



TOWN OF AURORA
ADDITIONAL ITEMS
FOR HERITAGE ADVISORY COMMITTEE MEETING

Monday, September 8, 2014
7 p.m.
Holland Room

Item 5

Memorandum from the Director of Planning & Development Services

Re: Item 3 – HAC14-026 – Request to Remove a Property from the Aurora Register of Properties of Cultural Heritage Value or Interest; and Notice of Demolition of a Structure on a Listed Heritage Property, 45 Tyler Street (Charleville Developments Limited)

RECOMMENDED:

THAT the memorandum regarding HAC14-026 be received; and

THAT a condition be included as part of the application to demolish the structure on the listed property to require that a financial contribution be made by the owner to the Town of Aurora Heritage Reserve Fund.

Replacement page 3 – for Print Version only (Original Electronic Version is correct)

Re: Item 1 – HAC14-024 – 938 St. John’s Sideroad, Final Disposition of the “Enos Lundy House” Designated under Part IV of the *Ontario Heritage Act*



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**Town of Aurora
Planning & Development Services**

MEMORANDUM

DATE: September 8, 2014

TO: Heritage Advisory Committee Members

CC: Stephen Huycke, Town Clerk

FROM: Marco Ramunno, Director of Planning & Development Services

RE: Item #3 – September 8, 2014 HAC Meeting Agenda
HAC Report HAC14-026
Request to Remove a Property from the Aurora
Register of Properties of Cultural Heritage Value or Interest;
& Notice of Demolition of a Structure on a Listed Heritage Property
45 Tyler Street (Charleville Developments Limited)

RECOMMENDATIONS

THAT this memorandum regarding the removal of the structure located at 45 Tyler Street be received; and

THAT a condition be included as part of the application to demolish the structure on the listed property to require a financial contribution be made by the owner to the Town of Aurora Heritage Reserve Fund.

BACKGROUND

Report HAC14-026 deals with a Notice of Intention to Demolish the structures located at 45 Tyler Street. Staff have no objections to the demolition and removal of the property from the Town's Register, however staff is recommending a condition requiring a financial contribution from the owner.

demolished and reconstructed on the new location with replacement 'in-kind' materials such as compatible bricks and windows. The north wing and the north porch which was a later addition to the Enos Lundy House will be reproduced and rebuilt as new construction. Details of the proposed reconstruction are attached as Figures 3 – 7.

Staff recommended conditions

The subject lands containing the Enos Lundy House are designated under Section 29 of the *Ontario Heritage Act* by By-Law 4847-06.R. Designation under the Act requires Owners of designated properties to obtain Council approval before allowing any alteration that could affect the property's cultural heritage attributes as set in a designation by-law (Section 33 "alterations to a property"). Council consent in writing is required before any alteration/demolition take place.

Due to the interim and permanent disturbance of the surrounding natural heritage area and further damages to the house, Staff have no objections to reconstruct the Enos Lundy House subject to the following conditions:

- The Owner agree to a proper reconstruction and restoration of the designated house to the satisfaction of the Director of Planning and Development Services;
- That the original subdivision condition regarding a letter of credit in the amount of \$250,000.00 as a security for the relocation of the heritage house (The Enos Lundy House) be replaced with a \$125,000.00 financial contribution from the Owner to the Town of Aurora's Heritage Reserve Fund;
- To commemorate the Enos Lundy House, the farm, and the family history by providing and installing, at no cost to the Town, a commemorative interpretive plaque, in accordance to the Interpretive Plaque protocol, in a publically visible location within the subdivision. Details of the design, text, design, and location of the plaque and design and location of the benches, are subject for review and approval by the Program Manager of Heritage Planning;
- To inform any potential buyer of the heritage house of its heritage designation and the need to contact the Town for any exterior alteration.

LINK TO STRATEGIC PLAN

The conservation of heritage resources supports the Strategic Plan goal of **Supporting an Exceptional Quality of Life for All** through its accomplishment in satisfying requirements in objective **Celebrating and Promoting our Culture**.

ALTERNATIVE(S) TO THE RECOMMENDATIONS

1. The Heritage Advisory Committee may suggest changes to the proposed recommendations and conditions.