

HUMPHRIES PLANNING GROUP INC.

FOUNDED IN 2003

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HPGI File: LI24L

SUBMITTED VIA EMAIL: clerks@vaughan.ca

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

Attn: Todd Coles, City Clerk

**Re: Intent to Designate under the *Ontario Heritage Act*
2480 Kirby Road, Vaughan**

Humphries Planning Group Inc (HPGI) represents 1411069 Ontario Inc., the owner of the property located at 2480 Kirby Road in the City of Vaughan (the “**Subject Property**”). It is our understanding that the Council of the Corporation of the City of Vaughan intends to designate the Subject Property for reasons of cultural heritage value or interests, pursuant to Part IV, Section 29 of the Ontario Heritage Act (the “**Act**”). Under subsections 29(5)-(6) of the Act, any person may object to the designation of the property within thirty days of the publication of the notice of intention to designate in the newspaper by serving the Clerk a notice of objection, including any information relevant to their rationale for objection. On behalf of our client, we are filing this objection in response to the Notice of Intention to Designate the Subject Property under Part IV, Section 29 of the Ontario Heritage Act.

The Property is currently occupied by a 2-storey brick building that has, in recent years, fallen into a state of significant disrepair. The building has been vacant for approximately 5 years, and currently is disconnected from gas, water, and electricity services. As set out in the April 11, 2024 report from Heritage Planning, Staff assert that the Property has cultural heritage value and meets 4 of the Ontario Regulation 9/06 criteria prescribed for municipal designation under Part IV, Section 29 of the Ontario Heritage Act. Our client disagrees with this conclusion and submits that the building, in its current condition, is not physically or functionally appropriate to warrant designation. The building is unfit for any form of residential occupancy.

While the Statement of Cultural Heritage Value states that the condition of the building is “fair”, this is not truly representative of the existing conditions on the ground. The so-called “brick house” is, in fact, a vacant building that is in very poor condition. We understand that years of being unoccupied has seriously damaged the structural integrity of the brick house including a partially collapsed roof, damaged floors, and the presence of mold all of which render the

building uninhabitable and beyond reasonable or practical repair. In its current status the building poses a serious risk to human health and safety should it be retained. It is unreasonable and unfair to subject our client to the additional obligations that flow from a property being designated under the Ontario Heritage Act in light of the current state of the building.

For the reasons stated above together with additional reasons which may be shared in future correspondence, our client formally objects to the Notice of Intent to Designate the Subject Property. We request a meeting with Staff to discuss the matter as soon as possible and ask that this correspondence be included on the public record and as part of any subsequent consideration of this matter by Vaughan City Council. We also request notice of any subsequent decisions made in respect of this matter

Yours truly,
HUMPHRIES PLANNING GROUP INC.

Rosemarie L. Humphries B.A. MCIP RPP
Principal

cc. *1411069 Ontario Inc*