



**Heritage
Advisory Committee
Meeting Agenda**

**Monday, October 17, 2016
7 p.m.**

**Holland Room
Aurora Town Hall**

Public Release
October 11, 2016



Town of Aurora Heritage Advisory Committee Meeting Agenda

Date: Monday, October 17, 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 Legislative Services be approved.

3. Receipt of the Minutes

Heritage Advisory Committee Meeting Minutes of September 12, 2016

Recommended:

That the Heritage Advisory Committee meeting minutes of September 12, 2016, be received for information.

4. Delegations

- (a) **Fausto Filipetto, Senior Policy Planner, Town of Aurora**
Re: Library Square and Town Park

5. Matters for Consideration

1. HAC16-011 – Cultural Heritage Landscapes in the Town of Aurora

Recommended:

1. That Report No. HAC16-011 be received; and
2. That the Heritage Advisory Committee recommend to Council:
 - a. That a preliminary study to identify potential Cultural Heritage Landscapes in the Town of Aurora be approved; and
 - b. That an external heritage consultant to assist with the implementation of the preliminary study be approved; and
 - c. That a working group be established to identify potential Cultural Heritage Landscapes in the Town of Aurora.

2. HAC16-013 – Heritage Permit Application

82 Centre Street

File Number: NE-HCD-HPA-16-08

Recommended:

1. That Report No. HAC16-013 be received; and
2. That the Heritage Advisory Committee recommend to Council:
 - a. That the following components of Heritage Permit Application NE-HCD-HPA-16-08 be approved:
 - i. The modified roofline on the rear elevation;
 - ii. Removal of the chimney; and
 - iii. Installation of two new Patio Doors on the rear elevation; and
 - b. That the following components of Heritage Permit Application NE-HCD-HPA-16-08 be denied:
 - i. Alteration of the front veranda, including enclosed porch with stucco finish and columns;
 - ii. Installation of new Front door;

- iii. Installation of new Patio Door on the front elevation;
 - iv. Installation of new sliding vinyl windows on the west elevation; and
 - v. Covered window openings on the east elevation; and
- c. That Legal Services explore the possibility of laying a charge against the owner for the removal of the original enclosed front wall, removal of windows on the west and east elevations, removal of window openings on the east elevation, removal of the first floor window on the front elevation, removal of the front door, alterations to the front veranda, installation of new front door, installation of new patio door on the front elevation and installation of new windows on the west elevation which were altered in contravention of Section 42(1) of the *Ontario Heritage Act*.

**3. HAC16-014 – Request to Demolish a Property on the Aurora Register of Properties of Cultural Heritage Value or Interest
14574 Leslie Street**

Recommended:

1. That Report No. HAC16-014 be received; and
2. That the Heritage Advisory Committee recommend to Council:
 - a) That the property located at 14574 Leslie Street be considered for a Notice of Intent to Designate under Part IV of the *Ontario Heritage Act*; and
 - b) That the Owner of 14574 Leslie Street be required to submit a Heritage Impact Assessment for the property, prepared by a qualified Heritage Consultant, to the satisfaction of Planning and Building Services; and,
 - c) That upon submission of a Heritage Impact Assessment, the property be evaluated by the Heritage Evaluation Working Group; and,
 - d) That the property returns to a future Heritage Advisory Committee meeting for review.

6. Informational Items

- 4. Extract from Council Meeting of September 27, 2016
Re: Heritage Advisory Committee Meeting Minutes of September 12,
2016**

Recommended:

1. That the Extract from Council Meeting of September 27, 2016, regarding the Heritage Advisory Committee meeting minutes of September 12, 2016, be received for information.

7. New Business

8. Adjournment



**Town of Aurora
Heritage Advisory Committee
Meeting Minutes**

Date: Monday, September 12, 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 (arrived 7:25 p.m.), James Hoyes, John Kazilis, and Bob McRoberts (Honorary Member, arrived 7:38 p.m.)

Member(s) Absent: Martin Paivio

Other Attendees: Councillor Tom Mrakas, Marco Ramunno, Director of Planning and Building 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 James Hoyes
Seconded by Barry Bridgeford**

That the agenda as circulated by Legislative Services, with the following additions, be approved:

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- Delegation (a) Tom Boddy, Resident
Re: Item 1 – HAC16-009 – Request to Remove a Property from the Aurora Register of Properties of Cultural Heritage value of Interest, 68 Temperance Street
- Delegation (b) Susan Morton-Leonard, Resident
Re: Item 4 – Memorandum from Planner, Re: Additional Information
Re: Conservation and Watering Practices for Established “Heritage” Trees
Carried as amended

3. Receipt of the Minutes

Heritage Advisory Committee Meeting Minutes of July 11, 2016

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

That the Heritage Advisory Committee meeting minutes of July 11, 2016, be received for information.

Carried

4. Delegations

- (a) **Tom Boddy, Resident**
Re: Item 1 – HAC16-009 – Request to Remove a Property from the Aurora Register of Properties of Cultural Heritage value of Interest 68 Temperance Street

Mr. Boddy provided a brief overview of the subject property and indicated that it was rebuilt in 1948. He requested the property be removed from the Register.

**Moved by John Kazilis
Seconded by Barry Bridgeford**

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

Carried

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- (b) **Susan Morton-Leonard, Resident**
Re: Item 4 – Memorandum from Planner, Re: Additional Information
Re: Conservation and Watering Practices for Established
“Heritage” Trees

Ms. Morton-Leonard stated that the trees on her property are over 150 years old and expressed her delight in protecting natural heritage. She indicated that the trees required more water this season as the drought conditions and the Diplodia virus adversely affected the trees. She noted that other municipalities provide relief to property owners with designated trees and was hoping that the Committee would consider recommending relief.

Moved by Councillor Wendy Gaertner
Seconded by James Hoyes

THAT the comments of the delegation be received and referred to Item 4.

Carried

5. Matters for Consideration

1. **HAC16-009 – Request to Remove a Property from the Aurora Register of Properties of Cultural Heritage Value or Interest**
68 Temperance Street

Staff provided a brief overview of the property and indicated that the structure was likely constructed in the 1940's. Staff stated that the owner currently has no plans to demolish the structure but has requested for it to be removed from the Register.

Moved by Carol Gravelle
Seconded by John Kazilis

1. That Report No. HAC16-009 be received; and
2. That the Heritage Advisory Committee recommend to Council:
 - a) That the property located at 68 Temperance Street **be removed** from the Aurora Register of Properties of Cultural Heritage Value or Interest; and

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- b) That future building elevations are subject to approval of Planning Staff to ensure the proposed new dwelling will maintain the heritage character of the area.

Carried as amended

2. HAC16-010 – Heritage Permit Application, 40 Maple Street, File Number: NE-HCD-HPA-16-06

Staff provided an overview of the property and accessory structure, and the Committee expressed some concern about the pitch of the roof, however supported the request.

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

1. That Report No. HAC16-010 be received; and
2. That the Heritage Advisory Committee recommend to Council:
 - a) That the demolition of the existing detached garage be approved; and
 - b) That Heritage Permit Application NE-HCD-HPA-16-06 be approved to permit the construction of a 45m² accessory structure; and
 - c) That the dormer on the front elevation of the garage be removed from the proposed design.

Carried

6. Informational Items

3. HAC16-012 –Doors Open Aurora 2016 – Event Summary Report

Staff indicated that the event was well attended and there was a lot of interest around the walking tours, Town Park and the surrounding sites. The Committee expressed appreciation to all those involved and suggested that staff consider engaging on social media channels in real-time, and look into providing various types of accessible tours in future years.

**Moved by Carol Gravelle
Seconded James Hoyes**

1. That Report No. HAC16-012 be received; and
2. That the Heritage Advisory Committee extend a thank you to the following individuals and groups for their support of Doors Open Aurora 2016:
 - a. All site owners/operators; and
 - b. All volunteers and site staff; and
 - c. The Auroran newspaper; and
 - d. The Mayor, Members of Council, and supporting Town staff.

Carried

4. Memorandum from Planner

**Re: Additional Information Re: Conservation and Watering Practices for
Established "Heritage" Trees**

The Committee expressed sympathy to property owners with designated property that included heritage trees. The Committee indicated that it would be difficult to determine a system to score natural heritage if the Town were to consider financial relief.

**Moved by Councillor Gaertner
Seconded John Kazilis**

1. That the memorandum regarding Additional Information Re: Conservation and Watering Practices for Established "Heritage" Trees be received; and
2. That the Heritage Advisory Committee recommends to Council:
 - (a) That owners of properties with designated heritage trees, within their optimal life span, are charged a reduced water rate from May to October.

Defeated

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**Moved by Bob McRoberts
Seconded James Hoyes**

1. That the memorandum regarding Additional Information Re: Conservation and Watering Practices for Established “Heritage” Trees be received for information.

Carried

5. **Extract from Council Meeting of June 14, 2016
Re: Motion for Which Notice Has Been Given (c) Councillor Mrakas
Re: Cultural Heritage Landscapes Inventory**

**Moved by John Kazilis
Seconded Carol Gravelle**

1. That the memorandum regarding Extract from Council Meeting of June 14, 2016, Re: Motion for Which Notice Has Been Given (c) Councillor Mrakas, Re: Cultural Heritage Landscapes Inventory be received for information.

Carried

6. **Extract from Council Meeting of August 9, 2016
Re: Heritage Advisory Committee Meeting Minutes of July 11, 2016**

**Moved by Bob McRoberts
Seconded Carol Gravelle**

1. That the Extract from Council Meeting of August 9, 2016, regarding the Heritage Advisory Committee meeting minutes of July 11, 2016, be received for information.

Carried

7. New Business

The Committee inquired about the status on issuing a penalty to the owners who did not comply with Council’s direction on demolishing 45 Mosley Street. Staff indicated that the Town Solicitor is preparing a report for Council’s consideration.

The Committee inquired if 220 Old Yonge Street received designation. Staff indicated that a Designation By-law will proceed to Council in early October.

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The Committee inquired about providing feedback with respect to the proposed Cultural Precinct. Staff stated that public consultations are scheduled for September and a presentation will be provided to the Committee for discussion at its next regular meeting on October 17, 2016.

8. Adjournment

**Moved by Barry Bridgeford
Seconded by Carol Gravelle**

That the meeting be adjourned at 8:44 p.m.

Carried

Committee recommendations are not binding on the Town unless otherwise adopted by Council at a later meeting.



Advisory Committee Meeting Library Square & Town Park

Fausto Filipetto
Senior Policy Planner
Town of Aurora

Background (Aurora Promenade)

- In 2009 the Town initiated a secondary planning process for the Downtown/Yonge Wellington Street Corridor
- This resulted in the creation of a Concept Plan - Urban Design Strategy for the area now known as “The Aurora Promenade”
- Implementing policies were included in the Town’s new Official Plan

Background (Cultural Precinct)

- Key Strategy is to reinforce and enhance a Cultural Precinct within the three block area of Library Square to the Town Park



Background (Cultural Precinct/Repurposing Study)

- Two studies were undertaken in 2015/2016:
 - Concept Plan for the Cultural Precinct
 - Repurposing Study

- Council directed Staff to consult on the results of the two studies in the Spring of 2016

Background (Public Consultation)

- A public consultation strategy was endorsed by Council in June 2016 which included:
 - Public Outreach (Survey/Questionnaire)
 - On-line Survey
 - Social Media Strategy
 - Public Meetings

Background (Public Consultation)

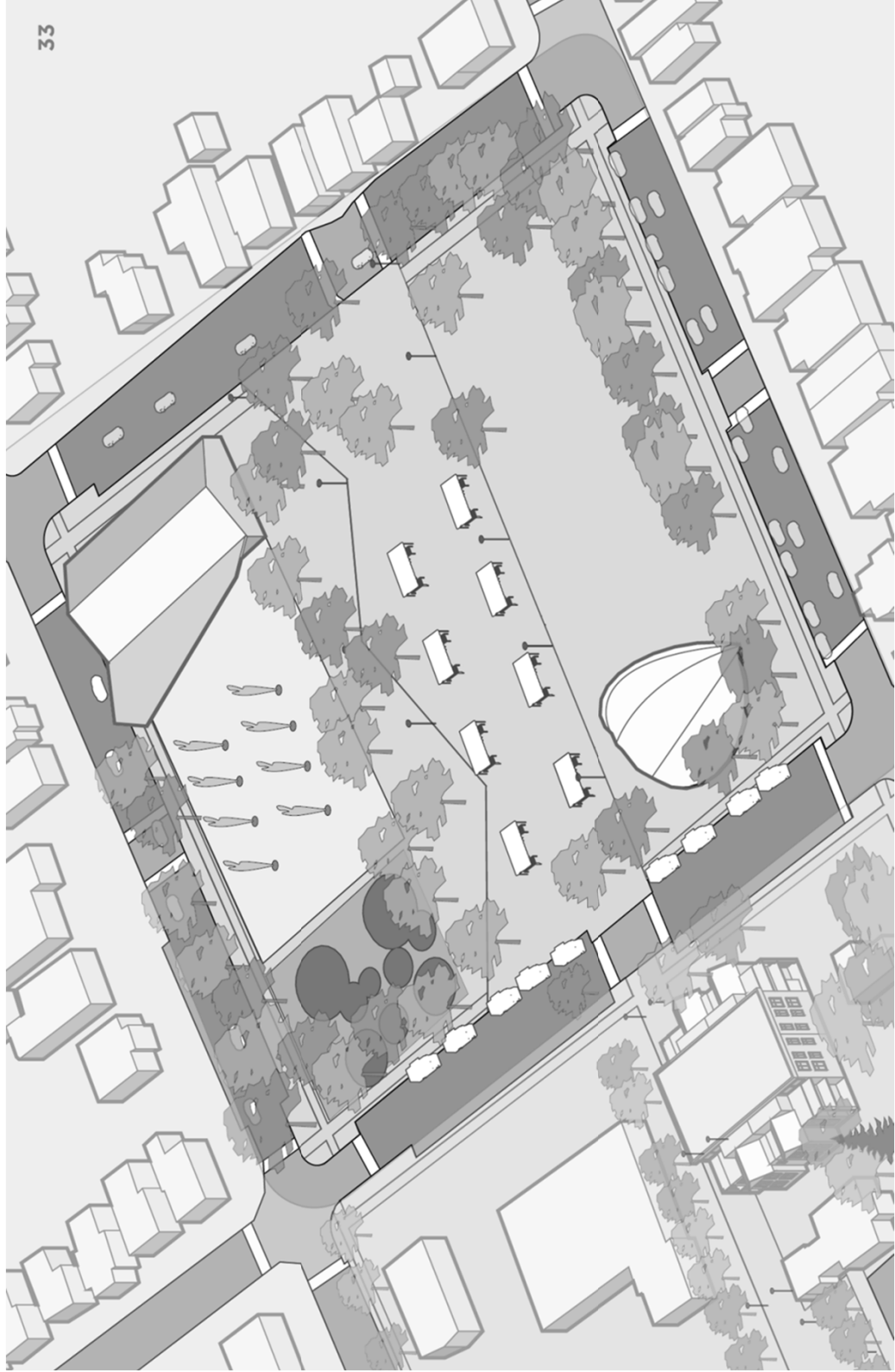
- The Public Consultation focussed on Library Square and Town Park
- Staff conducted surveys during:
 - Concerts in the Park
 - Farmer’s Markets (Incl. Doors Open)
 - At the Aurora Public Library

Background (Library Square Concept)



9/28/2016

Background (Town Park Concept)



9/28/2016

What We Heard (Town Park)

- Don't change Town Park (Approximately **33%**)
- In favour of Proposed Concept Plan (Approximately **26%**)
- Other (Approximately **41%**)

What Else We Heard (Town Park)

- Like the Concept Plan but keep the Baseball Diamond
- Like/love the splash pad/skating rink
- Baseball Diamond is underutilized
- Need more seating and benches
- No need to change the bandshell

What To Do with the Armoury?



What To Do with the Armoury?

- Art Gallery/Studio (**13** Respondents)
- Farmer's Market/Artisan Fair (**39** Respondents)
- Community Club House (**14** Respondents)
- Restaurant, Café, Brewery, Winery (**19** Respondents)
- All of above (**4** Respondents)

- Other popular responses: Snack Bar, Community Space, Vendor, Concert Venue

What We Heard (Library Square)

- Like the Proposed Concept Plan (Approximately **43%**)
- Don't Change Library Square (Approximately **14%**)
- Other (Approximately **43%**)

What Else We Heard (Library Square)

- Like Concept Plan but concerned about height & density
- Parking Concerns
- Need more parking in the downtown
- Need more restaurants in the downtown

What To Do with the Former Library?



9/28/2016

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What To Do with the Former Library?

- Art Studio (7 Respondents)
- Meeting Hall (1 Respondent)
- Offices (2 Respondents)
- Community Club House (5 Respondents)
- Community Class Room (7 Respondents)
- Dance Studio (3 Respondents)
- All of above (1 Respondent)
- Other: Community Use, Retail, Parking, Museum

What To Do with the Former Seniors Centre?



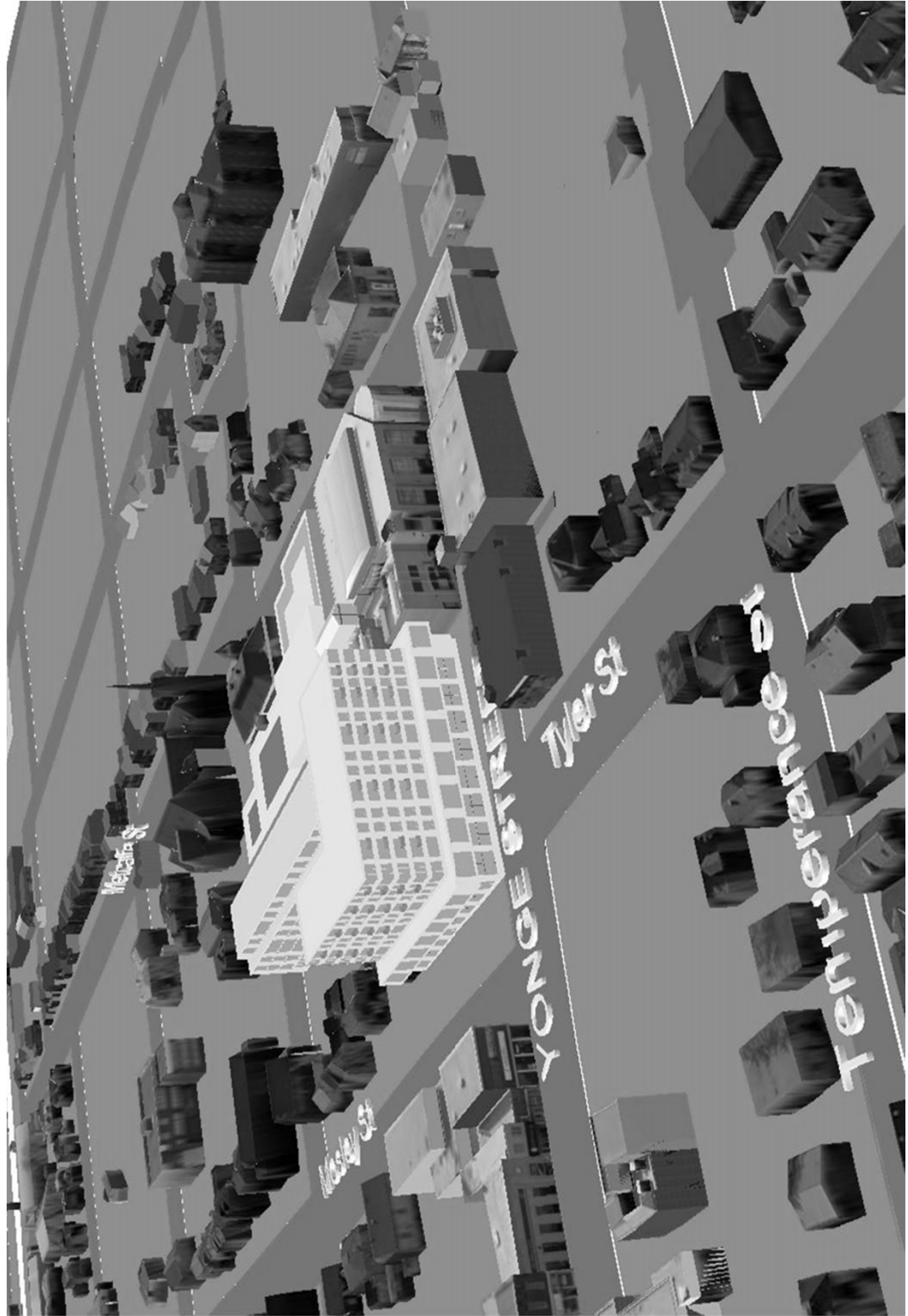
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What To Do with the Former Seniors Centre?

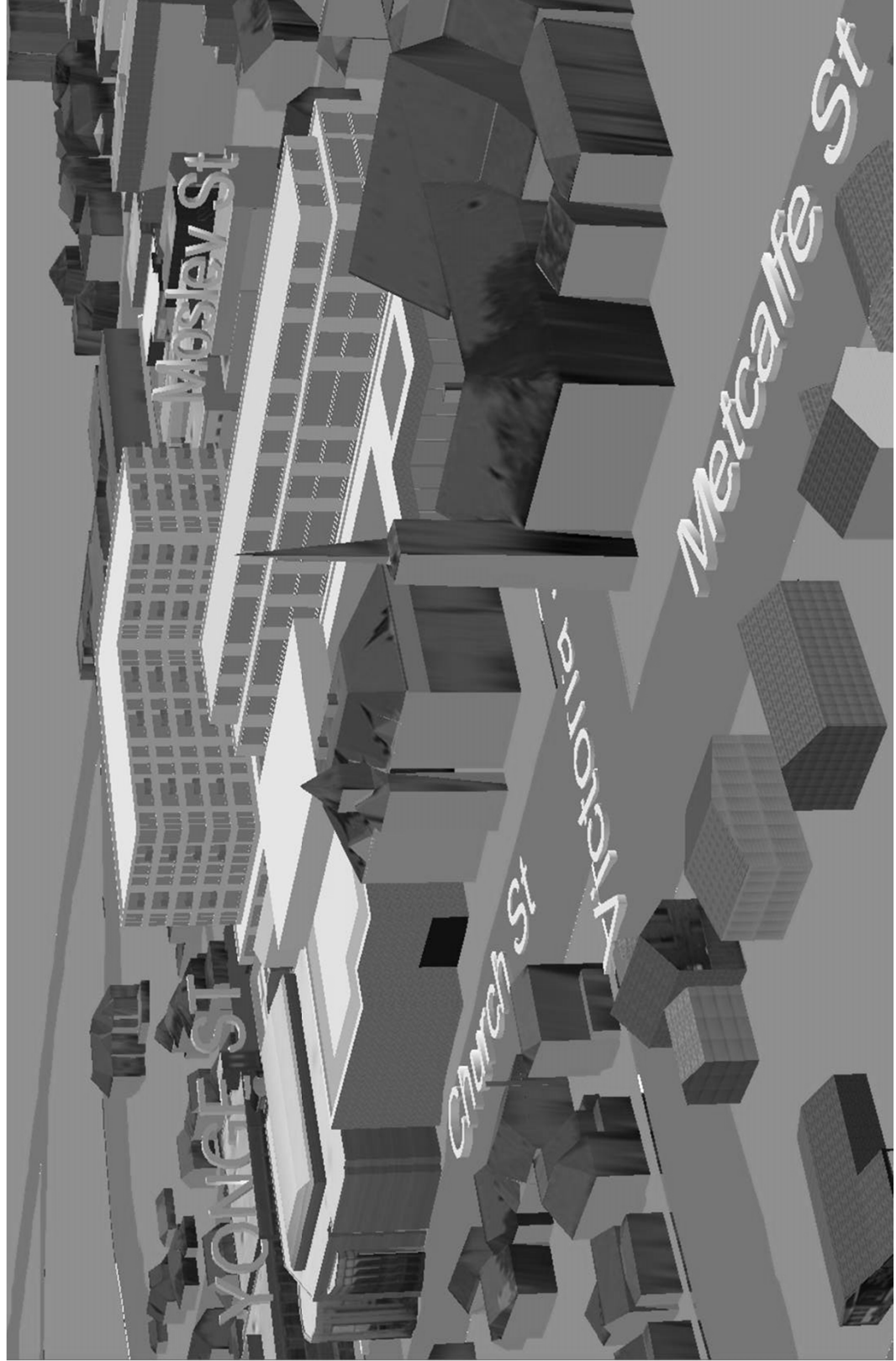
- Sports Hall of Fame (3 Respondents)
- Meeting Hall (2 Respondents)
- Offices (1 Respondent)
- Community Club House (5 Respondents)
- Community Class Room (2 Respondents)
- Art Studio (6 Respondents)
- Performing Art Studio (6 Respondents)
- All of Above (1 Respondent)
- Other: Community Use, Retail, Parking

3D Illustration



9/28/2016

3D Illustration



Next Steps

- **October 21:** Meeting with Library Board
- **October 28:** Meeting with Aurora Chamber of Commerce
- **November:** Council Workshop
- **November/December:** Council Action

Thank you!

- Questions/Comments/Discussion



**Town of Aurora
Heritage Advisory Committee Report No.HAC16-011**

Subject: Cultural Heritage Landscapes in the Town of Aurora
Prepared by: Jeff Healey, Planner
Department: Planning and Building Services
Date: October 17, 2016

Recommendation

- 1. That Report No. HAC16-011 be received; and**
- 2. That the Heritage Advisory Committee recommend to Council:**
 - a) That a preliminary study to identify potential Cultural Heritage Landscapes in the Town of Aurora be approved; and**
 - b) That an external heritage consultant to assist with the implementation of the preliminary study be approved; and**
 - c) That a working group be established to identify potential Cultural Heritage Landscapes in the Town of Aurora.**

Executive Summary

The purpose of this report is to provide Council with direction from the Heritage Advisory Committee regarding a potential study for identifying Cultural Heritage Landscapes in the Town of Aurora.

- Cultural Heritage Landscapes are a defined geographical area that may have been modified by human activity and is identified as having cultural heritage value or interest by a community, including an Aboriginal community
- The Official Plan supports preparing an inventory of Cultural Heritage Landscapes
- A preliminary study should be conducted to identify potential Cultural Heritage Landscapes in the Town of Aurora
- A technical report should be prepared subsequent to the initial study to refine cultural heritage resources and attributes within specific Cultural Heritage Landscape

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Report No. HAC16-011

Background

On June 14, 2016, the following motion was adopted by Council:

WHEREAS some types of cultural heritage landscapes have been conserved for years in various municipalities through designation of heritage conservation districts under Part V of the *Ontario Heritage Act*; and

WHEREAS the Provincial Policy Statement defines cultural heritage landscape as "...a defined geographical area of heritage significance which has been modified by human activity and is identified as being cultural heritage value or interest by a community, including an aboriginal community...Such an area is valued by a community, and is of significance to the understanding of the history of a people or place"; and

WHEREAS the Provincial Policy Statement states (S. 2.6.1) "Significant built heritage resources and significant cultural heritage landscapes shall be conserved."; and

WHEREAS the Town of Aurora Inventory of Heritage Buildings and Register does not include criteria, policy or evaluations for cultural heritage landscapes; and

WHEREAS by identifying and assessing cultural heritage landscapes which are valued for the role they play in defining and illustrating the history of the Town, there is an opportunity to encourage good stewardship of the identified land, sites, and structures to ensure the unique character of our community is preserved; and

WHEREAS the Town is currently reviewing the Official Plan and there is an opportunity to include the development of a cultural heritage landscapes inventory/policies in the Town's new Official Plan;

NOW THEREFORE BE IT HEREBY RESOLVED THAT the Town of Aurora develop the program, policy and/or criteria for identifying and evaluating Cultural Heritage Landscapes (CHL) and the subsequent creation of a Cultural Heritage Landscapes Inventory; and

BE IT FURTHER RESOLVED THAT the CHL assessment and inventory be incorporated into the Official Plan review; and

BE IT FURTHER RESOLVED THAT the CHL Inventory be referred to the Heritage Advisory Committee (HAC) for consideration at the next HAC meeting; and

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BE IT FURTHER RESOLVED THAT staff report back to Council with the program, policy and/or criteria for identifying and evaluating Cultural Heritage Landscapes (CHL) and the inventory of landscapes identified at the *September 12, 2016 Heritage Advisory Committee meeting for approval at the General Committee meeting of September 20, 2016*; and

BE IT FURTHER RESOLVED THAT Aurora Town Council rename the "Aurora Register of Properties of Cultural Heritage Value" as the "Aurora Register of Properties and Landscapes of Cultural and Heritage Value or Interest" and add the Cultural Heritage Landscapes Inventory to the newly renamed Register.

As such, Staff have undertaken a review of existing Cultural Heritage Landscape policies within the Province of Ontario and have provided a proposed framework for Council to consider the implementation of a Cultural Heritage Landscape(s) in the Town of Aurora.

Definition of a Cultural Heritage Landscape

Cultural Heritage Landscapes have been defined in Ontario through the Provincial Policy Statement (PPS):

means a defined geographical area that may have been modified by human activity and is identified as having cultural heritage value or interest by a community, including an Aboriginal community. The area may involve features such as structures, spaces, archaeological sites or natural elements that are valued together for their interrelationship, meaning or association.

Furthermore, the Ontario Heritage Trust defines Cultural Heritage Landscapes as:

A cultural heritage landscape is a property or defined geographical area of cultural heritage significance that has been modified by human activities and is valued by a community.

The Town of Aurora also defines Cultural Heritage Resources in its Official Plan. The term is included within the broader definition of a Cultural Heritage Resource:

means a defined geographical area of heritage significance which has been modified by human activities and is valued by a community. It involves a grouping(s) of individual heritage features such as structures, spaces, archaeological sites and natural elements, which together form a significant type of heritage form, distinctive from that of its constituent elements or parts.

The common elements of a Cultural Heritage Landscape include a defined geographic area that has been modified by human activity, which has created a historical or cultural link with the local community. The Provincial Policy Statement has identified several examples of a Cultural Heritage Landscape such as, Heritage Conservation Districts

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designated under the *Ontario Heritage Act*; villages, parks, gardens, battlefields, main streets and neighbourhoods, cemeteries, trails, view sheds, natural areas and industrial complexes of heritage significance; and areas recognized by federal or international designation authorities (e.g. a National Historic Site).

Why Municipalities implement Cultural Heritage Landscapes

Municipalities enact Cultural Heritage Landscapes for many reasons. The landscape is enacted to preserve a prominent view shed, maintain a heritage streetscape such as a main street or preserve a historic grouping of buildings. The preservation of landscapes through a Cultural Heritage Landscape assists with linking the historical events and/or culture of a defined area with the present community.

Cultural Heritage Landscapes cover a large, defined, geographic area, which includes both cultural heritage resources and attributes. Cultural heritage resources include buildings (listed, designated or non-listed), or other structures such as bridges, mills and barns. Attributes may or may not be linked to a particular municipal property, but assist in the association of cultural heritage resources, including view sheds, transportation systems (e.g. roads, railways or lock systems), specific architecture or natural landscapes (e.g. rivers and hills).

Existing Policy Context

Ontario Heritage Act

The *Ontario Heritage Act* does not include specific provisions with regards to Cultural Heritage Landscapes. Cultural Heritage Landscapes are not required to be Designated under Parts IV or V of the *Ontario Heritage Act*, however any Cultural Heritage Landscape deemed to be significant are often Designated under the *Ontario Heritage Act*.

Provincial Policy Statement (2014)

Section 2.6.1 of the Provincial Policy Statement states that significant cultural heritage landscapes shall be conserved. Although the Province has identified the importance of preserving Cultural Heritage Landscapes, an evaluation tool for establishing a landscape has not been established.

Town of Aurora Official Plan

It is an objective Official Plan to preserve cultural heritage landscapes, including significant public views. Section 13.4 of the Official Plan includes policies specific to Cultural Heritage Landscapes. The Town shall identify and maintain an inventory of Cultural Heritage Landscapes as part of the Town's Cultural Heritage Registrar. Furthermore, significant cultural heritage landscapes shall be designated under the Ontario Heritage Act or established as Areas of Cultural Heritage Character as appropriate. Should identified cultural heritage landscapes span over multiple municipal jurisdictions, the Town shall cooperate with other governments, authorities and the private sector in managing and conserving these resources.

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Report No. HAC16-011

Use of Cultural Heritage Landscapes in Ontario

Cultural Heritage Landscapes are currently implemented in several large municipalities across Ontario including, but not limited to Cambridge, Hamilton, Kingston, Kitchener, Mississauga and Niagara-on-the-Lake. Cultural Heritage Landscapes in these municipalities are typically associated with street corridors, cemeteries, former mill works, riparian corridors, small villages and university campuses.

Analysis

Protection Measures of Cultural Heritage Landscapes

Cultural Heritage Landscapes protect existing view sheds, streetscapes and historical groupings of buildings and structures. Municipalities across Ontario employ different measures to control changes within Cultural Heritage Landscapes. Some Municipalities require a Heritage Impact Assessment for alterations within a Cultural Heritage Landscape, while others simply monitor possible changes to ensure the intent of the landscape is maintained. Appropriate measures for staff and Committee review would be established in a technical review of a specific Cultural Heritage Landscape.

A Study to identify potential Cultural Heritage Landscapes is required

In order to identify Cultural Heritage Landscapes within the Town of Aurora, a study of potential landscapes on a municipal-wide scale is required. Developing a list of potential cultural heritage landscapes will require input from a devoted group of stakeholders to identify meaningful landscapes within the community. It is recommended that a working group be established to assist identifying Cultural Heritage Landscapes within the Town. Findings from the working group would be reported to a heritage consultant who can interpolate potential landscapes to determine whether a Cultural Heritage Landscape is appropriate.

A Technical Review of Cultural Heritage Landscapes is required

After the Town has identified appropriate Cultural Heritage Landscapes, a technical review of each Cultural Heritage Landscape is required. The technical review is important in order to identify the cultural heritage resources and attributes that constitute the Cultural Heritage Landscape. Through this process, community outreach is important to obtain feedback on each proposed Cultural Heritage Landscape.

Cultural Heritage Landscapes require an Amendment to the Official Plan

Once a technical study has been completed for a proposed Cultural Heritage Landscape, the final step involves an Official Plan Amendment in order to recognize the limits of the Cultural Heritage Landscape and define its important character-defining elements. As the Town will be beginning an Official Plan Review process in the fall of 2016, a review of Cultural Heritage Landscapes may be appropriate to be included in this process.

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Report No. HAC16-011

Possible Cultural Heritage Landscapes to be Analysed

There are multiple landscapes within the Town of Aurora which may warrant a Cultural Heritage Landscape Status. The Heritage Advisory Committee and Members of Council may wish to consider additional landscapes as part of a future study. The following is a preliminary list of landscapes to be studied:

- Northeast Old Aurora Heritage Conservation District
- Southeast Old Aurora Neighbourhood
- Southwest Old Aurora Neighbourhood
- Cultural Precinct
- Historic Downtown- Yonge Street
- Fleury Works complex
- St. Andrew's College, including vista from Yonge Street
- Kennedy Street West- Yonge Street to Murray Drive
- St. John's Sideroad West
- Yonge Street Railway bridge, south of Henderson Drive
- Magna Lands, including vista from Wellington Street East
- Stronach stables, including vista from Wellington Street East

Financial Implications

The implementation of a summary report from a qualified Heritage Consultant may will incur costs to the Town of Aurora.

Communications Considerations

No Communication Required.

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*.

Conclusions

The Official Plan speaks to conducting an inventory of Cultural Heritage Landscapes in Aurora and including any landscape on the Aurora Registrar of Properties of Cultural Heritage Value or Interest. In order to establish Cultural Heritage Landscapes, a summary report of potential Cultural Heritage Landscapes by a Heritage Consultant is warranted. Any defined area that is deemed to warrant a Cultural Heritage Landscape would require a further technical review in order to determine cultural heritage resources and attributes within the defined area. The establishment of a Cultural Heritage Landscape will require an amendment to the Official Plan to be enacted.

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Report No. HAC16-011

Attachments

None.

Previous Reports

None.

Pre-submission Review

Agenda Management Team Meeting review on October 3, 2016

Departmental Approval



**Marco Ramunno
Director, Planning and Building
Services**



**Town of Aurora
Heritage Advisory Committee Report No.HAC16-013**

Subject: Heritage Permit Application
82 Centre Street
File Number: NE-HCD-HPA-16-08

Prepared by: Jeff Healey, Planner

Department: Planning and Building Services

Date: October 17, 2016

Recommendation

1. That Report No. HAC16-013 be received; and
2. That the Heritage Advisory Committee Recommend to Council:
 - a) That the following components of Heritage Permit Application NE-HCD-HPA-16-08 be approved:
 - i. The modified roofline on the rear elevation;
 - ii. Removal of the chimney; and
 - iii. Installation of two new Patio Doors on the rear elevation; and
 - b) That the following components of Heritage Permit Application NE-HCD-HPA-16-08 be denied:
 - i. Alteration of the front veranda, including enclosed porch with stucco finish and columns;
 - ii. Installation of new Front door;
 - iii. Installation of new Patio Door on the front elevation;
 - iv. Installation of new sliding vinyl windows on the west elevation; and,
 - v. Covered window openings on the east elevation; and
 - c) That Legal Services explore the possibility of laying a charge against the owner for the removal of the original enclosed front wall, removal of windows on the west and east elevations, removal of window openings on the east elevation, removal of the first floor window on the front elevation, removal of the front door, alterations to the front veranda, installation of new front door, installation of new patio door on the front elevation and installation of new windows on the west elevation which were altered in contravention of Section 42(1) of the *Ontario Heritage Act*.

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Report No. HAC16-013

Executive Summary

The purpose of this report is to provide Council with direction from the Heritage Advisory Committee regarding Heritage Permit Application NE-HCD-HPA-16-08 regarding alterations to 82 Centre Street, designated under Part V of the *Ontario Heritage Act* as part of the Northeast Old Aurora Heritage Conservation District

- The applicant has received an Order to Comply from the Town's Building Services for the proposed alterations, the building is currently under renovation
- The proposed alterations do not meet the policies of the Northeast Old Aurora Heritage Conservation District Plan, however some alterations located to the rear of the main building do not face Centre Street.

Background

The owners of the property located at 82 Centre Street submitted Heritage Permit Application NE-HCD-HPA-16-08 on September 15, 2016. The existing house was built circa 1925 and can be described as a one and a half storey, California Bungalow. Pictures of the main building taken prior to the alterations can be seen on Attachment 3.

In August 2016, staff received a complaint with regards to alterations on the subject property. Building Services has issued an Order to Comply with regards to exterior alterations on the property conducted without a building permit. The exterior alterations to the home were not completed when the Order to Comply was issued. The exterior alterations also require a heritage permit, therefore is presented to the Heritage Advisory Committee for review.

The owners have conducted the following changes to the building:

- Removal of the enclosing wall of the front veranda;
- Installation of enclosed wall at the south-west corner of the veranda;
- Removal of picture window on the front elevation;
- Installation of sliding door on the front elevation;
- Removal of the front door and installation of new fiberglass front door;
- Removal of the Windows on the side and rear elevations;
- Installation of new vinyl windows on the west elevation;
- Removal of window openings on the east elevation- now matching brick façade;
- Removal of the existing chimney (upper half);
- Roofline Modification on the second storey on the rear elevation, between the dormers;
- Installation of two sliding doors on the rear elevation; and,
- Interior alterations (not subject to heritage permit).

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Report No. HAC16-013

As part of Heritage Permit Application NE-HCD-HPA-16-08, the owners propose the following changes to the main building and request the existing alterations to the building be recognized:

- Enclose the south-west corner of the veranda, clad with stucco marble finish and stucco moulding, board and batten siding is proposed underneath the veranda;
- Install new stucco cladding over existing columns on front veranda;
- Install a wood railing on the remaining veranda, this space will be unenclosed;
- Acknowledge the new fiberglass front door;
- Acknowledge the new patio door on the front elevation;
- Acknowledge new vinyl windows on the west elevation;
- Acknowledge removed window openings on the east elevation;
- Acknowledge the removal of the upper half of the chimney;
- Acknowledge the roofline modification on the rear elevation; and
- Acknowledge the two patio doors on the rear elevation.

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

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,

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 owner has removed original heritage elements and conducted significant alterations to the main building without a heritage permit. The owner is in contravention of Section 42(1) of the *Ontario Heritage Act*. Pictures of alterations to the property as of September 2016 can be seen on Attachment 4.

It is also noted that with regards to an alteration to a property Designated under Part IV or Part V of the *Act* without approval from Council, Section 69 (5.1) gives Council the authority to restore the property as nearly as possible back to its previous condition and may recover the cost of the restoration from the property owner.

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Report No. HAC16-013

Analysis

On September 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.

It is important to note the Conservation policies for existing buildings and structures within the Northeast Old Aurora Heritage Conservation District Plan.

4.3.1 Preservation of Heritage Buildings

- a) Conserve and protect the heritage value of each heritage resource. Do not remove, replace, or substantially alter its intact or repairable heritage attributes.*
- b) Conserve changes to a heritage resource which, over time, have become heritage attributes in their own right.*
- c) Conserve heritage value by adopting an approach involving minimal external intervention.*
- d) Evaluate the existing condition of heritage attributes to determine the appropriate intervention needed. Use the gentlest means possible for any intervention.*
- e) Maintain heritage attributes on an ongoing basis to avoid major conservation projects and high costs.*
- f) Repair rather than replace heritage attributes using recognized conservation methods. Respect historical materials and finishes by repairing with like materials.*
- g) Replace using like material any extensively deteriorated or missing parts of heritage attributes.*
- h) Encourage correction of inappropriate interventions to heritage attributes.*
- i) Make any intervention needed to preserve heritage attributes physically and visually compatible with the heritage resource, and identifiable upon close inspection.*
- j) Respect documentary evidence. Conservation work should be based on a thorough examination of physical and archival evidence. Where there is insufficient evidence, it may be appropriate to make the design, form, material, and detailing of the new feature or element compatible with the character of the heritage resource as commonly found in the District.*

4.3.2 Alterations and Additions to Heritage Buildings

- a) Conserve the heritage value and heritage attributes of a heritage resource when creating any new addition or any related new construction. Make the new work physically and visually compatible with, subordinate to, and distinguishable from the heritage resource.*

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- b) Ensure that any new addition, alteration, or related new construction will not detrimentally impact the heritage resource if the new work is removed in future.*
- c) Additions and alterations to the heritage resource shall conform with the guidelines found in Section 9.3.*

Front Verandah/ Porch

Prior to the alterations of the property, 82 Centre Street comprised a single enclosed porch, which spanned across the entire front façade (south elevation). The enclosing wall comprised of wood and glass, turning the front porch into a sunroom. The enclosed porch is considered to be a heritage attribute of the main building. The removal of the enclosing wall is in contravention of Section 42(1) of the *Ontario Heritage Act*.

The owners have removed or covered the enclosed porch and propose to keep the porch open with a wood railing on the east side of the front façade and enclose the porch with a stucco-marble finish and stucco molding on the west side of the front façade.

Section 9.2.8 of the District Plan speaks to Porch Designs. The Plan states “*Where a building is designed purposely to have a porch, the maintenance of that feature is important to the character of the building*”. Furthermore, the Plan states “*Open porches are a characteristic feature of the streetscape. Avoid completely filling in open porches. Where enclosure around the doorway is required, consider a small vestibule rather than a completely enclosed porch*”.

On the east side of the porch the proposed open porch with the wood railings is considered to be in keeping with the District Plan, however many other elements require revision to conform with the Plan.

The west side of the porch is proposed to be enclosed. The owners have indicated that a bathroom is currently located within the west porch. It is unclear exactly when the bathroom was installed in this location. Nevertheless, the current design of the west porch is not in keeping with Section 9.2.8.1 of the District Plan. The Stucco finish and molding is considered an inappropriate finish material as identified in Section 9.8.1 of the District Plan. It is recommended the owner either restore the covered enclosed porch or propose an open porch similar to the east portion of the front façade.

With regards to the porch columns, the owner is proposing a stucco finish, which appears to reflect a Georgian architectural style. The column finish is not in keeping with the architectural style of the California Bungalow, which is supported by wood columns on masonry piers as stated in Section 9.1.1 of the District Plan. It is noted that the existing porch originally comprised of finished brick. It is recommended that the brick finish be uncovered and restored.

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Proposed Front Door

The owner has replaced the existing front door with a new door. The original front door was a wood door with a single glass pane. Removal and replacement of the front door without a Heritage Permit is in contravention of Section 42(1) of the *Ontario Heritage Act*.

The new door is a fiberglass door with decorative glazed windows. Section 9.2.4 of the District Plan speaks to entrances and doors. The District Plan states that “*stock modern subdivision type doors should be avoided on visible elevations*”. Although the front door mimics a wood front door, the door is not authentic and does not contribute to the California Bungalow style. Furthermore, the over-glazing of the window feature is not characteristic of the Heritage Conservation District. The owner is recommended to review the preferred door and entranceways styles as shown in Section 9.2.4 of the District Plan and incorporate a wood door.

Proposed Patio Door (Front Elevation)

Behind the enclosed verandah on the front (south) elevation once contained three double hung windows designed in a 6 over 1 style, characteristic to a California Bungalow. The owners have removed the window and have installed a patio door on the front elevation. Altering the windows without a Heritage Permit is in contravention of Section 42(1) of the *Ontario Heritage Act*.

Section 9.2.5 of the Plan identifies window designs within the Heritage District. The plan identifies that “*Most heritage styles used double-hung windows.*” The owner has replaced the former windows with a new sliding patio door. This patio door is not authentic to the California Bungalow architectural style. The owner should consider 6 over 1 double hung windows, which is more in keeping with the California Bungalow style.

Proposed Patio Doors (Rear Elevation)

The owner has removed the existing windows and door on the first floor of the rear (north) elevation and have replaced these features with two patio doors.

The patio doors proposed at the rear elevation are of a similar design to the front patio door. Although this design is not ideal in the context of the Heritage District, the rear patio doors are not facing the street.

Proposed Windows (West Elevation)

The owner has removed and replaced all windows on the west elevation. The original windows on the west elevation comprised of double hung 6 over 1 windows, characteristic to a California Bungalow. Altering the windows without a Heritage Permit is in contravention of Section 42(1) of the *Ontario Heritage Act*.

The owner proposes sliding vinyl windows on the west elevation. The Section 9.5.2 of the District Plan identifies that “*Most heritage styles used double-hung windows.*” Policy

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9.2.5.2 of the Plan identifies sliding windows as an inappropriate design within the District. It is recommended the owner re-install the windows formally located on the west elevation. If the windows have been destroyed, it is recommended the owner install double hung windows in a 6 over 1 design as shown in Section 9.1.1 of the District Plan.

Covered Window Openings (East Elevation)

The owner has removed all windows and window openings on the east elevation and has covered the openings with matching brick façade. The original windows on the west elevation comprised of double hung 6 over 1 windows, characteristic to a California Bungalow. Altering the windows without a Heritage Permit is in contravention of Section 42(1) of the *Ontario Heritage Act*.

It is noted that Section 9.3.1 of the District plan states that “*new construction should not damage or conceal heritage features*” and “*new construction should consider restoration of heritage features that have been lost or concealed by previous renovations*”. Covering existing heritage features does not meet the intent of the Northeast Old Aurora Heritage Conservation District Plan. The owner should repair and restore the covered window openings on the east elevation.

Roofline Modification on the rear (north) elevation and removal of Chimney

The owner has modified the roofline of the second storey on the rear (north) elevation on the main building. The roofline was heightened to allow approximately 4 m² of additional space on the second storey of the building. The modification is located between the existing dormers on the rear elevation. The proposed exterior finish is a wood siding, which would replicate the wood finish on the second storey of the front elevation. Section 9.3.6 of the District Plan encourages new additions on heritage buildings to be located to the rear of the main structure and not visible from the street. The new construction appears to be in keeping with the policies of the District Plan. Furthermore, in the construction of the modified roofline, the top half of the chimney has been removed. The chimney in the case of 82 Centre Street, was not visible from the street, therefore did not contribute to the streetscape of the Heritage District.

Second floor Windows on Front Elevation

It is noted that windows on the second floor have been replaced with a single pane window. The windows were originally 6 over 1 double hung windows. Replacement of windows occurred sometime between 2010 and 2014, therefore were not part of the current renovations to the main building. A heritage permit was not obtained for the replacement of the second floor windows.

Financial Implications

There are no financial implications.

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Report No. HAC16-013

Communications Considerations

No Communication Required.

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.

Alternatives to the Recommendation

1. That Heritage Permit Application NE-HCD-HPA-16-08 be approved in its entirety.
2. That Heritage Permit Application NE-HCD-HPA-16-08 be denied in its entirety.

Conclusions

The house located at 82 Centre Street 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 that portions of the Heritage Application Permit with respect to the modification to the roofline on the rear elevation and the rear patio doors be approved. It is also recommended that the remainder of the Heritage Permit with respect to the front verandah, front door, windows on the west elevation, covered windows on the east elevation and the patio door on the front elevation be denied as these alterations are not in compliance with the Northeast Old Aurora Heritage Conservation District Plan.

For any portions of the heritage permit that are denied by Council, the owner is required to conform to the policies of the Northeast Old Aurora Heritage Conservation District Plan or restore the main building to its original condition under Section 69 (5.1) of the *Ontario Heritage Act*. It is recommended the owner submit a new heritage permit, which proposes alterations that conform to the Northeast Old Aurora Heritage Conservation District Plan.

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Report No. HAC16-013

Attachments

Attachment 1 –Location Map

Attachment 2 –Heritage Resource Brief (2010)

Attachment 3 –Photos of Main Building circa 2014, 82 Centre Street

Attachment 4 –Photos of Main Building, September 2016, 82 Centre Street

Attachment 5 –Proposed Elevations of Main Building, submitted by the owner

Previous Reports

None.

Pre-submission Review

Agenda Management Team Meeting review on October 3, 2016.

Departmental Approval



Marco Ramunno

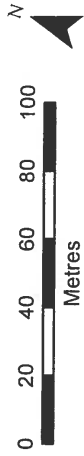
Director, Planning and Building Services



LOCATION PLAN
HAC16-013
82 CENTRE STREET
ATTACHMENT 1



SUBJECT LANDS



Attachment 3



Attachment 4

82 Centre Street- Photos of Main Building, September 2016



Front Elevation- Altered veranda and porch



Side (east) elevation- Covered (bricked) window openings

Attachment 4



Front Elevation- Patio Door



Side (west) elevation – Vinyl Windows

Attachment 4



Front Elevation- Front Door

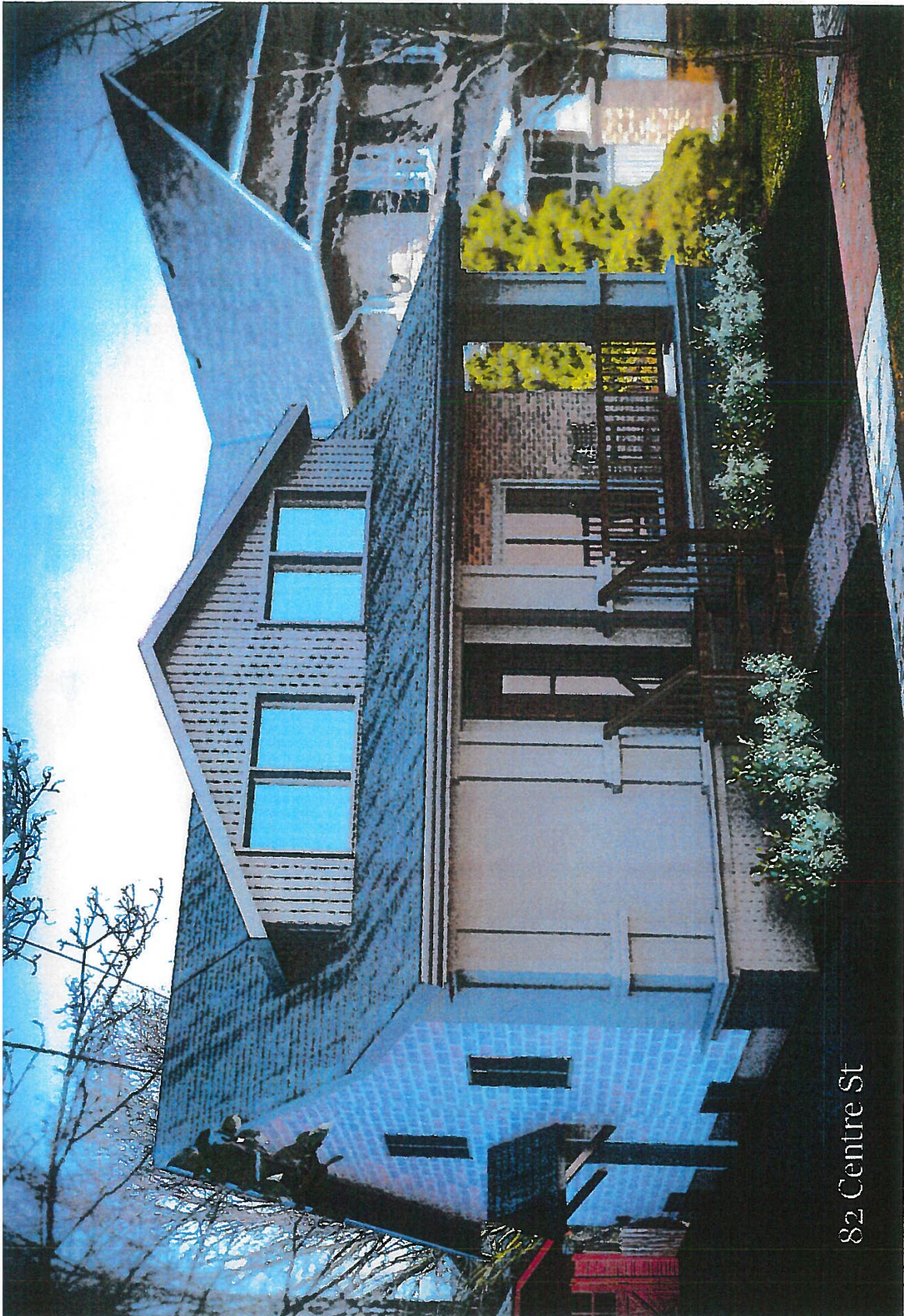
Attachment 4



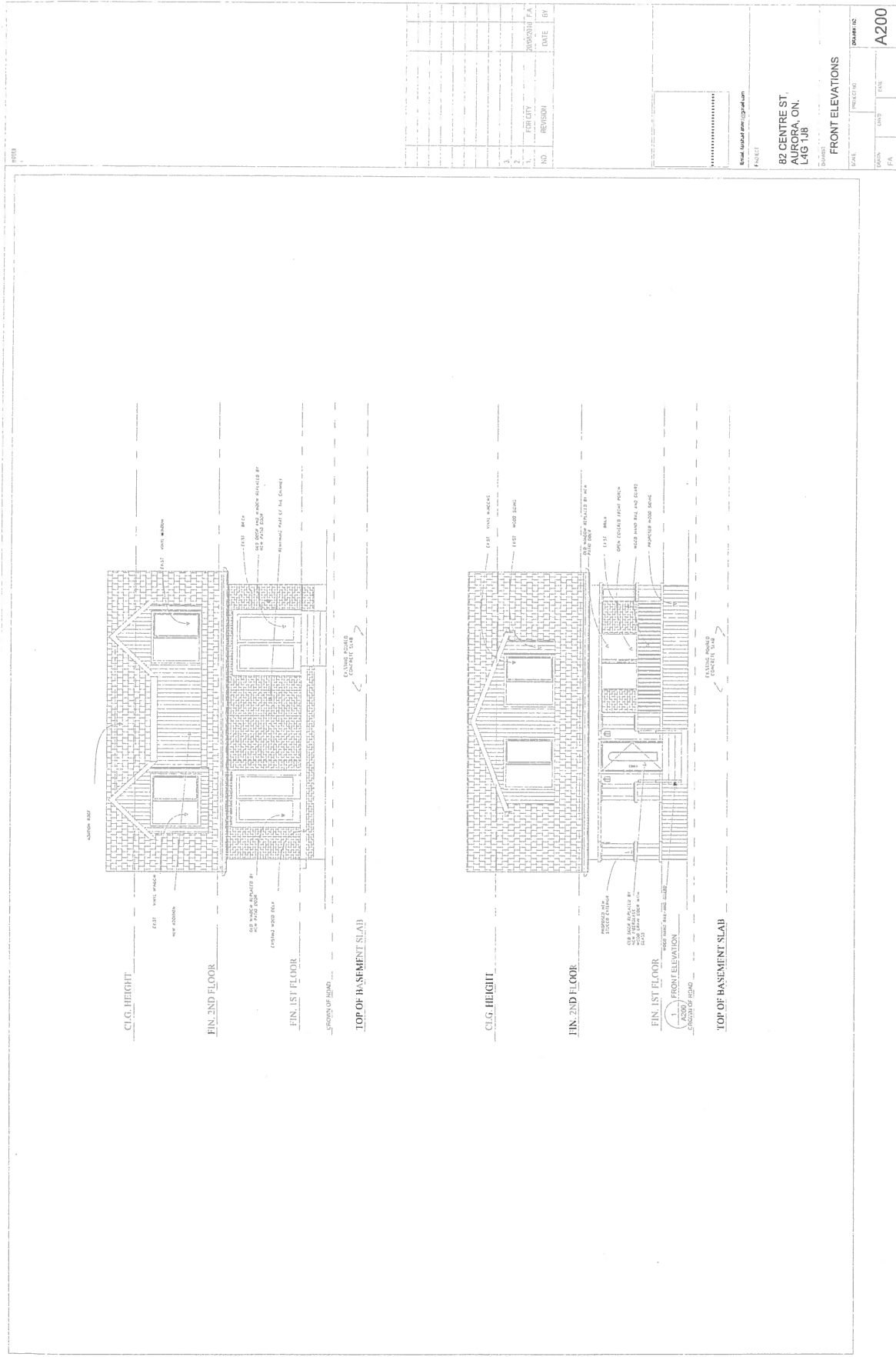
Rear Elevation- Modified roofline and two patio doors

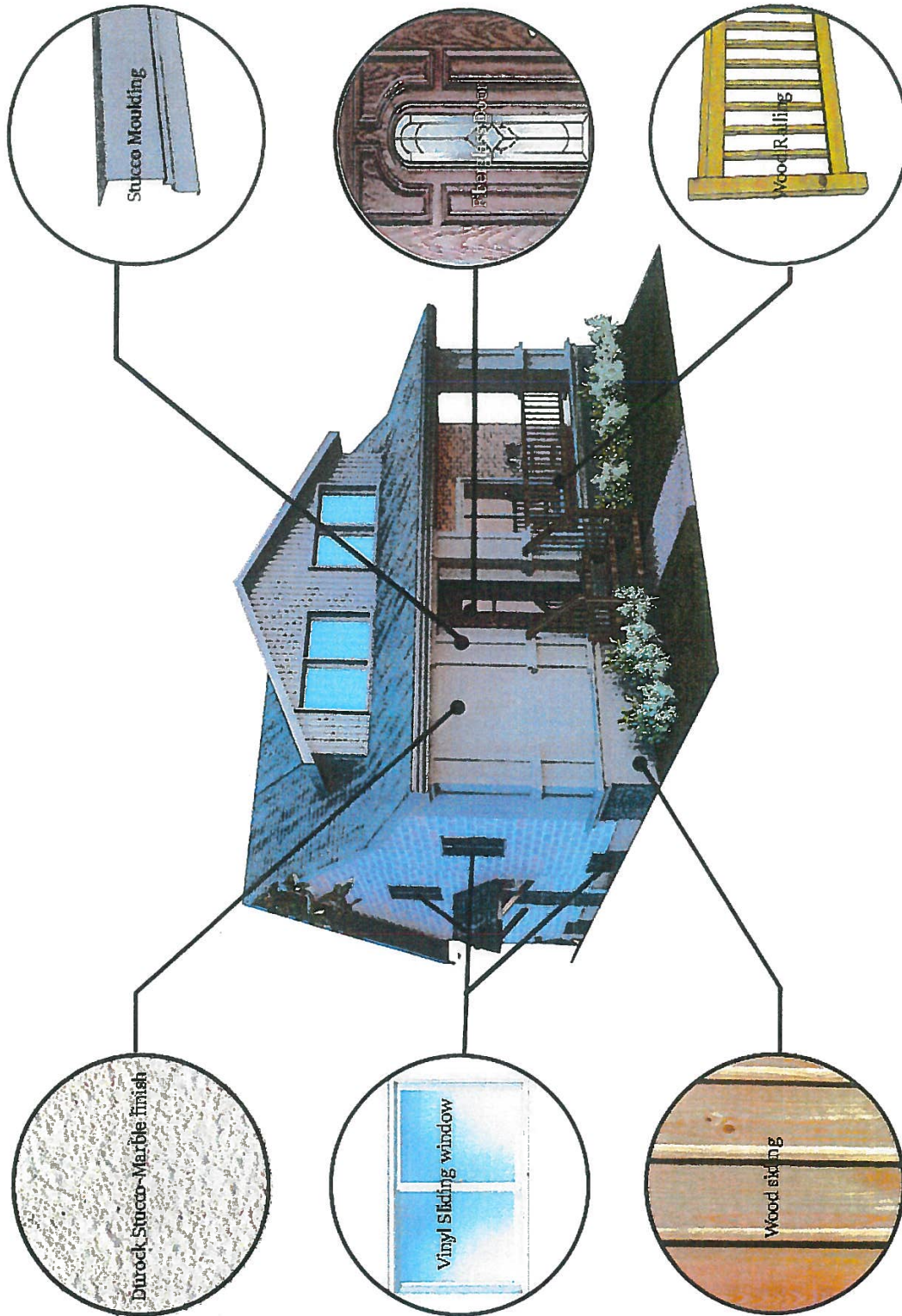
(photo taken August 2016)

Attachment 5



82 Centre St







**Town of Aurora
Heritage Advisory Committee Report No.HAC16-014**

Subject: Request to Demolish a Property on the Aurora Register of Properties of Cultural Heritage Value or Interest
14574 Leslie Street

Prepared by: Jeff Healey, Planner

Department: Planning and Building Services

Date: October 17, 2016

Recommendation

1. That Report No. HAC16-014 be received; and
2. That the Heritage Advisory Committee recommend to Council:
 - a) That the property located at 14574 Leslie Street be considered for a Notice of Intent to Designate under Part IV of the *Ontario Heritage Act*; and
 - b) That the Owner of 14574 Leslie Street be required to submit a Heritage Impact Assessment for the property, prepared by a qualified Heritage Consultant, to the satisfaction of Planning and Building Services; and,
 - c) That upon submission of a Heritage Impact Assessment, the property be evaluated by the Heritage Evaluation Working Group; and,
 - d) That the property returns to a future Heritage Advisory Committee meeting for review.

Executive Summary

The purpose of this report is to provide Council with direction from the Heritage Advisory Committee regarding the request to demolish all buildings and structures located at 14574 Leslie Street. The property is currently Listed on the Aurora Register of Properties of Cultural Heritage Value or Interest.

- The house on the subject lands was constructed circa 1860, the farm buildings are believed to be constructed circa 1890.
- The property was owned by Seth Ashton, a former Councillor and Village Reeve of Aurora for periods between 1863 and 1883
- The agent on behalf of the owner has not provided a Heritage Impact Assessment, as requested by Staff.

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Report No. HAC16-014

Background

The owner of the property located at 14574 Leslie Street submitted a Demolition Permit for the subject property on September 22, 2016.

Provisions of the Ontario Heritage Act for delisting process

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.

Location

The subject property is located on the north-west corner of Leslie Street and Vandorf Sideroad (See Attachment 1). The property is located within the Oak Ridges Moraine Countryside Area. 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 Foursquare House.

Heritage Features of the Existing Building

The existing building can be described as a 2 ½ storey structure with a hipped roof. The front façade displays double hung windows and a pedimented front porch. An enclosed mudroom located on the south façade. A single dormer is located on the roof on the north and south elevations (two dormers total). The siding of the building comprises of vinyl siding, which likely covers the original siding of the building. Data compiled from internal Cityview files identifies that the main building was constructed circa 1860. In addition to the house, a series of farm buildings are also located on the subject lands. The farm buildings as indicated in Cityview, were constructed circa 1890.

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Report No. HAC16-014

Local Heritage Properties

The subject lands are located within close proximity to a former mill known as White Rose. There are two properties within the former White Rose establishment that are Listed on the Aurora Register of Properties of Cultural Heritage Value or Interest. Approximately one kilometer to the north of the subject lands is the Richardson House, which is Designated under Part IV of the *Ontario Heritage Act*. Approximately two kilometers to the west is the Allen Brown House, which is also Designated under Part IV of the *Ontario Heritage Act*.

Building Evaluation

The Evaluation Working Group has not met to discuss the subject property.

Proposed Concept Plan

The owner wishes to demolish the non-designated 'listed' property and construct a new single detached home on the property. Upon submission of the demolition permit an outline of a new detached structure was provided. No conceptual elevations for a new structure have been provided by the owner to date. In the event that the property was permitted for Demolition, Planning Staff will work with the owner/ new owner on detailed aspects of the building during the building permit process.

Financial Implications

There are no financial implications.

Communications Considerations

No Communication Required.

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.

Alternatives to the Recommendation

1. Allow the Demolition of the House and Barn Structures and recommend that the property be removed from the Aurora Registrar of Properties of Cultural Heritage Value or Interest.

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Report No. HAC16-014

Conclusions

A Heritage Impact Assessment, prepared by a qualified Heritage Consultant is required for the subject lands. Upon receipt of a completed Heritage Impact Assessment, the Heritage Evaluation Working Group will evaluate the structures on the subject property under Regulation 09/06.

Attachments

Attachment #1 – Location Map
Attachment #2 – Heritage Resource Brief (2010)
Attachment #3 – Photos of 14574 Street (2016)

Previous Reports

None.

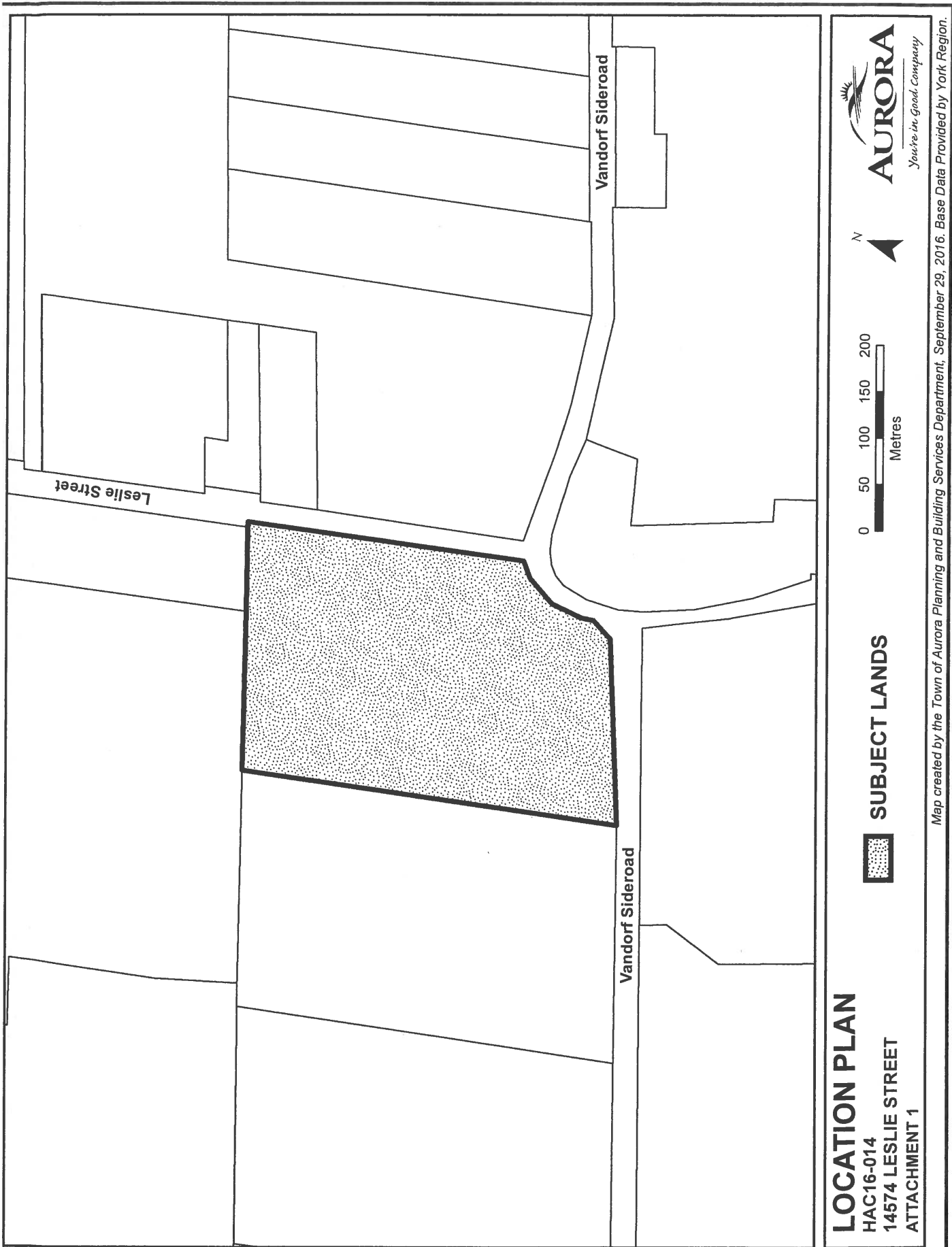
Pre-submission Review

Agenda Management Team Meeting review on October 3, 2016

Departmental Approval

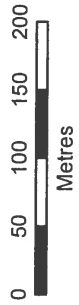


Marco Ramunno
Director, Planning and Building Services




LOCATION PLAN
HAC16-014
14574 LESLIE STREET
ATTACHMENT 1

 **SUBJECT LANDS**



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

| | |
|-------------------|---|
| SITE | <p>Address: 14574 Leslie Street Former Address: Legal Description: CONCESSION: 2 PART LOT: 16 (27.146 ac.)</p> |
| STATUS | <p>Current Use: Residence Original use: Residence Heritage Status: Listed By-law No. & Date: Official Plan: Rural Zoning: RU (Rural) HCD: Plaques:</p> |
| PHOTOGRAPH |  |
| KEY MAP | |

Attachment 3

14574 Leslie- Photos of Property, provided by owner



Front Elevation- Farmhouse



Side (north) elevation- Farmhouse

Attachment 3



Farm Building #1



Farm Building #1

Attachment 3



Farm Building #2



**Extract from
Council Meeting of
Tuesday, September 27, 2016**

7. Adoption of Items Not Requiring Separate Discussion

Items 1 (with the exception of sub-items 2, and 13), 2, and 3 were identified as items not requiring separate discussion.

Moved by Councillor Abel

Seconded by Councillor Thompson

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 September 20, 2016

That the General Committee meeting report of September 20, 2016, be received and the following recommendations carried by the Committee be approved:

(16) Heritage Advisory Committee Meeting Minutes of September 12, 2016

1. That the Heritage Advisory Committee Meeting Minutes of September 12, 2016, be received; and

- 1. HAC16-009 – Request to Remove a Property from the Aurora Register of Properties of Cultural Heritage Value or Interest, 68 Temperance Street**

1. That the property located at 68 Temperance Street be removed from the Aurora Register of Properties of Cultural Heritage Value or Interest; and
 2. That future building elevations are subject to approval of Planning Staff to ensure the proposed new dwelling will maintain the heritage character of the area.

- 2. HAC16-010 – Heritage Permit Application, 40 Maple Street, File Number: NE-HCD-HPA-16-06**

1. That the demolition of the existing detached garage be approved; and
 2. That Heritage Permit Application NE-HCD-HPA-16-06 be approved to permit the construction of a 45m² accessory structure; and
 3. That the dormer on the front elevation of the garage be removed from the proposed design.

Carried