

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 138-2024

A By-law to designate 7894 Dufferin Street, in the City of Vaughan, in the Regional Municipality of York, Province of Ontario, as a property of cultural heritage value or interest under Section 29 of the *Ontario Heritage Act*, R.S.O. 1990, c.O.18.

WHEREAS Pursuant to Part IV, Section 29 of the *Ontario Heritage Act*, R.S.O. 1990, c.O.18, as amended, the council of a municipality is authorized to enact a by-law to designate real property within the municipality, including all buildings and structures thereon, to be of cultural heritage value or interest;

AND WHEREAS section 29(1.1) of the *Ontario Heritage Act*, R.S.O. 1990, c.O.18 requires the Council of a municipality to cause notice of intention to designate a property to be given by the Clerk of the municipality;

AND WHEREAS the property described in Schedule "A" to this By-Law, municipally known as 7894 Dufferin Street is deemed to contain cultural heritage value or interest;

AND WHEREAS section 29(3) of the *Ontario Heritage Act*, R.S.O. 1990, c.O.18 requires a notice of intent to designate to be served on the Property Owner, on the Ontario Heritage Trust, and to be published in a newspaper;

AND WHEREAS on March 26, 2024 the Council of the Corporation of the City of Vaughan caused notice of intention to designate 7894 Dufferin Street as a property of cultural heritage value or interest, with the notice served to the Ontario Heritage Trust and to the owners of 7894 Dufferin Street.

AND WHEREAS section 270 of the *Municipal Act, 2001*, S.O. 2001, c. 25 requires a municipality to adopt and maintain policies with respect to the specific form and manner of the provision of notices;

AND WHEREAS sections 26(4) and 39.1(3) of the *Ontario Heritage Act*, R.S.O. 1990, c.O.18 permit a municipality to publish notices in accordance with a policy adopted by the municipality under section 270 of the *Municipal Act, 2001*, S.O. 2001, c. 25;

AND WHEREAS the City of Vaughan enacted By-law 021-2024 on January 30, 2024 pursuant to section 270 of the *Municipal Act, 2001*, S.O. 2001, c. 25 which allows for

notice to be provided by way of the City's website;

AND WHEREAS on April 16, 2024, the City of Vaughan published a notice of intention to designate 7894 Dufferin Street on the City of Vaughan's website in accordance with By-law 021-2024;

AND WHEREAS no notice of objection to the proposed designation was served within the thirty-day timeline prescribed by section 29(5) of the *Ontario Heritage Act*, R.S.O. 1990, c.O.18, on the Clerk of the City of Vaughan;

NOW THEREFORE the Council of the City of Vaughan ENACTS AS FOLLOWS:

1. That pursuant to Section 29 of the *Ontario Heritage Act*, the property located at 7894 Dufferin Street (the "Property"), in the City of Vaughan, in the Regional Municipality of York, Province of Ontario, being more particularly described in Schedule "A" attached hereto and forming part of this By-law, shall be and is hereby designated as a property of cultural heritage value or interest.
2. That the Statement of Cultural Heritage Value or Interest for the Property explaining the reasons the Property is of cultural heritage value or interest is attached hereto in Schedule "B" and forms a part of this By-law.
3. That the City Solicitor is hereby authorized to cause a copy of this By-law and its Schedules to be registered against the title to the Property in the proper land registry office.
4. That the City Clerk is hereby authorized to cause a copy of this By-law and its Schedules to be served on the Property Owner and on the Ontario Heritage Trust.
5. That the City Clerk is hereby authorized to publish notice of this By-law on the City of Vaughan's municipal website.

Voted in favour by City of Vaughan Council this 25th day of June, 2024.

Steven Del Duca, Mayor

Todd Coles, City Clerk

DRAFT

Authorized by Item No. 11 of Report No. 7 of the Committee of the Whole.
Adopted by Vaughan City Council on March 26, 2024.
City Council voted in favour of this by-law on June 25, 2024.

SCHEDULE "A" TO BY-LAW NUMBER 138-2024

Description of Lands

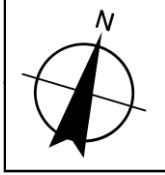
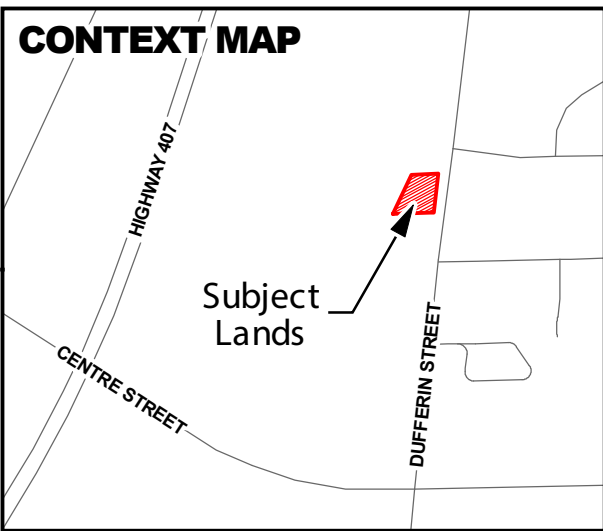
PIN: 03274-0102

Legal Description:

Part of Lot 7, Concession 3 Vaughan; Part of Lot 23 Registrar's Compiled Plan 10309 Vaughan, described as Part 8, Plan 64R-7307, except Part 2, Plan 65R-16943; together with R272900; City of Vaughan

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CONTEXT MAP



7894 Dufferin Street

Hydro Corridor

BEVERLEY GLEN BOULEVARD

DUFFERIN STREET

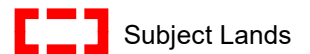
KING HIGH DRIVE



Location Map To By-law 138-2024

Legal Address: 7894 Dufferin Street

Legal Description: Part of Lot 7, Concession 3 Vaughan;
Part of Lot 23 Registrar's Compiled Plan 10309 Vaughan, described as Part 8,
Plan 64R-7307, except Part 2, Plan 65R-16943; together with R272900;
City of Vaughan



SCHEDULE “B” TO BY-LAW NUMBER 138-2024

STATEMENT OF CULTURAL HERITAGE VALUE

BRIEF DESCRIPTION

ADDRESS: 7894 Dufferin Street

LEGAL DESCRIPTION:

Part of Lot 7, Concession 3 Vaughan; Part of Lot 23 Registrar’s Compiled Plan 10309 Vaughan, described as Part 8, Plan 64R-7307, except Part 2, Plan 65R-16943; together with R272900; City of Vaughan

OVERVIEW

The cultural heritage value of the property known as 7894 Dufferin Street meets the criteria set out by the *Ontario Heritage Act* under Province of Ontario Regulation 9/06 for the categories of design/physical, historical/associative and contextual value.

Name: Patricia Kemp Community Centre
Date Built: 1931; addition in 1949
Location: west side of Dufferin Street, north of Centre Street
Condition: Very good.

ARCHITECTURAL DESCRIPTION

7894 Dufferin Street, the Patricia Kemp Community Centre, is a brick structure with Art Deco applications. Nicknamed “Zig-Zag”, this Art Deco style developed after the first world war was characterized as being a break from the past, made evident through the use of angular, geometric, and highly stylized motifs. The stylized motifs were also utilized when decorative elements had historical references. Common wall materials include brick, terra cotta, smooth stucco, and cast stone. In addition, accent materials often used include sculptural terra cotta, dressed stone, as well as glass block and stainless steel. As the Art Deco style was also concerned with craftsmanship, the design motifs were applied to the terra cotta or cast stone. Some of these elements can be seen utilized on the Patricia Kemp Community Centre building.

The 2-storey structure has a red brick exterior, with a flat roof. The front elevation faces Dufferin Street, where simple Art Deco elements can be seen. The middle portion of the front elevation is set-forward, while the remainder of the building is set-back, creating a stepped outline to the building – another characteristic of the Art Deco style. The middle section also contains the main entrance to the building. A semi-circular cast stone feature located above the main entrance has a relief drawing at the center, and the words “School Section 7 Vaughan” which references the structures previous use as a school. Above the semi-circular feature and below the roofline, there is another stone feature which contains the carving “1931,” which is a reference to the building’s construction. Below the semi-circular feature and above the main entrance doorway is a window. There are four windows located on either side of the entrance to the building. The original windows appear to have been replaced, and now incorporate nine-over-nine muntin pattern. The building style and construction of the former school signals a departure from the previous approaches to educational structures, which often resembled domestic or religious buildings. The gym addition (1949) is constructed in concrete block, and is located at the rear of the building.

HISTORICAL / ASSOCIATIVE VALUE

While previous documentation has attributed the property to Lot 6, Concession 2, further research has confirmed that the property is located at Lot 6, Concession 3. A map from 1860 indicates that the property was owned by Peter Oster, who was an early settler in the area. In 1846 he built the first store in Concord, which was located on the south-east corner of Lot 6, Concession 3.

A map from 1878 indicates that the property was owned by “Tho Teasdale” (Thomas Teasdale/Teesdale).

Thomas Teasdale was originally from England, and he arrived in Concord around 1871. When he was running his farm, he specialized in Cotswold sheep. The Teasdale family became known for their interest in flowers and gardening. A schoolhouse also appears on the 1878 map. The school was a part of the Concord School District S.S. No. 7, and the site was donated by Teasdale family. This act highlights their support of education services for families in the area, and their contribution to the development of their community. The Northern Railway, and the Concord post-office also appear on the 1878 map during this time.

A map from 1918 indicates the subject property was owned by Frank Teasdale, son of Thomas Teasdale. Upon the passing of Frank Teasdale, a 1977 article from the Liberal Newspaper celebrated his life. When he took over the farm from his father he added shorthorn cattle, Berkshire hogs, and a large flock of poultry. Amongst his possessions was a life membership certificate issued by the Thornhill Horticultural Society. He was also known as a senior member of the Presbyterian church. The article also indicates that due to being a well-known judge of poultry, provinces throughout Canada sought his services. In addition to shows in Canada, he also exhibited and attended the world's poultry congress in Berlin, Germany in 1936. This not only showcases his interest and knowledge of poultry, but also the reach of his reputation outside of Canada.

Prior to the current brick structure on the site, a brick schoolhouse was built in 1866. After operating for thirty-four years, it was deemed unsafe and was torn down. By 1900 a larger brick schoolhouse was built, but was destroyed by a fire in 1931. The structure at 7894 Dufferin Street was constructed in 1931, with an addition added in 1949. Due to the growth of the community, the addition was not sufficient. By 1952 there were classes held in the basement, and two years later two additional classrooms were built. The planned opening night on October 15, 1954 for the building, had to be postponed due to Hurricane Hazel. The event was instead held a week later. A gym was also added to the structure in 1967-8.

7894 Dufferin Street has served a variety of functions. Prior to the 1988 opening of the Dufferin Clark Library, the library was housed in the Patricia Kemp Community Centre. The building would become associated with the Filipino Canadian Association of Vaughan (FCAV) in 2002, when the lease was signed to house its activities. On October 22, 2016 the FCAV held a reponing ceremony. The association runs programming related to youth, seniors, newcomers to Canada, and additional services for the Filipino community. The gym is used for sports, meetings, and cultural events.

CONTEXTUAL VALUE

7894 Dufferin Street is historically linked to its setting, and the location of the structure has functioned as a space for education and community since 1866. From its purpose as a school, housing a library, and its use as a Community Centre, it has served as a means to support the changing needs of the Vaughan community over the years— making it a stand-out landmark within the community. In addition, the historic land-owning families of Oster and Teasdale, who made contributions to the development of Vaughan, also add importance to the subject property. Peter Oster built the first store in Concord, while the Teasdale family donated land to house a school within the community. The combination of these elements showcases the merit of the subject property, just as much as the architectural value.

SUMMARY OF CULTURAL HERITAGE VALUE

Physical/Design Value

- 2-storey structure
- Red-brick cladding of original 1931 building
- Architectural composition of front [entry] elevation
- Semi-circular cast-stone feature with a relief drawing, and the carving of “School Section 7 Vaughan”
- Cast-stone with “1931” carving

Historical/Associative Value

- property owned by two historically significant families, the Osters and the Teasdales
- the function of school building was renewed 4 times since the first building in 1866
- the location has served multiple educational purposes binding the community

Contextual Value

- the subject property is linked to the site and the surrounding community
- landmark within community

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