

Heritage Vaughan Committee Report

DATE: Wednesday, May 24, 2023

WARD: 2

TITLE: PROPOSED DESIGNATION UNDER PART IV OF THE ONTARIO HERITAGE ACT OF 11151 KEELE STREET WARD 1 – NORTH OF TESTON ROAD, ADJACENT TO MAPLE REGIONAL PARK

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 11151 Keele Street located on the east side of Keele Street and north of Teston Road (as shown on Attachment 1).

Report Highlights

- The report proposes the designation of 11151 Keele Street, a 2-storey stone vernacular Georgian house.
- 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 following conditions:

1. That the Designation Report for 11151 Keele Street be Received;
2. That Council approve the recommendation of the Heritage Vaughan Committee to designate 11151 Keele Street in accordance with Part IV, Section 29 of the *Ontario Heritage Act* R.S.O. 1990, c. O.18;

3. 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
4. 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 11151 Keele Street 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

11151 Keele Street was first identified as a potential heritage property in a 1976 Town of Vaughan review of potential heritage properties. In 2003, it was purchased by the City of Vaughan and was formally Listed by the City in 2005. There was no formal heritage evaluation of the property at the time of acquisition, likely as the property was considered to be in excellent condition and the municipal use of the property as a headquarters for Vaughan Soccer Club did not significantly impact the heritage attributes of the structure.

Recent Cultural Heritage staff research on the subject property has confirmed that the cultural heritage value of 11151 Keele Street 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 examination of archival documentation, and after a documented site visit, 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.

Designation Comments

ADDRESS: 11151 Keele Street
LEGAL: Concession 3, Lot 28
ROLL: 1928000432354000000

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

11151 Keele Street represents physical heritage value as one of the early surviving stone farmhouses in Vaughan. The fieldstone house is built in the vernacular Georgian style, with a surviving “L” shaped form with a 1-storey tail built into the north and east elevation. It is also unique in that it is a 2-storey stone house, not a 1 ½ storey stone house. The house was built between 1852-1859 and is identified as a “2 storey stone house” in the 1861 Census of Canada.

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

11151 Keele Street has historical association as the home of two significant families – the William Devlin family and the Cook family who came to Vaughan in the 1850’s and 1830’s respectively.

The Devlin family constructed the stone house in the 1850’s, likely with the services of Henry Burton, local stone mason. They operated a successful farm, and William Devlin also served as a Justice of the Peace, local Council member and legal advocate.

The Cook family arrived in Vaughan in the 1830’s and George T. Cook was the son of Thomas Cook, an entrepreneurial family that settled in Carrville and responsible for the operation of mills, stores and post offices in Vaughan, in addition to farming. The George T. Cook family continued to farm in the area and be significantly involved in the community, particularly in education. His son Heber D. Cook was also noted in the local paper as being a “water diviner” capable of discerning the best spots to build a well.

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

11151 Keele Street has contextual value as it is historically linked to its surroundings and serves as a visible reminder of 19th century European settlement of Vaughan Township and its rural streetscape. The existing landscape of deciduous and coniferous trees, which are visible in the 1954 aerial photos (see attachment 5) particularly along the driveway to the house and to the north side of the house represents a cultural heritage landscape created from the care of its previous landowners.

Financial Impact

There are no Financial Impacts associated with this report.

Operational Impact

Not applicable.

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 11151 Keele Street 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 11151 Keele Street under the *Ontario Heritage Act*.

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

Attachments

- Attachment 1 – 11151Keele_Location Map
- Attachment 2 – 11151Keele_2023 CHIA (Draft)
- Attachment 3 – 11151Keele_Statement of Cultural Heritage Value
- Attachment 4 – 11151Keele_Exterior photos
- Attachment 5 – 11151Keele_Aerial Maps

Prepared by

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