

# Heritage Vaughan Committee Report

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**DATE:** Wednesday, April 24, 2024

**WARD:** 4

**TITLE: PROPOSED DESIGNATION UNDER PART IV OF THE ONTARIO HERITAGE ACT OF 8795 KEELE STREET**

**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 8795 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 8795 Keele Street, a brick Gothic Revival church building, built in 1860.
- 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 8795 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 8795 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**

8795 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 8795 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: 8795 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	<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>

The red brick church located at 8795 Keele Street is a solid example of the symmetrically arranged early Gothic Revival architectural style, complete with pointed arch windows, steeply pitched roof, and a small tower at the top. The main façade faces Keele Street.

## 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>

The Zion Evangelical Lutheran Church is situated on the lot that was historically owned by the Keffer family. The congregation was formed in 1806 by Jacob Keffer, Michael Keffer, and Jacob Fischer (Fisher), who had also arrived from Pennsylvania in the same year. Jacob Keffer deeded a portion of the western half of the lot for the church in 1811, and the lot would remain in the Keffer family until 1962. The current brick structure was later built in 1860.

Though there were years when the church was without a pastor, efforts were made to help the church. Jacob Keffer served as lay reader and instructed the children in the catechism. Records indicate that Sunday School was not only a regular fixture but was also open to those who were not of the Lutheran faith. There were also strawberry socials, picnics, sleigh rides, and Christmas concerts. In 1849 and 1850 Adam Keffer (son of Jacob Keffer) walked (on foot!) to Pennsylvania to ask for help securing a pastor for the church. His second journey proved successful with the arrival Rev. Charles Frederick Diehl in 1850. Rev. Diehl introduced service in English along with German. These historic facts allow for a deeper understanding of the church services programs that were in place for the congregation.

Contributions to church have been commemorated. The 130th anniversary marking the founding of the congregation took place on July 19, 1936, and a memorial cairn to honour Adam Keffer was unveiled during the celebrations. The decision to honour Adam Keffer signifies the lasting impact and appreciation of his efforts to secure a pastor for the church. In 1961 a plaque, located just north of the church, was unveiled to honour the settlers who formed the congregation.

## 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>

8795 Keele Street is historically linked to its setting and is a longstanding feature in the area. The existing structure is highly visible from the road. While the area surrounding the church has transitioned to becoming more industrial over the years, the function of the church as a place of worship, a place for religious education, as well as bringing people together to create a community within the Vaughan area has remained. It is here that the merit of the structure lies, just as much as in 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 8795 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 8795 Keele Street under the *Ontario Heritage Act*.

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

### **Attachments**

- Attachment 1 – 8795Keele\_Location Map
- Attachment 2 – 8795Keele\_Statement of Cultural Heritage Value
- Attachment 3 – 8795Keele\_Info Pages
- Attachment 4 – 8795Keele\_Building Photos
- Attachment 5 – 8795Keele\_Map
- Attachment 6 – 8795Keele\_Anniversary Booklets
- Attachment 7 – 8795Keele\_Adam Keffer

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