



**HERITAGE
ADVISORY COMMITTEE
MEETING AGENDA**

WEDNESDAY, SEPTEMBER 9, 2015

7 P.M.

**HOLLAND ROOM
AURORA TOWN HALL**


AURORA
TOWN OF AURORA
HERITAGE ADVISORY COMMITTEE
MEETING AGENDA

DATE: Wednesday, September 9, 2015

TIME AND LOCATION: 7 p.m., Holland Room, Aurora Town Hall

1. DECLARATION OF PECUNIARY INTEREST AND GENERAL NATURE THEREOF

2. APPROVAL OF THE AGENDA

RECOMMENDED:

THAT the agenda as circulated by Legal and Legislative Services be approved.

3. RECEIPT OF THE MINUTES

Heritage Advisory Committee Meeting Minutes of August 17, 2015 pg. 1

RECOMMENDED:

THAT the Heritage Advisory Committee meeting minutes of August 17, 2015, be received for information.

4. DELEGATIONS

- (a) **Shane Gregory, representing Owners of 45 Mosley Street** pg. 7
Re: Item 1 – Report No. HAC15-009 – Proposed Demolition of
Existing Second Storey to a Listed Heritage Building,
45 Mosley Street

5. MATTERS FOR CONSIDERATION

1. **HAC15-009 – Proposed Demolition of Existing Second Storey to a Listed Heritage Building, 45 Mosley Street** pg. 8

RECOMMENDED:

THAT Report No. HAC15-009 be received; and

THAT the Heritage Advisory Committee recommend to Council:

THAT the proposed demolition of the existing second storey at 45 Mosley Street be considered for the purpose of reconstructing a new second storey for the existing dwelling.

2. **HAC15-010 – Demolition Application for a Structure on a Designated Heritage Property, Demolition of an Accessory Barn, 15342 Yonge Street NE-HCD-HPA-15-04** pg. 17

RECOMMENDED:

THAT Report No. HAC15-010 be received; and

THAT the Heritage Advisory Committee recommend to Council:

THAT should Heritage Permit Application (NE-HCD-HPA-15-04) to permit the demolition of the existing 1 1/2 storey accessory barn on 15432 Yonge Street, designated under Part IV of the *Ontario Heritage Act* be supported, that the recommended conditions set out by staff be included.

3. **HAC15-011 – Doors Open Aurora 2015 – Event Summary Report** pg. 28

RECOMMENDED:

THAT Report No. HAC15-011 be received; and

THAT the Heritage Advisory Committee extend thanks to the following individuals and groups for their support of Doors Open Aurora 2015:

- All site owners/co-ordinators;
- All volunteers and site staff;
- The Auroran newspaper;
- The Mayor, Members of Council, and supporting Town Staff; and

THAT the Heritage Advisory Committee recommend to Council:

THAT the expenditure plus applicable taxes for the 2016 Doors Open Ontario registration fee to the Ontario Heritage Trust, estimated at \$1,695.00, be authorized.

6. INFORMATIONAL ITEMS

- 4. Extract from Council Meeting of August 11, 2015** pg. 39
**Re: Heritage Advisory Committee Meeting Minutes of
July 13, 2015**

RECOMMENDED:

THAT the Extract from Council Meeting of August 11, 2015, regarding the Heritage Advisory Committee meeting minutes of July 13, 2015, be received for information.

- 5. Extract from Council Meeting of August 25, 2015** pg. 40
**Re: Heritage Advisory Committee Meeting Minutes of
August 17, 2015**

RECOMMENDED:

THAT the Extract from Council Meeting of August 25, 2015, regarding the Heritage Advisory Committee meeting minutes of August 17, 2015, be received for information.

7. NEW BUSINESS

8. ADJOURNMENT



**TOWN OF AURORA
HERITAGE ADVISORY COMMITTEE
MEETING MINUTES**

Date: Monday, August 17, 2015

Time and Location: 7:30 p.m., Holland Room, Aurora Town Hall

Committee Members: Councillor Jeff Thom (Chair), Councillor Wendy Gaertner (Vice Chair), Barry Bridgeford, Bob McRoberts (Honorary Member), and Martin Paivio

Member(s) Absent: Kathy Constable, Carol Gravelle, John McIntyre (Honorary Member), and Stan Rycombel

Other Attendees: Marco Ramunno, Director of Planning and Development Services, Jeff Healey, Planner, and Linda Bottos, Council/Committee Secretary

The Chair called the meeting to order at 7:31 p.m.

1. DECLARATION OF PECUNIARY INTEREST AND GENERAL NATURE THEREOF

There were no declarations of pecuniary interest under the *Municipal Conflict of Interest Act*.

2. APPROVAL OF THE AGENDA

**Moved by Barry Bridgeford
Seconded by Councillor Gaertner**

THAT the agenda as circulated by Legal and Legislative Services be approved.

CARRIED

3. RECEIPT OF THE MINUTES

Heritage Advisory Committee Meeting Minutes of July 13, 2015

**Moved by Bob McRoberts
Seconded by Martin Paivio**

THAT the Heritage Advisory Committee meeting minutes of July 13, 2015, be received for information.

CARRIED

4. DELEGATIONS

- (a) **Peter Kakridonis, Owner of 103 Hillview Road
Re: Item 1 – Report No. HAC15-008 – Request to Remove a Property from
the Aurora Register of Properties of Cultural Heritage Value or Interest,
103 Hillview Road**

Mr. Kakridonis indicated that he was present to answer any questions of the Committee. He stated that his intention was to demolish the existing home and build a new home that would be suitable for the area, and that no variances were being requested. Mr. Kakridonis noted that an arborist had been retained to prune and assess the trees on the property, and the goal was to preserve all of the existing trees.

**Moved by Martin Paivio
Seconded by Barry Bridgeford**

THAT the comments of the delegation be received and referred to Item 1.

CARRIED

- (b) **Gary Templeton, representing Owner of 32 Wellington Street East
Re: Item 2 – Report No. HAC15-007 – 32 Wellington Street East, Final
Disposition of the “David W. Doan House” Designated under Part IV of
the *Ontario Heritage Act***

Mr. Templeton noted that he was present along with the owners of the subject property and the Structural Engineer, Mr. Sandro Soscia of Soscia Professional Engineers Inc. He explained that part of the demolition process involved removal of the rear of the building up to the front elevation, which has been braced and the existing footings underpinned. Mr. Templeton advised that Mr. Soscia was asked to investigate the suspected structural issues and prepare a report. He advised that serious problems were found that would jeopardize the attempted attachment of new construction with the wall, and requested that consideration be given in light of the requested financial contribution that is part of the recommendation respecting conditions.

Mr. Soscia provided a brief overview of the findings in his report (Attachment 7 to staff Report No. HAC15-007) and noted that the owners have adequately underpinned and shored the structure as required under the demolition permit. He presented photographs of the site and highlighted the two main concerns: (1) the outer skin veneer is not plum and starting to buckle, and the wall does not have adequate masonry ties to hold the veneer tightly together with the structure; and (2) the bricks of the two wythes that are load-bearing are loose and not mortared in, and are not suitable to act as load-bearing masonry.

Mr. Soscia expressed his opinion that the front façade could not be retained due to the load-bearing concerns, and stated that the owners are proposing the alternative of replicating the front façade as close as possible with new materials. He confirmed that only one structural engineer opinion has been requested. The Committee inquired about other alternatives and Mr. Soscia suggested that the load would have to be transferred off of the masonry and another structural support would need to be identified on the inside of the building.

**Moved by Bob McRoberts
Seconded by Councillor Gaertner**

THAT the comments of the delegation be received and referred to Item 2.

CARRIED

5. MATTERS FOR CONSIDERATION

1. HAC15-008 – Request to Remove a Property from the Aurora Register of Properties of Cultural Heritage Value or Interest, 103 Hillview Road

On a motion of Bob McRoberts seconded by Barry Bridgeford, the Committee consented to move forward Item 1 for consideration prior to Delegation (b).

Staff provided a brief overview of the subject property at 103 Hillview Road, which is listed as a non-designated property on the Aurora Register of Properties of Cultural Heritage Value or Interest, and described as a two-storey Foursquare House Period Revival, built c. 1914 by J.B. Spurr. It was noted that the Evaluation Working Group found the subject property to score in Group 3, which is considered to be moderately significant and worthy of documentation and preservation as part of a historic grouping. Staff recommended that the subject property be delisted, and that the proposed new building be subject to staff review and approval through the building permit process.

The Committee expressed its general support of the staff recommendation and suggested that, if the building was to be demolished, a photographic record, measured drawings and/or salvage of significant architectural elements, should

be retained. Staff indicated that, on a recent site visit with the owner, a fairly detailed photographic record of all elevations and the interior had been documented, and there were a few items that may be of significance for potential salvage.

**Moved by Bob McRoberts
Seconded by Martin Paivio**

THAT Report No. HAC15-008 be received; and

THAT the Heritage Advisory Committee recommend to Council:

THAT the property located at 103 Hillview Road be removed from the Aurora Register of Properties of Cultural Heritage Value or Interest; and

THAT the proposed elevations are subject to approval of Planning Staff;
and

THAT, if the building is to be demolished, a photographic record, measured drawings and/or salvage of significant architectural elements, be retained.

CARRIED AS AMENDED

2. HAC15-007 – 32 Wellington Street East, Final Disposition of the “David W. Doan House” Designated under Part IV of the *Ontario Heritage Act*

Staff clarified that a further report would be submitted for Council’s consideration and would include the Committee’s recommendations. The Committee was reminded that the approved site plan was for reconstruction of the building, removal of the back portion, and construction of a three-storey, 22-unit apartment building while maintaining the front façade, except for the stripping of paint from the bricks to return the original colour. Staff noted that the current request, based on the reported structural integrity of the wall, is to allow for the removal of the front façade and reconstruction of a similar façade.

The Committee inquired about the designation of a reconstructed building. Staff advised that the intent was to amend the by-law to reflect the new construction once completed and, if Council approved the removal of the front façade and reconstruction, it would still be proposed that the property remain as a Part IV designated property and the by-law would be amended accordingly.

The Committee suggested that a second structural engineer's report be obtained to include not only the condition of the structure, but also recommendations for saving the front façade of the structure. It was further suggested that the firm be experienced in the preservation and restoration of heritage buildings.

The Committee referred to the historical significance of the Doan family and its properties in Aurora, and expressed that all possibilities for preserving the front façade need to be explored before considering the alternative of reconstructing a replica of the façade.

The Committee inquired about the depth and functionality of the façade and whether adding more structural support at the cost of functionality to retain the outward appearance would be a viable option.

The Committee inquired about the timing of moving forward and staff indicated that a report back to the Committee would be provided at the next meeting.

**Moved by Bob McRoberts
Seconded by Martin Paivio**

THAT Report No. HAC15-007 be received; and

THAT the Heritage Advisory Committee recommend to Council:

THAT a third-party peer review, to be conducted by a firm with experience in the preservation of heritage buildings, be sought by the Town and paid for by the applicant, with the added objective of determining how to save the front façade of the David W. Doan House, as was originally intended and agreed upon.

CARRIED

6. INFORMATIONAL ITEMS

None

7. NEW BUSINESS

Staff advised that a suggestion had been raised to reschedule the Heritage Advisory Committee meeting currently scheduled on September 14, 2015, due to the observance of a religious holiday on that day.

**Moved by Bob McRoberts
Seconded by Martin Paivio**

THAT the Heritage Advisory Committee meeting currently scheduled for Monday, September 14, 2015, be rescheduled to Wednesday, September 9, 2015.

CARRIED

The Committee inquired about houses that have been reconstructed and still retain their heritage designation. Staff agreed to provide the Committee with the legislation of the *Ontario Heritage Act* pertaining to this matter.

8. ADJOURNMENT

**Moved by Bob McRoberts
Seconded by Martin Paivio**

THAT the meeting be adjourned at 8:49 p.m.

CARRIED

COMMITTEE RECOMMENDATIONS ARE NOT BINDING ON THE TOWN UNLESS OTHERWISE ADOPTED BY COUNCIL AT A LATER MEETING.



Legal and Legislative Services
905-727-3123
CSecretariat@aurora.ca
Town of Aurora
100 John West Way, Box 1000
Aurora, ON L4G 6J1

DELEGATION REQUEST

This Delegation Request form and any written submissions or background information for consideration by either Council or Committees of Council must be submitted to the Clerk's office by the following deadline:

4:30 P.M. ON THE BUSINESS DAY PRIOR TO THE REQUESTED MEETING DATE

COUNCIL/COMMITTEE/ADVISORY COMMITTEE DATE: Heritage Advisory Committee -
September 9, 2015

SUBJECT: 45 Mosley Street

NAME OF SPOKESPERSON: Shane Gregory

NAME OF GROUP OR PERSON(S) BEING REPRESENTED (if applicable):

Adam Raine & Natalie Russell (owners of property)

BRIEF SUMMARY OF ISSUE OR PURPOSE OF DELEGATION:

Explanation of project and demolition for new second storey addition

PLEASE COMPLETE THE FOLLOWING:

Have you been in contact with a Town staff or Council member regarding your matter of interest?

YES **NO**

IF YES, WITH WHOM? Jeff Healey

DATE: Aug. 17, 2015

I acknowledge that the Procedural By-law permits five (5) minutes for Delegations.



TOWN OF AURORA

HERITAGE ADVISORY COMMITTEE REPORT No. HAC15-009

SUBJECT: *Proposed Demolition of Existing Second Storey to a Listed Heritage Building- 45 Mosley Street*

FROM: *Marco Ramunno, Director of Planning & Development Services*

DATE: *September 9, 2015*

RECOMMENDATIONS

THAT Report HAC15-009 be received; and

THAT the Heritage Advisory Committee recommend to Council:

THAT the proposed demolition of the existing second storey at 45 Mosley Street be considered for the purpose of reconstructing a new second storey for the existing dwelling.

PURPOSE OF THE REPORT

The purpose of this report is to consult with the Heritage Advisory Committee on the proposed demolition of the second storey at 45 Mosley Street.

BACKGROUND

The Heritage Advisory Committee is requested to provide advice to Council on demolition request pertaining to a listed property on the Aurora Register of Properties of Heritage Value of Interest.

The owners have submitted a proposal on August 10, 2015 to demolish the second storey of the existing structure and replace it with a new second storey to accommodate their needs.

The subject property is a 1 ½ storey residential dwelling, constructed circa 1860. The building received Wood Plaque from the Town's Wood Plaque Program in 1998 and is known as the "Aurora's First Village Hall". The building was constructed originally as a Georgian Cottage but was converted into an Ontario House style. It features a truncated gable roof, two front dormers and an open verandah with a balcony added. The verandah is supported by two square posts. The exterior façade is a vinyl siding, which possibly covers the original siding. The structure may have been moved to its current location from the northeast corner of Yonge Street and Mosley Street, serving as the town hall prior to the construction of a formal structure.

September 9, 2015

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Report No. HAC15-009

By consulting the Aurora Fire Insurance maps of 1904 (revised in 1913), the subject property is shown as 1 ½ storey framed house with one-storey rear addition. This suggests that the addition was constructed either when the house was constructed/relocated to the current property or soon after.

According to Section 27 of the *Ontario Heritage Act*, a Municipal Register of Cultural Heritage Value or Interest may include properties that have not been designated under the *Ontario Heritage Act*, but that the Council of a Municipality believes to be of cultural heritage value or interest.

The principal implication of properties non-designated and listed on the Aurora Register pertains to subsection 27. (3) of the *Ontario Heritage Act* where,

If property included in the register under subsection (1.2) has not been designated under section 29, the owner of the property shall not demolish or remove a building or structure on the property or permit the demolition or removal of the building or structure unless the owner gives the council of the municipality at least 60 days notice in writing of the owner's intention to demolish or remove the building or structure or to permit the demolition or removal of the building or structure. 2006, c. 11, Sched. B, s. 11 (2).

The purpose of providing Council with 60 days to determine the Notice of Intention is to provide time to determine whether or not the property should be designated under the *Ontario Heritage Act*. According to subsection 27.(1.3) of the *Ontario Heritage Act*, the Council of a Municipality shall, before removing the reference to such a property from the Register, consult with its Municipal Heritage Committee.

COMMENTS

The owners are proposing to replace the existing second storey with a new second storey. The new second storey is to be designed with a single dormer in an Ontario House design and is to be heightened to accommodate the needs of the owner. The existing balcony is to be removed and replaced with three double-hung windows. The existing footprint is to be maintained with the current proposal. The house itself is important to the heritage value and historic character of Mosley Street and the southeast Old Aurora neighbourhood.

Since the subject property is listed on the Aurora Register of Properties of Cultural Heritage Value or Interest, Council has sixty (60) days to consider this application starting on the day the application was received pursuant to subsection 27(3) of the *Ontario Heritage Act*. Within the sixty (60) day period Council may initiate the designation process under Part IV of the *Ontario Heritage Act*. If the sixty (60) day period expires without comment or action by the Council, Section 8(2) of the *Building*

September 9, 2015

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Report No. HAC15-009

Code Act would obligate the Town to issue a permit to the applicant to demolish or remove the listed building or structure.

If Council chooses to proceed with designation under section 29 of the Ontario Heritage Act, the property should meet the prescribed criteria by the regulation determining whether the property is of cultural heritage value or interest. A Notice of Intention to Designate should be served on the owners of the property, the Ontario Heritage Trust and published in the newspaper within the sixty (60) days period. According to the Act, the Council shall consult with its municipal heritage committee if one has been appointed before giving notice of intention to designate a property

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. Refuse the application and recommend Designation under Part IV of the *Ontario Heritage Act*.

FINANCIAL IMPLICATIONS

None.

PREVIOUS REPORTS

None.

CONCLUSIONS

The proposed demolition of existing second storey at 45 Mosley Street should be considered by the Heritage Advisory Committee. The proposed reconstruction of a new second story for the existing dwelling is intended to be consistent with the Ontario Style of architecture. Additional research into the history structure and its significance within the Town is required to determine whether the property warrants designation under Part IV of the Ontario Heritage Act.

September 9, 2015

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Report No. HAC15-009

ATTACHMENTS

Attachment 1 – Location Map

Attachment 2 – Heritage Resource Brief

Attachment 3 – Photos of Property

Attachment 4 – Proposed Design for New Building, 45 Mosley Street

PRE-SUBMISSION REVIEW

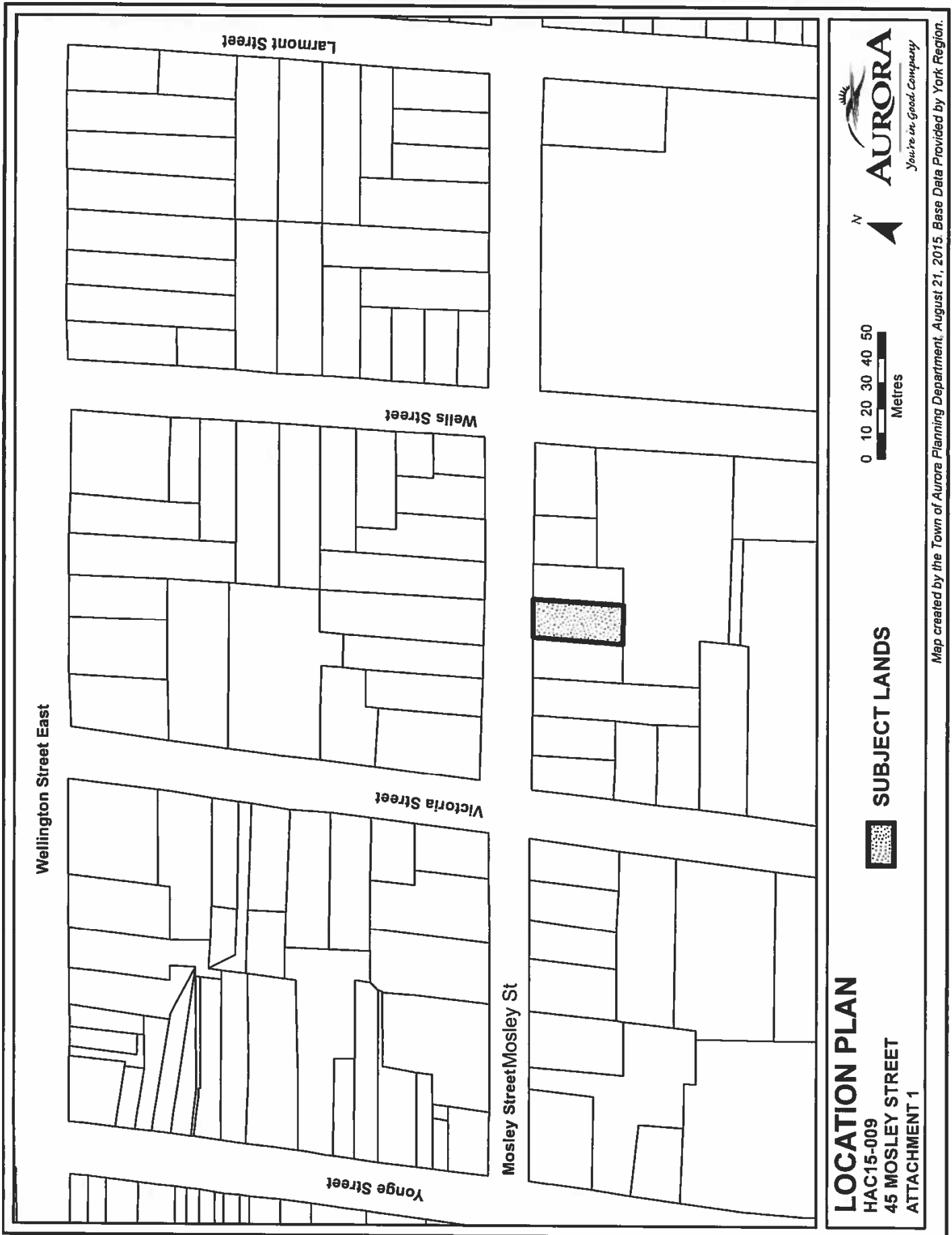
Executive Leadership Team Meeting – August 27, 2015.

Prepared by: Jeff Healey, Planner- Ext. 4349



Marco Ramunno, MCIP, RPP

Director of Planning & Development Services



LOCATION PLAN
HAC15-009
45 MOSLEY STREET
ATTACHMENT 1

Map created by the Town of Aurora Planning Department, August 21, 2015. Base Data Provided by York Region.

AURORA INVENTORY OF HERITAGE BUILDINGS

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ADDRESS: 45 Mosley Street
 CONSTRUCTION DATE: c1860
 BUILDER:
 STYLE: Georgian cottage converted to Ontario house

GENERAL DESCRIPTION:

PLAN: STOREYS: BAYS:
 FOUNDATION MATERIAL:
 EXTERIOR WALL MATERIAL:
 ROOF TYPE: Truncated gable
 WINDOWS:
 ENTRANCE:

UNIQUE FEATURES:

CHIMNEY (S):
 DORMERS: 2 dormers
 ROOF TRIM:
 WINDOW TRIM:
 SPECIAL WINDOWS:
 DOOR TRIM:
 PORCH/VERANDAH: Open verandah with balcony added
 OTHER: This structure may well have originally been located on the northeast corner of Mosley and Yonge, serving as town hall prior to the construction of a formal structure.

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Historical Society file includes...
 - 2-page letter (1985) with accompanying page of title searches (from 1873 to 1920) and two pages of assessment roll details (from 1873 to 1948).
 - 1981 B/W photo vol.1 #24.
 - 2-page letter dealing with question of original location (1997).

Attachment 3



Existing Structure- Looking South



Existing Front Porch



TOWN OF AURORA

HERITAGE ADVISORY COMMITTEE REPORT No. HAC15-010

SUBJECT: *Demolition Application for a Structure
on a Designated Heritage Property
Demolition of an Accessory Barn– 15342 Yonge Street
NE-HCD-HPA-15-04*

FROM: *Marco Ramunno, Director of Planning & Development Services*

DATE: *September 9, 2015*

RECOMMENDATIONS

THAT Report HAC15-010 be received; and

THAT the Heritage Advisory Committee recommend to Council:

THAT should Heritage Permit Application (NE-HCD-HPA-15-04) to permit the demolition of the existing 1 1/2 storey accessory barn on 15432 Yonge Street, designated under Part IV of the Ontario Heritage Act be supported, that the recommended conditions set out by staff be included.

PURPOSE OF THE REPORT

The purpose of this report is to present the Heritage Advisory Committee with a request for demolition of an existing barn at 15342 Yonge Street.

BACKGROUND

The owner of the property located at 15342 Yonge Street (also known as the Horton Place) submitted an Application to demolish the accessory structure on the subject property on July 16th, 2015. The owner of the subject property wishes to demolish the existing accessory barn. A notice of receipt was sent to the owner on July 23, 2015. Council has ninety (90) days after the Notice of Receipt is served on the applicant to issue Notice of Council decision, (unless the time is extended in writing between Town Council and the applicant) that being on October 19, 2015.

Section 33(1) of the *Ontario Heritage Act*, states that,

No owner of property designated under section 29 shall alter the property or permit the alteration of the property if the alteration is likely to affect the property's heritage attributes, as set out in the description of the property's heritage attributes that was required to be served and registered under subsection 29 (6) or (14), as

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Report No. HAC15-010

the case may be, unless the owner applies to the council of the municipality in which the property is situate and receives consent in writing to the alteration.

COMMENTS

The property is located on the west side of Yonge Street, north of Irwin Avenue. The property is designated under Part IV and Part V of the *Ontario Heritage Act*. The property is included in the Northeast Old Aurora Heritage Conservation District.

The Horton Place was constructed in 1875. The first owner of Horton Place was Dr. Alfred Robinson, a dentist who had moved to Aurora in the 1860's. Dr. Robinson used the house for his dentist practice until 1896. In 1901, the Robinson family sold the house to Charles Webster, who served as a Town Councillor in Aurora for many years. The house continued to serve as a home to the descendants of the Webster family until 2015. The house is designed in an Italianate style of architecture and is considered to be an excellent example of this style of architecture in Ontario. The Horton Place is the only significant example of Italianate architecture in Aurora.

The accessory barn was also constructed in 1875. The barn is a 1 ½ storey structure and was constructed with tongue and groove wood siding and a front gable roof. The front (east) façade comprises of a main barn door and a twelve-pane window on the first floor, the upper story features a second door with an entrance to the mow. A second twelve pane window is located on the south façade. The exterior windows and siding on the barn are original. The barn is identified as a designated heritage attribute within designation By-laws 2926-87 and 2891-87. The barn likely served as a carriage house for the Robinson and Webster families in the 19th and early 20th centuries.

Not long after the barn's construction, a 1 storey addition was erected on the west end of the accessory barn to provide more space on the main floor and poultry in the basement. The addition extended the accessory barn by approximately two metres. Upon review of the Town's Fire Insurance Maps dated 1904, revised 1913, the barn addition is present. By the 1980's, prior to designation of the structure, the addition was demolished as this portion of the structure had started to collapse and pull the rest of the accessory barn to the western riparian area. Despite the removal of the addition, the frame of the original barn was twisted, which is evident today (see attachment 3).

Upon review of the Northeast Old Aurora Heritage Conservation District Plan, Section 9.5.3.5 states that "The integrity of the high value heritage properties at 15432, 15356 and 15372 Yonge Street shall be preserved". The section further goes on to state that:

- "The existing buildings will be conserved
- Any new construction on the properties will be at the rear (east) of the lots
- Any new construction will be architecturally sympathetic to the principal building

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Report No. HAC15-010

- This plan does not preclude the future construction by the Town of alternate types of development for the property at 15356 Yonge Street which incorporates the heritage building”

The owner has identified that there is a structural issue with the accessory barn, however at the time of writing of this report, no structural engineer report has been provided. On August 28, 2015, Staff received a letter prepared by Goldsmith Borgal & Company Limited Architects supporting the demolition of the accessory barn structure (see attachment 4).

Should the Heritage Advisory Committee determine that the accessory barn be demolished, staff have provided the following condition:

- That the accessory barn not be demolished until the corresponding Zoning By-law Amendment and Site Plan Applications are approved by Council;
- That the owner of the subject property hold a site visit with members of the Heritage Advisory Committee to determine the potential availability of items as part of the Aurora Architectural Salvage Program; and,
- That the owner provides photographic documentation of the exterior and interior of the barn, prior to demolition.

Additional Works on the Lands

The owner proposes to convert the existing residential building into an office and to construct a parking area around the existing main structure (the Horton Place). The main structure is to be retained and preserved as part of the owner’s proposal.

The owner is conducting additional works on the lands that will be subject to approval by the Heritage Advisory Committee at a future meeting. Works include repairs to the structural foundation to the western wing of the main structure. The owner proposes to install a weeping tile system and waterproofing within the existing structure, surrounding the foundation. A site plan application is also anticipated for the future proposed use on the property.

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**.

Celebrating and Promoting our Culture: Through the retention of heritage resources in the Town, it will contribute to the ability to **Develop a Cultural Master Plan that includes heritage, music, and art to promote more cohesive and coordinate cultural services** action item.

September 9, 2015

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Report No. HAC15-010

ALTERNATIVE TO THE RECOMMENDATIONS

1. Refuse the application to demolish of the existing 1 1/2 storey accessory barn on 15432 Yonge Street, designated under Part IV of the Ontario Heritage Act be denied

FINANCIAL IMPLICATIONS

None.

PREVIOUS REPORTS

None.

CONCLUSIONS

Should the Heritage Advisory Committee support the demolition of the accessory barn, staff recommend that the conditions identified on page 3 of this report be included.

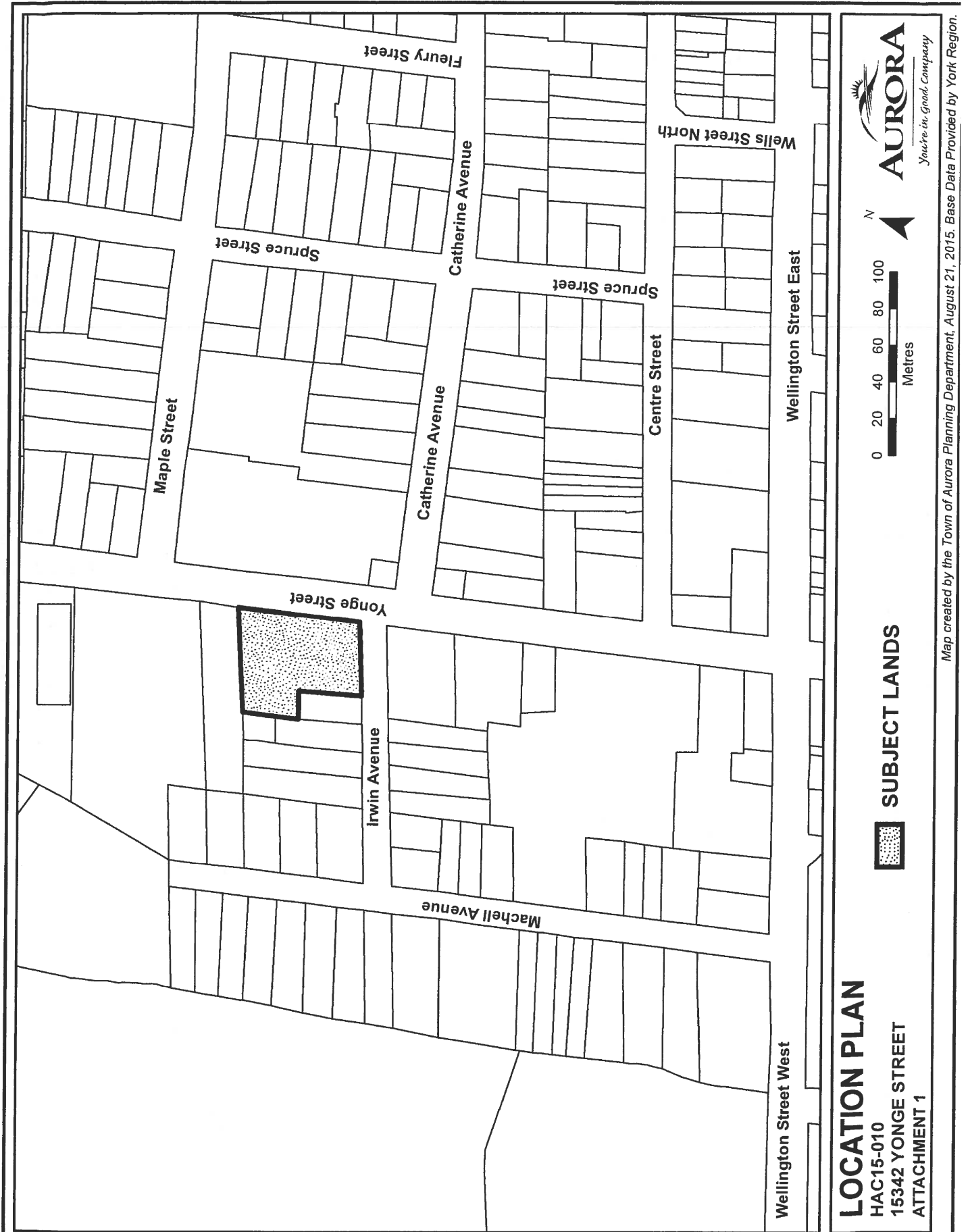
ATTACHMENTS

- Attachment 1 – Location Map
- Attachment 2 – Heritage Resource Brief (2010)
- Attachment 3 – Photos of Accessory Barn
- Attachment 4 – Letter prepared by GBCA Architects

PRE-SUBMISSION REVIEW

Executive Leadership Team Meeting – August 27, 2015.


Marco Ramunno, MCIP, RPP
Director of Planning & Development Services



LOCATION PLAN
HAC15-010
15342 YONGE STREET
ATTACHMENT 1






SUBJECT LANDS



Map created by the Town of Aurora Planning Department, August 21, 2015. Base Data Provided by York Region.

AURORA INVENTORY OF HERITAGE BUILDINGS

S I T E	<p>ADDRESS: 15342 Yonge Street</p> <p>LEGAL DESCRIPTION: PLAN: 246</p>	<p>PLAQUE: 1985 ("Horton Place")</p> <p>PART LOT: 14</p>
S T A T U S	<p>PRESENT USE: Residence</p> <p>HERITAGE DESIGNATION: OHA, AHC plaque</p> <p>OFFICIAL PLAN: Urban Residential</p>	<p>ORIGINAL USE: Residence</p> <p>1995 INVENTORY</p> <p>ZONING: R5 (Special Mixed Density)</p>
P H O T O G R A P H		
K E Y M A P		
		

AURORA INVENTORY OF HERITAGE BUILDINGS

<p>A R C H I T E C T U R E</p>	<p>ADDRESS: 15342 Yonge Street CONSTRUCTION DATE: 1875 STYLE: Italianate ell-shaped house BUILDER: Dr Alfred Robinson</p> <p><u>GENERAL DESCRIPTION:</u> PLAN: STOREYS: 2 BAYS: FOUNDATION MATERIAL: Rough stone. EXTERIOR WALL MATERIAL: Brick ROOF TYPE: Hip WINDOWS: 2/2 sash; bay ENTRANCE: Main door with rounded windows and keystones</p> <p><u>UNIQUE FEATURES:</u> CHIMNEY (S): DORMERS: ROOF TRIM: WINDOW TRIM: Decorative wood trim SPECIAL WINDOWS: DOOR TRIM: PORCH/VERANDAH: Front, side porches with columns, pilasters, brackets OTHER: Conservatory; iron cresting (etal); trail; iron fence; carriage house</p>
<p>H I S T O R Y</p>	<p>Dr Robinson started up dental practice in Aurora in the 1860's. In 1875 he bought a commercial property at S/W corner of Yonge and Wellington and conducted his practice from there. In 1876, he relocated his practice to this location, his new home.</p> <p>Historical Society file includes..</p> <ul style="list-style-type: none"> - Photocopy of photo 988.50.30 (circa 1900). - 1 page of title search info, from 1797 to 1938. - 7 pages of handwritten notes (undated). - 3 pages of research notes (1977). - 1981 B/W photo vol.1 #13. - 6-page heritage Property Report (1983). - 10-page recognition Ceremony of Heritage Property Plaquing Program (1985). - 2-page newspaper article describing house (1987). - Colour photo of livingroom (1990). - 2-page record of visit by Newmarket Historical Society (1993). - Colour photo (1993). - Colour photo (2000).

Attachment 3



Existing Barn- Looking South-west



Existing Barn- Looking South

Attachment 3



Existing Barn- Looking North-west



Photo of existing foundation and door, south west corner of the barn.



August 27, 2015

Jeff Healey
Planning and Development Services
Town of Aurora
100 John West Way
3rd Floor
Aurora, Ontario
L4G 6J1

Dear Mr. Healey:

**Re: "Horton Place"
15342 Yonge St., Aurora, Ontario
Existing 1870s Barn**

On August 19, 2015, our office visited the "Horton Place" property and met with Lora Cai, the owner, regarding the existing wood barn behind and to the northwest of the 1875 house on the property.

Under the Town of Aurora's Bylaws 2891-87 and 2926-87, the Horton Place property was designated as a heritage property in 1987 under Section 29 of the Ontario Heritage Act, 1980. The existing original barn was mentioned in the last sentence under reasons for designation in Schedule "B" of Bylaw 2891-87.

The existing two-storey wood barn is about 12 feet wide by 20 feet deep in plan. The barn's front entrance faces east and backs onto a heavily wooded area which slopes down to the west. The structure appears to have a stone foundation with brick infill around the door and window openings, and the basement is accessible from the south side through an existing door opening. The barn is clad on all four sides with horizontal tongue-and-groove wood siding stained with a moss green colour, with contrasting cream-coloured trim at the gable roof, building corners, doors and windows. The barn has a metal roof from a later period.

While there are signs of sagging and/or bowing of the metal roofing and of the horizontal siding on all sides of the barn, this is most noticeable on the north side. The metal roofing on the north side is opening up at the eaves as much as two inches in the middle, and all the horizontal wood siding on the north elevation has warped and is bowing upwards. This suggests that the existing wood structure has been subject to a tremendous amount of moisture. This is corroborated by the fact that the lower portion of the property on the west side is a wetland.

Given that the lower portion of the barn was originally poorly situated on a wetland, the barn structure would always have been subject to moisture from the ground, even if the existing wood structure above the stone foundation was to be completely rebuilt.

The interior of the barn at the main floor and basement was filled with household articles at the time of the visit and was not examined. Existing wood deck and joists supporting the main and upper floors are visible through the side basement and main entrance door openings. The interior has a musty smell which suggests the probable presence of mould. Between the existing house and the barn is knob and tube overhead electrical wiring, which could pose a fire hazard.

We were advised by Lora Cai, the owner, that it is her intention to renovate the interior of the house and convert it to an office, and that the existing barn would have no use. Her plan is to have the existing barn demolished in order to provide more parking on her property to support the proposed use of the heritage house as an office building.

Due to the condition of the existing barn, for the proposed adaptive reuse of the 1875 Italianate house, we support the owner's request to demolish the barn at the rear of her property. Given that the barn is original to the designated property, we also recommend that, prior to demolition, the exterior and interior of the barn structure be documented by photographs and that these photographs be submitted by the owner to the Town of Aurora.

Sincerely,
Goldsmith Borgal & Company Ltd. Architects



Ida Seto, OAA, CAHP

362 Davenport Road, Suite 100
Toronto, Ontario
M5R 1K6
Tel: (416) 929-6556

Cc: Lora Cai, Owner



TOWN OF AURORA

HERITAGE ADVISORY COMMITTEE REPORT No. HAC15-011

SUBJECT: *Doors Open Aurora 2015 – Event Summary Report*

FROM: *Marco Ramunno, Director of Planning & Development Services*

DATE: *September 9, 2015*

RECOMMENDATIONS

THAT Report No. HAC15-011 be received; and

THAT the Heritage Advisory Committee extend thanks to the following individuals and groups for their support of Doors Open Aurora 2015:

- *All site owners/co-ordinators;*
- *All volunteers and site staff;*
- *The Auroran newspaper;*
- *The Mayor, Members of Council, and supporting Town Staff; and*

THAT the Heritage Advisory Committee recommend to Council that the expenditure plus applicable taxes for the 2016 Doors Open Ontario registration fee to the Ontario Heritage Trust, estimated at \$1,695.00, be authorized.

PURPOSE OF THE REPORT

The purpose of this report is to provide the Heritage Advisory Committee with a summary of the Doors Open Aurora 2015 event which took place on Saturday August 15, 2015 and to seek Council authorization for registration of the 2016 Doors Open Aurora event with the Ontario Heritage Trust.

BACKGROUND

Aurora held its tenth annual Doors Open Aurora event on Saturday August 15, 2015 from 10 a.m. to 4 p.m. with visitors touring sites of local natural, historic, or architectural significance. Doors Open Ontario has been hosted by the Ontario Heritage Trust for the past thirteen years.

Doors Open Aurora 2015 was successful in attracting 2,724 site visits to 16 participating sites over the course of the day. Most sites were concentrated in the historic core and the Southeast Old Aurora community and were therefore located within walking distance from each other. This was convenient for visitors and created a centralized area of activity and alleviated the need for parking space at each participating site.

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Doors Open Aurora 2015 Participating Sites

The Aurora Farmer's Market and Artisan Fair located in Town Park served as the Doors Open Aurora headquarters from 8 a.m. to 1 p.m. Here, visitors were able to pick up printed materials such as the Doors Open Aurora 2015 Map Guide.

A total of 16 sites participated in Doors Open Aurora 2015, those being:

- St. Andrew's College
- Aurora Readiness Centre
- Hillary House and Koffler Museum of Medicine
- Aurora Lawn Bowling Club
- George Russell House
- Benjamin Stephenson House
- Aurora Public Library
- Aurora Cultural Centre
- Rising Sun Masonic Lodge
- Aurora Farmers' Market and Artisan Fair
- History and Mystery Walking Tour
- Aurora Armoury
- Charles Henry Sheppard House and Sheppard's Bush Conservation Area
- Merlin's Hollow
- Petch Log House
- Aurora Sports Hall

The Aurora Sports Hall of Fame was the only new participating site to Doors Open Aurora this year. An additional five sites returned to Doors Open Aurora after several years of hiatus, including St. Andrew's College, Aurora Readiness Centre, George Russell House, Benjamin Stephenson House and the Aurora Armoury.

Hillary House & Koffler Museum of Medicine opened their doors to the public displaying their significant collection of original artifacts and furnishings. St. Andrew's College also opened their doors showcasing the campus' new and Georgian-style buildings.

The Aurora Readiness Centre opened the basement for the public to view the former tiefenbunker that was purchased by Metropolitan Toronto in 1962.

The Aurora Sports Hall of Fame invited visitors to their historic exhibition of sports contributors and athletes in Aurora. The Rising Sun Masonic Lodge readied their building as they would for a formal Masons meeting for the public to enjoy.

The "History and Mystery" Walking tour was hosted by David Heard, who retold Aurora's early history from its early beginnings to this year's sesquicentennial.

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The Aurora Armoury opened their doors to the public and featured members of the Canadian Armed Forces which included military trucks and equipment. Merlin's Hollow, a well-known garden in the community allowed visitors to tour the grounds.

Other returning community favourites included the Charles Henry Sheppard House and Sheppard's Bush Conservation Area, the Benjamin Stephenson House (Pace Credit Union), the Aurora Public Library, the Aurora Cultural Centre, and the Aurora Farmer's Market & Artisan Fair.

Volunteers

The Doors Open Aurora 2015 event preparation involved many individuals including volunteers, site operators, and Town staff. These individuals dedicated their time and effort to make Doors Open Aurora 2015 successful. Their efforts in helping to encourage appreciation for sites of natural, historic, and architectural significance are greatly appreciated.

Doors Open Aurora 2015 Advertising and Media Coverage

Articles were published in *the Auroran* every week for 5 weeks leading up to the event. Every participating site was featured in *the Auroran*. This also included an after-event article in order to thank everyone who was involved. In addition, the event was featured on the Town of Aurora website (<http://www.aurora.ca/thingstodo/pages/doors-open-aurora-2015.aspx>) and the Doors Open Ontario website (www.doorsopenontario.on.ca). The event was also featured on the Town of Aurora twitter and Facebook pages, snapd Aurora, and the Auroran.

The Town's Communications staff provided assistance in advertising the event as well as creating important printed materials. These included map guides, individual site flyers, flyer inserts to be distributed with the water bills, and display boards. The assistance provided by the Town's Communications staff is essential to the Doors Open Aurora event.

Visitor's Survey

This year, the Ontario Heritage Trust invited Aurora to participate in a socio-economic survey. The purpose of this survey is to obtain visitors' feedback for the event. The survey was made by the Ontario Heritage Trust and asked key questions that would relay information on the number of individuals visiting Aurora that day and where they were travelling from, for example. The survey was made available at each site in a hard-copy format. In total, 67 surveys were returned. Key information collected from the surveys is summarized in Attachment 2.

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COMMENTS

There was an increase in the number of sites this year. A total of 2,724 visits were made amongst the 16 participating sites, up from 2,547 visits in 2014. The increase in numbers for the event is most likely due to pleasant weather; however the afternoon temperature of 29°C may have deterred visitors in the afternoon. In order to ensure the event remains new and fresh, staff attempts to add new and exciting sites to the roster every year. This means that sites should rotate their participation in order to keep community interest.

Event date: While the event was well-attended by members of the community, it should be noted that as the event is held in the summer, many residents are on vacation or are out of town. Therefore, it is recommended that the Heritage Advisory Committee take this in consideration when planning the date of the 2016 event.

Signage: Doors Open signage is routinely posted on the day of the event. Each site displays a *Doors Open Aurora* sign (with a corresponding number to the map guide) as well as a *Doors Open Ontario* sign, which is required by the Ontario Heritage Trust. These signs give greater visibility and recognition that the site is associated with the event.

Advertising/Printed Materials: This year, staff prepared a new Virtual Tour map to provide an interactive experience for residents on the Town's website. Our survey responses showed an increase in notification of the event from the Town of Aurora Website. It is recommended that the Committee continue to direct staff in ordering printed materials for future Doors Open events including map guides, display boards, individual site brochures, posters, and flyer inserts for Town mail-outs. It is also recommended that the Committee continue to direct staff in advertising through the Town of Aurora website and social media, and to work in co-operation with local news media.

Promotion: In order to reach a higher number of potential Doors Open visitors, volunteers set-up a booth at the Aurora Farmer's Market and Artisan Fair from 8 a.m. to 1 p.m. on Saturday August 1, 2015 and Saturday August 8, 2015. The booth displayed Doors Open Aurora and Doors Open Ontario Signage, Doors Open newspaper articles, and related materials. Volunteers handed out Doors Open Aurora brochures and map guides. It is recommended that Doors Open Aurora promotion is increased to provide more awareness to residents within Aurora.

T-Shirts: Each Doors Open Aurora volunteer received a free T-shirt displaying the Doors Open Aurora logo. These T-shirts are a way of thanking volunteers, as well as making them easily easy to identify by visitors. It is recommended that the Doors Open event continue this expense.

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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

None.

FINANCIAL IMPLICATIONS

None.

PREVIOUS REPORTS

None.

CONCLUSIONS

Doors Open Aurora continues to create awareness of local sites of natural, architectural, or historic significance. It is recommended that Aurora continue to participate in Doors Open Ontario 2016 and that staff be directed to prepare for the 2016 event.

ATTACHMENTS

Attachment 1 – Doors Open Aurora 2015 Recorded Site Visits
Attachment 2 – Doors Open Aurora 2015 Key Survey Information
Attachment 3 – Doors Open Aurora 2015 Event Photographs

PRE-SUBMISSION REVIEW

Executive Leadership Team Meeting – August 27, 2015.

Prepared by: Jeff Healey, Planner- Ext. 4349


Marco Ramunno, MCIP, RPP
Director of Planning & Development Services

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Attachment 1

Doors Open Aurora 2015

Recorded Site Visits

Site	Visitor Count
St. Andrew's College	350
Aurora Readiness Centre	378
Hillary House and Koffler Museum of Medicine	216
Aurora Lawn Bowling Club	35
George Russell House	87
Benjamin Stephenson House	87
Aurora Public Library	179
Aurora Cultural Centre	220
Rising Sun Masonic Lodge	155
Aurora Farmers' Market and Artisan Fair	260
History and Mystery Walking Tour	56
Aurora Armoury	233
Sheppard House	109
Merlin's Hollow	216
Petch Log House	112
Aurora Sports Hall of Fame	31
Total:	2,724

Attachment 2

Doors Open Aurora 2015 Key Survey Information

Survey Respondents: 67 surveys completed

1. Percentage of out of town visitors vs. local visitors:
Out-of-town – 49%
Locals – 51%

2. Communities of out-of-town visitors:
Aurora – 50%
Toronto – 9%
Newmarket – 10%
Whitby – 3%
East Gwillimbury – 3%
Burlington – 1%
Richmond Hill – 6%
Uxbridge – 1%
Saskatoon – 1%
Thornhill – 3%
Lynden and Port Ronan – 1%
King City – 1%
Markham – 1%
Other – 6%

3. Reasons for out-of-town visitors to travel to Aurora on the day of the event:
Attend Doors Open Aurora – 53%
Other – 35%
(N/A) – 11%

4. Number of sites people plan to visit on the day of the event:
1 to 4 – 43%
5 to 8 – 13%
9 to 12 – 6%
12 to 14 – 1%
+ 14 – 1%

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5. Number of Doors Open Ontario (DOO) events (in other municipalities) visitors planned to attend:
 - 1 DOO event – 45%
 - 2 DOO events – 18%
 - 3 DOO events – 18%
 - 4 DOO events – 3%
 - 5 or more DOO events – 9%

 6. Summary of how Doors Open Aurora visitors heard about the event (survey respondents checked all that applied):
 - DOO Brochure – 7%
 - DOO Website – 6%
 - Doors Open Aurora Website – 12%
 - Local Newspaper Article – 18%
 - Radio Ad/Interview – 1%
 - Social Media – 3%
 - Multiple Sources – 19%
 - Word of Mouth – 13%
 - Other – 10%

 7. Number of people travelling to Doors Open Aurora in a group
 - Travelling single – 18%
 - Group of 2 people – 46%
 - Group of 3 people – 13%
 - Group of 4 people – 13%
 - Group of 5 or more people – 6%

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Attachment 3

Doors Open Aurora 2015 Event Photographs



Site Operator and Doors Open Aurora Volunteer, Aurora Readiness Centre



Canadian Armed Forces, Aurora Armoury

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Doors Open Aurora Volunteer, Aurora Sports Hall of Fame Member



Doors Open Aurora Volunteers, Aurora Public Library



Visitors at the Aurora Farmer's Market and Artisan Fair



**EXTRACT FROM
COUNCIL MEETING OF
TUESDAY, AUGUST 11, 2015**

7. ADOPTION OF ITEMS NOT REQUIRING SEPARATE DISCUSSION

Items 2, 14, 17, 19, 20, 21, 22, 24, and 25 were identified as items not requiring separate discussion. Item 9 was removed from the agenda on approval of the agenda.

**Moved by Councillor Thom
Seconded by Councillor Humfries**

THAT the following recommendations with respect to the matters listed as “Items Not Requiring Separate Discussion” be adopted as submitted to Council and staff be authorized to take all necessary action required to give effect to same:

22. Heritage Advisory Committee Meeting Minutes of July 13, 2015

THAT the Heritage Advisory Committee meeting minutes of July 13, 2015, be received; and

THAT the following recommendation regarding Item 1 – Report No. HAC15-002 – Request to Remove a Property from the Aurora Register of Properties of Cultural Heritage Value or Interest, 12 Ransom Street be approved:

THAT the property located at 12 Ransom Street be removed from the Aurora Register of Properties of Cultural Heritage Value or Interest subsequent to demolition; and

THAT the following recommendations regarding Item 2 – Report No. HAC15-005 – Request to Remove a Property from the Aurora Register of Properties of Cultural Heritage Value or Interest, 98 Mosley Street be approved:

THAT the property located at 98 Mosley Street be removed from the Aurora Register of Properties of Cultural Heritage Value or Interest; and

THAT the proposed elevations are subject to approval of Planning Staff to ensure the proposed new dwelling will maintain the heritage character of the area.

CARRIED



**EXTRACT FROM
COUNCIL MEETING OF
TUESDAY, AUGUST 25, 2015**

9. CONSIDERATION OF ITEMS REQUIRING SEPARATE DISCUSSION

10. Heritage Advisory Committee Meeting Minutes of August 17, 2015

**Moved by Councillor Mrakas
Seconded by Councillor Gaertner**

THAT the Heritage Advisory Committee meeting minutes of August 17, 2015, be received; and

THAT the following recommendations regarding Item 1 – Report No. HAC15-008 – Request to Remove a Property from the Aurora Register of Properties of Cultural Heritage Value or Interest, 103 Hillview Road, be approved:

THAT the property located at 103 Hillview Road be removed from the Aurora Register of Properties of Cultural Heritage Value or Interest; and

THAT the proposed elevations are subject to approval of Planning Staff; and

THAT, if the building is to be demolished, a photographic record, measured drawings and/or salvage of significant architectural elements, be retained; and

THAT the following recommendation regarding Item 2 – HAC15-007 – 32 Wellington Street East, Final Disposition of the “David W. Doan House” Designated under Part IV of the *Ontario Heritage Act*, be approved:

THAT a third-party peer review, to be conducted by a firm with experience in the preservation of heritage buildings, be sought by the Town and paid for by the applicant, with the added objective of determining how to save the front façade of the David W. Doan House, as was originally intended and agreed upon.

CARRIED