

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 237-2024

A By-law to designate 8733 Keele 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 8733 Keele 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 May 22, 2024 the Council of The Corporation of the City of Vaughan caused notice of intention to designate 8733 Keele Street as a property of cultural heritage value or interest, with the notice served to the Ontario Heritage Trust and to the owners of 8733 Keele 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 September 18, 2024, the City of Vaughan published a notice of intention to designate 8733 Keele Street on the City of Vaughan's website in accordance with By-law 021-2024;

AND WHEREAS a 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;

AND WHEREAS Council made a decision not to withdraw the notice of intention to designate the property as per section 29(6) of the *Ontario Heritage Act*, R.S.O. 1990, c.O.18;

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 8733 Keele 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 17th day of December, 2024.

Steven Del Duca, Mayor

Todd Coles, City Clerk

Authorized by Item No. 19 of Report No. 17 of the Committee of the Whole.
Adopted by Vaughan City Council on May 22, 2024.
City Council voted in favour of this by-law on December 17, 2024.

SCHEDULE "A" TO BY-LAW NUMBER 237-2024

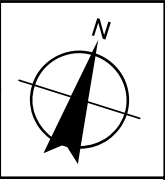
Description of Lands

PIN: 03272 - 0300 LT

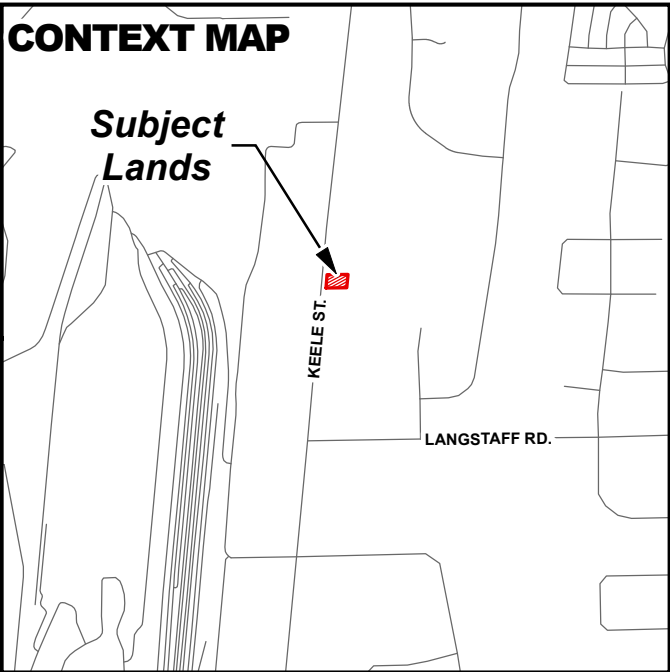
Legal Description:

PT LT 12 CON 3 VAUGHAN AS IN R624207 ; VAUGHAN S/T EASE IN GROSS OVER PT 11, PL 65R26612 AS IN YR795243..

CONTEXT MAP



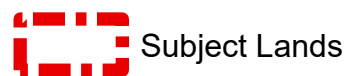
Subject Lands



**Location Map
To By-Law 237-2024**

Location: 8733 Keele Street

PT LT 12 CON 3 VAUGHAN AS IN R624207 ; VAUGHAN S/T
EASE IN GROSS OVER PT 11, PL 65R26612 AS IN YR795243



City of Vaughan

SCHEDULE "B" TO BY-LAW 237-2024

STATEMENT OF CULTURAL HERITAGE VALUE

BRIEF DESCRIPTION

ADDRESS: 8733 Keele Street

LEGAL DESCRIPTION: PT LT 12 CON 3 VAUGHAN AS IN R624207 ; VAUGHAN S/T EASE IN GROSS OVER PT 11, PL 65R26612 AS IN YR795243

OVERVIEW

The cultural heritage value of the property known as 8733 Keele Street meets the criteria set out by the *Ontario Heritage Act* under Province of Ontario Regulation 9/06 for the categories of historical/associative, design/physical and contextual value.

Name: Zion Evangelical Lutheran Church Parsonage

Date Built: 1887

Style: Victorian/Gothic Revival

Condition: Good

ARCHITECTURAL VALUE

The subject property located at 8733 Keele Street consists of a 2-storey structure that was previously the Zion Evangelical Lutheran Church Parsonage. While the Listing of Significant Heritage Structures information page has the date of construction as 1860, further research has established that the brick structure was constructed in 1887.

The structure is a representation of Victorian architecture with Gothic Revival elements. Victorian architecture refers to the period of time during the reign of Queen Victoria and is known to incorporate elements from other architectural styles including Italianate, Romanesque, Gothic Revival, Arts and Crafts, and Queen Anne Revival. Victorian architecture in Ontario was primarily used in residential architecture but also some commercial buildings. Characteristics of Victorian architecture include ornamentation, steep roofs, bay windows, wrap-around porches, and decorative columns. Materials used include brick, stone, and wood as seen at 8733 Keele Street.

The former parsonage is a red brick structure with light-coloured brick accents on the eyebrow lintels and the quoins. The contrasting of the light and dark coloured bricks adds character to the structure. The front elevation showcases the main entrance and faces onto Keele Street. The porch leading to the main entrance has ornamental columns and simple railings. To the right of the entrance is a bay window, which has iron cresting on its roof. The right section of the front elevation projects forward slightly, while the section containing the entrance doorway is setback. The south facing elevation has a bay window on the main level, with a window directly above on the second level. This elevation also contains a brick chimney clad in light-coloured brick. The north facing elevation has similar details, with a bay window on the main level and a window directly above on the second level. This section of the structure also has a side entrance. Looking at upper section of the structure, the gables contain decorative vergeboards. The house cost \$2,959.65 to build, and all the details of the structure work together to serve as a showcase of good craftsmanship.

A *York Times* article from August 11, 1987, discusses the history of the former parsonage, and

the renovation it had undergone. During the renovation process the name of Reverend Alex McLaughlin, who had lived in the home when he served as the Lutheran church pastor, was found underneath the original plaster. The discovered signature also had an accompanying date of Sunday August 21, 1887. When discussing the renovations to former parsonage, a 1986 *York Times* article mentions that the only reproductions that had been done were the white gingerbread on the porch and gables, along with the doors and windows. This helps to indicate that the renovations were done to maintain the historic integrity of building.

HISTORICAL/ASSOCIATIVE VALUE

The subject property located at 8733 Keele Street has a long connection to the Keffer family. In 1806 Jacob Keffer, his brother Michael Keffer—arrived in Vaughan Township from Sommerset, Pennsylvania. This was also the same year Jacob Keffer acquired lot 12 of concession 3, and would go on to be a contributor to the forming of the Lutheran congregation within the Sherwood community in Vaughan. Jacob Keffer deeded a portion of the western half of lot 12 to the trustees of the Evangelical Lutheran Church, for church buildings and cemetery on August 10th, 1811. There was a period of time where the church was without a pastor and Jacob Keffer served as a lay reader who educated the children in the catechism. The lots association to Jacob Keffer highlights both his contribution to the community, and also the importance of religion.

The initial building that served as the parsonage was constructed in 1852, and was a small structure built with wood. The parsonage served as the home for the pastor for the nearby Zion Evangelical Lutheran Church. The brick iteration of the church still stands today and is located at 8795 Keele Street, which is situated north of the parsonage. After several years funds were raised for the creation of a new parsonage. In 1887 a building committee was formed for the parsonage, which included: J. A. Line, S. C. Snider, H. Keffer, M. Oster, N. Reaman, G. Cooper, C. White, D. Snider, A. Fenwick, and I. Keffer. Nathaniel Shunk would serve as the builder for the parsonage.

In 1887 the new brick parsonage was constructed just north of the original wooden parsonage, which cost \$2,959.65 to build. The brick building is still standing at its location at 8733 Keele Street, while the first parsonage structure was later demolished. Not only did the parsonage serve as the residence to the pastor, it also was the location where events were held. For instance, when there was a centennial celebration for the Zion church in 1906, the event was held on the grounds of the parsonage. This event not only signifies the long history of the church, but also the parsonages connecting role in bringing the community together. The parsonage was later sold in 1950, when the pastor became based in Unionville.

A 1987 *York Times* article discussed the history and renovations that were being undergone at the time. It was revealed that when the original plaster and drywall was removed, the name of Reverend Alex McLaughlin was written along with the date “Sunday August 21, 1887. The article not only gives insight into process of the change that was occurring to the structure, but also helps to confirm the pastor that had previously been living in the home. The inclusion the signature and date could be looked at as a way to commemorate his time living in the home, and his role as pastor to the church.

Examining the land ownership over the years also highlights the long connection to Keffer family. A map from 1860 indicates Peter Keffer (son of Jacob Keffer) on lot 12 of concession 3. By 1878 the lot had been divided into different sections. Fred (Frederick) Keffer appears on the eastern portion of the lot, while Henry Keffer and Issac Keffer appear on the west half of lot 12. Years later the east half of the lot was sold in 1959 by Wilfred Keffer, while the west half was sold following the death of Lawrence Keffer in 1962. This indicates that while sectioned into different portions, the lot still remained within the Keffer family for many years.

The link between the structure and the Keffer family remained even after the parsonage was sold. A 1986 article from the *York Times* which discussed the history of the parsonage, also included that the ancestors of the Keffer family would still visit the building. This showcases the special connection the building maintained with the Keffer family, and the lasting impact of historic structures. The existence of the structure is tied to both a significant family of Vaughan, and also allows for an understanding of the history, development, and lifestyle of Vaughan.

CONTEXTUAL VALUE

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 structure has previously functioned as a living space for the pastor of the church, and also served as the location where church related events were held. While the area surrounding former parsonage has become industrial over the years, the property is a representation of the lands once owned by the Keffer family, who worked hard to establish a homestead. The Keffer's contribution of land for the purposes of the church and 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.

SUMMARY OF HERITAGE ATTRIBUTES

Architectural Value

- 2-storey Victorian/Gothic Revival building
- Dichromatic brick: red brick, with lighter colour accent brick
- Steep roof
- Bay windows
- Iron cresting
- Eyebrow lintels
- Decorative vergeboards
- Decorative porch posts

Historical Value

- Served as the parsonage for the neighbouring Zion Evangelical Lutheran Church
- Lot is associated with Keffer family, who were early settlers from Sommerset, Pennsylvania
- Jacob Keffer contributed to the establishing of the Lutheran church within the Sherwood community of Vaughan, and served as a lay reader who taught the children in the catechism

Contextual Value

- Structure is visually and historically linked to the Lot and Concession it was built upon

SOURCES AND BIBLIOGRAPHY

City of Vaughan Archives

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Copps, P. (1987, August 11). 100 years young. *York Times*.

Scropo, F. (1986, October 21). Vaughan's past kept alive. *York Times*.

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