

Heritage Vaughan Committee Report

DATE: Wednesday, October 25, 2023

WARD: 1

TITLE: PROPOSED DESIGNATION UNDER PART IV OF THE ONTARIO HERITAGE ACT OF 30 STEGMAN'S MILL ROAD – WARD 1, WEST OF ISLINGTON AND IN THE THE KLEINBURG-NASHVILLE HERITAGE CONSERVATION DISTRICT

FROM:

Haiqing Xu, Deputy City Manager, Planning and Growth Management

ACTION: DECISION

Purpose

To seek Heritage Vaughan Committee's support and recommend to the Committee of the Whole approval for the proposed designation of the City-owned property municipally known as 30 Stegman's Mill Road located on the north side of Stegman's Mill and between Windrush Drive and Kleinburg Summit Drive (as shown on Attachment 1).

Report Highlights

- The report proposes the designation of 30 Stegman's Mill Road, a 1-storey, vernacular house with modernist and Usonian influences, previously owned by Pierre and Janet Berton
- The property holds physical, associated, and contextual cultural heritage value as described in the attached Statement of Cultural Heritage Value
- The designation of this property meets the policies of the Vaughan Official Plan and the objectives and required criteria outlined in the *Ontario Heritage Act* by the Province of Ontario Regulation 9/06

Recommendations

THAT Heritage Vaughan recommend Council approve the proposed development as presented, subject to the following conditions:

- a) That the Designation Report for 30 Stegman's Mill Road be Received;
- b) That Council approve the recommendation of the Heritage Vaughan Committee to designate 30 Stegman's Mill Road in accordance with Part IV, Section 29 of the *Ontario Heritage Act* R.S.O. 1990, c. O.18;
- c) That Staff be authorized to publish and serve the Notice of Intention to Designate in accordance with the requirements under; Part IV, Section 29 of the Ontario Heritage Act R.S.O 1990, c.O.18 to the Ontario Heritage Trust, the Property Owner (City of Vaughan), and published in the local newspapers; and
- d) If no objection is served on the City Clerk within 30 days of the date of publication of the Notice of Intention, Council shall pass a by-law designating 30 Stegman's Mill Road and a copy of the by-law shall be served on the Owner (City of Vaughan) and Ontario Heritage Trust and a notice shall be published in the local newspapers.

Background

30 Stegman's Mill Road was first identified as a potential heritage property in a 1976 Town of Vaughan review of potential heritage properties.

Recent Cultural Heritage staff research on the subject property has confirmed that the cultural heritage value of 30 Stegman's Mill Road meets the criteria set out under OHA Regulation 9/06 for physical, associative and contextual cultural heritage value. A complete designation report that outlines these values is included herewith.

Previous Reports/Authority

Not applicable.

Analysis and Options

In June 2019, the *More Homes, More Choice Act, 2019* (Bill 108) received Royal Assent. Schedule 11 of this Act included amendments to the *Ontario Heritage Act* ('OHA'). The Bill 108 Amendments to the OHA came into force on July 1, 2021, and include a shift in Part IV designations related to certain Planning Act applications. These changes affect Section 29(1.2) of the OHA which now restricts City Council's ability to give notice of its intention to designate a property under the Act to within 90 days after the City Clerk gives notice of a complete application.

The Bill 23, the *More Homes Built Faster Act, 2022*, Amendments to the OHA that came into force on January 1, 2023 mandates the municipalities to remove properties from the heritage register under section 27 if they do not pass a by-law designating the property on the second anniversary of the bill coming into force (January 1, 2025).

In light of this new legislation, it is imperative for City of Vaughan staff to identify cultural heritage properties that are currently Listed under Section 27 of the OHA or identified as a property of interest to be evaluated as a candidate for designation under Part IV, Section 29 of the OHA. The Province has amended O. Reg. 9/06 under the *Ontario Heritage Act*, which establishes nine provincial criteria for determining whether a property is of cultural heritage value or interest if it meets two or more of the nine criteria.

As set out in Vaughan's Official 2010 Plan, the City of Vaughan states that it is the policy of Council to:

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.

6.1.2.6. That the City shall use criteria established by Provincial regulation under the Ontario Heritage Act for determining cultural heritage value or interest and for identifying and evaluating properties for listing in the Heritage register and for designation under Part IV of the Ontario Heritage Act. The City may further refine these criteria and provide guidelines for their use through the Vaughan Heritage Conservation Guidelines.

6.1.2.7. Any property worthy of designation under Part IV of the Ontario Heritage Act that fulfills one or more of the criteria identified in policy 6.1.2.6 will be considered to possess cultural heritage value.

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.

Following a thorough re-examination of archival documentation, staff finds that the subject property holds cultural heritage value and meets the criteria set out under the *Ontario Heritage Act* by the Province of Ontario Regulation 9/06 for the categories of design/physical, historical/associative and contextual value.

Currently, 30 Stegman's Mill Road currently receives some heritage protection as it is included in Kleinburg-Nashville Heritage Conservation District (KNHCD) and is protected under Part V of the Act. The KNHCD 2003 Plan specifically identifies the Windrush properties as significant to Kleinburg's history in Sections 1.4 and 2.4.3 of the Plan.

However, the subject property has significant associative heritage value with its long association with Janet and Pierre Berton and there are concerns that the house that they built and lived in could be lost. Designation under Part IV not only conserves the property as part of Kleinburg's history but identifies specific elements of the architecture and setting that relates to the Bertons themselves.

Designation Comments

ADDRESS: 30 Stegman's Mill Road

LEGAL: PLAN 3755, Lot 8

ROLL: 192800350205000000

EVALUATION UNDER O.REG 9/06 CRITERIA

Ontario Regulation 9/06 made under the *Ontario Heritage Act* establishes nine criteria for determining cultural heritage value or interest. A property may be designated under Section 29 of the OHA if it meets two or more of these criteria. The following evaluation tables identify the application of each criterion as "N/A" (not applicable) or "X" (applicable) to the property, with explanatory text below.

1. DESIGN OR PHYSICAL VALUE

The property has design value or physical value because it	
▪ is a rare, unique, representative or early example of a style, type, expression, material or construction method	X
▪ displays high degree of craftsmanship or artistic merit	X
▪ demonstrates high degree of scientific or technical achievement	N/A

Originally built in 1950, 30 Stegman's Mill Road is a 1-storey flat roofed structure, built in the Canadian vernacular variant of the modernist Usonian style, with a detached garage joined to the house only by a covered walkway. This Canadian variant style emerged in the mid to late 1940's in Ontario. 30 Stegman's Mill Road reflects architectural design principles rooted in the international style, adapted to reconcile them with contemporary technology and materials of the time also in response to the Canadian climate and landscape.

2. HISTORICAL OR ASSOCIATIVE VALUE

The property has historical value or associative value because it	
▪ has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	X
▪ yields, or has the potential to yield, information that contributes to an understanding of a community or culture	X
▪ demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community	X

30 Stegman’s Mill Road has significant long term associative value with Pierre and Janet Berton who first purchased the property in 1949, and who were significantly involved in its design and construction through the years. They lived on the property for over 55 years, and the property’s built and natural elements evolved through the years according to their tastes and needs.

The property also has associated value with the Windrush Co-operative, a unique residential enclave in Vaughan, and with William “Bill” McCrow, a set designer for CBC who went on to become the Art Director for several projects well into the 1980’s, and who is thought to have designed several houses in Toronto, Brant, and other southern Ontario properties. He was the creator who convinced all the parties to invest in the idea and to fund this specific project.

3. CONTEXTUAL VALUE

The property has contextual value because it is	
▪ important in defining, maintaining or supporting the character of an area	X
▪ physically, functionally, visually or historically linked to its surroundings	X
▪ a landmark	N/A

30 Stegman’s Mill Road has contextual value as it is historically linked to the post WWII expansion of families and the creation of new subdivisions and living styles. The existing landscape of deciduous and coniferous trees represents a conscious decision by the Bertons to recreate a Canadian forest on their land, as well as to contribute to the privacy of their property.

Financial Impact

There are no Financial Impacts associated with this report.

Operational Impact

There are no Operational Impacts associated with this report.

Broader Regional Impacts/Considerations

There are no Regional impacts or considerations for this application.

Conclusion

Staff finds that, as examined from archival documentation, the subject property holds cultural heritage value and meets the criteria of criteria as set out under the *Ontario Heritage Act* by the Province of Ontario Regulation 9/06 for the categories of design/physical, historical/associative and contextual value.

The Development Planning Department is satisfied the proposed designation of 30 Stegman's Mill Road conforms to the policies of the Vaughan Official Plan and the objectives and criteria of the *Ontario Heritage Act*. Accordingly, staff can support a Heritage Vaughan recommendation for Council approval of the proposed designation of 30 Stegman's Mill Road under the *Ontario Heritage Act*.

For more information, please contact: Katrina Guy, Heritage Coordinator, ext. 8115.

Attachments

- Attachment 1 – 30StegmansMill_Location Map
- Attachment 2 – 30StegmansMill_Statement of Cultural Heritage Value
- Attachment 3 – 30StegmansMill_Windrush Cooperative Plan 1949
- Attachment 4 – 30StegmansMill_site photos 2021
- Attachment 5 – 30StegmansMill_site photos 2023

Prepared by

Katrina Guy, Heritage Coordinator, ext. 8115.

Nick Borcescu, Senior Heritage Planner, ext. 8191.

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