



HERITAGE VAUGHAN REPORT

DATE: Wednesday, May 21, 2025

WARD: 2

TITLE: REPEAL OF DESIGNATION BY-LAW 184-2024 FOR 5670
STEELES AVE. W. LOCATED IN WOODBRIDGE

FROM:

Vince Musacchio, Interim Deputy City Manager, Planning, Growth Management and Housing Delivery

ACTION: DECISION

Purpose

To seek approval of a recommendation from the Heritage Vaughan Committee to Council to repeal the designation By-Law 180-2024 for 5670 Steeles Ave. W., (the, Subject Lands), under section 31 of the *Ontario Heritage Act*, R.S.O. 1990, c. O.18.

Report Highlights

- On April 22, 2024, Council voted in favour of designating the Subject Lands pursuant to section 29, under Part IV of the *Ontario Heritage Act*, directed heritage staff to publish and serve a Notice of Intention to Designate (the Designation Notice) the Subject Lands, and bring forward a designation by-law should no objection be served to the City Clerk.
- On March 11, 2025, heritage staff published the Designation Notice on the City of Vaughan website on July 30, 2024, served the Designation Notice to the owner of the Subject Lands (the, Owner).
- On Oct. 29, 2024, Council passed heritage designation By-law 180-2024, thereby designating the Subject Lands as being of cultural value or interest.
- On March 12, 2025, the Owner contacted heritage staff, advising them that an objection letter in response to the Designation Notice was sent to the Office of the City Clerk by registered mail (the Objection Letter).
- Council did not have an opportunity to consider the Objection Letter, prior to passing By-Law 180-2024, contrary to section 29(6) of the *Ontario Heritage Act*.
- Heritage staff recommend repealing By-law 180-2024 pursuant section 31 of the *Ontario Heritage Act* to allow for proper process and consideration of the objection by Council.

Recommendations

1. THAT the Heritage Vaughan committee recommends to Council:
 - a. To repeal By-Law 180-2024 designating 5670 Steeles Avenue W. under Section 31 of *Ontario Heritage Act*,
 - b. That heritage staff be directed to serve a notice of intention to repeal By-law 180-2024 on the Owner and on the Ontario Heritage Trust and to publish notice of intention to repeal By-law 180-2024 on the City of Vaughan website; and
 - c. That should no notice of objection be served to the City Clerk's office within 30 days following service and publication of the notice of intention to repeal By-law 180-2024, that heritage staff be directed to prepare a repealing by-law for the next Council session.

Background

Heritage Staff recommended that the Subject Lands be designated pursuant to section 29, Part IV of the Ontario Heritage Act.

The following is a timeline of the *Ontario Heritage Act* milestones leading up to the designation of the Subject Lands:

Event	Date	Ontario Heritage Act Requirement	Notes
Heritage Vaughan Meeting	March 27, 2024		
Committee of the Whole (2)	April 16, 2024		
Council	April 22, 2024		
Notice of Intent to Designate	Sent on July 30, 2024		
Objection Letter	Aug. 1, 2024	30 days following the publication of the Notice of Intent to Designate	Received by the City but not received by heritage staff.
Objection Report	N/A	Must be considered by Council within 90 days after the 30-day period to receive objections passes.	
By-law 180-2024 passed	Oct. 29, 2024	Must be passed within 120 days of the publication of the Notice of Intent to Designate.	By-law passed without consideration of Objection Letter.

On March 12, 2025, the Owner contacted heritage staff.

The Owner notified staff that an Objection Letter was sent to the City by registered mail during the 30-day period when the Designation Notice was published. A copy of the Objection Letter is attached to this report as attachment “2”. This was the first time heritage staff became aware of an objection for the Subject Lands.

Due to this occurrence, in order for the property owner to receive proper process for his objection, staff decided to bring this matter forward to the Heritage Vaughan Committee with a proposal to repeal the designation By-Law 180-2024.

Previous Reports/Authority

Report No. 3 of the Heritage Vaughan Committee, which was adopted without amendment on March 27, 2024. [Proposed Designation Under Part IV of the Ontario Heritage Act of 5670 Steeles Avenue West](#) – March 27, 2024

[Item 18, Report No. 14 of the Committee of the Whole](#), which was adopted without amendment by the Council of the City of Vaughan on April 22, 2024.

Analysis and Options

Section 31 of the Ontario Heritage Act permits Council to initiate a repeal of a designating by-law.

In repealing By-law 180-2024, the City will be required to remove the Subject Lands from the heritage register and will also be required to register the repealing by-law on title to the Subject Lands.

However, heritage staff are not precluded, in the future, from re-starting the designation process again under Part IV, section 29 of the *Ontario Heritage Act*.

The following is the process and the anticipated timelines to repeal a designation by-law under *Ontario Heritage Act*:

31 (1) Subject to subsection (2), where the council of a municipality intends to repeal a by-law or part thereof designating property, it shall cause notice of intention to repeal the by-law or part thereof to be given by the clerk of the municipality in accordance with subsection (3). R.S.O. 1990, c. O.18, s. 31 (1). subject to the following process:

- a) That a Notice of Intent to Repeal the Designating [By-Law 180-2024](#) be served upon the property owner, the Ontario Heritage Trust and be published on the City of Vaughan website.*
- b) That if no Notice of Objection to the above is received within 30 days of posting, Council may pass a By-Law repealing the By-Law and shall serve to the owner of the:*
 - A property a copy of the repealing By-Law*
 - A notice that any person who objects to the repealing by-law may appeal to the Tribunal by giving the Tribunal and the clerk of the municipality, within 30 days after the date of publication under paragraph 2, a notice of appeal setting out the objection to the repealing by-law and the reasons in support of the objection, accompanied by the fee charged by the Tribunal.*
- c) That staff will Publish notice of the repealing by-law on the City's website, which must provide that any person who objects to the repealing by-law may appeal to the Tribunal by giving the Tribunal and the clerk of the municipality, within 30 days after the date of publication under this paragraph, a notice of appeal setting out the objection to the repealing by-law and the reasons in support of the objection, accompanied by the fee charged by the Tribunal.*

Consultation

(2) Where the council of a municipality has appointed a municipal heritage committee, the council shall, before repealing a by-law or part thereof designating property, consult with its municipal heritage committee. R.S.O. 1990, c. O.18, s. 31 (2); 2002, c. 18, Sched. F, s. 2 (14).

Financial Impact

There are no requirements for new funding associated with this report.

Broader Regional Impacts/Considerations

There are no broader Regional impacts or considerations.

Conclusion

The Urban Design and Cultural Heritage Division of the Development Planning Department recommend that Council accept the recommendation to repeal designation By-Law 180-2024.

For more information, please contact: Vanessa Lio, Heritage Specialist, ext. 8152

Attachments

1. Location Map
2. Objection Letter

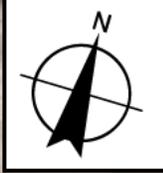
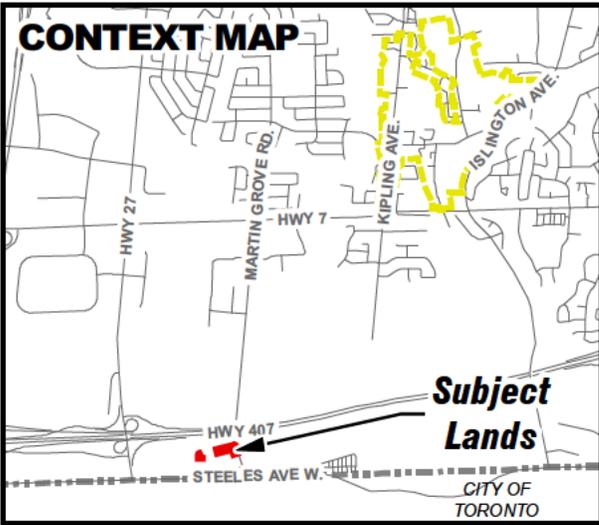
Prepared by

Vanessa Lio, Heritage Specialist, ext. 8152

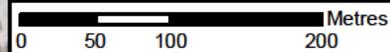
Shahzad Davoudi-Strike, Senior Manager of Urban Design and Cultural Heritage, ext. 8653

Nancy Tuckett, Director of Development and Parks Planning, ext. 8529

CONTEXT MAP



-  Subject Lands
-  Heritage District



Location Map

LOCATION:
5670 Steeles Avenue West
Part of Lot 1, Concession 8

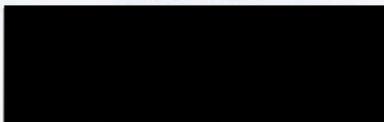


Attachment

DATE:
May 21, 2025

1

Gary McKinnon B.A. M.B.A.
5670 Steeles Avenue West
Woodbridge, Ontario
L4L 0L3



Subject: 5670 Steeles Ave West

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

August 1, 2024

Re: Intent to designate under the Ontario Heritage Act
5670 Steeles Ave West, Woodbridge

Dear Sir:

I am receipt of the intent to designate my property under the Ontario Heritage Act. I strongly object to this for the following reasons:

- 1) The property comprising some 18.5 acres was included in the Official Plan in 2010 to permit industrial development. Full services from Etobicoke have been paid for to allow such development. To my knowledge, this is the largest privately owned undeveloped parcel of land on Steeles Avenue.
- 2) I point out that my sisters and I owned the farm on highway 27, (#8682), from 1969 to 2006, where is now situated the Costco building. My late sister lived there the whole ownership period. I gather it was designated as a heritage site. The house built around 1870 has been left abandoned and some of the windows have been broken for years, allowing birds and other animals to enter. I think this is a blight on Vaughan to allow this to occur. The dwelling should either be renovated and sold or torn down. And I suspect that in due course, the dwelling will be enveloped by fire. I fear that designating my property may well repeat what has happened to the Costco land.

3) With respect to associating the property with William Hartman, I bet over 99.9% of Vaughan residents never heard of him and fewer even care. In my opinion, even if Sir John A. Macdonald had spent his summers there, there would be no valid reason for such a designation.

To try to preserve the agricultural heritage, the traces of farming economy, in a landscape that has rapidly changed with the development of residential and industrial properties, leaving behind little to celebrate, is foolhardy and pointless. Utopia is not attainable this late in the game. Properties designated for heritage designation should be on sites with a smaller footprint, ones that can be maintained and enjoyed by the populace, not allowed to linger as was allowed to happen with the property I referred to previously that sold in 2006.

4) I send you a copy of a January 21, 2020 recommendation by the Committee of the Whole, for a property not far from me, then owned by Janet Dobson (deceased). It was located at 7141, highway #50. That report recommended the removal of that property from the Listing of Property of Architectural and Historical Significance under Section 27(1.3) of the Ontario Heritage Act.

The background of that report mimics the characteristics of my property: age of building, exterior covering (stucco), and the addition to the original structure (36.6% of the total square footage). Page 3 of that report is particularly similar if not identical to my building. One could easily headline my dwelling as the subject in the report and the rest of the information would be pertinent.

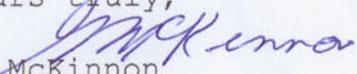
The Dobson building has since been demolished to allow for other uses. If one wants to return to yesteryear, recognizing the Georgian style of house, one would have to demolish almost 37% of the structure due to the addition built in 1978, as well as the covered veranda and office addition constructed in 1962.

I think council's subsequent decision in 2020 to remove the Dobson property set a precedent and by applying the legal concept of "stare decisis", I do not see why my property should be treated any differently than the Dobson dwelling. As a former real estate broker, I know that any future reduction in value of the property should this action occur

would give cause for legal action. I trust this will not be the case.

I submit all of the above for your consideration.

Yours truly,


G. McKinnon

