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August 31, 2023

Re: Notice of Intent to Designate 82 Monsheen Avenue pursuant to Part IV, Section 29 of the *Ontario Heritage Act*.

INTENT TO DESIGNATE UNDER THE *ONTARIO HERITAGE ACT*

Please take notice that the Council of the Corporation of the City of Vaughan intends to designate for reasons of cultural heritage value or interest, pursuant to Part IV, Section 29 of the *Ontario Heritage Act* the property municipally described as **82 Monsheen Avenue** in the City of Vaughan, in the Province of Ontario.

REASONS FOR PROPOSED DESIGNATION

82 Monsheen Drive consists of a single, split-level house constructed in 1958 on a ravine lot – part of the greater Woodview Development Housing of the Seneca Heights subdivision. The arrangement on the property is a carefully designed architectural and urbanism composition, from the approach to the considerably set-back building, to the siting and orientation of the structure to achieve maximum impact from the ravine natural backdrop, to the colour palette and use of topography for enhancing or masking architectural features and elements. 82 Monsheen Drive has been previously nominated for designation under Part IV of the *Ontario Heritage Act* in 2011, but the designation did not proceed due to some concerns regarding home insurance coverage from the property owner. In 2016, the home was formally Listed under Section 27; however, the recent changes to the *Ontario Heritage Act* only give this property the limited demolition protections for the next 18 months.

82 Monsheen Drive is a unique representative example of the Canadian (domestic) modernist style with west coast influences. This variant style was built in the 1950's by architect Stanley Barclay and his partners Eric Arthur, William Fleury, and Andre Stern in Toronto and the GTA area. It displays a high degree of architectural stylistic design, artistic merit and a unique quality in craftsmanship reflecting the era of its design and construction.

82 Monsheen Drive, built in 1958, has the potential to yield information that contributes to the understanding of a community. This house is an excellent example of the domestic modernist style, constructed in response to a flow of ideas particular to their time and place ('genus loci'; and also 'vernacular') as they formed part of a unique and marked time for architectural ideas. It demonstrates and reflects the work of and ideas of architect Stanley Bennett Barclay, partner in practice of Eric Arthur in their firm Fleury, Arthur, Barclay, and Stern (1949-1965). This firm produced work that is indicative of a unique set of architectural principles that reflected modernist ideals born from the International Style of the early 20th century in Europe and North America. This style would be meshed with the unique conditions of the Canadian weather, natural landscape, and culture, to develop a domestic variant of the modernist style, uniquely and clearly expressed in the structure, site, and the combination of both.

82 Monsheen Drive has contextual value as a surviving and exemplary example within the Seneca Heights subdivision development, also known as the Woodview Housing Development, consisting of Monsheen Drive, Tayok Drive and Wigwoss Drive, and defined by the natural wooded areas, hills and premier lots backing on the Humber River ravine built in the 1950's. Seneca Heights was considered an ideal location to realize many of the goals of modernism, and vacant lots were purchased by modernists, including prominent architect Stanley Bennett Barclay, who designed, built and lived in the home at 82 Monsheen Drive in 1958. As a result of the collaborative vision for Seneca Heights, the subject area developed into a unique modernist landscape composed of small, 1 to 2 storey, architecturally unique modernist residential homes on large, wooded lots. Many of the original houses in area have since been either demolished or altered, the subject property represents one of only a few intact remaining Modernist structures.

FILING A NOTICE OF OBJECTION

ANY PERSON MAY, within thirty (30) days of the first publication of this Notice, send by registered mail or deliver to the Clerk of the Corporation of the City of Vaughan, a notice of objection to the proposed designation together with a statement of the reasons for the objection and all relevant facts.

Notice of Objections can be served at the following address:
City of Vaughan, City Clerk's Office,
2141 Major Mackenzie Drive
Vaughan, ON L6A 1T1

Additional information, including a full description of the reasons for designation and minutes of the Heritage Vaughan presentation meeting are available online, or upon request from the Cultural Heritage Division at CulturalHeritage@vaughan.ca.

Office of the City Clerk
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