



**Town of Aurora  
Additional Items to  
Heritage Advisory Committee  
Meeting Agenda**

Monday, December 12, 2016  
7 p.m.  
Leksand Room

- **Delegation (c) Simon Yu, Owner**  
Re: Item 2 – HAC16-018 – Heritage Permit Application, 15032  
Yonge Street, File Number: IV-HPA-16-11
  
- **Delegation (d) Chris Pretotto, Architect, and Marcel Gery, Owner**  
Re: Item 5 – HAC16-021 – Heritage Permit Application, 74  
Centre Street, File Number: NE-HCD-HPA-16-12
  
- **Item 7 – Additional Information to Item 4 – HAC16-020 – Proposed Demolition  
of Existing Rear Addition and Accessory Structure to a Listed  
Heritage Building, 23 Mosley Street**



Legislative Services  
905-727-3123  
councilsecretariatstaff@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:** December 12, 2016

**SUBJECT:** Heritage Permit application - 15032 Yonge Street. Aurora

**NAME OF SPOKESPERSON:** Simon YU

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

Three Small Rooms Restaurant, Bar & Grill, Fine Dining Inc.

**BRIEF SUMMARY OF ISSUE OR PURPOSE OF DELEGATION:**

to demolish a 2-storey rear addition and to re-build a new 2-storey rear addition about twice the original size.

**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

DATE: 2016/12/09

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





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

**COUNCIL/COMMITTEE/ADVISORY COMMITTEE DATE:** *DECEMBER 12, 2016.*

**SUBJECT:** *74 CENTRE ST.*

**NAME OF SPOKESPERSON:** *CHRIS PREOTTO, MARCEL GERRY (owner)  
(ARCHITECT)*

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

**BRIEF SUMMARY OF ISSUE OR PURPOSE OF DELEGATION:**

*PROVIDE ARGUMENT FOR ATTACHED GARAGE ALLOWANCE.*

**PLEASE COMPLETE THE FOLLOWING:**

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

**YES**  **NO**

**IF YES, WITH WHOM?** *JEFF HEALEY*

**DATE:** *DECEMBER 7, 2016.*

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

M.A. Navkar & Associates

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**SITE INSPECTION REPORT**

**PROJECT :** Structural Review of Existing Building

**LOCATION :** 23 Mosley Street, Aurora, ON.

**JOB # :** 216-137

**DATE :** 25 November 2016

Site visit was made to provide a engineering review of the structure of the existing residence, The existing residence was built in two parts. The main house facing the street was built first and later a two storey rear addition was added.

The main house has a full basement and the addition has a crawl space. The walls of the basement for the new house have undergone extensive repairs for water leakage and some structural faults. The walls of the addition are rubble masonry and no repairs were carried out in this area and foundation walls for the addition has structural cracks and water penetration.

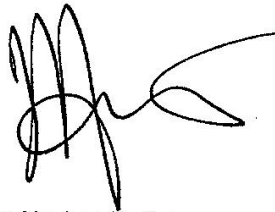
The first floor of both the buildings rest on a perimeter log plate under the joists. This log plate in the main house is above the grade in about 50% of the perimeter. In the addition area the log plate is in contact with soil and sometimes even under the grade level. The log plate has undergone extensive dry rot and the dry rot has extended to the bottom plate and wood studs of all the exterior walls of the addition.

The first floor of both the main building and the addition has undergone deflections. In case of the addition the floor is off by 3" to 4" from one corner to the other diagonal corner. The problem of sloped floor in this area is further made worse by the dry rot in the perimeter log plate and dry rot setting in the studs and end of the joists.

The second floors are also not level but as noted earlier the problem of unevenness is starting at the foundation level and carries on right up to the roof. The problem in the main house area is not that severe.

In conclusion we recommend the following

- 1) Replace the foundation wall and foundation of the addition with 10" block wall and a 20"x8" foundation.
- 2) Repair the foundation walls of the main house, waterproof from the outside and connect to a weeping tile.
- 3) Replace the exterior walls and the first and second floor and roof of the addition.
- 4) Sister the existing floor joists of the main house to level the floors.
- 5) During all these repairs and rectification maintain the existing exterior details of the buildings.



Mohan Navkar, P. Eng.  
M. A. Navkar & Associates

