

Heritage Vaughan Committee Report

DATE: Wednesday, April 24, 2024

WARD: 4

TITLE: PROPOSED DESIGNATION UNDER PART IV OF THE ONTARIO HERITAGE ACT OF 8733 KEELE STREET

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 property municipally known as 8733 Keele Street located on the east of side Keele Street, north of Langstaff Road (as shown on Attachment 1).

Report Highlights

- The report proposes the designation of 8733 Keele Street, a 2-storey brick Victorian style building, built in 1887.
- 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 designation as presented, subject to following conditions:

1. That Council approve the recommendation of the Heritage Vaughan Committee to designate 8733 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 Ontario Heritage Trust, the Property Owner, 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 8733 Keele Street and a copy of the by-law shall be served on the Property Owner and Ontario Heritage Trust and a notice shall be published on the City Website.

Background

8733 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'), receiving limited protection under Section 27 of the *Ontario Heritage Act*. Recent staff research on the subject property has confirmed that the cultural heritage value of 8733 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, 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: 8733 Keele Street
 LEGAL: Lot 12, Concession 3

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

The structure located at 8733 Keele Street is a good example of the Victorian architectural style with Gothic Revival elements. These elements can be seen through the incorporation of bay windows, decorative vergeboard, and the stylized verandah. The inclusion of iron cresting is also a characteristic of Victorian architecture. The former parsonage displays a good level of craftsmanship through the utilization of dichromatic brickwork, eyebrow lintels, and ornamented columns on the porch.

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	N/A

Constructed in 1887, the structure is situated on the lot that was historically owned by the Keffer family, who were also contributors to the founding of the Zion Evangelical Lutheran Church. The former parsonage is associated with the neighbouring Zion Evangelical Lutheran Church, as it served as the home for the pastor. The parsonage was also the location where many of the church events were hosted. The former parsonage allows for the understanding for the system that was in place to support the pastor associated with church through the provision of accommodation. It also contributes to the understanding of the role of the church in creating a sense of community. The church would host social events at the parsonage which would bring people together.

3. CONTEXTUAL VALUE

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

8733 Keele Street is historically linked to its setting and is a longstanding feature in the area. Located on the east side of Keele Street, the structure is visible from the road. The former parsonage previously functioned as a living space for the pastor of the Zion Evangelical Lutheran Church and was also where the church would host most of their events. Although the surrounding area has become industrial over the years, the property is a representation of the lands once owned by the Keffer family. The Keffer's contribution of land for the purposes of the church and church related buildings helped to shape the religious and social fabric of the area, and also created a sense of community throughout the years. It is here that the merit of the structure lies, 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 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 8733 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 8733 Keele Street under the *Ontario Heritage Act*.

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

Attachments

- Attachment 1 – 8733Keele_Location Map
- Attachment 2 – 8733Keele_Statement of Cultural Heritage Value
- Attachment 3 – 8733Keele_Info Pages
- Attachment 4 – 8733Keele_Buildings Photos

Prepared by

Aminata Shaw, Heritage Specialist, ext. 8813.

Nick Borcescu, Senior Heritage Planner, ext. 8191.

Shahrazad Davoudi-Strike, Manager Urban Design and Cultural Services, ext. 8653.

Nancy Tuckett, Director of Development Planning, ext. 8529.