

Reply to the Attention of	Kailey Sutton
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Email Address	Kailey.sutton@mcmillan.ca
Date	March 28, 2024

E-MAIL (clerks@vaughan.ca)

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

Attention: Todd Coles, City Clerk

Dear Mr. Coles:

**Re: 30 Stegman's Mill Road (the "Subject Property")
Pierre Burton House (the "House")
Notice of Intention to Designate
Notice of Objection**

We represent 2395271 Ontario Inc., the owner of the Subject Property. Please accept this letter as our client's Notice of Objection to the proposed designation of the House as detailed in the Notice of Intent to Designate under the Ontario Heritage Act (the "Act") dated February 28, 2024 ("Notice of Intent").

We understand from our client that, at the time they purchased the Subject Property in 2013, the House was already in a clearly precarious state of decay. Since that time, our client has had to undertake a number of measures to prevent persons from entering the House and sustaining personal injury or further damaging it.

Given the state of disrepair of the House, our client was surprised to receive: (a) the undated heritage report on the House from the City, and (b) the Notice of the Intent. While our client does not dispute that the House has associative value, they disagree with the reasons given for designation, including that the House has purported architectural value as being designed in the Usonian style. Unlike the House, Usonian homes were designed to be simple, affordable structures for middle class families, they lacked garages, and focused on the use of natural, locally sourced materials. They reflected an era twenty years prior to the construction of the House.

The House therefore does not meet the requisite criteria under the Act for designation. Moreover, it is our understanding that the House is not fit for human habitation, is unfortunately not capable of being restored, and the exterior and interior features are not capable of being maintained. As such, it is a candidate for demolition.

Our client would be pleased to donate the chimney or other salvageable materials from the House to the City of Vaughan, the Pierre Burton Heritage Centre or the Pierre Burton Resource Library to keep a record of the House. It would also be willing to discuss other measures with heritage staff to record the history of the Subject Property. It cannot, however, agree to the designation of the House under the Act given its true condition.

Accordingly, we request that City Council exercise its sound judgement and reconsider its intention to designate the House for reasons of cultural heritage value or interest.

Should you have any questions regarding this Notice of Objection or otherwise, please do not hesitate to contact the writer. Please also provide us with notice of when Council will be considering our objection, as we would like to provide oral submissions before Council as well.

Yours truly,

A handwritten signature in black ink that reads "Kailey Sutton". The signature is written in a cursive, flowing style.

Kailey Sutton

cc. Client