



**HERITAGE
ADVISORY COMMITTEE
MEETING AGENDA**

MONDAY, APRIL 11, 2016

7 P.M.

**HOLLAND ROOM
AURORA TOWN HALL**



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

DATE: Monday, April 11, 2016

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 March 7, 2016 pg. 1

RECOMMENDED:

THAT the Heritage Advisory Committee meeting minutes of March 7, 2016, be received for information.

4. DELEGATIONS

(a) **Chris Alexander, Owner of 101 Tyler Street** pg. 6
**Re: Item 2 – Memorandum from Planner; Re: Additional
Information – Heritage Advisory Committee Report No.
HAC15-015, 101 Tyler Street**

5. MATTERS FOR CONSIDERATION

1. **HAC16-003 – Heritage Permit Application** pg. 7
20 Catherine Avenue
File: NE-HCD-HPA-16-01

RECOMMENDED:

THAT Report No. HAC16-003 be received; and

THAT the Heritage Advisory Committee recommend to Council:

THAT Heritage Permit Application NE-HCD-HPA-15-06 be approved to permit the construction of a 52m² accessory structure as per submitted plans; and

THAT the demolition of the existing detached garage be approved.

2. **Memorandum from Planner** pg. 20
Re: Additional Information
Heritage Advisory Committee Report No. HAC15-015
101 Tyler Street

RECOMMENDED:

THAT the memorandum regarding Additional Information, Heritage Advisory Committee Report No. HAC15-015, 101 Tyler Street, be received; and

THAT the Heritage Advisory Committee consider the additional information received from the owner and provide a recommendation to Council.

6. INFORMATIONAL ITEMS

3. **Memorandum from Planner** pg. 34
Re: Approval of Wood Plaque Application
7 Kennedy Street West

RECOMMENDED:

THAT the memorandum regarding Approval of Wood Plaque Application, 7 Kennedy Street West, be received for information.

4. **Extract from Council Meeting of March 8, 2016** pg. 40
**Re: Heritage Advisory Committee Meeting Minutes of
February 8, 2016**

RECOMMENDED:

THAT the Extract from Council Meeting of March 8, 2016, regarding the Heritage Advisory Committee meeting minutes of February 8, 2016, be received for information.

7. **NEW BUSINESS**

8. **ADJOURNMENT**



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

Date: Monday, March 7, 2016

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

Committee Members: Councillor Jeff Thom (Chair), Councillor Wendy Gaertner (Vice Chair), Barry Bridgeford, Carol Gravelle, James Hoyes, John Kazilis, and Bob McRoberts (Honorary Member)

Member(s) Absent: Kathy Constable and Martin Paivio

Other Attendees: Councillor Tom Mrakas (departed 7:27 p.m.), Marco Ramunno, Director of Planning and Development Services, Jeff Healey, Planner, and Samantha Kong, Council/Committee Secretary

The Chair called the meeting to order at 7 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 John Kazilis
Seconded by James Hoyes**

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

CARRIED

3. RECEIPT OF THE MINUTES

Heritage Advisory Committee Meeting Minutes of February 8, 2016

Heritage Advisory Committee Meeting Minutes
Monday, March 7, 2016

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**Moved by Bob McRoberts
Seconded by Barry Bridgeford**

THAT the Heritage Advisory Committee meeting minutes of February, 8 2016, be received for information.

CARRIED

4. DELEGATIONS

- (a) **Helen Ahranis and Adam Marshall, Residents**
Re: Item 1 – Memorandum from Planner; Re: Additional Information to Heritage Advisory Committee Report No. HAC16-001 – Request to Remove a Property from the Aurora Register of Properties of Cultural Heritage Value or Interest, 41 Metcalfe Street

Ms. Ahranis and Mr. Marshall were present to answer questions regarding their request.

**Moved by James Hoyes
Seconded by John Kazilis**

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

CARRIED

- (b) **David Heard, Resident, representing Aurora Pet Cemetery National Designation Advocacy Group**
Re: Aurora Pet Cemetery Logistics/Access

Mr. Heard presented a brief overview of the Pet Cemetery and indicated that residents have expressed support to designate the cemetery and are eager to gain access to the property.

**Moved by Carol Gravelle
Seconded by Bob McRoberts**

THAT the comments of the delegation be received and referred to Item 3.

CARRIED

5. MATTERS FOR CONSIDERATION

1. **Memorandum from Planner**
Re: Additional Information to Heritage Advisory Committee Report No. HAC16-001 – Request to Remove a Property from the Aurora Register of Properties of Cultural Heritage Value or Interest, 41 Metcalfe Street

Staff indicated that the applicant had provided additional information to General Committee on March 1, 2016, at which time General Committee referred the matter back to the Heritage Advisory Committee.

The Committee expressed concern regarding the revised elevation plans and strongly encouraged the property owners to maintain, restore, or replicate the front façade (depending on the condition), in order to preserve the character and identity of the unique style of the home. The Committee suggested that, should Council choose to delist the property, the final elevation plans should be approved by Planning and Development Services to ensure the preservation of the façade.

Moved by Bob McRoberts
Seconded by James Hoyes

THAT the memorandum regarding Additional Information to Heritage Advisory Committee Report No. HAC16-001 – Request to Remove a Property from the Aurora Register of Properties of Cultural Heritage Value or Interest, 41 Metcalfe Street, be received; and

THAT the Heritage Advisory Committee recommend to Council:

THAT the application to remove 41 Metcalfe Street from the Aurora Register of Properties of Cultural Heritage Value or Interest be refused.

CARRIED

2. **Memorandum from Planner**
Re: Selection of New Members to the Heritage Evaluation Working Group

Staff provided a brief overview of the Heritage Evaluation Working Group and indicated that new Committee members were required to fill vacancies due to a resignation.

The Committee nominated the following three Committee members to the Heritage Evaluation Working Group: Carol Gravelle; James Hoyes; and Martin Paivio.

**Moved by John Kazilis
Seconded by Wendy Gaertner**

THAT the memorandum regarding Selection of New Members to the Heritage Evaluation Working Group be received; and

THAT Carol Gravelle, James Hoyes, and Martin Paivio, be appointed to the Heritage Evaluation Working Group.

CARRIED

6. INFORMATIONAL ITEMS

3. HAC16-002 – 14378 Yonge Street, Pet Cemetery, Update on Status of Future Heritage Designation

Staff provided a status update regarding the Pet Cemetery and indicated that a legal description has been obtained to set parameters for future designation under the *Ontario Heritage Act*. After the Pet Cemetery is designated under the *Ontario Heritage Act*, the Cemetery may be considered for designation as a National Historic Site. Staff further stated that public access may be achieved within the next two years, once the surrounding developments are completed.

The Committee expressed interest regarding a visit to the site, and also suggested that sponsor programs be considered to assist with future maintenance fees.

**Moved by Wendy Gaertner
Seconded by James Hoyes**

THAT Report No. HAC16-002 be received for information.

CARRIED

7. NEW BUSINESS

None

Heritage Advisory Committee Meeting Minutes
Monday, March 7, 2016

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8. ADJOURNMENT

**Moved by James Hoyes
Seconded by Bob McRoberts**

THAT the meeting be adjourned at 8:45 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: Monday April 11, 2016

SUBJECT: 101 Tyler Street

NAME OF SPOKESPERSON: Chris Alexander

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

BRIEF SUMMARY OF ISSUE OR PURPOSE OF DELEGATION:

Memorandum for 101 Tyler Street

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?

DATE:

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



TOWN OF AURORA

HERITAGE ADVISORY COMMITTEE REPORT No. HAC16-003

SUBJECT: *Heritage Permit Application*
20 Catherine Avenue
File: NE-HCD-HPA-16-01

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

DATE: *April 11, 2016*

THAT Report No. HAC16-003 be received; and

THAT the Heritage Advisory Committee recommend to Council:

THAT Heritage Permit Application NE-HCD-HPA-15-06 be approved to permit the construction of a 52m² accessory structure as per submitted plans; and

THAT the demolition of the existing detached garage be approved.

PURPOSE OF THE REPORT

The purpose of this report is to provide Council with direction from the Heritage Advisory Committee regarding Heritage Permit Application NE-HCD-HPA-16-01 regarding a proposed demolition of an existing accessory structure and the construction of a new accessory structure located at 20 Catherine Avenue, designated under Part V of the *Ontario Heritage Act* as part of the Northeast Old Aurora Heritage Conservation District.

BACKGROUND

The owners of the property located at 20 Catherine Avenue (also known as “The Phillips House”) submitted Heritage Permit Application NE-HCD-HPA-16-01 on March 18, 2016.

The existing house located at 20 Catherine Avenue (known as “The Phillips House”) was built circa 1885 by Daniel A. Phillips. The house can be described as a two and a half storey, EII-shaped House High Victorian Style with a gable roof.

The owners propose to demolish an existing accessory structure on the subject lands and replace with a proposed 52m² accessory structure to serve as a garage.

The subject property was designated in 2006 under Part V of the *Ontario Heritage Act* as part of the Northeast Old Aurora Heritage Conservation District. Section 42 of the *Act* states that,

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Report No. HAC16-003

No owner of property situated in a heritage conservation district that has been designated by a municipality under this Part shall do any of the following, unless the owner obtains a permit from the municipality to do so: "1. Alter, or permit the alteration of, any part of the property, other than the interior of any structure or building on the property; 2. Erect, demolish or remove any building or structure on the property or permit the erection, demolition or removal of such a building or structure.

The Heritage Permit Application was deemed complete by staff on March 21 2016. Council has 90 days to respond to the Application or else the Application is automatically approved.

COMMENTS

On March 21 2016, staff issued a Notice of Receipt on behalf of Council as per By-law 5365-11 (being a By-law to delegate certain assigned Council authority under the *Ontario Heritage Act* regarding the power to consent to alterations of designated heritage properties).

Since the house is designated under Part V of the *Act* any alterations should be in compliance with the Northeast Old Aurora Heritage Conservation District Plan (the Plan). Several policies were considered in reviewing the application. Sketches and location of the proposed addition were provided by the owner are shown in Attachment 4.

Existing Accessory Structure

The existing accessory structure can be described as a 1 storey wood structure with a gable roof. The garage measures approximately 28.5m² in area.

Upon review of the Fire Insurance Maps prepared in 1904, revised in 1927, the subject lands contain the existing 2 ½ storey house and a 2 storey accessory structure with a 1 storey addition. Other accessory structures along the north side of Catherine Avenue are indicated as "Auto" yet the accessory structure on the subject lands does not include this description. Upon review of the location of the accessory structure as shown in the fire insurance map, the location of the accessory structure does not appear to match as shown in Figure 1 on the following page.

Further review was undertaken on the 1960 Fire Insurance map. This map displays a one storey accessory structure on 20 Catherine Avenue. The location of the one storey structure appears to no longer match the location of a neighbouring accessory structure which was located next door at 16 Catherine Avenue as shown in Figure 2 on the following page.

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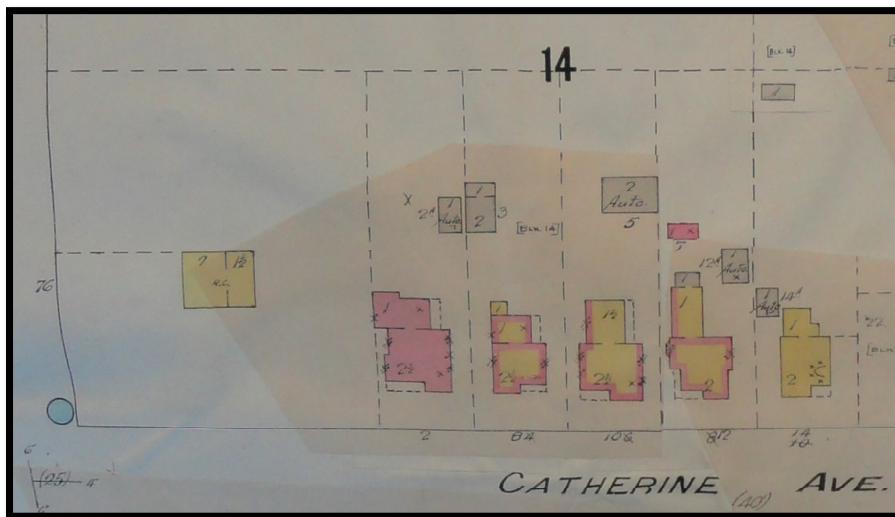


Figure 1: A two storey accessory structure with a one storey addition is shown on the 1904 (revised in 1927) Fire Insurance Map. 20 Catherine Avenue is the third property from Yonge Street (left).

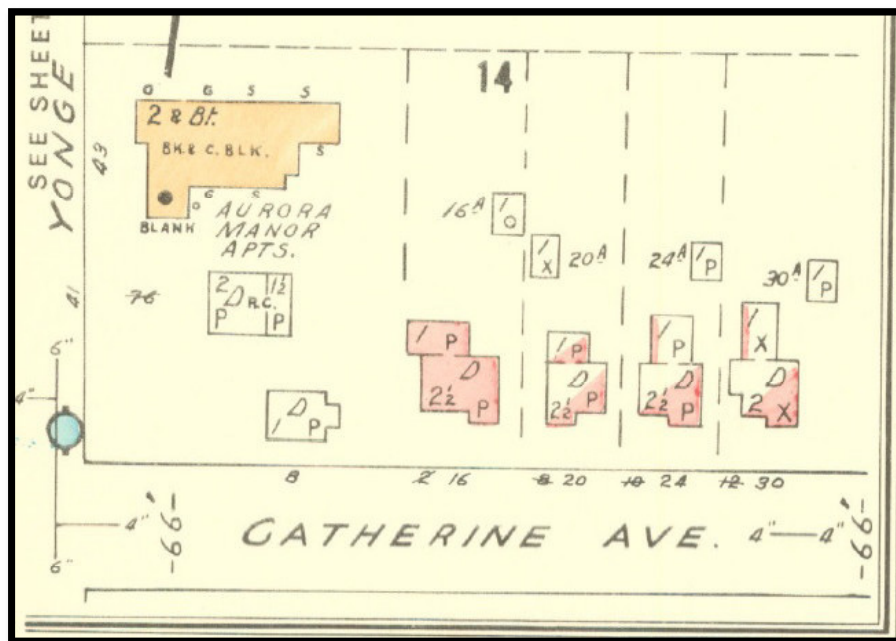


Figure 2: A one storey accessory structure is shown on the 1960 Fire Insurance Map. Note that the structure has moved in front of the accessory structure at 16 Catherine Avenue.

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Report No. HAC16-003

Upon review of York Maps aerial photography of the Town of Aurora, the accessory structure appears to match its current shape and size by 1970.

Therefore, there is evidence to suggest that the existing accessory structure is not the original accessory structure as shown in the 1927 Fire Insurance Map. The rear portion of the accessory structure identified as the 'existing attached shed' was likely constructed between 1927 and 1960. The front portion of the accessory structure identified as the 'existing garage' was constructed between 1960 and 1970.

Proposed Accessory Structure

Policy 9.1.2.6 of the Plan speaks of Accessory Structures and states that "*Since the district was always relatively urban in character, rear-yard garages and outbuildings are generally reflective of this in terms of overall design and are relatively modest in terms of scale and height*". The proposed accessory structure features a front gable roof with a window above the garage door as shown on Attachment 4. The proposed structure measures a height of 4.5 metres from grade to the tip of the roof. It is recommended that the owner consider two separate garage doors versus a single door. The proposed work is in agreement with this policy as the proposed accessory structure is meets the height requirements and design characteristics of the District Plan.

Policy 9.1.2.1 of the Plan speaks to traditional spacing and driveway placement within the District. It is a guideline of the District Plan to "*preserve traditional spacing of buildings, new garages for new or existing houses shall be separate rear or flankage outbuildings*". The proposed accessory structure is setback approximately twelve (12) metres north of the historical main building. The proposed work is in agreement with this policy as the proposed accessory structure is located at the rear and to the side of the historic building.

Section 9.8.1 of the Plan identifies appropriate materials to be used for additions within the District. The applicant is proposing board and batten siding on the building addition. The owners propose that the colour and materials will closely mimic the existing accessory structure. The proposed material is considered to be appropriate within the District.

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***.

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ALTERNATIVE(S) TO THE RECOMMENDATIONS

None.

FINANCIAL IMPLICATIONS

None.

PREVIOUS REPORTS

None.

CONCLUSIONS

The house located at 20 Catherine Avenue is a designated heritage property under Part V of the *Ontario Heritage Act* and Council approval is required for any demolition and construction of a structure that may affect its cultural heritage value or interest.

Once a heritage permit application is received, Council has ninety (90) days from the date of issuing a Notice of Receipt to: consent to the application with or without terms and conditions, or refuse the application.

It is recommended to approve the Heritage Application Permit, which is in compliance with the Northeast Old Aurora Heritage Conservation District Plan.

ATTACHMENTS

Attachment 1 – Location Map

Attachment 2 – Heritage Resource Brief (2010)

Attachment 3 – Photos of Existing Accessory Structure, 20 Catherine Avenue

Attachment 4 – Proposed Design for Accessory Structure, 20 Catherine Avenue

Attachment 5 – Proposed location for Accessory Structure, 20 Catherine Avenue

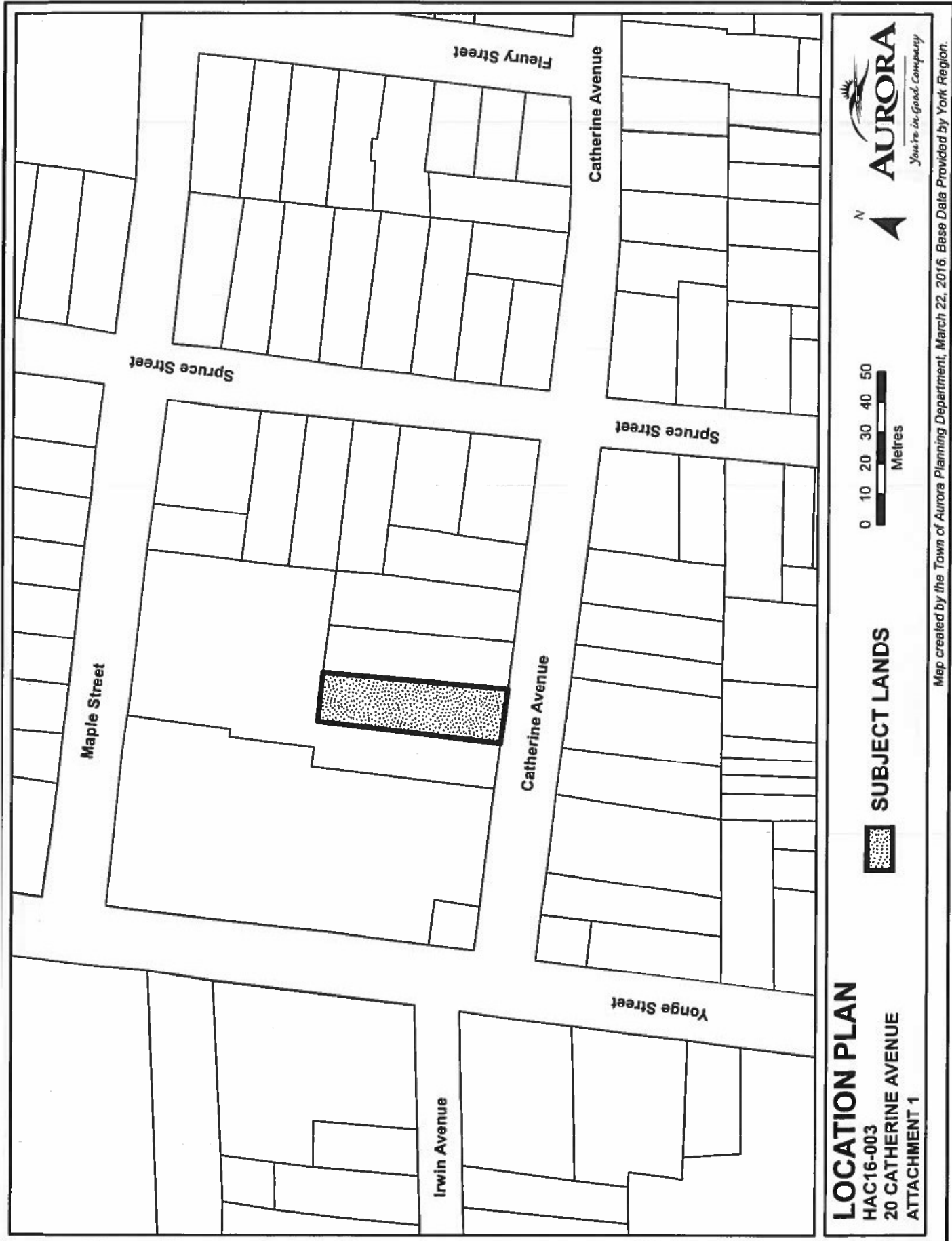
PRE-SUBMISSION REVIEW


Executive Leadership Team Meeting – March 31, 2016.

Prepared by: Jeff Healey, Planner- Ext. 4349



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



AURORA REGISTER OF PROPERTIES OF CULTURAL HERITAGE VALUE OR INTEREST (Updated 2010)	
SITE	<p>Address: 20 Catherine Avenue</p> <p>Former Address:</p> <p>Legal Description: PLAN: 5 LOT: 47</p>
STATUS	<p>Current Use: Residence Original use: Residence</p> <p>Heritage Status: Listen & designated Pt V NE By-law No. & Date: 4804-06.D Old Aurora</p> <p>Official Plan: Urban residential Zoning: R5 (Special Mixed Density)</p> <p>HCD: Plaques: 1991 ("Phillips House")</p>
PHOTOGRAPH	
KEY MAP	

**AURORA REGISTER OF PROPERTIES OF CULTURAL
HERITAGE VALUE OR INTEREST (Updated 2010)**

ARCHITECTURE

GENERAL INFORMATION:

Address:	20 Catherine Avenue	Builder:	Daniel A. Phillips
Construction Date:	1885	Architect:	
Architectural Style:	Ell-shaped House High Victorian Style	Original Owner:	
Heritage Easement:		Historical Name:	"Phillips House"

GENERAL DESCRIPTION:

Floor Plan:		Storey:	2 ½
Foundation Materials:			
Exterior Wall Materials:			
Roof Type:	Gable roof	Windows:	Box bay windows; front gable and pointed window
Entrance:	Transom	Bays:	

UNIQUE FEATURES:

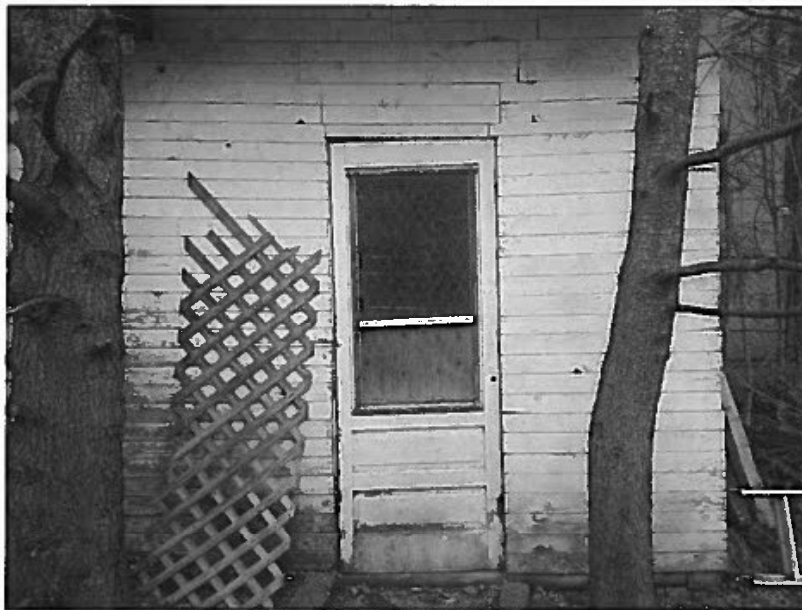
Chimney (s):		Special Windows:	Side gable and semi-circular window
Dormers:		Porch/Verandah:	Verandah with trim
Roof Trim:		Door Trim:	
Window Trim:		Other:	

Attachment 3

Photos for 20 Catherine Avenue- Accessory Structure



Front face of existing accessory structure.



View of existing attached shed.

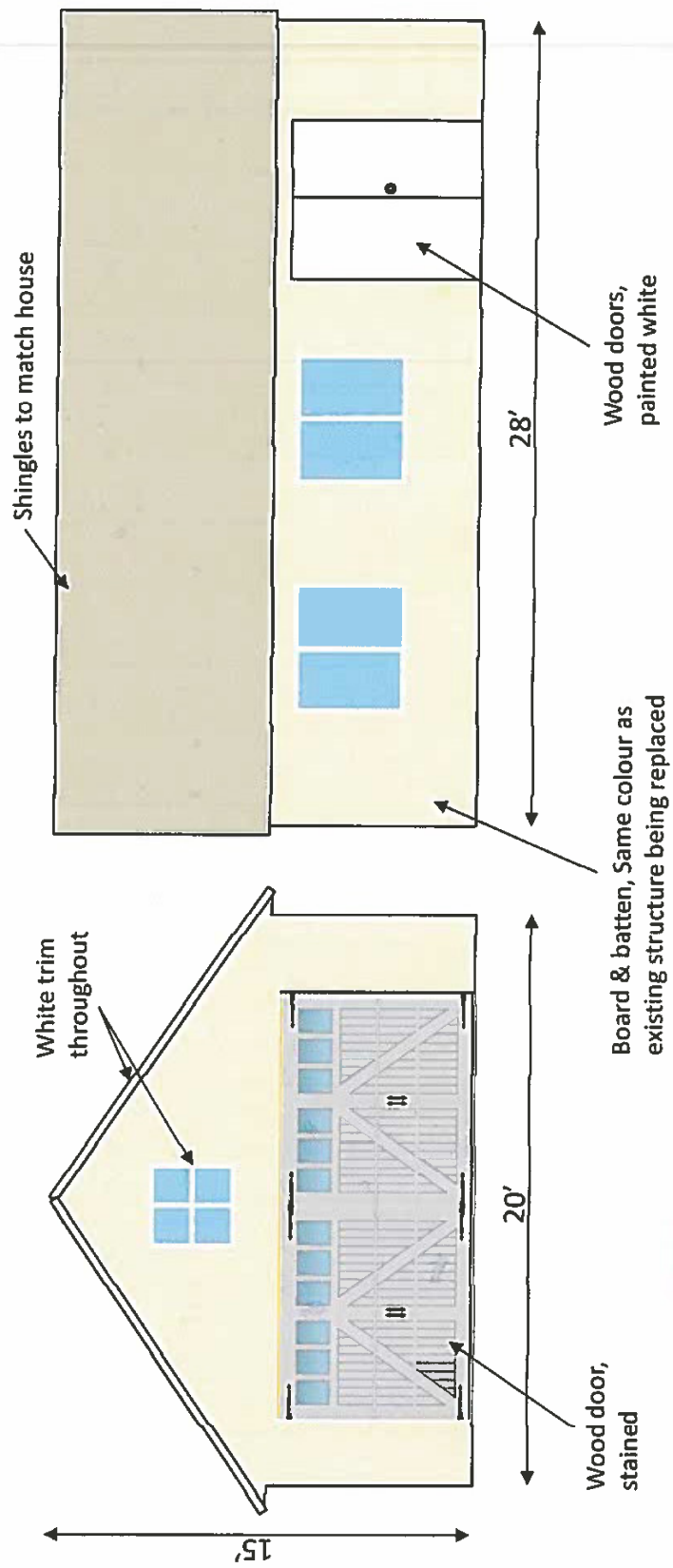
Attachment 3

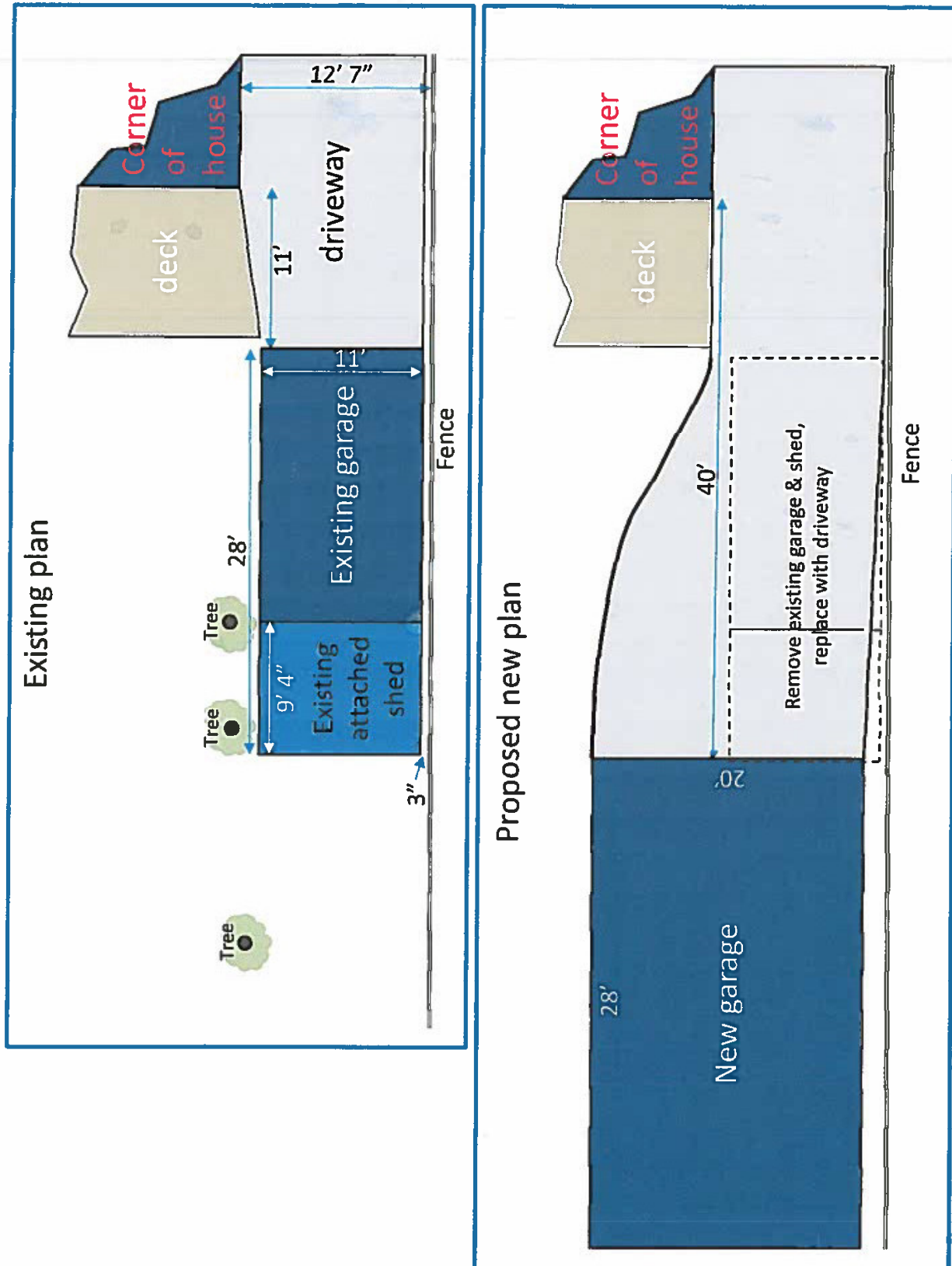


Rear view of existing attached shed, location of proposed garage to be located behind the existing accessory structure.

ATTACHMENT - 4

Proposed new garage



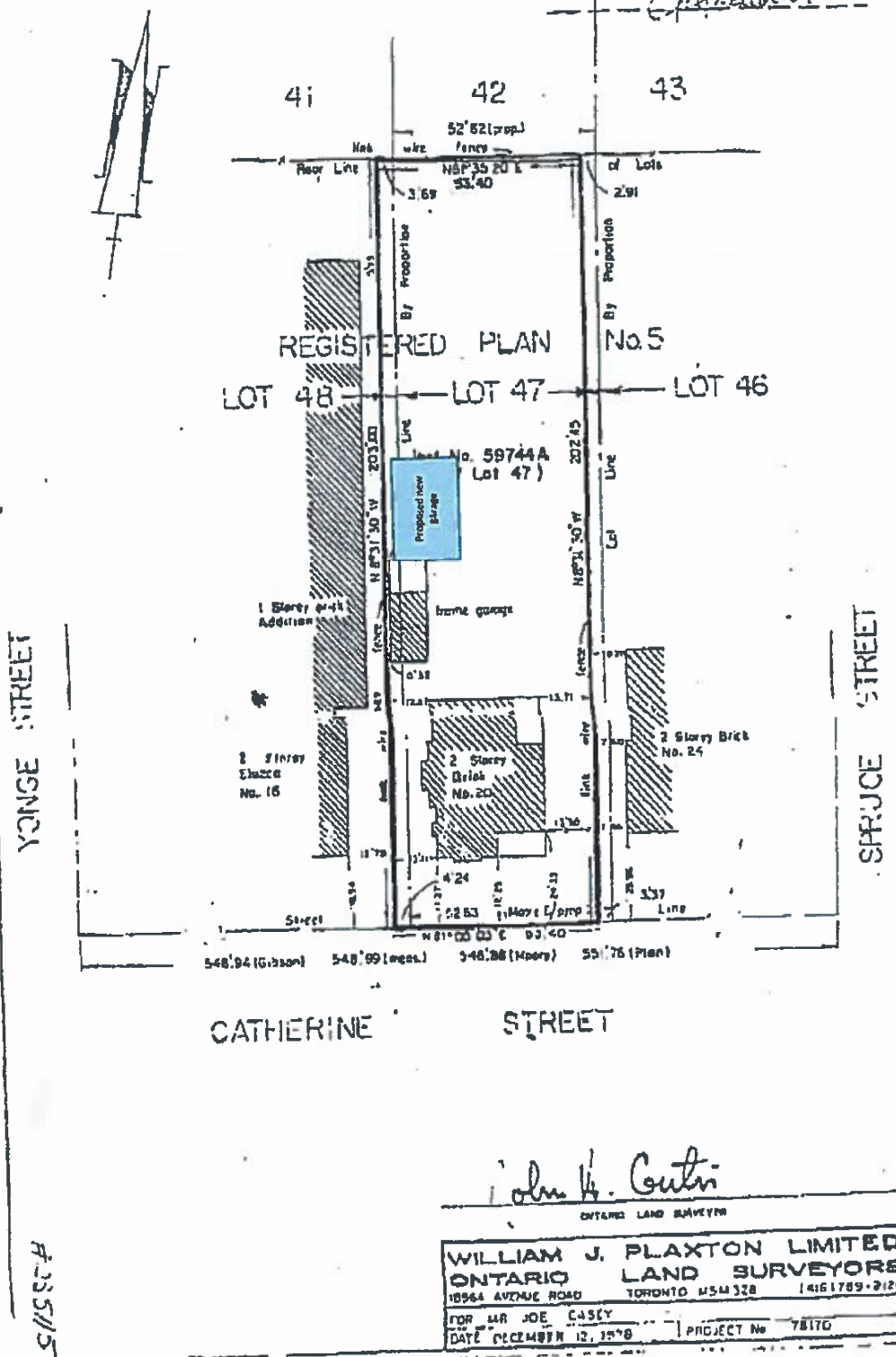


02/18/2014 00:28 FAX

PLAN TO SHOW LOCATION OF BUILDINGS ON PARTS OF
 LOTS 47 & 48 REGISTERED PLAN No. 5
 TOWN OF AURORA
 REGIONAL MUNICIPALITY OF YORK
 SCALE: 1" = 30'

THE Statutory Declaration of Paul
 R. Fleming, sworn before me at the
 Town of Newmarket, in the Regional
 Municipality of York this 16th day
 of December, 1978

2012



Oct 1999
 lot line adjustment.



100 John West Way
Box 1000
Aurora, Ontario
L4G 6J1
Phone: 905-727-3123 ext. 4349
Email: jhealey@aurora.ca
www.aurora.ca

Town of Aurora
Planning & Development Services

MEMORANDUM

DATE: April 11, 2016
TO: Heritage Advisory Committee
FROM: Jeff Healey, Planner
CC: Marco Ramunno, Director of Planning & Development Services
RE: Additional Information
Heritage Advisory Committee Report No. HAC15-015
101 Tyler Street

RECOMMENDATIONS

THAT this memorandum be received; and

THAT the Heritage Advisory Committee consider the additional information received from the owner and provide a recommendation to Council.

BACKGROUND

On December 14 2015, a Request to Remove a Property from the Registrar of Properties of Cultural Heritage Value or Interest was reviewed by the Heritage Advisory Committee. The following recommendation was provided by the Heritage Advisory Committee:

THAT the Heritage Advisory Committee recommend to Council:

THAT the property located at 101 Tyler Street remain listed on the Aurora Register of Properties of Cultural Heritage Value or Interest; and

THAT the property be re-evaluated by the Committee's Heritage Evaluation Working Group pending receipt of further historical background.

On January 26, 2016 the recommendation was adopted by Council.

After additional review from the Town Curator, there is no new historical information to be provided for 101 Tyler Street. The owner has submitted conceptual elevation drawings for the proposed structure to the Heritage Advisory Committee for review.

ATTACHMENTS

- 1) Heritage Advisory Committee Report- HAC15-015
- 2) Proposed Elevation Drawings



TOWN OF AURORA

HERITAGE ADVISORY COMMITTEE REPORT No. HAC15-015

Attachment #1

SUBJECT: *Request to Remove a Property from the Aurora Register of Properties of Cultural Heritage Value or Interest 101 Tyler Street*

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

DATE: *December 14, 2015*

RECOMMENDATIONS

THAT Report HAC15-015 be received; and

THAT the Heritage Advisory Committee recommend to Council:

THAT the property located at 101 Tyler Street be considered for removal from the Aurora Register of Properties of Cultural Heritage Value or Interest.

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.

PURPOSE OF THE REPORT

The purpose of this report is to provide Council with direction from the Heritage Advisory Committee regarding the request to remove the property located at 101 Tyler Street from the Aurora Register of Properties of Cultural Heritage Value or Interest.

BACKGROUND

The owner of the property located at 101 Tyler Street submitted an Application to request that the subject property be removed from the Aurora Register of Properties of Cultural Heritage Value or Interest on October 28, 2015.

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

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Report No. HAC15-015

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 subject property is located on the south side of Tyler Street between George Street and Harriman Road (See Attachment 1). The property is listed and non-designated on the Aurora Register of Properties of Cultural Heritage Value or Interest and can be described as a 1 ½ storey worker's house. The building was constructed c. 1925 by Richard Wilkinson. A brief history and land ownership records for the property can be found in Attachment 4.

The front façade displays a gabled roof with a large upper storey dormer and two windows. The building displays a front porch, supported by three wood columns. The building has been subject to renovations including the construction of a one storey addition on the west side of the main structure and the construction of a rear verandah porch and sunroom. The original siding of the main building may have been either removed or covered, however the existing siding reflects the original look of the building.

An accessory garage is also located in the rear yard; there is no recorded date to its construction. The accessory garage comprises wood siding.

The subject property is located on the western edge of the Heritage Resources Area boundary. The property can be described as a valuable transition lot between homes of relatively new construction to the west and homes of older construction to the east.

The Evaluation Working Group met to perform an objective evaluation of the subject property on Wednesday November 18, 2015 (See Attachment 3). The Evaluation Criteria for assessing the cultural heritage value of cultural heritage resources have been developed by the Town in consultation with its Municipal Heritage Committee. As per Section 13.3 e) of the Official Plan, Priority will be given to designating all Group 1 heritage resources in the Register.

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The purpose of the Evaluation is to identify the design/physical value, historical/associative value, and contextual value of the property as per Ontario Regulation 9/06, which outlines the criteria for determining cultural heritage value or Interest under the *Ontario Heritage Act* in order to conserve significant heritage resources.

The Evaluation found the subject property to score at Group 2, suggesting that the property is “significant, worthy of preservation”.

According to the Heritage Evaluation Guide for buildings scored within Group 2:

- The designation of the building pursuant to the *Ontario Heritage Act* will be encouraged;
- The retention of the structure in its existing location is encouraged;
- Any development application affecting such a structure should incorporate the identified building; and
- Appropriate alternative uses for the building will be encouraged when necessary to ensure its preservation.
- A Letter of Credit may be required to ensure the protection and preservation of the building in connection with a redevelopment application.

The conservation of remaining physical attributes of the property would require formal designation under Part IV of the *Ontario Heritage Act*, making it necessary for owners to obtain Heritage Permits for proposed work.

The *Ontario Heritage Act* provides criteria for determining cultural heritage value or interest with Ontario Regulation 9/06. This Regulation requires that a building must exhibit significant design/physical, or associative, or contextual value to warrant designation. The Evaluation working group found the highest rated category for the building was to have some Design/physical value, rated 63/100. Contextual value for the building was rated 48/100. The associative value for the building was rated 45/100.

Tyler Street, between George Street to the east and Harriman Road to the west, encompasses a total of twenty-three (23) properties, six (6) of which are listed on the Aurora Register of Properties of Cultural Heritage Value or Interest. This includes: 80, 81, 93, 96, 101 and 121 Tyler Street. The predominant architectural designs of these homes are in a Workers House style. Individual houses such as 96 Tyler Street – located immediately west of the subject lands- is designed in a Foursquare/Edwardian style. 80 Tyler Street located at the northwest corner of Tyler Street and George Street is designed in an L-shaped/vernacular building. 81 Tyler Street located at the southwest corner of Tyler Street and George Street is designed in an Ontario House (Homestead) architectural style.

The remaining single detached dwellings located on Tyler Street are not of historical interest to the Town, most of which date to between approximately 1980 to present day. These homes reflect a variety of brick and stone construction and display attached

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Report No. HAC15-015

garages on front elevations.

Proposed Concept Plan

The owner wishes to remove the property from the Aurora Register as a non-designated 'listed' property. The property is currently listed for sale and no plans for a new building have been provided by the owner to date. Planning Staff will work with the owner on detailed aspects of the building during the building permit process.

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 that the property remain listed on the Aurora Registrar of Properties of Cultural Heritage Value or Interest.
2. Refuse the application and recommend Designation under Part IV of the *Ontario Heritage Act*.

FINANCIAL IMPLICATIONS

None.

PREVIOUS REPORTS

None.

CONCLUSIONS

The subject was evaluated using the Town of Aurora Heritage Building Evaluation Guide and was rated in Group 2, which encourages the retention of the building as well as designation under the *Ontario Heritage Act*.

The building appears to exhibit significant design/physical, contextual, or associative value to a degree which warrants designation under *the Ontario Heritage Act* as per Ontario Regulation 9/06. The building's strongest value was found to be design/physical value. It is recommended 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. The request to remove 101 Tyler Street from the Registrar of Properties of Cultural Heritage Value or Interest should be considered by the Heritage Advisory Committee.

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Report No. HAC15-015

ATTACHMENTS

Attachment 1 – Location Map

Attachment 2 – Heritage Resource Brief (2010)

Attachment 3 – Evaluation Working Group Score, 101 Tyler Street

Attachment 4 – Heritage Notes by Jaqueline Stuart

PRE-SUBMISSION REVIEW

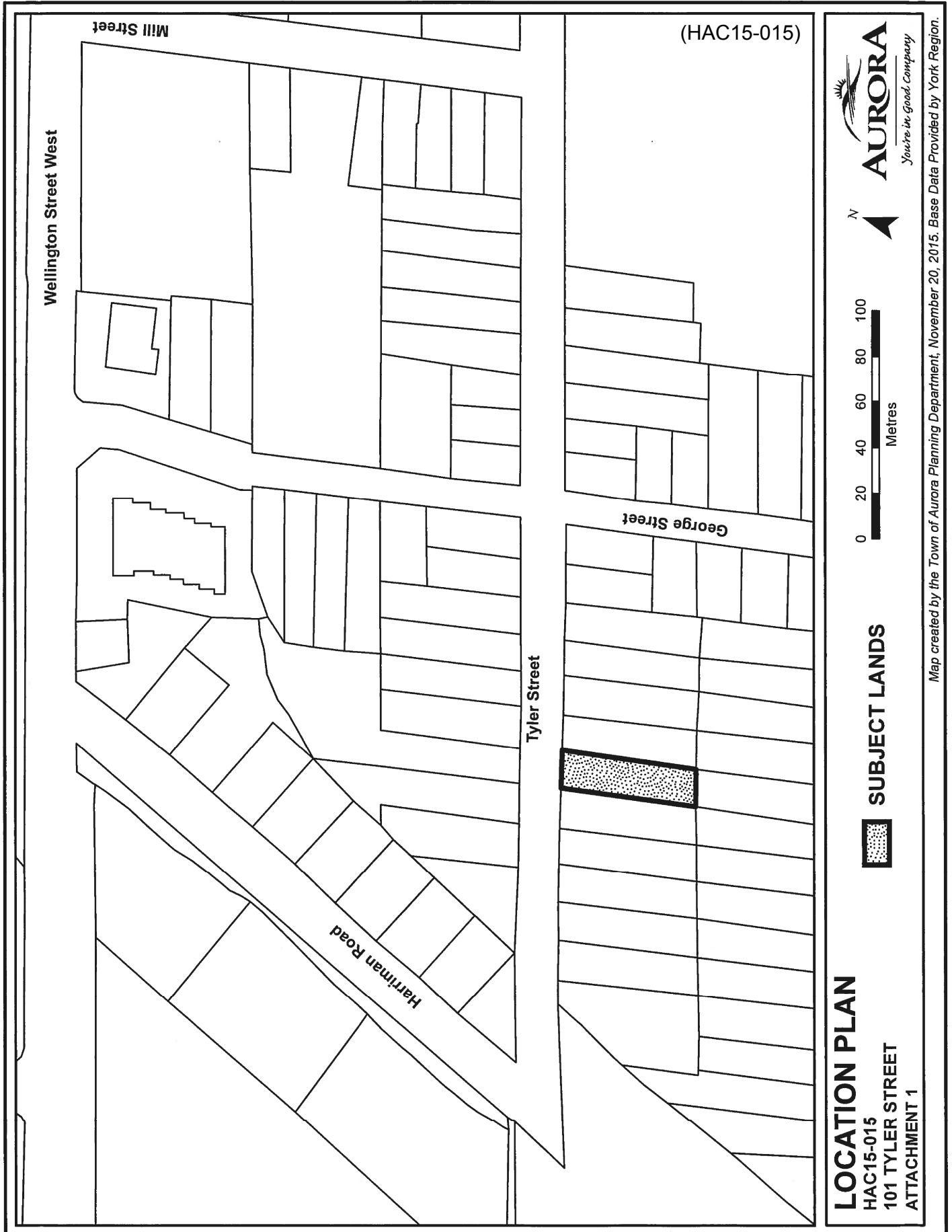
Executive Leadership Team Meeting – December 3, 2015.

Prepared by: Jeff Healey, Planner- Ext. 4349




Marco Ramunno, MCIP, RPP

Director of Planning & Development Services



Attachment 2

**AURORA REGISTER OF PROPERTIES OF CULTURAL
HERITAGE VALUE OR INTEREST (Updated 2010)**

SITE	<p>Address: 101 Tyler Street (HAC15-015) Former Address: Legal Description: PLAN: 30 LOT: 31</p>
STATUS	<p>Current Use: Residence Original use: Residence Heritage Status: Listed By-law No. & Date: Official Plan: Urban residential Zoning: R2 (Detached dwelling 2nd density) HCD: Plaques:</p>
PHOTOGRAPH	
KEY MAP	<p></p>

HERITAGE BUILDING EVALUATION: SCORESHEET

Municipal Address: 101 Tyler Street
 Legal Description: _____ Lot: _____ Cons: _____
 Date of Evaluation: Nov 18 / 15 Name of Recorder: JH
 Group: 2

HISTORICAL	E	G	F	P	TOTAL
Date of Construction	30	20	(10)	0	/30
Trends/Patterns/Themes	40	(27)	14	0	/40
Events	15	10	5	(0)	/15
Persons/Groups	15	10	(5)	0	/15
Archaeological (Bonus)	10	7	3	(0)	/10
Historic Grouping (Bonus)	10	7	(3)	0	/10
Construction Date (Bonus)	10				/10
HISTORICAL TOTAL					45/100

ARCHITECTURAL	E	G	F	P	TOTAL
Design	20	13	(7)	0	/20
Style	30	(20)	10	0	/30
Architectural Integrity	20	(13)	7	0	/20
Physical Condition	20	(13)	7	0	/20
Design/Builder	10	7	(3)	0	/10
Interior (Bonus)	10	(7)	3	0	/10
ARCHITECTURAL TOTAL					63/100

ENVIRONMENTAL	E	G	F	P	TOTAL
Design Compatibility	40	27	(14)	0	/40
Community Context	20	13	(7)	0	/20
Landmark	20	13	(7)	0	/20
Site	(20)	13	7	0	/20
ENVIRONMENTAL TOTAL					48/100

SCORE	INDIVIDUAL	OLD AURORA
Historical Score	X 40% = _____	45 X 20% = <u>9</u>
Architectural Score	X 40% = _____	63 X 35% = <u>22</u>
Environmental Score	X 20% = _____	48 X 45% = <u>21.6</u>
TOTAL SCORE	<input type="text"/>	52.6

GROUP 1 = 70-100 **GROUP 2 = 45-69** GROUP 3 = 44 or less

\$75 to \$200. There were further sales in 1913 (three lots), 1914 (two lots), 1918 (three lots), and 1929 (one lot). One lot was in Conover hands until 1947.

The fact that the land was sold did not mean that a house was erected right away. Of the ten lots sold during the initial flurry of activity in 1912, for example, six were still vacant in the late 1940s.

"The extension westerly of Tyler Street"

"The extension westerly of Tyler Street" is a phrase which turns up in some legal documents,²¹ and appears to refer to Tyler Street west of George. From newspapers, official documents, and personal memories we may get some sort of picture of the appearance of our block in the early days of its development as a residential street.

1914 was an important year for the improvement of much of the Alexandra Park subdivision [a name not encountered by the writer, incidentally, after 1914] but not necessarily for our block. Access was improved: George Street, which had gone south only to Lepper, and north to a point south of Wellington Street, was opened through to Wellington. Two street lamps were installed west of George. Concrete sidewalks were laid on Tyler east of George, and over the next few years were extended westerly, at first only on the south side.

At the west end of Tyler the road—a dirt road—began to fall away down to the valley from a more easterly point than the present slope. The wandering mill property, owned then by the Baldwin family, encompassed the stream and what is now Harriman Road and was fenced off from Tyler Street. William Stuart (born 1910) remembers that access to the stream, or "crick," for the purposes of fishing or swimming would more usually be from Wellington Street or the end of Lepper.

There was no municipal water service at first. The Stuarts, in the last house on the south side of Tyler, at one point used the well on the property of the Billing family, the last house on the north side.

By 1920 there were four houses on the south side of Tyler, west of George, and three on the north side. Jean Babcock (née Stuart) remembers the beautiful gardens at number 81, at the corner. A 1915 advertisement for the sale of that house does not mention flower gardens, but does refer to the wood shed, summer kitchen, hen house and "small fruits".²² Six years later, in 1921, an advertisement for the now-demolished house which used to be number 89 also mentions the presence of small fruit trees.²³ In 1918 William Billing was advertising his poultry yard, on the north side, at the end of the street.²⁴

Only two houses were added to the street between 1918 and 1947: number 101 on the south side, and number 96 on the north. It was not until the post-war building boom that the block filled up.

Recent Developments

As mentioned earlier, several of the lots on the last block of Tyler Street remained vacant until the late 1940s. Seven of the ten undeveloped lots were in the possession of the Town of Aurora because of unpaid taxes. These lots, along with other municipally-owned properties in town, became available for veterans of the recently ended war. The lots were sold to veterans for a nominal sum, and under certain conditions; a dwelling had to be erected within two years, for instance, or the property reverted to Town ownership.

Long after the rest of the block was developed, a lot which had been part of the grounds of an older home was sold separately and developed. The house is number 82, carefully squeezed in behind existing mature trees along the street line. Two, or one might say three, dwellings are the second generation on their lots: numbers 108 and 89 or 91. The latter two replaced a demolished house which straddled two lots, and they are the newest houses on the block.

What next? There are already examples in Aurora of "monsterization": comfortable, attractive, well-maintained, small or mid-size homes on generous lots have been demolished to make way for houses which fill their lot widths and tower over their neighbours. There is scope for this sort of redevelopment on our block. Fortunately, we also have better models to follow in Aurora: existing homes have been expanded, not replaced, and expanded in a way which blends in well with adjacent dwellings and the whole streetscape.

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Number 101 (lot 31)

1912	Thomas Hutchinson	\$146.00
1912	Martin Hutchinson	
1923	Richard Wilkinson	\$120.00
1930	Richard Wilkinson & Mary V. Wilkinson	
1946	Wm C. Corbett & Emily R. Corbett	
1968	Stanley K. Baggett & Eunice E.M. Baggett	[price not given]
1984	Sharon N. Tate	[price not given]
1991	Robert N. Bora & Janet Finley	\$218,000.00

This house was probably built in 1925, and it was built for, and possibly by, Richard Wilkinson. Mr. Wilkinson had farmed in Whitchurch and Markham townships, but came to Aurora about 1910 to work as a carpenter. His wife died in 1913. One of their daughters, "Reba" (from her middle name, Rebecca), married Clifford Corbett, who worked at the Aurora Post Office on Yonge Street, and the Corbetts lived with Mr. Wilkinson in the Tyler Street house. When Richard Wilkinson died in 1942 his obituary described him as "a kindly old gentleman, and highly respected by all who knew him. As a token of respect for him the children of the neighbourhood went in a body to the house on Wednesday with a spray of flowers."³⁶

While the Corbetts were the principal occupants, the ownership of the house moved around the family: the house was first owned by Richard Wilkinson, then by him with his other daughter, Mary Viola, and finally by the Corbetts. Viola, incidentally, married Clifford Corbett's boss, postmaster Hernas Proctor—his second wife.

Although one may usually, and correctly, think of a bungalow as a single-storey dwelling, development of this early twentieth century style led to the introduction of second storeys in houses which had otherwise "bungaloid" characteristics. Such is the case in number 101. Typical of true bungalows, however, is the extension of the roof to cover the verandah as well, in one long sweep.

Number 105 (lot 30)

1947	Town of Aurora	
1947	Cecil G. Brown & Elizabeth Brown	[price not given]
1976	William Birgenau	[price not given]
1978	Lewis N. Smith & Lisa A. Smith	[price not given]
1985	John Edwin Thomas Fairchild & Kathryn Ann Fairchild	[price not given]
1989	George Gerrits & Ann Gerrits	\$265,000.00

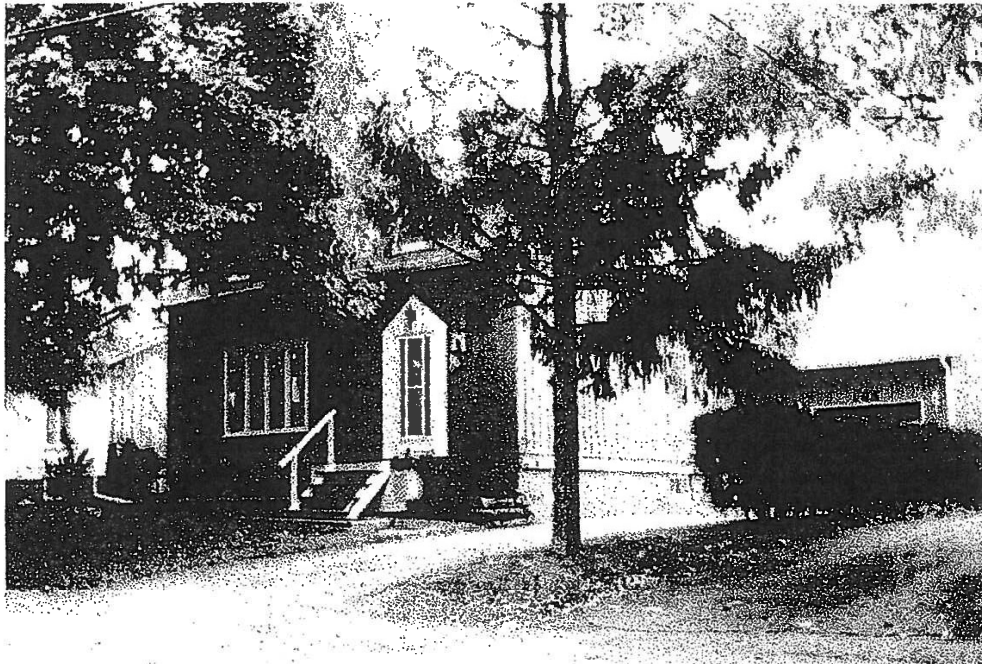
This lot was the last one to leave Conover ownership. A.A. Conover's widow, Ila Conover, released all claims to the land in 1947, in favour of the municipality, and Cecil Brown, a World War II veteran, acquired the property the same year. By the time the assessment roll for 1948 was drawn up, a house had been erected.

Early 1990s changes to this house (another "flat front," but reminiscent of the Cape Cod colonial revival style) included a large addition, and the application of board and batten cladding.

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Number 101 Tyler Street

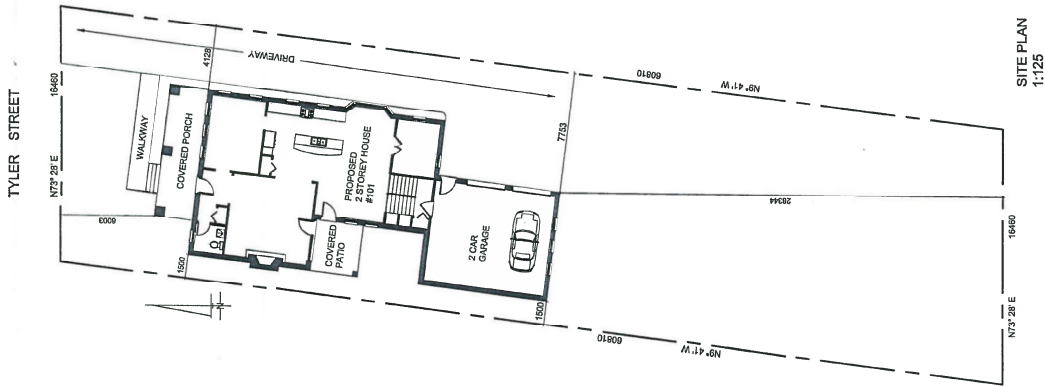


Number 105 Tyler Street

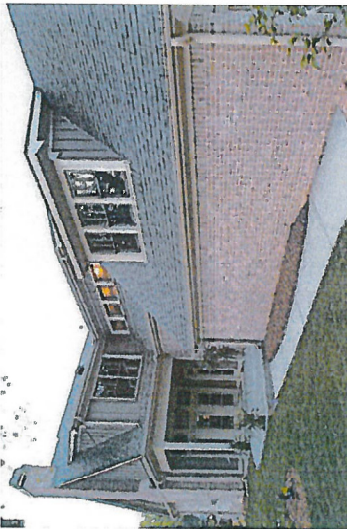
Attachment #2

Attachment 2

CLIENT NAME 101 TYLER STREET
PROJECT No.
DATE FEB. 4, 2016
SCALE AS NOTED
DRAWING P 1 OF 1



NORTH EAST ELEVATION



SOUTH WEST ELEVATION

SITE INFORMATION:

EXISTING LOT AREA:	893.79sqm ²	MIN. ALLOWED:	460sqm ²
PROPOSED YARD SET BACKS:	FRONT: 6.0m SIDE: 1.5m (WEST) SIDE: 4.129m (EAST) REAR: 26.364m	MIN. ALLOWED:	6.0m 1.5m (2 STOREY) 1.5m (2 STOREY) 7.5m
PROPOSED FLOOR AREA:	GRND: 139.84sqm ² 2ND: 175.49sqm ²	MIN. ALLOWED:	136sqm ² (2 STOREY)
PROPOSED BUILDING COVERAGE:	187.76sqm ² (19.9%)	MAX. ALLOWED:	35%
PROPOSED BUILDING HT:	9.2m	MAX. ALLOWED:	10m



100 John West Way
Box 1000
Aurora, Ontario
L4G 6J1
Phone: 905-727-3123 ext. 4349
Email: jhealey@aurora.ca
www.aurora.ca

Town of Aurora
Planning & Development Services

MEMORANDUM

DATE: April 11, 2016

TO: Heritage Advisory Committee

FROM: Jeff Healey, Planner

CC: Marco Ramunno, Director of Planning and Development Services

RE: Approval of Wood Plaque Application
7 Kennedy Street West

RECOMMENDATIONS

THAT the Heritage Advisory Committee receive the memorandum for information.

BACKGROUND

On March 8, 2016, the owners of the property located at 7 Kennedy Street West submitted an Application to receive a Wooden Plaque.

As per By-law 5365-11 being a By-law to delegate certain assigned Council authority under the *Ontario Heritage Act* to staff whereby, "The Manager is authorized to approve the application for, and order the creation of, interpretive wood plaques for heritage properties as part of the Heritage Advisory Committee education initiative."

As such, the Director of Planning and Development Services has processed and approved the Application for a Wood Plaque at 7 Kennedy Street West.

The property located at 7 Kennedy Street West is a Listed (non-designated) property on the Aurora Register of Properties of Cultural Heritage Value or Interest. The Register describes the property as being constructed in 1914, built in the Foursquare architectural style (Attachment 1).

According to research conducted by Jacqueline Stuart (Attachment 2), the property located at 7 Kennedy Street West was constructed by Benjamin Stephenson. The subject property was sold to Janet Rodgers in 1915. Ms. Rodgers was the widow of a King Township farmer, Henry Rodgers.

By 1921, Ms. Rodgers was living in the house with a boarder, Thomas Cairns and his niece Marjorie Cairns. Thomas Cairns was a farm manager for the Rodger's farm from at least 1891 to 1911. When Mrs. Rodgers passed in 1926, the house was sold to Thomas Cairns, who continued to live in the house until his death in 1942.

April 11, 2016

-2-

7 Kennedy Street West

The house changed ownership in 1943 to the Davis family. The house was purchased by Frederick Davis, for his son Joseph Thomas Ellwood Davis (known as Ellwood Davis). The Davis family operated a garage on the east side of Yonge Street, south of Mosley since the early 1920's. Ellwood Davis was elected to Council in 1945, where he served for two years. Ellwood Davis continued to live in the house until his death in 1986. The Davis family would continue to reside in the house until 1991.

Due to the significance of the length of ownership/occupancy by Ellwood Davis and the Davis family, the Wooden Plaque will read as follows:

THE ELLWOOD DAVIS HOUSE

1914

HERITAGE ADVISORY COMMITTEE


ATTACHMENTS

Attachment 1 – Property Page, 7 Kennedy Street West

Attachment 2 – Some Brief Notes by Jaqueline Stuart, dated March 2016

Attachment 1

**AURORA REGISTER OF PROPERTIES OF CULTURAL
 HERITAGE VALUE OR INTEREST (Updated 2010)**

SITE	<p>Address: 7 Kennedy Street West Former Address: Legal Description: PLAN: 131 LOT: 5</p>
STATUS	<p>Current Use: Residence Original use: Residence Heritage Status: Listed By-law No. & Date: Official Plan: Urban residential Zoning: R5 (Special mixed density) HCD: Plaques:</p>
PHOTOGRAPH	
KEY MAP	<p></p>

**AURORA REGISTER OF PROPERTIES OF CULTURAL
HERITAGE VALUE OR INTEREST (Updated 2010)**

ARCHITECTURE

GENERAL INFORMATION:

Address:	7 Kennedy Street West	Builder:	Benjamin Stephenson
Construction Date:	1914	Architect:	
Architectural Style:	Foursquare House	Original Owner:	
Heritage Easement:		Historical Name:	

GENERAL DESCRIPTION:

Floor Plan:		Storey:	2 ½
Foundation Materials:			
Exterior Wall Materials:			
Roof Type:	Gable and gable front	Windows:	
Entrance:		Bays:	

UNIQUE FEATURES:

Chimney (s):		Special Windows:	
Dormers:		Porch/Verandah:	Corner porch and enclosed sun-porch above
Roof Trim:		Door Trim:	
Window Trim:		Other:	

HISTORY

Historical Society files include:

Town of Aurora files include:

PHOTOS:

HISTORICAL PHOTO	1995 INVENTORY PHOTO
Photo date	Photo date

The Aurora Inventory of Heritage Buildings was compiled by the Aurora Heritage Advisory Committee (LACAC) between 1976 and 1981. The completed inventory was adopted by Council and released in 1981. On September 26, 2006 Aurora Council at its meeting No. 06-25, has officially changed the name of the Aurora Inventory of Heritage Building to the "Aurora Register of Property of Cultural Heritage Value or Interest" and all property included in the Inventory were transferred to the Register.

7 Kennedy Street West, Aurora

Some brief notes

Number 7 Kennedy Street West is one of a number of houses constructed by Benjamin Stephenson in the Yonge/Kennedy/Temperance area in the years leading up to the First World War. This particular dwelling is in a group of similar houses on the south side of Kennedy between Yonge and Temperance streets. All are of the Edwardian or foursquare style: plain red brick square-ish homes, their appearance lightened by shaded verandahs with white wooden railings and white columns supporting the verandah roof.

Mr. Stephenson sold number seven in 1915 to Mrs. Janet Rogers, the widow of a King township farmer. The purchase price was \$3,400.¹ At that time many a pleasant home in Aurora was occupied by a retired farmer – or his widow – from King.

By the time of the 1921 census Mrs. Rogers was living in the house with a boarder, Thomas Cairns, and a “domestic,” Marjorie Cairns.² We know from other sources that Marjorie Cairns was in fact Thomas Cairns’s niece.³

Mrs. Rogers died in 1926⁴ and her executors sold the house to her boarder, Thomas Cairns, for the same amount which she had paid for it eleven years earlier: \$3,400.

Mrs. Rogers and Mr. Cairns had something of a history, so far as we know of an absolutely non-scandalous nature. From at least 1891 until 1911 Thomas Cairns had worked on the Rogers farm, and in 1901 he was described as the manager. Henry Rogers died in 1897 after suffering from tuberculosis for six years: perhaps Thomas Cairns had been running the farm since Mr. Rogers became ill.

When he died at home late in 1942 Thomas Cairns was described in the local paper as being one of Aurora’s oldest residents, being in his ninety-fifth year.⁵

Mr. Cairns’s executor sold the Kennedy Street property in 1943.

¹ All data concerning sales of the property has been taken from the abstract index for lot 5, plan 131 – the legal description for 7 Kennedy Street West; see attached notes. This information is held at the Ontario Land Registry Office, Aurora.

² Canada Census 1921; Ontario; district 143, York North; enumeration sub-district 17, Aurora; page 6: household of Janet [shown as Jenets] Rogers.

³ Citations for family history will not be given in these notes for the most part. Census returns have provided most of the information; they may be seen on-line at Ancestry.ca (free at a public library) or at the Library and Archives Canada site at <http://www.bac-lac.gc.ca/eng/census/Pages/census.aspx> .

⁴ *Globe*, 30 June 1926, page 12, “Deaths.”

⁵ *Aurora Banner*, 18 December 1942, page 1, “Thomas Cairns dies in 95th year.”



Thomas Cairns and unidentified ladies on front steps at number seven Kennedy Street West; no date. Part of the railing survives in 2016, or has been exactly reproduced. The verandah now extends only to the first column past the steps, allowing more light into the living room. Photo: from family tree "My Gillham/Cairns tree" by "Impkirby" at Ancestry.ca.

The purchaser in 1943 was Frederick C. Davis. Mr. Davis had lived on Mosley Street in Aurora for decades and continued to do so: the house was apparently purchased for one of his sons, Joseph Thomas Ellwood Davis (always known as Ellwood). The sale price was \$3,300: less than Mrs. Rogers had paid back in 1915. In 1951 Ellwood and his wife, Helen (*née* Stewart), bought the property from his father.

Mr. Davis was descended from one of Aurora's earliest settlers, Samuel Davis, on both his mother's and father's sides: his parents were very distant cousins.

Ellwood's father, Fred Davis, had operated a garage on the east side of Yonge Street, south of Mosley, since the early 1920s and Ellwood worked with him in the same business, eventually taking over and then operating it until his own retirement. As well as servicing cars Mr. Davis sold licence plates, as had his father. (His daughter Janet carried on the tradition, but with the closing of the Davis garage she operated a Service Ontario outlet for driver and vehicle related matters on Wellington Street East.)

It was more likely the fact that every car owner in town knew Mr. Davis rather than the fact that he could claim extraordinarily deep roots in the community that helped him to lead the polls when he ran in a municipal election for the first time in 1945. He was successful again the following year, but after that decided that he could not take enough time from his business, and he did not run again.

Ellwood and Helen Davis raised three daughters in the Kennedy Street house: Janet, Patricia, and Nancy.

Ellwood Davis died in 1986 and his wife, Helen, in 1991. With the sale of the house in 1992, number seven Kennedy Street West passed out of the Davis family after almost half a century.

2

7 Kennedy St W

Jacqueline Stuart
14 March 2016



**EXTRACT FROM
COUNCIL MEETING OF
TUESDAY, MARCH 8, 2016**

7. ADOPTION OF ITEMS NOT REQUIRING SEPARATE DISCUSSION

Item 1 (with the exception of sub-items 1, 4, 8, 9, 10, 11, and 17) was identified as an item not requiring separate discussion.

**Moved by Councillor Pirri
Seconded by Councillor Kim**

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:

1. General Committee Meeting Report of March 1, 2016

THAT the General Committee meeting report of March 1, 2016, be received and the following recommendations carried by the Committee be approved:

(14) Heritage Advisory Committee Meeting Minutes of February 8, 2016

THAT the Heritage Advisory Committee meeting minutes of February 8, 2016, be received for information.

CARRIED