more distant tribes such as the Iroquoian confederacies in New York. Archaeological evidence of the Ontario Iroquoian tradition in the City of Vaughan has been well-represented. Two villages have been reconstructed from the Huron communities that were settled along the Humber valley during the late Iroquoian period: one in the Humber-Black Creek basin and the other near Woodbridge. Other settlements from this period have been discovered along branches of the Don River Valley in Vaughan.

It was sometime between AD 1600 and 1650 that the Ontario Iroquoians would have been brought into contact with early European settlers. Visits from the French fur traders and explorers soon led to the participation of all three Ontario tribes (Hurons, Neutrals, and Petuns) in the fur trade, trading furs and extra crops such as corn for European goods. However, the fur trades also caused the warfare between the tribes to escalate, particularly that between the Hurons and the New York Iroquoians (Five Nations Confederacy), who came into conflict for areas rich in fur bearing animals and fur trade routes. By 1650 it grew into open war with the Five Nations Iroquois controlling southern Ontario and leading to the collapse of the Huron confederacy in 1649, closely followed by that of the Petuns and Neutrals. This led to the dispersal of the Ontario Iroquoians from southern Ontario into other distant areas.

Having gained control of the area, the League of Five Nations began threatening the more distant Anishinabe such as the Ojibway of Lake Huron. A concerted effort by the Ojibway, Odawa and Potawatomi in the 1690s resulted in the Iroquois being pushed back south of Lake Ontario. The Mississaugas also participated in this conflict and once the Iroquois were forced from the region and peace had been negotiated with the Mohawk, the Mississaugas began to settle the area in approximately 1695. One

**HISTORICAL VALUE
INDIGENOUS HISTORY**



Signatories of the Toronto Purchase, and to the left the Plan of the Toronto Purchase. These documents were drawn up and signed in 1805 in an agreement with the Mississaugas of the Credit for the purchase of approximately 250,800 acres. Source: City of Toronto Archives, Fonds 1231, Item 174, <https://gencat.eloquent-systems.com/city-of-toronto-archives-m-permalink.html?key=79189>

HISTORICAL VALUE

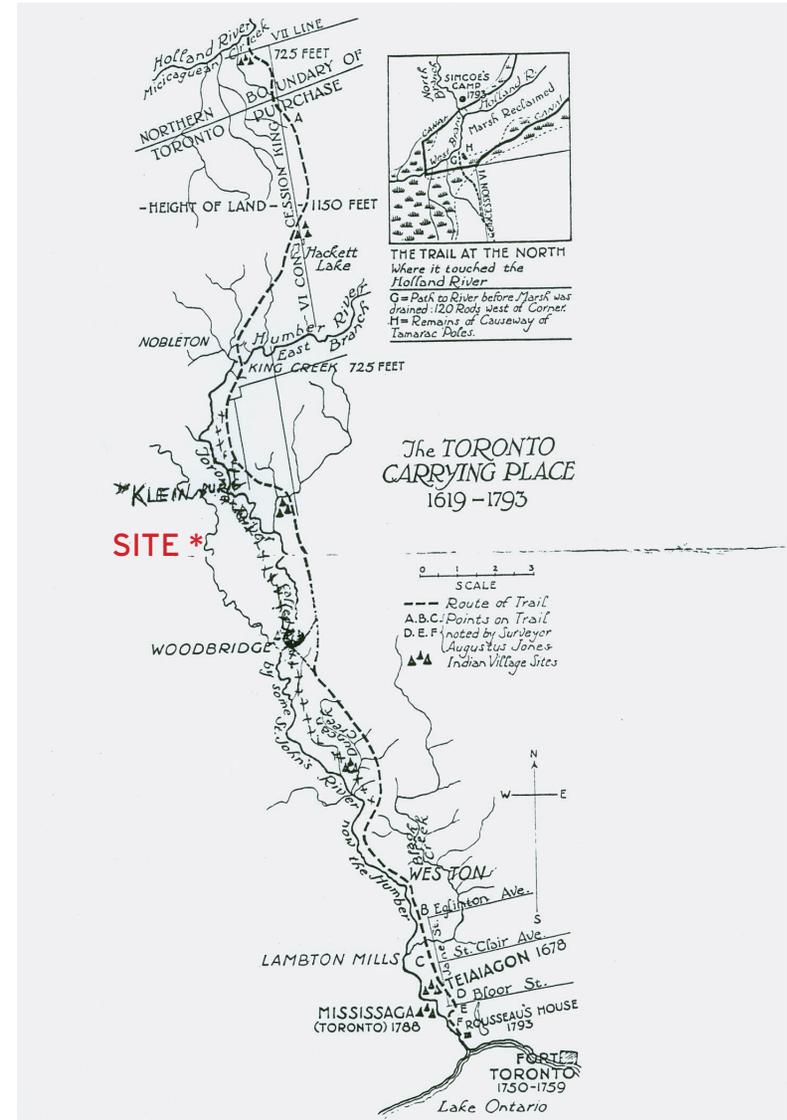
INDIGENOUS HISTORY

large groups settled in the Trent River valley, along Lake Ontario and the St. Lawrence to Brockville. A second group settled in the area between Toronto and Lake Erie.

The Mississaugas of the Credit, members of the Ojibway (Anishinabe) Nation, originally hailed from further north and relied primarily on a hunter-gatherer subsistence strategy supplemented with agriculture, in contrast to the Ontario Iroquoians. They settled near the Credit River, utilizing the waterway for fishing, transportation and trade, and hunting and building shelters along the shores. Their lifestyles and society were greatly impacted by the seasons. During the spring and summer they would move to their fisheries (semi-permanent villages along the river) where they also participated in agriculture with the cultivation of small gardens on the river flats, breaking up into smaller family groups for the winter to hunt and fish. In the early spring they would relocate to maple sugar grounds for the harvest, before recongregating again at the fisheries. In the early 1700s, the Mississaugas participated in fur trade with the French who established trade posts along on the west end of Lake Ontario.

In 1787, the British government approached the Mississaugas to discuss the potential sale of land along the north shores of Lake Ontario. The desire of the Crown to secure the land title came as a response to Britain's defeat in the American Revolution, from which arose the need to establish settlements for Loyalists and a military communication route to Lake Huron that was less vulnerable to attack from the Americans than the route along Niagara and Lake Erie. A meeting was called at the Bay of Quinte in 1787 by the head of the Indian Department, Sir John Johnson, with a council of the Mississaugas, during which the British presented them with gifts,

**HISTORICAL VALUE
INDIGENOUS HISTORY**



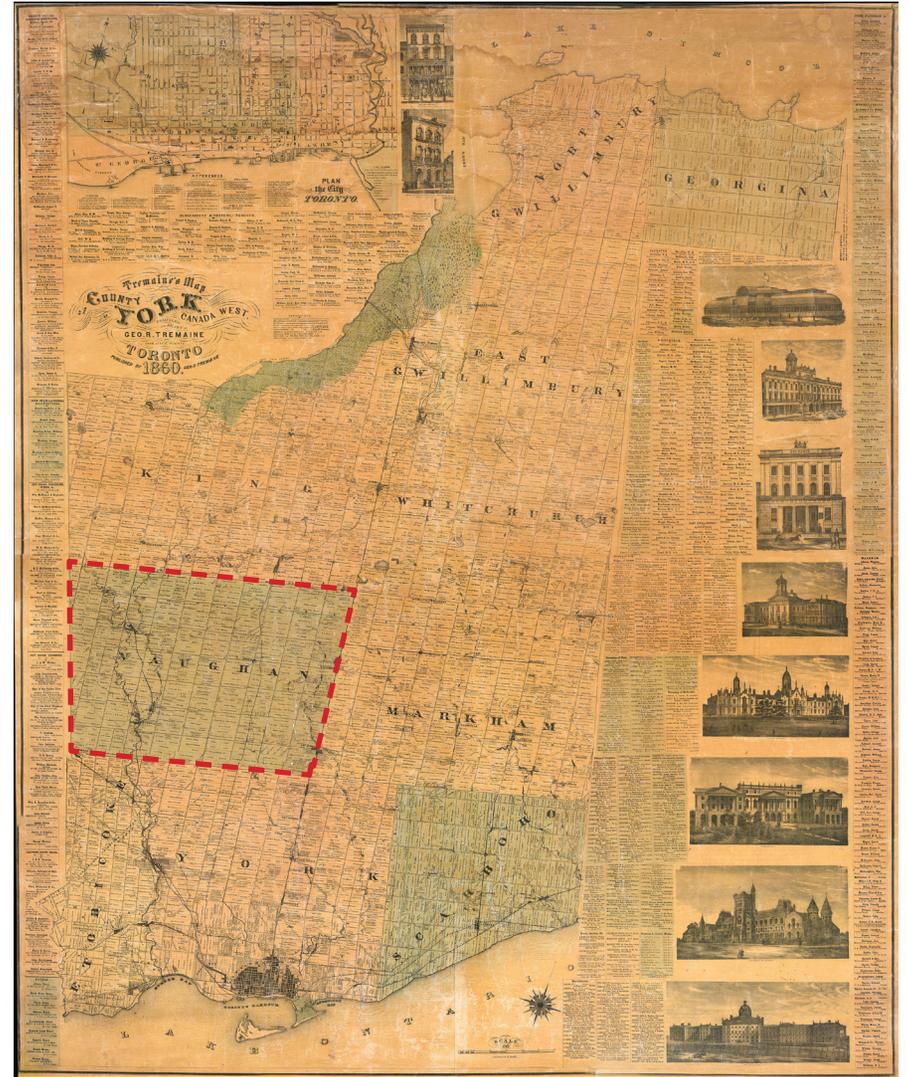
Map of the Toronto Carrying Place Trail, a portage route from Lake Ontario to Holland River.
Source: C.W. Jeffries (1933). https://www.vaughan.ca/services/vaughan_archives/historyofvaughan/Pages/Archaeological-History.aspx

HISTORICAL VALUE INDIGENOUS HISTORY

trade goods with a value of £1700, in reward for their support during the American Revolution. During this meeting, the discussion of the potential purchase of the land surrounding the Carrying Place Trail was initiated. Later this meeting was considered by the British to have constituted the sale of the land on which York County was developed, however the legality of this transaction was challenged by the Mississaugas.

The original 1787 Toronto purchase was renegotiated in 1805 with Treaty No. 13, through which the boundaries were defined and further details were sorted. The final agreement for the sale of the land was reached on August 1, 1805 between representatives of the Crown and the Mississuagas. The Mississaugas sold approximately 250,830 acres of land that makes up much of present-day York Region and Toronto to the Crown in exchange for the sum of the 10 shillings, but they retained exclusive fishing rights of the Etobicoke Creek.

HISTORICAL VALUE
HISTORY OF VAUGHAN



*Historical Map of County of York by Tremaine, 1860.
Source: Tremaine (1860). Accessed from Ontario Historical County Map Project,
University of Toronto Map and Data Library.*

HISTORICAL VALUE

HISTORY OF VAUGHAN

When the British acquired the land that comprised the Township of Vaughan from the Mississuagas in 1787, the land was a primeval forest with little by way of human settlement. The first European to have been recorded to have entered Vaughan was French explorer Etienne Brulé, who made his way into the area in 1615 via the Carrying Place Trail, a portage route along the Humber River which ran from Lake Ontario to Holland River that was later utilized extensively by French fur traders, explorers, and missionaries in the 17th up to the mid-18th century. Though the French has established a fur trade network with the Huron-Wendat, Haudenosaunees, and the Mississuagas, they were not interested in colonization and as a result no permanent settlements were yet developed.

Lieutenant Governor John Graves Simcoe played a large role in driving early settlement in the Township of Vaughan, providing the means of settlement and transportation. In 1791, he divided Upper Canada (Ontario) into counties and townships for the purpose of administrative units. He named Vaughan Township in honor of British diplomat Benjamin Vaughan who helped negotiate the 1783 Paris Treaty with the US. In response to concerns of future attacks from Americans due to its proximity to the border, he moved the capital from Newark (Niagara-on-the-Lake) to York (present-day Toronto), and created a new military roads such as Yonge Street which ran from York to Lake Simcoe and provided a reliable transportation and sped up development in the areas along it. To attract settlers to Upper Canada he offered land grants of 200 acres on the condition that they swear an oath of allegiance to the British government and clear a percentage of the trees and roads in front of their lots.

HISTORICAL VALUE
HISTORY OF VAUGHAN



*Photograph of a small log building along the sideroad in the Maple community of Vaughan.
Source: George Elmore Reaman, "A History of Vaughan Township," (1971), 63.
Accessed from University of Calgary Library.*

HISTORICAL VALUE

HISTORY OF VAUGHAN

The first township survey of Vaughan was conducted by Iredell in 1795, but not completed for the entirety of the township until 1851. The survey divided the township into 200-acre lots, with 11 concessions running north-south intersected with east-west sideroads every quarter mile. Simcoe's colonization plan encouraged Loyalists from America to take up land; the first settlers to arrive to the Township of Vaughan were Pennsylvanian Germans, who left the U.S to escape religious and political persecution. The next group of early settlers were Scots, Irish and English who immigrated from Britain. In 1800, the population was 54 people. The area around Yonge Street was quicker to settle in comparison to the interior of the Vaughan Township due to unreliable transportation routes further north; for comparison, Thornhill was developed in 1801, whereas Kleinburg dates to 1848.

Farmers settled in the area to make use of the area's fertile soils and moderate temperatures. The early settlers laboured to clear the land of the surveyed lots for agricultural purposes. The early farms were basic; the first structures constructed in Vaughan were log houses and barns, with a few taverns of the same material built along the roads of settlements to accommodate travellers. The population grew slowly until the 1820s, at which point the land on the Crown and Clergy Reserves opened up for purchase. By 1840, all of the arable land was occupied and by 1842, the population had reached 4,300.

After 1840, the majority of the incoming settlers were British immigrants, many of which were not farmers like their predecessors, but rather tradesmen such as millers, blacksmiths, and carpenters, or merchants whose skills were necessary to the development of village settlements.

HISTORICAL VALUE

HISTORY OF VAUGHAN



Photograph of the mill built in 1826 in the Carville community, similar to mills constructed throughout Vaughan.

*Source: City of Vaughan Archives, M989.20 (1910). Accessed via Flickr.
<https://www.flickr.com/photos/147538352@N03/50936142546/in/album-72157718265694322/>*

Milling became an important driver of growth allowing for self-sufficiency and attracting industry. Small communities formed around mills that were built along the Humber and Don River. The first mill in Vaughan was built in 1801 in Thornhill. Other villages and hamlets arose in Vaughan; in the southwestern part of the township these settlements included Kleinburg, Elder's Mills, Woodbridge, Nashville, Pine Grove, Claireville and Coleraine. Kleinburg, which is the settlement nearest to subject property, was established in the late 1840's between two forks of the Humber around a sawmill and grist mill built by John Klein.

The Township of Vaughan flourished as a farming area between 1840 and 1870. The introduction of horse-drawn farm equipment allowed farmers to increase their production and move from mainly subsistence-farming to commercial operations. York (Toronto) with its relative proximity was a major market where farmers could sell their goods. Wheat production was the primary agricultural industry in the area until the 1870s when farmers shifted to growing more profitable cash crops and livestock. As farmsteads grew, the earlier log structures were replaced with frame, brick, masonry farmhouses, and expanded to include numerous agricultural outbuildings.

The economic prosperity was accompanied by the development of larger villages and settlements that provided institutional services and amenities such as schools, churches, and post offices, to support the agricultural growth. In 1850, the Township of Vaughan was incorporated as a municipal government. By this time the population was 6,000. The construction of two railways through the Vaughan Township - the Ontario Simcoe and Huron Railway in 1853 and the Toronto, Grey and Bruce Railway in 1871 - helped increase farmer's access to markets.

HISTORICAL VALUE

HISTORY OF VAUGHAN



Photograph of the first Vaughan Township Hall which was constructed in 1845, in Vellore, Vaughan.
Source: George Elmore Reaman, "A History of Vaughan Township," (1971), 68. Accessed from University of Calgary Library.

In the late 19th and 20th century, the township's growth stagnated, with the population remaining largely unchanged at 4,300 in 1935. The rural areas outside of the towns/villages continued to be primarily in agricultural use. Following World War 2, that there was an influx of immigrants and the population grew rapidly to 15,957. The 1960s marked the beginning of Vaughan's industrial developments with the establishment of new commercial and industrial activities. Continued growth throughout the 1960s and 1970s led to creation of the York Region, and a new regional government was established. Vaughan Township merged with the village of Woodbridge to form the Town of Vaughan. As Vaughan continued to grow even further and became increasingly urban in character it changed its legal status to become the City of Vaughan in 1991.

HISTORICAL VALUE

HISTORICAL SIGNIFICANCE



Mr. Neil McGillivray and Family 1860.
Source: City of Vaughan Archives

Historically, the subject property lies on Lot 20, Concession 9, WHS, in the former Township of Vaughan of the historic York County. The property on 6181 Major Mackenzie W, Vaughan, was obtained by Neil McGillivray in 1846 and has stayed within the McGillivray family throughout several generations. The house that currently resides on the lot was constructed in 1865.

The following is a historical overview of the individuals associated with the property at 6181 Major Mackenzie Drive W throughout its morphology. It was developed based on information from the York Land Registry Office and various primary and secondary sources that can be referred to in the Appendix.

Neil McGillivray (July 31, 1846 - Jan 12, 1885)

Neil McGillivray was born on the Isle of Mull, Argyllshire, Scotland, in about 1802 and emigrated to King Township around 1830. He worked on a farm at the 3rd concession in Vaughan for a few years.

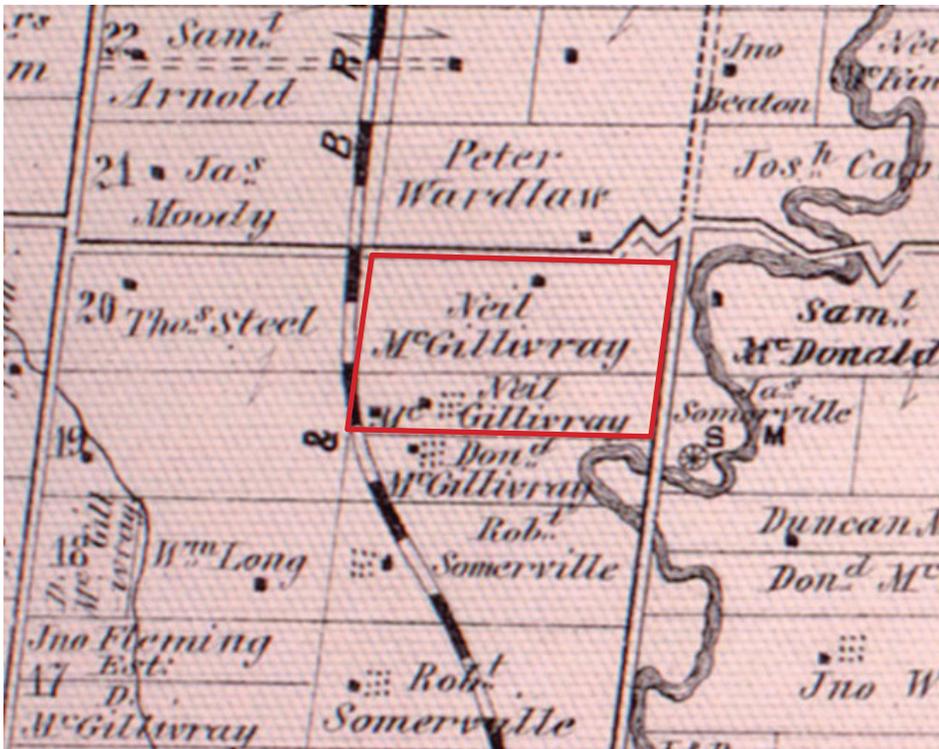
Neil bought 200 acres of land in King Township for two pounds. However, upon seeing the location, he was unhappy and sold it for a black cow. He then purchased Lot 20, Concession 9, Vaughan, located south of Kleinberg at the southwest corner of today's Highway 27 and Major Mackenzie Drive for 100 pounds around 1836.

Mr. Willis, with no recorded date, occupied the land. He may have been known as a 'squatter,' someone who made his home on the parcel of land without obtaining legal ownership. Next, a Dan Steel, with no recorded date, was the next name on the land.

The land was part of the Clergy Reserve and it was not until 1845 that he received a clear deed, which entitled him to the privilege of walking to Richmond Hill to vote. A log house was located on the lot, and about twenty acres were cleared at the time of his purchase. The current house on the property was built in 1865 at a cost of \$1000. A carpenter was hired and was paid \$250 for their work. The house is an elaborately detailed, well-

HISTORICAL VALUE

HISTORICAL SIGNIFICANCE



1878 York County Atlas Map - Township of Vaughan
Source: McGill Atlas Project

maintained one-and-a-half-storey brick building with red and buff brick. The original house is a rectangular building with a one-storey rear addition, forming a t-plan. The house featured diamond-patterned brickwork, iron cresting, corbeled chimneys and a wrap-around porch.

By that time, Neil was actively involved in local politics and became an appointed Pathmaster of the Township of Vaughan for many decades. His sons also followed in his path and obtained the position later on. Neil McGillivray was also a part of the building committee for St. Paul's Presbyterian Church, located on Concession 7, in 1844. The building had a simple wood frame 38 x 30 ft structure.

Neil also held a patent for Lots 13 and 18, Concession 9.

Neil married Flora Beaton in 1839, and they had 10 children: Neil Jr., Cathrine (Cameron), Christina, Flora, Donals, Mary Jane (McDonald), Margaret (Crighton,) William and 2 children who died in infancy. Neil died in 1884 and passed the farm onto his youngest son, William.

In 1851, records showed that Neil owned 100 acres of land, including 51 acres of crops, 8 acres of pasture, 1 acre of garden, and 40 wooded acres. His crop production included 18 acres of wheat, 5 acres of peas, 8 acres of oats, and 1/2 acre of potatoes. Additionally, he harvested hay, 60 lbs. of wool, 20 lbs. of maple sugar, 12 yards of cloth, and 29 yards of flannel. Neil also had 5 milk cows, 4 calves or heifers, 2 horses, 26 sheep, and 12 pigs, which provided him with 200 pounds of butter, 30 pounds of cheese, as well as beef and pork meat.

Neil lived until the age of 82; he died in 1884, on March 23rd. He was buried in Knox Vaughan Presbyterian Cemetery, close to Kleinburg, Ontario. William, the youngest son, married Jane Lawrie and carried on his father's farm. They had four children.

His second son, Gordon, and his wife, Mina Elliot, took over the farm. They had three daughters. The farm was sold in 1963 to Timothy O'Conner.

HISTORICAL VALUE

HISTORICAL SIGNIFICANCE

...of a council of public instruction with superintendency of education as the central body, fourteen divisional inspectors who work with the teachers in service. A County Academy similar to High Schools are maintained by the province and are free to all residents of the County.

Mrs. Loughran gave a broad and interesting survey of the struggle for knowledge in the past and future of the Western Province. In 1880, less than 50 years ago, and after a short conflict, the first school bill was passed in Alberta to organize a school in Edmonton. Now Edmonton leads the provincial hierarchy. There were High Schools

...to support any formation of a metropolitan area in the Woodbridge of the next session of the Toronto district.

Woodbridge's Grand Old Man Was Ninety-Five Yesterday

Neil McGillivray Lived Most of His Life in Vaughan Township, Retiring to Woodbridge Seventeen Years Ago—Has Been in Failing Health Since Ninetieth Birthday—Still Much Interested in Politics and Obtains His News From Radio Broadcasts.

Yesterday, Jan. 21st, Woodbridge's "Grand Old Man" Neil McGillivray, quietly celebrated his 95th birthday. In former years the day was marked with festivities, but since his illness which includes the consumption has been in failing health and devoid of full use of his eyes. He was a son of Neil and Flora Beattie McGillivray, who left their home in Yorkville, Ontario, in 1898, crossed the Atlantic in an old sailing vessel, and settled on the North Commerce, Vaughan Township, where they reared their big boys. It was here that the consumption was born, and he spent almost his entire life there, coming to Woodbridge seventeen years ago to live with his sisters. He seems to have inherited longevity from his mother's side for she was one of seven children whose aggregate ages reached 800 years. Mr. McGillivray speaks Gaelic fluently, and spends his time, in and a few minutes. Throughout his life he has been a staunch Liberal and has followed proceedings at Ottawa

with keen interest. He is very much alive to the needs of science during recent years, and disapproved of the custom of reading the newspapers, now takes an active program to keep him in touch with affairs of the day.

Five years ago, when he received the rank of honorariness, "Woodbridge was his job," and that night an army of friends from all sections of York County marched to his home, led by Piper Major Murray playing the bagpipes. Not to be outdone in the occasion, the veterans, after receiving his guests, took the floor, and in the skill of the show, gave a masterpiece, it should be done. Thursday night things were a little quiet, although several of McGillivray's old friends, mostly honorariness, spent the evening with him. He is greatly revered in this section, and is one of the few remaining veterans who witnessed the coming of York, remarked Major A. J. McKenna, Mayor of Woodbridge, who conveyed this greeting yesterday.

Was 95 Yesterday



NEIL MCGILLIVRAY

Grand old man of Woodbridge, who yesterday passed his 95th year. He is not in good health, but still interested in everything around him.

Neil McGillivray Jr.
Source: Times & Guide newspaper, February 1st, 1935 issue



Maggie May & Jennie McGillivray
Source: City of Vaughan Archives MG68

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100 YONGE ST.
TORONTO, CANADA.

HISTORICAL VALUE

HISTORICAL SIGNIFICANCE



LtoR, Murray and Avril, Annie, Jack, Neil (front), Neil, Gladys, Karl McGillivray, circa 1938
Source: Lewis Brown, <https://www.flickr.com/photos/wiselark/3570095878/>

William McGillivray and his wife Jane L., then Jane B. (Jan 12, 1885- April 30, 1923)

William was Neil's youngest son and inherited the land from his father through his will in 1885. William married Jane Lawrie, and the pair had four children. He was a farmer by occupation, and he had 2 employees. The 1891 Census lists William and his household as living in a 2-storey brick dwelling with 9 rooms. The household consisted of his wife Jane, age 29; their son William B., 4; and his nephew William Cameron. The 1891 Census also lists his brother Neil McGillivray Jr. as a neighbour, living in a 2-storey wood frame house. The 1901 Census lists the household as consisting of Neil, age 45; his children William, Gordon, and Maggie M.; Rebecca Fines, who was employed as house help; and one lodger, Lizzie A. Price.

Jane Lawrie passed away in 1895. Her father was John Lawrie, who was also a farmer. The Lawries were another pioneer settler family in the Township. They lived on Lot 12, Concession 9. Their farmhouse is heritage listed / designated, and subject to relocation. This information was confirmed with 1871 Census. William married Jane B. Mitchell in 1903.

William and Jane L.'s eldest son, William Beaton McGillivray, died serving in WW1. The inscription on his grave says, "Killed in action in the great war, Sept. 28th, 1916 in his 29th year".

LtoR, Murray and Avril, Annie, Jack, Neil (front), Neil, Gladys, Karl McGillivray, circa 1938
Source: Lewis Brown, <https://www.flickr.com/photos/wiselark/3570095878/>

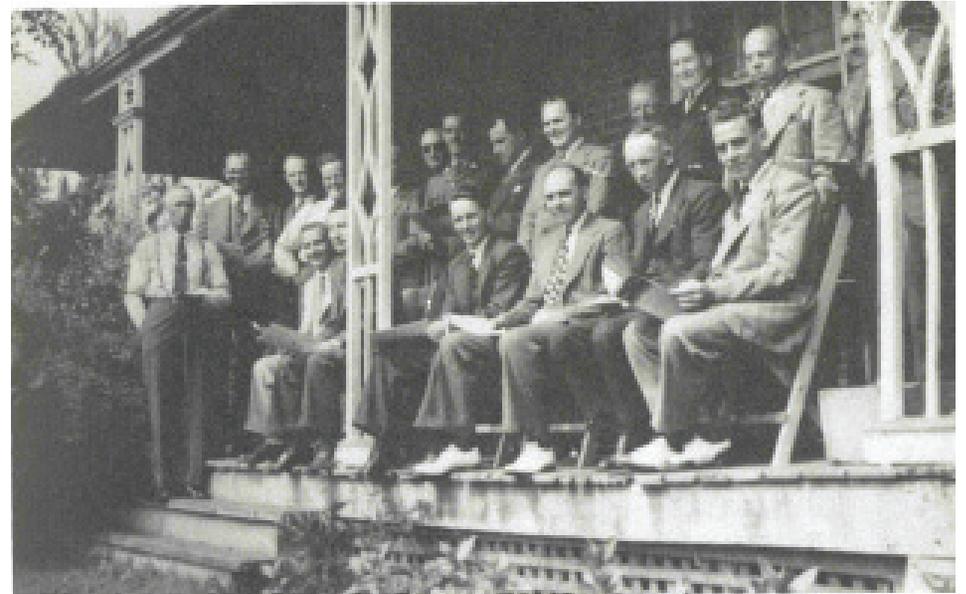
HISTORICAL VALUE

HISTORICAL SIGNIFICANCE



Gordon Lawrie McGillivray 1893-1983

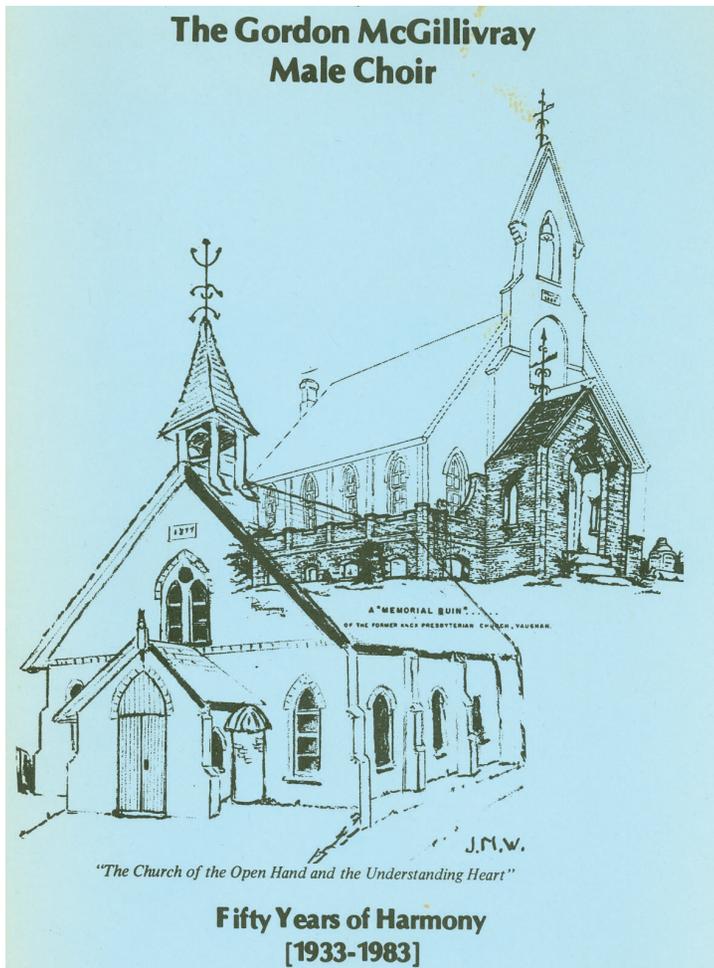
Source: McDonald, Neil., *The Gordon McGillivray Mail Choir Fifty Years of Harmony 1933-1983* Nov 1983. City of Vaughan Archives



Gordon McGillivray Male Choir Photo of the group on the front porch. Date: Unknown.
Source: McDonald, Neil., *The Gordon McGillivray Mail Choir Fifty Years of Harmony 1933-1983* Nov 1983. City of Vaughan Archives

HISTORICAL VALUE

HISTORICAL SIGNIFICANCE



Gordon McGillivray Male Choir Pamphlet, 1983
Source: City of Vaughan Archive

Gordon L. McGillivray and Mina E. his wife (April 30, 1923-March 5, 1964)

Gordon was William's second oldest son, and he was granted the farm in 1961. He and his wife, Mina Elliot, had three daughters. Gordon McGillivray was a farmer, but he was also known for his active participation in the community, and even started an all-male choir at St. Paul's Church in 1933. It was later named the Gordon McGillivray Male Choir. The group performed all over the Vaughan Township and beyond, before dissolving in the 1980s. Gordon was also part of the board of trustees for the Knox Presbyterian Church, Elder's Mills in 1925. Mrs. Gordon McGillivray is listed as a charter member of the Elder's Mills Women's Institute. Gordon L. was listed as one of the past lodge masters who received "Grand Lodge Honours". The masonic lodge that he belonged to was likely the Blackwood Masonic Lodge in Woodbridge.

Connor Investments Ltd/ Timothy O'Connor

In 1963, Mina E. McGillivray and Gordon L. McGillivray sold the farm to Timothy O'Connor, under Connor Investments Ltd. Since the transaction, there has been a gravel pit that was added behind the existing house. Timothy's occupation was self-employed, as per 1968 Voter's List. Previously, he lived on 128 Meichen Avenue (York East) and was a compositor by occupation.

HISTORICAL VALUE

HISTORICAL SIGNIFICANCE

INSTRUMENT	DATE	GRANTOR	GRANTEE
Patent (P.)		Crown	Clergy Reserve
	N/A	Mr. Willis *	-
	N/A	Dan Steel **	-
Patent (P.)	31 July, 1846	Clergy Reserve	Neil McGillivray
Will	12 Jan, 1885	Neil McGillivray	William McGillivray
Grant	30 April, 1923	William McGillivray and Jane B. his wife	Gordon L. McGillivray
Grant	5 Mar, 1964	Gordon L. McGillivray and Mina E. his wife	Connor Investments Ltd

*A Mr. Willis with no date recorded, occupied the land. He may have been known as a "squatter" or one who made his home on the parcel of land without obtaining legal ownership.

**A Dan Steel with no date recorded was the next name on the land.

***The land was part of the Clergy Reserve and it was not until 1845 that Neil McGillivray received a clear deed and was able to vote.

HISTORICAL VALUE

HISTORICAL SIGNIFICANCE

Historical Significance Conclusion

Based on our review and research, the property has direct and associated historical significance related to the McGillivray Family. Its primary value is its association with the McGillivray family, who were early settlers to the area, successful farmers and played significant roles in the community, serving on local committees, being actively involved in the Presbyterian Church, holding public office, and community leaders. As mentioned, the farm was quite successful, as it produced significant quantities of various produce and products. The farmhouse is an artifact of both the McGillivray family and the community's agricultural past.

ARCHITECTURAL VALUE
EXTERIOR PHOTOGRAPHIC
DOCUMENTATION



Exterior view of West elevation from garage park. From this perspective, one can see the original home as well as the more recent additions on the rear and west side.
Source: ATA Architects, 2021

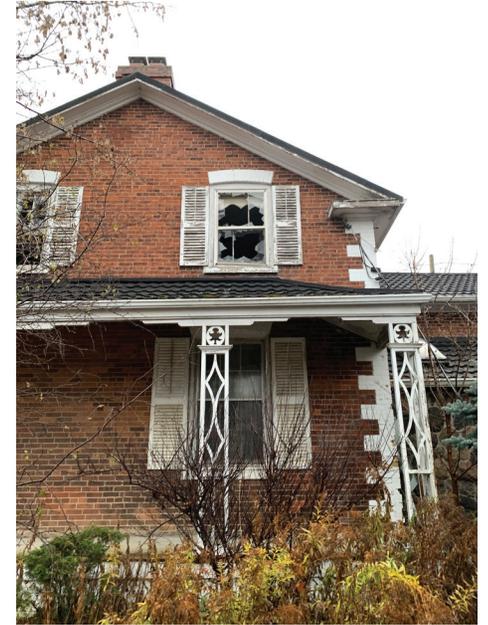
ARCHITECTURAL VALUE
EXTERIOR PHOTOGRAPHIC
DOCUMENTATION



Exterior view of North-East elevation of the existing house, looking towards Major Mackenzie Drive W. A covered porch wraps from the north side around onto the east.
Source: ATA Architects, 2021



Exterior view of North elevation. This is the street-facing elevation and it is in a symmetrical 3 bay layout with the entrance in the centre and windows on either side.
Source: ATA Architects, 2021



View of the detailed Classical Revival farmhouse vernacular. Brick quoining can be seen on the corners of the front section of the original farmhouse.
Source: ATA Architects, 2021

ARCHITECTURAL VALUE
EXTERIOR PHOTOGRAPHIC
DOCUMENTATION



Exterior view of East elevation, showing the original house and the east elevation of the later addition at the rear.
Source: ATA Architects, 2021



Exterior view of South-East elevation, with the later addition at the rear. The later additions have no heritage value and could be demolished without any impact to the heritage value of the original farmhouse.
Source: ATA Architects, 2021

ARCHITECTURAL VALUE EXTERIOR PHOTOGRAPHIC DOCUMENTATION



Detailed view of the front entrance, located on the East elevation. Also visible in this photo is the brick arch above the door. These brick arches can be seen over all of the doors and windows in the original sections of the farmhouse.

Source: ATA Architects, 2021



Detailed view of main front entrance, located on the North elevation. Also visible in this photo is the Flemish Bond brick pattern only used on the North elevation of the original farmhouse. The east, west and south elevations of the original farmhouse use a Common Bond brick pattern.

Source: ATA Architects, 2021



Detailed view of a typical door on the later additions, with an aluminum screen door. Note that none of the doors or windows in the rear addition have brick arches.

Source: ATA Architects, 2021



Detailed view of typical window in the original sections of the farmhouse. These windows are original wood double hung windows in a 6-over-6 pattern with single glazing. Aluminum-framed storm windows were added later to these windows and false shutters sit on either side. Shutters were added on later and are not original.

Source: ATA Architects, 2021

ARCHITECTURAL VALUE
EXTERIOR PHOTOGRAPHIC
DOCUMENTATION



Detailed view of 6 over 6 single pane, double hung window.
Source: ATA Architects, 2021



Detailed view of 6 over 6 single pane, double hung window.
Source: ATA Architects, 2021



Detailed view of brick detailing visible on the North and South elevations of the original farmhouse. This is a decorative brick entablature featuring a cross motif.
Source: ATA Architects, 2021

Exterior Photographs of Existing House (Source: ATA, 2021)

**ARCHITECTURAL VALUE
EXTERIOR PHOTOGRAPHIC
DOCUMENTATION**



*Detail view of brick quoining detailing on the original front section of the farmhouse. Painted white.
Source: ATA Architects, 2021*



*Detailed view of stone veneer on garage addition. Stone cladding has been stuck. The brick used on the later addition is predominately wire cut brick (seen here) with some hand molded brick on the east elevation.
Source: ATA Architects, 2021*



*Detailed view of stone veneer on garage addition.
Source: ATA Architects, 2021*

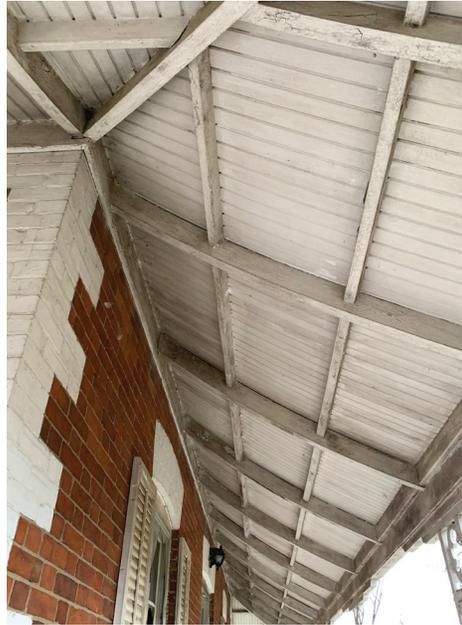


*Detailed view of the brick detailing on the East, South and West elevations of the original sections of the house. As can be seen here, a Common Bond pattern of hand molded brick is used.
Source: ATA Architects, 2021*

ARCHITECTURAL VALUE
EXTERIOR PHOTOGRAPHIC
DOCUMENTATION



View of front entrance porch.
Source: ATA Architects, 2021



Detailed view of overhead porch structure. It is in good condition.
Source: ATA Architects, 2021



Detailed view of front entrance porch structure.
Source: ATA Architects, 2021



View of structural detailing.
Source: ATA Architects, 2021

ARCHITECTURAL VALUE
EXTERIOR PHOTOGRAPHIC
DOCUMENTATION



View of supplementary building adjacent to the lot.
Source: ATA Architects, 2021

ARCHITECTURAL VALUE
INTERIOR PHOTOGRAPHIC
DOCUMENTATION



View of living room in later addition to the south. Finishes are complimentary to those in the original farmhouse.

Source: ATA Architects, 2021

ARCHITECTURAL VALUE
INTERIOR PHOTOGRAPHIC
DOCUMENTATION



View of living room in the later addition. The doorway on the right leads into the original farmhouse and was likely an exterior back door originally. A mudroom addition can be seen on the left side of the door with what was once an exterior entrance to the basement/root cellar. Source: ATA Architects, 2021



View of stairs to basement level. Originally this would have been an exterior to the original farmhouse (a door and window can be seen on the right side shows further evidence of this). This mudroom was a later addition. Source: ATA Architects, 2021

ARCHITECTURAL VALUE
INTERIOR PHOTOGRAPHIC
DOCUMENTATION



*View of kitchen in the rear section of the original farmhouse. Wainscotting and door and window trims are original. The millwork throughout the interior of the original farmhouse is in keeping with the original woodwork throughout these sections. It is unclear if they are original to the house and were later modified to meet the needs of the owners or are more recent installations that were designed to be sympathetic and in keeping with the house's age and design.
Source: ATA Architects, 2021*

ARCHITECTURAL VALUE
INTERIOR PHOTOGRAPHIC
DOCUMENTATION



View of kitchen. The stair and central corridor leading from the front entrance can be seen in the background.

Source: ATA Architects, 2021



View of front doors. Original locking hardware can still be seen on the door though a new lock has been added. The door has been secured in an attempt to stop vandals from gaining entry.

Source: ATA Architects, 2021

ARCHITECTURAL VALUE
INTERIOR PHOTOGRAPHIC
DOCUMENTATION



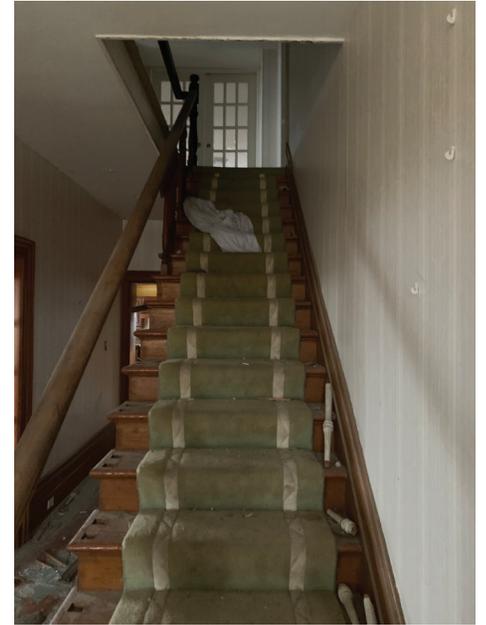
View of window in the later addition to the south. The windows in this area are 6-over-6 double hung in keeping with the original windows, but they are vinyl windows with double glazing.
Source: ATA Architects, 2021



View of window.
Source: ATA Architects, 2021



View of door in the later addition.
Source: ATA Architects, 2021



View of stairs to upper level in the original farmhouse. The stair is largely original.
Source: ATA Architects, 2021

ARCHITECTURAL VALUE
INTERIOR PHOTOGRAPHIC
DOCUMENTATION



View of upstairs hallway.
Source: ATA Architects, 2021



View of the eastern front room with original wood trim and baseboards. There are signs that some sort of patching repairs have been made to the ceiling.
Source: ATA Architects, 2021

ARCHITECTURAL VALUE
INTERIOR PHOTOGRAPHIC
DOCUMENTATION



View of original 6-over-6 wood window from the interior.
Source: ATA Architects, 2021



View of eastern front room.
Source: ATA Architects, 2021

ARCHITECTURAL VALUE
INTERIOR PHOTOGRAPHIC
DOCUMENTATION



View of western front room with original fireplace.
Source: ATA Architects, 2021



View of original cast iron fireplace and wood mantel and surround.
Source: ATA Architects, 2021

ARCHITECTURAL VALUE
INTERIOR PHOTOGRAPHIC
DOCUMENTATION



View of upstairs room.
Source: ATA Architects, 2021

ARCHITECTURAL VALUE
INTERIOR PHOTOGRAPHIC
DOCUMENTATION



View of upstairs room.
Source: ATA Architects, 2021

ARCHITECTURAL VALUE
INTERIOR PHOTOGRAPHIC
DOCUMENTATION



View of upstairs room.
Source: ATA Architects, 2021

ARCHITECTURAL VALUE
INTERIOR PHOTOGRAPHIC
DOCUMENTATION



View of upstairs room.
Source: ATA Architects, 2021



View of the upstairs bathroom.
Source: ATA Architects, 2021

ARCHITECTURAL VALUE
INTERIOR PHOTOGRAPHIC
DOCUMENTATION



View of laundry room.
Source: ATA Architects, 2021



View of laundry room ceiling.
Source: ATA Architects, 2021

ARCHITECTURAL VALUE

ARCHITECTURAL SIGNIFICANCE



*Phasing of construction diagram.
Source: Google Maps (2021)*

The McGillivray House is an example of the Georgian style. It consists of the main house (sections A and B), two side additions (B1 and B2), a rear addition (Section C), and a detached garage (Section D).

The main house is an elaborately detailed one-and-a-half-storey red and buff brick façade with a symmetrical three-bay front elevation and a wrap-around veranda. The front entrance doorway with its side lites and transom is centered on the front façade with large 6 over 6 double-hung windows on either side and a chimney on both gable ends. One chimney has been rebuilt and is not original to the building.

The original house was built around 1865. Photographic evidence shows it may have been in a T-plan with a rear single-storey made of brick or wood attached to the house. Later, this single-storey may have been replaced or rebuilt to a one-and-a-half-storey rear addition (Section B). The date of construction for the rear addition is unknown. It is not modern and could have been built in the late 19th or early 20th century. The original house (Section A) has a basement, while the rear addition (Section B) has a crawl space.

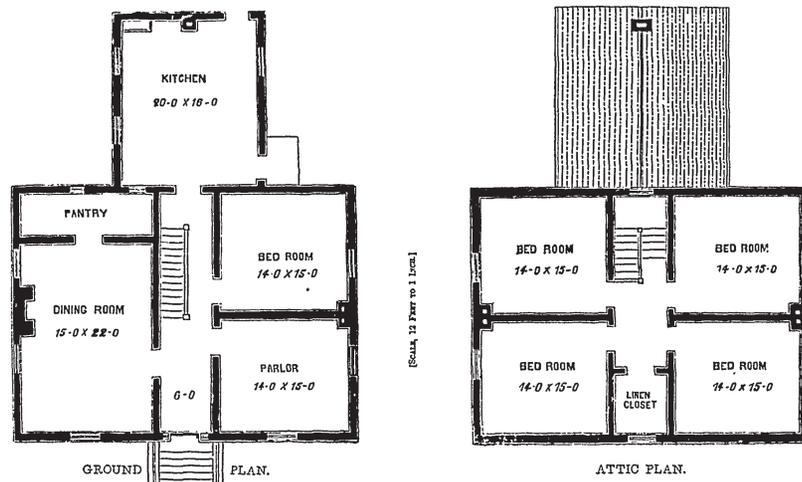
The ground floor of the original house (Section A) is symmetrical, with two large rooms at the front, divided by a hall and stairs leading to the second floor. Towards the rear addition is the main kitchen and laundry room. The second floor had Three bedrooms, a bathroom, and a primary suit over the rear addition (Section B).

It has been documented in “Gordan McGillivray Male Choir—Fifty Years of Harmony” that the piano room was where they practiced choir. After practice, they would move into the large kitchen for dinner.

Later additions were added to the rear addition (Section B), including a new laundry room (Section B1) and an enclosed hall for the basement (Section B2). A modern addition was added to the rear addition, further extending the space (Section C). The modern addition as a living room, two bedrooms a bathroom and a entrance. A detached garage was also added (Section D).

ARCHITECTURAL VALUE

ARCHITECTURAL SIGNIFICANCE



The above plan adapted to design the original house.
Source: "A Cheap Farm House," *The Canada Farmer* 1, no. 22 (November 15, 1864): 341. *Canadiana*.

Section A - The original 1865 home, the oldest section of the house, holds architectural significance.

Section B-Rear addition. The construction date is unknown. It replaced a single-story rear room. The loss would not affect the building's heritage value.

Section B1-Laundry room addition. The construction date is unknown. The loss would not affect the building's heritage value.

Section B2 - Enclosed hall for the basement addition. The construction date is unknown. The loss would not affect the heritage value of the building.

Section C - Rear addition, modern construction. The loss would not affect the heritage value of the building.

Section D - Detached garage, modern construction. The loss would not affect the heritage value of the building.

Exterior Architecture Features

The original house's structure is comprised of exterior brick masonry walls, wooden floors, and beams supported on the fieldstone foundation. A detailed and decorated veranda wraps around the front and side of the house.

Sections A

Architectural brick details:

- The brick used in the original house (Section A) is red and buff brick, and it appears to be hand-moulded, featuring quoining and pattern brickwork.
- The front facade brick pattern consists of a Flemish bond, while the rest of the facade is constructed in a common bond pattern.
- All four corners of the house have raised brick quoining detail. They

ARCHITECTURAL VALUE

ARCHITECTURAL SIGNIFICANCE



*The above image is the earliest available. Though the date is unknown, the well-maintained appearance of the houses indicates the building was still occupied as a residence.
Source: Courtesy of Archives of Vaughan. City of Vaughan Development Planning Department Fonds, (RG-14).*

are currently painted. The original brickwork detail would have been polychrome (two-colour brickwork).

- Decorative brick entablature on the front and rear façades featuring a cross/ diamond motif.
- Brick Voussoir above windows and doors. Some are painted. The original brickwork detail would have been a polychrome brickwork.
- Two chimneys on the gabled end; one is original, and one was rebuilt.

Window, window frames, sills and trims, and Shutters details:

- The windows in Section A are original to the building and made of wood. The windows are double-hung in a 6-over-6 pattern with single glazing. They are flanked by wood shutters that are also original to the house and have wood sills. Metal framed storms have been installed over the original windows.

Front Door

The front door in Section A appears to be original to the home, made of solid wood with flanking side lites and large transom above.

Section B

Architectural brick details:

- The brick used in the rear addition is red in a common bond pattern.
- Brick Voussoir above windows and doors. They are painted. Addition investigation to determine if they are buff brick.
- There is a brick chimney at the end gable.
- Window, window frames, sills and trims, and Shutters details:
- The windows in Section B appear to be original to the building and made of wood except for a small window on the gabled end.
- The windows are double-hung in a 6-over-6 pattern with single glazing.
- The windows on one side are flanked by wood shutters that are also

ARCHITECTURAL VALUE

ARCHITECTURAL SIGNIFICANCE

original to the house and have wood sills.

Sections C and D

- The later modern additions (Sections C and D) predominantly use wire-cut bricks. A stone veneer was also added to portions of Sections C and D along the driveway elevation. The windows seem to have been replicated as double-hung wood windows with concrete sills. The doors seem to be made of vinyl and aluminum.

Overall Roof

- The roof is not original to the house and was replaced with aluminum shingles that replicate slate roofs.

Interior Architecture Features

The interior of the house has retained several original features and details that contribute to the heritage value.

Section A

Interiors:

- Interior doors, door trims and window trims
- Wainscoting and baseboards
- Cast iron fireplace in Section A and the wood fireplace surround
- The staircase from the main entry, including the newel post and railing. It is unclear whether the balusters have been replaced in the past
- The millwork throughout the interior of Section A appears to be original. It is unclear if they were modified to meet the owners' needs or if more recent installations were designed to be sympathetic and in keeping with the house's age and design.

Section B

Interiors:

- The kitchen appears to have been updated with modern appliances. Kitchen cabinets also appear to be modern.
- Adjacent to the kitchen is the laundry room (Section B1). The ceiling appears to be made out of ship-lap boards.

Sections C and D

Interiors:

- The interior is modern, with carpeted floors and an electric fireplace. The wainscoting, wood door, door frame, window frame and trims are modern and were replicated to match the character of the original house.

ARCHITECTURAL VALUE
ARCHITECTURAL SIGNIFICANCE

Architectural Significance Conclusion

Based on a review of the architectural features and character-contributing elements, the McGillivray House has significant architectural significance and is a good example of a Classical Revival farmhouse style, including the interiors.

The architectural significance is for the Section A building in 1865. The rear addition, Section B, appears to be a later addition that is not related to the original 1865 house.

The later additions, Sections B1, B2, C, and D, are modern and do not contribute to the architectural heritage significance. Their loss will not impact the architectural significance.

FUTURE PRESERVATION AND MITIGATION MEASURES

The property is at 6181 Major Mackenzie Drive and is bounded by Old Major Mackenzie to the north, a new proposed road Finland Drive to the east, Major Mackenzie Dr to the South and Timber Creek Blvd to the west. The house sits between a new road being proposed, Finland Drive and a new development. The construction of the road directly affects the existing cultural heritage resources.

There are three options to address the impact of the development and a summary of mitigating measures.

Option 1 - Relocation and Restoration

Based on the proposed development and the property's current status, relocating the original house (section A) to a compatible site nearby or within the same development is the most feasible and appropriate form of conservation strategy. The site should be close by and approved by the heritage committee. Relocating the original house also calls for its restoration.

Several modifications and later additions that were incorporated into the house can be demolished. Their loss will not affect its overall heritage significance. The existing field stone foundation can be salvaged and reused in the new foundation of the house once relocated.

This will result in the loss of the cultural heritage landscape, which is currently affected by the ongoing development and expansion of the road.

Option 2 - Salvage and Reassembly

An alternative option is to salvage and reassemble the building at a new site. Similar to Option 1, the house would be reassembled at a new location near by or within the development.

The second option is disassembling the building and rebuilding it on a new site.

FUTURE PRESERVATION AND MITIGATION MEASURES

The original house (Section A) would be salvaged and reassembled. The later addition can be demolished, and materials salvaged for the restoration of the original house. Once relocated, the existing field stone foundation can be salvaged and reused in the new foundation of the house.

Some materials may be lost during the disassembly, storage, and reassembly process. Proper storage is required, as are documentation and salvage reports.

Option 3 - Demolition

Should the demolition of the existing house on the property be approved, a Cultural Heritage Documentation Report should be completed, along with documentation reports and a proposed commemoration plan. The city or heritage group can salvage the heritage elements and store them for future use in the restoration project.

If preservation is not possible, demolition should be the final option.

Note: Detailed heritage impact assessment and mitigation measures should be completed.

CULTURAL HERITAGE ASSESSMENT

EVALUATION OF HERITAGE VALUE

Address: 6181 Major Mackenzie Drive W, Vaughan, ON

Date: February 10, 2022

| Evaluator: Ryan C. Lee M.Arch., B.Arch Sci., OAA, CAHP

HISTORICAL OR ASSOCIATIVE VALUE	GRADE					RATIONALE
Has direct associations with a person, organization, or institution that is significant to a community.	(E)	VG	G	F	L	The house has a direct association with the McGillivray family. This family played a significant role in the community with members of the family holding public office (pathmaster), being active and important members of the presbyterian church, and being members of several local committees.
Has direct associations with an event or activity that is significant to a community.	E	(VG)	G	F	L	The property can be associated with the early agricultural activity of the community. By all accounts the McGillivray farmhouse is what remains of a once very successful farm.
Has direct associations with a theme or belief that is significant to a community.	E	VG	G	F	(L)	Not applicable.
Yields, or has the potential to yield, information that contributes to an understanding of a community.	E	(VG)	G	F	L	The house has been largely well maintained, modifications have been largely related to the later addition with some changes to the interiors of the original home. It is an artifact of the community's history and of a once very important family in the community.
Demonstrates or reflects the work or ideas of an architect, artist, builder, designer, or theorist.	E	VG	G	F	(L)	No known architect, artist, builder, designer, or theorist associated with the house.

**CULTURAL HERITAGE
ASSESSMENT
EVALUATION OF HERITAGE VALUE**

ARCHITECTURAL VALUE	GRADE					RATIONALE
Is a rare, unique, representative, or early example of a style, type, expression, material, or construction method.	E	VG	G	F	L	The original sections of the building are a good example of the Classical Revival farmhouse vernacular. It has been well maintained until recently and retains much of its heritage value-contributing attributes.
Displays a high degree of craftsmanship or artistic merit.	E	VG	G	F	L	There is a high degree of craftsmanship with its various brick detailing on the original sections with the Flemish Bond pattern on the street facing façade, brick quoining, brick entablature and brick arches. The original wood windows remain though some have been damaged by vandalism. In the interior some of the original woodwork such as trims, baseboards and wainscoting still remain.
Demonstrates a high degree of technical or scientific achievement.	E	VG	G	F	L	Running Bond brick pattern has been used on the original sections. In addition to the thickness of the wall viewed at the window openings it can be hypothesized the walls are a double wythe solid brick masonry.
CONTEXTUAL VALUE						
Is important in defining, maintaining, or supporting the character of an area.	E	VG	G	F	L	The original character of the area has slowly changed over the years. Currently the land around the home remains largely open field though some of it is no longer used for the agricultural purpose it originally had. The development across the road is, in contrast, a densified low rise residential community. There is little in the way of other heritage or potential heritage farmhouses in the area.
Is physically, functionally, visually, or historically linked to its surroundings.	E	VG	G	F	L	The building maintains its original location on the property. Surrounded by open field, the building is uphill from the roadway. Visually, the house is framed from the roadway by a tree lined driveway.
Is a landmark.	E	VG	G	F	L	As a lone building surrounded by empty fields, the house does have a certain degree of visual prominence as a landmark on its side of the road.

Rating system:
E - Excellent
VG- Very Good
G - Good
F - Fair
L - Low

CULTURAL HERITAGE ASSESSMENT

CONCLUSION

Based on ATA's site visit to review the building and surrounding site, and the historical research undertaken, it is the opinion of the Author that the subject at 6181 Major Mackenzie Drive West does demonstrate historical and architectural significance to warrant designation and does meet the criteria outlined in Ontario Regulation 9/06 and Section 29 of the Ontario Heritage Act.

The property holds historical importance as it is directly linked to the McGillivray Family. They were early settlers in the area, successful farmers, and played pivotal roles in the community. They served on local committees, were actively involved in the Presbyterian Church, held public office, and were community leaders. The farmhouse stands as a testament to both the McGillivray family and the community's agricultural heritage.

The farmhouse is a good example of the Georgian Style. The original house, built in 1865, has the most architectural significance. The one-and-a-half-storey red and buff brick house is well-detailed. The following are the heritage attributes:

Section A:

- Overall, one and a half-storey massing with a side gable and wrap-around veranda and its column details.
- The north and south elevations are embellished with a cross/diamond brickwork pattern along the roofline, providing a stylized entablature and simulated corner quoins.
- All original windows and doors.
- Overall interior layout with its two front rooms, divided by the main hall and stairs leading upstairs.
- Interior wood detailing such as wainscoting, interior door frames, and trims.
- The wood-burning fireplace and its wood mantel.

It is recommended that Option 1 - Relocating and Restoring the heritage building, be the preferred option to preserve the building. Further investigation would be necessary to determine whether relocating the original house is possible. A contractor with proven experience in successfully relocating heritage structures should be consulted on the feasibility. The later additions at the rear of the building could be demolished without affecting the home's heritage value, while the oldest section at the front (Section A) should be conserved and restored.

Note: This cultural heritage assessment was completed in February 2022, prior to changes in the Ontario Heritage Act 1990 and Ontario Regulation 9/06. Criteria for determining cultural heritage value or interest have been updated as part of Bill 23 (Schedule 6), the Proposed More Homes Built Faster Act, 2022.

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APPENDIX

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ALEXANDRA HUCIK CV

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City of Vaughan Archives
2141 Major Mackenzie Dr.
Vaughan, ON L6A 1T1

The assistance of Carrie Logtenberg, Archival Records Analyst at the City of Vaughan Archives is appreciated.

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**APPENDIX
SUPPORTING DOCUMENTS**

SHEET NO. 1 E. 1 LOT 20 CONCESSION 9 SHEET NO. 1

REGISTRATION NO.	INSTRUMENT	DATE OF INSTRUMENT	REGISTRATION DATE	GRANTOR	GRANTEE	CONSIDERATION ETC.	LAND AND REMARKS
	P.	31 July 1846			Neil McGillivray		100 ac.
619	G	21 May 1870	20 June 1870	Neil McGillivray	Toronto Grey & Bruce Ry	\$4.50	Pt 9/100a
4123	Will	12 Jan 1885	17 Feb 1885	Neil McGillivray	William McGillivray	\$-----	All 100a
7710	By-Law No. 77f	12 Apr 1904	10 June 1904	Township of Vaughan			Closing Road see Sketch attached
7711	Grant	7 June 1904	11 June 1904	Township of Vaughan	Toronto Grey & Bruce Ry Company	\$1.	Part See sketch attached
14270	Grant	30 Apr 1923	4 Feb 1926	Wm. McGillivray & Jane B. his wife	Gordon L. McGillivray	\$1. &c	All subject to annuity
17215	Notice of Charge	13 Apr 1936	27 Apr 1936	Hydro-Electric Power Commission of Ontario	Gordon L. McGillivray	\$210.	All
18896	Cert of Payment	26 Apr 1941	15 May 1941	Hydro-Electric Power Commission of Ont.	Gordon L. McGillivray	\$----	All Notice 17215
23053	By-Law	5 Aug 1947	17 Mar 1948	Township of Vaughan		\$-----	Allinal re urban area
30478	By-Law	5 Oct 1953	28 Oct 1953	Township of Vaughan	re subdivision control	\$-----	Allinal
35460	By-Law No. 1875	7 Sept 1954	30 Jan 1956	Township of Vaughan	re subdivision control	\$-----	Allinal, Ex any subdivision plans
47137	Grant	24 Apr 1961	20 June 1961	Gordon L. McGillivray & Mina E. his wife	Mina E. McGillivray & Gordon L. McGillivray	\$2. etc	All con 100 ac
52499	Grant	5 Mar 1964	7 Apr 1964	Mina E. McGillivray & Gordon L. McGillivray	Connor Investments Ltd	\$2. etc	Allinal con 100 ac S to Vendor's Lien
52500	Wtg	30 Mar 1964	7 Apr 1964	Connor Investments Ltd Patrick O'Connor	Mina E. McGillivray & Gordon L. McGillivray	\$62000.	Allinal con 100 ac
				(Guarantor)	on joint account		disch. by 77051
52508	Wtg	30 Mar 1964	8 Apr 1964	Connor Investments Ltd	United Dominions Investments Ltd	\$20000.	Allinal (con 100 ac)
							DISCHARGED BY No. 77051
59202	Grant	22 Mar 1965	10 Jan 1967	Township of Vaughan	Canadian Pacific Railway Co.	\$1.	Pt inal, if any, (0.638 ac) as shown outlined in red on sketch attd & Mineral rights (being pt of Little Concession Rd opened by By-Law 774 - Inst-7710)

Land Registry Records for 6181 Major Mackenzie Drive W. (Lot 20, Con. 9 Township of Vaughan)
Source: York Land Registry (No.65)

APPENDIX
SUPPORTING DOCUMENTS

East 1/2 LOT 20 CONCESSION 9

SHEET NO. 1

REGISTRATION NO.	INSTRUMENT	DATE OF INSTRUMENT	REGISTRATION DATE	GRANTOR	GRANTEE	CONSIDERATION ETC.	LAND AND REMARKS
See Deposit No. 64456	D.M.	15 May 1969	23 May 1969	United Dominions Investments Limited	Connor Investments Limited	\$20000. Htg 52508	RF
68333	Agmt.	3 May 1971	10 May 1971	Connor Investments Limited (Vendor or lessee)	Town of Vaughan (Purchaser or lessee)	\$ 2.98m	Plinal. (con 100 ac) re sanitary landfill site & gravel removal operation
71228	Mtg	28 June 1971	21 Nov. 1971	Connor Investments Limited	Canadian Imperial Bank of Commerce	\$50,000	Pl. (con 100 ac) final disgd. by 77052
FILMED NOV 23 1973							
75515	Agmt.	21 Apr. 1975	27 Apr. 1975	Mrs. E. McMillan & Mrs. Sullivan & Mrs. Silliboy	Tim O'Connor	\$2500	Htg 52500 RF
SEE DEPOSIT REFERENCE PLAN 64R-4816 (land in 52499)							
76480	L.C.	10 Sept. 1975	15 Oct. 1975	Town of Vaughan	Connor Investments Limited	\$ etc.	Parts 1, 2, 3, 4 inial on Plans 64R-4816.
76481	L.C.	23 Sept. 1975	15 Oct. 1975	Crown viz: Minister of National Revenue	Timothy O'Connor	\$ etc.	Part 2 Plans 64R-4816.
76482	L.C.	23 Sept. 1975	15 Oct. 1975	Crown viz: Minister of National Revenue	Town of Vaughan	\$ etc.	Part 3 Plans 64R-4816.
76483	P.D.M.	10 Sept. 1975	15 Oct. 1975	Tim O'Connor	Connor Investments Limited	\$ 2.00	Parts 2 & 3 Plans 64R-4816 RF discharged from Mtg 52500
76484	P.D.M.	10 Oct. 1975	15 Oct. 1975	Canadian Imperial Bank of Commerce	Connor Investments Limited	\$ 29,500	Parts 2 & 3 Plans 64R-4816 RF discharged from Mtg 71228
76485	Grant.	10 Sept. 1975	15 Oct. 1975	Connor Investments Limited	Town of Vaughan	\$ etc.	Part 3 Plans 64R-4816.
76486	L.M.	10 Sept. 1975	15 Oct. 1975	Tim O'Connor	Canadian Imperial Bank of Commerce	\$ etc.	Parts 1, 4, 5 Plans 64R-4816 RF Htg 52500
76486	Grant.	10 Sept. 1975	15 Oct. 1975	Connor Investments Limited	Timothy O'Connor	\$ etc.	Part 2 Plans 64R-4816
Carried over:							Entered as cor. 4 Dec. 1975. H. Sinclair Reg. Registrar

Land Registry Records for 6181 Major Mackenzie Drive W. (Lot 20, Con. 9 Township of Vaughan)
Source: York Land Registry (No.65)

APPENDIX
SUPPORTING DOCUMENTS

East 1/2 LOT 20

CONCESSION 9

sheet
PAGE NO. 2

REGISTERED MAP
LIMITED
NO. 11173A
FORM A-3

REGISTRATION NUMBER	INSTRUMENT	DATE OF INSTRUMENT	REGISTRATION DATE	GRANTOR	GRANTEE	CONSIDERATION ETC.	LAND AND REMARKS
77051	D.M.	18 Feb. 1976	20 Feb. 1976	Canadian Imperial Commercial Bank of Commerce Limited	Canadian Imperial Commercial Bank of Commerce Limited	\$2,500 Mtg. 525.00 4P	
77052	D.M.	18 Feb. 1976	20 Feb. 1976	Canadian Imperial Commercial Bank of Commerce Limited	Canadian Imperial Commercial Bank of Commerce Limited	\$250,000 Mtg. 712.38 7P	
77053	Grant	14 Jan. 1976	20 Feb. 1976	Combr Investments Limited	Ontario Hydro	\$319,821. Part 1 on Pl. 64R-4816 see affid. re Planning act. final	
77071	D.M.	13 Feb. 1976	21 Feb. 1976	United Dominion Investments Limited	United Dominion Investments Limited	Mtg. 525.00 7P	
SEE DEPOSIT No. 60597			7 Apr. 1976	(land in 77053)			
331431	Grant		15 11 83	Ontario Hydro	U-Pak Disposals Limited		Pt. 1/2 (OL) pt. 1 on 64R-4816 (91.25 ac)
331432	Grant		15 11 83	U-Pak Disposals Limited	Ontario Hydro	247,000.00	Pt. 1/2 (OL) pt. 1 on 64R-4816 (91.25 ac)
DIS. BY 50062 & A.D.L.R. 10.03.89							
488734	By-Law No.	360-88	14 11 88	Town of Vaughan			Pt. lot, Part 3 on 64R-4816. To dedicate certain lands a part of Major Mackenzie Drive.
500629	Charge		10 03 89	U-PAK Disposal Limited	Bank of Montreal	250,000.00	Pt. lot Pt. 1 & 4 on 64R-4816 (OL)
619586	Notice		93 06 08	WEIR, Michael E. In Trust	WRIGHT, Jack WRIGHT, Anne	N11	Renewal of Option to Purchase. (OL). Pt. lot Pts. 1 & 3 on 65R-9789 ????? RE: 423828 ??
644124	Notice		94 07 26	WEIR, Michael E., In Trust	WRIGHT, Jack WRIGHT, Anne		Re: Renewal of Option to Purchase. 423828??. Pt. Lot, pts 1 & 3 on 65R-9789
660756	Q.C.		95 06 27	WRIGHT, Jack WRIGHT, Anne	CANADIAN PACIFIC LIMITED	\$2.00	Pt lot, Pts 1,2,3,4,5,6,7,8,9,10,11,12, 13,14,15,16 and 17 on 65R-14755? (OL). Re: 423828 ?, 458742 ?, 494811 ?, 532210 ?, 560252 ?, 590190 ?, 619586, 644124 (OL).
660757	Transfer		95 06 27	CITY OF VAUGHAN	BELL CANADA CANADIAN PACIFIC LIMITED (Additional Parties)	\$2.00	Pt lot, Pts 10,11,12 and 13 on 65R-14755? (OL).

Carried over to next page

**APPENDIX
SUPPORTING DOCUMENTS**

PAGE NO. _____ EAST 1/2 LOT 20 CONCESSION 9
VAUGHAN

660757

REGISTRATION NUMBER	INSTRUMENT	DATE OF INSTRUMENT	REGISTRATION DATE	GRANTOR	GRANTEE	CONSIDERATION, ETC.	LAND AND REMARKS
660758	Transfer		Year Mon Day 95 06 27	CITY OF VAUGHAN	CANADIAN PACIFIC LIMITED	\$2.00	Pt lot, Pts 10,11,12 and 13 on 65R-14755 ? (OL).
660759	Transfer		95 06 27	CANADIAN PACIFIC LIMITED	CITY OF VAUGHAN	\$2.00	Pt lot, Pt 14 on 65R-14755 ? (OL).
660760	Transfer		95 06 27	CANADIAN PACIFIC LIMITED	CITY OF VAUGHAN	\$2.00	Pt lot, Pts 4,6,7,8,15,16 and 17 on 65R-14755 ? (OL).
660761	By-Law # 252-91		95 06 27	CITY OF VAUGHAN			Pt lot, Pts 4,6,7,8,14,15,16 and 17 on 65R-14755 ? (OL). To dedicate lands as public hwy.
660762	Transfer		95 06 27	CITY OF VAUGHAN	956854 ONTARIO INC.	\$250,000.00	Pt lot, Pt 14 on 65R-14755 ? (OL).
660763	Charge		95 06 27	956854 ONTARIO INC.	WRIGHT, Jack	\$205,000.00	Pt lot, Pt 14 on 65R-14755.? (OL).
660764	Transfer		95 06 27	CANADIAN PACIFIC LIMITED	WRIGHT, Anne	\$2.00	Pt lot, Pt 5 on 65R-14755 ? (OL).

Land Registry Records for 6181 Major Mackenzie Drive W. (Lot 20, Con. 9 Township of Vaughan)
Source: York Land Registry (No.65)

**APPENDIX
SUPPORTING DOCUMENTS**



ServiceOntario

LAND
REGISTRY
OFFICE #65

PARCEL REGISTER (ABBREVIATED) FOR PROPERTY IDENTIFIER

03320-0009 (LT)

PAGE 1 OF 1
PREPARED FOR Alexandra
ON 2022/01/27 AT 11:43:14

ONLAND

* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT * SUBJECT TO RESERVATIONS IN CROWN GRANT *

PROPERTY DESCRIPTION: PT E1/2 LT 20 CON 9 VAUGHAN PT 2 64R4816 ; VAUGHAN

PROPERTY REMARKS:

ESTATE/QUALIFIER:

RECENTLY:

PIN CREATION DATE:

FEE SIMPLE
LT CONVERSION QUALIFIED

RE-ENTRY FROM 03320-0099

1998/12/18

OWNERS' NAMES

CAPACITY SHARE

O'CONNOR, TIMOTHY

BENO

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
<p>**EFFECTIVE 2000/07/29 THE NOTATION OF THE "BLOCK IMPLEMENTATION DATE" OF 1997/04/07 ON THIS PIN**</p> <p>**WAS REPLACED WITH THE "PIN CREATION DATE" OF 1998/12/18**</p> <p>** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 1998/12/18 **</p> <p>**SUBJECT, ON FIRST REGISTRATION UNDER THE LAND TITLES ACT, TO:</p> <p>** SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPH 11, PARAGRAPH 14, PROVINCIAL SUCCESSION DUTIES * AND ESCHEATS OR FORFEITURE TO THE CROWN.</p> <p>** THE RIGHTS OF ANY PERSON WHO WOULD, BUT FOR THE LAND TITLES ACT, BE ENTITLED TO THE LAND OR ANY PART OF IT THROUGH LENGTH OF ADVERSE POSSESSION, PRESCRIPTION, MISDESCRIPTION OR BOUNDARIES SETTLED BY CONVENTION.</p> <p>** ANY LEASE TO WHICH THE SUBSECTION 70(2) OF THE REGISTRY ACT APPLIES.</p> <p>**DATE OF CONVERSION TO LAND TITLES: 1998/12/21 **</p> <p>NOTE: THIS PROPERTY WAS RETIRED ON 2015/10/19. THIS PROPERTY IS NOW DIVIDED INTO THE FOLLOWING PROPERTIES: 03320-0263 TO 03320-0265</p>						
64R4816	1975/08/22	PLAN REFERENCE				C
VA76486	1975/10/15	TRANSFER	\$2		O'CONNOR, TIMOTHY	C
65R35527	2015/03/11	PLAN REFERENCE				C
65R35532	2015/03/11	PLAN REFERENCE				C
YR2372504	2015/10/16	PLAN EXPROPRIATION			THE REGIONAL MUNICIPALITY OF YORK	C
REMARKS: 1 TO 12 INCLUSIVE						

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.
NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.

Land Registry Records for 6181 Major Mackenzie Drive W. (Lot 20, Con. 9 Township of Vaughan)
Source: York Land Registry (No.65). Accessed through OnLand.

**APPENDIX
SUPPORTING DOCUMENTS**

SCHEDULE A.—BIRTHS		
Work	Division of Vaughan	
No. 80	No. 81	No. 82
September 1893 yd Whittier 038541	2 nd November 1893 McGILLIVRAY Gordon LAWRIE M 038542	14 th October 18 May Ellen M J 038543
to Edward Larr	William McGillivray	Thomas Andrew M
us Jane Watson	Jane Lawrie	Jane Story
mev	Farmer	Laborer
to Edward Larr in Comy Lot 19 Vaughan	William McGillivray Farmer Com 9 Lot 20 Vaughan	Alexander Bryan Farmer Com 6 do Vaughan
November 1893 Robinson MB	4 th November 1893 J H Robinson MB	8 th November Mo J H Robinson
M Lawrence	J M Lawrence	J M Lawrence

CORRECTION
AUTHORITY V.S.A. R.S.O. 1960, Chap. 419, Sec. 327

Birth Certificate of Gordon McGillivray
Source: Archives of Ontario. Registrations of Births and Stillbirths, 1869-1913.
Accessed from Ancestry.ca

TRIPPLICATE

ATTESTATION PAPER.

No. 513 x 19
Folio.

1
CANADIAN OVER-SEAS EXPEDITIONARY FORCE.

QUESTIONS TO BE PUT BEFORE ATTESTATION.
(ANSWERS)

1. What is your surname?..... **MC GILLIVRAY**
- 1a. What are your Christian names?..... **William Beaton.**
- 1b. What is your present address?..... **Nashville, Ontario, Canada.**
2. In what Town, Township or Parish, and in what Country were you born?..... **Vaughan, Ontario, Canada.**
3. What is the name of your next-of-kin?..... **William Mc Gillivray.**
4. What is the address of your next-of-kin?..... **Nashville, Ontario, Canada.**
- 4a. What is the relationship of your next-of-kin?..... **Father.**
5. What is the date of your birth?..... **November 15th, 1890.**
6. What is your Trade or Calling?..... **Farmer.**
7. Are you married?..... **Single.**
8. Are you willing to be vaccinated or re-vaccinated and inoculated?..... **Yes.**
9. Do you now belong to the Active Militia?..... **No.**
10. Have you ever served in any Military Force?..... **No.**
If so, state particulars of former Service.
11. Do you understand the nature and terms of your engagement?..... **Yes.**
12. Are you willing to be attested to serve in the } **Yes.**
CANADIAN OVER-SEAS EXPEDITIONARY FORCE? }

DECLARATION TO BE MADE BY MAN ON ATTESTATION.

I, **William Beaton Mc Gillivray**, do solemnly declare that the above are answers made by me to the above questions and that they are true, and that I am willing to fulfil the engagements by me now made, and I hereby engage and agree to serve in the **Canadian Over-Seas Expeditionary Force**, and to be attached to any arm of the service therein, for the term of one year, or during the war now existing between Great Britain and Germany should that war last longer than one year, and for six months after the termination of that war provided His Majesty should so long require my services, or until legally discharged.

W. B. Mc Gillivray (Signature of Recruit)

Date..... **November 16th, 1916.** *M. Moore* (Signature of Witness)

WW1 CEF Attestation Papers of William Beaton McGillivray
Source: Library and Archives Canada; CEF Personnel Files; Reference: RG 150;
Volume: Box 6842 - 41. Accessed from Ancestry.ca

APPENDIX
SUPPORTING DOCUMENTS

CANADA ELECTIONS ACT 23848
RURAL PRELIMINARY LIST OF ELECTORS

Electoral District of York North. Rural Polling Division No. 129. Township of Vaughan.

Comprising lot 6 to 20 in Concession 10, that portion lying East of Peel County, York County Road (Hwy. 50) in Concession 10. All of Concession 9 and that portion of Concession 8 lying West of the Highway No. 27 (in Lots 13 to 20).

1 Armour, Peter, ins. agent, RR 3 W	86 McCracken, Mrs. Samuel — RR 1 W
2 Armour, Mrs. Peter — RR 3 W	87 McClure, Cameron, farmer, RR 1 W
3 Arlow, Roy, retired, RR 3 W	88 McClure, Mrs. Cameron — RR 1 W
4 Arlow, Mrs. Roy — RR 3 W	89 McLeod, Keith, cbc, RR 3 W
5 Brownlee, George L., farmer, RR 1 N	90 McLeod, Mrs. Keith — RR 3 W
6 Brownlee, Mrs. George L. — RR 1 N	91 McGillivray, Gordon, retired, RR 3 W
7 Bulley, Mrs. Ina, retired, RR 1 N	92 McGillivray, Mrs. Gordon — RR 3 W
8 Blair, Gordon, real estate, RR 1 N	93 Miller, Robert, farmer, RR 1 N
9 Blair, Mrs. Gordon — RR 1 N	94 Miller, Mrs. Robert — RR 1 N
10 Bolton, Donald R., serv. stn. op., RR 1 W	95 Miller, Miss Jean, student, RR 1 N
11 Bolton, Mrs. Donald R. — RR 1 W	96 Macpherson, Lachlan, carpenter, RR 1 N
12 Bayer, Paul, electr., RR 3 W	97 Macpherson, Lachlan W., prof., RR 1 N
13 Bayer, Mrs. Paul — RR 3 W	98 Macpherson, Mrs. Lachlan W. — RR 1 N
14 Byrne, James, foreman, RR 3 W	99 Matthewson, Samuel, transport driver, RR 1 W
15 Brioux, Norman, auto serv. centre, RR 1 N	100 Matthewson, Mrs. Samuel — RR 1 W
16 Brioux, Mrs. Norman — RR 1 N	101 Mezzone, Dominic, moulder, RR 1 N
17 Boyd, Daniel, electronics, RR 1 N	102 Mezzone, Mrs. Dominic — RR 1 N
18 Boyd, Mrs. Daniel — RR 1 N	103 Mather, Grant, gent., RR 1 N
19 Boyd, Alvin, quality control insp., RR 1 N	104 Mather, Mrs. Grant — RR 1 N
20 Boyd, Mrs. Alvin — RR 1 W	105 Martin, Harold, labourer, RR 3 W
21 Balash, Michael, postman, RR 1 W	106 Martin, Mrs. Harold — RR 3 W
22 Balash, Mrs. Michael — RR 1 W	107 Moore, William, mach. op., RR 3 W
23 Cornell, Garfield, retired, RR 3 W	108 Moore, Mrs. William — RR 3 W
24 Cornell, Mrs. Garfield — RR 3 W	109 Moore, Miss Sandra, fact. worker, RR 3 W
25 Charboneau, William, marine wholesaler, RR 3 W	110 Moody, Nelson, ironworker, RR 3 W
26 Charboneau, Mrs. William — RR 3 W	111 Moody, Mrs. Nelson — RR 3 W
27 Castator, James, surveyor, RR 3 W	112 Miller, Arnold, propertyman, RR 3 W
28 Castator, Mrs. James — RR 3 W	113 Miller, Mrs. Arnold — RR 3 W
29 DeVreeze, Joseph, mech., RR 1 W	114 Maurer, William, photographer, RR 3 W
30 DeVreeze, Mrs. Joseph — RR 1 W	115 Maurer, Mrs. William — RR 3 W
31 Dale, Mrs. Margaret, widow, RR 1 N	116 Maillet, Irvin, insp., RR 3 W
32 Doolittle, Miss Keitha, housekeeper, RR 1 N	117 Maillet, Mrs. Irvin — RR 3 W
33 Davey, William, cpr yard foreman, RR 3 W	118 Melvaer, Odin, manufacturer, RR 1 W
34 Davey, Mrs. William — RR 3 W	119 Malvaer, Mrs. Odin — RR 1 W
35 Deschamps, Alfred, boilermaker, RR 3 W	120 O'Connor, Timothy, self-empl., RR 3 W
36 Deschamps, Mrs. Alfred — RR 3 W	121 O'Connor, Mrs. Timothy — RR 3 W
37 Dicks, Lawrence, sec. officer, RR 3 W	122 Pataky, Frank, self-empl., RR 1 W
38 Dicks, Mrs. Lawrence — RR 3 W	123 Pataky, Mrs. Frank — RR 1 W
39 Ellis, Vasil, retired, RR 3 W	124 Ross, James J., driving instr., RR 1 N
40 Ellis, Mrs. Vasil — RR 3 W	125 Ross, Mrs. James J. — RR 1 N
41 Franzusan, William, steamfitter, RR 1 N	126 Ross, James V., student, RR 1 N
42 Franzusan, Mrs. William — RR 1 N	127 Rykhoff, John, welder, RR 3 W
43 Fry, Kenneth, farmer, RR 1 N	128 Rykhoff, Mrs. John — RR 3 W
44 Fry, Mrs. Kenneth — RR 1 N	129 Roberts, Don, truck driver, RR 3 W
45 Fry, Garry, plumber, RR 1 N	130 Roberts, Mrs. Don — RR 3 W
46 Fry, John, asst. foreman, RR 1 N	131 Srebrnjak, Tony, plumber, RR 1 N
47 Fieldhouse, Harry, farmer, RR 1 W	132 Shebrnjak, Mrs. Tony — RR 1 N
48 Fieldhouse, Bruce, farmer, RR 1 W	133 Simpson, Robert, farm mgr., RR 1 N

1968 Voters List. Highlighted are the McGillivrays and the O'Connors.
Source: Library and Archives of Canada. Voters Lists, Federal Elections, 1935-1980.
Accessed from Ancestry.ca

**APPENDIX
SUPPORTING DOCUMENTS**

Probate.

In Her Majesty's Surrogate Court of the County of York

Be it known that on the *fourth* day of *April* in the year of our Lord One thousand eight hundred and *eighty four* the last Will and Testament of *Neil McGillivray* late of the Township of *Bayham* in the County of *York* and Province of *Ontario* deceased who died on or about the *twenty third* day of *March* in the year of our Lord One thousand eight hundred and *eighty four* at *Bayham* in the County of *York* and who at the time of his death had a fixed place of abode at *Bayham* in the said County of *York* was proved and registered in the said Surrogate Court a true Copy of which said last Will and Testament hereunder written, and that the administration of all and singular the personal Estate and effects rights and credits of the said deceased and anyway concerning his Will was granted by the aforesaid Court to *Neil McGillivray* and *William McPheray* of the Township of *Bayham* in the County of *York* Farmers and William Henry of the Township of *Bayham* the Executors named in the said Will they having been first sworn well and faithfully to administer the same by paying the just debts of the deceased and the legacies contained in his Will so far as they are thereunto bound by law; and to exhibit a true and perfect Inventory of all and singular the said Estate and effects rights and credits, and to render a just and true account of their execution whenever required by law so to do.

Wm. Brown
Registrar of the Surrogate Court of the County of *York*

Wm. Brown
James



Neil and Flora McGillivray Tombstone
Source: John Paterson (May 4 2018)

DIED

McGILLIVRAY—At his late residence, 44 Queen Dr., Weston, on Saturday, August 1, 1953, William McGillivray, husband of the late Jane Lawrie and dear father of Gordon, Mrs. G. Walwin (Margaret), Mrs. S. Cousins (Jennie), in his 98th year. Service in the Ward Funeral chapel on Tuesday. Interment Knox Cemetery, Vaughan.

William McGillivray Death Notice
Source: City of Vaughan Archive (May 21, 2024)

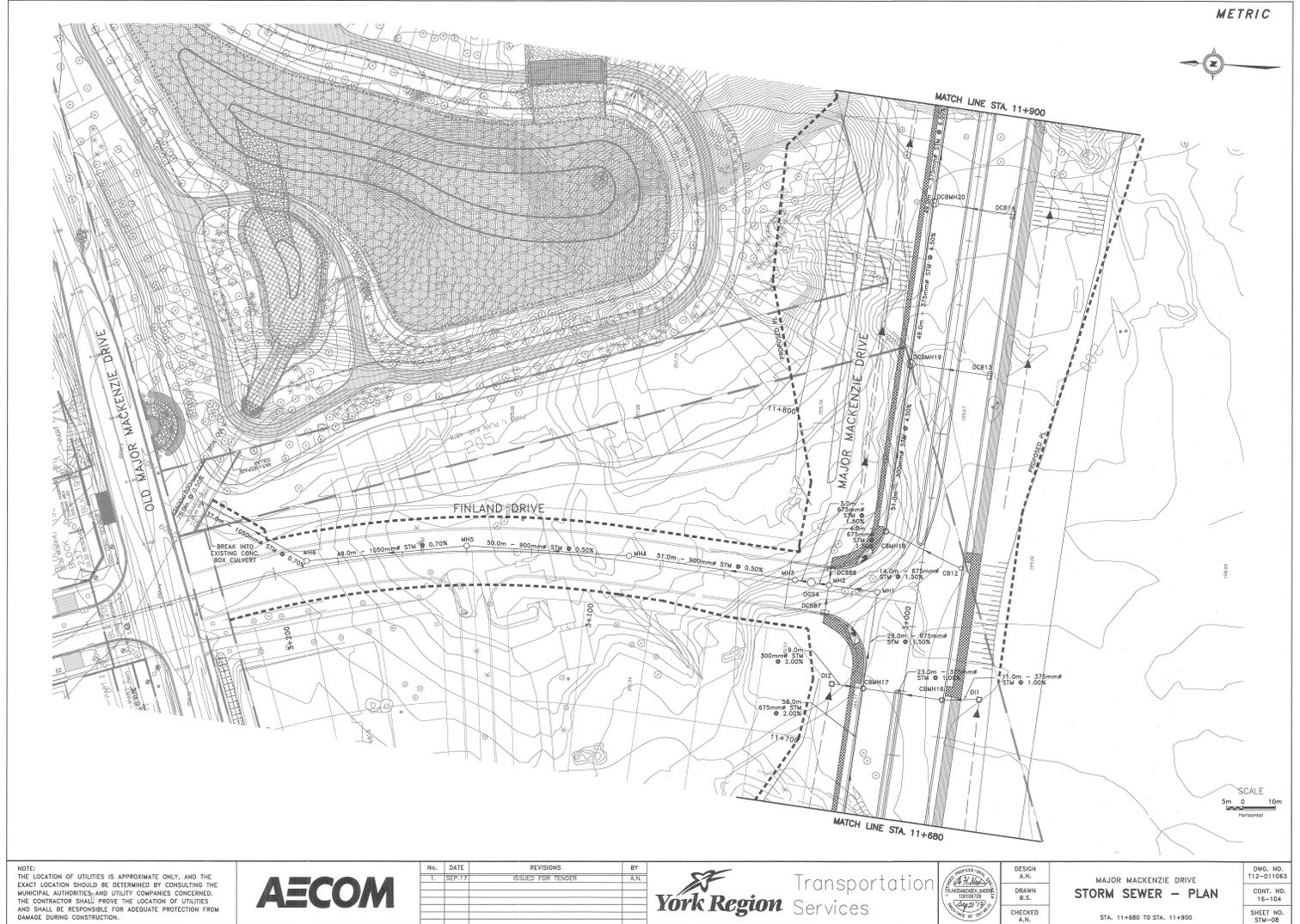
Last Will and Testament of Neil McGillivray, 1884 MG 68
Source: City of Vaughan Archive

APPENDIX
SUPPORTING DOCUMENTS



*The McGillivray Lawn where Sunday afternoon picnics were held. Date unknown.
Source: McDonald, Neil., The Gordon McGillivray Male Choir Fifty Years of Harmony (1933-1983)*

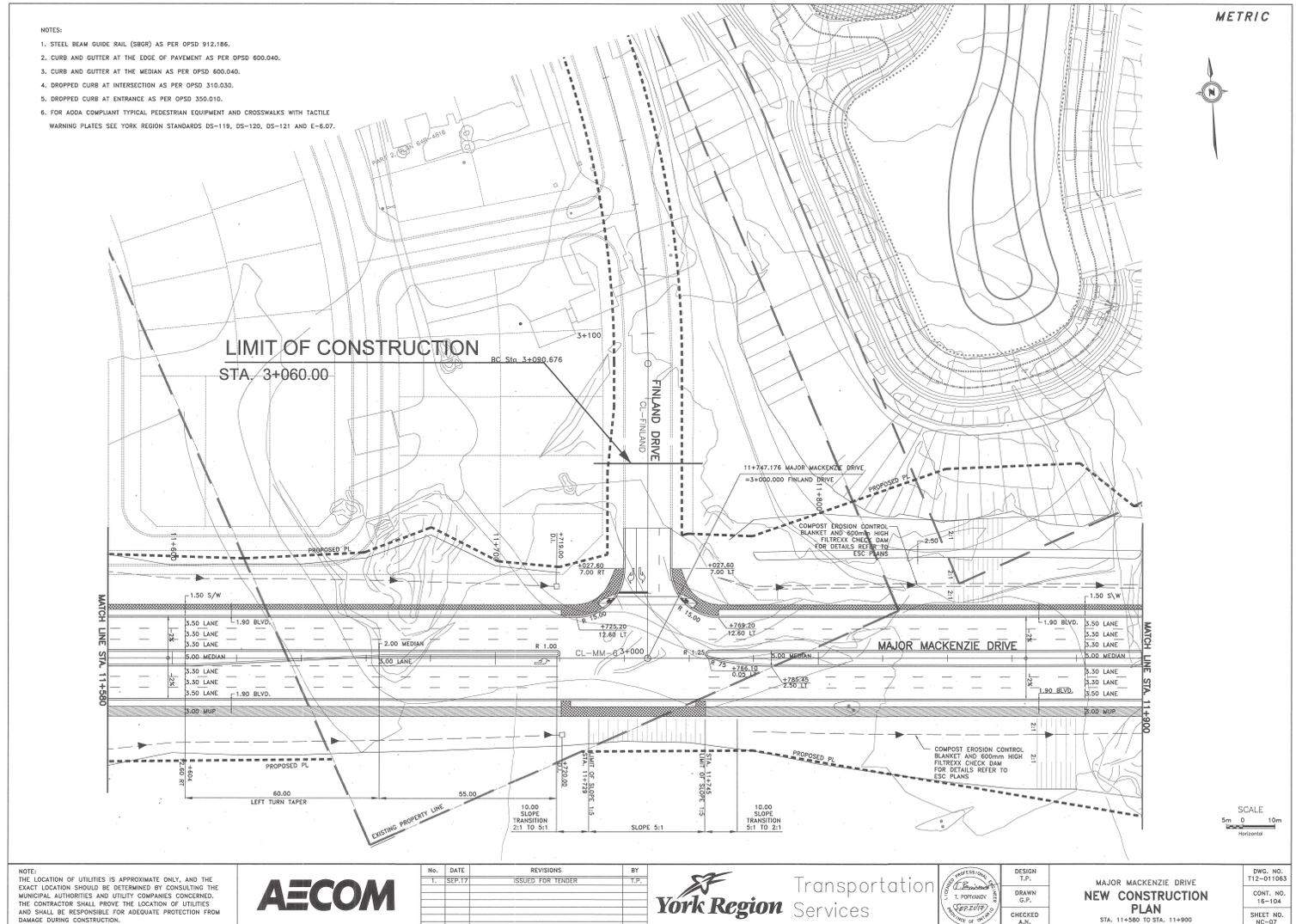
**APPENDIX
SUPPORTING DOCUMENTS**



Storm Water Plan and Survey showing new Finland Drive intersecting portion of the house.
Source: Provided by Client, 2024

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. 1 DATE SEP-17	REVISIONS ISSUED FOR TENDER	BY 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. T12-011083 CONT. NO. 16-104 SHEET NO. STM-08
		SCALE 5m 10m Horizontal							

APPENDIX SUPPORTING DOCUMENTS



New Construction Plan showing new Finland Drive intersecting portion of the house.
Source: Provided by Client, 2024

APPENDIX

RYAN LEE CV

Ryan C. Lee, M. Arch, B. Arch Sci. OAA, MRAIC, CAHP
Associate Architect

Education

Master of Architecture/Toronto Metropolitan University / Toronto, Ontario/ 2013-2016
Bachelor of Architectural Science/ Toronto Metropolitan University/ Toronto, Ontario/ 2009-2013

Associations

- > Architect OAA (Ontario Association of Architects)
- > Member RAIC (Royal Architect Institute of Canada)
- > Member CAHP (Canadian Association of Heritage Professional)
- > Member TSA (Toronto Society of Architects)
- > Member ACO (Architectural Conservancy Ontario)

Heritage Assessment/Impact Study

- > 789-795 Brant Street | Heritage Impact Assessment | Burlington, Ontario
- > 22,24,26,28,32 John Street | Heritage Impact Assessment | Mississauga, Ontario
- > 6181 Major Mackenzie Dr | Cultural Heritage Assessment | Vaughan, Ontario
- > Brampton Memorial Arena, 69 Elliot St | Heritage Impact Assessment/ Heritage Conservation Plan | Brampton, Ontario
- > 7593 Creditview Rd | Cultural Heritage Assessment/ Heritage Impact Assessment | Brampton, Ontario
- > 7605 Creditview Rd | Cultural Heritage Assessment/ Heritage Impact Assessment | Brampton, Ontario
- > 12 Rosegarden Dr | Cultural Heritage Assessment | Mississauga, Ontario
- > 181 Main St. Interpretation Plan | Georgetown, Ontario | Interpretation Plan
- > 181 Main St. Heritage Assessment | Georgetown, Ontario | Heritage Assessment
- > 66 Queen St S | Cultural Heritage Assessment/ Heritage Impact Assessment | Mississauga, Ontario
- > Cedarvale Park, 181 Main St | Heritage Interpretation Plan/ Heritage Implementation Plan | Georgetown, Ontario

- > 8331 Heritage Rd | Heritage Conservation Plan | Mississauga, Ontario
- > Cedarvale Community Centre Heritage Assessment and Heritage Impact Assessment
- > 181 Main St | Cultural Heritage Assessment and Heritage Impact Assessment | Georgetown, Ontario
- > Lowville Schoolhouse, 6207 Guelph Line | Heritage Impact Assessment | Burlington, Ontario
- > 5780 Cedar Springs Rd | Cultural Heritage Assessment | Burlington, Ontario
- > James McClure Farm | Cultural Heritage Assessment and Heritage Impact Assessment | Mississauga, Ontario
- > 7891 Churchville Road | Heritage Impact Assessment | Mississauga, Ontario
- > 36 Lake St | Heritage Impact Assessment | Mississauga, Ontario

Heritage Restoration

- > TDSB Rosedale Height School of Arts Entrance Gate Restoration | Restoration | Toronto, Ontario
- > Amos Wright House (Richmond Hill Heritage Centre), 19 Church St N | Restoration | Richmond Hill, Ontario
- > Shaw House (Robert Holland Interpretive Centre), 11715 Leslie St | Restoration | Richmond Hill, Ontario
- > Boynton House, 1300 Elgin Miss Rd E | Restoration | Richmond Hill, Ontario
- > 314 Mill St | Restoration | Richmond Hill, Ontario
- > Vanderburge House, 32 Hillsvie Ave | Restoration | Richmond Hill, Ontario
- > Richmond Hill Railway Station, 1378 Elgin Mills Rd E | Restoration | Richmond Hill, Ontario
- > Guelph Bible Conference Centre, 485 Waterloo Ave | Renovation/Restoration | Guelph, Ontario
- > Auchmar Estate Coach House, 88 Fennell Ave W | Renovation/ Restoration | Hamilton, Ontario
- > Lowville Schoolhouse, 6207 Guelph Line | New Addition/ Restoration | Burlington, Ontario

Projects: ATA Architects Inc. Heritage Conservation Review

- > Richmond Hill High School/ Old Town Hall at Richmond Hill Theatre 10268 Yonge

APPENDIX

RYAN LEE CV

St | Building Assessment Report | Richmond Hill, Ontario

Projects: ATA Architects Inc. Heritage Reconstruction

- > Robinson Barn, 563 Bovaird Dr | Reconstruction | Brampton, Ontario
- > Heritage Log House, 12259 Chinguacousy Rd | Reconstruction | Caledon, Ontario

Projects: ATA Architects Inc. Heritage

- > Hamilton City Hall Plaza Security Renovation, 71 Main St W | Renovation | Hamilton, Ontario
- > 129 Thomas St (Masonic Temple) | Residential New Construction/ Restoration | Oakville, Ontario
- > 347 Queen St S New Residential | New Construction | Brampton, Ontario
- > 273 Main St N New Daycare | New Construction | Brampton, Ontario

Projects: ATA Architects Inc. Municipal

- > Civic Centre Arts Hub, 150 Central Park Drive | Interior Renovation | Brampton, Ontario
- > Brampton Provincial Offences Court Appearance Admin Renovation, 5 Ray Lawson Blvd | Brampton, Ontario
- > Earnscliffe Recreation Centre Pool Changeroom Renovation, 44 Eastbourne Dr | Interior Renovation | Brampton, Ontario
- > Chinguacousy Wellness Centre Interior Fitness & Pool Changeroom Renovation and Exterior Improvements, 995 Peter Robertson Blvd | Interior and Exterior Renovation | Brampton, Ontario
- > Maple Community Centre Fitness Changeroom Renovation, 10190 Keele St | Interior Renovation | Maple, Ontario
- > Maple Library Interior Renovation, 10190 Keele St | Interior Renovation | Maple, Ontario
- > Acton Youth Centre, 19 Willow St. N | New Construction | Acton, Ontario
- > St. Mark's Community Centre Phase I & II | Heritage Restoration/ New Addition | Hamilton, Ontario
- > Jim Archdekin Recreation Centre Interior Renovation, 292 Conestoga Dr | Interior Renovation | Brampton, Ontario

Projects: ATA Architects Inc. Sacred Spaces

- > St. Catherine of Siena Catholic Church | New Construction | Hamilton, Ontario
- > St. James Roman Catholic Church | Interior Renovation/ New Addition | Oakville, Ontario
- > The Church of the Virgin Mary and St. Athanasius Church Addition | New Construction | Mississauga, Ontario

Projects: ATA Architects Inc. Commercial Feasibility Study

- > 320 Matheson Ave. Maple Reiner - Starlight, Mississauga, ON, Feasibility Study
- > 6865 Century Ave. Maple Reiner - Starlight, Mississauga, ON, Feasibility Study
- > 2370 S. Sheridan Way MPI Group, Mississauga, ON, Feasibility Study

Projects: ATA Architects Inc. Commercial

- > Bronte Rd. & Wycroft Rd Office Development | New Construction | Oakville, Ontario
- > 250,260 & 270 Queens Quay Promenade Façade Replacement | Exterior Renovation| Toronto, Ontario

Projects: ATA Architects Inc. Mix-Use Commercial/Residential

- > Trafalgar Rd & Dundas St Mix-Use Commercial and Residential Feasibility Study | New Construction Feasibility Study | Oakville, Ontario
- > 215 Burnhamthorpe Rd Mid-Rise Condominium | New Construction | Oakville, Ontario
- > 220 Burnhamthorpe Rd Mid-Rise Condominium | New Construction | Oakville, Ontario
- > Trafalgar Rd and Burnhamthorpe Rd Feasibility Study | Feasibility Study | Oakville, Ontario
- > Lot 1 Trafalgar Rd & Dundas St Mix-Use Commercial and Residential Feasibility Study | New Construction Feasibility Study | Oakville, Ontario
- > Brant St. & Plains Rd. Mix- Use Commercial and Residential Feasibility Study | New Construction Feasibility Study | Burlington, Ontario
- > Dundas & Burnhamthorpe Mix-Use Commercial and Residential, Oakville, New Construction

APPENDIX

RYAN LEE CV

Projects: ATA Architects Inc. Urban Design Study

- > Urban Design Master Plan for S/E Quadrant Trafalgar Road and Dundas | Urban Design Master Plan | Oakville, Ontario
- > Urban Design Master Plan Brant Street and Plains Rd E | Urban Design Master Plan | Burlington, Ontario

Projects: ATA Architects Inc. Retail

- > Little Kitchen Academy, 511 Maple Grove Dr | Interior Construction | Oakville, Ontario
- > Cocoon Furniture, 2695 Bristol Circle | Interior Renovation | Oakville, Ontario

Projects: ATA Architects Inc. Recreational

- > Streetsville Glen Golf Club Kaneff, Brampton, ON, New Construction

Projects: ATA Architects Inc. Residential

- > 36 Lake St | New Addition/ Renovation | Mississauga, Ontario
- > 12259 Chinguacousy Rd | New Addition | Caledon, Ontario
- > 915 North Service Rd Addition | New Construction | Mississauga, Ontario
- > Spence Residence, 63 Cranbrook Ave | New Addition/ Renovation | Toronto, Ontario
- > Baker Residence, 21 Thomas St | New Addition | Oakville, Ontario

Publications

- > The Future of the Past: Toronto's Palimpsest Thesis publication and presentation at Ryerson University in Toronto, Canada| Winter 2016
- > Inundation 3 - Design research presentation at Cilwung Merdeka in Jakarta, Indonesia and exhibition at Ryerson University in Toronto, Canada| Summer 2015
- > Siloe Playground and Community Centre: A Public Intervention Design publication in Una Nueva Luz: A New Light Architectural Intervention in Cali's Comuna 20 at Ryerson University in Toronto, Canada| Fall 2013
- > Water Science Centre - Design Presentation at China Three Gorges University in Yi Chang, Hubei, China | Summer 2012

Speaking Engagements

(2023) - CAHP Workroom: AI and Heritage Conservation

(2018) - National Trust Conference: Opportunity Knocks - National Trust for Canada - The Future of the Past: The Story of Toronto's Palimpsest

APPENDIX

ALEXANDRA HUCIK CV

Alexandra Hucik, M.Arch, BAS (Intern Architect)

Education

Master of Architecture | University of Waterloo | Cambridge, ON | 2020

Bachelor of Architectural Studies, Honours Co-op | University of Waterloo |
Cambridge, ON | 2011 - 2016

Heritage Assessment/Impact Study

- > Cedarvale Park Heritage Interpretation Plan, Georgetown, ON
- > 7605 Creditview Road Heritage Impact Assessment, Churchville, Brampton, ON
- > 7593 Creditview Road Heritage Impact Assessment, Brampton, ON
- > 12 Rosegarden Drive Cultural Heritage Assessment, Brampton, ON

Heritage Projects

- > 273 Main Street North | Brampton, ON | Renovation, Addition and Heritage Restoration
- > 7605 Creditview Road | Churchville HCD, Brampton, ON | New Construction
- > 347 Queen Street South | Streetsville, Mississauga, ON | New Construction
- > 1092 Old Derry Road | Meadowvale Village, Mississauga, ON | New Construction (Strickland Mateljan Design Associates)
- > 7004 Second Line West | Meadowvale Village, Mississauga, ON | Addition (Strickland Mateljan Design Associates)



ATTACHMENT 5
6181 MAJOR MACKENZIE

C. M. Loopstra, K.C.*
*Charles M.K. Loopstra Professional Corporation
Direct Tel: (416) 748-4755
Email: cloopstra@loonix.com

VIA EMAIL:

May 3, 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 come before Committee of the Whole on June 4, 2024. We would request that you permit us to make a deputation to council at that time. We also request that you provide us with copies of any reports that will be reviewed by council at that meeting.

If you require any further information, please contact the undersigned.

Yours truly,

LOOPSTRA NIXON LLP

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



C. M. Loopstra, K.C.*

*Charles M.K. Loopstra Professional Corporation
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VIA EMAIL:

June 4, 2024

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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 were previously advised that this matter would come before Committee of the Whole on June 4, 2024 and requested an opportunity to make a presentation. We are now advised that the matter will be dealt with at the June 18, 2024 meeting of the Committee of the Whole. We would therefore request that you grant us an opportunity at that time to make a deputation to Committee.

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Yours truly,

LOOPSTRA NIXON LLP

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