



TOWN OF AURORA
ADDITIONAL ITEMS
FOR HERITAGE ADVISORY
COMMITTEE MEETING

Monday, July 11, 2016
7 p.m.
Holland Room

- **Delegation (a) Sharon Vattay, Associate/Heritage Specialist, Goldsmith, Borgal & Company Ltd. Architects**
Re: Item 2 – Memorandum from Planner; Re: Request for Feedback – The Red House, 16003 Yonge Street

- **Item 9 – Memorandum from Planner**
Re: 45 Mosley Street

**Additional Items for Heritage Advisory Committee Meeting
Monday, July 11, 2016**

Delegation (a) Page - 1



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
July 11, 2016

SUBJECT: Item 2 – Memorandum from Planner; Re: Request for Feedback – The Red House,
16003 Yonge Street

NAME OF SPOKESPERSON: Sharon Vattay, Associate/Heritage Specialist, Goldsmith Borgal &
Company Ltd. Architects

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

Jaymor Group, Fab Lucchese, President
NAC Developments Ltd., Murray Palmer

BRIEF SUMMARY OF ISSUE OR PURPOSE OF DELEGATION:

The owner is proposing to develop the property, which contains a heritage building. The purpose of the presentation is to garner feedback from the Heritage Advisory Committee on possible scenarios for development, both of which would require the relocation of the building.

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, Planner

DATE: June 27, 2016

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



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: July 11, 2016

TO: Heritage Advisory Committee

FROM: Jeff Healey, Planner

CC: Marco Ramunno, Director of Planning & Development Services
Mayor and Members of Council

RE: 45 Mosley Street

RECOMMENDATIONS

THAT the memorandum regarding 45 Mosley Street be received for information.

BACKGROUND

The original structure at 45 Mosley Street can be described as 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".

On September 9 2015, a request to demolish the existing second storey to 45 Mosley Street was reviewed by the Heritage Advisory Committee. In addition to the removal of the second storey, the Owners also proposed to replace the existing vinyl siding with wood clapboard siding. The following recommendation was provided by the Heritage Advisory Committee:

THAT the proposed demolition of the existing second storey at 45 Mosley Street be supported for the purpose of reconstructing a new second storey for the existing dwelling; and

THAT a wood plaque indicating the history of the building be included on the property, subject to approval of the Director of Planning and Development Services.

On September 29 2015, the recommendation was approved by Council.

The building permit for the subject lands was issued on November 19, 2015. The demolition of the second storey and removal of the vinyl siding proceeded in late November to early December 2015. The front porch, doors and windows were also removed at this time, the Owner's originally proposed that these items were to remain. A one storey frame of the original structure and garage remained.

July 11, 2016

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45 Mosley Street

On December 18 2015, the Owners identified that the one storey rear addition was not to code and needed to be removed. The Owners proposed a 60 m² (40 m² ground floor) two storey addition be added to the rear of the existing structure in place of the existing rear addition. The addition was not in view of the street, therefore proceeded to staff for review. The revision permit for the rear addition was issued on March 23 2016.

On April 4 2016, staff became aware that the entirety of the remaining first floor structure was removed and a new two storey frame structure was under construction. The Owners explained in an email (dated April 4 2016) that due to the warped condition of the wood, the existing wood frame could not support a second storey to meet Ontario Building Code requirements.

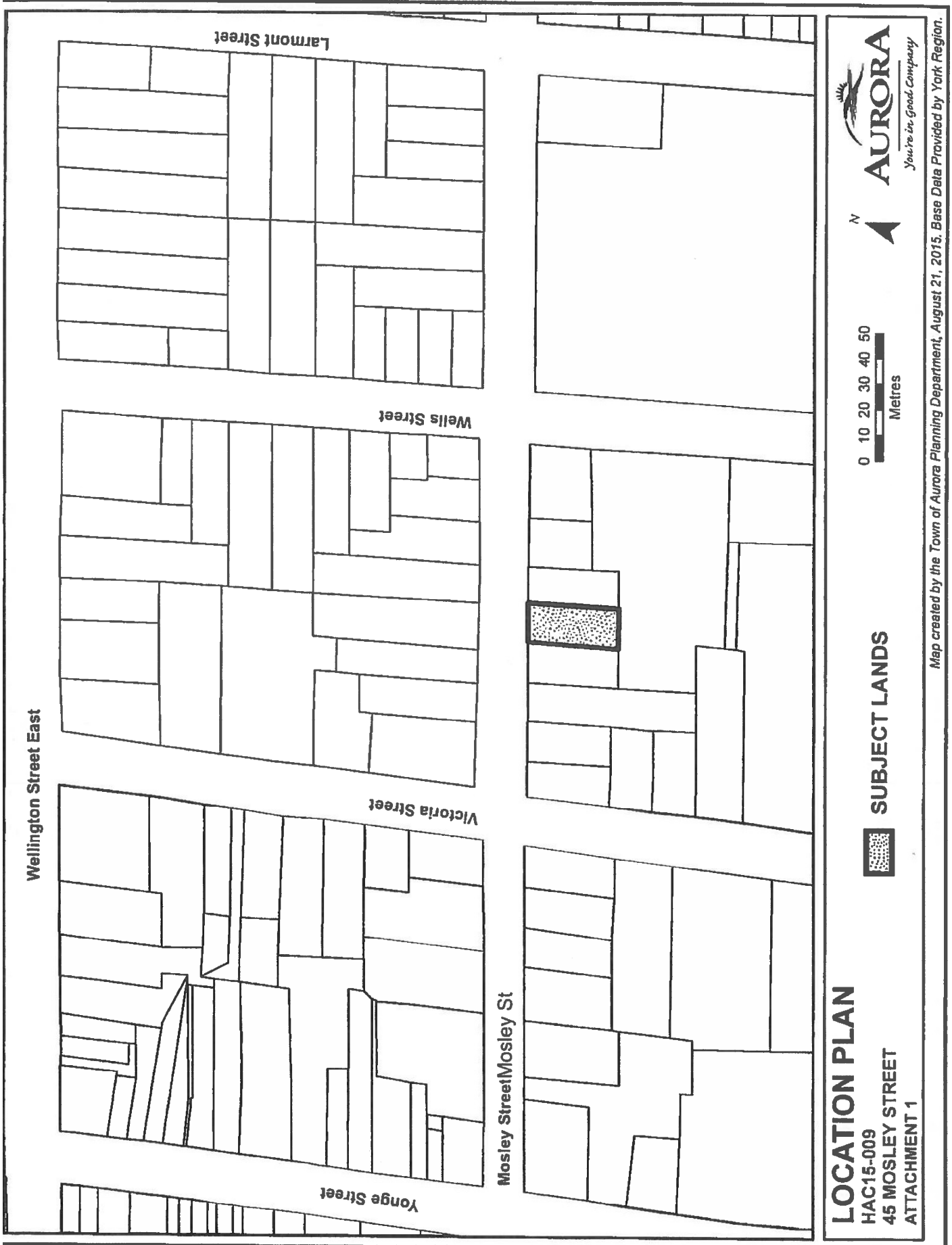
On April 22 2016, Building and By-law Services staff received a second revision permit for shoring and structural support for the subject property. The submitted plans had been revised to show all walls, windows, doors and the front porch to be considered as new. The second revision permit was issued on May 13 2016.

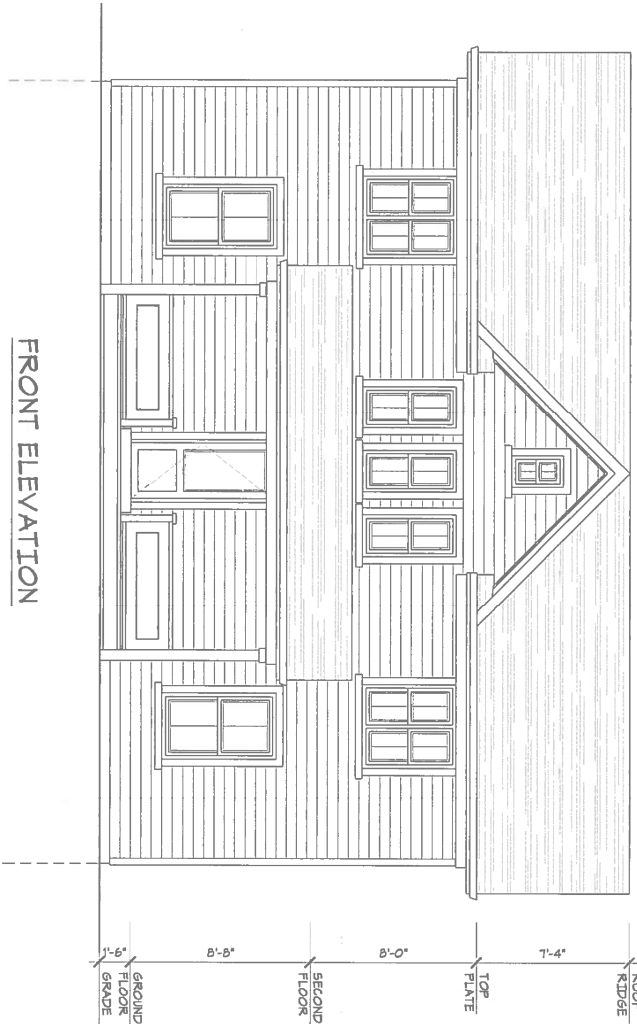
PREVIOUS REPORTS

Heritage Advisory Committee Report No. HAC15-009 – September 9, 2015

ATTACHMENTS

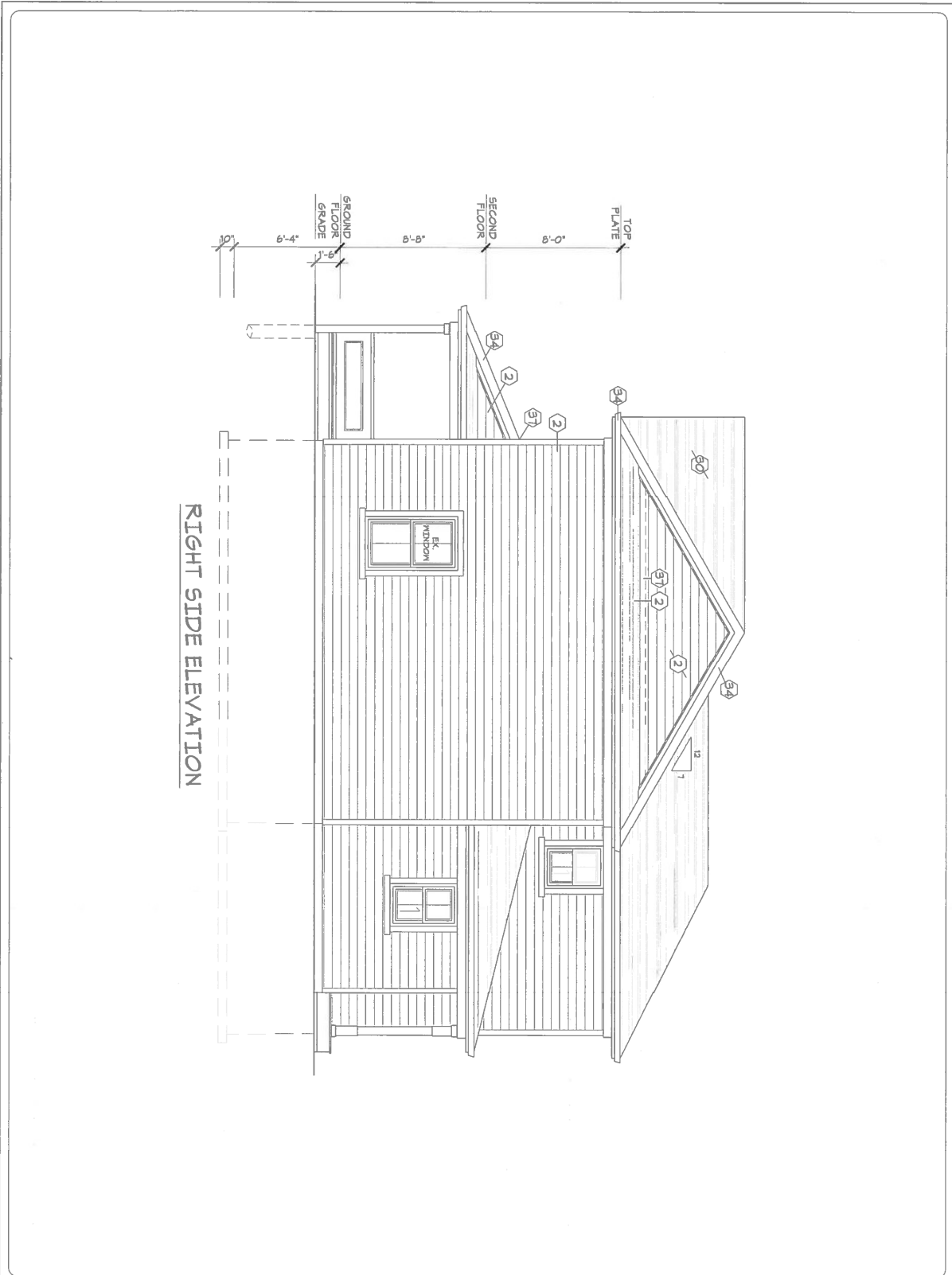
- 1) Location Map
- 2) Revised Plans- Received on December 18, 2015





GENERAL NOTES:
 ALL CONSTRUCTION IS TO CONFORM TO SECTION "A" OF THE ONTARIO BUILDING CODE (LATEST EDITION).
 CONTRACTOR SHALL CHECK AND VERIFY ALL NOTES AND DIMENSIONS.
 DO NOT SCALE DRAWINGS.
 OWNER / CONTRACTOR / DESIGNER IS RESPONSIBLE TO RECALCULATE AND RE-DRAW ALL DIMENSIONS AND DIMENSIONS IN REVERSED COPIES OF THIS DRAWING. THESE DRAWINGS ARE THE PROPERTY OF THE DESIGNER DESIGN GROUP AND / OR ITS CLIENTS ONLY.
 BUILDING PERMITS SHOULD BE OBTAINED PRIOR TO COMMENCING CONSTRUCTION.

<p>50 HARGREAVES DRIVE, UNIT 140 MARKHAM ONTARIO L3R 9T3 OFFICE (905) 479-4767 FAX (905) 479-0496 share@gregorydesigngroup.net</p> <p>THE GREGORY DESIGN GROUP</p>		<p>PROPOSED LAYOUT 45 MOSLEY STREET TOWN OF AURORA</p>																		
<p>SCALE: 3/16" = 1'-0"</p>	<p>DATE: 07/04/15</p>	<p>PROJECT NUMBER: 1866-15</p>																		
<p>DRAWN BY: S. Gregory</p>	<p>CHECKED BY: R.G.</p>	<p>SHEET NUMBER: A-4</p>																		
<p>Design Group: 2025 Project Name: 1866-15</p>																				
<p>The undersigned has reviewed and shall assume responsibility for his design, and has the authority to seal and sign the drawings in accordance with the Ontario Building Code to the design.</p> <p>QUALIFICATION INFORMATION: Registered unless design is exempt under 2.17.5.1 of the Ontario Building Code: Russ Gregory: ARCHITECT Rick Johnson: ARCHITECT</p> <p>REGISTRATION INFORMATION: Registered under the Ontario Building Code: Russ Gregory: 2025 Rick Johnson: 2025</p>																				
<p>REVISIONS AND DATA</p> <table border="1"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>			NO.	DATE	DESCRIPTION															
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RIGHT SIDE ELEVATION

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 OWNER / CONTRACTOR / DESIGNER IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURANCE AND DESTROY ALL PERMITS AND UN-REVISED COPIES OF THIS DRAWING. THESE DRAWINGS ARE THE PROPERTY OF THE DESIGNER DESIGNER AND / OR ITS CLIENTS ONLY.
 BUILDING PERMITS SHOULD BE OBTAINED PRIOR TO COMMENCING CONSTRUCTION.

REVISIONS AND DATA	DATE

The undersigned has reviewed and taken responsibility for the design and construction of the building and certifies that the requirements set out in the Ontario Building Code to be satisfied.
QUALIFICATION INFORMATION:
 Registered Professional Architect
 Registered under the Ontario Building Code
 Registration No. 25835
 REG. NO. 25835
 REG. DATE 12/18/15
REGISTRATION INFORMATION:
 Registered under the Ontario Building Code
 Registration No. 30505
 REG. NO. 30505
 REG. DATE 12/18/15

PROJECT TITLE
 PROPOSED LAYOUT
 45 MOSLEY STREET
 TOWN OF AURORA

THE GREGOR DESIGN GROUP
 50 MARINTOSH DRIVE, UNIT 140
 MARKHAM, ONTARIO L3R 9T3
 OFFICE (905) 479-4767
 FAX (905) 479-6496
 shane@gregordesigngroup.net

SCALE	DATE
3/16"=1'-0"	12/18/15
PROJECT NUMBER	SHEET NUMBER
1866-15	A-7
DRAWN BY	CHECKED BY
S. Gregory	R.G.