

# Heritage Vaughan Committee Report

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**DATE:** Wednesday, February 28, 2024

**WARD:** 1

**TITLE:** PROPOSED DESIGNATION UNDER PART IV OF THE ONTARIO HERITAGE ACT OF 11244 KEELE STREET – WARD 1, WEST SIDE OF KEELE STREET AND SOUTH OF KIRBY ROAD

**FROM:**

Haiqing Xu, Deputy City Manager, Planning and Growth Management

**ACTION:** DECISION

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**Purpose**

To seek Heritage Vaughan Committee's support and recommend to the Committee of the Whole approval for the proposed designation of the property municipally known as 11244 Keele Street, located on the west side of Keele Street and south of Kirby Road (as shown on Attachment 1).

**Report Highlights**

- The report proposes the designation of 11244 Keele Street, a 1½-storey building of Regency Cottage style built circa 1875.
- The property holds physical, historical, 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 designation as presented, subject to following conditions:

1. That Council approve the recommendation of the Heritage Vaughan Committee to designate 11244 Keele Street in accordance with Part IV, Section 29 of the *Ontario Heritage Act* R.S.O. 1990, c. O.18.
2. 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 Property Owner, the Ontario Heritage Trust, and published on the City Website.

3. 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 11244 Keele Street and a copy of the by-law shall be served on the Owner and Ontario Heritage Trust and a notice shall be published on the City Website.

### **Background**

11244 Keele Street was evaluated as having significant architectural, historical and contextual value, and was approved in 2005 by City of Vaughan Council to be added to the Listing of Significant Heritage Structures ('LSHS'). Further research on the subject property has confirmed that the cultural heritage value of 11244 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 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 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 Bill 23 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: 11244 Keele Street

LEGAL: Lot 29, Concession 4

### **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	<b>X</b>
▪ displays high degree of craftsmanship or artistic merit	<b>N/A</b>
▪ demonstrates high degree of scientific or technical achievement	<b>N/A</b>

11244 Keele Street is a one-and-a-half storey Victorian residence which exhibits Gothic Revival elements including vergeboard (roof trim), bay windows and verandas. The structure displays a good level of craftsmanship: the use of dichromatic brick and buff brick corner quoins adds character to the structure. The window detailing incorporate feature buff brick segmental arch lintels and concrete sills.

## 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	<b>X</b>
▪ yields, or has the potential to yield, information that contributes to an understanding of a community or culture	<b>X</b>
▪ demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community	<b>N/A</b>

11244 Keele Street has had several owners over the years, but it is best associated with William Thomas, a Councillor for Vaughan Township in 1903, and from 1907-09. It was through William Thomas' involvement that the Hope Post Office was brought to the Hope community and opened in this house on August 13, 1906. Thomas' daughter, Bessie Thomas, went on to become Postmistress for five years.

11244 Keele has the potential to yield information that contributes to the understanding of a community. The structures' use as a residence, and also serving the community as a post office, gives insight into how families and communities lived during a particular time period in Vaughan. Prior, the mail for Hope was brought to Maple, and when Hope residents were visiting Maple they would collect the mail available on behalf of the residents in the Hope community. This helps to showcase that during a time when there was not a postal service in the area, there was a community network to help fill the gap.

## 3. CONTEXTUAL VALUE

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

The structure and lot of 11244 Keele Street are significant in establishing and maintaining the cultural heritage aesthetic and the history of the mid-19th century history of Vaughan. The lot includes a long drive lined with mature trees, which is reflective of historic farm properties. Although there have been changes in the surrounding area over the years, the subject property continues its historical links to its surroundings through the active agricultural fields surrounding it. In addition, William Thomas' use of the structure as the Hope Post Office created the opportunity for improved communication and connectivity for the community. The combination of these elements showcases the merit of the subject property, just as much as the architectural value.

### **Financial Impact**

There are no Financial Impacts associated with this report.

### **Operational Impact**

There are no Operational Impacts associated with this report.

### **Broader Regional Impacts/Considerations**

There are no Regional impacts or considerations for this application.

### **Conclusion**

Staff finds that, as examined from archival documentation, the subject property holds cultural heritage value and meets the criteria 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 11244 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 11244 Keele Street under the *Ontario Heritage Act*.

**For more information**, please contact: Aminata Shaw, Heritage Coordinator, ext. 8813.

### **Attachments**

- Attachment 1 – 11244Keele\_Location Map
- Attachment 2 – 11244Keele\_Statement of Cultural Heritage Value
- Attachment 3 – 11244Keele\_LSHS
- Attachment 4 – 11244Keele\_Maps
- Attachment 5 – 11244Keele\_Building Photos
- Attachment 6 – 11244Keele\_CHER

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