

CULTURAL HERITAGE RESOURCE IMPACT ASSESSMENT

357, 365, & 375 Stegman's Mill Road
City of Vaughan, Ontario



ERA

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EXECUTIVE SUMMARY

The purpose of this Cultural Heritage Resource Impact Assessment (CHRIA) is to:

- evaluate the buildings at 357, 365, and 375 Stegman's Mill Road ("the Site") in the context of cultural heritage value; and
- determine the impact of a proposed development on heritage resources on and adjacent to the Site.

The proposed development has been revised in response to City of Vaughan staff ("Staff") comments dated October 14, 2016. This report evaluates the revised design and responds to Staff comments.

The proposed development will replace three existing houses on the Site with three sympathetic houses along Stegman's Mill Road and twenty-five houses in the interior of the Site that respond to the vernacular design language of the District.

The existing houses are designated under Part V of the Ontario Heritage Act as part of the Kleinburg-Nashville Heritage Conservation District (HCD).

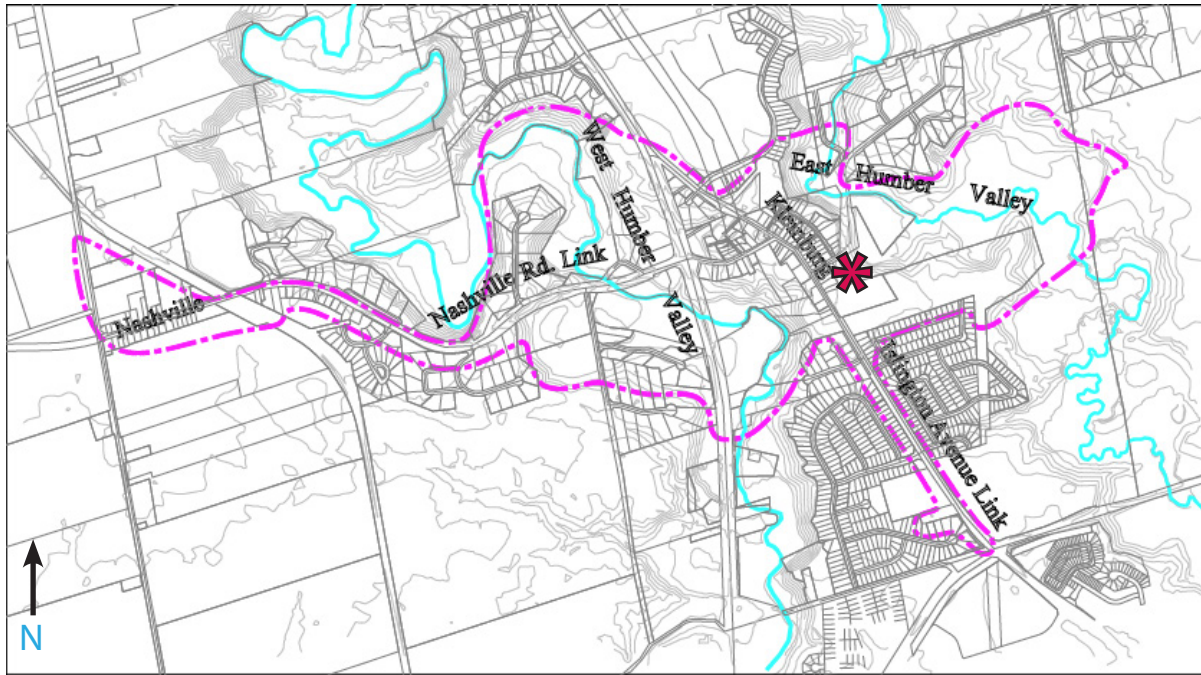
ERA has determined that the existing houses are not candidates for designation under Part IV of the Ontario Heritage Act.

This report further finds that replacement of the three existing houses with sympathetic houses along Stegman's Mill Road is consistent with the HCD Plan and the feedback received from the community. The consolidation of their lots does not represent a loss of significant cultural heritage value.

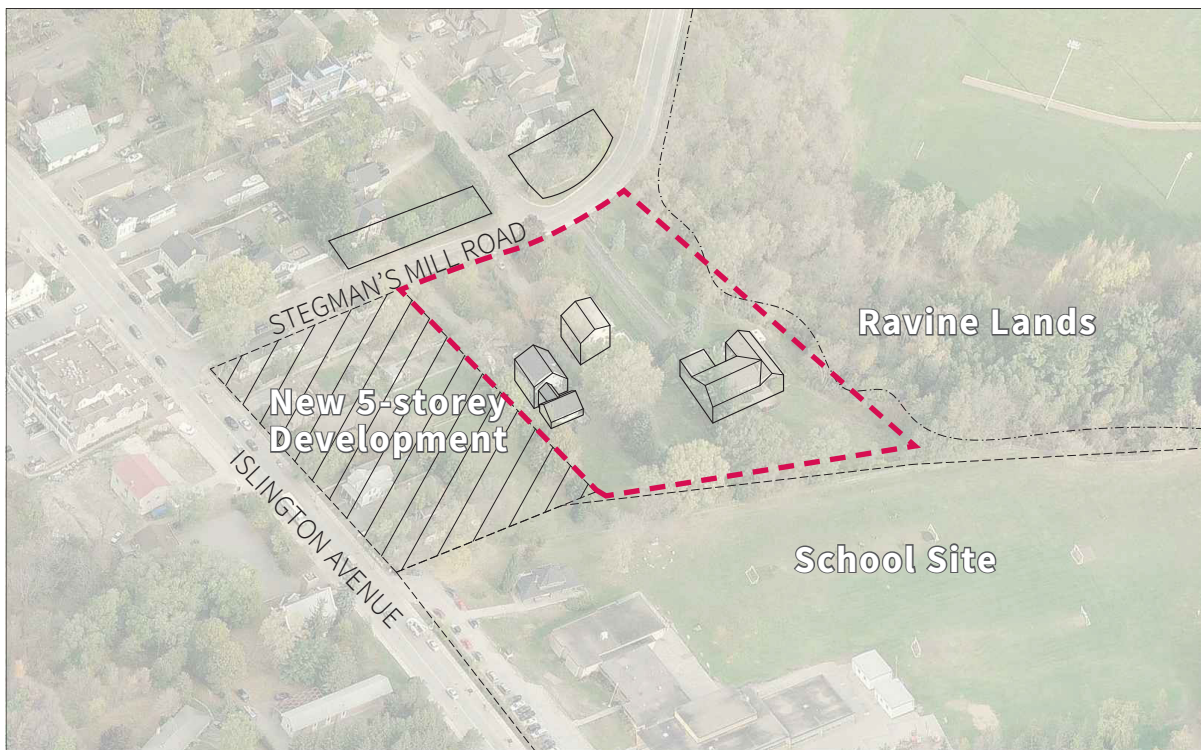
The twenty-five houses in the interior of the Site are mitigated by the three sympathetic replacement houses along Stegman's Mill Road. This conservation strategy and impacts on the HCD are further described in the accompanying Heritage Conservation District Conformity Report by ERA Architects, dated October 27, 2016.

The proposed development will have no negative impact on nearby heritage houses.

Opposite page: View of Kleinburg towards the termination of Stegman's Mill Road at Islington Avenue (KLM Planning).



Above: Kleinburg-Nashville HCD boundary with Site represented by an asterisk (City of Vaughan; annotated by ERA).



Context of the Site (Bing Maps, annotated by ERA).

1 INTRODUCTION

1.1 Overview of Submission Process

This report follows two previous Cultural Heritage Resource Impact Assessment Reports by ERA Architects, dated October 2, 2015 and July 15, 2016.

The design of the proposed development has been revised in consultation with City of Vaughan staff.

This revised submission addresses the comments provided by the City of Vaughan, dated October 14, 2016. This report should be read in conjunction with the accompanying revised Heritage Conservation District Conformity Report by ERA Architects, dated October 27, 2016.

1.2 Response to City of Vaughan Staff Comments

The following table responds to City of Vaughan Staff comments, dated October 14, 2016, that refer to the content of the Cultural Heritage Resource Impact Assessment. A corresponding section is also provided in the updated Heritage District Conformity Report.

City of Vaughan Staff Comment	Response of Revised Proposal
Cultural Heritage Impact Assessment	
Regarding the assessment's approach to the history of the subject properties, the CHIA confirms that the current structures were not on the lots between 1942 and 1965.	All efforts were made to determine a timeline of property ownership prior to WWII. However, tax assessment rolls prior to 1969 were organized by lot and concession, without indication of the street name, street number, tax roll number, or part lot descriptions. All inhabitants of Lot 24 Concession 8 are listed together, which is about half of the urban area of Kleinburg. ERA, in collaboration with the City of Vaughan archivists, was unable to determine who lived on the Site during this period.
However, as these lots were first created in 1848, the CHIA should include a timeline of property ownership in order to discern what associative or historical cultural value the subject lots may have prior to World War II.	Building Records have been ordered; however, the City of Vaughan clerk doubted the existence of any information prior to the 1950s in the City's files. These records will be appended to this report once they are received.
Associative cultural heritage values with any of the lots may refer to previous structures, historical families or possible use before 1942), which may allow for possibilities in commemorating the history of the village.	

In Section 2.3 Evolution of Residential Typologies, the CHIA includes a general and vague description of lot development in Kleinburg, but does not tie the existing structures and properties into that study of village typology. Nor does the study tie into the timelines of growth identified and laid out in the Kleinburg-Nashville HCD Plan Section 1.4 which documents the history and evolution of Kleinburg in specific stages from “Settlin’ In” to Post WWII settlement and the Windrush Co-op.	This section has been revised to tie the existing structures and properties into the study according to the timelines of growth laid out in the HCD Plan. It has been moved to the HCD Conformity Report.
From the perspective of the CHIA, 1930 and 1960 are part of the same era, which is at odds with District’s own outline of specific periods of Kleinburg’s evolution which places each development time in a different context. It does not address and discuss the development of the Napier Street neighborhood, yet later on draws on several buildings from Napier Street in the CHIA and the Conservation District Conformity Report to identify many of these forms to as inspiration for the development’s proposed interior residential design .	Ibid.
To better address this concern, the typology study should bring examples from periods identified in the Kleinburg-Nashville HCD Plan.	This section has been revised in accordance with these comments. It has been moved to the HCD Conformity Report.
Furthermore it is important for typology to focus on the evolving residential areas, and demonstrate the connection between the interior of the development and the nearby residential streets in design and layout.	These comments are addressed in the HCD Conformity Report. Generally, the interior of the development and nearby residential streets are connected by an undulating road design and similar landscaping.

<p>Cultural Heritage Landscapes</p> <p>In Section 2.1 of the CHIA, the report quotes the Kleinburg-Nashville HCD description of Stegman's Mill Road. It should be noted that this is the Plan's "Heritage Character" statement (Section 2.4 of K-N HCD) and such the identified characteristics of the street constitute part of the overall Heritage Character of the Kleinburg Core. These characteristics include the tree canopy and the deep setback of the properties, thereby contributing to the character of the road. There is also a section in the District Plan "Special Focus: Commercial/Residential Buffer" which specifically refers to the importance of the tree canopy of the village and is connected to this section of Stegman's Mill Road.</p> <p>Currently then, the property setbacks are part of the heritage character statement of the street and the trees are part of the commercial/residential buffer. Both of these sections in the District confirm that the subject properties, have cultural heritage value in defining and maintaining and supporting the character of the area.</p>	<p>The front setbacks will be reduced from existing. The proposed setbacks are equivalent to the existing setbacks on the north side of Stegman's Mill Road.</p> <p>The landscape plan will mitigate the reduced setbacks by providing a green buffer along the north elevation of the Site.</p> <p>Trees will be replanted throughout the Site, including along Stegman's Mill Road. In time the tree canopy will mature to provide a green buffer as a commercial/residential transition and to screen the development from Stegman's Mill Road.</p>
<p>Documentation</p> <p>While the use of archival photos is appreciated, more documentation should be included and showing the existing houses from all elevations.</p>	<p>Photographs have been included in Section 2.3 of this report. Access was not granted to the interior of 357 Stegman's Mill; however, Kleinburg Village Development Corporation later provided interior photographs.</p>
<p>Section 4 Architectural Evaluation and Statement of Cultural Heritage Value</p> <p>In addition to a full property history, staff also notes that the 3 properties should be documented in full, including exterior and interior. While not considered to be specifically contributing heritage properties architecturally the buildings still speak to the post WWII period of settlement through their specific form, massing and scale.</p>	<p>ERA has photographed the interior and exterior of the properties (with the exception of the interior of 375 Stegman's Mill because access was not granted by the current tenants). Kleinburg Village Development Corporation later provided interior photographs of 375 Stegman's Mill Road. These documentation photographs have been inserted in Section 4.2.</p>

<p>Cultural Heritage Value</p> <p>The CHIA declares that all three properties have no cultural heritage value. As noted above, the properties do contain some contextual cultural heritage value, and the potential associative or historical value is unknown as a timeline of the property has not been established. Therefore, staff feels that declaring all three properties free of cultural heritage value is premature.</p>	<p>The properties have some contextual value as part of the “rural retreat” period of development in Kleinburg from the end of WWII to 1967. However, there are better representative properties of this time period in the District, including the Windrush Cooperative.</p> <p>All efforts have been undertaken to find evidence of any associative or historical value related to these properties. No evidence has been found.</p>
<p>Summary of Cultural Heritage Comments</p>	
<p>The CHIA will require the following material:</p> <ul style="list-style-type: none"> • A complete property chronology to better assess any associative cultural heritage value. • Full documentation of the existing structures. • A full description of the cultural heritage landscape associated with the property. 	<p>A complete property chronology for the Site is not possible due to the organization of tax assessment rolls prior to 1969 and lack of other substantive documentation.</p> <p>The existing structures have been photographed.</p> <p>The properties are not listed or designated as part of a recognized cultural heritage landscape. However, the lots date from the original settlement of Kleinburg. The commemoration strategy of this historic lot pattern is the siting of the new houses in the “residential zone”, which mimic the three lot width pattern.</p>

2 BACKGROUND

2.1 Scope of the Report

This CHRIA has been prepared by ERA Architects Inc. at the request of Vaughan Heritage Staff to assess the impact of proposed development on the properties at 357, 365, and 375 Stegman's Mill Road. The CHRIA has been prepared with reference to the City of Vaughan "Guidelines for Cultural Heritage Impact Assessments" (February 2016).

2.2 Present Owner Contact

Kleinburg Village Development Corporation
3300 Steeles Avenue West, Suite 9
Concord, Ontario
L4K 2Y4

2.3 Description of the Property

The Site is located on the south side of Stegman's Mill Road, east of Islington Avenue, in Kleinburg. It is comprised of three municipal addresses, each describing a bungalow constructed in the 1950s-1960s.

357 Stegman's Mill Road

- This is a red brick, L-shaped, one-storey ranch-style house. The exterior finishes are 1x6 beadboard outside up against a veneer of river stone. The red brick has a brush finish, which is a generic suburban material. The house has a classic 1950s ranch courtyard entry framed by a garage.

365 Stegman's Mill Road

- This is a white brick, two-storey ranch-style house that is partially clad in vertical boards.

375 Stegman's Mill Road

- This is a 1-1/2 storey clapboard house with a pitched roof and dormers.

All three bungalows are concrete block foundation with stick frame and have generic finish materials.

Each of the bungalows is individually described in the HCD Inventory, attached as Appendix III.

357 Stegman's Mill Road



North elevation (ERA, 2016).



East elevation (ERA, 2016).



South elevation (ERA, 2016).



West elevation (ERA, 2016).

365 Stegman's Mill Road



North elevation (ERA, 2016).



East elevation (ERA, 2016).



South elevation (ERA, 2016).



West elevation (ERA, 2016).

375 Stegman's Mill Road



North elevation (ERA, 2016).



South elevation (ERA, 2016).



East elevation, north portion (ERA, 2016).



East elevation, south portion (ERA, 2016).



West elevation, north portion(ERA, 2016).



West elevation, south portion (ERA, 2016).

2.4 Heritage Policy

The heritage policy framework must be evaluated within the broader policy context. The PPS 2014, the Official Plan and the Standards and Guidelines all encourage decision-makers to consider all of the relevant policies pertaining to a development proposal and to understand how they work together.

Provincial Policy Statement

The PPS 2014 supports heritage conservation as part of land-use planning in Ontario. The explanatory text of the PPS 2014 provides that all policies should be read together in a manner that recognizes the linkages between policy areas.

The PPS 2014 provides that significant built heritage resources shall be conserved in accordance with the Ontario Heritage Act (s. 2.6.1). As a matter of interpretation, the Ontario Heritage Act should be read in conjunction with the PPS 2014.

The PPS 2014 is issued under Section 3 of the Planning Act, which requires all decisions around land use planning to be “consistent with” the provincial policy statements.

Ontario Heritage Act

Under the Ontario Heritage Act, municipalities can protect individual properties (Part IV) and heritage conservation districts (Part V) that have cultural heritage value. Heritage conservation districts are designated to achieve a set of objectives particular to the district. Properties within heritage conservation districts are subject to policies and guidelines which are included in a heritage conservation district plan.

Growth Plan for the Golden Horseshoe/Places to Grow Act

The Growth Plan for the Greater Golden Horseshoe (2006; 2013), prepared in accordance with the Places to Grow Act (2005), provides for significant intensification within the region to promote long-term sustainable development in the Province. The City of Vaughan is centrally located within the Greater Golden Horseshoe area and is currently planning for significant growth.

York Region Official Plan (2010; 2016)

The York Region Official Plan directs growth and development within York Region with an emphasis on long-term environmental sustainability. The York Region Official Plan requires “Townships and Villages” in the region, which include the Kleinburg-Nashville area, to accommodate growth while retaining their character.

Vaughan Official Plan

The Vaughan Official Plan promotes heritage conservation as part of land use planning in the City of Vaughan. The Vaughan Official Plan (2010) incorporates a definition of “good heritage conservation practice” that accords with current practice standards.

Section 6.3.2 of the Vaughan Official Plan provides for the recognition and protection of cultural heritage landscapes with the designation of Heritage Conservation Districts. This report evaluates the degree to which the proposed development respects and complements the heritage character of the HCD, in accordance with the requirements of the Vaughan Official Plan.

Kleinburg-Nashville HCD Plan

The HCD Plan was published in 2003 and predates the most recent version of the Vaughan Official Plan and amendments to the Ontario Heritage Act in 2005. The HCD Plan provides:

- a description of the heritage character of the district;
- objectives for the district; and
- policies and guidelines that apply within the district.

The Heritage District Conformity Report prepared by ERA Architects and dated June 28, 2016, addresses this directly.

2.5 Heritage Best Practices

International Conventions and Charters

International best practices adopted by the International Council of Monuments and Sites (ICOMOS) encourage retaining legibility for new work. Article 22.2 of the Burra Charter (1979, 2013) states, for instance:

New work should be readily identifiable as such, but must respect and have minimal impact on the cultural significance of the place.

New construction should be easily distinguishable from old in order to protect the legibility and integrity of heritage fabric.

Parks Canada's Standards and Guidelines

The Standards and Guidelines, along with international charters and agreements, establish the guiding principles for conservation of built heritage resources in Canada. The Standards and Guidelines:

- encourage new work that is physically and visually compatibly with, yet distinguishable from an historic place (Standard 11); and
- discourage work that creates a false sense of historicism with new construction, which can compromise the authenticity of a place (Standard 4).

These are two of the core principles applied by ERA in the evaluation of proposed developments.

Ontario Ministry of Culture: Eight Guiding Principles in the Conservation of Built Heritage Properties

The Eight Guiding Principles in the Conservation of Built Heritage Properties are the Ontario Ministry of Culture's statement on good cultural heritage conservation practice. Principle 7 addresses legibility of new construction:

New work should be distinguishable from old.

Buildings or structures should be recognized as products of their own time, and new additions should not blur the distinction.

The Eight Guiding Principles have the effect of acknowledging and incorporating international heritage best practices in conservation within the Province of Ontario.

2.6 Existing Heritage Recognition

Ontario Heritage Act, Part V

The Site is designated under Part V of the Ontario Heritage Act as part of the Kleinburg-Nashville HCD. Each individual property is described in Vol. 2: The Inventory of the Kleinburg-Nashville Heritage Conservation District Study and Plan. The descriptions are attached as Appendix III.

City of Vaughan Heritage Inventory

The City of Vaughan Heritage Inventory includes the following descriptions, noting that the buildings are designated under Part V of the Ontario Heritage Act:

357 Stegman's Mill Road is a bungalow built in 1960.

365 Stegman's Mill Road is a bungalow built in 1960.

375 Stegman's Mill Road is a 1-1/2 storey building constructed in 1950.

City of Vaughan Listing of Buildings of Architectural and Historical Value (October 2005)

None of the properties are included in the City of Vaughan Listing of Buildings of Architectural and Historical Value (October 2005).

3 HISTORY OF THE PROPERTY

3.1 Current Context

The houses face north on Stegman's Mill Road. They are set back from the street and obscured by vegetation and tree cover.

The rear of the properties backs onto the public school site to the south. To the west of 357 Stegman's Mill Road are valley lands. The valley lands connect to the forest surrounding the McMichael Gallery (south beyond the school site).

The HCD Plan describes Stegman's Mill Road as:

Stegman's Mill Road appears on John Klein's 1848 subdivision plat [sic]. Beginning at Islington Avenue, it is flanked by heritage buildings, and No. 376 Stegman's Mill Road, at the west corner of Napier Street, is a well looked-after 18th-Century Victorian brick house. **The lots opposite are recent houses, set well back on very large lots.** As the road descends and curves north it enters the more natural valley environment.

The wooded hillside on the left leads up to the rear lots on Napier Street, and to the right the valley opens out to the East Humber River and Bindertwine Park (*emphasis ours*).

The bolded statement refers to the lots on the subject site.

The architecture, siting and orientation of the houses is unremarkable and typical of mid-20th century suburban houses.

3.2 Historic Context

Kleinburg was developed by John Nicholas Kline, who purchased 83 acres of Lot 24 in Concession 8, west of Islington Avenue, in 1848. He built a sawmill and gristmill, which spurred the development of local industry.

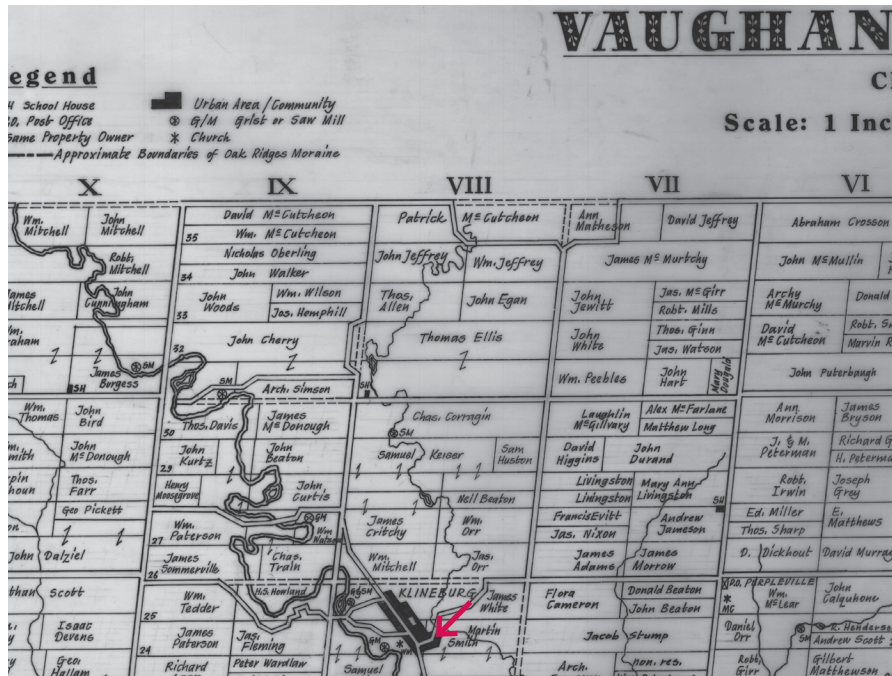
The John Klein 1848 subdivision plan created one-quarter acre lots to encourage the establishment of a village core. After only a couple of years, Kleinburg was considered an urban area/community (see page 10).

Stegman's Mill Road was created during this period and is shown on the 1880 Map of Ontario Counties. No lots were developed at that time (see page 11).

The rise of railways, electrification, and the invent of the automobile led to the decline of Kleinburg. Only one-third of the peak population remained by the end of the Second World War.

The postwar housing shortage in Toronto, and the newly improved roads, created a market for commuters to purchase land in Kleinburg. The houses on Site were constructed during this period and are typical structures of the period.

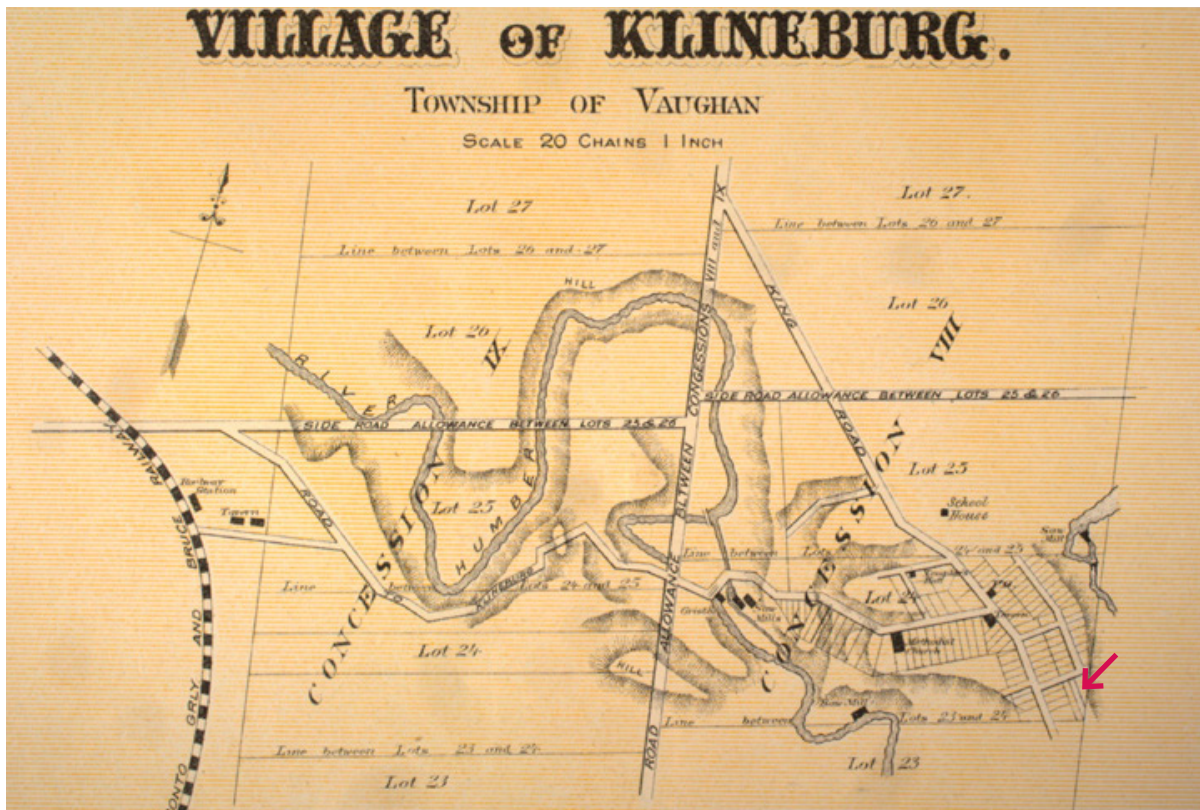
In 1990, the sidewalk along the south side of Stegman's Mill Road replaced the typical rural road profile of curbless road with ditches.



1851 Vaughan Township Map (City of Vaughan Archives, City Clerk's Office).



1860 Tremaine Map (City of Vaughan Archives, City Clerk's Office).



3.3 Site History

Aerial photos indicate that the Site was not developed between 1942 and the mid-1960s. The Plan of Survey shows 357 and 365 Stegman's Mill Road under construction and 375 Stegman's Mill Road as a vacant site (see following page).

We note that there appears to be a discrepancy between the archival evidence and the building dates in the City of Vaughan Heritage Inventory, which describes all the buildings as being constructed before the 1965 photo below (which shows an empty site).

Building Records have been ordered and will be appended to this report once they are received.



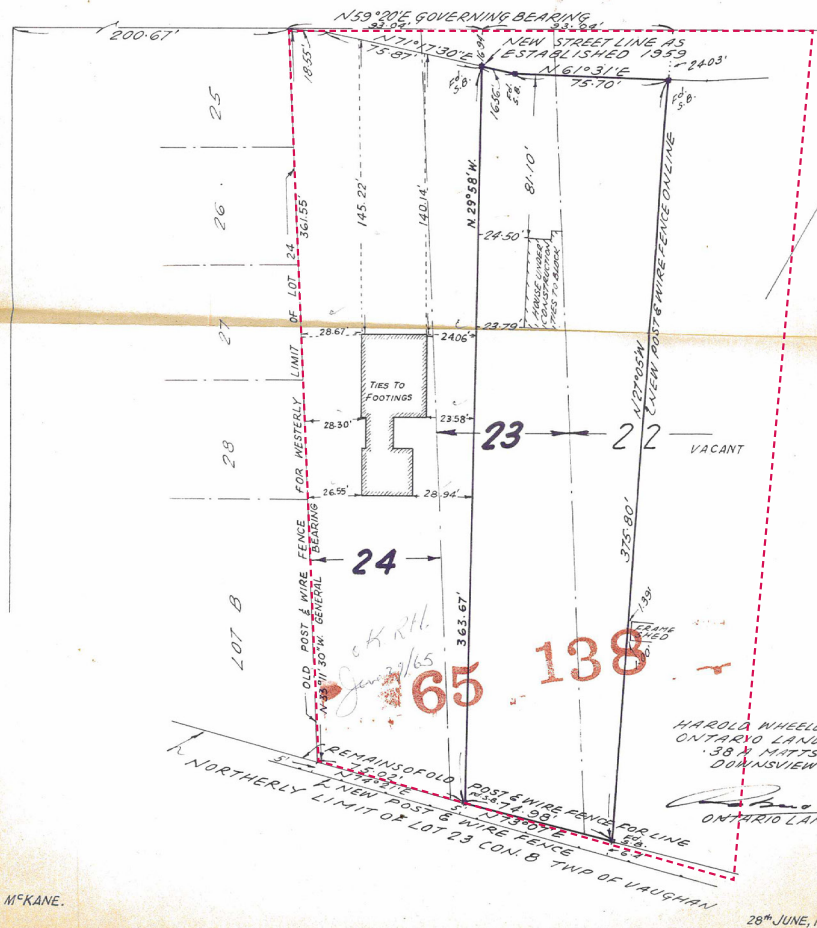
Aerial photo c. 1965 shows that there has been no development on the site, circled in red (City of Vaughan Archives, City Clerk's Office, annotated by ERA).



Aerial photo c. 1980s shows the site circled in red (City of Vaughan Archives, City Clerk's Office, annotated by ERA).

SCALE: 1" = 40' 25th JUNE, 1965.

COUNTY ROAD No 7



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4 CONDITION ASSESSMENT AND DOCUMENTATION

4.1 General

ERA has conducted an exterior and interior visual assessment of the Site and concluded that the buildings are in fair condition. 375 Stegman's Mill was unoccupied while the other two buildings were tenanted. Tenants at 357 Stegman's Mill did not grant access to the interior of the building.

All three bungalows are concrete block foundation with stick frame and have generic finish materials.

4.2 Site and Building Documentation



View looking eastwards towards the ravine from the north side of Stegman's Mill Road (KLM Planning).

357 Stegman's Mill Road, Interior



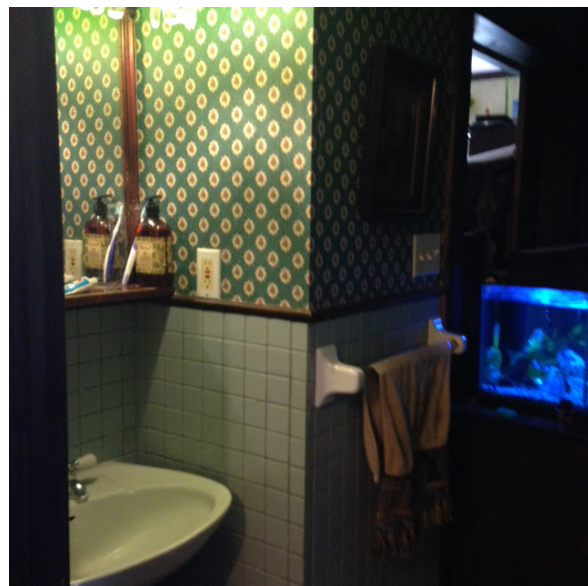
*All photographs on this page by ERA, 2016.

365 Stegman's Mill Road, Interior



*All photographs on this page by ERA, 2016.

375 Stegman's Mill Road, Interior



*All photographs on this page by Kleinburg Village Development Corporation, 2016.

Archival Photographs: 357 Stegman's Mill Road



357 Stegman's Mill Road c. 1990s (City of Vaughan Archives, City Clerk's Office).



357 Stegman's Mill Road c. 2004 (City of Vaughan Archives, City Clerk's Office).

Archival Photographs: 365 Stegman's Mill Road



365 Stegman's Mill Road c. 2004 (City of Vaughan Archives, City Clerk's Office).

Archival Photographs: 375 Stegman's Mill Road



375 Stegman's Mill Road c. 1990s (City of Vaughan Archives, City Clerk's Office).



375 Stegman's Mill Road c. 2004 (City of Vaughan Archives, City Clerk's Office).

Existing Condition of Stegman's Mill Road



View south from public right-of-way of 375 Stegman's Mill Road (Google Streetview).



View south from public right-of-way of 375 Stegman's Mill Road (Google Streetview).



View south from public right-of-way of 375 Stegman's Mill Road (Google Streetview).

5 ARCHITECTURAL EVALUATION AND STATEMENT OF CULTURAL HERITAGE VALUE

ERA has evaluated the existing houses on the site using the criteria in Ontario Regulation 9/06. The assessment is summarized below. **In our view, the houses do not have cultural heritage value, within the context of the HCD or otherwise, and are not candidates for designation under Part IV of the Ontario Heritage Act.**

Value (quoted from Ontario Reg. 9/06)	Assessment: 357 Stegman's Mill Road
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.	<ul style="list-style-type: none">• Not applicable.
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.	<ul style="list-style-type: none">• Not applicable.
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, or iii. is a landmark.	<ul style="list-style-type: none">• Not applicable.

Value (quoted from Ontario Reg. 9/06)	Assessment: 365 Stegman's Mill Road
<p>1. The property has design value or physical value because it,</p> <p>i. is a rare, unique, representative or early example of a style, type, expression, material or construction method,</p> <p>ii. displays a high degree of craftsmanship or artistic merit, or</p> <p>iii. demonstrates a high degree of technical or scientific achievement.</p>	<ul style="list-style-type: none"> Not applicable.
<p>The property has historical value or associative value because it,</p> <p>i. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,</p> <p>ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or</p> <p>iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.</p>	<ul style="list-style-type: none"> Not applicable.
<p>The property has contextual value because it,</p> <p>i. is important in defining, maintaining or supporting the character of an area,</p> <p>ii. is physically, functionally, visually or historically linked to its surroundings, or</p> <p>iii. is a landmark.</p>	<ul style="list-style-type: none"> Not applicable.

Value (quoted from Ontario Reg. 9/06)

Assessment: 375 Stegman's Mill Road

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

- Not applicable.

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.

The property has historical value or associative value because it,

- Not applicable.

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.

The property has contextual value because it,

- Not applicable.

i. is important in defining, maintaining or supporting the character of an area,

ii. is physically, functionally, visually or historically linked to its surroundings, or

iii. is a landmark.

6 OUTLINE OF THE DEVELOPMENT PROPOSAL

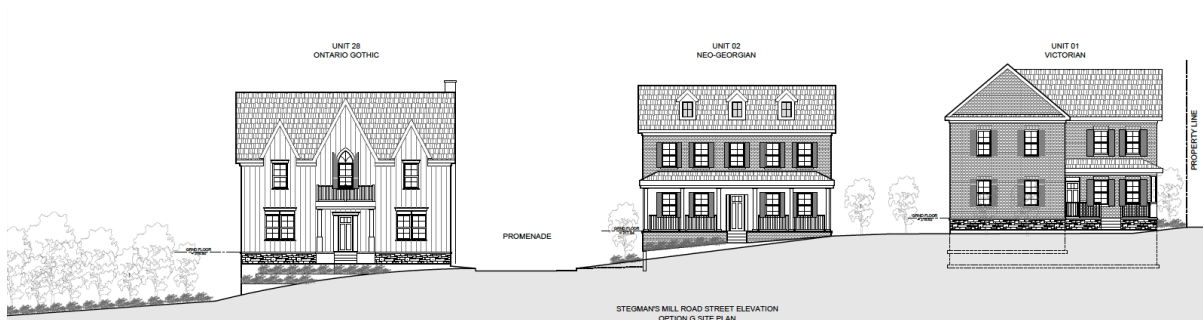
6.1 Development Proposal

The proposed development replaces the three existing structures with three new sympathetic houses along Stegman's Mill Road and twenty-five houses in the interior. The houses are freestanding units that are connected below grade. The three units with principal elevations on Stegman's Mill Road maintain the orientation of the existing houses. Their design has been revised in accordance with Staff comments to better conform to the HCD guidelines on heritage architectural styles.

Parking will be provided below grade. One driveway, just west of the termination of Napier Street at Stegman's Mill Road, will provide access to the underground parking ramp. The entrance to the underground parking ramp is located beneath Unit 2, reducing its visibility from Stegman's Mill Road. A second driveway, further west along Stegman's Mill Road, will provide at-grade parking for Unit No. 1.

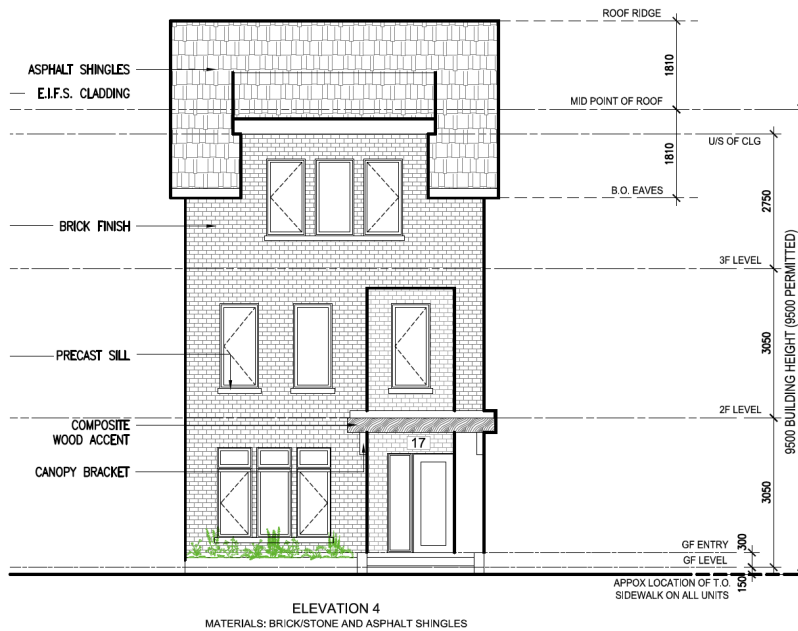
The design of the replacement structures along Stegman's Mill Road reflects the architectural styles in the HCD Plan. The design of the replacement structures on the interior of the Site is contemporary, but is based on studies of the vernacular heritage architectural styles within the District.

Unit Design - Stegman's Mill Road



(Rafael + Biguaskas Architects)

Unit Design - Site Interior



(Rafael + Biguaskas Architects)



(Rafael + Biguaskas Architects)

Site Plan



(Rafael + Biguaskas Architects)

6.2 Revisions to Proposed Development

The site plan has been revised to incorporate feedback from the Design Review Panel, the local community, and City staff.

The most significant revisions in response to all comments include:

1. A unit has been removed, allowing for reduced density on the Site.
2. The northeastern most unit has been sited further south in order to provide more front setback variation, a deeper front setback, and to better maintain views to the valley lands along Stegman's Mill Road.
3. The design of the three "heritage zone" units has been revised to better conform to the approved heritage architectural styles.
4. The revised architectural design of the interior units incorporates a more simplified material palette, changes in fenestration patterns (as recommended by Staff), the addition of front porches to some units, and removal of "bump-outs" from units.
5. Increased sideyard conditions for all units fronting the valley lands.
6. Increased building frontages for all units fronting the valley lands.
7. Redesign of the north-south promenade from a uniform line to an undulating design, which will decrease visibility of the interior of the Site from Stegman's Mill Road and is more in keeping with the village character of Kleinburg.

These revisions have improved the proposed development's conformity with the HCD guidelines.

6.3 Summary of Impacts

Removal of Buildings

The current proposal requires the removal of three buildings within the district. In our opinion, the removal of these buildings does not represent a negative impact on the cultural heritage value, character or attributes of the district.

Original 1848 Lots

The original lot configuration will be altered by the proposed development, which consolidates the three lots for redevelopment as a condominium. The impact of this alteration is minimal, considering the lots would not have been legible as individual properties until relatively recently in the history of the site.

Adjacent and Nearby Heritage Resources

All of the adjacent properties are designated under Part V of the Ontario Heritage Act as part of the Kleinburg-Nashville Heritage District. No physical or visual impact is anticipated on any of these properties.

6.4 9 Napier Street and 376 Stegman's Mill Road

The 9.5m building height on Stegman's Mill Road limits the visual impact of the proposed development on the heritage buildings at 9 Napier Street and 376 Stegman's Mill Road.

The setback of the proposed houses along Stegman's Mill Road will be similar to that of the houses on the opposite side of the road; however the house will be closer to the street edge than the existing condition.

The landscape and planting plans will mitigate this impact with a green buffer that is appropriate for the district and conforms to the guidelines in the HCD Plan.



9 Napier Street as viewed from the intersection of Napier Street and Stegman's Mill Road (Google Streetview). The subject site is to the right of the frame.



376 Stegman's Mill Road is located directly across from the subject site, which is to the right of the frame (Google Streetview).

7 MITIGATION MEASURES & CONSERVATION STRATEGY

These are detailed in the accompanying revised Heritage Conservation District Conformity Report by ERA Architects, dated October 27, 2016.

8 CONCLUSION

The proposed development requires demolition of three 1960s bungalows, none of which have individual cultural heritage value as evaluated by Ontario Regulation 9/06 and all of which can be replaced. It alters the lot configuration on the Site, which will not result in a negative impact to significant heritage resources. The alteration to lot configuration is mitigated by the siting of the houses in the “heritage zone.”

The proposed development will have minimal impact on nearby heritage resources and some impact on the Stegman’s Mill streetscape.

In summary, we find that:

- the replacement of the existing houses and consolidation of lots does not represent a loss of significant cultural heritage resources; and
- the proposal appropriately mitigates impacts on nearby heritage resources.

Further analysis is included in the accompanying revised Heritage Conservation District Conformity Report by ERA Architects, dated October 27, 2016.

9 APPENDICES

Appendix I: Vaughan, Guidelines for Cultural Heritage Resource Impact Assessment Reports



GUIDELINES FOR CULTURAL HERITAGE RESOURCE IMPACT ASSESSMENT REPORTS

Policy Provisions for Cultural Heritage Resource Impact Assessment Reports

On June 27, 2005, Council approved a document entitled "Strategy for the Maintenance & Preservation of Significant Heritage Buildings". Section 1.4 of the "Strategy" has the following provision as it relates to Cultural Heritage Resource Impact Assessment requirements:

"Policy provisions requiring Cultural Heritage Resource Impact Assessment reports by heritage property owners shall be included in the City's Official Plan and Official Plan Amendments. Cultural Heritage Resource Impact Assessment (CHRIA) reports will provide an assessment of the heritage site or property and the impact the proposed development will have on the heritage structure. CHRIA reports will also include preservation and mitigation measures for the heritage property."

In addition, Section 4.2.6.4 of OPA 600 policy states, in part, the following:

(i) Block Plans

The City shall require that a comprehensive Cultural Heritage Resource Impact Assessment be prepared by a qualified heritage consultant as supporting material for a Block Plan. The purpose of the Cultural Heritage Resource Impact Assessment is to document and assess existing heritage features including buildings and other structures, sites, landscapes, areas and environments by means of historical research, photographic documentation and architectural assessment and an archaeological resource assessment.

(ii) Cultural Heritage Assessment

A detailed Cultural Heritage Resource Impact Assessment prepared by a qualified cultural heritage consultant may be required for development applications which affect either directly or indirectly, an individual property or a group of properties identified in the Inventory, archaeological sites or other significant heritage features.

As a result of the above policy statements, a Cultural Heritage Resource Impact Assessment may be requested by the City of Vaughan as part of the block plan development process for OPA 600 lands.

Buildings identified in the City's "***Listing of Buildings of Architectural and Historical Value***" or listed in the "***City of Vaughan Heritage Inventory***" may be subject to review in a Cultural Heritage Resource Impact Assessment.

A Cultural Heritage Resource Impact Assessment should not be confused with an archaeological resource assessment. To better differentiate the two, a cultural heritage assessment will identify, evaluate and make recommendations on ***built heritage resources and cultural landscapes***.

***Guidelines for Cultural Heritage Resource Impact Assessment Reports
Updated September 2012***

Page 1 of 4



Conversely, an archaeological resource assessment identifies, evaluates and makes recommendations on **archaeological resources**.

Purpose

The purpose of undertaking a Cultural Heritage Resource Impact Assessment is to identify and evaluate cultural heritage resources in a given area (i.e. real property) to determine the impact that may result from a specific undertaking or development of the subject property. As a result of this assessment process by a qualified consultant, the following is to be determined:

1. Whether a building is significant and should be preserved and incorporated within the proposed development. If the building is not considered significant, valid reasons on why it is not should be presented in the Impact Assessment report.
2. Preservation option (as found below) for the significant building and how it will be preserved or incorporated in a development (whether commercial or residential).

Requirements of a Cultural Heritage Resource Impact Assessment

The requirement of a Cultural Heritage Resource Impact Assessment shall be identified and requested by Cultural Services staff in its review of development applications as circulated by the Vaughan Planning Department for comment. Notification of the requirement to undertake a Cultural Heritage Resource Impact Assessment shall be given to a property owner and/or his/her representative as early in the development process as possible. Cultural Services staff will identify the known cultural heritage resources on a property that are of interest or concern.

In conjunction to the requirements set out in these guidelines, please refer to Ontario Heritage Toolkit, InfoSheet #5, as it assists in the understanding of the Provincial Policy Statement, 2005 policies related to the conservation planning of cultural heritage and archaeological resources.

The following items are considered the minimum required components of a Cultural Heritage Resource Impact Assessment report:

1. The hiring of a qualified heritage consultant to prepare the Cultural Heritage Resource Impact Assessment report. It is recommended that the consultant be a member of C.A.H.P. (Canadian Association of Heritage Professionals).
2. A concise history of the property and its evolution to date.
3. A history and architectural evaluation of the built cultural heritage resources found on the property.
4. The documentation of all cultural heritage resources on the property by way of photographs (interior & exterior) and /or measured drawings, and by mapping the context and setting of the built heritage.
5. An outline of the development proposal for the lands in question and the potential impact the proposed development will have on identified cultural heritage resources.
6. A comprehensive examination of the following preservation/mitigation options for cultural heritage resources. Recommendations that result from this examination should be based



on the architectural and historical significance of the resources and their importance to the City of Vaughan's history, community, cultural landscape or streetscape. The options to be explored include (but are not limited to):

Avoidance Mitigation

Avoidance mitigation may allow development to proceed while retaining the cultural heritage resources in situ and intact. Avoidance strategies for heritage resources typically would require provisions for maintaining the integrity of the cultural heritage resource and to ensure it does not become structurally unsound or otherwise compromised. Feasible options for the adaptive re-use of built heritage structure or cultural heritage resources should be clearly outlined.

Where preservation of the entire structure is not feasible, consideration may be given to the preservation of the heritage structure/resource in part, such as the main portion of a building without its rear, wing or ell addition. The preservation of facades only, while not a preferred option, may be considered.

Salvage Mitigation

In situations where cultural heritage resources are evaluated as being of minor significance or the preservation of the heritage resource in its original location is not considered feasible on reasonable and justifiable grounds, the relocation of a structure or (as a last resort) the salvaging of its architectural components may be considered.

Historical Commemoration

While this option does not preserve the cultural heritage of a property/structure, historical commemoration by way of interpretive plaques, the incorporation of reproduced heritage architectural features in new development, or erecting a monument-like structure commemorating the history of the property, may be considered.

Review/Approval Process

Four copies of the Cultural Heritage Resource Impact Assessment shall be distributed to the City of Vaughan: 2 copies to the Vaughan Planning Department and 2 copies to the Cultural Services Department (one copy shall be stored for research purposes in the City of Vaughan Archives).

Staff will determine whether the minimum requirements of the Impact Assessment have been met and review the conclusions and recommendations outlined in the subject report. City staff will meet with the owner/applicant to discuss the Impact Assessment report and recommendations contained therein.

Heritage Vaughan Committee, a statutory advisory committee to Vaughan Council, will also review all Impact Assessment reports. Heritage Vaughan Committee may make recommendations to Vaughan Council with regards to the recommendations contained in the subject reports.

The preparation and submission of a Cultural Heritage Resource Impact Assessment report may be a required condition of approval for development applications and draft plan of subdivision applications.



Any questions or comments relating to these guidelines may be directed to:

Cecilia Nin Hernandez, B.E.D.S, M.Arch
Cultural Heritage Coordinator
Cultural Services Division, Department of Recreation and Culture
2141 Major Mackenzie Drive, Vaughan, ON., L6A 1T1
Phone: (905) 832-8585, ext. 8115
Fax: (905) 832-8550
cecilia.nin@vaughan.ca

Daniel Rende, M.Pl.
Cultural Heritage Coordinator
Cultural Services Division, Department of Recreation and Culture
2141 Major Mackenzie Drive, Vaughan, ON., L6A 1T1
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daniel.rende@vaughan.ca

Appendix II: Ontario Regulation 9/06: Criteria for Determining Cultural Heritage Value or Interest



ServiceOntario
e-Laws

[Français](#)

ONTARIO REGULATION 9/06

made under the

ONTARIO HERITAGE ACT

Made: December 7, 2005

Filed: January 25, 2006

Published on e-Laws: January 26, 2006

Printed in *The Ontario Gazette*: February 11, 2006

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.
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, or
 - 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.

[Français](#)

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Appendix III: City of Vaughan Heritage Inventory, Excerpts

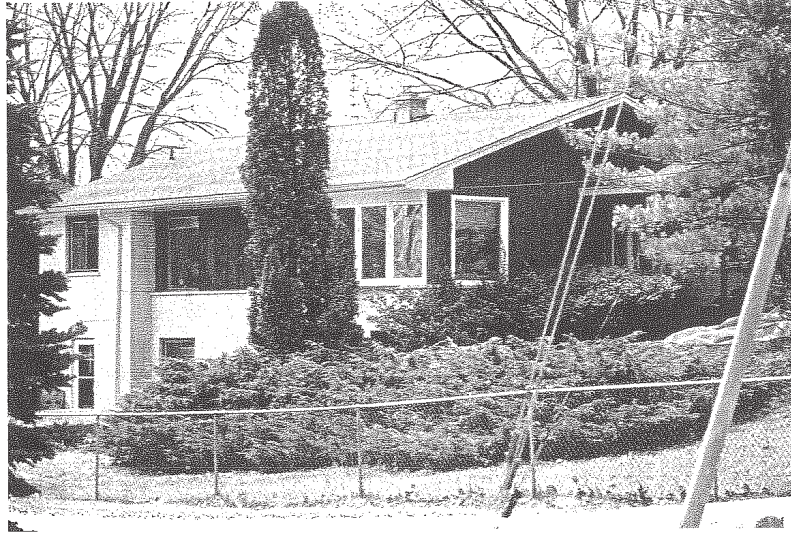
Stegman's Mill Road (south)

Kleinburg



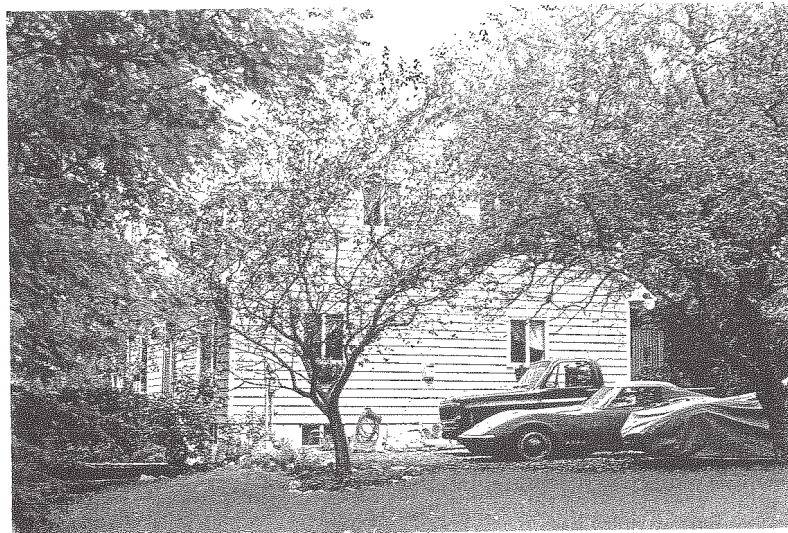
357 Stegman's Mill Road

- Ell-shaped, red-brick, Ranch-style house with front verandah and later additions (c. 1960).
- Description – Long, low bungalow has projecting gable wing at LH side, and (added) flat-roofed garage at RH side, with at-grade front verandah tucked under roof overhang between these two volumes. Verandah is enclosed by high, decorative iron fence (over low stone walls) extending between tall, field-stone piers topped by thin, stone copings, with ball-type lights above. Front wall at verandah is clad in vertical boards, with tall, triple casement windows at left and pair of smaller, two-pane windows to right. Projecting gabled wing at east side has large window at basement level only. Projecting two-car garage at west side has two, unpainted, roll-up wooden doors each with five frames comprising four panels each. Spandrels above are clad in vertical aluminum siding. Broad soffits are aluminum-clad, fascias are narrow and also aluminum-clad, and gutters and downspouts are typical modern profiles. Roof is clad in light-brown asphalt shingles. A three-vent, field-stone chimney is visible beyond main peak towards LH side.
- Comments - Long, low bungalow is set well back from road at edge of ravine, with above-grade basement window just visible at east side. Decorative stone and metal elements at verandah are attractive modern details. Building is an attractive period piece in keeping with peripheral, suburban Kleinburg, though flat-roofed garage is slightly out of character with original house. Any addition to this structure should not project above existing roof peaks. For any proposed future development at this site see the Plan and Guidelines.



365 Stegman's Mill Road

- White-brick, Ranch-style house with partial upper wall clad in vertical boards (c. 1960).
- **Description** – Long, low bungalow is set with low-pitched gable facing road, with entry centrally located under simple, pitched-roof open porch supported by two stained wooden posts. Entry has slab-type door (behind fully glazed storm door) with patterned-glass, ¾ sidelight to left. Front wall is clad in white brick at low level and at projecting portion to right of door, whereas upper wall at remainder of front elevation is clad in narrow, stained, vertical, v-jointed boards. Fenestration consists of original, unframed horizontal sliders at right and replacement, aluminum, single-pane sash at left. Sills are thin, rock-faced limestone, and lintels are hidden by cladding. Soffits are clad in aluminum, as are narrow fascias, and rainwater goods are conventional aluminum sections. Roof is clad in black asphalt shingles.
- **Comments** – Apparent bungalow is set well back from, and at right-angles to road, with above-grade basement windows visible only at east side. Projecting portion of front elevation, having different cladding treatment entirely in white brick, is unusual feature, and aside from altered windows at east side, house is another period piece typical of suburban Kleinburg. Any addition to this structure should not project above existing roof peaks, and for any proposed future development at this site see the Plan and Guidelines.



375 Stegman's Mill Road

- 1½ storey, pitched-roof, clapboard house with pop-up dormers (c. 1950?).
- **Description** – Steeply gabled house is set well back from and at right-angles to road, with entry invisible at west elevation. Painted concrete-block foundation is visible at grade, with wall above clad in blue clapboard with narrow, white corner boards. Fenestration consists of tiny sliding windows at basement and almost symmetrically placed, small, double casements at ground and second floors. Shed-roofed dormers exist at both east and west elevations, with cladding and windows as described. Soffits and narrow fascias are clad in aluminum, and rainwater goods are conventional aluminum sections. Roof has dark-grey asphalt shingles.
- **Comments** – Modest clapboard house is somewhat anomalous. Orientation, scale, size of windows and placement relative to road suggest an older house, though height relative to grade, and exposed concrete-block foundation are typical post-war elements. In any event, house is in keeping with transitional context between historic core and more recent, suburban periphery. Reinstatement of suitable period windows, if nature of these may be confirmed, might be considered. Any addition to this structure should not be visible from road, and for any proposed future development at this site see the Plan and Guidelines.



CULTURAL HERITAGE IMPACT ASSESSMENT ADDENDUM DRAFT REPORT

**357, 365 & 375 STEGMAN'S MILL ROAD
KLEINBURG HERITAGE DISTRICT, VAUGHAN, ON**

MARCH 31, 2021



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CULTURAL HERITAGE IMPACT ASSESSMENT ADDENDUM

357, 365 & 375 Stegman's Mill Road

Vaughan, Ontario

31 March 2021

Prepared by: MW HALL CORPORATION

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357, 365 & 375 Stegman's Mill Road

Vaughan, Ontario

31 March 2021

Prepared by: MW HALL CORPORATION

EXECUTIVE SUMMARY

This property located within the Kleinburg-Nashville Heritage District, City of Vaughan, Ontario, is Designated under Part V of the Ontario Heritage Act. Planned redevelopment of this property was initiated in 2015/2016, approved by the Heritage Committee and Council of the City of Vaughan. Redevelopment plans included provision for a series of smaller single-family homes on this property with one level of below grade parking. A portion of the plan included three larger properties that faced Stegman's Mill Road. Initial design included clearance of the existing site for redevelopment with construction of a single level of below grade parking with 25 residences on top of the parking structure. Following the City of Vaughan approval, the owner/developer determined that construction costs for the planned development were not cost effective and decided to create a new development plan for the property eliminating the parking structure, with a similar site plan arrangement along a single-entry drive with a total of 13 larger residences with individual garages along a similar single-entry road to create a 'village character' for the development. Design for the three houses facing Stegman's Mill Road which had been approved by the Heritage Committee would remain but with garages at grade. The remaining planned housing atop the planned parking structure would now be reduced to ten larger sized houses at grade with attached garages are in context with previously approved forms considered in compliance with the Heritage District Guidelines. Below grade parking was eliminated. The internal street is similar, but landscape and utility infrastructure are totally redesigned. Proposed plantings use trees and plants suggested in Section 9.8 of the HCD plan. This Heritage Impact Assessment is an addendum to the revised application.

The revised site plan is similar to the 2015/2016 plan with three houses fronting on Stegman's Mill Road with a landscaped driveway/road with sidewalk into the site from

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Stegman's Mill Road to ten individual lots with larger single-family residences and garages on each lot.

This decision required resubmittal of the revised plan for the City of Vaughan approval for development and resubmittal of a Cultural Heritage Impact Assessment which was prepared and approved by the City of Vaughan at that time. This Cultural Heritage Impact Assessment was prepared by MW HALL CORPORATION and is an addendum to the earlier CHIA prepared by ERA Architects Inc. In addition to a complete resubmittal of the planned development documents, the owner of the property has been required to file this addendum to the original Cultural Heritage Resource Impact Assessment for 357, 365 and 375 Stegman's Mill Road. While the original background research and reporting by ERA remains pertinent, reassessment of potential impacts from the revised plans for the site on the heritage district was required by the City of Vaughan staff. MW HALL CORPORATION was commissioned by KLM Planning and the property owner to review the revised development plan for the property vis-à-vis the existing heritage district, the appropriateness of the newly planned development, and to prepare and submit this report on behalf of the owner/developer of the property.

As this is a reassessment of the revised planned development, existing background historical research submitted in the earlier Cultural Heritage Resource Impact Assessment [CHIA], including earlier decisions made regarding the design of the planned new residences have been considered. The focus of this report is to provide review of the proposed new development plans vis-à-vis the Kleinburg-Nashville Heritage District plan.

This resubmittal conforms with agreements made by staff and the consultant team to date. In our opinion the planned revisions are in accord with Kleinburg-Nashville Heritage Conservation District Design Guidelines and are recommended for approval. The new built forms proposed are within the context of the HCD Plan and Guidelines,

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and generally conform with the previously approved forms within the subject site and create a sense of 'village character' appropriate for the Heritage District.

1.0 INTRODUCTION TO THE DEVELOPMENT SITE

The earlier CHIA prepared by ERA Architects Inc. for the subject property proposed for replacement of three existing 1960's single family houses at the rear half of this large lot with separate owners on the undivided lot. The site has now been cleared. None of the cleared buildings had heritage significance in themselves, but the property is within the heritage district designated under Part V of the Ontario Heritage Act, as is most of the early core of Kleinburg. In 2015 for the property called for clearance of the property and construction of one level of below grade parking with 28 new two storey single family residences with pedestrian access on top of the parking structure. As part of that plan, facing Stegman's Mill Road, three larger single-family homes with below grade parking were designed and approved to relate to the existing architectural character of heritage structures on the opposite side of Stegman's Mill Road.

MW HALL CORPORATION was commissioned by Kleinburg Village Development Corporation/Skyhomes Inc. to work with KLM Planning Partners Inc. to prepare an Addendum to the 2015 development plan for the property assessing the revised development plans. The revised plan for parking provides individual garages attached to each residence at grade. The newly planned residences are increased in size to approximately 4,000sf to 5,000 sf (including loft) and now number 13 single family homes with garages at each residence, with a similar single new roadway coming from Stegman's Mill Road to service vehicle and pedestrian access to the residences.

CULTURAL HERITAGE IMPACT ASSESSMENT ADDENDUM

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Vaughan, Ontario

31 March 2021

Prepared by: MW HALL CORPORATION

Present contact Information is as follows:

OWNER

Kleinburg Development Corporation

Email: skyhomescorporation@rogers.com

CONTACT INFORMATION

Grant Uyeyama, MCIP, RPP, Principal Planner

KLM Planning Partners Inc.

64 Jardin Drive Unit 1B

Concord, ON L4K 3P3

TEL: 905 669 4053

CEL: 416 871 6887

Email: GUyeyama@klmplanning.com

2.0 BACKGROUND RESEARCH AND ANALYSIS

As this is an addendum to the 2015 CHIA prepared by ERA Architects Inc., background research in the earlier CHIA is not revised. Focus on this addendum is to review the revised plan and architectural character of the planned new development for the property in accord with guidelines for the Kleinburg-Nashville Heritage District Plan. The ERA report identified the heritage district character within the immediate vicinity of this property.

CULTURAL HERITAGE IMPACT ASSESSMENT ADDENDUM

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31 March 2021

Prepared by: MW HALL CORPORATION

3.0 DESCRIPTION OF PROPOSED DEVELOPMENT AND SITE ALTERATION

Scale of the individual structures in the revised plans are in general conformance with the existing scale of this area of the Conservation District. Architectural character of planned residences is 'of today' but creates an 'historic village' that relates to the Kleinburg-Nashville Conservation District Study Plan and Guidelines [see summary in Section 3.1 below and attached planned façade designs in Appendix A5].

Plans prepared by Cassidy & Co. Architects for redevelopment of this property are for a 13-lot single detached residential village of approximately 4,000sf to 5,000sf (with loft) each for the interior lots, with attached garages. The single new roadway extending from Stegman's Mill Road to the rear of the lot will have a hammerhead turnabout [see Appendix A3]. Planned architectural character of the residences is inspired by 19th century houses within the heritage district. Three larger residences fronting on Stegman's Mill Road are designed in accord with the Kleinburg Heritage District Guidelines and were previously reviewed with the original submittals and approved by staff and council, with the exception that at this time garages are provided with each house on each lot.

Popovich Associates, Landscape Architects have specified landscape species that conform to Section 9.8 of the Guidelines for the project. They have also designed an added commemoration plan of the heritage district at a site within the development, adjacent to Stegman's Mill Road for public view [see appendix A4].

The project lands have been cleared. Plans are to subdivide the property into ten single family residential lots plus the three lots facing Stegman's Mill Road.

CULTURAL HERITAGE IMPACT ASSESSMENT ADDENDUM

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31 March 2021

Prepared by: MW HALL CORPORATION

3.1 ASSESSMENT OF PROPOSED HOUSING DESIGNS PER HERITAGE DISTRICT CRITERIA

Introductory note: Site Plan and Planned House designs are in Appendix A4.

Following is a summary review and assessment of the Kleinburg-Nashville Design Guidelines as applied to planned design of the ten new housing units. Design of the housing is similar to the previously approved plans, except that the below grade parking is eliminated, and each house has an integrated or attached garage. While the proposed new housing is within the Kleinburg-Nashville Heritage District, the planned houses will be 'of their time' as a 'Heritage Village'. The houses will reflect the Guidelines for new housing within the Heritage District with materials that will be contemporary but of heritage character as follows:

The three homes fronting on Stegman's Mill Road will be restricted to a maximum height of 9.5m to midpoint of the roof. The ten interior homes will be restricted to a maximum height of 9.85m to midpoint of the roof. All new homes in the project will have peaked roofs.

- a. No chimneys planned.
- b. Wood shingles not used, will use asphalt, some consideration of sheet metal roofing.
- c. 'Gothic' windows not used in gables, but some arched top windows.
- d. Building heights conform to agreed requirements by staff.
- e. No polychrome masonry, but brick and some Hardie Board panels on facades.
- f. Asymmetrical composition utilized.
- g. Main door, some with transoms utilized.
- h. Facades are asymmetrical, some with bay window.

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31 March 2021

Prepared by: MW HALL CORPORATION

- i. Some verandahs with wood posts utilized.
- j. Victorian decorative brackets or trelliage not utilized.

Some houses will be similar to Edwardian Style with:

- a. Some wood verandahs with classical columns of brick piers.
- b. Main front room window with decorative transom, no leaded or stained glass.
- c. Simple decorative wood porch railings and trim.

NOTE: The three planned houses facing Stegman's Mill Road were previously approved by Heritage Committee and will be as previously designed, with the exception that garages have been added for each property. Seven optional house designs are to be offered and made available to purchasers to select and to be constructed on one of the ten individual lots along the planned roadway, with integrated garages in each unit.

4.0 IMPACT OF DEVELOPMENT OR SITE ALTERATION

This redevelopment has been planned to replace the existing non-conforming 1960's houses which were not in keeping with heritage district guidelines, yet to construct new housing that is in keeping with the Kleinburg Heritage District Guidelines, yet design 'of our time'. The house construction will be utilizing exterior materials which are compatible with the Guidelines. This planned redevelopment is intended as a 'village' of homes, with the three houses facing Stegman's Mill Road providing a connection/transition from this 'village' to existing heritage properties in the District. This development will upgrade this area within the heritage district and will provide a link between the downtown Kleinburg core and the many heritage houses along Stegman's Mill Road and nearby Napier Street.

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31 March 2021

Prepared by: MW HALL CORPORATION

5.0 ALTERNATIVES AND MITIGATION STRATEGIES

There are no alternatives or mitigation strategies required or recommended.

6.0 CONSERVATION STRATEGY

Conservation of the existing property was not recommended in this instance. This property, when redeveloped, will better conform with the Kleinburg- Nashville Heritage District Plan.

7.0 CONCLUSION AND RECOMMENDATIONS

The revised plan for this property is in accord with Kleinburg-Nashville Heritage Conservation District Study and Plan and will enhance and provide connections other portions of the District.

We recommend approval and implementation of this addition to the Conservation District.

This Cultural Heritage Impact Assessment is respectfully submitted by:

MW HALL CORPORATION



per: Mark Hall, OAA, MRAIC, FAIA, RPP, CAHP
President

CULTURAL HERITAGE IMPACT ASSESSMENT ADDENDUM

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Vaughan, Ontario

31 March 2021

Prepared by: MW HALL CORPORATION

APPENDICES

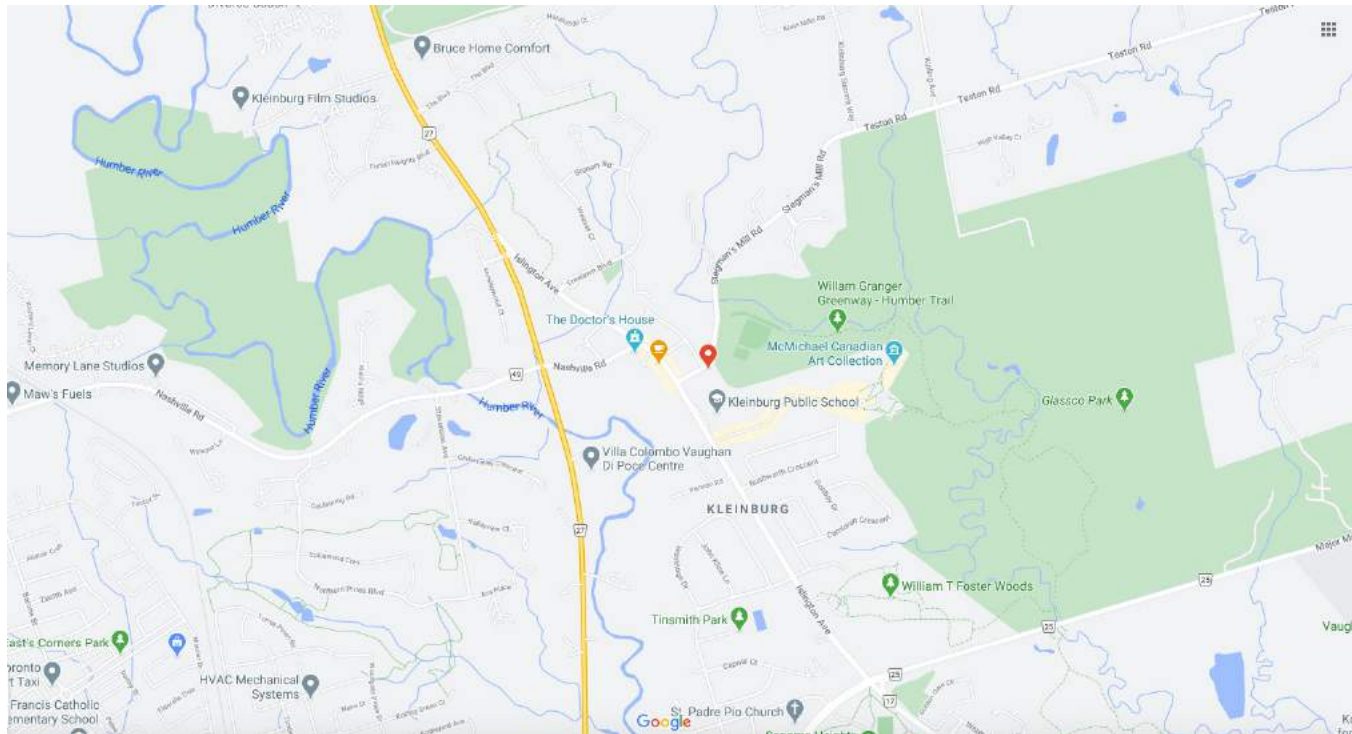
- A1- Vicinity, Aerial and Site Map
- A2- Photographs of nearby heritage buildings
- A3- Site Plan, proposed redevelopment, 357, 365, 375 Stegman's Mill Road
- A4- Kleinburg Heritage District commemoration plan
- A5- 2021 elevation designs for planned residences
- A6- Section 9. Design Guidelines, Kleinburg-Nashville Heritage Conservation District Study and Plan
- A7- Curriculum Vitae, Mark Hall

REFERENCES

1. Section 9. District Guidelines Kleinburg- Nashville Heritage Conservation District Study and Plan
2. Section 9.8, Kleinburg-Nashville HCD Study and Plan
3. Cultural Heritage Resource Impact Assessment, 357,365 & 375 Stegman's Mill Road, Issued November 30, 2016, by ERA Architects Inc.
4. Heritage Vaughan Meeting, Recommendations, November 16, 2016

APPENDIX A1

357, 365 AND 375 STEGMAN'S MILL ROAD VICINITY MAP LOCATION OF PREVIOUS EXISTING HOMES ON SITE



APPENDIX A1

357, 365 AND 375 STEGMAN'S MILL ROAD AERIAL MAP LOCATION OF PREVIOUS EXISTING HOMES ON SITE

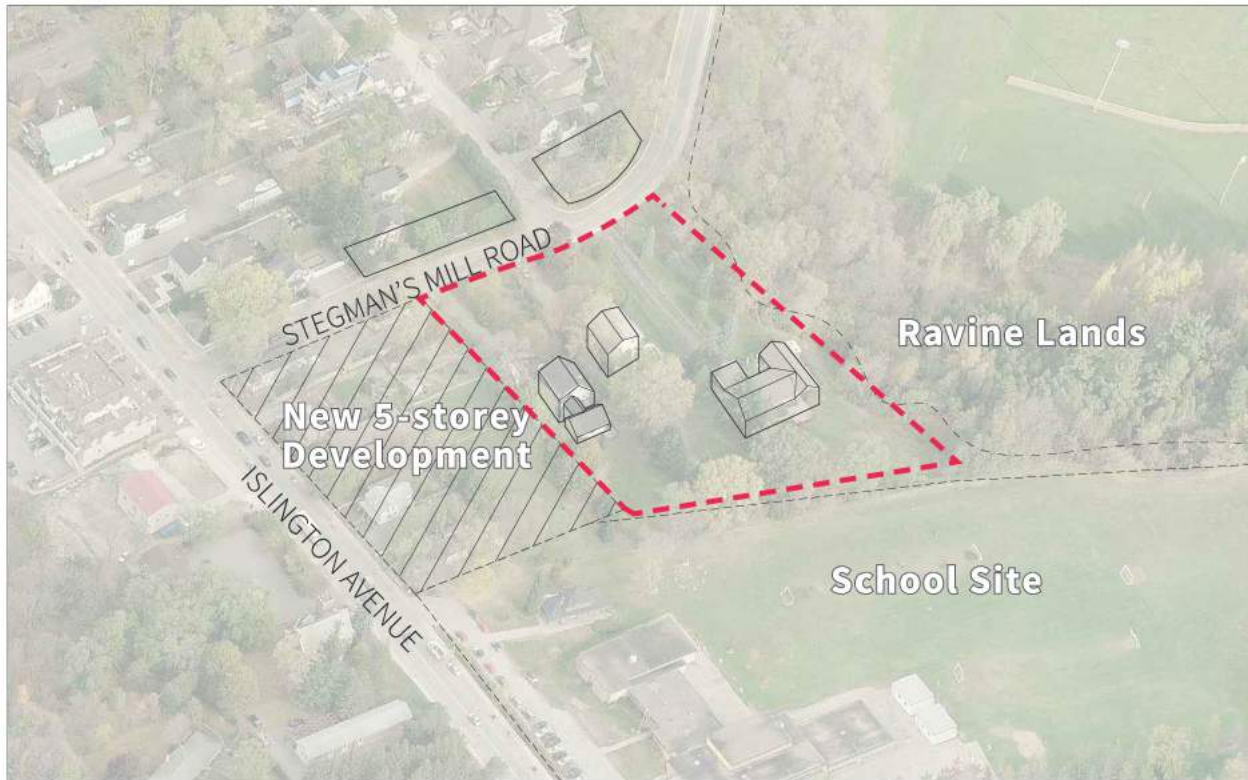


APPENDIX A1

357, 365 AND 375 STEGMAN'S MILL ROAD

SITE MAP

LOCATION OF PREVIOUS EXISTING HOMES ON SITE



Context of the Site (Bing Maps, annotated by ERA).



1
MARCH 31/21



2
MARCH 31/21



3
MARCH 31/21



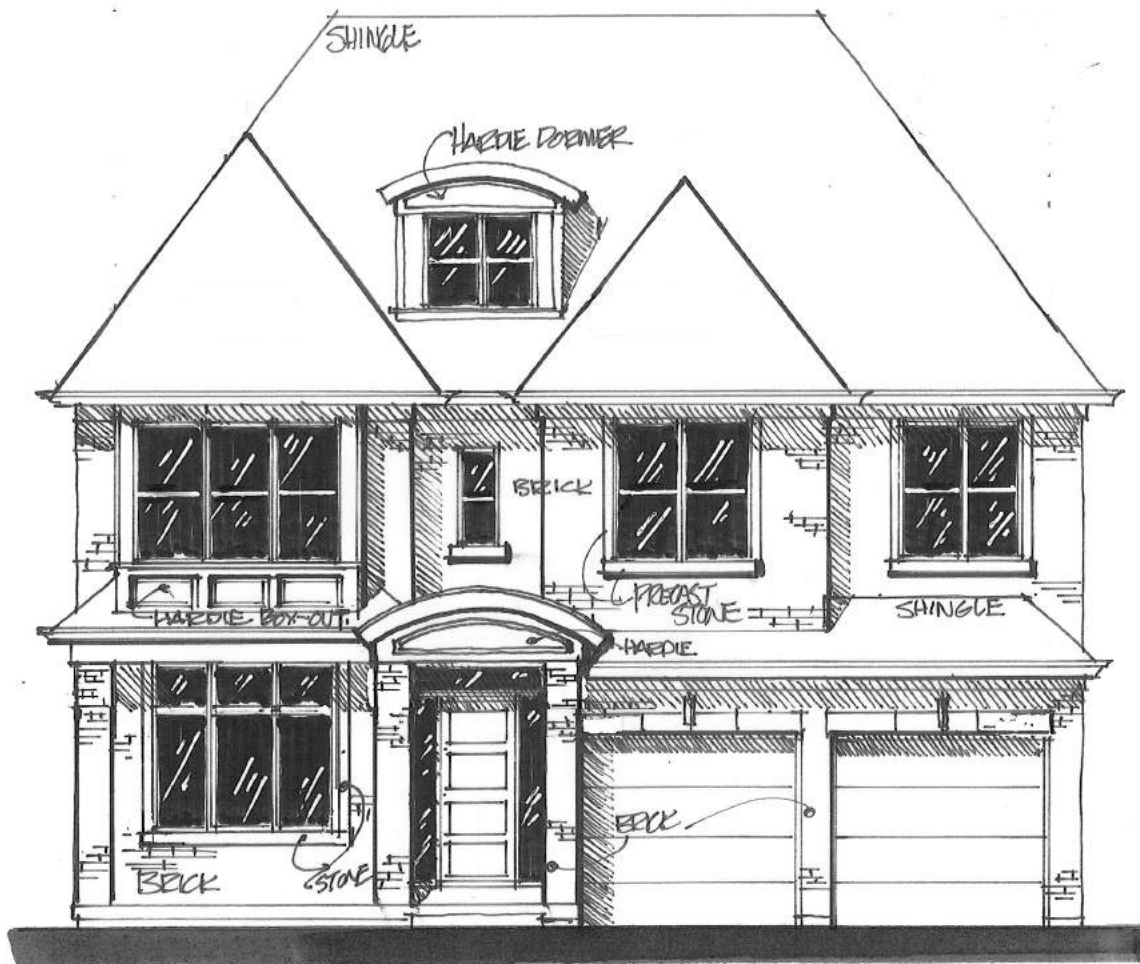
4
MARCH 31/21



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MARCH 31/21



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MARCH 31/21



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MARCH 31/21

Mark Hall, OAA, MRAIC, RPP, MCIP, FAIA, AICP, CAHP

ACADEMIC + PROFESSIONAL TRAINING

Harvard University, Master of City Planning in Urban Design
US Navy Civil Engineer Corps Officer School, Certificate of Graduation
Construction and Design Management
Massachusetts Institute of Technology
Graduate Studies in Planning and Economics
Pratt Institute, Master Degree program studies in Planning and Economics
University of Michigan, Bachelor of Architecture

DESIGN AND CONSTRUCTION EXPERIENCE

Mariposa Land Development Company [1438224 Ontario Inc.]
Toronto / Orillia, President
Orchard Point Development Company [1657923 Ontario Inc.]
Orillia, Vice President
MW HALL CORPORATION, Toronto, Toronto, President
Teddington Limited, Toronto,
Development advisor, Planner, Architect
ARCHIPLAN, Los Angeles, Principal/President

DMJM, Los Angeles, Planner
Gruen Associates, Los Angeles, Planner
US NAVY, Civil Engineer Corps, Officer
Apel, Beckert & Becker, Architects, Frankfurt
Green & Savin, Architects, Detroit

CITY DEVELOPMENT / URBAN DESIGN / REAL ESTATE DEVELOPMENT

Mark Hall has directed a number of city development and urban design projects, including waterfront revitalization, commercial, multi-unit residential, industrial facilities and major mixed use projects in both public and private clients/employers. He has worked on staff for public agencies, including real estate development and property management services. He understands the dynamics of city development, the techniques required for successful implementation, and procedural, financial and political requirements. His experience and contributions range throughout Canada, the United States, Europe, Southeast Asia, the Middle East and the Arctic. As a result of his extensive experience in this area, he has been invited to participate in the Regional Urban Design Assistance Team [R/UDAT] programs of the American Institute of Architects, and a program of waterfront renewal in Toronto by the Ontario Professional Planners Institute. He is a Registered Professional Planner in Ontario, member of the Canadian Institute of Planners, and a founding member of the American Institute of Certified Planners. Recently, as president of Mariposa Land Development Company, he designed and built a 54 unit condominium apartment project designed to upgrade the waterfront of historic downtown Orillia, Ontario. The building has spurred a number of revitalization projects in Orillia.

HISTORIC PRESERVATION / ADAPTIVE REUSE

Mr. Hall has developed special interest and expertise in historic preservation and adaptive reuse of historic structures and city districts. He has served as president of the Los Angeles Conservancy, and designed projects combining historic preservation and appropriate adaptive reuse of the properties. He is a member of the Canadian Association of Heritage Professionals. Recently he served as preservation architect on renovations of the RC Harris Water Plan, a designated cultural heritage building in Toronto. He has served as architect for restoration and additions to a number of historic houses in the Annex, Beaches and other areas of central city Toronto, as well as Belleville, Orillia, Mississauga and Brampton, and in Los Angeles and Florida. He frequently works with property developers, municipalities and heritage property owners as consultant regarding historic properties of concern to municipalities in which they are working.

ARCHITECTURE

A licensed architect for over 40 years, Mr. Hall is licensed to practice in Canada and the US. He has been responsible for design and construction of a number of significant projects: mixed use structures, corporate headquarters and industrial facilities, military facilities, multi-unit residential, civic and commercial centres, and seniors housing. He understands the design, construction and real estate development process, as well as management of multi-disciplinary and client concerns for cost effective, efficient, award-winning structures. Many of the structures he has built are the result of implementing more comprehensive master planned developments. For his work in historic preservation, education and community service he was awarded Fellowship in the American Institute of Architects.

COMMUNITY & EDUCATION SERVICE

In addition to professional practice, Mr. Hall has made major commitments to teaching and community service. He taught urban design and city planning at USC, UCLA, Southern California Institute of Architecture [SCI ARC] and Boston Architectural Center. While at Harvard he worked with the Harvard Urban Field Service in Boston's Chinatown. As an officer in the US NAVY he was awarded a special Commendation Medal for development of a master plan for the NAVY's Arctic Research Laboratory and the adjacent Inupiat community of Barrow, Alaska. His work has been published in professional journals and has received various awards and honors. He served on the board of directors and later as president of the Southern California chapter of the American Institute of Architects. He was co-chair for the Ontario Professional Planners Institute [OPPI] of a multi-disciplinary design Charette to determine the future of the Metropolitan Toronto waterfront, and later on a committee of the Ontario Association of Architects looking into solutions to urban sprawl. He has served as president of the non-profit Housing Development Resource Centre [HRDC] and as president of Toronto Brigantine, a non-profit organization providing sail training aboard two tall ships in the Great Lakes.