Heritage Advisory Committee Meeting Agenda

Monday, December 12, 2016
7 p.m.

Holland Room
Aurora Town Hall

Public Release
December 5, 2016

Town of Aurora
Heritage Advisory Committee
Meeting Agenda

Date: Monday, December 12, 2016

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

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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 November 14, 2016

Recommended:

That the Heritage Advisory Committee meeting minutes of November 14, 2016, be received for information.

4. Delegations

(a) Sunny Matheson, Gerry Matheson, and Rob Hurlburt, Applicants
Re: Item 3 – HAC16-019 – Request to Remove a Property from the Aurora Register of Properties of Cultural Heritage Value or Interest, 52 Harrison Avenue

(b) Matthew and Tracey Kinsella, Applicants
Re: Item 4 – HAC16-020 – Proposed Demolition of Existing Rear Addition and Accessory Structure to a Listed Heritage Building, 23 Mosley Street

5. Matters for Consideration

1. HAC16-017 – Heritage Permit Application
82 Centre Street
File Number: NE-HCD-HPA-16-10

(Deferred from Heritage Advisory Committee meeting of November 14, 2016 – Item 3)

Recommended:

1. That Report No. HAC16-017 be received; and

2. That the Heritage Advisory Committee recommend to Council:

   (a) That the following components of Heritage Permit Application NE-HCD-HPA-16-10 be approved with the following conditions:

      i. The proposed double-hung windows on the west side of the front elevation are proportioned to the satisfaction of Planning and Building Services; and

      ii. The stucco columns be amended in design and materials to the satisfaction of Planning and Building Services; and

      iii. The two-panel Front Door be changed to a four-panel wood Front Door; and

      iv. The picture window (in place of the Patio Door) on the east side of the front elevation be revised to a 6 over 1 double-hung window; and

      v. The sliding vinyl windows on the west elevation be replaced with 1 or 4 vertical over 1 cottage windows.

2. HAC16-018 – Heritage Permit Application
15032 Yonge Street
File Number: IV-HPA-16-11

Recommended:

1. That Report No. HAC16-018 be received; and

2. That the Heritage Advisory Committee recommend to Council:

   (a) That Heritage Permit Application IV-HPA-16-11 be approved to remove the existing 39.4m^2 addition and construct a new 63m^2 addition and accessibility ramp.

3. HAC16-019 – Request to Remove a Property from the Aurora Register of Properties of Cultural Heritage Value or Interest
52 Harrison Avenue

Recommended:

1. That Report No. HAC16-019 be received; and

2. That the Heritage Advisory Committee recommend to Council:

   (a) That the property located at 52 Harrison Avenue be considered for removal from the Aurora Register of Properties of Cultural Heritage Value or Interest; and

   (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.

4. HAC16-020 – Proposed Demolition of Existing Rear Addition and Accessory Structure to a Listed Heritage Building
23 Mosley Street

Recommended:

1. That Report No. HAC16-020 be received; and

2. That the Heritage Advisory Committee recommend to Council:

(a) That the proposed demolition of the accessory structure at 23 Mosley Street be approved; and

(b) That a structural report prepared by a structural engineer be submitted to Planning and Building Services to address the following:

i. The nature of the structural deficiencies of the 59.5m^2 rear addition; and

ii. The structural stability of the original (retained) structure should the 59.5m^2 rear addition be removed; and

(c) That the proposed two storey rear addition is supported in principle, subject to the following:

i. That the height of the addition is reduced to match the height of the original (retained) structure; and

(d) That the proposed front porch be approved subject to the following:

i. The Gothic features of the front elevation and porch be removed; and

(e) That the Owners of 23 Mosley Street submit a letter to Planning and Building Services in support and commitment of the future designation of the property located at 23 Mosley Street under Part IV of the *Ontario Heritage Act*; and

(f) That the structural report and revised elevations be brought back to a future Heritage Advisory Committee Meeting for review.

5. HAC16-021 – Heritage Permit Application
74 Centre Street
File Number: NE-HCD-HPA-16-12

Recommended:

1. That Report No. HAC16-021 be received; and

2. That the Heritage Advisory Committee recommend to Council:

(a) That the proposed one-storey single family dwelling, as part of Heritage Permit Application NE-HCD-HPA-16-12, be approved provided that the comments received by the applicant in delegation are found to conform to the Northeast Old Aurora Heritage Conservation District Plan.

6. Informational Items

6. Extract from Council Meeting of November 8, 2016
Re: Heritage Advisory Committee Meeting Minutes of October 17, 2016

Recommended:

1. That the Extract from Council Meeting of November 8, 2016, regarding the Heritage Advisory Committee meeting minutes of October 17, 2016, be received for information.

7. New Business

8. Adjournment

Town of Aurora
Heritage Advisory Committee
Meeting Minutes

Date:	Monday, November 14, 2016
Time and Location:	7 p.m., Holland Room, Aurora Town Hall
Committee Members:	Councillor Jeff Thom (Chair), Councillor Wendy Gaertner (Vice Chair), Neil Asselin (arrived 7:08 p.m.), Barry Bridgeford, Bob McRoberts (Honorary Member), Carol Gravelle (arrived 7:16 p.m.), James Hoyes (arrived 7:13 p.m.), and John Kazilis
Member(s) Absent:	Martin Paivio
Other Attendees:	Councillor Tom Mrakas, 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 7:04 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 Councillor Gaertner

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

- Delegation (a) Larry Ghegin, Applicant, and Joan Burt, representing Oaklane Home Building; Re: Item 1 – HAC16-015 – Heritage Permit Application, 70-72 Centre Street, File Number NE-HCD-HPA-16-09

- Delegation (b) Tina Motavalli Haghighi and Farshad Ahmadzadeh, Applicants; Re: Item 3 – HAC16-017 – Heritage Permit Application, 82 Centre Street, File Number: NE-HCD-HPA-16-10

Carried as amended

3. Receipt of the Minutes

Heritage Advisory Committee Meeting Minutes of October 17, 2016

Moved by Bob McRoberts
Seconded by John Kazilis

That the Heritage Advisory Committee meeting minutes of October 17, 2016, be received for information.

Carried

4. Delegations

(a) Larry Ghegin, Applicant, and Joan Burt, representing Oaklane Home Building
Re: Item 1 – HAC16-015 – Heritage Permit Application, 70-72 Centre Street, File Number NE-HCD-HPA-16-09

Ms. Burt provide an overview of the subject property and indicated that the Applicant proposes to demolish the mudroom located at the rear of 70 Centre Street. She indicated that the removal of the structure would not affect the main structure as it is not structurally connected.

Moved by Councillor Gaertner
Seconded by Barry Bridgeford

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

Carried

(b) Tina Motavalli Haghighi and Farshad Ahmadzadeh, Applicants
Re: Item 3 – HAC16-017 – Heritage Permit Application, 82 Centre Street, File Number: NE-HCD-HPA-16-10

Ms. Motavalli Haghighi indicated that she and Mr. Ahmadzadeh have been working closely with staff to consider the comments from the Committee from the last meeting in regards to the previous Heritage Permit Application. They have submitted a new application to address the alterations to the front porch, and have offered $1,800 to the Heritage Reserve Fund.

Moved by John Kazilis
Seconded by Bob McRoberts

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

Carried

5. Matters for Consideration

The Committee consented to consider Item 3 following Item 1.

1. HAC16-015 – Heritage Permit Application, 70-72 Centre Street, File Number: NE-HCD-HPA-16-09

Staff indicated that the owner is seeking conformity to the Compliance Order that has been placed on the property. The Committee inquired if there was a door that provided access to the main structure from the mudroom, and if there were other outstanding Compliance Orders on the property. Staff confirmed that a door between the mudroom and main structure has been sealed shut, and that there are other orders on the property that are currently being addressed by the owner.

Moved by Barry Bridgeford
Seconded by Bob McRoberts

1. That Report No. HAC16-015 be received; and

2. That the Heritage Advisory committee recommend to Council:

(a) That Heritage Permit Application NE-HCD-HPA-16-03 be approved to permit the demolition of a 9.25m^2 accessory structure (mudroom); and

(b) That, in the removal of the 9.25m^2 accessory structure, that the Owner minimize any damage to the main building

Carried

2. HAC16-016 – Request to Remove a Property from the Aurora Registrar of Properties of Cultural Heritage Value or Interest, 111 Metcalfe Street

Staff provided an overview of the subject property and stated that the owners are requesting to remove property from Registrar, with no intentions to demolish. The Committee inquired about how the heritage house co-exists in an industrial zoned area and expressed concerns about removing the property from the Registrar.

Moved by Bob McRoberts
Seconded by Barry Bridgeford

1. That Report No. HAC16-016 be received; and

2. That the Heritage Advisory Committee recommend to Council:

   (a) That the property located at 111 Metcalfe Street **remain listed on** the Aurora Register of Properties of Cultural Heritage Value or Interest.

Carried as amended

3. HAC16-017 – Heritage Permit Application, 82 Centre Street, File Number: NE-HCD-HPA-16-10

Staff indicated that the owners revised their initial proposal to specifically address the concerns raised at the previous meeting in regards to the front porch. The Committee suggested the following revisions: the stone finish at the front porch be kept below deck, incorporate wood panelling above deck, reinstall one or more windows that were bricked in on the east elevation, and

the brick columns be maintained if possible or clad with wood if it was damaged.

Moved by Neil Asselin
Seconded by Barry Bridgeford

1. That Report No. HAC16-017 be received; and

2. That the Heritage Permit Application NE-HCD-HPA-16-10 be deferred to the next regular meeting of the Heritage Advisory Committee; and

3. That staff consider the comments provided by the Heritage Advisory Committee and work with the owners to revise the drawings and conditions of Heritage Permit Application NE-HCD-HPA-16-10.

Carried

6. Informational Items

4. Memorandum from Planner
Re: Approval of Wood Plaque Applications, 85 Metcalfe Street

Staff provided an overview of the history of 85 Metcalfe Street and proposed that the wording for the wood plaque state: Worker's House, 1 of 6 similar homes financed by T.H. Lennox.

Moved by Carol Gravelle
Seconded by John Kazilis

1. That the memorandum regarding Approval of Wood Plaque Application, 85 Metcalfe Street, be received for information.

Carried

7. New Business

The Committee inquired if staff would be able to provide an information package to potential buyers or new owners of heritage properties and/or provide signage for the heritage district to increase awareness.

New Business Motion No. 1
Moved by Neil Asselin
Seconded by Barry Bridgeford

1. That the Heritage Advisory Committee recommend to Council:

   (a) That staff investigate opportunities for signage to identify the North East Heritage District.

Carried

The Committee inquired about receiving a list of all homes on the Registrar in the southeast quadrant. Staff stated that there is a comprehensive list available online as well as a map that illustrates all the properties.

The Committee expressed concerns about the brick colour that was used on the condominium development located at 15277-15291 Yonge Street, as it appears the structure is cladded with a cream colour brick instead of a red brick that was illustrated on the renderings approved by Council.

8. Adjournment

Moved by Carol Gravelle
Seconded by Barry Bridgeford

That the meeting be adjourned at 9:26 p.m.

Carried

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

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: December 12, 2016

SUBJECT: 52 Harrison Avenue (de-listing permit)

NAME OF SPOKESPERSON: Sunny Matheson, Gerry Matheson, and Rob Hurlburt

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

BRIEF SUMMARY OF ISSUE OR PURPOSE OF DELEGATION:

To present Heritage Impact Assessment and permit to de-list the property.

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:** Nov. 15/16

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

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: Mon Dec. 12th 7pm.

SUBJECT: Renovation of 23 Mosley St.

NAME OF SPOKESPERSON: Matthew + Tracey Kinsella.

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

Home Owner.

BRIEF SUMMARY OF ISSUE OR PURPOSE OF DELEGATION:

Discuss Renovation.

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:** Nov 22-16.

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

Town of Aurora
Heritage Advisory Committee Report No.HAC16-017

Subject:	**Heritage Permit Application** **82 Centre Street** **File Number: NE-HCD-HPA-16-10**
Prepared by:	**Jeff Healey, Planner**
Department:	**Planning and Building Services**
Date:	**November 14, 2016**

Recommendation

1. **That Report No. HAC16-017 be received; and**

2. **That the Heritage Advisory Committee Recommend to Council:**

   a) **That the following components of Heritage Permit Application NE-HCD-HPA-16-10 be approved with the following conditions:**

      i. **The proposed double hung windows on the west side of the front elevation are proportioned to the satisfaction of Planning and Building Services; and**

      ii. **The stucco columns be amended in design and materials to the satisfaction of Planning and Building Services; and**

      iii. **The two-panel Front Door be changed to a four-panel wood Front Door; and**

      iv. **The picture window (in place of the Patio Door) on the east side of the front elevation be revised to a 6 over 1 double-hung window; and**

      v. **The sliding vinyl windows on the west elevation be replaced with 1 or 4 vertical over 1 cottage windows.**

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-16-10 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 Heritage Permit was submitted as a revision to Heritage Permit Application NE-HCD-HPA-16-08.

- The Owners have received an Order to Comply from the Town's Building Services for the proposed alterations, the building is currently under renovation
- The proposed alterations generally meet the policies of the Northeast Old Aurora Heritage Conservation District Plan, however revisions to the design will be required in order to satisfy Heritage Staff.

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.

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 were presented to the Heritage Advisory Committee on October 17, 2016 for review. The following recommendation was provided by the Heritage Advisory Committee:

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 and/or the previous 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.

The recommendation was adopted by Council on October 25, 2016.

In response to the recommendation by the Heritage Advisory Committee, the Owners have submitted a new Heritage Permit Application to address the alterations to the front porch. Heritage Permit Application NE-HCD-HPA-16-10 was received on October 27, 2016.

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 Heritage Permit Application was deemed complete by staff on November 1 2016. Council has 90 days to respond to the Application or else the Application is automatically approved.

Analysis

On November 1 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.

Front Verandah/ Porch

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 on the west side of the front façade. As part of NE-HCD-HPA-16-10, the owners have changed the material from marble stucco to grey stone. The owners now propose a single double hung window on the front elevation and a single double hung window on the west elevation of the front porch.

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. The west side of the porch remains enclosed, however the owner proposed two double hung windows as part of the revised Heritage Permit. Although the west side of the porch remains enclosed, the windows will assist in opening up the front porch as was the case with the previous wall enclosure prior to the renovations. Staff request confirmation from the owner that the windows on the front porch are true windows instead of faux windows. The finished material of the porch comprises of grey stone, which is a material in keeping with Section 9.8.1 of the District Plan. The double hung windows are a supported window type for the California Bungalow Style, however the proportions of the windows need to be further reviewed to ensure the windows are in keeping with the District Plan.

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. To bring the porch into conformity with the District Plan, it is recommended that the owner amend the design of the porch columns and the materials to support the architecture of the California Bungalow architectural style.

Proposed Front Door

The Owners have 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 Owners have proposed a new design for the front door as part of Heritage Permit NE-HCD-HPA-16-10. The Owners propose a two-panel door to be installed as the front door. Upon review of Section 9.2.4 of the District Plan, the door exhibits many qualities of preferred doors within the Heritage District. Staff seeks confirmation that the door will

be made of wood rather than fiberglass. A four-panel wood door is requested for the front door, to be in keeping with the District Plan.

Proposed Picture Window (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*.

As part of Heritage Permit NE-HCD-HPA-16-10, the owner proposes to remove the front Patio Door and replace with a 3 over 1 window. 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 Owners have replaced the former windows with a new sliding patio door. Although the proposed window is an improvement of the previous patio door, the proposed new window with the California Bungalow architectural style. Staff recommend that the owner install 6 over 1 double hung windows, which is more in keeping with the California Bungalow style.

In order to access the open patio on the south east corner of the home, staff have requested that the owner install a door onto the patio entrance from the enclosed vestibule to the west. The door will be designed to the satisfaction of Planning and Development Services.

Proposed Windows (West Elevation)

The Owners have removed and replaced all windows on the west elevation. The original widows on the west elevation comprised of double hung 6 over 1 windows or vertical 4 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*.

As part of Heritage Permit NE-HCD-HPA-16-10, the Owners have not proposed to change the 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 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 1 over 1 or 4 over 1 "cottage" window design as shown in Section 9.1.1 of the District Plan.

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. That Heritage Permit Application NE-HCD-HPA-16-10 be denied.

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 Heritage Permit Application NE-HCD-HPA-16-10 be approved subject to conditions identified in this report. Staff will continue to work with the owner on finalizing materials and design elements for the Heritage Permit.

Attachments

Attachment 1 –Revised Proposed Elevations of Main Building, submitted by the Owners
Attachment 2 –Proposed Elevations of Main Building, submitted by the Owners as part of Heritage Permit Application NE-HCD-HPA-16-08

Previous Reports

Heritage Advisory Committee Report No. HAC16-013, dated October 17, 2016

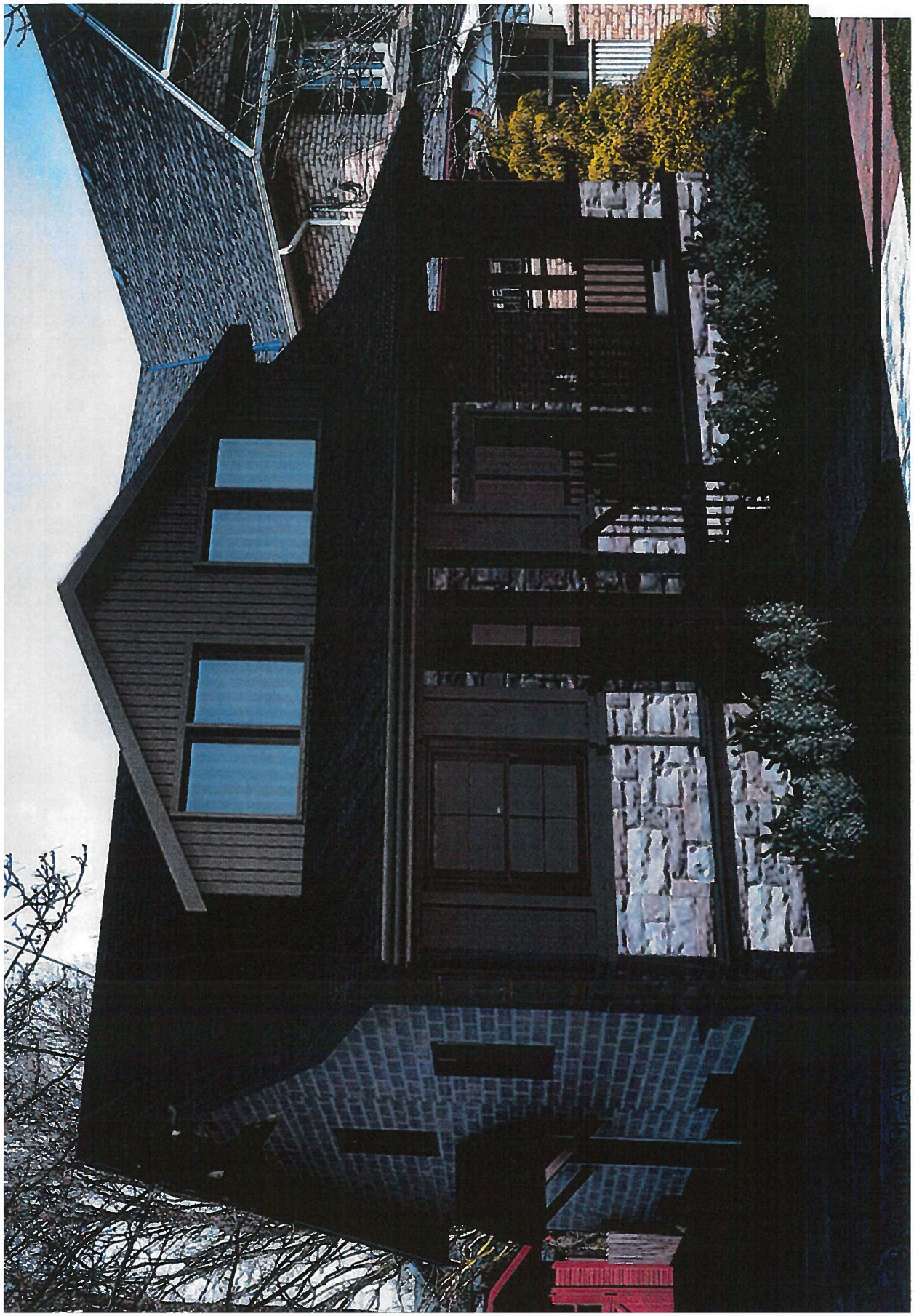
Pre-submission Review

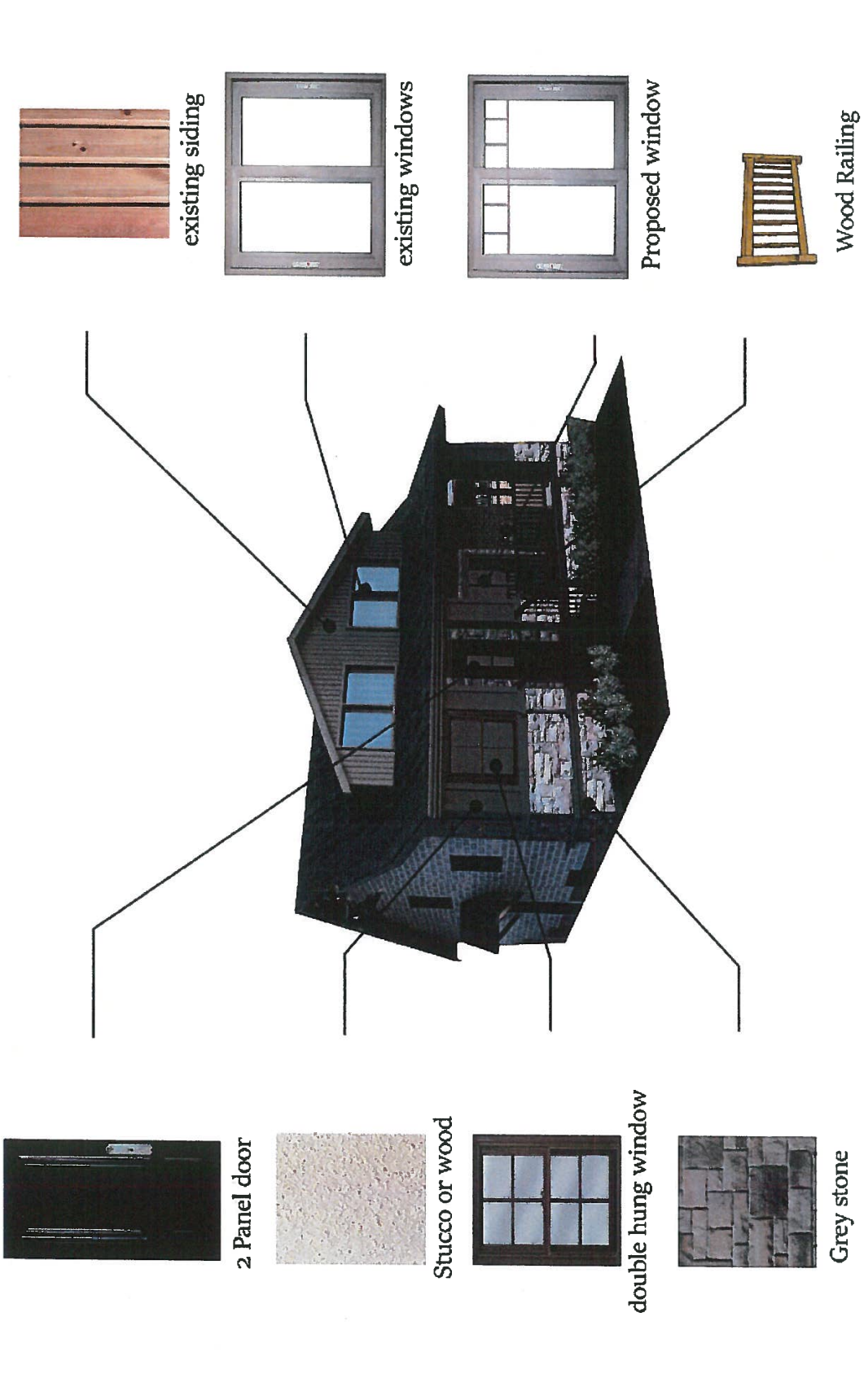
Reviewed by Chief Administrative Officer and Director of Planning and Building Services.

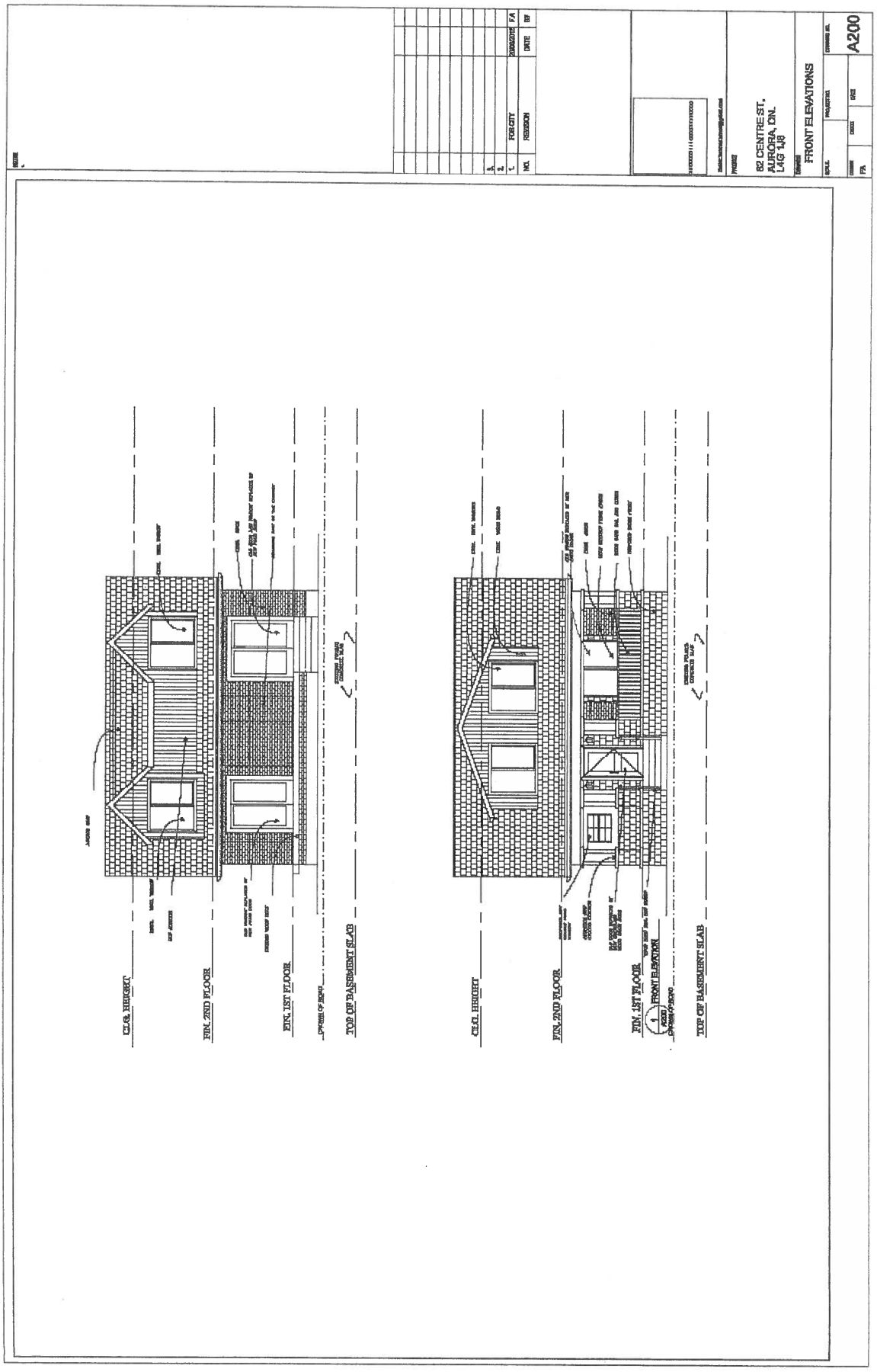
Departmental Approval

Marco Ramunno
Director, Planning and Building Services

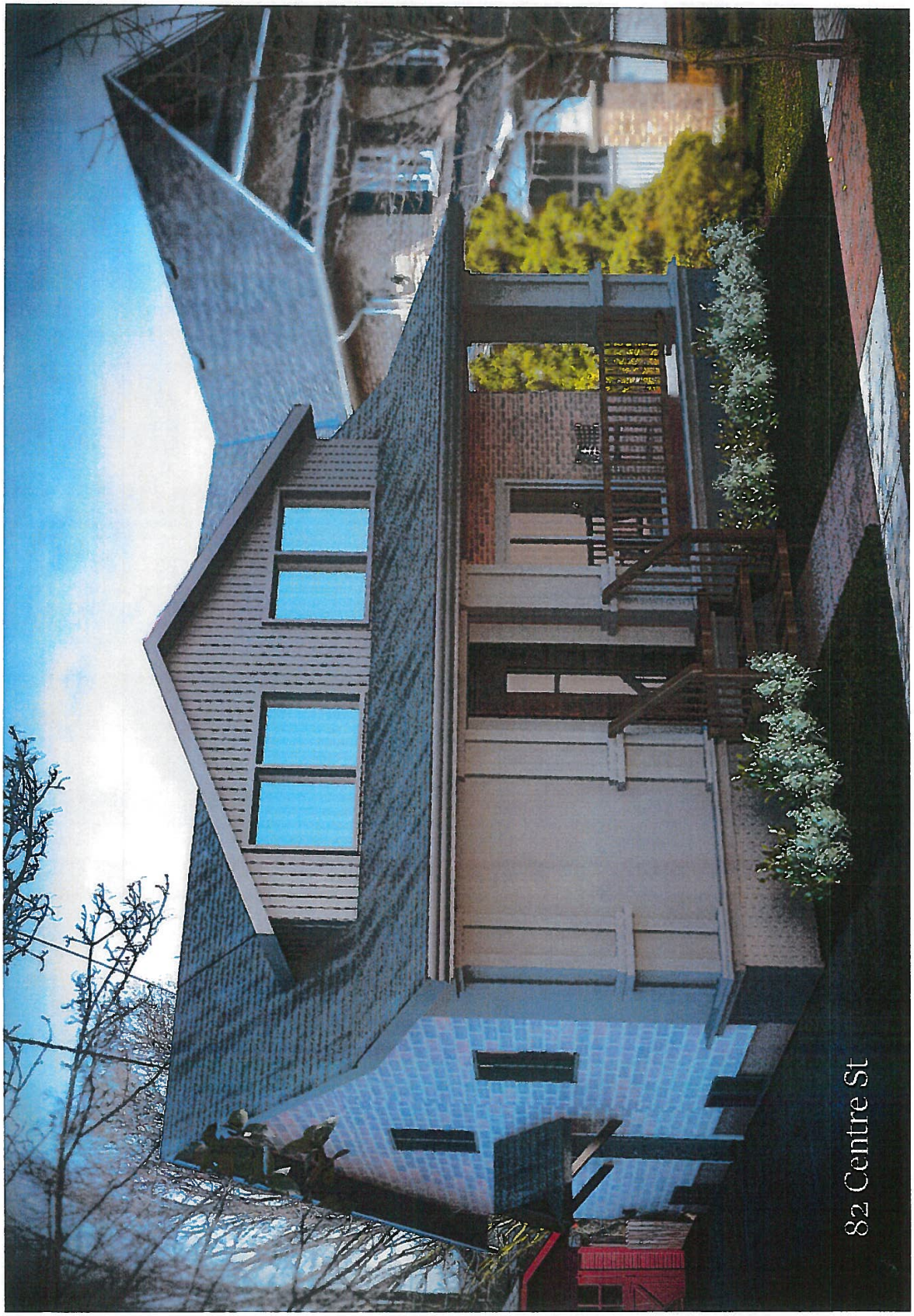
Attachment 1

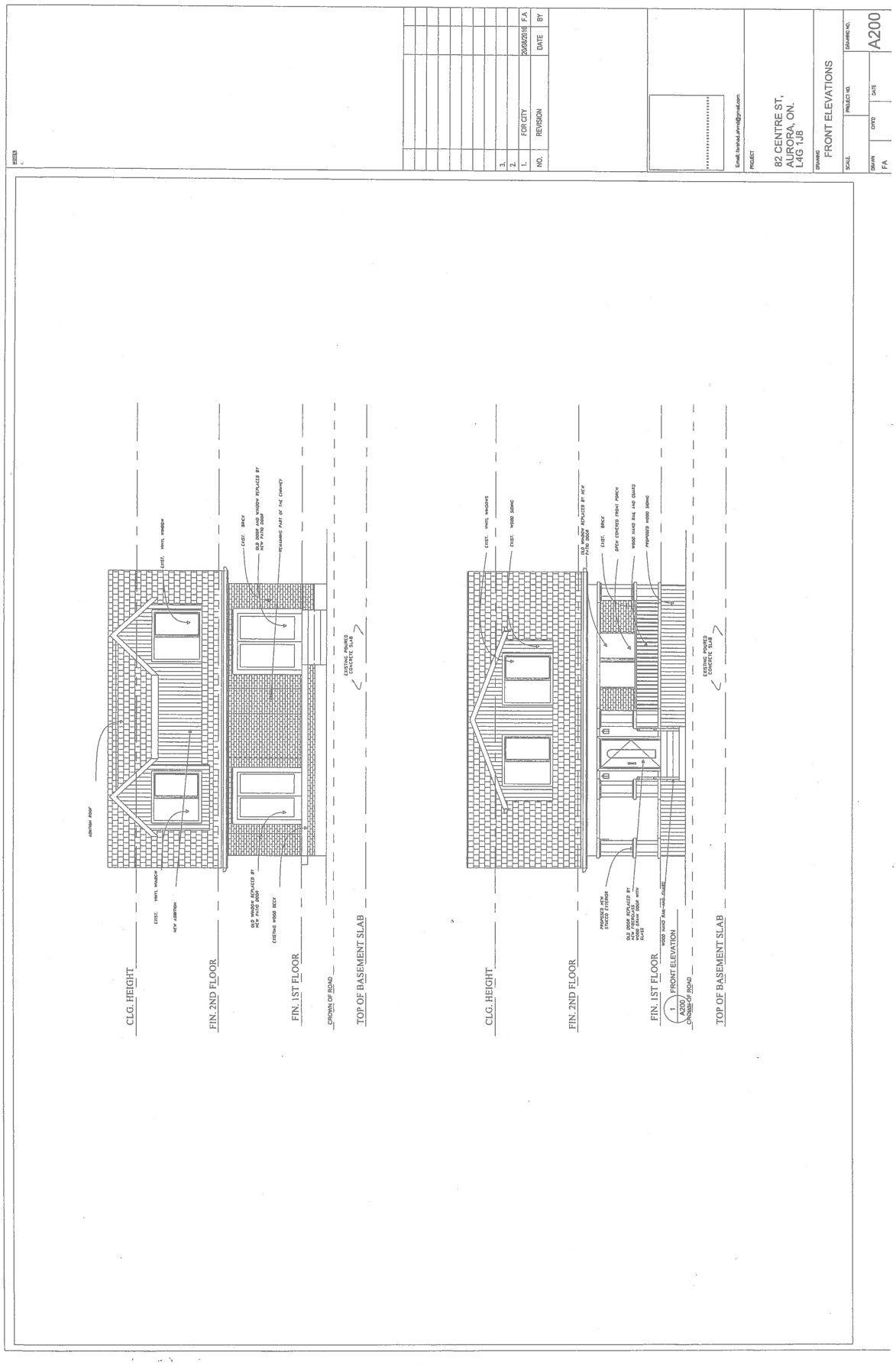



existing siding
existing windows
Proposed window
Wood Railing
2 Panel door
Stucco or wood
double hung window
Grey stone
82 Centre St, Aurora


FOR CITY
82 CENTRE ST.
AURORA, ON.
L4G 1J8
FRONT ELEVATIONS
A200
CLG. HEIGHT
FIN. 2ND FLOOR
FIN. 1ST FLOOR
TOP OF BASEMENT SLAB
CLG. HEIGHT
FIN. 2ND FLOOR
FIN. 1ST FLOOR
FRONT ELEVATION
TOP OF BASEMENT SLAB

Attachment 2




ISSUED
3.
2.
1. FOR CITY 20/06/2016 F.A
NO. REVISION DATE BY
Email: farshad.ahmad@gmail.com
PROJECT
82 CENTRE ST,
AURORA, ON.
L4G 1J8
DRAWING
FRONT ELEVATIONS
SCALE:
PROJECT NO.
DRAWING NO.
A200
DRAWN FA
CHKD
DATE
CLG. HEIGHT
FIN. 2ND FLOOR
FIN. 1ST FLOOR
TOP OF BASEMENT SLAB
CROWN OF ROAD
EXISTING POURED CONCRETE SLAB
EXIST. VINYL WINDOW
EXIST. BRICK
OLD DOOR AND WINDOW REPLACED BY NEW PATIO DOOR
REMAINING PART OF THE CHIMNEY
EXISTING WOOD BECK
OLD WINDOW REPLACED BY NEW WINDOW
NEW AWNING
ASPHALT ROOF
EXIST. WOOD SIDING
OLD WINDOW REPLACED BY NEW PATIO DOOR
OPEN COVERED FRONT PORCH
WOOD HAND RAIL AND GUARD
PROPOSED WOOD SIDING
PROPOSED NEW STACKED CHIMNEY
OLD DOOR REPLACED BY NEW WINDOW AND DOOR WITH SIDE LIGHT
WOOD HAND RAIL AND GUARD
1 FRONT ELEVATION
A200
SCALE: 1/4" = 1'-0"

Town of Aurora
Heritage Advisory Committee Report No. HAC16-018

Subject:	**Heritage Permit Application** **15032 Yonge Street** **File Number: IV-HPA-16-11**
Prepared by:	**Jeff Healey, Planner**
Department:	**Planning and Building Services**
Date:	**December 12, 2016**

Recommendation

1. **That Report No. HAC16-018 be received; and**

2. **That the Heritage Advisory Committee recommend to Council:**

    a) **That Heritage Permit Application IV-HPA-16-11 be approved to remove the existing 39.4m^2 addition and construct a new 63m^2 addition and accessibility ramp.**

Executive Summary

The purpose of this report is to provide Council with direction from the Heritage Advisory Committee regarding Heritage Permit Application IV-HPA-16-11 regarding a proposed demolition of an existing 39.4m^2 addition and the construction of a new 63m^2 addition for the property located at 15032 Yonge Street, designated under Part IV of the *Ontario Heritage Act*.

- The construction date of the addition proposed to be demolished is between 1960 and 1978. The addition is not considered to be original to the home.
- The proposed addition is in the same location as the existing addition considered for removal. The proposed addition will cover a slightly larger footprint than the existing addition.
- An accessibility ramp is proposed on the front elevation to meet AODA regulations.

Background

Historical Significance

The subject property is located at the north-west corner of Yonge Street and Kennedy Street West, fronting onto Yonge Street (see Attachment 1). The existing building was designated under Part IV of the Ontario Heritage Act in 2006, historically known as the "Elmwood Lodge: The Reuben J. Kennedy House". The original house was constructed circa 1870-1880 and is considered to be a good example of an L-shaped house built with the influence of the Gothic Revival architectural style. The house was built by Reuben J. Kennedy and was owned by several notable residents including Andrew Yule who was an office manager at the Fleury foundry and served as the Town's Reeve between 1884 and 1888 and Fleda McQuade, who converted the house into a photography studio and bridal gallery. The heritage resource brief for the Elmwood Lodge can be found in attachment 2.

Site Plan Application 2005/2006

In 2006, a minor site plan application was approved by Council to permit a parking lot behind the existing building and to allow a building addition on the south-west corner of the building. The addition, although contemplated, was never constructed after the approval in 2006. The current proposal differs enough from the previous proposal that a heritage permit and a corresponding site plan exemption application is required for the proposed works.

Community Improvement Plan Incentive Program Application

In September 2015, an application was made by the current owner through the Aurora Promenade Community Improvement Plan. The owner sought grants in façade improvement, building restoration & renovation and property tax relief. The purpose of seeking this funding was the proposal to demolish and re-build the two-storey rear addition as part of the subject Heritage Permit Application. The funding proposal was approved by Council on September 29 2015.

Heritage Permit Proposal

The owner of the property located at 15032 Yonge Street submitted Heritage Permit Application IV-HPA-16-11 on November 9, 2016. The owner proposes to remove/demolish an existing 39.4m^2 addition located at the south-west corner on the subject lands and replace with a new 63m^2 addition. The new addition is proposed at the south-west corner of the existing building in place of the addition proposed to be removed. The proposed new addition will include a small increase in floor areas compared to the existing addition.

Ontario Heritage Act

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

> *No owner of property designated under section 29 shall alter the property or permit the alteration of the property if the alteration is likely to affect the property's heritage attributes, as set out in the description of the property's heritage attributes that was required to be served and registered under subsection 29 (6) or (14), as the case may be, unless the owner applies to the council of the municipality in which the property is situate and receives consent in writing to the alteration.*

The Heritage Permit Application was deemed complete by staff on November 14 2016. Council has 90 days to respond to the Application or else the Application is automatically approved.

Analysis

On November 14 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 IV of the Ontario Heritage *Act,* any alterations or additions that may affect designated heritage elements or any demolition of the building or structure requires a Heritage permit.

Existing Addition

The existing addition proposed to be removed can be described as a 2 storey stucco-clad frame kitchen tail addition. The roofline of the addition is a shallow side gable roof. The existing addition measures a total gross floor area of 39.4m^2. Upon review of the fire insurance maps (1960) the exiting addition is not present. Upon further inspection of aerial photography, the addition appears to be present by 1978.

During the Site Plan process in 2005/2006, the property was Designated under Part IV of the *Ontario Heritage Act*. Upon review of the Heritage Designation Report prepared by Michael Seaman in September 2005, the report identifies the stucco-clad frame addition may be removed from the main structure. Photos of the addition proposed to be removed can be found in attachment 3.

Proposed Addition

The proposed addition can be described as a 2 storey board and batten frame tail addition (see Attachment 4). The proposed addition measures 63m^2. The location of the proposed addition in in-situ with the existing addition proposed for demolition, with the exception of a 1.9 metre extension to the south. The windows of the proposed addition are designed as double-hung windows, to match the design of the existing building. Wood posts are proposed at the west elevation to support the second storey overhang.

Upon review of the Heritage Designation Report prepared by Michael Seaman in September 2005, the report also identifies that “the owner may construct a new addition on the south side of the house in front of the kitchen tail wing which is architecturally compatible with the original heritage house.”

Accessibility Ramp

The second component of the Heritage Permit is a proposed accessibility ramp located along the front façade of the building. The ramp is proposed to be built of wood materials including the railings, landing and front steps. The slope of the ramp is proposed at 1:12 in order to minimize obscuring the front porch. The ramp colours are proposed to match the colours of the existing front porch.

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) That Heritage Permit Application IV-HPA-16-11 be denied.

Conclusions

The house located at 15032 Yonge Street is a designated heritage property under Part IV of the *Ontario Heritage Act* and Council approval is required for any demolition and alteration 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 Heritage Application Permit application IV-HPA-16-11 be approved.

Attachments

Attachment 1 – Location Map
Attachment 2 – Heritage Resource Brief (2010)
Attachment 3 – Photos of Existing Addition, 15032 Yonge Street
Attachment 4– Proposed Elevations and Site Plan for New Addition, 15032 Yonge Street

Previous Reports

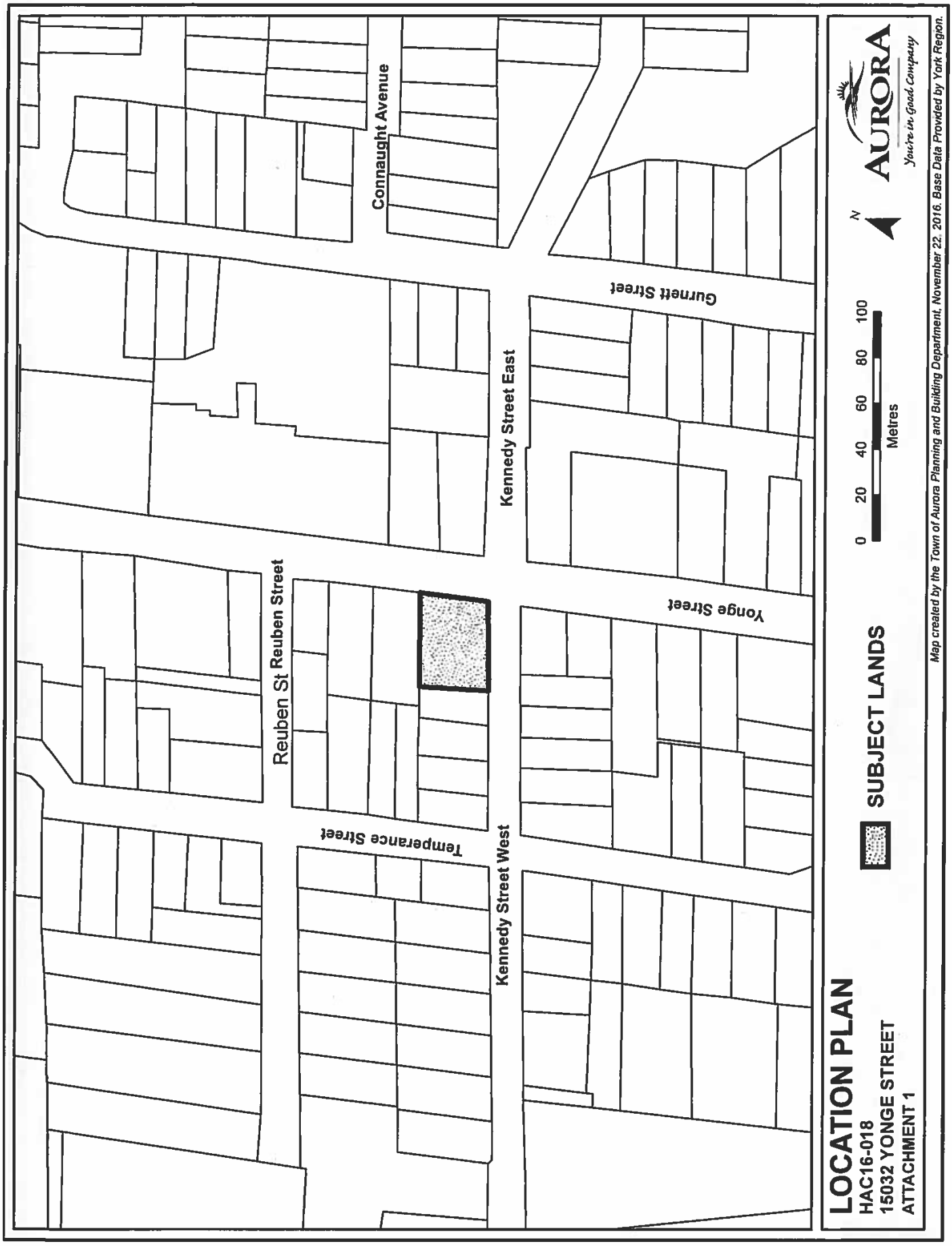
1. General Committee Report No.PL15-076, dated, September 22, 2015;

Pre-submission Review

Agenda Management Team Meeting review on December 1, 2016.

Departmental Approval

Marco Ramunno
Director, Planning and Building Services


Connaught Avenue
Gurnett Street
Kennedy Street East
Yonge Street
Reuben St Reuben Street
Temperance Street
Kennedy Street West
SUBJECT LANDS
0 20 40 60 80 100
Metres
N
AURORA
You're in good company
LOCATION PLAN
HAC16-018
15032 YONGE STREET
ATTACHMENT 1
Map created by the Town of Aurora Planning and Building Department, November 22, 2016. Base Data Provided by York Region.

Attachment 2

AURORA INVENTORY OF HERITAGE BUILDINGS

SITE

ADDRESS: 15032 Yonge Street PLAQUE: 1985 ("Elmwood Lodge")

LEGAL DESCRIPTION: PLAN: 39 PART LOTS: 39, 40

STATUS

PRESENT USE: Commercial ORIGINAL USE: Residence

HERITAGE DESIGNATION: AHC plaque 1995 INVENTORY

OFFICIAL PLAN: Urban Residential ZONING: R5-2 (Special Mixed Density Residential Exception Zone)

PHOTOGRAPH

KEY MAP

AURORA INVENTORY OF HERITAGE BUILDINGS

DETAILS

ADDRESS: 15032 Yonge Street

CONSTRUCTION DATE: c1873 STYLE: Ell-shaped commercial

BUILDER: Reuben Kennedy Gothic Revival style

GENERAL DESCRIPTION:

PLAN: L-shaped STOREYS: 2 BAYS:
FOUNDATION MATERIAL:
EXTERIOR WALL MATERIAL: Brick
ROOF TYPE: Gable
WINDOWS: Bay; 2/2 sash
ENTRANCE: Transom, sidelights

UNIQUE FEATURES:

CHIMNEY (S):
DORMERS:
ROOF TRIM:
WINDOW TRIM:
SPECIAL WINDOWS:
DOOR TRIM:
PORCH/VERANDAH: Sunporch over verandah; rear porches
OTHER:

HISTORY

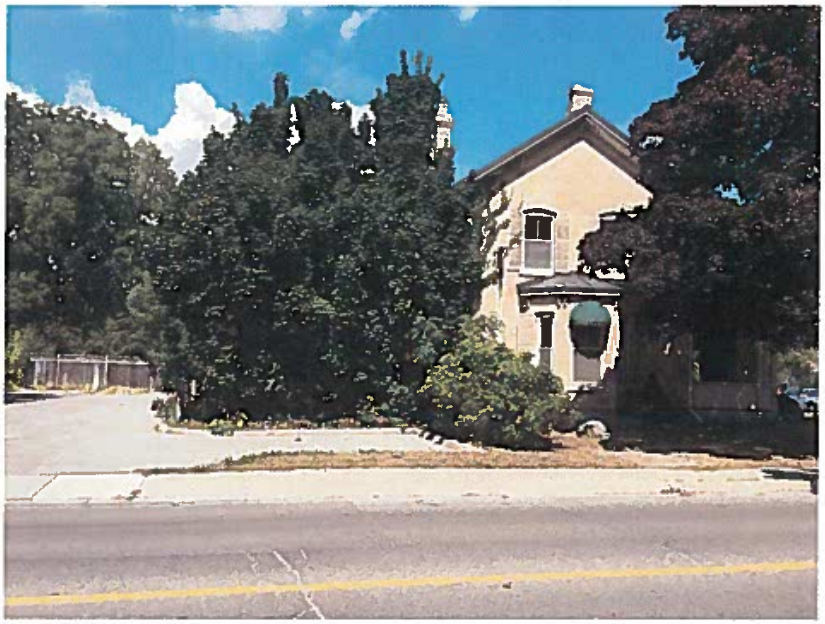
William Kennedy Sr. (United Empire Loyalist) was granted King Township lot 79's 210 acres in 1803.His third son (Reuben) acquired the north 100 acres in 1855. He subdivided the east part and built this house. In 1886, Andrew Yule purchased the property. Fleda McQuade owned the house from 1934 to 1979. She had converted it into four apartments. In 1979, Richard and Anne Allan purchased it and converted it into a photography studio and bridal gallery.

Historical Society file includes..

- 1 page of assessment roll info, from 1864 to 1891.
- Tracing of details from 1913 Fire Insurance Map.
- 4 pages of handwritten research notes (1977).
- Newspaper clipping of captioned photo (1977).
- B/W 1981 photo Vol.1 #14.
- 1982 colour photo.
- 6-page Heritage property Report (1983).
- 2 colour photos (1985).
- Heritage Property Plaquing Program Recognition Ceremony (1985 - one page content).

Attachment 3

Photos- 15032 Yonge Street- 2016



15032 Yonge Street - South Elevation. Addition proposed to be demolished is hidden behind existing trees

15032 Yonge Street - Rear Elevation (looking east). Addition proposed to be demolished (shown in red outline) is located on the right. The original wing proposed to be preserved, is to the left.

Attachment 3

15032 Yonge Street - South Elevation. Addition proposed to be demolished (shown in red outline), circa 2009.

15032 Yonge Street – Front Elevation (looking northwest).

Attachment 4

ARCHITECTURAL SHEET LIST

Sheet Number	Sheet Name	Sheet Issue Date	Revision Number
A0-000	COVER	2016-11-25	
A0-001	SITE PLAN	2016-11-25	
A0-002	SITE SURVEY	2016-11-25	
A0-003	GENERAL NOTES	2016-11-25	
A0-004	CONSTRUCTION NOTES	2016-11-25	
A2-001	BASEMENT PLAN	2016-11-25	
A2-002	GROUND FLOOR PLAN	2016-11-25	
A2-003	SECOND FLOOR PLAN	2016-11-25	
A2-004	ROOF PLAN	2016-11-25	
A3-001	FRONT ELEVATION	2016-11-25	
A3-002	REAR ELEVATION	2016-11-25	
A3-003	SIDE ELEVATION	2016-11-25	
A3-004	SIDE ELEVATION	2016-11-25	
A3-005	SECTION	2016-11-25	
A3-006	SECTION	2016-11-25	
A3-007	REAR PORCH SECTION	2016-11-25	
A3-008	RAMP SECTION	2016-11-25	
A4-001	PERSPECTIVES	2016-11-25	
A4-002	PERSPECTIVES	2016-11-25	
A4-003	PERSPECTIVES	2016-11-25	
Grand total: 20			

15032 YONGE STREET
AURORA, ON

STAGE: CD

DRAWING NO: A0-000

No.	Description	Date
02	REVISED & REISSUED FOR HERITAGE REVIEW	2016-11-25
01	ISSUED FOR SITE PLAN EXEMPTION	2016-11-10
00	ISSUED FOR HERITAGE PERMIT	2016-11-09

ARCHITECTS

QBS ARCHITECTS

TORONTO - CANADA
info@qbsarchitects.com

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COVER

PROJECT NUMBER	150112
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CHECKED	SA

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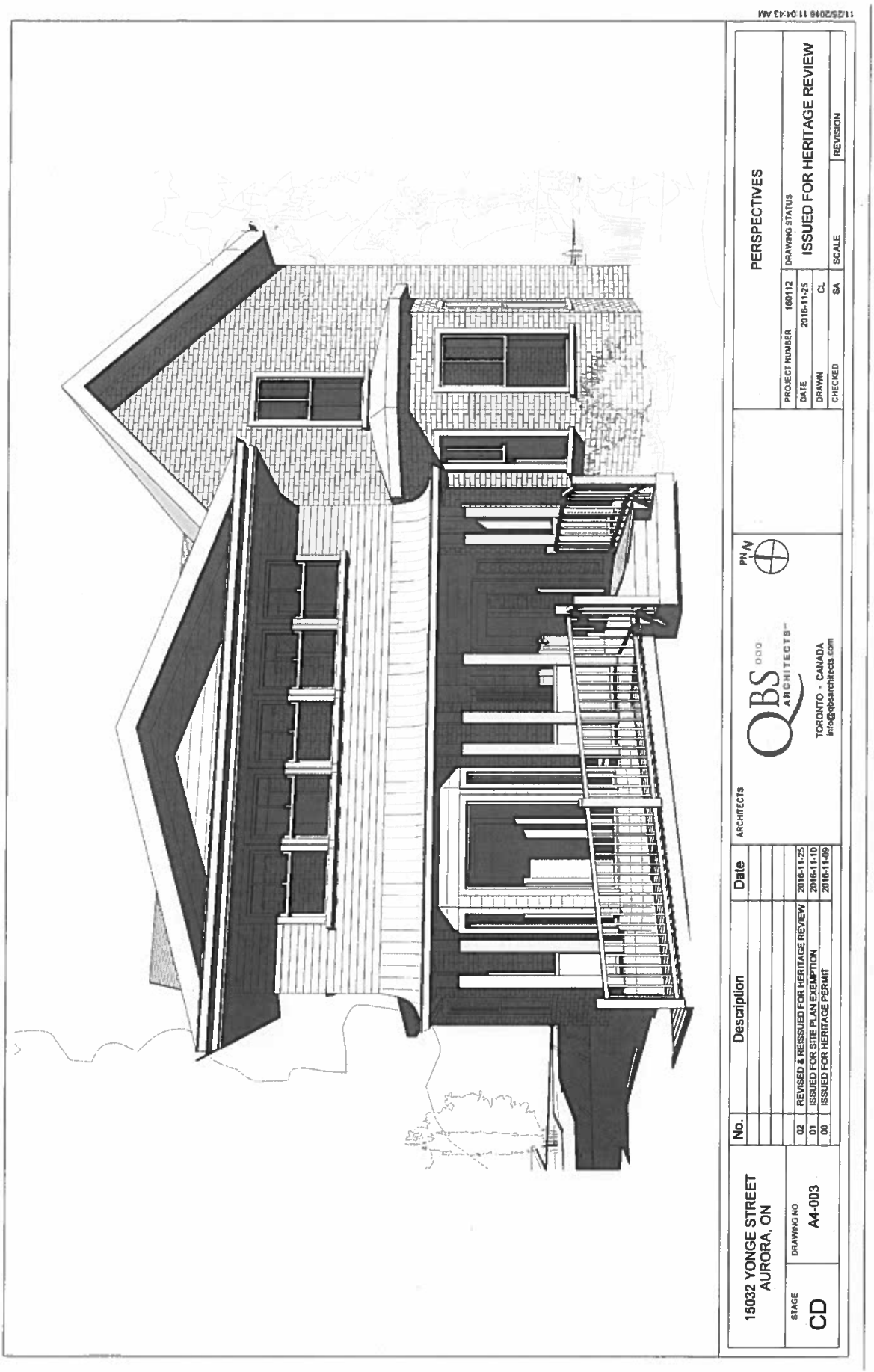
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01 ISSUED FOR SITE PLAN EXEMPTION 2016-11-10
00 ISSUED FOR HERITAGE PERMIT 2016-11-09
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ZONING BY-LAW
ZONING INFORMATION FOR 15032 YONGE STREET BY-LAW 2213-78
ZONING R5-3
MINIMUM FLOOR AREA:
ALLOWABLE COVERAGE: 35%
ALLOWABLE FSI: N/A
EXISTING LOT AREA:
EXISTING GROUND FLOOR:
EXISTING SECOND FLOOR:
EXISTING DECK (FRONT & REAR):
EXISTING FSI: 0.27
EXISTING TOTAL COVERAGE 34.6%
PROPOSED GROUND FLOOR
PROPOSED SECOND FLOOR
PROPOSED TOTAL GFA
PROPOSED DECK (WITH RAMP)
PROPOSED FSI: 0.3
PROPOSED TOTAL COVERAGE 35.6%
SETBACKS
ALLOWABLE
EXISTING
PROPOSED
FRONT
REAR
SIDE (INTERIOR)
BUILDING HEIGHT
BUILDING LENGTH
LOT FRONTAGE
PARKING
1.0 SPACE IN REAR YARD
PROVIDED
PROVIDED
YONGE STREET
SIDE WALK
15032 YONGE STREET
2 STORY DETACHED
REMOVE EXISTING REAR ADDITION AND REPLACE WITH NEW
NEW REAR ADDITION
PROPOSED NEW RAMP
FRONT YARD SETBACK
EXTERIOR SIDE YARD SETBACK
REAR YARD SETBACK
KENNEDY ST. W
SIDE WALK
N 77° 05' 00" E
42.10 m
S 77° 15' 00" W
38.97 m
N 11° 21' 00" W
30.10 m
S 5° 27' 00" E
30.42 m
15032 YONGE STREET
AURORA, ON
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info@qbsarchitects.com
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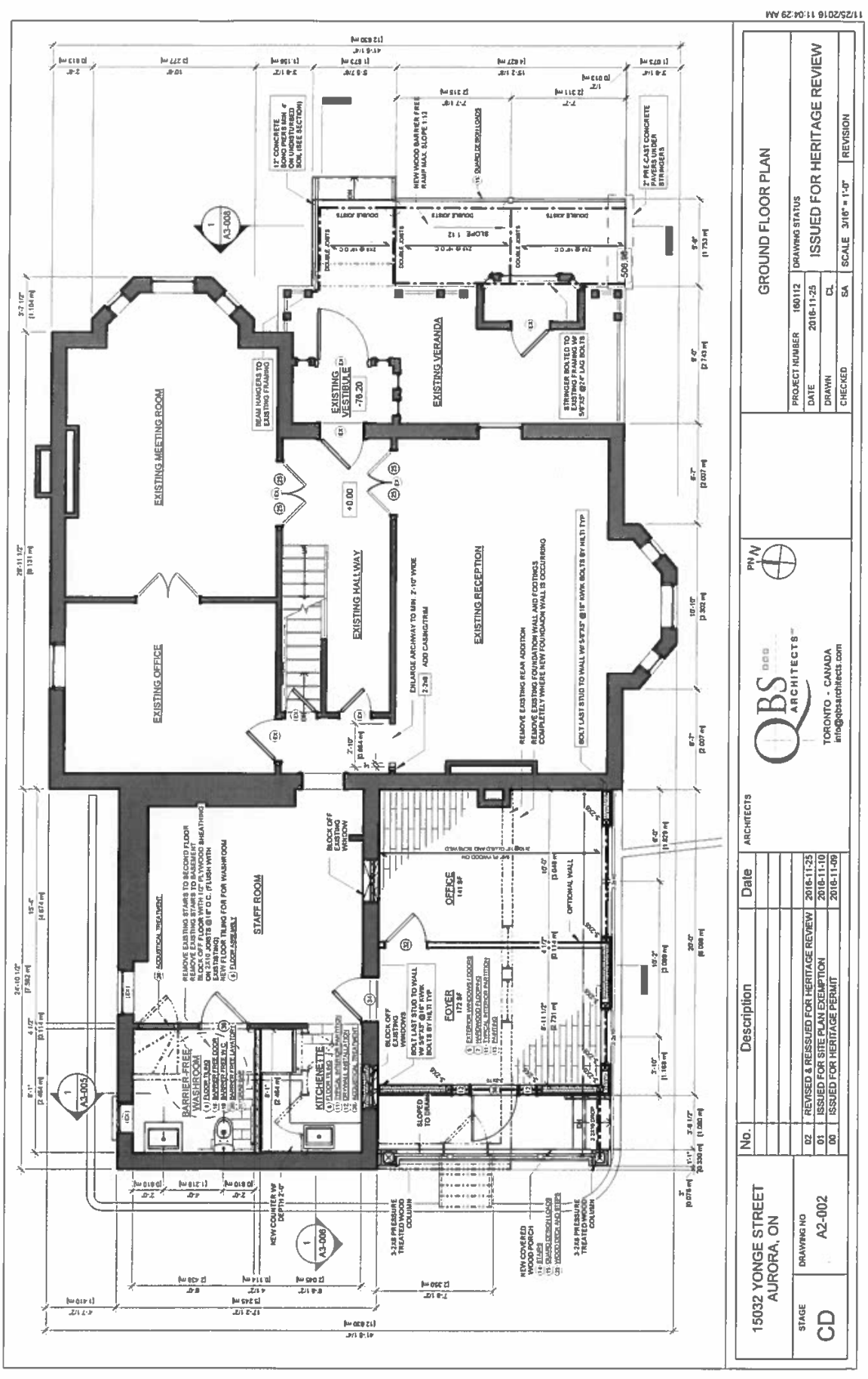
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15032 YONGE STREET
AURORA, ON
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A2-002
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TORONTO - CANADA
info@qbsarchitects.com
EXISTING MEETING ROOM
EXISTING OFFICE
EXISTING HALLWAY
EXISTING RECEPTION
EXISTING VERANDA
EXISTING VESTIBULE
STAFF ROOM
KITCHENETTE
BARRIER-FREE WASHROOM
FOYER
OFFICE
OPTIONAL WALL
NEW COVERED WOOD PORCH
NEW COUNTER W/ DEPTH 2'-0"
NEW WOOD BARRIER FREE RAMP MAX. SLOPE 1:12
2" PRE-CAST CONCRETE PAVERS UNDER STRINGERS
12" CONCRETE BOND PIERS MIN. 4' INTO UNDISTURBED SOIL (FREE SECTION)
REMOVE EXISTING REAR ADDITION
REMOVE EXISTING FOUNDATION WALL AND FOOTINGS COMPLETELY WHERE NEW FOUNDATION WALL IS OCCURRING
ENLARGE ARCHWAY TO MIN. 2'-10" WIDE
ADD CASING/TRIM
BOLT LAST STUD TO WALL W/ 5/8"Ø @ 8" KWIK BOLTS BY HILTI TYP
BLOCK OFF EXISTING WINDOWS
REMOVE EXISTING STAIRS TO BECOMO FLOOR
REMOVE EXISTING STAIRS TO BASEMENT
BLOCK OFF FLOOR WITH 1/2" PLYWOOD SHEATHING
ON 2X10 JOISTS @ 16" O.C. (FLUSH WITH EXISTING)
NEW FLOOR TILING FOR WASHROOM
ACOUSTICAL TREATMENT
BARRIER-FREE DOOR
BARRIER-FREE W.C.
BARRIER-FREE LAVATORY
SLOPED TO DRAIN
3-2X8 PRESSURE TREATED WOOD COLUMN
REAR HANGERS TO EXISTING FRAMING
STRINGER BOLTED TO EXISTING FRAMING W/ 5/8"Ø LAG BOLTS
DOUBLE JOISTS
SLOPE 1:12
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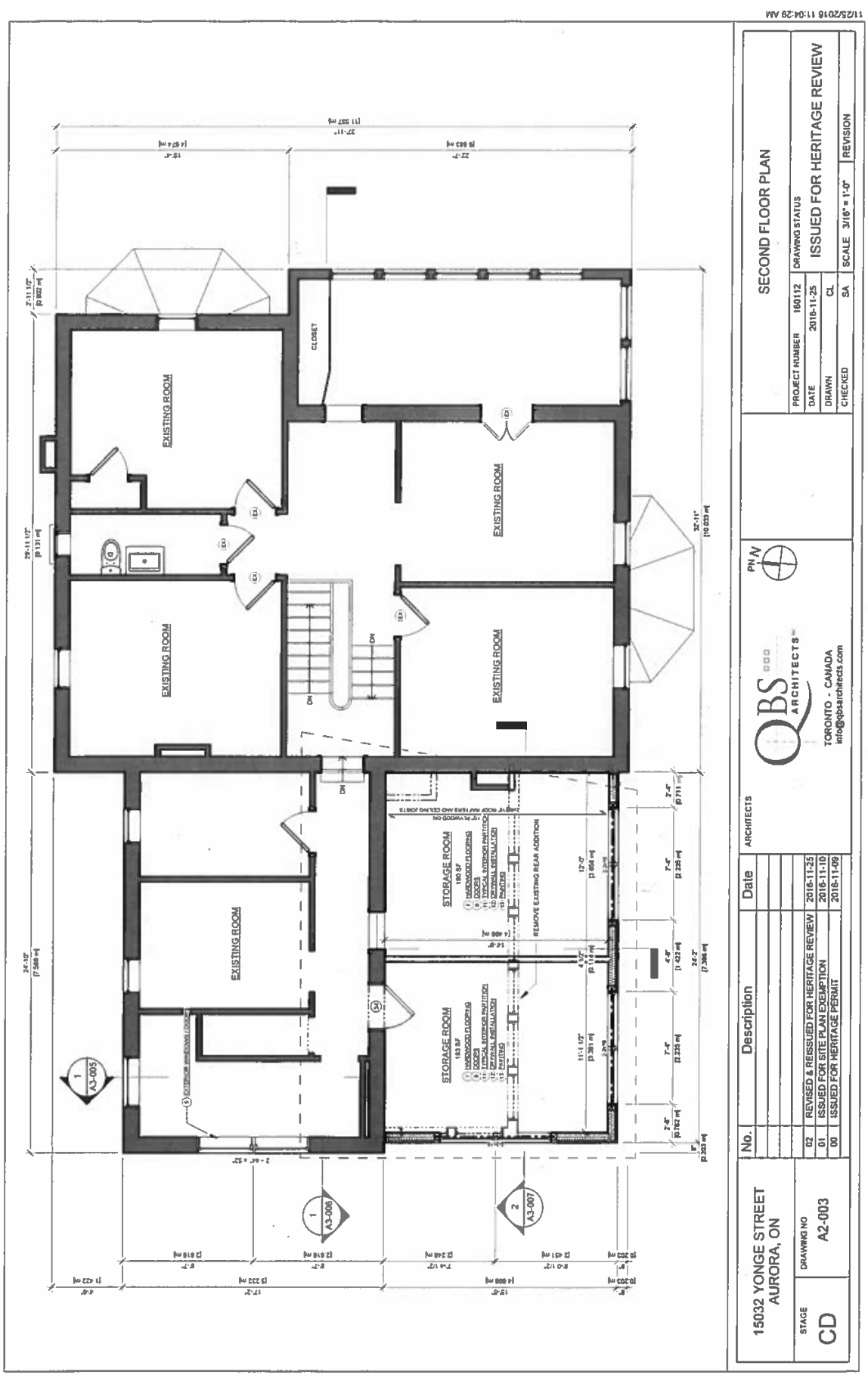
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TORONTO - CANADA
info@qbsarchitects.com
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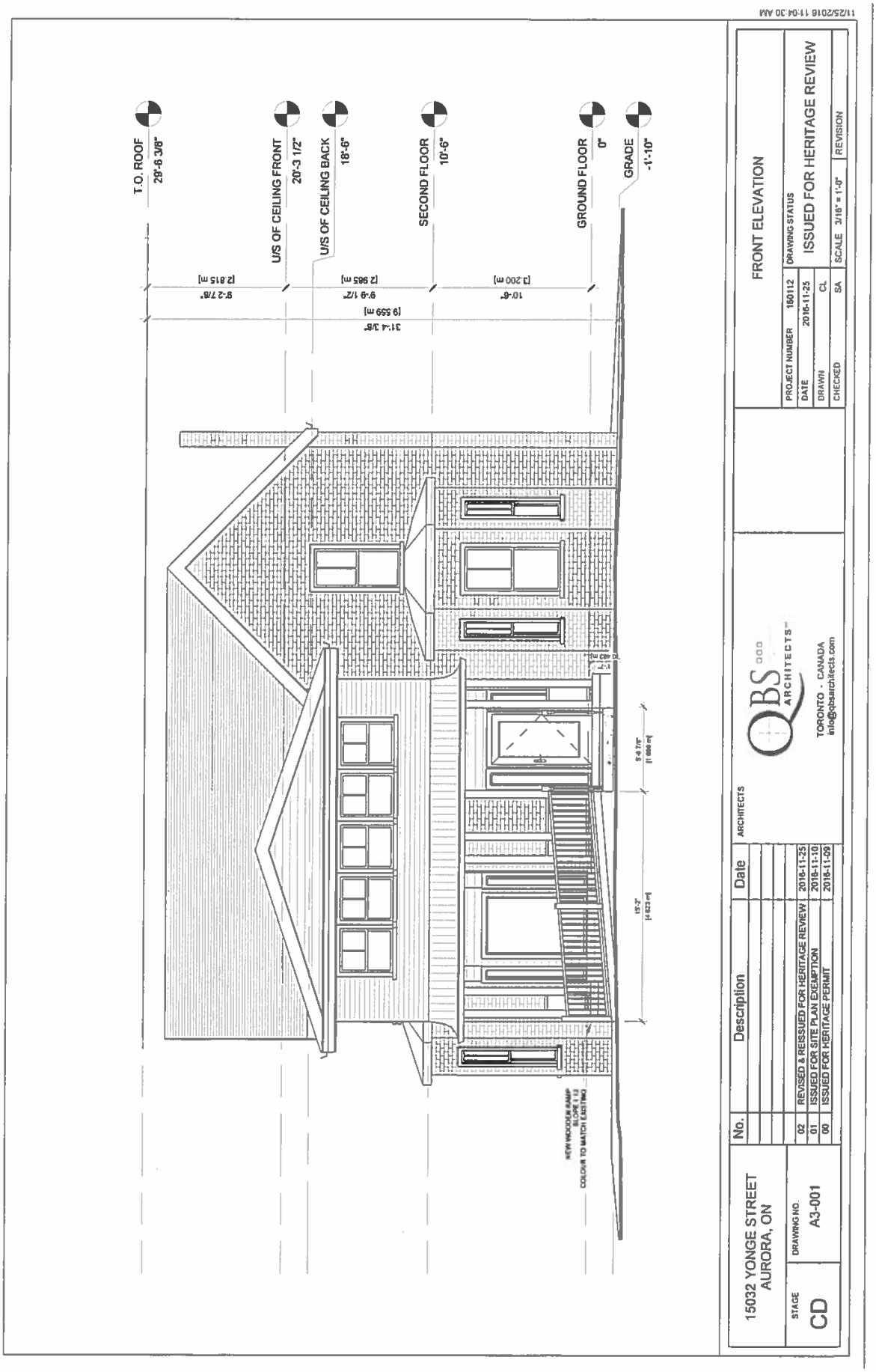
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29'-6 3/8"
U/S OF CEILING FRONT
20'-3 1/2"
U/S OF CEILING BACK
18'-6"
SECOND FLOOR
10'-6"
GROUND FLOOR
0"
GRADE
-1'-10"
9'-2 7/8"
[2.815 m]
9'-9 1/2"
[2.965 m]
10'-6"
[3.200 m]
31'-4 3/8"
[9.559 m]
NEW WOODEN RAMP
SLOPE 1:12
COLOUR TO MATCH EXISTING
5'-4 7/8"
[1.644 m]
15'-2"
[4.623 m]
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info@qbsarchitects.com
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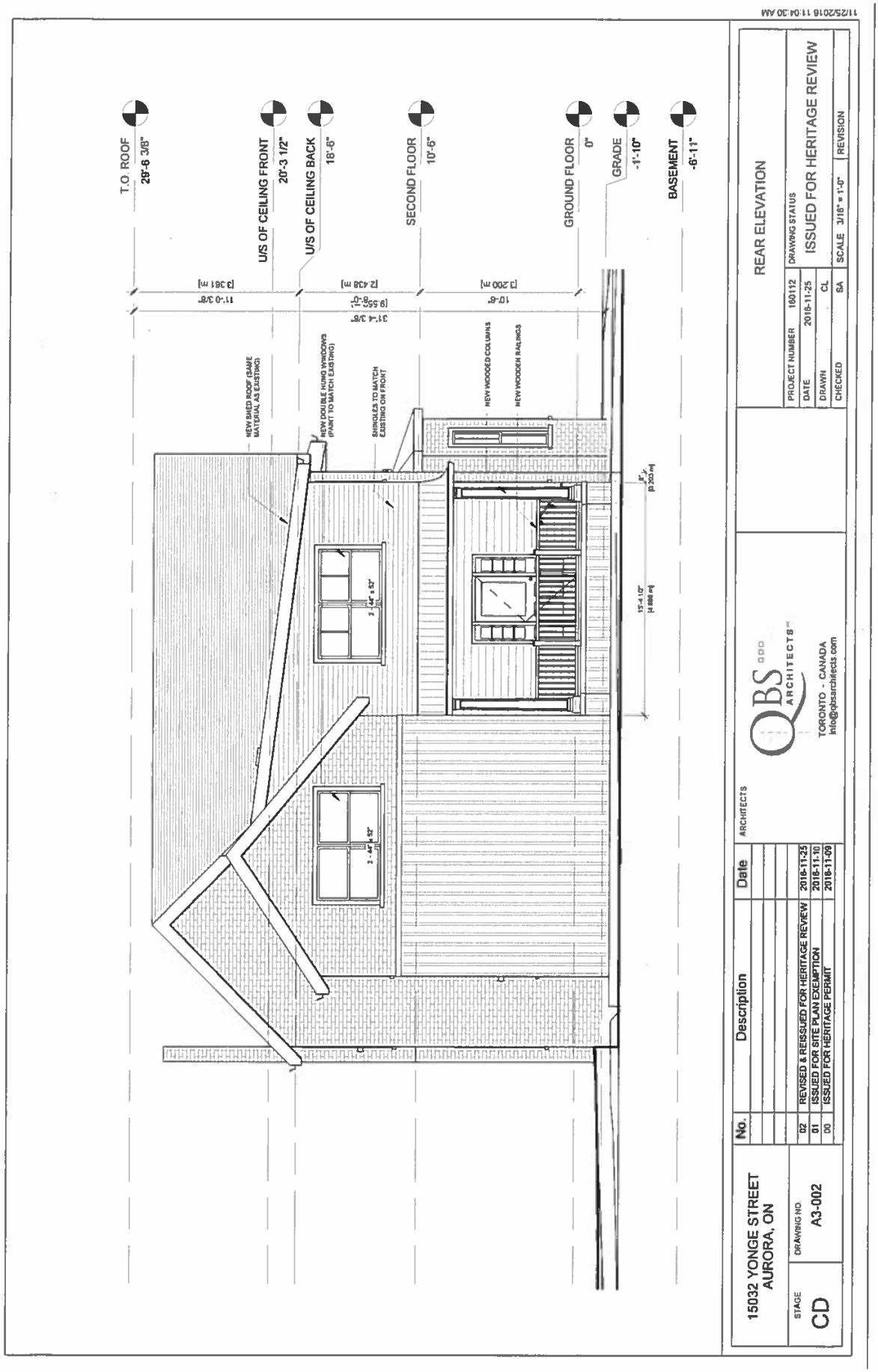
T.O. ROOF
29'-6 3/8"
U/S OF CEILING FRONT
20'-3 1/2"
U/S OF CEILING BACK
18'-6"
SECOND FLOOR
10'-6"
GROUND FLOOR
0"
GRADE
-1'-10"
BASEMENT
-6'-11"
NEW SHED ROOF (SAME MATERIAL AS EXISTING)
NEW DOUBLE HUNG WINDOWS (PAINT TO MATCH EXISTING)
SHINGLES TO MATCH EXISTING ON FRONT
NEW WOODEN COLUMNS
NEW WOODEN RAILINGS
15'-4 1/8"
[4.686 m]
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AURORA, ON
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info@qbsarchitects.com
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29'-6 3/8"
U/S OF CEILING FRONT
20'-3 1/2"
U/S OF CEILING BACK
18'-6"
SECOND FLOOR
10'-6"
GROUND FLOOR
0"
GRADE
-1'-10"
BASEMENT
-8'-11"
[3.361 m]
[2.438 m]
[3.200 m]
29'-6 3/8"
[9.000 m]
EXISTING SHINGLES
NEW SHED ROOF (STYLE AND MATERIAL SAME AS EXISTING)
NEW DOUBLE HUNG WINDOWS (PAINT TO MATCH EXISTING)
SHINGLES TO MATCH EXISTING
NEW HORIZONTAL WOOD SIDING
EXISTING WOOD BOARD AND BATTEN
15032 YONGE STREET
AURORA, ON
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SIDE ELEVATION
PROJECT NUMBER 150112
DATE 2016-11-25
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T.O. ROOF
29'-6 3/8"
U/S OF CEILING FRONT
20'-3 1/2"
U/S OF CEILING BACK
18'-6"
SECOND FLOOR
10'-6"
EXISTING WOOD BOARD AND BATTEN
GROUND FLOOR
0"
GRADE
-1'-10"
BASEMENT
-6'-11"
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info@qbsarchitects.com
SIDE ELEVATION
PROJECT NUMBER 160112
DATE 2016-11-25
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ISSUED FOR HERITAGE REVIEW
SCALE 3/16" = 1'-0"
REVISION

Town of Aurora
Heritage Advisory Committee Report No. HAC16-019

Subject:	**Request to Remove a Property from the Aurora Register of Properties of Cultural Heritage Value or Interest 52 Harrison Avenue**
Prepared by:	**Jeff Healey, Planner**
Department:	**Planning and Building Services**
Date:	**December 12, 2016**

Recommendation

1. **That Report No. HAC16-019 be received; and**

2. **That the Heritage Advisory Committee recommend to Council:**

    a) **That the property located at 52 Harrison Avenue be considered for removal from the Aurora Register of Properties of Cultural Heritage Value or Interest; and**

    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.**

Executive Summary

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 52 Harrison Avenue from the Aurora Register of Properties of Cultural Heritage Value or Interest.

- The structure was constructed circa 1922 and is an example of a Prairie/ Craftsman architectural style
- The owners have submitted a Heritage Impact Assessment for the subject property, prepared by Su Murdoch Historical Consulting. Results of the Assessment have found the property to not be worthy of Designation under Part IV of the Ontario Heritage Act, however recognizes the house's importance as a contributing structure within the neighbourhood.
- The owners have submitted conceptual elevations for a new single detached dwelling

Background

The owners of the property located at 52 Harrison Avenue submitted an Application to request that the subject property be removed from the Aurora Register of Properties of Cultural Heritage Value or Interest on November 15, 2016.

Location

The subject property is located on the north side of Harrison Avenue between Wells Street and Victoria Street (see Attachment 1). Harrison Avenue can be described as a residential street, which contains homes constructed between 1905 and 1945. Upon review of Fire Insurance Maps c.1927, Harrison Avenue appears to be approximately 70% built-out.

Heritage Status

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 Prairie/ Craftsman architectural style. The construction date of the building cannot be determined, however the house was constructed between 1921 and 1927 (see Attachment 4).

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.

Analysis

History of the Property

The land parcel for 52 Harrison Avenue was registered in 1912. The land was initially owned by Walter Collis, proprietor of Collis Leather Tannery, formerly located on Tyler Street. After brief ownership of the land parcel by Hermes Erastus Proctor (former postmaster in Aurora from 1892 to 1940), the land (along with two other parcels on Harrison Avenue) was sold to Ruth and William Lewis Banbury, who owned a Livery (formal clothing) store on Yonge Street. By 1921, 52 Harrison was sold to Richard and Edith Tustain. The Tustains are considered to be the likely builders of the home as the building's architecture closely resembles the Tustain's residence located at 36 Wells Street.

The first occupants of 52 Harrison Avenue were Reverend Archibald C. Hoffman and his wife Margret Hoffman. The Hoffman's lived in the home from 1927-1948. The Hoffman's sold the property to David & Jean Hill in 1948. David Hill served as chair of the Aurora Planning Board in the 1960's and served on the Town's Committee of Adjustment. It should be noted that Hill Drive (located north of Orchard Heights Boulevard) was named after David Hill. The Hill's lived in 52 Harrison until 1965. Other residents of the home include George Allan & Barbara Joyce Storey, who lived in the home from 1965 to 2016. For more information on the history of the property please find the Heritage Impact Assessment prepared by Su Murdoch Historical Consulting, dated November 2016 (see Attachment 4).

Heritage Features of the Existing Building

The existing building can be described as a 1 ½ storey structure with a side gable roof. The architectural design of the house reflects Prairie/ Craftsman architectural style. The front façade displays a single pediment dormer on the upper floor, lined with three double hung windows. The lower floor features an asymmetrical front bay façade, featuring a single bay window to the west and a single double hung (6x6 pane type window sashes) window to the east, centred by an original wood door.

The front verandah is a defining feature of the house. The verandah is open, featuring four wood columns with a rubblestone base and finished with wood soffits and panelled posts with the stairway centre to the building. A unique feature to the building is the rubblestone veneer on the first storey, with concrete quoining blocks at the corners of the structure.

A minor rear addition (approximately $10m^2$) was added to the northeast corner of the structure. This rear addition is not in keeping with the main building.

The neighbourhood comprises of Listed Heritage Properties

Harrison Avenue, between Victoria Street to the east and Wells Street to the west, encompasses a total of eighteen (18) properties, fourteen (14) of which are listed on the Aurora Register of Properties of Cultural Heritage Value or Interest.

This portion of Harrison Avenue contains a wide variety of architectural styles including Arts and Crafts, Edwardian/ Foursquare and Prairie/Craftsman architectural styles. It is noted that 52 Harrison Avenue is located within immediate proximity of six (6) properties Designated under Part IV of the *Ontario Heritage Act*. All six designated properties are located in close proximity on Wells Street, one of which shares a common property line with 52 Harrison Avenue (rear yard only). The designated properties are as follows:

- 88 Wells Street- The Roderick and Ethel Smith House (shares a lot line with 52 Harrison Avenue)
- 89 Wells Street- The Walter Grice House
- 92 Wells Street- The Morley Andrew's House
- 93 Wells Street- The Graham-Badger House
- 96 Wells Street- The Eleanor and Ernest Robinson House
- 97 Wells Street- The W. Lewis Stephens House

This cluster of designated properties is unique to Aurora as these homes are good examples of their respective architectural styles. It is noted that 93 Wells Street shares the architectural style of 52 Harrison Avenue.

Southeast Old Aurora Heritage Conservation District

Between 2013 and 2014, Harrison Avenue and the surrounding neighbourhood was considered as part of a potential Heritage Conservation District. Although the Heritage Conservation District is not in place within the neighbourhood, staff agree with the conclusion of the Owner's heritage consultant that the existing building would be "classified as a contributing property" within a Heritage Conservation District. As there is no Heritage Conservation District in place, the property must be evaluated under O. Regulation 09/06.

Building Evaluation

The Evaluation Working Group met to perform an objective evaluation of the subject property on Wednesday November 23, 2016 (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.

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. 52 Harrison Avenue received an overall score of 63/100. The Evaluation working group found the highest rated category for the building was to have Design/physical value, rated 76/100. Associative/ Historical value for the building was rated 47/100. The contextual value for the building was rated 61/100.

It is noted that 93 Wells Street, received an overall score of 59/100, yet is Designated under Part IV of the Ontario Heritage Act. 93 Wells Street scored 44/100 for Associative/ Historical value, 73/100 for Design/physical value and 61/100 for Contextual value. It should also be noted that the Owner of 93 Wells Street initiated the request for Designation in 2009.

Proposed Concept Plan

The Owner's request is to remove the property from the Aurora Register as a non-designated 'listed' property. The owners have submitted conceptual drawings for a new house design for 52 Harrison Avenue (see Attachment 5). The new design can be described as a 2 storey structure, designed in a contemporary style with elements derived from Victorian and Foursquare styles. The owner's propose the new structure to be clad with board and batten with cedar shingles. A front verandah is proposed on the front elevation as a nod to the existing structure and the presence of front porches on Harrison Avenue. A single car attached garage is proposed on the east side of the building, setback from the front verandah. The single car garage has been designed to accommodate two cars in tandem.

Staff note comments from the Owner's Heritage Consultant with respect to design and setting of the proposed building. Staff note Section 6.0 of the Heritage Impact Assessment with respect to setting the structure back fifteen feet from the street line and the recommendation from the Heritage Consultant in Section 7.2 of the Assessment to continue a uniform street line along Harrison Avenue. Staff recommends that the owner move the structure forward in order to bring the verandah of the house in line with adjacent properties as close as possible. Staff recognize that this may trigger a minor variance.

Staff also note the significant tree located in the rear yard. Efforts to preserve the tree should be taken into consideration.

In the event that the property is removed from the Aurora Registrar, Planning Staff will work with the owners 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 application and recommend that the property be removed from the Aurora Registrar of Properties of Cultural Heritage Value or Interest.

2. Refuse the application and recommend that the property remain listed on the Aurora Registrar of Properties of Cultural Heritage Value or Interest.

Conclusions

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

It is noted that 52 Harrison Avenue was located within the study area for the Southeast Old Aurora Heritage Conservation District Plan. Although the District was not passed by Council, 52 Harrison is considered to be a contributing building within the local

streetscape. Furthermore, Staff note the six designated heritage properties located on Wells street, particularly 93 Wells street which shares a similar architectural style as 52 Harrison Avenue.

It is recommended that if the property is removed from the Registrar, that the proposed elevations are subject to approval of Planning Staff to ensure a future new dwelling will maintain the heritage character of the area. Staff recommend that the request to remove 52 Harrison Avenue from the Registrar of Properties of Cultural Heritage Value or Interest be considered by the Heritage Advisory Committee.

Attachments

Attachment #1 – Location Map
Attachment #2 – Heritage Resource Brief (2010)
Attachment #3 – Evaluation Working Group Score, 52 Harrison Avenue
Attachment #4 – Heritage Impact Assessment, prepared by Su Murdoch Historical Consulting, dated November 2016
Attachment #5 – Proposed Concept Plan, 52 Harrison Avenue

Previous Reports

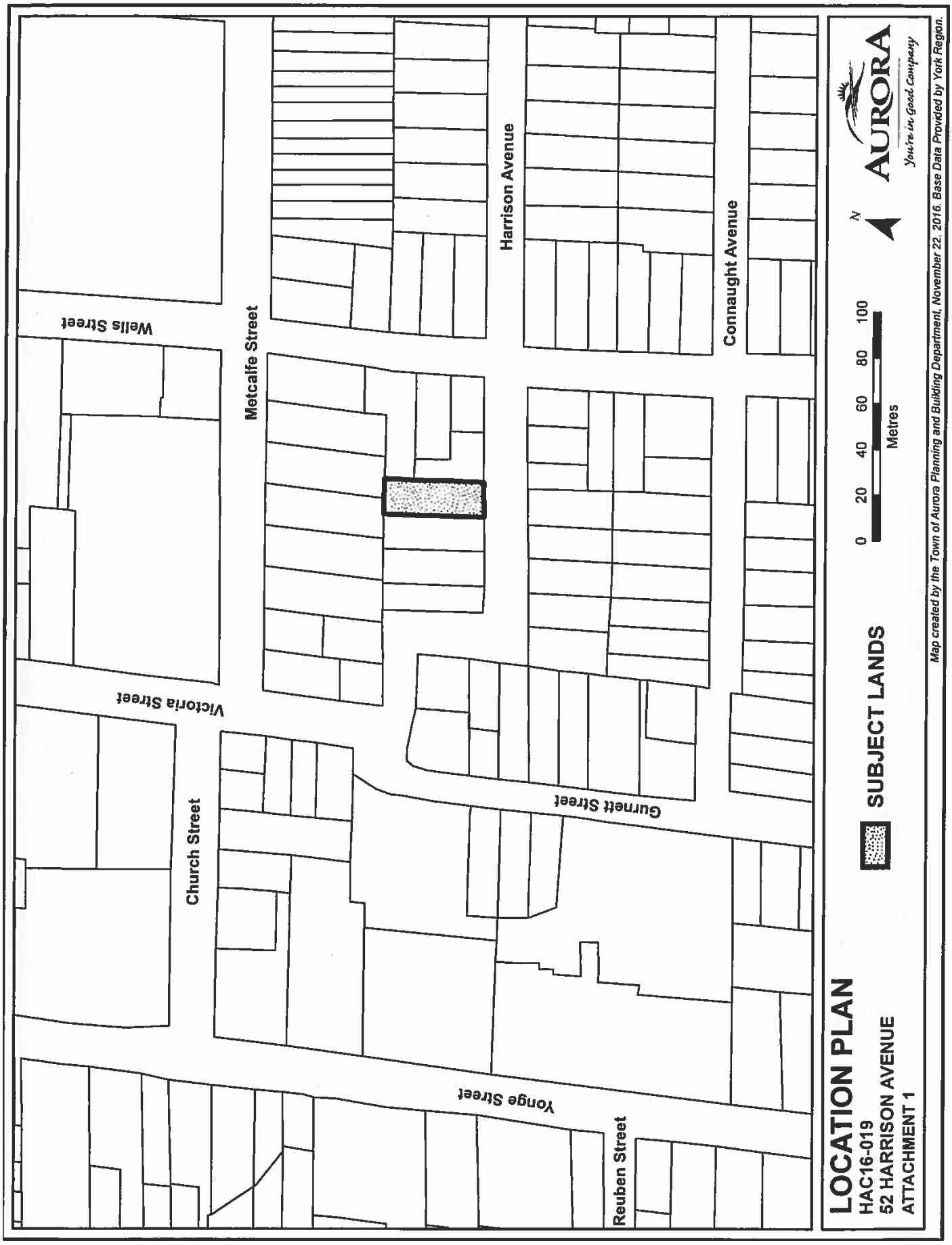
None.

Pre-submission Review

Agenda Management Team Meeting review on December 1, 2016.

Departmental Approval

Marco Ramunno
Director, Planning and Building Services


Wells Street
Metcalfe Street
Harrison Avenue
Connaught Avenue
Victoria Street
Church Street
Gurnett Street
Yonge Street
Reuben Street
AURORA
You're in good company
N
0 20 40 60 80 100
Metres
SUBJECT LANDS
LOCATION PLAN
HAC16-019
52 HARRISON AVENUE
ATTACHMENT 1
Map created by the Town of Aurora Planning and Building Department, November 22, 2016. Base Data Provided by York Region.

Attachment 2

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

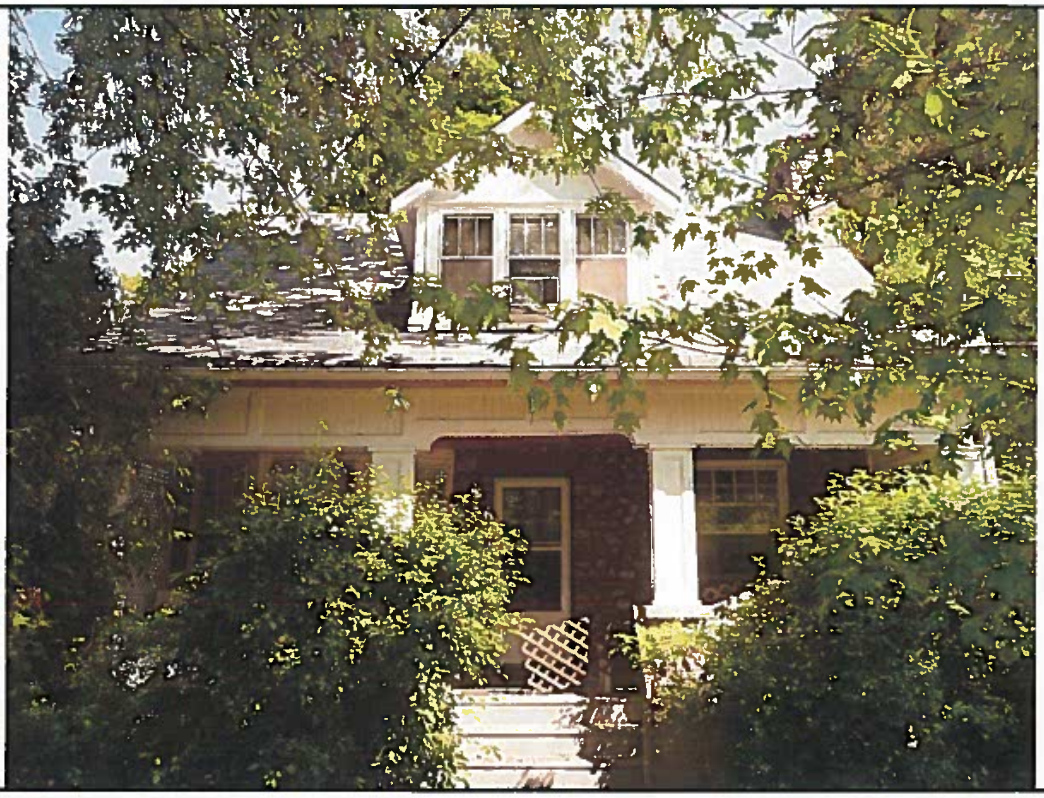
SITE

Address: 52 Harrison Avenue
Former Address:
Legal Description: PLAN: 120 LOT: 45

STATUS

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:**	

PHOTOGRAPH



KEY MAP

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

ARCHITECTURE

GENERAL INFORMATION:

Address:	52 Harrison Avenue	**Builder:**	
Construction Date:	C1922	**Architect:**	
Architectural Style:	Bungalow	**Original Owner:**	
Heritage Easement:		**Historical Name:**	

GENERAL DESCRIPTION:

Floor Plan:		**Storey:**	1 ½
Foundation Materials:			
Exterior Wall Materials:			
Roof Type:	Gable and shed roof over verandah	**Windows:**	
Entrance:		**Bays:**	

UNIQUE FEATURES:

Chimney (s):		**Special Windows:**	
Dormers:		**Porch/Verandah:**	
Roof Trim:		**Door Trim:**	
Window Trim:		**Other:**	Stone/wood pillars

HISTORY

Historical Society files include:

Town of Aurora files include:

PHOTOS:

HISTORICAL PHOTO

Photo date

1995 INVENTORY PHOTO

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.

Attachment 3

HERITAGE BUILDING EVALUATION: SCORESHEET

Municipal Address: 52 Harrison Ave
Legal Description: _____ Lot: _____ Cons: _____
Date of Evaluation: Nov 23 /16 Name of Recorder: JH
Group: 2

HISTORICAL	E	G	F	P	TOTAL
Date of Construction	30	20	10	0	10/30
Trends/Patterns/Themes	40	27	14	0	27/40
Events	15	10	5	0	0/15
Persons/Groups	15	10	5	0	10/15
Archaeological (Bonus)	10	7	3	0	0/10
Historic Grouping (Bonus)	10	7	3	0	0/10
Construction Date (Bonus)	10				/10
HISTORICAL TOTAL					47/100

ARCHITECTURAL	E	G	F	P	TOTAL
Design	20	13	7	0	13/20
Style	30	20	10	0	20/30
Architectural Integrity	20	13	7	0	20/20
Physical Condition	20	13	7	0	20/20
Design/Builder	10	7	3	0	3/10
Interior (Bonus)	10	7	3	0	NA/10
ARCHITECTURAL TOTAL					76/100

ENVIRONMENTAL					TOTAL
Design Compatibility	40	27	14	0	27/40
Community Context	20	13	7	0	7/20
Landmark	20	13	7	0	7/20
Site	20	13	7	0	20/20
ENVIRONMENTAL TOTAL					61/100

SCORE	INDIVIDUAL	OLD AURORA
Historical Score	X 40% = _____	47 X 20% = 9.4
Architectural Score	X 40% = _____	76 X 35% = 26.6
Environmental Score	X 20% = _____	61 X 45% = 27.45
TOTAL SCORE		63.4

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

Attachment 4

HERITAGE IMPACT ASSESSMENT

52 HARRISON AVENUE
TOWN OF AURORA

PREPARED FOR
BRIAN AND GERALDINE MATHESON

SU MURDOCH HISTORICAL CONSULTING
47 RODNEY STREET, BARRIE, ON L4M 4B6
705.728.5342 SUMURDOC@SYMPATICO.CA

NOVEMBER 2016

SUMMARY

Based on the findings of this Heritage Impact Assessment, it is concluded that the property at 52 Harrison Avenue in the Town of Aurora does not hold sufficient cultural heritage value or interest to satisfy Ontario Regulation 9/06: *Criteria for Determining Cultural Heritage Value or Interest* as a candidate for protection under the Ontario Heritage Act.

The proposed site plan and conceptual design for a new dwelling at this location respects the two storey with open verandah built form that is important to maintaining the character of this older neighbourhood.

The only recommendation of this report is for the property owners to consider the importance of the uniform front yard setbacks traditional to this streetscape. The proposed deeper setback should be evaluated for any negative impact on the flanking properties and on the streetscape, and all negative impacts mitigated. The property owners then should be able to proceed with applications to demolish and for new construction.

CONTENTS

HERITAGE IMPACT ASSESSMENT
52 HARRISON AVENUE, TOWN OF AURORA

1.0 BACKGROUND AND TERMS OF REFERENCE

1.1 BACKGROUND

The legal description of the property at 52 Harrison Avenue is Lot 45, Plan 120, Town of Aurora. This location (Figure 1) is primarily a neighbourhood of one and two storey, single family dwellings spanning in age from the registration date of Plan 120 in 1912 to recent infill. Lot 45 has not been subdivided since surveyed for Plan 120. The property contains a 1920s dwelling facing south to Harrison Avenue. There are no outbuildings or garage. Although the dwelling is in a habitable condition, it is currently unoccupied.

Figure 1: Property Location

The property owners are intending to demolish the dwelling and build a two storey, single family dwelling for their own use and occupancy.

1.2 TERMS OF REFERENCE

The property owners have given notice of their intention to demolish the dwelling and apply for a building permit for new construction. As part of the application process, the Town of Aurora ("Town") requires a Heritage Impact Assessment and Conservation Plan ("HIA") compiled according to the *Town of Aurora Heritage Impact Assessment and Conservation Plans Guide, August 2016* ("*Guide*"). The conservation plan is only required if the findings of the HIA conclude the property contains a cultural heritage resource that merits a conservation strategy. The HIA is to be completed by a qualified heritage consultant.

Su Murdoch of Su Murdoch Historical Consulting is a member in good standing of the Canadian Association of Heritage Professionals and has experience in this type of study in Aurora and elsewhere in Ontario. This HIA has been compiled within the parameters of the *Guide,* without influence of the intention of the property owners to demolish the existing structure.

2.0 METHODOLOGY

2.1 SOURCES

The findings and recommendations of this HIA are based on information provided by the current property owners, documentary research, a property title search at the York Region Land Registry Office, and a site visit to the property and neighbourhood on October 24, 2016. A conceptual site plan, front elevation, and floor plans of the proposed dwelling were provided by the owners.

No structural assessment or physical condition analyses of the dwelling was deemed necessary for purposes of this HIA.

This HIA does not include the identification of archaeological resources or areas of archaeological potential. That fieldwork, if required by the Town, can only be undertaken by an archaeologist licensed under the Ontario Heritage Act ("Act").

2.2 ONTARIO REGULATION 9/06

Ontario Heritage Act Regulation 9/06: *Criteria for Determining Cultural Heritage Value or Interest* ("O. Reg. 9/06") sets the minimum standard for criteria to be used by municipalities when evaluating a property being considered for protection under s. 29 of the Act (municipal designation of an individual property). One or more of the criterion in the categories of Design or Physical Value or Interest, Historical or Associative Value or Interest, and Contextual Value must be met for the property to be protected (designated). For consistency in the methodology used for determining cultural heritage value or interest, O. Reg. 9/06 was applied as the framework of evaluation in this HIA.

3.0 HERITAGE STATUS OF THE PROPERTY

3.1 HERITAGE STATUS

This property is not protected under the Act as an individual property or governed by a heritage conservation easement agreement. It is not adjacent to any property that is protected under the Act.

3.2 HERITAGE CONSERVATION DISTRICT STUDY

Part V of the Act permits a municipality to protect a geographic area deemed to collectively hold cultural heritage value or interest as a Heritage Conservation District ("HCD"). The Northeast Old Aurora HCD established in 2006 is an example.

In August 2012, the Town initiated a HCD Study for an area identified as the Southeast Old Aurora community. The Town considers this area to be "rich in cultural heritage resources and history," stating that: "This community displays a range of unique architectural styles, attractive streetscapes, vistas, landscaping, as well as public buildings and spaces." [1] The entire length of Harrison Avenue is within the HCD Study area. The HCD Study and public consultation were completed and the outcome was not to proceed with protection of the area under Part V of the Act. This HCD initiative has been set aside indefinitely by the Town.

3.3 REGISTER OF PROPERTIES OF CULTURAL HERITAGE VALUE OR INTEREST

The Act provides under s. 27(1) that "The clerk of a municipality shall keep a register of property situated in the municipality that is of cultural heritage value or interest." The only applicable provision of the Act for a "listed" property is s. 27(3) which requires that the property owner must give the municipal Council at least 60 days notice in writing of the intention to demolish or remove a building or structure from the listed property. This is interpreted to mean 60 days notice of the intention to apply for a demolition permit. The Town has implemented provisions of the Planning Act to set the additional requirement that an HIA must accompany an application to demolish, as well other applications for approvals for a listed property.

Likely in recognition of the potential of this neighbourhood as an HCD, the properties within the Southeast Old Aurora HCD Study area are listed on the *Town of Aurora Register of Properties of Cultural Heritage Value or Interest, March 2014* ("Register"). It is this listing of 52 Harrison Avenue that has prompted the requirement for an HIA. No description of the property accompanies the online version of the Register.

4.0 HISTORICAL OR ASSOCIATIVE VALUE

O. Reg. 9/06:

. The property has historical value or associative value because it,

i. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,

ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or

iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.

4.1 TOWN OF AURORA

"About 1804" is the beginning date of settlement at Aurora's major intersection of Yonge and Wellington streets, with Whitchurch Township on the east side of Yonge and King Township on the west side. The first gristmill in the area is believed to have been west of Yonge, near

[1] *Residents Guide to the Southeast Old Aurora HCD Study, January 2014.*

Wellington, on property patented by William Tyler in 1805. Another landowner at the Yonge and Wellington intersection was John Richard Machell. The crossroads that became Aurora was known first as Machell's Corners.

Settlement of the area transformed when the first train on the Ontario, Simcoe & Huron Union Railroad line arrived on May 16, 1853. A railway station was built near the intersection of Yonge and Wellington and the frontages of the township lots were surveyed into building lots.

On January 1, 1854, Machell's Corners was renamed Aurora. New industries and shops soon lined Yonge Street and adjoining streets. By 1863, the population reached 700, sufficient to incorporate as a village. On January 1, 1888, it was incorporated as a Town. On January 1, 1971, the regional Town of Aurora was founded incorporating the historic town core and the bordering township lands.

4.2 RADIAL AND RAILWAY LINES

Of significance to the history of the subdivision that contains 52 Harrison Avenue is the founding in 1877 of the Metropolitan Street Railway Company of Toronto. Its mandate was to construct street railways in the city of Toronto and the surrounding municipalities. In 1884, the County of York signed an agreement granting the Metropolitan a thirty year franchise to provide trolley service throughout the county. Construction began at Toronto and the first electric trolley car arrived at the village of Richmond Hill in January 1897. In August 1899, the Metropolitan trolley car made its first trip from Richmond Hill, through Aurora, north to Newmarket. For the most part, the radial line tracks were in the centre or to one side of the Yonge Street right-of-way.

Coinciding with the development of the radial line was the start in July 1899 of the construction of the Schomberg & Aurora Railway steam rail service between the towns of Schomberg and Aurora. The line opened on September 5, 1902, with a station at King Road and Yonge Street to intersect with the Metropolitan Railway line.

In 1904, the assets of the Metropolitan were sold to the Toronto & York Radial Railway Company, which also bought the Schomberg & Aurora Railway. Two years later, a station was constructed in Aurora, immediately north of the Methodist church at Tyler and Yonge streets. Passengers could board at stops indicated by numbers painted on the power poles. By 1909, the radial line was open to Sutton, its final terminus. The City of Toronto acquired the Toronto & York Radial in 1922. By 1926, there were twenty one trolley cars passing daily each way along Yonge Street.[2]

The advantage of this radial and railway network is that people could live near the route and commute daily to places of employment anywhere along the line. The demand for housing increased and the number of residential subdivisions began to accelerate. The subdivision that

[2] *The Liberal*, August 5, 1926.

includes 52 Harrison Avenue, Plan 120, was registered in 1912.

With the rise in private ownership of automobiles and improvements in roadways and public bus networks, the cost of maintaining the radial and rail service was found to be a bankrupt enterprise. The Schomberg & Aurora Division was closed in June 1927. Radial service along Yonge Street ended on March 15, 1930. By then, the pattern of living in a subdivision and commuting to work was well established.

4.3 PROPERTY CHRONOLOGY

4.3.1 WALTER COLLIS AND PLAN 120

For the 1901 personal census, Walter Collis was enumerated in King Township. According to the census, he was born in England in 1855 and his ethnicity was American. His wife, Clara, was born in the United States in 1861. Their year of immigration to Canada is given as 1900. Walter was the proprietor of a tannery and among the early property owners along Yonge Street to recognize the economic potential of registering a plan of subdivision.

In 1912, Collis commissioned Public Land Surveyors Cottham & Cottham to alter the existing Town of Aurora Plan 64 "by eliminating all the lots and streets shewn upon the said plan and by the registration of a new plan covering all the said lots and streets as well as other lands being part of Lot 79 Con. 1 Tp. of Whitchurch in the County of York." [3] The outcome is Plan 120 drawn in May and registered in September 1912 (Figure 2).

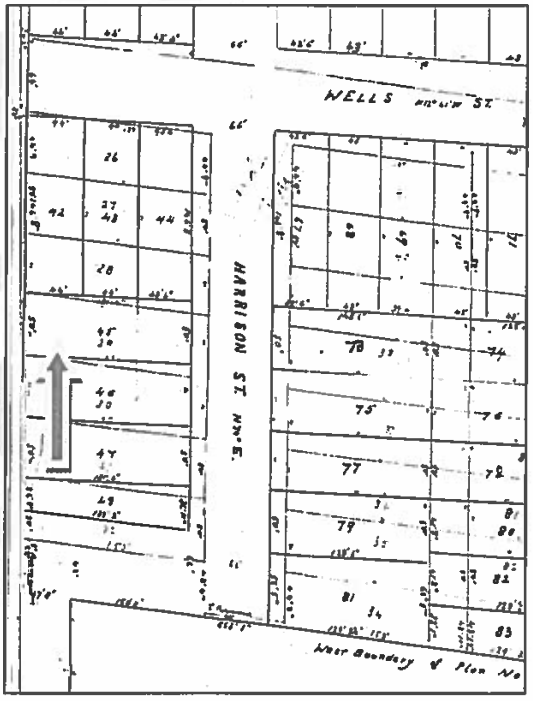


Figure 2: Extract of Plan 120 indicating Lot 45

4.3.2 HERMES ERASTUS PROCTOR (OWNER 1912)

The property at 52 Harrison Avenue is Lot 45, Plan 120. The Abstract of Title for Lot 45 opens on September 21, 1912, with the sale by Walter and Clara Collis to Hermes Erastus Proctor. In total, Proctor paid $6,000 to Collis for Lots 1 thru 101, Plan 120. This price is an indication that the 101 lots were vacant. On the deed, Collis is identified as a tanner and Proctor as a postmaster. All were residents of Aurora. Proctor was the subscribing witness for the

[3] Wording extracted from the registered copy of Plan 120.

registration of Plan 120 at the Land Registry Office. This suggests he was a partner in this land initiative.

Hermes Proctor was born in Ontario in 1860, the son of William Proctor and Susannah Banting. In 1882, he married Mary E. Sheppard in York County. He was appointed postmaster at Aurora in 1892 and retained the position until 1940.

4.3.3 RUTH AND WILLIAM LEWIS BANBURY (OWNERS 1912 TO 1921)

On September 24, 1912, Hermes and Mary Proctor sold Lots 43, 45, and 46, Plan 120, to Ruth Banbury, wife of William Lewis Banbury, of Aurora. She paid $550 for the three lots. Lot 43 has frontage on Wells Street; Lots 45 and 46 front on Harrison.

The deed indicates a restriction on the sale: "Only one dwelling is to be erected on each Lot, said dwelling to cost not less than $1,500 and to be set back fifteen feet from the Street line." Evidently the Proctors did not want to be responsible for the creation of a slum with high density, low quality housing, crowded onto the average fifty foot frontage lots.

According to census records and an online family genealogy,[4] William Banbury was born in Whitby Township in 1851 and lived in the Whitby and Pickering areas before moving to Aurora in the 1890s to open a livery. He married Ruth Bell of Claremont, Pickering Township, in 1906. Banbury Street in Aurora is "named for the livery on the west side of Yonge Street, north of the United Church, from 1904 to 1919." [5]

The 1911 census indicates that William ["Louis"], Ruth, and William's mother Elizabeth Banbury (born in England, age 90) were living together in Aurora. Elizabeth died in December 1913. The 1921 census gives the location of the Banbury household as Yonge Street, not Harrison. The 1935 List of Electors for Aurora indicates that the Banburys were still living on Yonge Street.

4.3.4 RICHARD AND EDITH TUSTIAN (OWNERS 1921 TO 1927)

On May 18, 1921, Ruth Banbury of Aurora sold Lot 45 to Richard Tustian and his wife Edith, of Aurora. Richard gave his profession as a moulder.[6] They paid $300 for the lot, the price suggesting it was vacant.

Richard Hutt Tustian was born about 1870 in York County. He married Edith Browning in 1893. She was born about 1873 in England. The 1921 census indicates that Richard and Edith were living on Wells Street in Aurora. The only child living with them was Olive Gertrude, born in

[4] Ancestry.ca online database.
[5] *Notes on Aurora Street Name Origins*, Compiled by the Aurora Historical Society, 2007.
[6] The profession of moulder could be that of someone who makes moulds used for casting iron, brass, etc. It is also applied to someone making and/or applying wood moulding as a building material, usually produced by a planning factory.

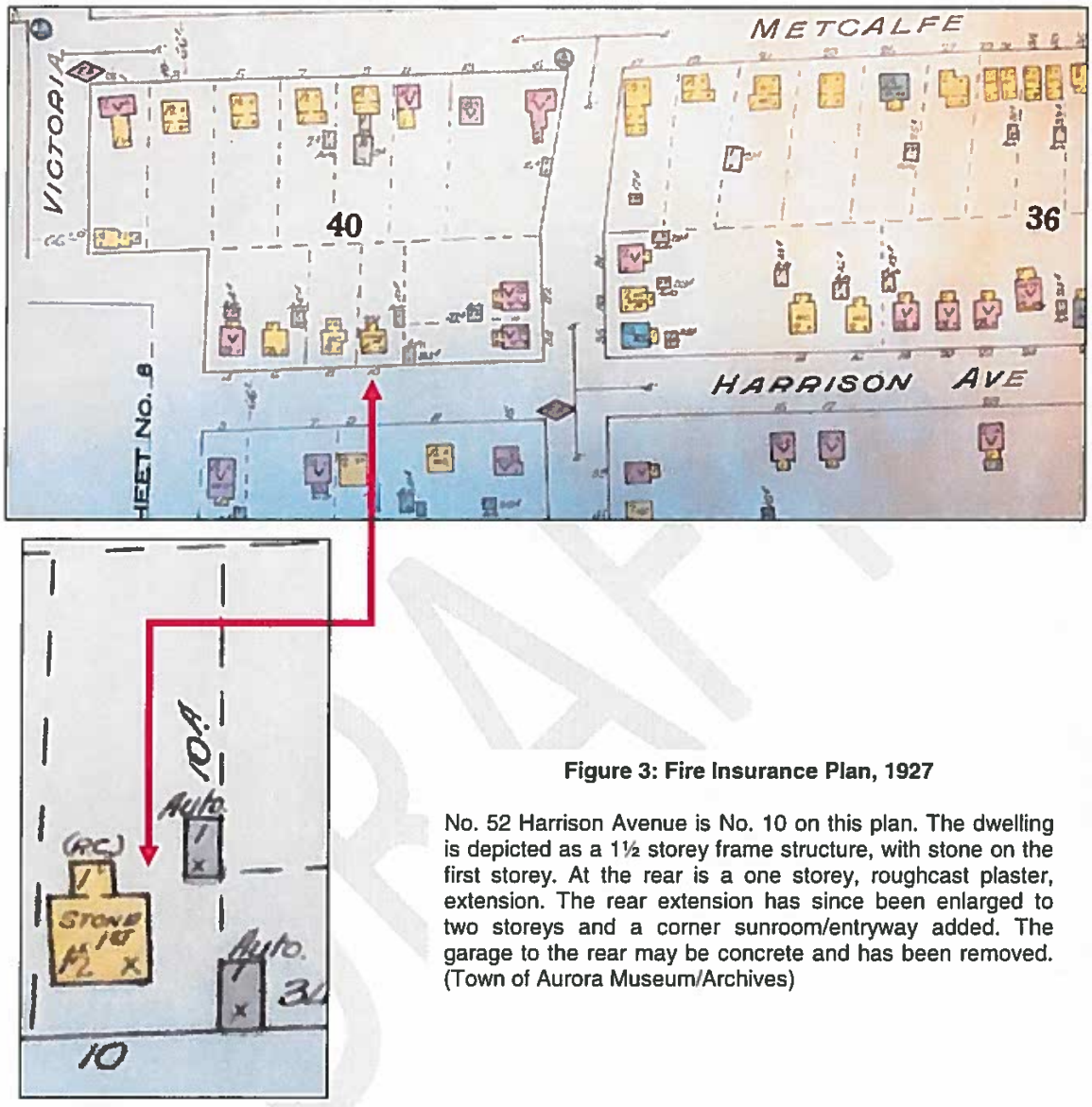


Figure 3: Fire Insurance Plan, 1927

No. 52 Harrison Avenue is No. 10 on this plan. The dwelling is depicted as a 1½ storey frame structure, with stone on the first storey. At the rear is a one storey, roughcast plaster, extension. The rear extension has since been enlarged to two storeys and a corner sunroom/entryway added. The garage to the rear may be concrete and has been removed. (Town of Aurora Museum/Archives)

1901, a stenographer. The property at 36 Wells Streets, near 52 Harrison, is commemorated by the Town as the Tustian House, 1920 (Figure 15).

4.3.5 ARCHIBALD AND MARGARET HOFFMAN (OWNERS 1927 TO 1948)

It was September 1927 when Richard and Edith Tustian sold Lot 45 to the Reverend Archibald C. Hoffman and his wife Margaret. They paid $4,300. This increase in value from $300 in 1921 suggests that the Tustians built the dwelling at 52 Harrison between May 1921 and September 1927. The 1927 fire insurance plan for Aurora (Figure 3) confirms that the dwelling was standing when the insurance plan was compiled.

In October 1936, Archibald transferred his share of the ownership to Margaret. The 1940 Voter's List confirms that the Reverend and Mrs. A.C. Hoffman were living on Harrison Avenue.

4.3.6 DAVID AND JEAN HILL (OWNERS 1948 TO 1965)

Margaret Hoffman was a resident of Aurora when she sold Lot 45 to David and Jean Hill. David was a local merchant.

4.3.7 GEORGE ALLAN AND BARBARA JOYCE STOREY (OWNERS 1965 TO 2016)

George Allan Storey of the City of Toronto was identified as an "Architectural Representative" when he and his wife Barbara Joyce bought Lot 45 from David and Jean Hill.

4.3.8 BRIAN AND GERALDINE MATHESON (CURRENT OWNERS)

It was Dean and Janet Storey, presumably the executors of George and Barbara Storey, who sold the property on July 6, 2016, to the current owners, Brian and Geraldine Matheson.

4.4 SUMMARY OF HISTORICAL OR ASSOCIATIVE VALUE

In the early 20th century, the availability of public transit for commuting, plus the increasing affordability of automobiles, inspired the creation of residential subdivisions along the Yonge Street corridor north of Toronto. Lot 45, now 52 Harrison Avenue, was created in 1912 when subdivision Plan 120 was registered by Aurora tannery proprietor Walter Collis, in association with local postmaster Hermes Proctor.

Unlike today, subdivision lots of this period were sold vacant. Rows of houses were not built on speculation without a predetermined client. Lot 45, for example, sold several times before the existing dwelling was erected likely by Richard and Edith Tustian sometime between May 1921 and 1927. The Tustians are also associated with the nearly identical dwelling at 36 Wells Street.

Figure 4: Above: Front (south) façade, 2016

Figure 5: Below: Front and east façades, 2016

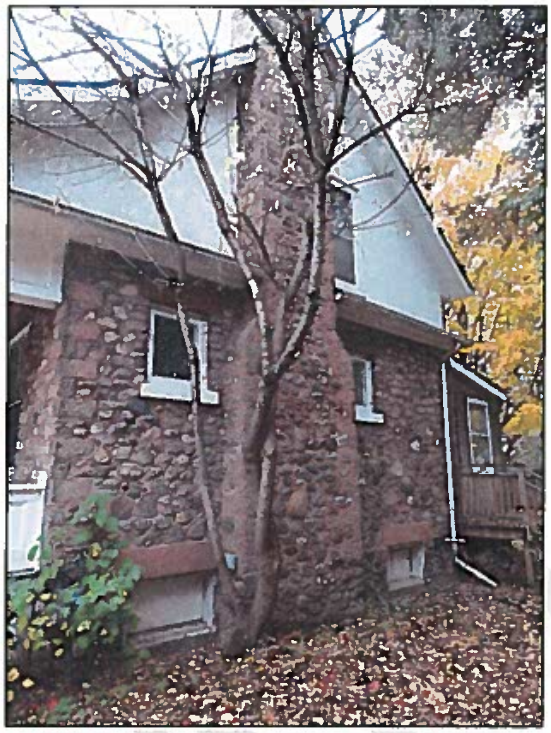


Figure 6: Above: East façade, 2016

Figure 7: Below: East façade showing sunroom entryway addition, 2016

Figure 8: Above: North façade showing sunroom on left and two storey addition on right, 2016. When built, the rear addition was a centrally placed, one storey, frame and roughcast plaster structure.

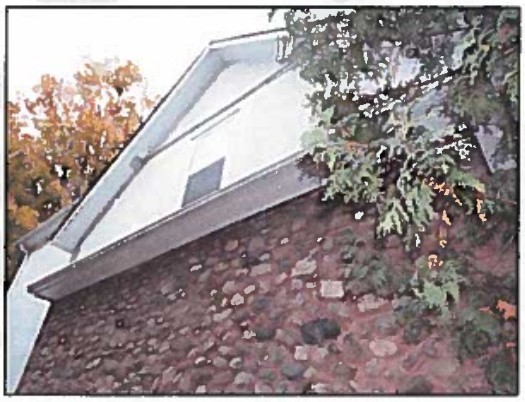
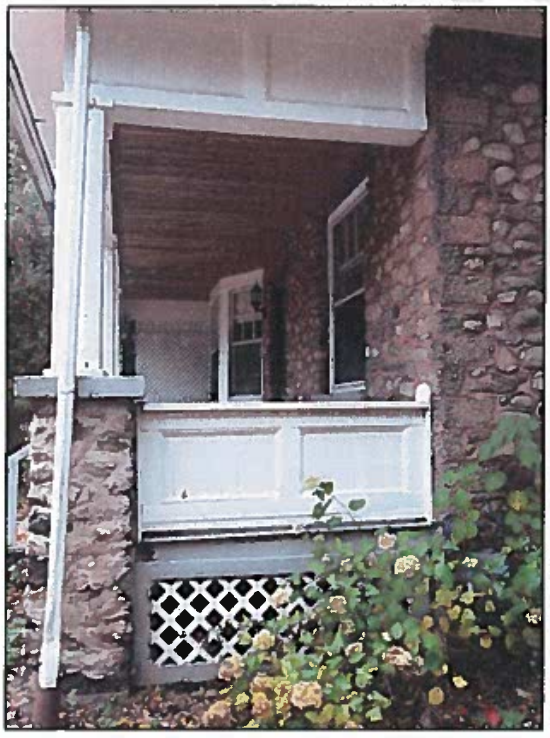
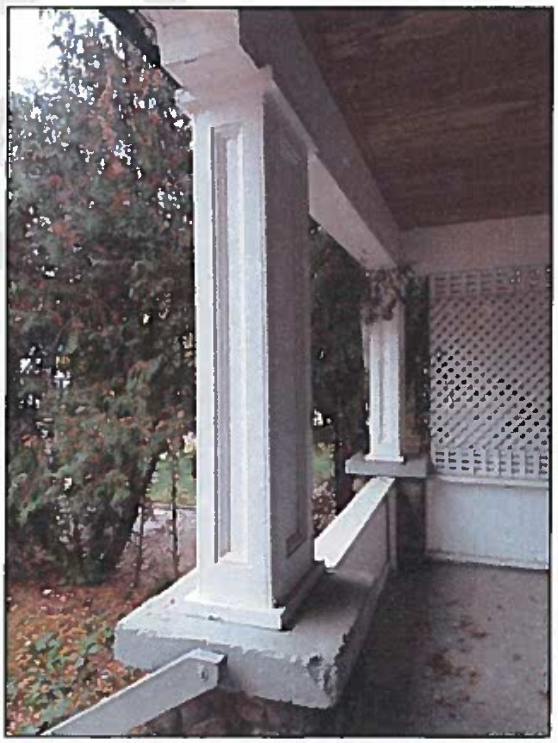


Figure 9: Right and Below: West wall showing edge of two storey north addition and recladding plus a change in the window of west roof gable, 2016

Figure 10: Left: Original Front door, 2016

Figure 11: Below: Verandah details, 2016





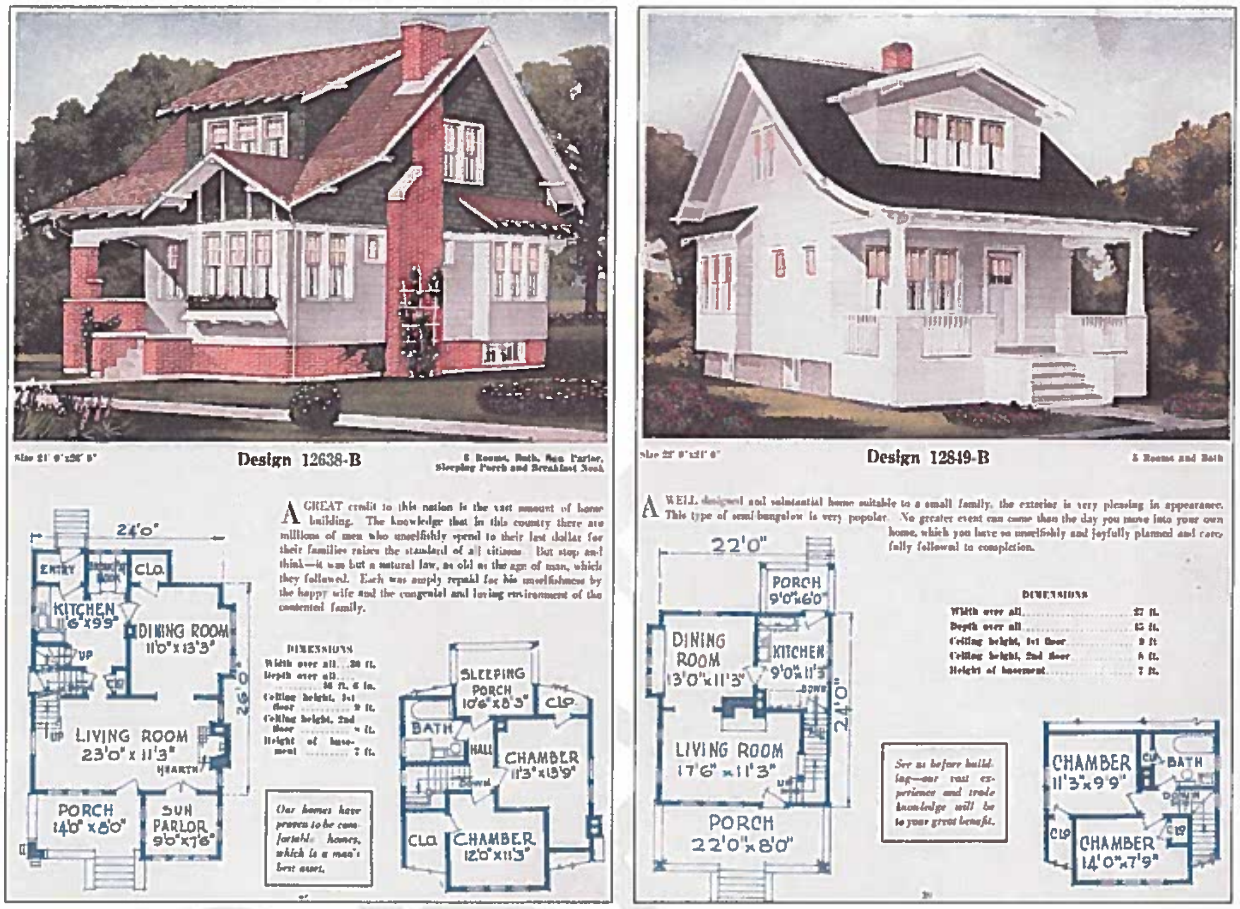
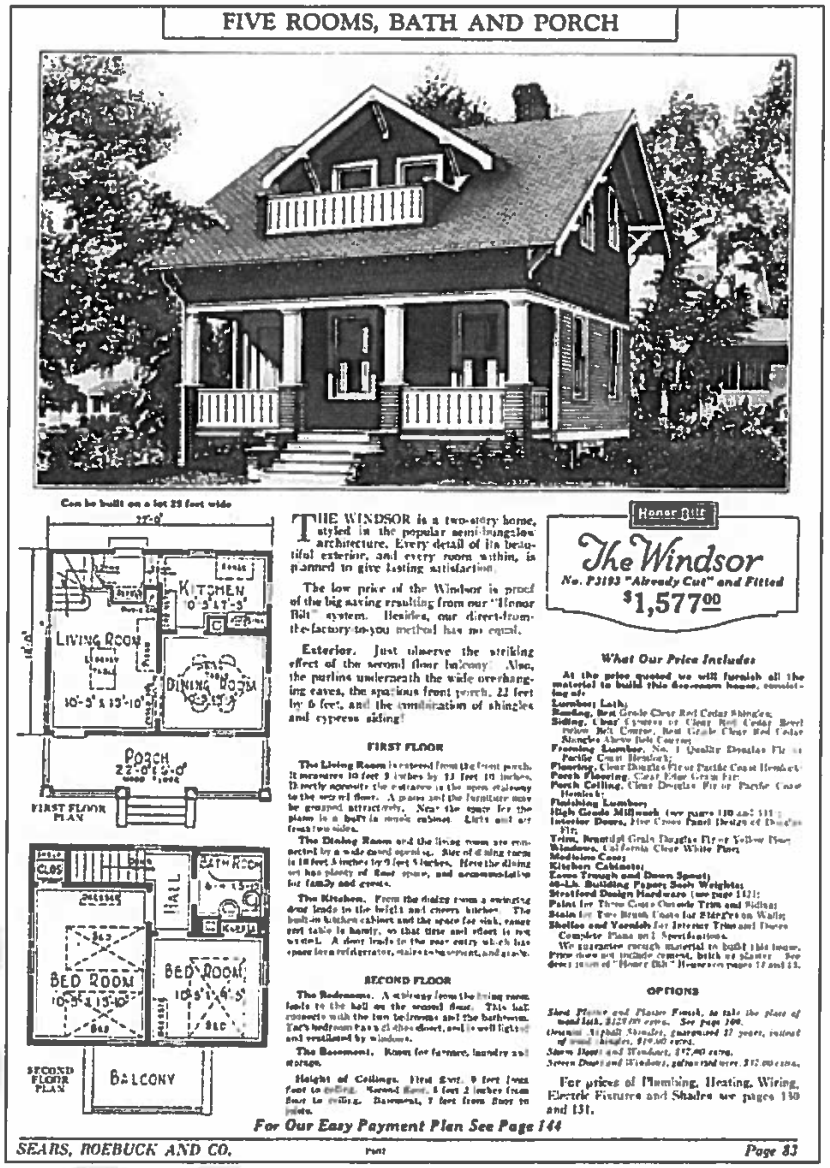


Figure 12: Examples of house designs available in the 1920s and 1930s

These architectural plan book examples have features similar to 52 Harrison Avenue and 36 and 93 Wells Street, notably in the massing, roof dormer, "piano key" style window sash, bellcast curve to the roof, front door type, and verandah with short support posts set on pillars.



FIVE ROOMS, BATH AND PORCH

Can be built on a lot 25 feet wide

FIRST FLOOR PLAN

SECOND FLOOR PLAN

THE WINDSOR is a two-story home, styled in the popular semi-bungalow architecture. Every detail of its beautiful exterior, and every room within, is planned to give lasting satisfaction.

The low price of the Windsor is proof of the big saving resulting from our "Honor Bilt" system. Besides, our direct-from-the-factory-to-you method has no equal.

Exterior. Just observe the striking effect of the second floor balcony. Also, the purlins underneath the wide overhanging eaves, the spacious front porch, 22 feet by 6 feet, and the combination of shingles and cypress siding!

FIRST FLOOR

The Living Room is entered from the front porch. It measures 10 feet 9 inches by 13 feet 10 inches. Directly opposite the entrance is the open stairway to the second floor. A piano and the furniture may be grouped attractively. Near the open fire the piano is a built-in music cabinet. Lights and air from two sides.

The Dining Room and the living room are connected by a wide cased opening. Size of dining room is 10 feet 3 inches by 9 feet 8 inches. Here the dining set has plenty of floor space, and accommodates the family and guests.

The Kitchen. From the dining room a swinging door leads to the bright and cheery kitchen. The built-in kitchen cabinet and the space for sink, range and table is handy, so that time and effort is not wasted. A door leads to the rear entry which has space for a refrigerator, chairs for the servant, and groceries.

SECOND FLOOR

The Bedrooms. A stairway from the living room leads to the hall on the second floor. This hall connects with the two bedrooms and the bathroom. Each bedroom has a clothes closet, and is well lighted and ventilated by windows.

The Basement. Room for furnace, laundry and storage.

Height of Ceilings. First floor, 9 feet from floor to ceiling. Second floor, 8 feet 2 inches from floor to ceiling. Basement, 7 feet from floor to joists.

Honor Bilt

The Windsor

No. P3193 "Already Cut" and Fitted

$1,577.00

What Our Price Includes

At the price quoted we will furnish all the material to build this 6-room house, consisting of:

Lumber: Lath;
Roofing, Best Grade Clear Red Cedar Shingles;
Siding, Clear Cypress or Clear Red Cedar Bevel (when Bell Cypress, Best Grade Clear Red Cedar Shingles Above Belt Course);
Framing Lumber, No. 1 Quality Douglas Fir or Pacific Coast Hemlock;
Flooring, Clear Douglas Fir or Pacific Coast Hemlock;
Porch Flooring, Clear Edge Grain Fir;
Porch Ceiling, Clear Douglas Fir or Pacific Coast Hemlock;
Finishing Lumber;
High Grade Millwork (see pages 130 and 131);
Interior Doors, Five Cross Panel Design of Douglas Fir;
Trim, Straight Grain Douglas Fir or Yellow Pine;
Windows, California Clear White Pine;
Moulding Cases;
Kitchen Cabinets;
Eaves Trough and Down Spouts;
40-Lb. Building Papers; Sash Weights;
Stratford Design Hardware (see page 121);
Paint for Three Coats Outside Trim and Siding;
Stain for Two Brush Coats for Stucco Walls;
Shellac and Varnish for Interior Trim and Doors.

Complete Plans and Specifications.

We guarantee enough material to build this house, price does not include cement, brick or plaster. See description of "Honor Bilt" Houses on pages 18 and 19.

OPTIONS

Steel Plates and Plaster Finish, to take the place of wood lath, $128.00 extra. See page 100.

Oneida Asphalt Shingles, guaranteed 20 years, instead of wood shingles, $90.00 extra.

Storm Doors and Windows, $47.00 extra.

Screen Doors and Windows, galvanized wire, $15.00 extra.

For prices of Plumbing, Heating, Wiring, Electric Fixtures and Shades see pages 130 and 131.

For Our Easy Payment Plan See Page 144

Figure 13: An Honor Bilt "Modern Home" available in 1926 for $1,577.

The first occupants of 52 Harrison are believed to be the Reverend Archibald C. Hoffman and his wife Margaret. Any commemoration of the Hoffmans seems redundant, if only to acknowledge that they lived here from 1927 to 1948.

In this instance, the historical or associative value is found in how early 20th century subdivisions, such as Plan 120, developed piecemeal as individuals bought vacant lots and erected single family dwellings. This "theme" is not found in how the property at 52 Harrison evolved individually. It was simply a vacant lot bought by an individual who was living in the area and who likely erected the dwelling in the 1920s on speculation for resale. It has served as a private dwelling since that date.

5.0 DESIGN OR PHYSICAL VALUE

O. Reg. 9/06:

The property has design value or physical value because it,

i. is a rare, unique, representative or early example of a style, type, expression, material or construction method,
ii. displays a high degree of craftsmanship or artistic merit, or
iii. demonstrates a high degree of technical or scientific achievement.

5.1 DATE OF CONSTRUCTION

This dwelling was built between May 1921 and the compilation of the 1927 fire insurance plan for Aurora.

5.2 STYLE AND FORM

Architectural plan books have been available since the mid 19th century. The first were published by architects, builders, and landscape architects advocating their design philosophy and practice. American based George Franklin Barber took this to another level with his mail order business for prefabricated house kits that could be shipped to the site by boxcar.

By the 1920s, the majority of housing was erected by those who could not afford to custom design and build. The design and materials used were heavily influenced by architectural plan books and catalogues produced by companies in the building supply trade. Publications such as the *Honor Bilt Brand of Modern Homes* sold by the American based Sears, Roebuck and Co. and the *Latham Bros. Lumber Company Book of Homes* (Figures 12 and 13) offered affordable housing designs organized by number of rooms and price, with available upgrades.

The intent was for the property owner to order the complete prefabricated house kit, including installation, or for do it yourself assembly. Many of these published designs and floor plans were copied by local builders on request of property owners, bypassing the supplier. Variations of one design either ordered from the company or copied by a local builder are evident in the Plan 120

Figure 14: No. 93 Wells, 2016

This is a variation of No. 36 Wells and No 52 Harrison. The Town of Aurora has commemorated this dwelling with the heritage plaque shown left.

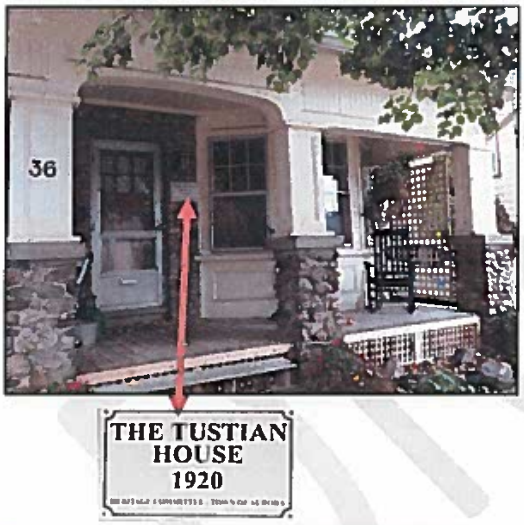


Figure 15: No. 36 Wells, 2016

This is a variation of No. 93 Wells and No. 52 Harrison. The rear extension is closer to as built than No. 52 Harrison. This dwelling is commemorated as the Tustian House, 1920. This is presumed to be the same Richard Tustian who likely built 52 Harrison.

neighbourhood. For example, 52 Harrison is very similar to 36 and 93 Wells (Figures 14 and 15).

Many designs for dwellings in the 1920s and 1930s were inspired by the low profile Prairie and Craftsman styles, incorporating wood and stone with earth tone colour finishes. This is the style influence evident at 52 Harrison.

5.3 DESCRIPTION

When comparing the dwellings at 52 Harrison, 36 Wells, and 93 Wells, to the plan book designs shown as Figures 12 and 13, it is evident that these are not a custom build. No 52 Harrison and 36 Wells are attributed to Richard Tustian. He likely copied the plan book design and made slight variations to individualize the look for street appeal and/or perhaps to economize on materials. It is not known if Tustian was also associated with 36 Wells.

Variations of the following features are common to the three dwellings:

- 1½ storey massing
- asymmetrical, medium pitched gable roof, elongated in the front with a bellcast shaped overhang covering the one storey verandah
- gable roofed dormer
- exterior stone chimneys cutting through the roof to a larger width chimney stack
- asymmetrical front bay façade (with bay windows and single door opening)
- style of the front door
- open, front verandah with stairway access
- verandah roof supported by short, panelled or boxed posts set on tall pillars
- verandah with panelled and arched, or unadorned, fascia and soffit
- rubblestone veneer with what may be textured concrete corner (quoin) blocks
- mix of "piano key" and 6x6 pane type window sashes
- basement windows

5.4 HERITAGE INTEGRITY

Much of the as built 1920s fabric of the dwelling at 52 Harrison survives. The rear of the dwelling has been changed by the replacement of the original one storey, centrally placed section, with a corner sunroom and entryway abutting a two storey, frame and plaster addition. This has impacted the appearance of the north, west, and east facades and changed the configuration of the interior floor plan. The gable ends of the main roof have been reclad and the window fenestration changed.

It is impossible to determine which of the three near identical dwellings are more authentic or closer to their as built appearance. There are differences between the three that may be original; others have evolved over time.

5.5 SUMMARY OF DESIGN OR PHYSICAL VALUE

As the source of the design and finishing of this dwelling is evidently a 1920s plan book/ building supply catalogue, the property should not be categorized as "a rare, unique, or early example of a style, type, expression, material or construction method." It is representative of the way in which most housing of the 1920s was inspired and built, but so are the many near identical and/or similar vintage examples found in this Aurora neighbourhood and other early 20th century subdivisions. During this period, Craftsman and Prairie style influence was the most prevalent. These plan book dwellings do not have a high degree of individual craftsmanship or technical achievement.

6.0 CONTEXTUAL VALUE

O. Reg. 9/06
The property has contextual value because it,

i . is important in defining, maintaining or supporting the character of an area,
ii. is physically, functionally, visually or historically linked to its surroundings, or
iii. is a landmark.

An important contributor to the character of Harrison Street is the uniformity in the streetscape composition. As evident on the 1927 insurance plan (Figure 3), the front setbacks are aligned along the street frontage. This was achieved before the onset of Official Plans, zoning bylaws, and building regulations. On Harrison and nearby streets, it may be the result of the original proviso on the sale of a vacant lot that the dwelling was "to be set back fifteen feet from the Street line." A uniform setback creates equal front yards and aligns the important front verandahs, where children played, families cooled down on hot summer evenings, and neighbours socialized. A community was being created through planning and development rules.

As one among many of similar character, the contextual value of this property is less about what is standing on the site, as what is being proposed. Whatever the future of this site, it should maintain and support the traditional character of the Harrison streetscape and this neighbourhood.

Figure 16: Above: Traditional alignment of front setbacks and verandahs between 52 Harrison (in background) and No. 54 on the east (foreground).

Figure 17: Below: Traditional alignment of front setbacks and verandahs between 52 Harrison (right) and No. 48 (left).

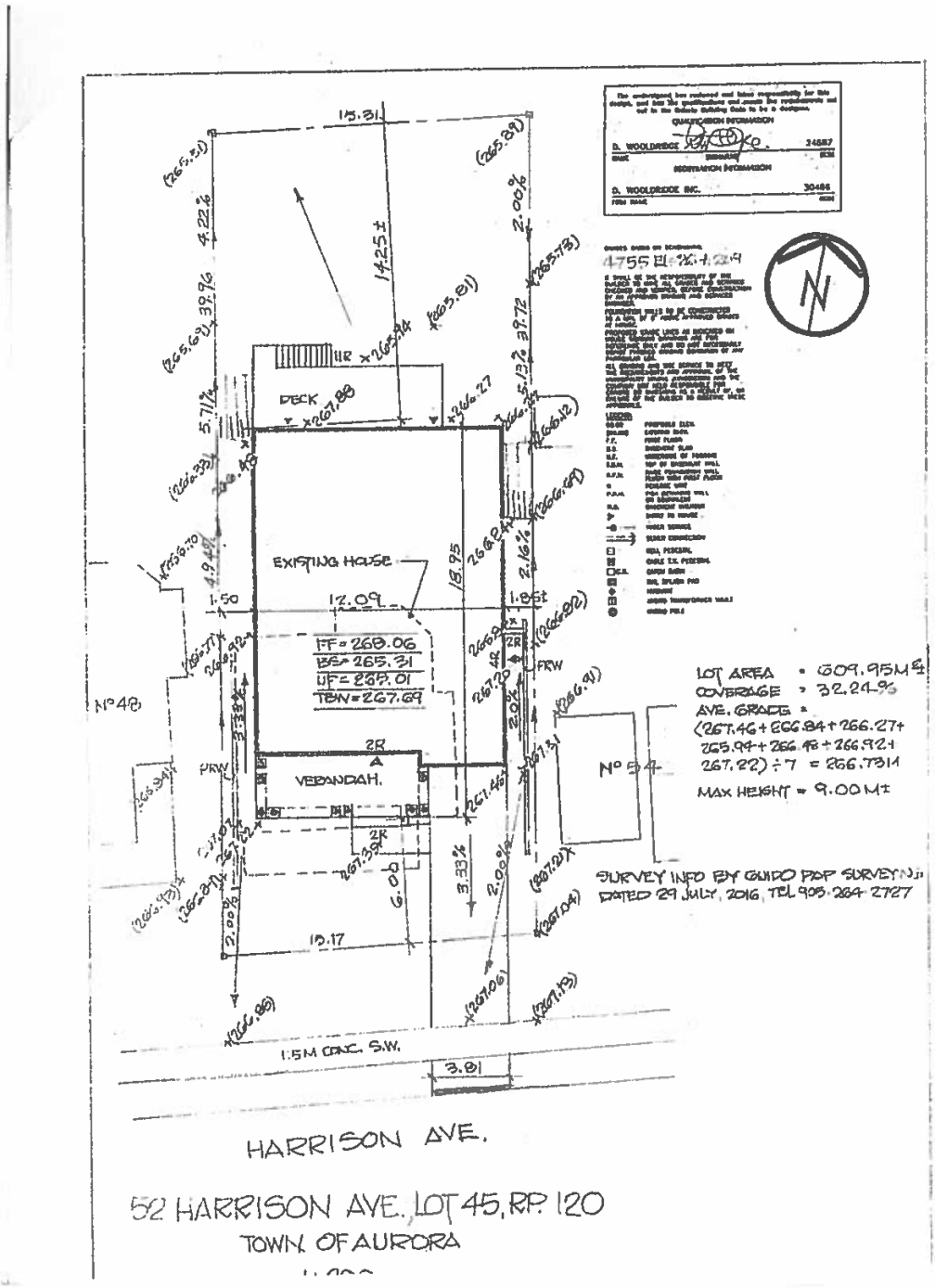


Figure 18: Existing site plan with an overlay of the proposed site plan for 52 Harrison Avenue.

Figure 19: Conceptual front (south) elevation for new build at 52 Harrison Avenue.

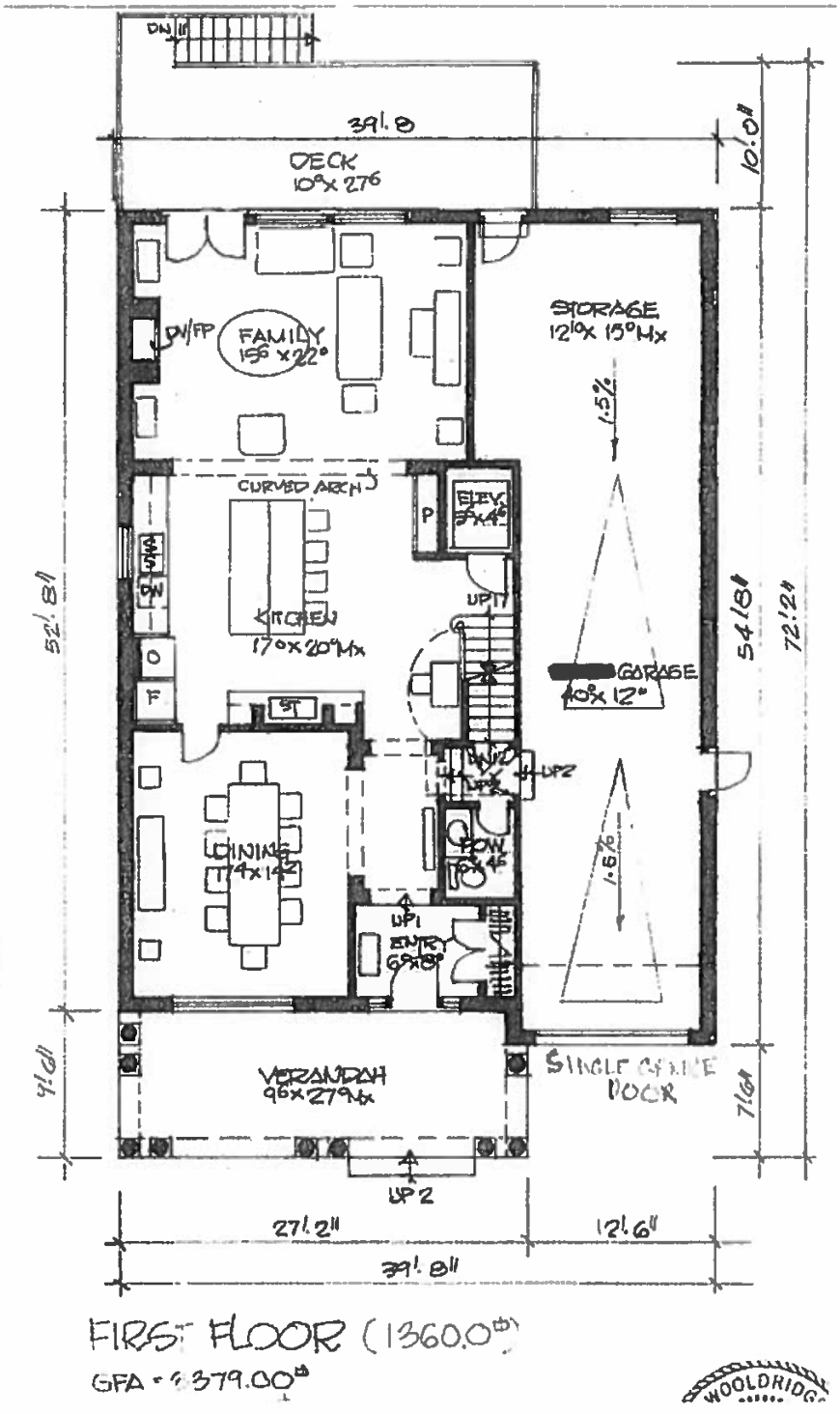


Figure 20: Proposed first floor plan showing the integration of the single car garage and the setbacks.

7.0 PROPOSED DEVELOPMENT

7.1 DESIGN INTENT

The property owners are applying to demolish the 1920s dwelling and replace it with a two storey, single family dwelling. As depicted in Figure 18, the new build is about double in square footage and includes the garage. The side yard setback on the west is being increased, which correspondingly decreases the side yard on the east. The front yard setback is being increased by the depth of the existing verandah, thereby aligning the front of the proposed verandah with the location of the front wall (minus the verandah) of the standing house. The entrance to a single car width garage is aligned with the front wall of the proposed dwelling, thereby recessing the garage north from the front of the proposed verandah.

The property owners describe their design intent as follows:

> Our plan is to replace the existing house with this plan [Figures 18, 19, 20]. The new house is designed very much in keeping with the heritage look and feel of the neighbourhood and would significantly improve and enhance the property as it is at present. The house is designed in the Arts & Crafts period style to retain historic integrity. A generous front porch and single car width garage set back from the front of the house are appealing features. The building materials: traditional brick with board & batten, and stone accents in the front are all being combined to create the designed style. . . .
>
> [We] propose to build a new home designed to keep the character of the neighbourhood in mind. The overall size of the home has been kept to 3379 sq. ft. where the maximum coverage allowed is 4500 sq. ft. A large front porch with a single car garage will suggest a more country look. The position of the house further set back from the street with the garage recessed even further will soften the front elevation. The proposed Board & Batten and cedar shingles on the front elevation, 2nd storey, help the home to fit into its surroundings.

7.2 ANALYSES OF PROPOSED DEVELOPMENT

Although there is no further plan to identify it as a HCD, the Town's description of this area as a "community" with "a range of unique architectural styles, attractive streetscapes, vistas, [and] landscaping" seems to be a sentiment shared by the owners of the subject property and, according to them, by others in the area.

The site plan and conceptual design being proposed for the new build respect the predominant two storey massing of this area. The multiple gables, hipped roof, and integrated and recessed single car garage are in keeping with the character of the streetscape. The most important element of the proposed design is the continuation of the tradition of an open verandah with

short support posts resting on masonry bases. The proposed use of brick, board and batten, stone, cedar shingles, and multipaned window sashes, although not reflective of any one period style, should blend with the existing vintage housing.

As noted in 6.0 of this HIA, uniformity in the streetscape is important to maintaining its traditional neighbourhood character. The alignment of the front yard setbacks has been of particular concern since the sale of these addresses as vacant lots. It is recommended that the property owners evaluate their proposal to increase the front yard setback. The intent is to determine if there is any negative impact on the streetscape and long standing relationship between Nos. 48, 52, and 54 Harrison. This includes such factors as disruption of the street rhythm, new shadowing, privacy, obstruction of a significant view, etc. .

8.0 CONCLUSION AND RECOMMENDATIONS

If this area was governed by a Heritage Conservation District Plan as prescribed by Part V of the Act, 52 Harrison Avenue would be classified as a contributing property. As this is not a HCD and not likely to be protected as such, its cultural heritage value or interest needs to be evaluated by O. Reg. 9/06 as an individual property, not a property with a larger set of objectives and design parameters such as with a HCD.

Inspired by the rising demand for housing along the Yonge Street corridor north of Toronto, Plan 120 was surveyed in 1912. One to two storey, single family dwellings on whole (not subdivided) lots has been the "theme" of this neighbourhood since its inception. Historical or associative value is found in this larger story of how Plan 120 developed as a neighbourhood, but not in how the subject property specifically evolved.

As the source of the design and finishing of this dwelling is evidently a 1920s plan book/ building supply catalogue, this property should not be categorized as "a rare, unique, or early example of a style, type, expression, material or construction method." It is representative of the way in which most working class housing of the 1920s was inspired and built, but this is true of the many identical and/or similar vintage examples found in this Aurora neighbourhood and other early 20th century subdivisions. During this period, Craftsman and Prairie style influence was the most prevalent. These plan book dwellings, including that at 52 Harrison, do not have a high degree of individual craftsmanship or technical achievement. The nearby dwellings at Nos. 36 and 93 Wells Street are nearly identical. No. 36 Wells and 52 Harrison are both attributed to Richard Tustian.

As one among many of similar character, the contextual value of this property is less about what is standing on the site, as what is being proposed. Whatever the future of this site, it should maintain and support the traditional character of the Harrison streetscape and this neighbourhood.

For these reasons, it is concluded that as a standalone property, 52 Harrison Avenue does not

meet the test of O. Reg. 9/06 to warrant protection under the Act. The owner/likely builder, Richard Tustian is already commemorated by the heritage sign at 36 Wells Street. The commemoration of the first occupants, the Reverend C. Hoffman and his wife Margaret, seems redundant if only to acknowledge that they lived here from 1927 to 1948.

The current property owners have concluded that even with modernization and repair, this dwelling cannot meet their needs. Their proposed new build is in keeping with the traditional character of this streetscape and neighbourhood.

RECOMMENDATIONS

1. That the property owners consider the importance of maintaining the traditional front yard setbacks, and consequently the alignment of the verandahs, along the Harrison streetscape. If any negative impact on the flanking properties and/or the streetscape results from the proposed deeper setback (such as disruption of the street rhythm, new shadowing, privacy, obstruction of a significant view, etc.), this setback may need to be adjusted.

2. Following consideration of the front yard setback, the property owner should be able to submit this HIA to the Town with applications to demolish the existing dwelling and begin new construction.

Overall, professional judgment was exercised in gathering and analyzing the information obtained and in the formulation of the conclusions and recommendations. Like all professional persons rendering advice, the consultant does not act as absolute insurer of the conclusions reached, but is committed to care and competence in reaching those conclusions.

SOURCES

Abstract of Title and related documents for Lot 45, Plan 120, Town of Aurora. York Region Land Registry Office.

Personal census enumerations, 1871-1921. Ancestry.ca.

Online genealogical records of related families. Ancestry.ca.

York County Directories Collection. Online and private collection.

Goad's Fire Insurance Plan, 1927. Town of Aurora Museum/Archives.

Residents Guide to the Southeast Old Aurora HCD Study, January 2014. Online source.

Notes on Aurora Street Name Origins, Compiled by the Aurora Historical Society, 2007.

Denhez, Marc. *The Canadian Home from Cave to Electronic Cocoon*, 1994.

Sears, Roebuck and Co. *Honor Bilt Modern Homes for 1926*, Dover Reprint edition, 1991.

The assistance of Shawna White at the Town of Aurora (Museum and Archives) is appreciated.

SU MURDOCH, B.A.
SUMMARY OF HERITAGE CONSULTING CREDENTIALS AND EXPERIENCE

SU MURDOCH is the principal in SU MURDOCH HISTORICAL CONSULTING.

Founded in 1990, projects have been completed by Su Murdoch Historical Consulting for individual, corporate, and public clients across Ontario. Much of this work has involved the evaluation of the cultural heritage value or interest of properties and preparation of Heritage Impact Statements.

SU MURDOCH is a professional member in good standing of the Canadian Association of Heritage Professionals for 2016.

EDUCATION

Bachelor of Arts (History)
Certificate in Cultural Landscape Theory and Practice (Willowbank Centre)
Archival Principles and Administration certification
Related research skills training

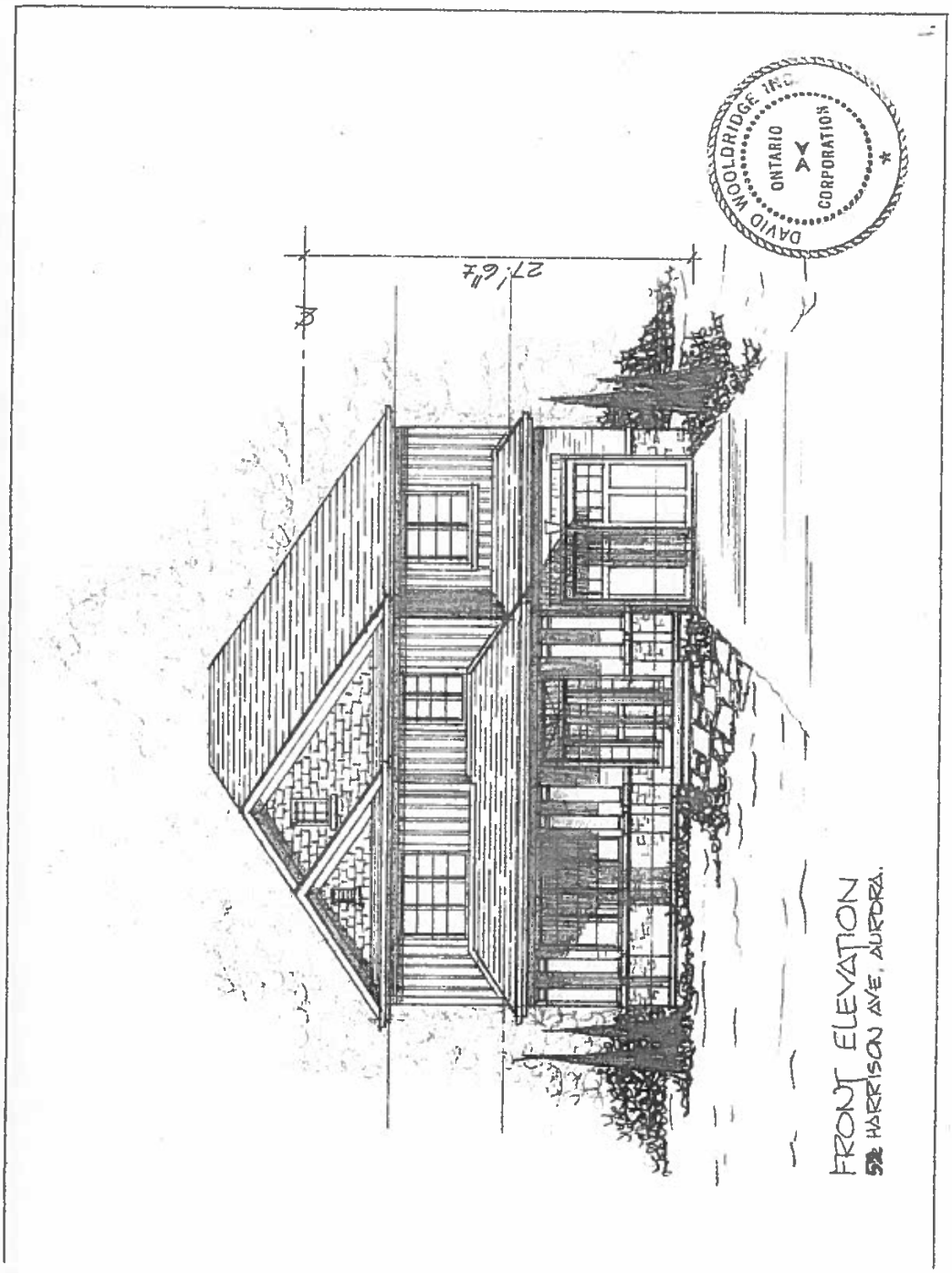
AWARDS AND RECOGNITION

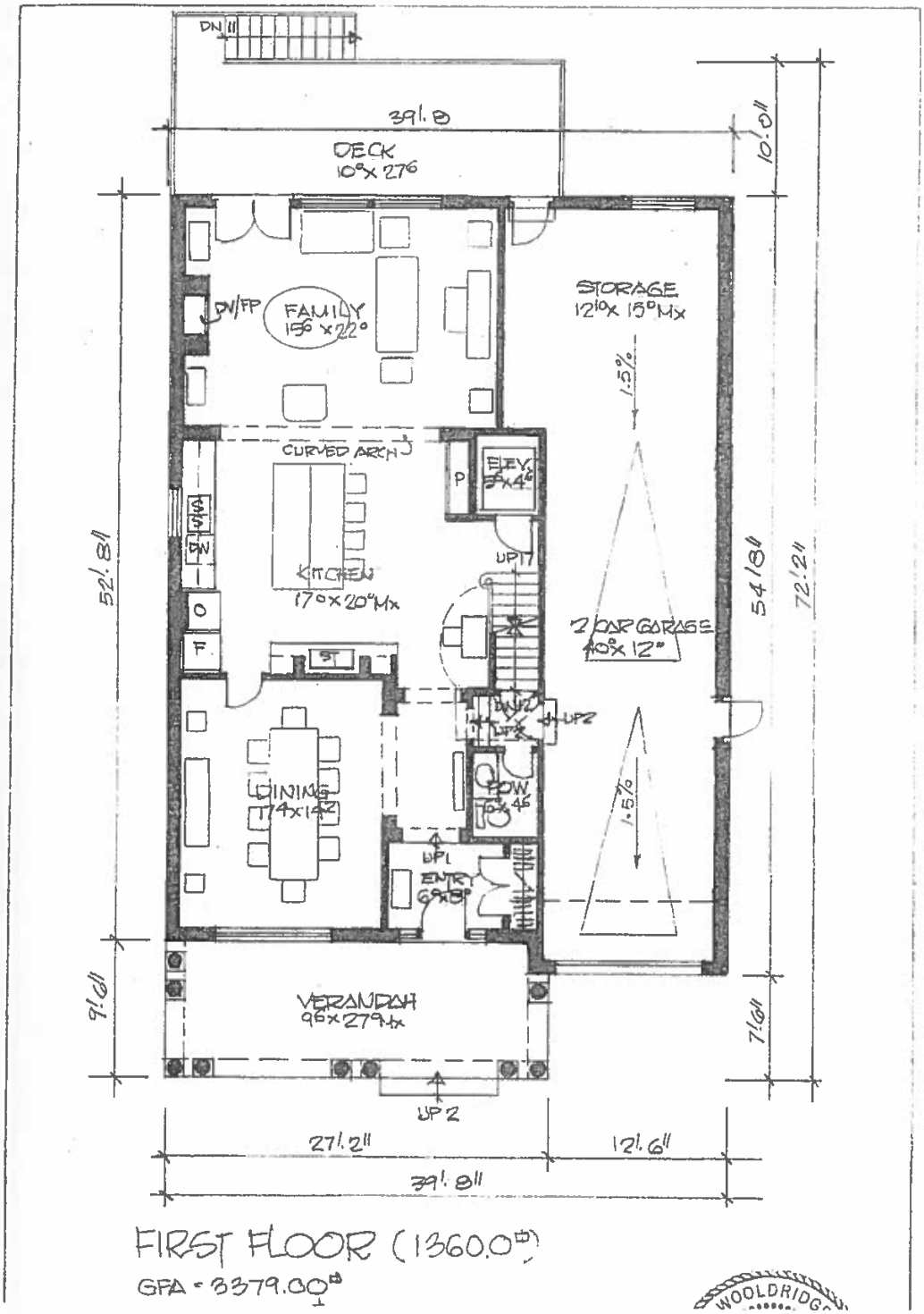
Town of Markham Heritage Award of Excellence
Ontario Historical Society Fred Landon Award for Best Regional History Publication (*Beautiful Barrie: The City and Its People: An Illustrated History*)
Ontario Heritage Foundation Community Heritage Achievement Award
Ontario Historical Society Special Award of Merit
City of Barrie Heritage Conservation Award

RELEVANT PROJECTS

AVAILABLE ON REQUEST

Attachment 5

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10'.0"
DN/FP
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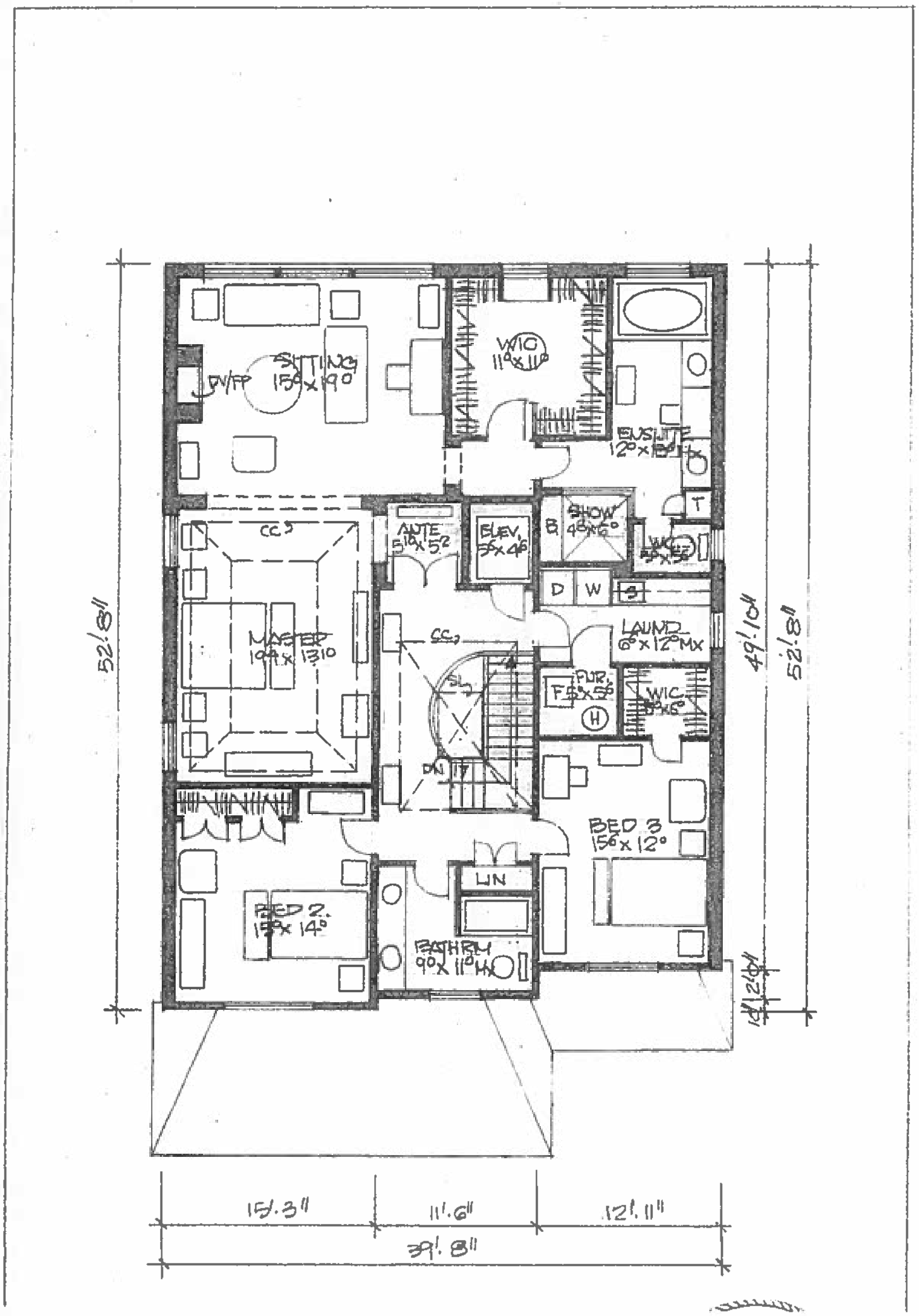
CURVED ARCH
P
ELEV.
5'x4'6"
52'. 8"
54'8"
72'.2"
KITCHEN
17'0x 20'0"Mx
UP 1
2 CAR GARAGE
19'0x 12'0"
UP 2
DINING
11'4x 14'2"
1.5%
UP 1
ENTRY
6'9x 8'0"
7'.6"
9'.6"
VERANDAH
9'6x 27'9"x
UP 2
27'. 2"
12'. 6"
39'. 8"
FIRST FLOOR (1360.0 sq)
GFA = 3379.00 sq
WOOLDRIDGE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DV/FP
WIC
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ENSUITE
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SHOW
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WC
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5¹⁰x 5²
ELEV.
5⁶x 4⁶
MASTER
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D
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LAUND
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FUR.
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BED 3
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BATHRM
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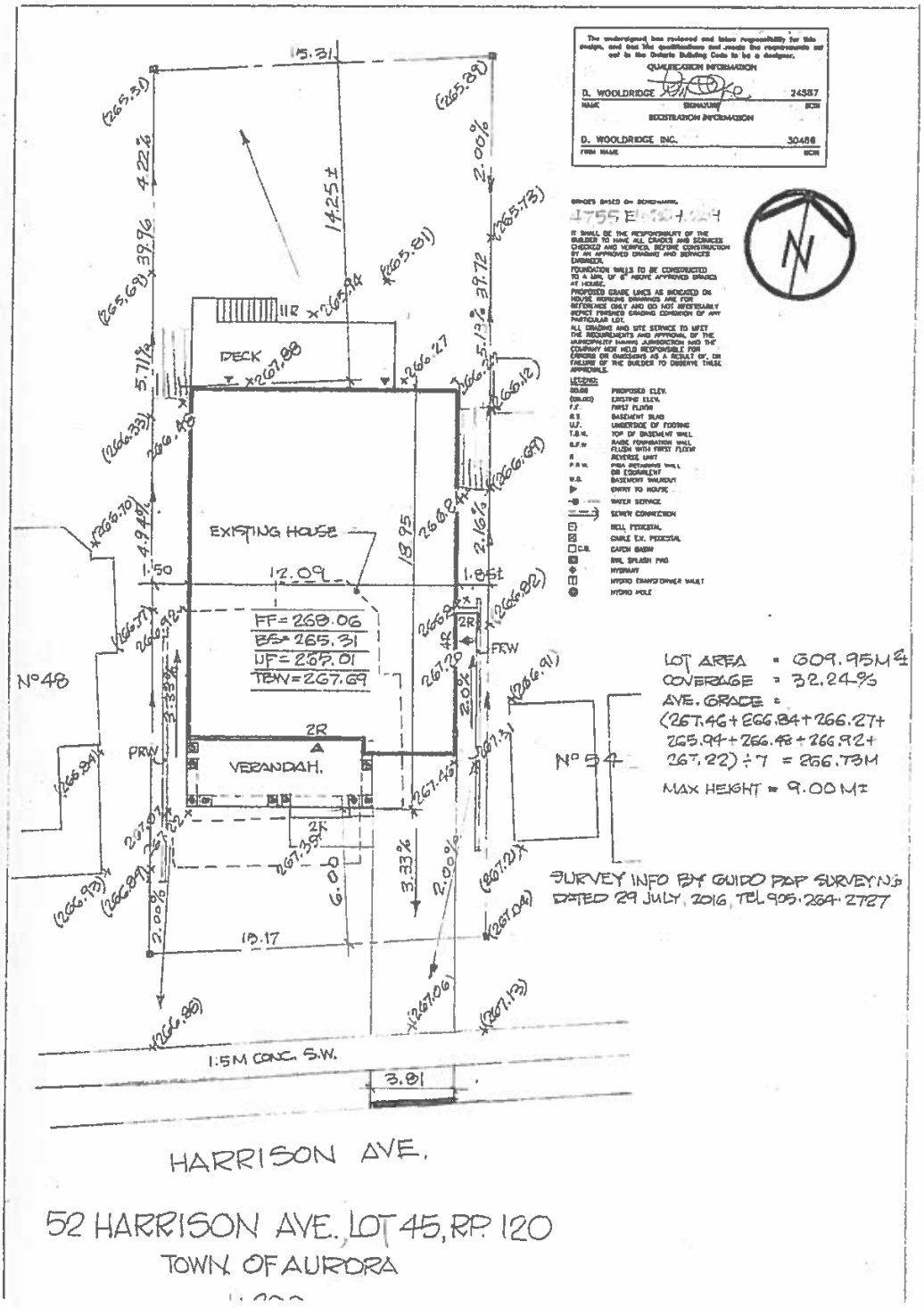
52'8"
49'10"
52'8"
15'.3"
11'.6"
12'.11"
39'.8"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TBW=267.69
VERANDAH
2R
PRW
4R
N°48
N°54
10.17
6.06
3.81
1.5M CONC. S.W.
HARRISON AVE.
LOT AREA = 609.95M²
COVERAGE = 32.24%
AVE. GRADE =
(267.46+266.84+266.27+
265.94+266.48+266.92+
267.22)÷7 = 266.73M
MAX HEIGHT = 9.00M
SURVEY INFO BY GUIDO PDP SURVEYING
DATED 29 JULY, 2016, TEL 905-264-2727
52 HARRISON AVE. LOT 45, RP 120
TOWN OF AURORA

Town of Aurora
Heritage Advisory Committee Report No. HAC16-020

Subject:	**Proposed Demolition of Existing Rear Addition and Accessory Structure to a Listed Heritage Building - 23 Mosley Street**
Prepared by:	**Jeff Healey, Planner**
Department:	**Planning and Building Services**
Date:	**December 12, 2016**

Recommendation

1. **That Report No. HAC16-020 be received; and**

2. **That the Heritage Advisory Committee recommend to Council:**

    a) **That the proposed demolition of the accessory structure at 23 Mosley Street be approved; and**

    b) **That a structural report prepared by a structural engineer be submitted to Planning and Building Services to address the following:**
        i. **The nature of the structural deficiencies of the 59.5m^2 rear addition; and**
        ii. **The structural stability of the original (retained) structure should the 59.5m^2 rear addition be removed; and**

    c) **That the proposed two-storey rear addition is supported in principle, subject to the following:**
        i. **That the height of the addition is reduced to match the height of the original (retained) structure; and**

    d) **That the proposed front porch be approved subject to the following:**
        i. **The Gothic features of the front elevation and porch be removed; and**

    e) **That the Owners of 23 Mosley Street submit a letter to Planning and Building Services in support and commitment of the future designation of the property located at 23 Mosley Street under Part IV of the *Ontario Heritage Act*; and**

    f) **That the structural report and revised elevations be brought back to a future Heritage Advisory Committee Meeting for review.**

Executive Summary

The purpose of this report is to consult with the Heritage Advisory Committee on the proposed demolition of a rear addition and construction of a new rear addition located at 23 Mosley Street.

- The structure was constructed circa 1858 by William Campbell and was later inhabited by members of the Fleury family
- The construction date of the rear addition is not known, however the addition was present prior to 1913
- The construction date of the accessory structure is not known, however the accessory structure was constructed between 1927 and 1960.

Background

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

The owners have submitted a proposal on November 22, 2016 to demolish a rear addition of the existing structure and the existing accessory structure. The owners propose to construct a new rear addition behind the original structure and construct a new front porch on the front elevation of the home.

Location

The subject property is located on the south side of Mosley Street between Yonge Street and Victoria Street (See Attachment 1). This section of Mosley Street can be described as a residential street with a transition to commercial uses towards Yonge Street. Most of the homes on Mosley Street were constructed in the late 19th Century, with "newer" structures constructed by 1910.

Heritage Status

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 Georgian House. The house was built by William Campbell circa 1858. The home received a wood plaque in 1991 (known as the "Campbell-Fleury House"). Staff note that the wood plaque was recently removed from the home, the owners have requested a replacement wood plaque.

Provisions of the Ontario Heritage Act

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 Owners have submitted the proposal for review and a recommendation from the Heritage Advisory Committee. At this time, a demolition permit has not been received for the removal of the rear addition or the accessory structure.

Analysis

History of the Property

According to files retrieved from the Aurora Archives, the property was constructed circa 1858 by William Campbell. William Campbell and his brother John owned a rope making business on Yonge Street. The house was deeded to Milton and Henrietta Fleury in 1886. Milton Fleury was the nephew of Joseph Fleury, owner of the Fleury foundry located on Wellington Street. The Fleury family would continue to own the house until 1948 when it was sold to Gordon Noble. Since the 2000's the house has served as a home occupation for an Insurance business. It must also be noted that former Town Councillor and current member of the Heritage Advisory Committee, Martin Paivio, lived in the house from 1973 to 1984.

Heritage Features of the Existing Building

The existing building can be described as a 1 ½ storey structure with side gable roof. The front façade displays symmetrical 6 over 6 sash double hung windows. Between the windows is a Classical Revival style front door, ordained with pilasters and a distinctive cornice. The doorway distinguishes the otherwise plain façade. The siding of the building comprises of wood board and batten, which has been restored over time.

The rear addition can be described as a 1 ½ storey cross gable join located at the southeast corner of the building. The ½ storey is located at the southeast corner, while the first storey extends along the entire rear wall of the original structure. The rear addition continues the board and batten cladding from the original portion of the building. The owners have identified that the rear addition currently sits on a wood foundation and is currently sinking. The owners are currently preparing a structural report for the structure to provide technical insight into this issue.

The accessory structure can be described as a 1 storey structure with a hipped roof. The accessory structure is cladded with board and batten. The accessory structure

currently serves as a garage/storage for the main building. The garage is matched in size and massing with the neighbouring accessory structure located at 19 Mosley Street.

To assist in determining the approximate age of the rear addition and the accessory structure proposed to be demolished, staff have reviewed all available fire insurance maps from the 20th Century. The rear addition was present in the 1913 Fire Insurance maps and appears unaltered through each edition. Therefore the rear addition was constructed prior to 1913. With respect to the accessory structure, the fire insurance maps do not show the structure in either the 1913 or the 1927 editions, however is present in the 1960 Fire Insurance map. The Town's Cityview records identify that the accessory structure was constructed in 1950. It is noted that a number of smaller out-buildings used to be present in the rear yard of the property, but were removed prior to 1960.

The neighbourhood comprises of Listed Heritage Properties

Mosley Street, between Yonge Street to the west and Victoria Street to the east, encompasses a total of eleven (11) properties, seven (7) of which are listed on the Aurora Register of Properties of Cultural Heritage Value or Interest. The predominant architectural styles along this portion of Mosley Street include Georgian and Ontario Gothic Revival. It is noted two properties on this section of Mosley Street are Designated under Part IV of the *Ontario Heritage Act*. The designated properties are as follows:

- 15 Mosley Street- The Grimshaw House
- 27 Mosley Street- Victoria Hall

The subject property is located adjacent (west) to Victoria Hall. The development proposal has been reviewed for any impact onto Victoria Hall.

Southeast Old Aurora Heritage Conservation District

Between 2013 and 2014, Mosley Street and the surrounding neighbourhood was considered as part of a potential Heritage Conservation District. Although the Heritage Conservation District is not in place within the neighbourhood, the current architectural detail and historical importance of 23 Mosley would warrant the building as an important property within the neighbourhood. As there is no Heritage Conservation District in place, the property must be evaluated under O. Regulation 09/06 to identify any historical significance.

Building Evaluation

The Evaluation Working Group met to perform an objective evaluation of the subject property on Wednesday November 23, 2016 (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.

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 1, suggesting that the property "is of major significance and importance to the Town and worthy of designation under the *Ontario Heritage Act*".

According to the Heritage Evaluation Guide for buildings scored within Group 1:

- The designation of the building pursuant to the *Ontario Heritage Act* will be pursued;
- Every attempt must be made to preserve the building on its original site;
- Any development application affecting such a building must incorporate the identified building;
- Appropriate alternative uses for the building will be encouraged when necessary to ensure its preservation; and,
- A Letter of Credit will typically be required to ensure the protection and preservation of the building in connection with a redevelopment application.

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 historical/ associative value, which received a score of, 80/100. The design/physical value for the building was rated 79/100. The contextual value for the building was rated 61/100.

Proposed Concept Plan

The owners have submitted conceptual drawings for a proposed addition to 23 Mosley Street (see Attachment 5). The proposed addition 2 storeys with a total gross floor area of 126m^2. The owners propose the new structure to be clad with board and batten, matching materials used in the original structure. An attached garage is proposed as part of the rear addition, the addition is proposed to be setback 4.3 metres (14.4 feet) from the rear wall of the retained original structure. The owners have indicated that the addition will complement and not detract from the original structure. Staff recommend that the height of the building addition not exceed the height of the original structure.

In addition, a front verandah is proposed along the front elevation of the existing structure. The owners propose to add gothic features to the front elevation in order to tie in the design of the home and the proposed front verandah. As the existing building is designed in a Georgian architectural style, it is important to ensure compatible alterations. Front verandahs on Georgian houses are typically confined to a portico, or are simply pilasters as is the case at 23 Mosley Street. Some verandah's can span

across the front façade of a Georgian home, however the design must not alter the Georgian architecture of the home. Staff recommend that the Gothic elements be removed from the front elevation.

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. Refuse the request to remove the existing 59.5m^2 addition and the existing accessory structure.

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

Conclusions

After analysis of the proposal, staff recommend that the existing 59.5m^2 rear addition receive a structural review. It is recommended that the structural report identify any potential impact of the removal of the addition onto the original structure. Staff also recommend that that the committee support the construction of the new rear addition behind the existing structure. Staff also recommend changes to the design of the front porch, to make the porch in keeping with the Georgian Architectural style of the home.

The subject property was evaluated using the Town of Aurora Heritage Building Evaluation Guide and was rated in Group 1, suggesting that the property is of major significance and importance to the Town and worthy of designation under the *Ontario Heritage Act*. Therefore, staff recommends that the owners submit a letter to the Town supporting designation of the property under Part IV of the *Ontario Heritage Act*.

Attachments

Attachment #1 – Location Map
Attachment #2 – Heritage Resource Brief (2010)

Attachment #3 – Evaluation Working Group Score, 23 Mosley Street
Attachment #4 – 23 Mosley Street History
Attachment #5 – Proposed Site Plan and Elevations, 23 Mosley Street
Attachment #6 – Photos of 23 Mosley Street (2016)

Previous Reports

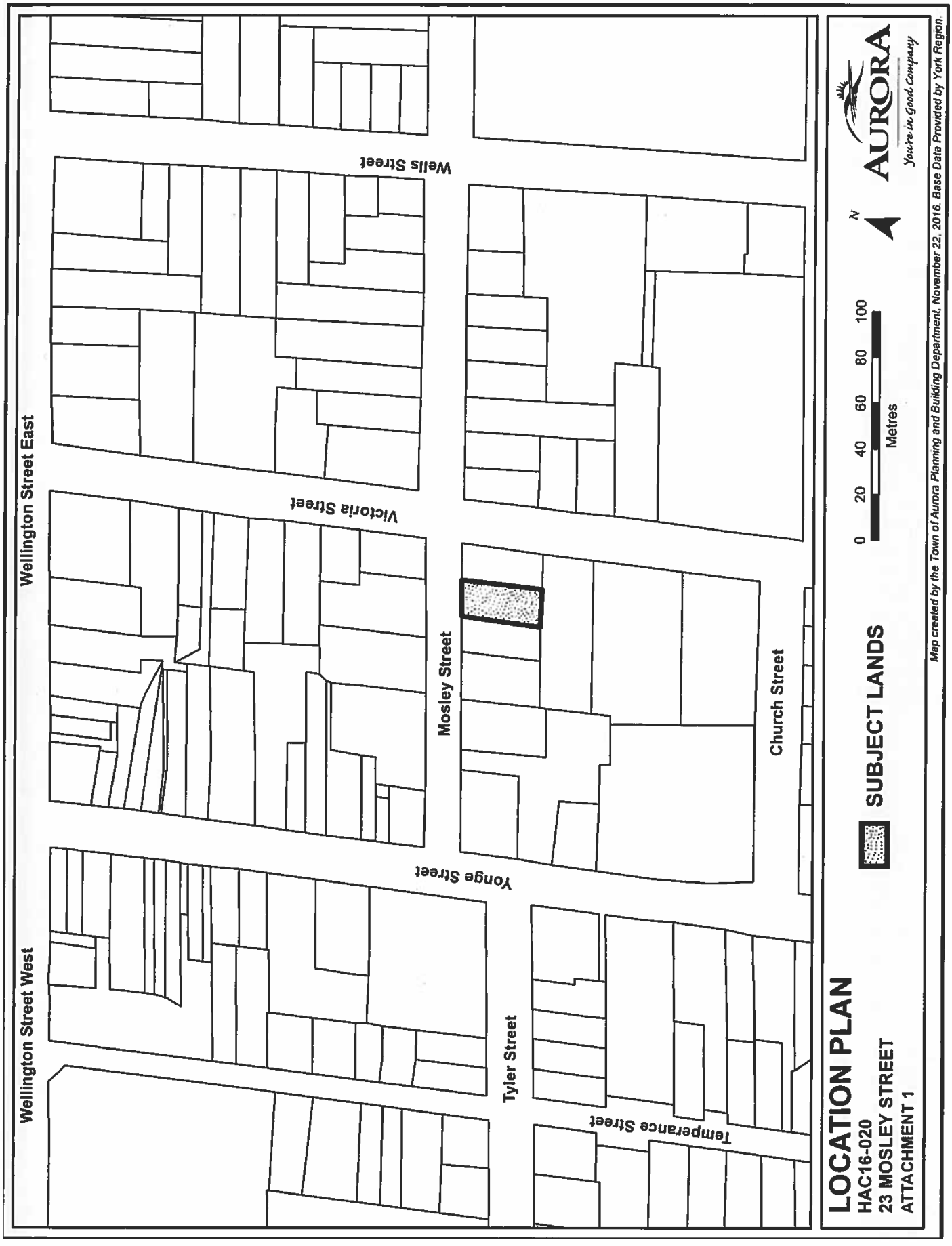
None.

Pre-submission Review

Agenda Management Team Meeting review on December 1, 2016.

Departmental Approval

Marco Ramunno
Director, Planning and Building Services


Wellington Street East
Wells Street
Victoria Street
Mosley Street
Church Street
Yonge Street
Wellington Street West
Tyler Street
Temperance Street
SUBJECT LANDS
0 20 40 60 80 100
Metres
N
AURORA
You're in Good Company
LOCATION PLAN
HAC16-020
23 MOSLEY STREET
ATTACHMENT 1
Map created by the Town of Aurora Planning and Building Department, November 22, 2016. Base Data Provided by York Region.

Attachment 2

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

SITE

Address: 23 Mosley Street
Former Address:
Legal Description: **PLAN: 68** **PART LOT: 3**

STATUS

Current Use:	Residence	**Original use:**	Residence
Heritage Status:	Listed, AHC plaque	**By-law No. & Date:**	
Official Plan:	Urban residential	**Zoning:**	R5 (Special mixed density)
HCD:		**Plaques:**	Wooden Plaque (1991)

PHOTOGRAPH

KEY MAP

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

ARCHITECTURE

GENERAL INFORMATION:

Address:	23 Mosley Street	**Builder:**	
Construction Date:	C1855	**Architect:**	
Architectural Style:	Georgian House	**Original Owner:**	
Heritage Easement:		**Historical Name:**	

GENERAL DESCRIPTION:

Floor Plan:		**Storey:**	
Foundation Materials:			
Exterior Wall Materials:			
Roof Type:		**Windows:**	
Entrance:	Elaborate	**Bays:**	

UNIQUE FEATURES:

Chimney (s):		**Special Windows:**	
Dormers:		**Porch/Verandah:**	
Roof Trim:		**Door Trim:**	
Window Trim:		**Other:**	The simple, symmetrical three bay front and small pane windows are typical features of Georgian architecture, a style favoured by many early Ontario merchants and prominent citizens for the image of stability it projected.

Attachment 3

HERITAGE BUILDING EVALUATION: SCORESHEET

Municipal Address: 23 Mosley
Legal Description: _____ Lot: _____ Cons: _____
Date of Evaluation: Nov 23/16 Name of Recorder: JH
Group: 1

HISTORICAL	E	G	F	P	TOTAL
Date of Construction	(30)	20	10	0	30/30
Trends/Patterns/Themes	(40)	27	14	0	40/40
Events	15	10	5	(0)	0/15
Persons/Groups	15	(10)	5	0	10/15
Archaeological (Bonus)	10	7	3	(0)	0/10
Historic Grouping (Bonus)	10	7	3	(0)	0/10
Construction Date (Bonus)	10				/10
HISTORICAL TOTAL					80/100

ARCHITECTURAL	E	G	F	P	TOTAL
Design	(20)	13	7	0	20/20
Style	(30)	20	10	0	30/30
Architectural Integrity	20	(13)	7	0	13/20
Physical Condition	20	(13)	7	0	13/20
Design/Builder	10	7	(3)	0	3/10
Interior (Bonus)	10	7	3	0	/10
ARCHITECTURAL TOTAL					79/100

ENVIRONMENTAL					TOTAL
Design Compatibility	40	(27)	14	0	27/40
Community Context	20	13	(7)	0	7/20
Landmark	20	13	(7)	0	7/20
Site	(20)	13	7	0	20/20
ENVIRONMENTAL TOTAL					61/100

SCORE	INDIVIDUAL	OLD AURORA
Historical Score	X 40% = _____	80 X 20% = 16
Architectural Score	X 40% = _____	79 X 35% = 27.65
Environmental Score	X 20% = _____	61 X 45% = 27.45
TOTAL SCORE	[ ]	[71.1]

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

Attachment 4

23 Mosley Street

(Fleury House)

Location:	23 Mosley Street Plan 68, Part of Lot 3
Present Owner:	Martin and Deborah Paivio
Original Owner:	William Campbell
Present and Original Use:	Single Residential Dwelling

Dates and Records of Construction:

June 11, 1857	John Mosley sold Lot 3 to William Campbell for $ 200.00.[1]
April 3, 1886	Isabella Campbell Lang deeded the property to Milton and Henrietta Fleury.[2] (Henrietta was a daughter of Isabella Lang and niece of William Campbell.[3]
May 14, 1948	Henry A. Fleury, son of Milton and Henrietta and the last owner of the house sold it to Gordon Noble.[4]

Significance:

An excellent example of Georgian architecture with Classic Revival details in wood. This small one and a half storey version retains all of its characteristic features: symmetrical three bay front, returned eaves, small multi-pane windows, transom and sidelights with entablature. Its prominent character has been enhanced by the prominent citizens who have lived in it: William Campbell, roper, who also built the house, and Milton Fleury, ~~brother~~ of Joseph Fleury, foundry owner.

Footnotes:

1. Registry Office, York County, Plan 68, Lot 3
2. IBID
3. Robert K. Whiteford - 6/7/73 - see Family History of the Campbells, Aurora and District Historical Society
4. Registry Office, York County, Plan 68, Lot 3

23 Mosley Street

Historical Sketch:

William Campbell, along with his brother John, carried on the Yonge St. ropemaking business established by their father, Hugh Campbell.[1] John Campbell had bought the lot to the west of William's in 1856.[2] William did not marry and he died in this house in 1886.[3] His sister, Isabella Lang, took over the property and eventually gave it to her daughter Henrietta Fleury and her husband Milton Fleury.

Milton Fleury with his father, Alex, had moved to Aurora from King when his brother, foundry-owner Joseph Fleury needed help to fill his first large order of plows.

Architectural Description:

The simple massing, symmetrical three bay front and small pane windows are typical features of Georgian architecture, a style favoured by many early Ontario merchants and prominent citizens for the image of stability it projected. The wood, shiplapped boards are neatly finished with end boards at the corners of this one-and-a-half-storey house. The roof is trimmed with returned eaves.

The main entrance and stairway are centrally placed with two equally spaced, twelve pane, double hung windows on either side. A four pane, rectangular transom extends laterally over the door with four pane, rectangular sidelights with wood panel base - a pleasing arrangement and a typical pattern in Ontario.[4] The cornice, here part of the Classic Revival styled doorway and probably a later addition, is the top projecting member of the entablature. There is a series of small square blocks called dentils[5] beneath it. This elegant touch is enhanced by Italianate Style brackets supporting it on either side. It is this doorway which distinguishes an otherwise plain facade.

Footnotes:

1. Aurora, Its Early Beginnings, James Johnston, Aurora and District Historical Society, 1972.
2. Registry Office, York County, Plan 68, Lot 2
3. Aurora Banner, February 5, 1886
4. Ontario Towns, Greenhill, MacPherson, Richardson
5. Dentil - A small square block used in series in cornices. Penguin Dictionary of Architecture, John Fleming, Penguin Books, 1975.

23 Mosley Street

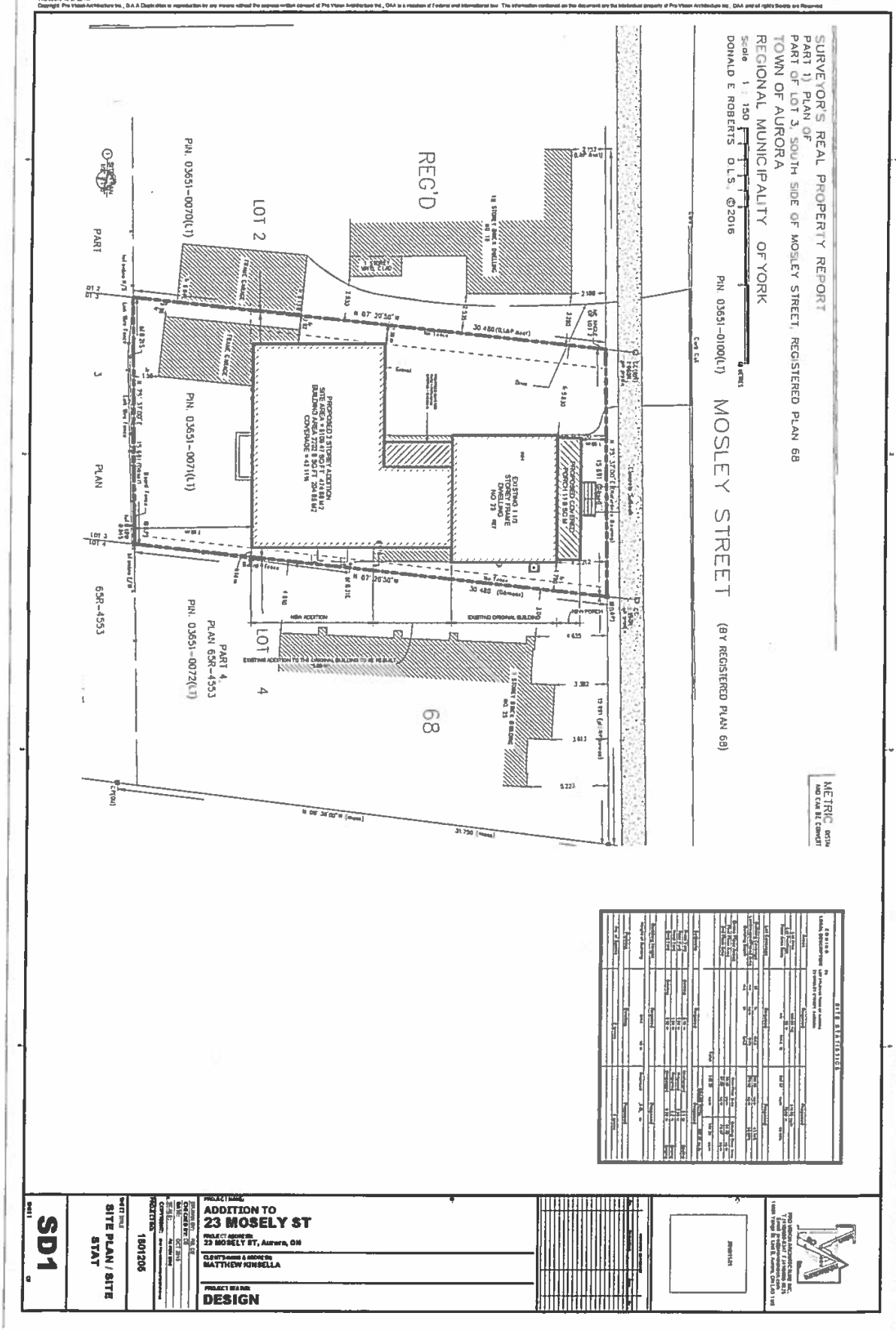
Both side elevations (east, west) are identical. The four, double hung twelve-pane windows are well balanced but the two upper storey ones are slightly smaller. The returned eaves add some visual relief.

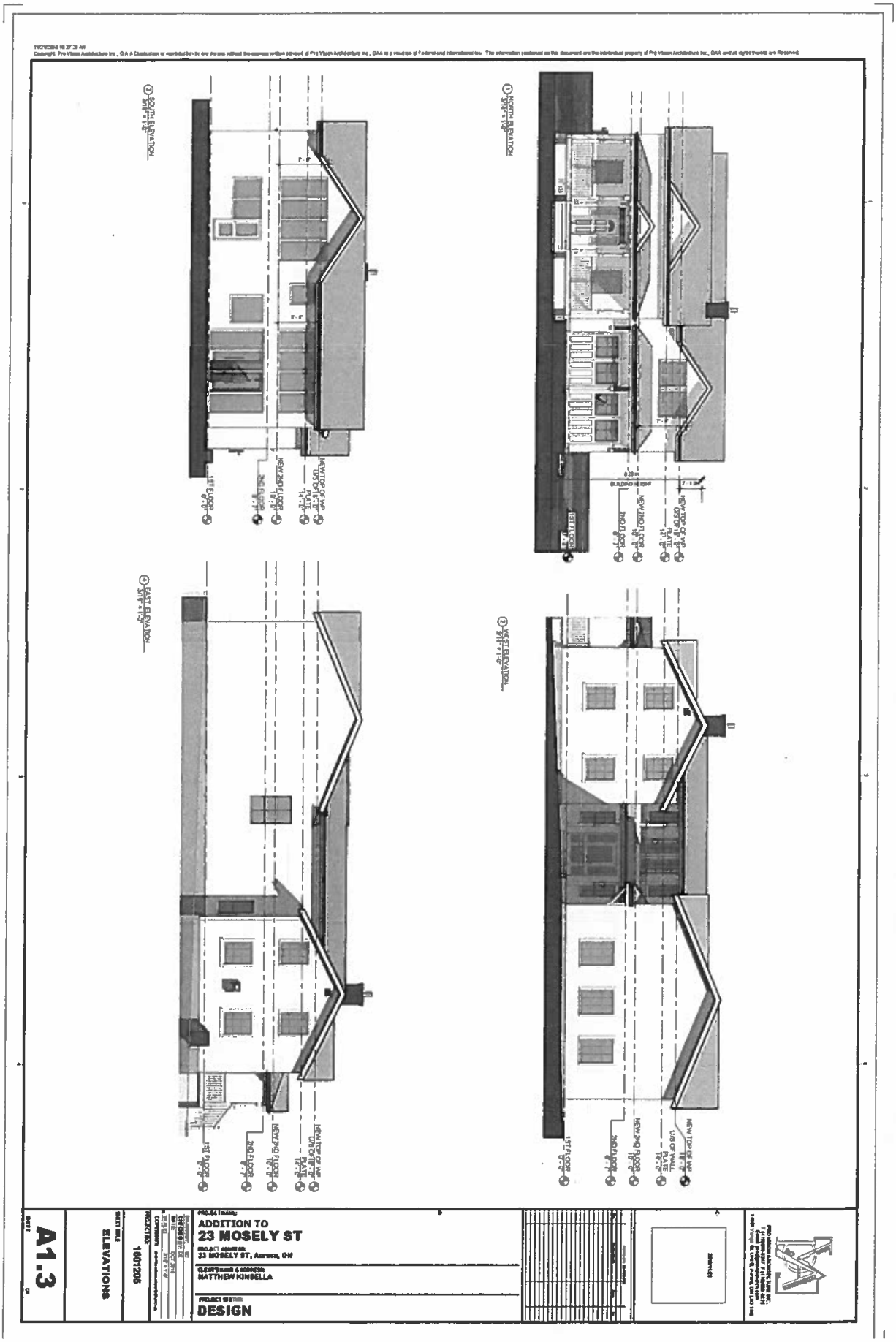
A one-and-a-half-storey addition to the rear has its lower floor roofline extended to cover a verandah. At one time the lower part of the addition housed the summer kitchen.

This section of Mosley Street had many prominent citizens living on it and the character of these houses reflect this image.

MI/78

Attachment 5

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WEST ELEVATION
SCALE: 1/4"=1'-0"
EAST ELEVATION
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SOUTH ELEVATION
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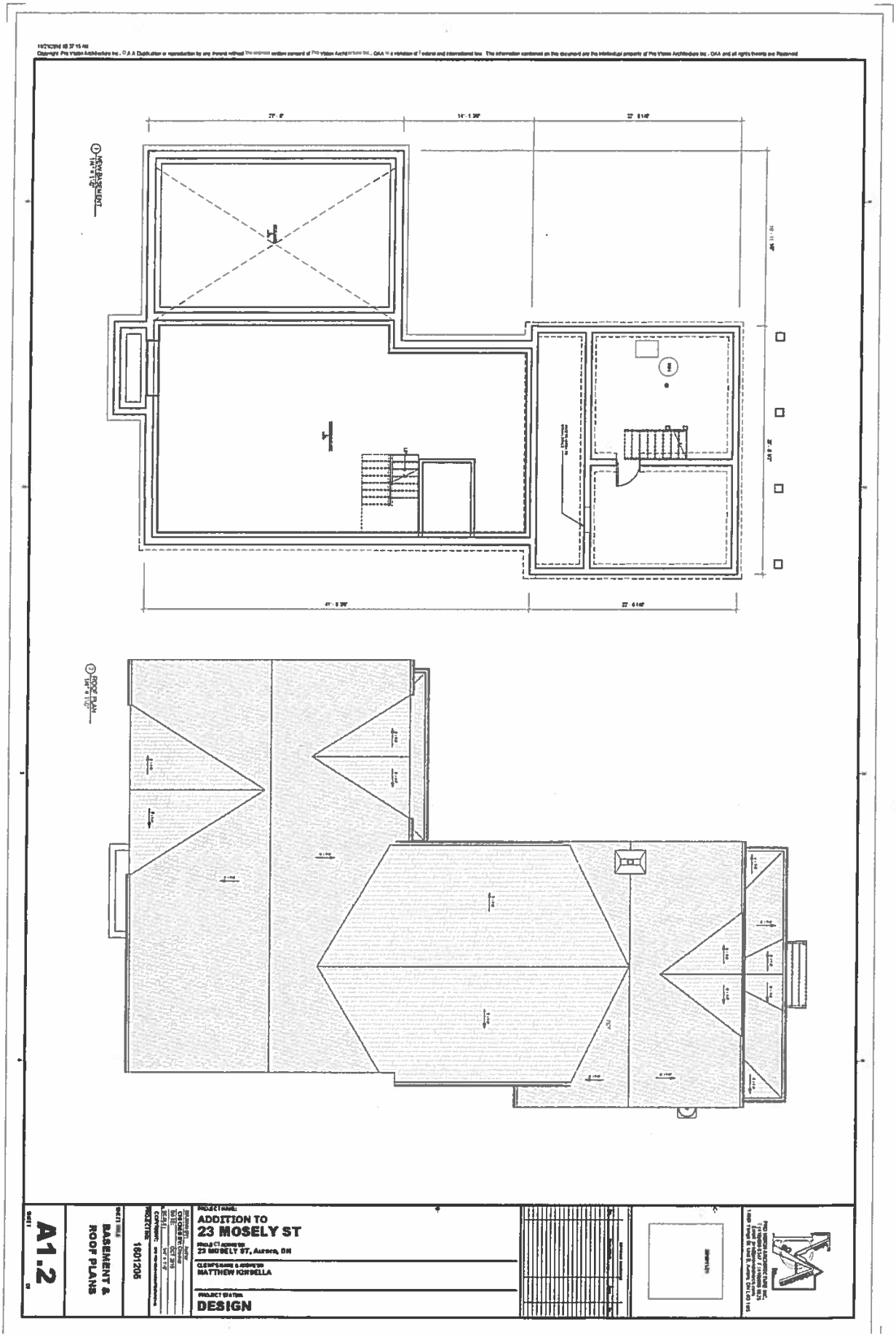
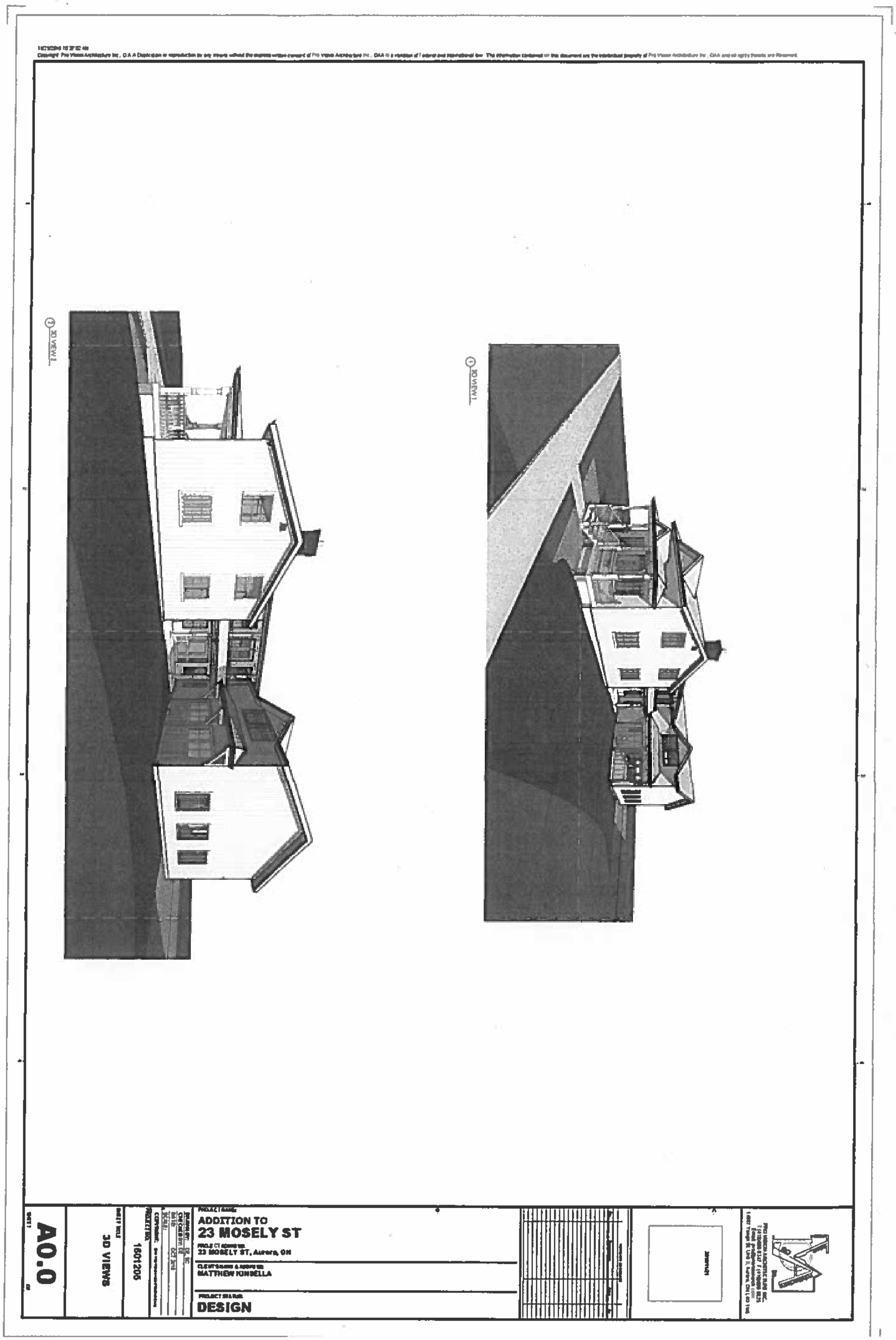
ADDITION TO
23 MOSELY ST
23 MOSELY ST, Aurora, ON
MATTHEW KINSELLA
DESIGN
A1.3
ELEVATIONS
1901205


BASEMENT PLAN
ROOF PLAN
ADDITION TO
23 MOSELY ST
23 MOSELY ST, Aurora, ON
MATTHEW IGNIBELLA
DESIGN
A1.2
BASEMENT & ROOF PLANS
1601205


3D VIEW 2
3D VIEW 1
ADDITION TO
23 MOSELY ST
23 MOSELY ST, Aurora, ON
MATTHEW KINSELLA
DESIGN
3D VIEWS
1601205
A0.0

Attachment 6

Photos- 23 Mosley Street- November, 2016

23 Mosley Street Front and Side (West) Elevation (Photo taken 2010).

23 Mosley Street- Existing rear addition proposed to be removed

Attachment 6

23 Mosley Street- Existing rear addition proposed to be removed

23 Mosley Street- Existing accessory structure proposed to be removed

Town of Aurora
Heritage Advisory Committee Report No. HAC16-021

Subject:	**Heritage Permit Application** **74 Centre Street** **File Number: NE-HCD-HPA-16-12**
Prepared by:	**Jeff Healey, Planner**
Department:	**Planning and Building Services**
Date:	**December 12, 2016**

Recommendation

1. **That Report No. HAC16-021 be received; and**

2. **That the Heritage Advisory Committee recommend to Council:**

   a) **That the proposed one-storey single family dwelling as part of Heritage Permit Application NE-HCD-HPA-16-12 be approved provided that the comments received by the applicant in delegation are found to conform to the Northeast Old Aurora Heritage Conservation District Plan.**

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-16-06 regarding a revised design for a new building at 74 Centre Street, designated under Part V of the *Ontario Heritage Act* as part of the Northeast Old Aurora Heritage Conservation District.

- A demolition permit for the existing structure on 74 Centre Street was approved by Council on February 10, 2015.

- The proposed architectural style of single family dwelling is Arts and Crafts, which meets the architectural styles of Centre Street within the Northeast Old Aurora Heritage Conservation District Plan

- Design elements with respect to the attached garage does not meet the guidelines of the Heritage Conservation District

Background

On November 5, 2014, the former owner of the property located at 74 Centre Street submitted a demolition permit for the existing building. The former owner subsequently submitted Heritage Permit Applications NE-HCD-HPA-14-04 and NE-HCD-HPA-14-05 on November 5, 2014 requesting the demolition of the existing single detached residence and construction of a new single detached residence on the subject property. As the demolition permit was received during the municipal election period, the property could not be reviewed by the Heritage Advisory Committee. The Heritage Permits were approved by Council on February 10, 2015. A picture of the current elevations approved by Council is shown on attachment 2.

Since the approval, the existing plans for house never materialized. The house has since changed to new ownership. The existing building can be described as a 1½ storey Arts and Crafts bungalow, constructed c.1873. As of 2016, the existing house continues to remain on the property. The subject property is located on the north side of Centre Street between Spruce Street and Walton Drive (See Attachment 1).

The current owners of the property located at 74 Centre Street submitted Heritage Permit Application NE-HCD-HPA-16-12 on November 21, 2016. The owners propose to demolish the existing structure on the subject lands and replace with a proposed 253m^2, 1 storey structure.

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 Heritage Permit Application was deemed complete by staff on November 24, 2016. Council has 90 days to respond to the Application or else the Application is automatically approved.

Analysis

On November 24 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.

Proposed Structure

The proposed plans for the new single detached dwelling at 74 Centre Street appear to conform with Section 4.5.1 of the Heritage Conservation District Plan where, *"New residential buildings will complement the immediate physical context and streetscape by: being generally the same height, width and orientation of adjacent building; having similar setbacks; being of like materials and colours; and using similarly proportioned windows, doors, and roof shapes."* Centre Street has a mix of architectural styles including bungalows, WWII era housing and new development which encompass a range of scale and massing form 1 storey to 2 ½ storey buildings. The proposed development appears to draw from Arts and Crafts styles as seen in Section 9.1.3 (page 72) of the Plan.

Section 9.5 of the Heritage Conservation District Plan identifies guidelines for the construction of new buildings in the District. *"The new development within the District should conform to qualities established by neighbouring heritage buildings, and the overall character of the setting. Designs should reflect a suitable local heritage precedent style."* Guidelines for new development within the District plan point to Sections 9.1 and 9.2 for establishing an architectural style, detail, scale and ornamentation that is consistent with the surrounding neighbourhood.

Section 9.1.2.1 of the District Plan speaks to traditional spacing and driveway placement of buildings. It is a guideline of the district *"To preserve traditional spacing of buildings, new garages for new or existing houses shall be separate rear or flankage outbuildings".* The owners have proposed an attached garage, in order to allow for appropriate amenity space and preservation of existing trees in the rear yard. The front veranda has been designed in a manner to reduce the perception of the garage. It is noted that 74 Centre Street contains a smaller lot depth (39.1 metres) than the average lot depth of the Heritage Conservation District (42 metres, or 137'6''). The attached garage is not in keeping with the policies of the District Plan.

Section 9.1.2.2 of the District Plan speaks to rear yard spacing and amenity area. This section of the plan includes important building depth provisions to control overall massing of structures. The proposed building depth of the structure is 18.9 metres. As the Owners are proposing a one storey building with a maximum height of 4.45 metres, the structure is allowed to extend as far as 18.9 metres of building depth, whereas a two storey structure is only permitted to extend as far as 16.76 metres. The District Plan also requests , where feasible and reasonable, to include *"an inset of a minimum of 0.3m (1ft) from the side yard and that the roof be set down a minimum of 0.3 metres (1ft) beyond the (building) depth of 12 metres (39'3'')."* The Owners have proposed to continue the setbacks of the building from the front wall of the building to the rear wall. In staff's opinion, the proposed 1 storey structure does not warrant a height reduction or a reduction in side walls beyond 12 metres of building depth.

It must also be noted that all mature trees on the property are proposed to be preserved. Section 4.6.2 of the District Plan states that *"mature trees should be preserved to the greatest possible extent, except where removal is necessary due to disease or damage…".* The front elevation renderings do not include the tree in the front lawn, however that has been removed from the rendering to show the front elevation of the building.

The Committee may wish to hear comments from the owners regarding the request for an attached garage and setbacks in relation to lot depth.

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. That the proposed 1 storey single family dwelling as part of Heritage permit Application NE-HCD-HPA-16-12 be revised to reflect a detached garage and revised setbacks to reduce building depth.

Conclusions

The house located at 74 Centre Street is a designated heritage property under Part V of the *Ontario Heritage Act* and Council approval is required for any plans for new construction of a structure that may affect the cultural heritage value or interest of the District.

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, provided that the comments received by the applicant in delegation are found to conform to the Northeast Old Aurora Heritage Conservation District Plan.

Attachments

Attachment 1 – Location Map
Attachment 2 – Photos of Existing Structure (November 2016), 74 Centre Street
Attachment 3 – Existing elevation drawings approved by Heritage Permit no. NE-HCD-HPA-14-05, 74 Centre Street
Attachment 4 –Proposed Elevations, Site Plan and perspectives, 74 Centre Street

Previous Reports

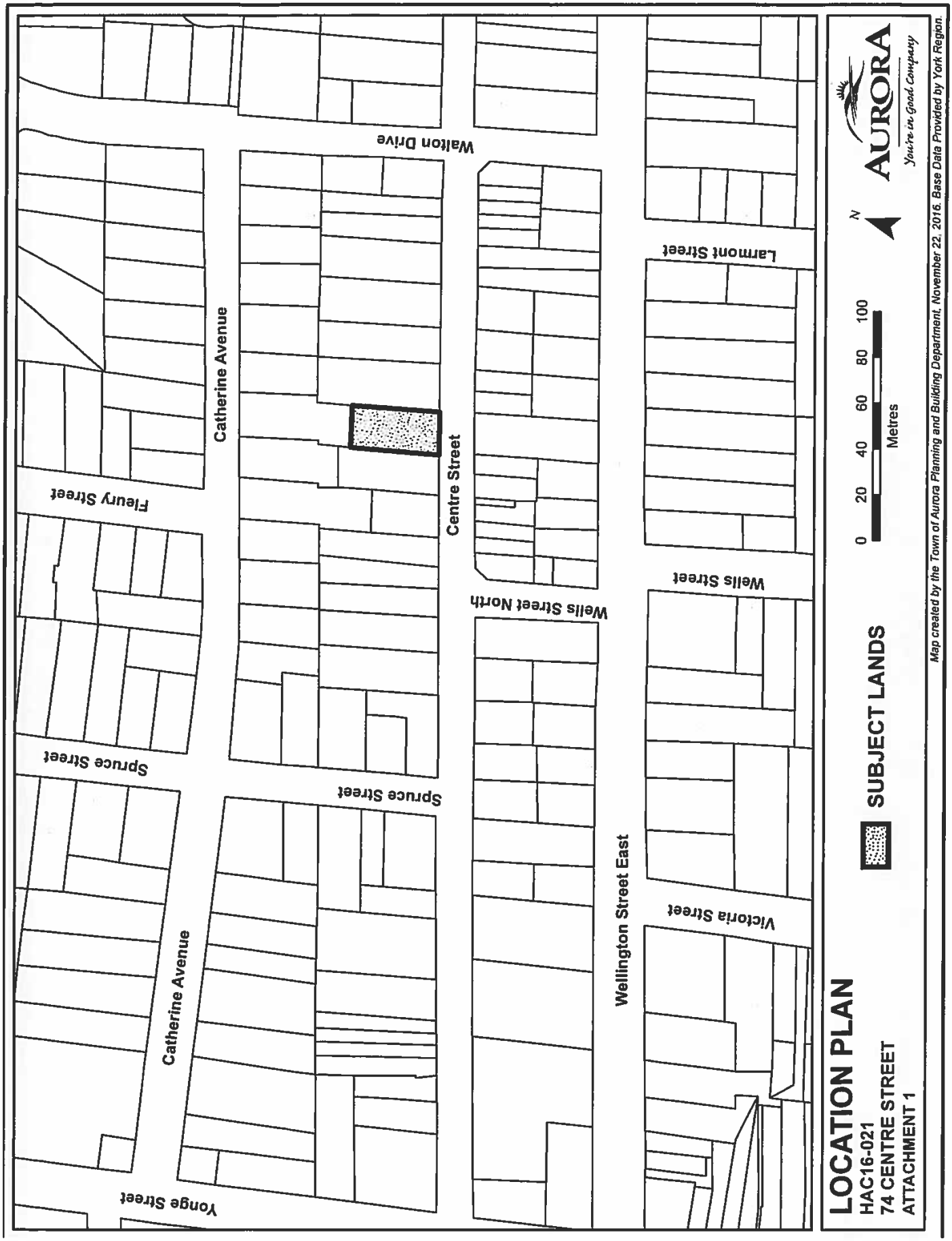
1. General Committee Report No.PL15-007, dated, February 3, 2015;

Pre-submission Review

Agenda Management Team Meeting review on December 1, 2016.

Departmental Approval

Marco Ramunno
Director, Planning and Building Services


Walton Drive
Catherine Avenue
Centre Street
Larmont Street
Fleury Street
Wells Street North
Wells Street
Spruce Street
Spruce Street
Wellington Street East
Victoria Street
Catherine Avenue
Yonge Street
AURORA
You're in Good Company
N
0 20 40 60 80 100
Metres
SUBJECT LANDS
LOCATION PLAN
HAC16-021
74 CENTRE STREET
ATTACHMENT 1
Map created by the Town of Aurora Planning and Building Department, November 22, 2016. Base Data Provided by York Region.

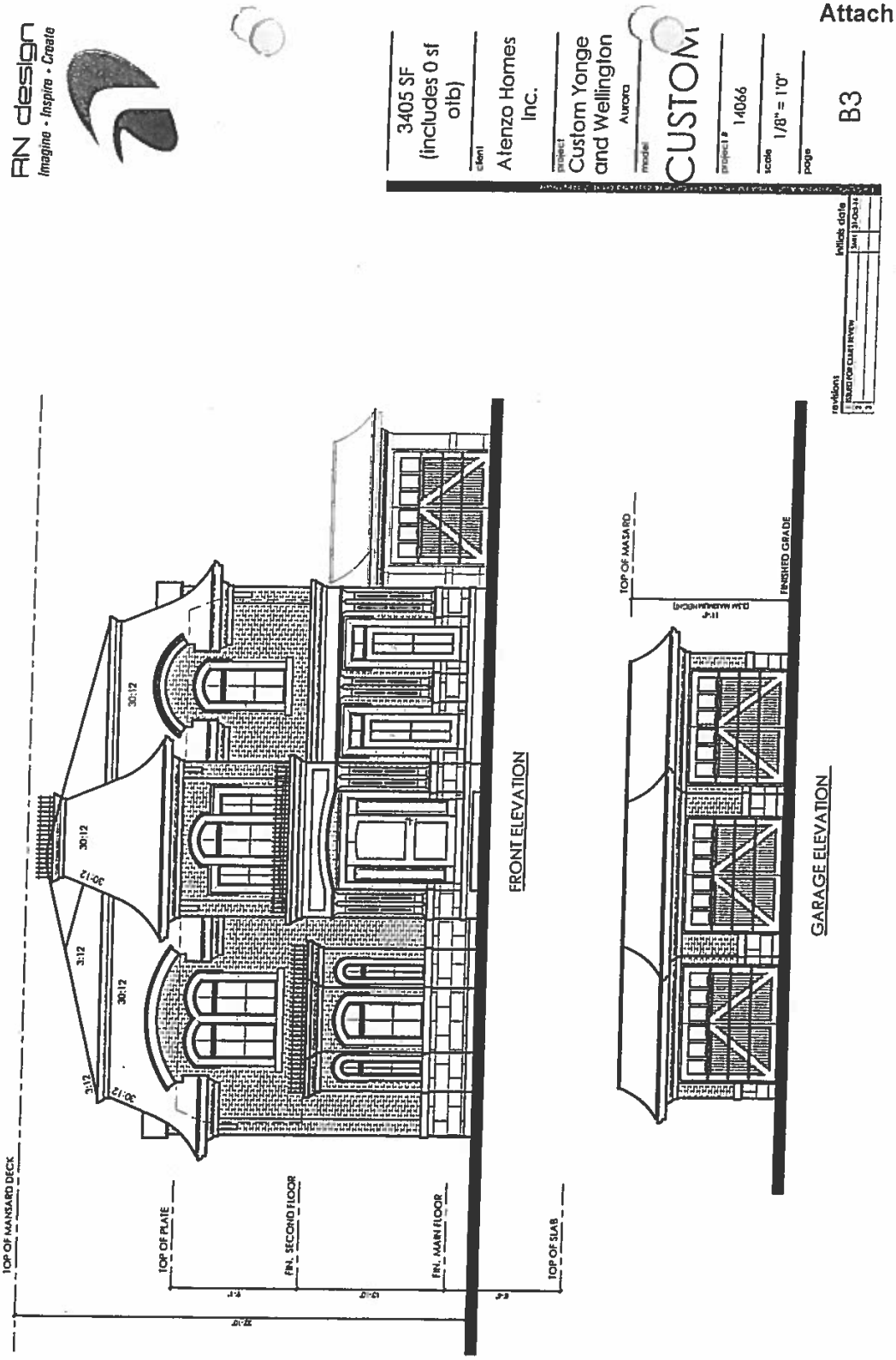
Attachment 2

Photos of Existing Structure (November 2016), 74 Centre Street

74 Centre Street- Front Elevation

74 Centre Street- Front Elevation and East Elevation

Attachment 3



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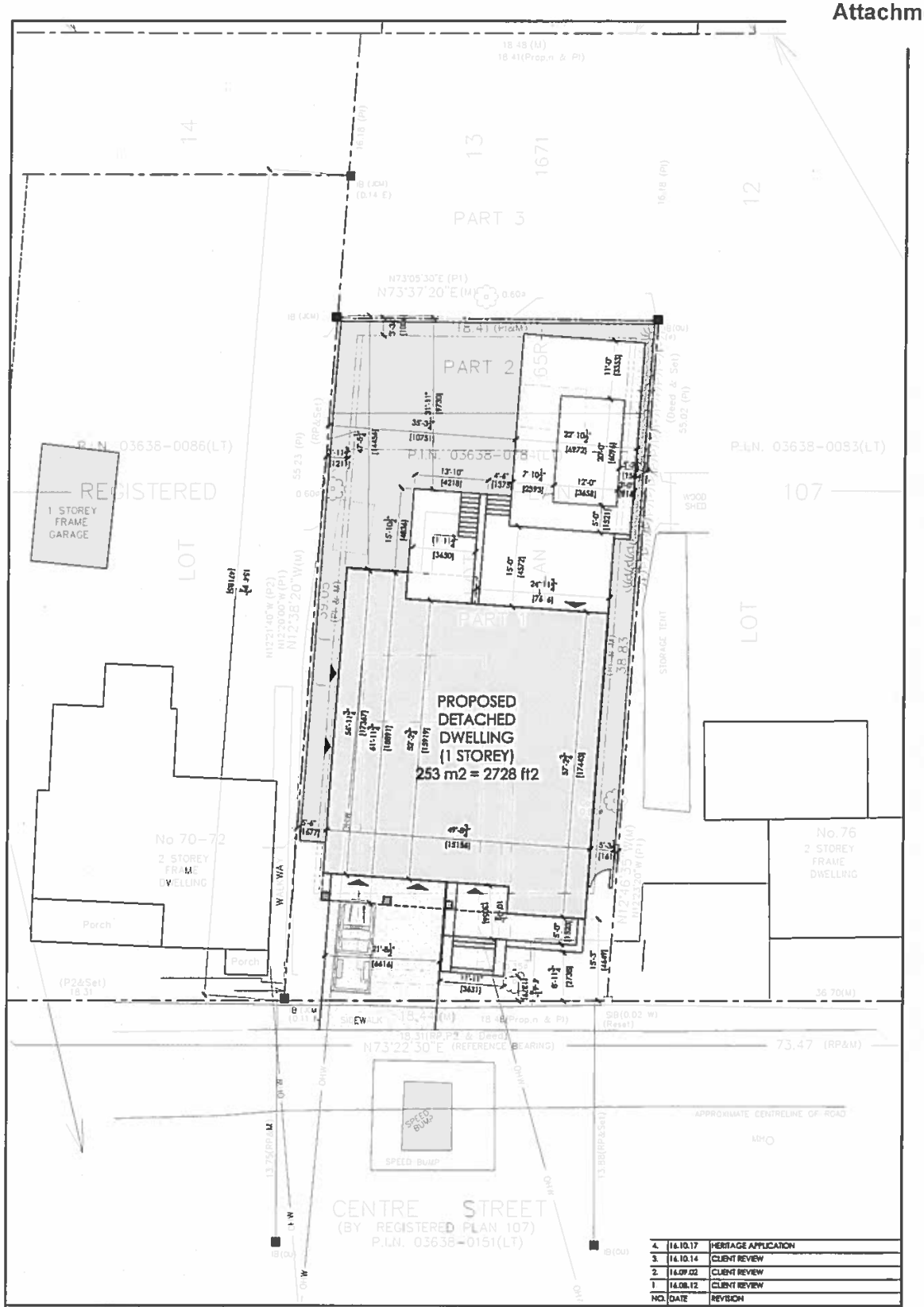


NO.	DATE	REVISION
4.	16.10.17	HERITAGE APPLICATION
3.	16.10.14	CLIENT REVIEW
2.	16.09.02	CLIENT REVIEW
1	16.08.12	CLIENT REVIEW

CSPACE
ARCHITECTURE
73 GILBANK DRIVE
AURORA, ONT. L4G 5E4
647.588.1784
info@cspace.ca

DATE: 16.08.12
SCALE: 1/16" = 1'-0"
DRAWN BY: C.C.P.

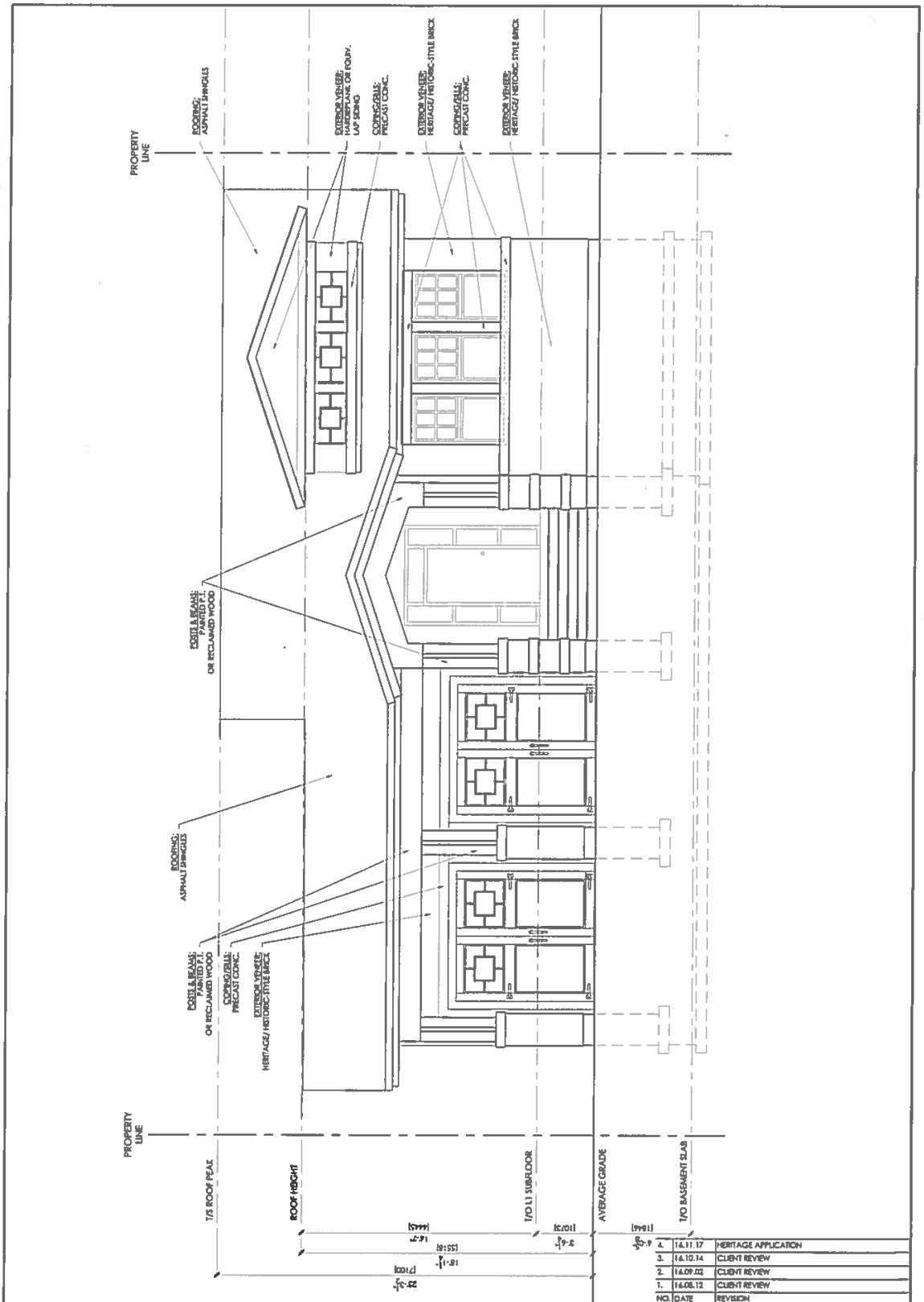
PROJECT TITLE:
GERY RESIDENCE
74 CENTRE STREET,
AURORA, ONTARIO

DRAWING TITLE:
SITE PLAN - PROPOSED

DRAWING NUMBER:
A1.1

FILE:
16.047

N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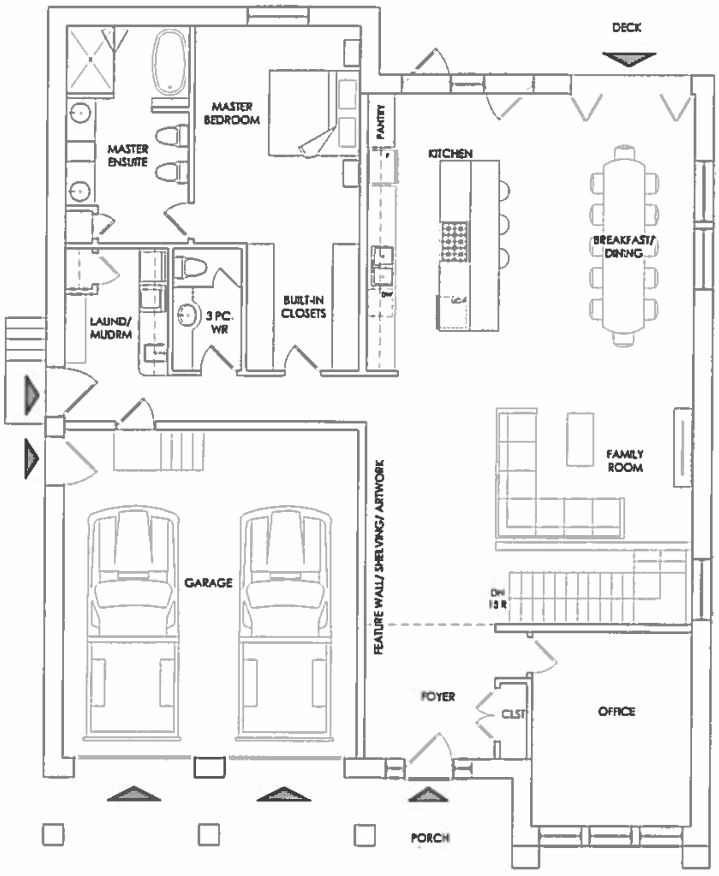
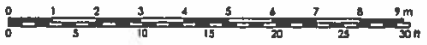
ROOFING: ASPHALT SHINGLES
EXTERIOR VENEER: HARDIEPLANK OR EQUIV. LAP SIDING
COPING/SILLS: PRECAST CONC.
EXTERIOR VENEER: HERITAGE/ HISTORIC-STYLE BRICK
COPING/SILLS: PRECAST CONC.
EXTERIOR VENEER: HERITAGE/ HISTORIC-STYLE BRICK
POSTS & BEAMS: PAINTED P.T. OR RECLAIMED WOOD
ROOFING: ASPHALT SHINGLES
POSTS & BEAMS: PAINTED P.T. OR RECLAIMED WOOD
COPING/SILLS: PRECAST CONC.
EXTERIOR VENEER: HERITAGE/ HISTORIC-STYLE BRICK
PROPERTY LINE
T/S ROOF PEAK
ROOF HEIGHT
T/O L1 SUBFLOOR
AVERAGE GRADE
T/O BASEMENT SLAB
4. 16.11.17 HERITAGE APPLICATION
3. 16.10.14 CLIENT REVIEW
2. 16.09.02 CLIENT REVIEW
1. 16.08.12 CLIENT REVIEW
NO. DATE REVISION
CSPACE
ARCHITECTURE
73 GILBANK DRIVE
AURORA, ONT. L4G 5E4
647.588.1784
info@cspace.ca
DATE: 16.08.12
SCALE: 3/16" = 1'-0"
DRAWN BY: C.C.P.
PROJECT TITLE: GERY RESIDENCE
74 CENTRE STREET,
AURORA, ONTARIO
DRAWING TITLE: SOUTH ELEVATION - CENTRE STREET
DRAWING NUMBER: A3.1
FILE: 16.047





GROUND LEVEL:
2178 FT2 - R29 EXTERIOR WALL w/ BRICK VENEER
616 FT2 - GARAGE w/ BRICK VENEER

NO.	DATE	REVISION
4.	16.10.17	HERITAGE APPLICATION
3.	16.10.14	CLIENT REVIEW
2.	16.09.02	CLIENT REVIEW
1.	16.08.12	CLIENT REVIEW

CSPACE
ARCHITECTURE
73 GILBANK DRIVE
AURORA, ONT. L4G 5E4
647.588.1784
info@cspace.ca

DATE: 16.08.12
SCALE: 1/8" = 1'-0"
DRAWN BY: C.C.P.

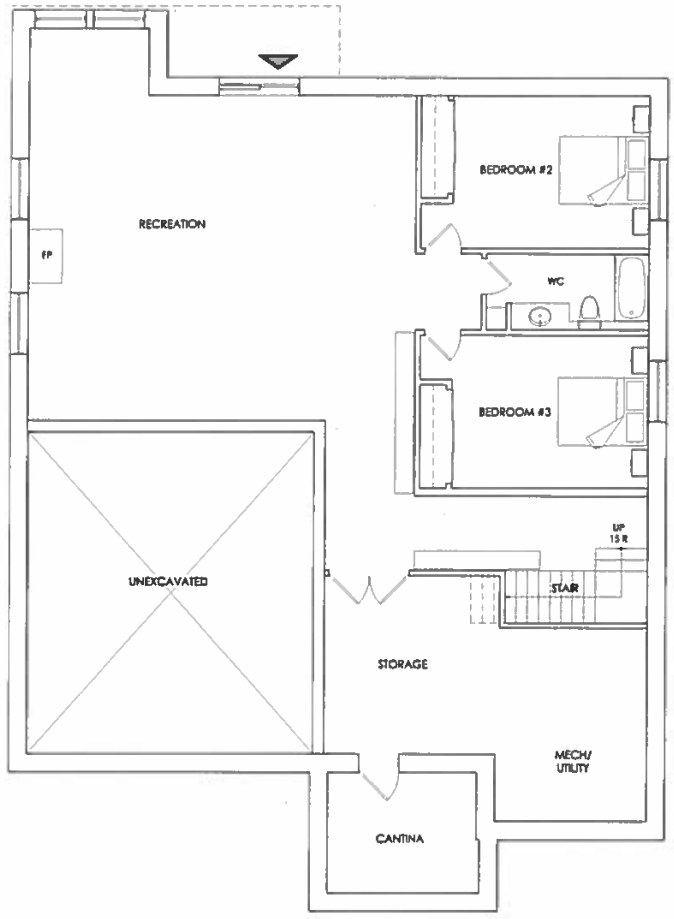
PROJECT TITLE:
GERY RESIDENCE
74 CENTRE STREET,
AURORA, ONTARIO

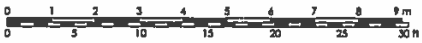
DRAWING TITLE:
GROUND FLOOR PLAN

DRAWING NUMBER:
A2.1

FILE:
16.047

N





BASEMENT LEVEL:
2002 FT2 - EXTERIOR FOUNDATION WALLS (BRICK VENEER)

NO.	DATE	REVISION
4.	16.10.17	HERITAGE APPLICATION
3.	16.10.14	CLIENT REVIEW
2.	16.09.22	CLIENT REVIEW
1.	16.08.12	CLIENT REVIEW

CSPACE
ARCHITECTURE
73 GILBANK DRIVE
AURORA, ONT. L4G 5E4
647.588.1784
info@cspace.ca

DATE: 16.08.12
SCALE: 1/8" = 1'-0"
DRAWN BY: C.C.P.

PROJECT TITLE: GERY RESIDENCE
74 CENTRE STREET,
AURORA, ONTARIO

DRAWING TITLE: BASEMENT PLAN

DRAWING NUMBER: A2.2
FILE: 16.047

N

Street Massing Study: September 21 @ 10:30am (daylight) - November 17, 2016.

74 Centre Street, Aurora, Ont.

cspace architecture

South Facade - Centre Street: September 21 @ 10:30am (daylight) - November 17, 2016.

74 Centre Street, Aurora, Ont.

cspace architecture

East Side Yard - Perspective: September 21 @ 10:30am (daylight) - November 17, 2016.

74 Centre Street, Aurora, Ont.

cspace architecture

West Side Yard - Perspective: September 21 @ 10:30am (daylight) - November 17, 2016.

74 Centre Street, Aurora, Ont.

cspace architecture

Extract from Council Meeting of Tuesday, November 8, 2016

7. Adoption of Items Not Requiring Separate Discussion

Items 1 (with the exception of sub-items 2, 3, and 8), 2, 3, and 5 were identified as items 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 November 1, 2016

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

(12) Heritage Advisory Committee Meeting Minutes of October 17, 2016

1. That the Heritage Advisory Committee meeting minutes of October 17, 2016, be received; and

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

(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

(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 and/or the previous 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

(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.

New Business Motion No. 1

(a) That the Final Cultural Precinct Plan incorporate and reflect the heritage characteristics of the neighbourhood, including but not limited to the following:

- Density, scale, setback, massing, height, angular plane, complementary heritage urban design of the current neighbourhood, materials and finishes; and

(b) That notwithstanding the potential repurposing of the Armoury, Town Park remain unchanged; and

(c) That the Armoury, Victoria Hall, and the Petch House be protected and preserved.

Carried