



Town of Aurora Additional Items to General Committee Meeting Agenda

Tuesday, May 2, 2017
7 p.m., Council Chambers

- **Revised General Committee Meeting Agenda Index**
- **Presentation (a) Laurie Mueller and Erin Hamilton, Sport Aurora; Re: Sport Plan Progress and Final Report**
- **Delegation (a) Angela Daust, representing Aurora Village Ratepayers Group; Re: Item R6 – Summary of Committee Recommendations Report No. 2017-04, re Heritage Advisory Committee Meeting Minutes of April 10, 2017, Item 3 – HAC17-009 – Official Plan Amendment and Zoning By-law Amendment Applications, Aurora United Church, 15186 Yonge Street, 12 and 16 Tyler Street, 55, 57 and 57A Temperance Street, File: OPA-2016-05, ZBA-2016-13**
- **Delegation (b) Tony Masongsong, representing Aurora Village Ratepayers Group; Re: Item R6 – Summary of Committee Recommendations Report No. 2017-04, re Heritage Advisory Committee Meeting Minutes of April 10, 2017, Item 3 – HAC17-009 – Official Plan Amendment and Zoning By-law Amendment Applications, Aurora United Church, 15186 Yonge Street, 12 and 16 Tyler Street, 55, 57 and 57A Temperance Street, File: OPA-2016-05, ZBA-2016-13**
- **Item C5 – Heritage Advisory Committee Meeting Minutes of April 10, 2017**
- **Item R6 – Summary of Committee Recommendations Report No. 2017-04**
- **Notice of Motion (b) Councillor Kim; Re: Ontario Municipal Board (OMB) Statistics**
- **Notice of Motion (c) Councillor Mrakas and Councillor Thom; Re: Commemorative Sesquicentennial Plaques**



**Town of Aurora
General Committee
Meeting Agenda (Revised)**

Tuesday, May 2, 2017
7 p.m., Council Chambers

Councillor Kim in the Chair

1. Approval of the Agenda

Recommended:

That the agenda as circulated by Legislative Services be approved.

2. Declarations of Pecuniary Interest and General Nature Thereof

3. Presentations

- (a) Laurie Mueller and Erin Hamilton, Sport Aurora**
Re: Sport Plan Progress and Final Report
(Added Item)

4. Delegations

- (a) Angela Daust, representing Aurora Village Ratepayers Group**
Re: Item R6 – Summary of Committee Recommendations Report No.
2017-04, Heritage Advisory Committee Meeting Minutes of April 10,
2017, Item 3 – HAC17-009 – Official Plan Amendment and Zoning
By-law Amendment Applications, Aurora United Church, 15186
Yonge Street, 12 and 16 Tyler Street, 55, 57 and 57A Temperance
Street, File: OPA-2016-05, ZBA-2016-13
(Added Item)

- (b) Tony Masongsong, representing Aurora Village Ratepayers Group**
Re: Item R6 – Summary of Committee Recommendations Report No. 2017-04, Heritage Advisory Committee Meeting Minutes of April 10, 2017, Item 3 – HAC17-009 – Official Plan Amendment and Zoning By-law Amendment Applications, Aurora United Church, 15186 Yonge Street, 12 and 16 Tyler Street, 55, 57 and 57A Temperance Street, File: OPA-2016-05, ZBA-2016-13

(Added Item)

5. Consent Agenda

Items listed under the Consent Agenda are considered routine or no longer require further discussion, and are enacted in one motion. The exception to this rule is that a Member may request for one or more items to be removed from the Consent Agenda for separate discussion and action.

Recommended:

That the following Consent Agenda Items, C1 to C5 inclusive, be approved:

C1. IES17-022 – Drinking Water Quality Management Standard – Management Review

Recommended:

1. That Report No. IES17-022 be received; and
2. That the meeting minutes of the Annual Management Review by Top Management be received.

C2. IES17-023 – Award of Tender 2017-27-IES Structural Watermain Relining Tamarac Trail, Milgate Place and Albery Crescent

Recommended:

1. That Report No. IES17-023 be received; and

2. That Tender 2017-27-IES under Capital Project No. 43054 for Structural Watermain Relining on Tamarac Trail, Milgate Place and Albery Crescent be awarded to Fer-Pal Construction Limited in the amount of \$692,355 excluding taxes; and
3. That the budget variance in the amount of \$220,605 be returned to source; and
4. That the Mayor and Town Clerk be authorized to execute the necessary Agreement, including any and all documents and ancillary agreements required to give effect to same.

C3. PBS17-027 – Long-Term Development Activity Projections

Recommended:

1. That Report No. PBS17-027 be received for information.

C4. Economic Development Advisory Committee Meeting Minutes of March 9, 2017

Recommended:

1. That the Economic Development Advisory Committee meeting minutes of March 9, 2017, be received for information.

C5. Heritage Advisory Committee Meeting Minutes of April 10, 2017
(Added Item)

Recommended:

1. That the Heritage Advisory Committee meeting minutes of April 10, 2017, be received for information.

6. Consideration of Items Requiring Discussion (Regular Agenda)

R1. PRCS17-020 – Property Use Agreement: York Catholic District School Board Soccer Fields

Recommended:

1. That Report No. PRCS17-020 be received; and
2. That the Director of Parks, Recreation and Cultural Services be authorized to execute the 2017 License Agreement, including any and all documents and ancillary agreements required to give effect to same; and
3. That the Director of Parks, Recreation and Cultural Services be authorized to renew the License Agreement on an on-going, annual basis, with the Director of Parks, Recreation and Cultural Services being authorized to execute the necessary renewal Agreements, including any and all documents and ancillary agreements required to give effect to same.

R2. PRCS17-019 – Award of Tender 2017-33-PRCS – Treatment of Trees for Emerald Ash Borer

Recommended:

1. That Report No. PRCS17-019 be received; and
2. That Tender 2017-33-PRCS be awarded to Green Lawn Ltd., Capital Project 73160, for the treatment of ash trees for the Emerald Ash Borer for a one-year period with an option to renew the agreement for four additional years based on contractor performance and future budget approval; and
3. That Option #2, the use of IMA-jet in the amount of \$142,800 for 2017, be approved; and
4. That the Mayor and Town Clerk be authorized to execute the necessary Agreement, including any and all documents and ancillary agreements required to give effect to same.

R3. CS17-013 – Proposed Taxi Licensing By-law Amendments

Recommended:

1. That Report No. CS17-013 be received; and

2. That amendments to Schedule 13 of Licensing By-law No. 5630-14, being a by-law to regulate licensing of business establishments, be enacted at a future Council meeting.

R4. IES17-021 – Award of Tender 2017-24-IES – Supply and Delivery of One (1) 5000lb Capacity Forklift

Recommended:

1. That Report No. IES17-021 be received; and
2. That Tender No. 2017-24-IES for the supply and delivery of one (1) new 5000lb capacity forklift be awarded to Liftow Limited, in the amount of \$30,550 excluding taxes; and
3. That additional funding in the amount of \$11,088 for Capital Project No. 34408 be provided from Fleet R&R reserve; and
4. That the Mayor and Town Clerk be authorized to execute the necessary Agreement, including any and all documents and ancillary agreements required to give effect to same.

**R5. PBS17-030 – Application for Site Plan Approval
458021 Ontario Inc. (Tilemaster)
Lots 8 and 9, Registered Plan 65M-4324
21 and 33 Eric T. Smith Way
File Number: SP-2016-08
Related Files: D14-05-04 and D12-05-1A**

Recommended:

1. That Report No. PBS17-030 be received; and
2. That site plan application number SP-2016-08 (458021 Ontario Inc.) to permit the development of the subject lands for a warehouse and office be approved subject to the resolution of any outstanding issues; and
3. That the Mayor and Town Clerk be authorized to execute the site plan agreement, including any and all documents and ancillary agreements required to give effect to same.

R6. Summary of Committee Recommendations Report No. 2017-04

(Added Item)

Recommended:

1. That Summary of Committee Recommendations Report No. 2017-04 be received; and
2. That the Committee recommendations contained within this report be approved.

7. Notices of Motion

(a) Councillor Mrakas

Re: Vacant Property Tax

(b) Councillor Kim

Re: Ontario Municipal Board (OMB) Statistics

(Added Item)

(c) Councillor Mrakas and Councillor Thom

Re: Commemorative Sesquicentennial Plaques

(Added Item)

8. New Business

9. Closed Session

10. Adjournment



Legislative Services
905-727-3123
Clerks@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. Two (2) Days Prior to the Requested Meeting Date

Council/Committee/Advisory Committee Meeting Date: General Committee, May 2, 2017	
Subject: General Meeting, Heritage Committee and Council	
Name of Spokesperson: Angela Daust	
Name of Group or Person(s) being Represented (if applicable): Aurora Village Ratepayers Group	
Brief Summary of Issue or Purpose of Delegation: Demolition of heritage houses on United church property and why they do not have to adhere to the same rules we did when we purchased our heritage property in the same area.	
Please complete the following:	
Have you been in contact with a Town staff or Council member regarding your matter of interest? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
If yes, with whom? Councillors and Mayor	Date: Several dates
<input checked="" type="checkbox"/> I acknowledge that the Procedure By-law permits five (5) minutes for Delegations.	



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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. Two (2) Days Prior to the Requested Meeting Date

Council/Committee/Advisory Committee Meeting Date: MAY 2, 2017 (TUESDAY)	
Subject: HERITAGE COMMITTEE - GENERAL COMMITTEE	
Name of Spokesperson: Tony Masongsong	
Name of Group or Person(s) being Represented (if applicable): Aurora Village Ratepayers Group	
Brief Summary of Issue or Purpose of Delegation: EXPRESS MY CONCERN THAT THE RECOMMENDATION TO REMOVE THE FIVE PROPERTIES FROM THE TOWN'S REGISTER OF LISTED PROPERTIES WILL HAVE AN CONSIDERABLE NEGATIVE IMPACT NOT ONLY TO MY OWN PROPERTY BUT TO THE HERITAGE VALUE OF THE COMMUNITY.	
Please complete the following:	
Have you been in contact with a Town staff or Council member regarding your matter of interest? Yes <input checked="" type="checkbox"/> No <input checked="" type="checkbox"/>	
If yes, with whom? BRIEF EMAIL TO MAYOR DAWE	Date: APRIL 27, 2017
<input checked="" type="checkbox"/> I acknowledge that the Procedure By-law permits five (5) minutes for Delegations.	



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

Date:	Monday, April 10, 2017
Time and Location:	7 p.m., Holland Room, Aurora Town Hall
Committee Members:	Councillor Wendy Gaertner (Chair) (left at 8:26 p.m.), Councillor Jeff Thom (Vice Chair), Neil Asselin, Barry Bridgeford, Carol Gravelle, James Hoyes, John Kazilis, and Martin Paivio
Member(s) Absent:	Bob McRoberts (Honorary Member)
Other Attendees:	Marco Ramunno, Director of Planning and Building Services, Jeff Healey, Planner, and Samantha Kong, Committee Secretary

The Chair called the meeting to order at 7 p.m.

The Committee consented to recess at 9:20 p.m. and reconvene at 9:28 p.m.

1. Approval of the Agenda

Moved by Martin Paivio

Seconded by James Hoyes

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

- Delegation (b) Jacob Stewart, Owner; Re: Item 1 – HAC17-007 – Heritage Permit Application, 31 Catherine Avenue, File: NE-HCD-HPA-17-07
- Delegation (c) Sarah Millar, Carl Bray, Bob Murphy, representing Aurora United Church and Southbound Developments Limited; Re: Item 3 – HAC17-009 – Official Plan Amendment and Zoning By-law Amendment Applications, Aurora

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Monday, April 10, 2017

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United Church, 15186 Yonge Street, 12 and 16 Tyler Street, 55, 57 and 57A
Temperance Street, Files: OPA-2016-05, ZBA-2016-13

- Delegation (d) Sasan Saadat, Owner; Re: Item 4 – HAC17-010 – Revised Submission Heritage Permit Application, 36 Mark Street, File: NE-HCD-HPA-17-02

Carried

2. Declarations of Pecuniary Interest and General Nature Thereof

There were no declarations of pecuniary interest under the *Municipal Conflict of Interest Act*.

3. Receipt of the Minutes

Heritage Advisory Committee Meeting Minutes of March 6, 2017

Moved by Carol Gravelle

Seconded by James Hoyes

That the Heritage Advisory Committee meeting minutes of March 6, 2017, be received for information.

Carried

4. Delegations

(a) Igor and Brittany Momot, Owners

Re: Item 2 – HAC17-008 – Request to Remove a Property from the Aurora Register of Properties of Cultural Heritage Value or Interest, 32 Wells Street

The owners presented a brief overview of their application and were seeking input and/or comments from the Committee as they would be submitting a minor variance application in the near future.

Moved by Barry Bridgeford

Seconded by Councillor Thom

That the comments of the delegation be received and referred to Item 2.

Carried

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(b) Jacob Stewart, Owner

Re: Item 1 – HAC17-007 – Heritage Permit Application, 31 Catherine Avenue, File: NE-HCD-HPA-17-07

The owner provided an overview of their application, specifically in relation to previous and proposed windows, and type, height, and material of the front door.

**Moved by Neil Asselin
Seconded by John Kazilis**

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

Carried

(c) Sarah Millar, Carl Bray, Bob Murphy, representing Aurora United Church and Southbound Developments Limited

Re: Item 3 – HAC17-009 – Official Plan Amendment and Zoning By-law Amendment Applications, Aurora United Church, 15186 Yonge Street, 12 and 16 Tyler Street, 55, 57 and 57A Temperance Street, Files: OPA-2016-05, ZBA-2016-13

Mr. Bray provided a brief overview of the properties and discussed heritage attributes, if any, of each property. He presented the concept plan which includes the demolition of all four listed properties to construct the church and retirement residence.

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

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

Carried

(d) Sasan Saadat, Owner

Re: Item 4 – HAC17-010 – Revised Submission Heritage Permit Application, 36 Mark Street, File: NE-HCD-HPA-17-02

The owner presented new elevations to the Committee which incorporated the comments of the Committee from the March 6, 2017 meeting.

**Moved by Barry Bridgeford
Seconded by Councillor Thom**

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

Carried

5. Matters for Consideration

The Committee consented to consider Item 3 prior to Item 1.

1. HAC17-007 – Heritage Permit Application, 31 Catherine Avenue, File Number: HCD-HPA-17-07

Staff provided background information of the property and a brief overview of the proposed changes such as the replacement of the front door and windows. Staff noted that the owners would like a full-sized door that takes up the space of the existing transom and door.

The Committee expressed concerns regarding the fully glazed steel front door as being too modern and suggested that the glass be divided into sections.

**Moved by Martin Paivio
Seconded by James Hoyes**

1. That Report No. HAC17-007 be received; and
2. That the Heritage Advisory Committee recommend to Council:
 - (a) That Heritage Permit Application NE-HCD-HPA-17-07 with respect to the front door be approved subject to the following conditions:
 - i. That the front door be comprised of wood; and
 - ii. That the design of the front door be amended to be in keeping with the Gothic Revival Architecture of the home; and
 - (b) That Heritage Permit Application NE-HCD-HPA-17-07 with respect to the replacement of the side window (west elevation) be **approved**.

Carried as amended

**2. HAC17-008 – Request to Remove a Property from the Aurora Register of Properties of Cultural Heritage Value or Interest
32 Wells Street**

Staff provided a brief overview of the property and indicated that the owners prepared a heritage impact assessment study and have submitted conceptual elevations for a new single detached dwelling.

The Committee expressed support for the proposed construction of an accessible single detached dwelling.

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

1. That Report No. HAC17-008 be received; and
2. That the Heritage Advisory Committee recommend to Council:
 - (a) That the property located at 32 Wells Street be removed 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.

Carried

3. HAC17-009 – Official Plan Amendment and Zoning By-law Amendment Applications, Aurora United Church, 15186 Yonge Street, 12 and 16 Tyler Street, 55, 57 and 57A Temperance Street, Files: OPA-2016-05, ZBA-2016-13

Staff provided an overview of the proposal to remove homes on Register to proceed with the construction of a church and retirement residence, and presented the comments of the Design Review Panel. Staff noted that all of the listed properties received relatively low scores, except for 16 Tyler Street. Staff provided an overview of the table comparing existing zone requirements on the subject lands and the proposed Institutional Exception Zone on page 6 of the report, as requested by the Committee.

The Committee expressed concerns regarding the overall massing of the proposed development and requested that the façade complement the residential streetscape rather than having a commercial or institutional appearance. The Committee expressed support for the proposal and requested that any salvageable items from the properties be incorporated into the proposed design.

**Moved by Carol Gravelle
Seconded by John Kazilis**

1. That Report No. HAC17-009 be received; and
2. That the Heritage Advisory Committee recommend to Council:
 - (a) **That the properties located on 12 and 55, 57, and 57A Temperance street be removed from the Aurora Register of Properties of Cultural Heritage Value or Interest; and**
 - (b) **That the property located on 16 Tyler Street be removed from the Aurora Register of Properties of Cultural Heritage Value or Interest; and**
 - (c) **That residential-style architecture be incorporated in the design of the façade and streetscape on Temperance Street; and**
 - (d) That the Heritage Advisory Committee be notified of any additional archaeological findings on the subject lands; and
 - (e) That the site plan application be reviewed by the Heritage Advisory Committee at a future meeting.

Carried as amended

4. HAC17-010 – Revised Submission Heritage Permit Applications, 36 Mark Street, File: NE-HCD-HPA-17-02

Staff provided an overview of the application and indicated that it was previously considered by the Committee at its March 6, 2017 meeting and the Committee recommended that the owner submit revised elevations that demonstrated greater conformity with the Northeast Old Aurora Heritage Conservation District Plan. Staff noted their satisfaction with the revised designs.

The Committee discussed building heights and depths and expressed support for the application.

**Moved by Carol Gravelle
Seconded by John Kazilis**

1. That Report No. HAC17-010 be received; and
2. That the Heritage Advisory Committee recommend to Council:
 - (a) That Heritage Permit Application NE-HCD-HPA-17-02 be approved to permit the construction of two (2) detached structures, subject to the following conditions:
 - i. That the final building elevations are subject to approval of Planning Staff.

Carried

6. Informational Items

5. HAC17-004 – Heritage Permits Approved Under Delegated Authority

Staff provided an overview of heritage permits that have been brought to staff for review and approval.

The Committee commended the alterations to 15342 Yonge Street and inquired whether there was potential to recognize the building for a design award.

**Moved by Barry Bridgeford
Seconded by Martin Paivio**

1. That Report No. HAC17-004 be received for information.

Carried

6. Memorandum from Planner Re: Closing Historic Schools – CHOnews Article

Staff provided a summary of the article which presented examples of residential condominium conversions, and discussed how municipalities could preserve spaces through adaptive reuse rather than demolition.

**Moved by Martin Paivio
Seconded by Barry Bridgeford**

1. That the memorandum regarding Closing Historic Schools – CHOnews Article be received for information.

Carried

- 7. Extract from Council Meeting of March 28, 2017
Re: Heritage Advisory Committee Meeting Minutes of February 13, 2017,
and March 6, 2017**

**Moved by Carol Gravelle
Seconded by John Kazilis**

1. That the Extract from Council Meeting of March 28, 2017, regarding the Heritage Advisory Committee meeting minutes of February 13, 2017, and March 6, 2017, be received for information.

Carried

7. New Business

The Committee discussed the need for accessibility considerations in developments, as all new developments appear to be two- to three-storey buildings.

The Committee noted that the two-storey commercial building on the corner of Yonge Street and Kennedy Street is replacing some brick on the façade and inquired whether the Town has a source for residents to purchase the exact tone of yellow brick.

8. Adjournment

**Moved by James Hoyes
Seconded by Martin Paivio**

That the meeting be adjourned at 9:51 p.m.

Carried

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



**Town of Aurora
General Committee Report**

Subject: Summary of Committee Recommendations Report No. 2017-04

Prepared by: Samantha Yew, Deputy Clerk

Department: Corporate Services

Date: May 2, 2017

Recommendation

- 1. That Summary of Committee Recommendations Report No. 2017-04 be received; and**
- 2. That the Committee recommendations contained within this report be approved.**

Heritage Advisory Committee Meeting Minutes of April 10, 2017

- 1. HAC17-007 – Heritage Permit Application, 31 Catherine Avenue, File Number: HCD-HPA-17-07**
 - (a) That Heritage Permit Application NE-HCD-HPA-17-07 with respect to the front door be approved subject to the following conditions:
 - i. That the front door be comprised of wood; and
 - ii. That the design of the front door be amended to be in keeping with the Gothic Revival Architecture of the home; and
 - (b) That Heritage Permit Application NE-HCD-HPA-17-07 with respect to the replacement of the side window (west elevation) be approved.

Staff comments:

None

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Committee Recommendations Report No. 2017-04

**2. HAC17-008 – Request to Remove a Property from the Aurora Register of Properties of Cultural Heritage Value or Interest
32 Wells Street**

- (a) That the property located at 32 Wells Street be removed 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.

Staff comments:

None

3. HAC17-009 – Official Plan Amendment and Zoning By-law Amendment Applications, Aurora United Church, 15186 Yonge Street, 12 and 16 Tyler Street, 55, 57 and 57A Temperance Street, Files: OPA-2016-05, ZBA-2016-13

- (a) That the properties located on 12 and 55, 57, and 57A Temperance street be removed from the Aurora Register of Properties of Cultural Heritage Value or Interest; and
- (b) That the property located on 16 Tyler Street be removed from the Aurora Register of Properties of Cultural Heritage Value or Interest; and
- (c) That residential-style architecture be incorporated in the design of the façade and streetscape on Temperance Street; and
- (d) That the Heritage Advisory Committee be notified of any additional archaeological findings on the subject lands; and
- (e) That the site plan application be reviewed by the Heritage Advisory Committee at a future meeting.

Staff comments:

None

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Committee Recommendations Report No. 2017-04

4. HAC17-010 – Revised Submission Heritage Permit Applications, 36 Mark Street, File: NE-HCD-HPA-17-02

(a) That Heritage Permit Application NE-HCD-HPA-17-02 be approved to permit the construction of two (2) detached structures, subject to the following conditions:

- i. That the final building elevations are subject to approval of Planning Staff.

Staff comments:

None

Attachment 1 – Report No. HAC17-009 – Official Plan Amendment and Zoning By-law Amendment Applications, Aurora United Church, 15186 Yonge Street, 12 and 16 Tyler Street, 55, 57 and 57A Temperance Street, Files: OPA-2016-05, ZBA-2016-13



Subject: Official Plan Amendment and Zoning By-law Amendment Applications
Aurora United Church
15186 Yonge Street, 12 & 16 Tyler Street
55, 57 & 57A Temperance Street
File: OPA-2016-05, ZBA-2016-13

Prepared by: Marco Ramunno, Director

Department: Planning and Building Services

Date: April 10, 2017

Recommendation

1. That Report No. HAC17-009 be received; and
2. That the Heritage Advisory Committee recommend to Council:
 - a) That the Heritage Advisory Committee provide feedback on the proposed Zoning By-law Amendment application and existing heritage buildings; and,
 - b) That the Heritage Advisory Committee be notified of any additional archaeological findings on the subject lands; and,
 - c) That the site plan application be reviewed by the Heritage Advisory Committee at a future meeting.

Executive Summary

The purpose of this report is to provide Council with direction from the Heritage Advisory Committee regarding the request to demolish all buildings and structures located at 15186 Yonge Street, 12 & 16 Tyler Street 55, 57 & 57A Temperance Street. It is noted that 15186 Yonge Street was removed from the Aurora Register of Properties of Cultural Heritage Value or Interest in July 2014 after the removal of the former church due to fire. The remaining properties are currently Listed on the Aurora Register of Properties of Cultural Heritage Value or Interest. The request to remove the buildings forms part of a greater application to construct a 2 storey Place of Worship and a 9 storey Retirement Residence on the subject lands.

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Report No. HAC17-009

- 12 Tyler Street was constructed circa 1875 and can be described as a 1 ½ storey Worker's House
- 16 Tyler Street was constructed circa 1911 and can be described as a 2 ½ storey Foursquare House
- 55 Temperance Street was constructed circa 1870 and can be described as a 1 ½ storey Georgian Confederation Cottage
- 57 Temperance Street was constructed circa 1950 and can be described as a 2 storey front gable-roofed residence
- 57A Temperance Street can be described as a 1 ½ storey frame structure, the construction date is uncertain, possibly 1904
- A Heritage Impact Statement was prepared for the subject lands, prepared by Bray Heritage with Letourneau Heritage Consulting Inc and Amy Barnes Consulting, dated December 2016

Background

In December 2016, the owner submitted an Official Plan Amendment and a Zoning By-law Amendment to the Town for the subject lands. The owner is proposing to construct a two (2) storey place of worship and a nine (9) storey retirement residence on the subject lands. The existing proposal does not incorporate the existing heritage resources on the property. The owners have not submitted a site plan application at this time, however a site plan application is anticipated to be submitted in 2017.

Location

The subject lands are bound by Yonge Street to the east, Tyler Street to the south and Temperance Street to the west (see Attachment 1). The total lot size of the subject lands is approximately 1.12 acres. 15186 Yonge Street is currently vacant, with the northern portion of the lands currently being used for municipal parking. 12 Tyler Street, 16 Tyler Street and 55 Temperance Street each contain one single detached dwelling. 57 and 57A Temperance Street contains two detached dwellings, although are located on one contiguous lot.

Analysis

The owner has submitted a Heritage Impact Statement for the subject lands, prepared by Bray Heritage with Letourneau Heritage Consulting Inc and Amy Barnes Consulting. Staff have reviewed the Heritage Impact Statement and have provided comments to the owner to address. Property pages are provided in Attachment 2.

Architectural Value

12 Tyler Street

12 Tyler Street can be described as a 1 ½ storey Ell-Shaped Worker's House. The building was constructed circa 1880, likely by William Atkinson. The building comprises of a front gable roofline facing Tyler Street. The first floor comprises of a wrap-around front verandah and a projecting 3-bay window. The bay window contains three 2 over 2

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Report No. HAC17-009

double hung windows. A single 2 over 2 double hung window is located on the second storey. The building is clad with a shiplap vinyl siding, which covers the original wood siding underneath. Historical photography of the structure from circa 1910 features a functional balcony on top of the front verandah with wood quoining at the corners of the building.

16 Tyler Street

16 Tyler Street can be described as a 2 ½ storey Foursquare House. The building has a hipped roof with centre dormer facing Tyler Street. The front façade displays a frame shed roofed porch with a second floor balcony. The first storey of the front elevation features a single front door, 1 double hung window and a small two pane coloured art glass window. The building has been clad with red brick siding on all four elevations. Double hung windows appear prominent on the west elevation facing Temperance Street. A second balcony is located on the rear elevation. The property contains a mature coniferous tree on the front lawn facing Tyler Street. The building's interior contains many original elements including a fireplace, wood panelling and staircase.

55 Temperance Street

55 Temperance Street was constructed circa 1870 and can be described as a 1 ½ storey Georgian Confederation Cottage. The building features a side gable roof, which extends to the rear elevation of the building. The building is clad with vinyl siding, which covers the original wood siding underneath. There is a single storey hip-gable porch facing Temperance Street, which accesses the main entrance. The front elevation features a single 2 over 2 double hung window. On the south elevation, a single 2 over 2 double hung window is featured under the gable on the second storey. The property contains a number of mature coniferous and deciduous trees.

57 Temperance Street

57 Temperance Street is described as a 2 storey front gable-roofed residence constructed circa 1950. The building is clad with stucco. The front elevation comprises of one 1 over 1 double hung window on the first storey and two 1 over 1 windows on the second storey. A deck protrudes towards Temperance Street. The main entrance is accessed from the north face of the building. Irregular shaped windows are featured on the north elevation.

57A Temperance Street

57A Temperance Street is described as a 1 ½ storey concrete frame structure with a gabled roof and a large central dormer. The building is clad with a wood board and batten siding, which is not original to the home. The front elevation features a triple window and main entrance. The dormer features two 1 over 1 double hung windows. The construction date of 57A Temperance is unknown, however upon review of Fire Insurance Maps dated 1904, a frame building appears to be present. The Owner's Heritage Consultant has identified that the frame building was replaced with a concrete

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Report No. HAC17-009

block auto body shop prior to the 1960 Fire Insurance plan. The auto body shop was later converted into a residence.

Historical Value

The following is a brief overview of ownership of each of the listed heritage properties located on the subject lands. For more information, please reference the Heritage Impact Statement (see Attachment 3).

12 Tyler Street

As previously mentioned, 12 Tyler Street was likely constructed by William Atkinson between 1870 and 1885. Notable owners of the property include Charles Thom, blacksmith, who lived in the home from 1888 to 1902. The house was sold to Robert Reynolds, bank clerk, in 1904. Mr. Reynolds lived in the home from 1904 to 1914 and continued to own the home until 1921 (the home was rented during this time). The next owner was Edward Carson, blacksmith, who owned the home from 1921 to 1961. From 1961 to 2014, the home transferred in and out of ownership of the Aurora United Church. The home currently serves as community space for the United Church.

16 Tyler Street

16 Tyler Street was constructed in 1911. The home was originally owned by Robert Reynolds, however the first occupant of the home was Henry Reynolds, Robert's brother. Henry does not appear to have lived in the home as he died sometime before 1911. Henry's wife Susie Reynolds indeed lived in the home from 1911 to 1942, possibly as long as 1953. In 1925, Susie Reynolds married John Locke, who was a minister at the Aurora United Church. The property remained under the ownership of the Reynolds family until 1976.

55 Temperance Street

55 Temperance Street was likely constructed in 1870. The property was acquired in 1890 by William J. Anderson, a "w and core maker" (likely at the Fleury foundry). William Anderson would own the home until 1937, where the home was transferred to his daughter Rachel K Anderson. By 1953, John Bodfish is identified as living in the home with his wife. It is likely that Rachel Anderson married John Bodfish as the ownership name changes to Rachel K Bodfish. John Bodfish worked as an electrician. Between 1927 and 1960, a rear wing of the building was removed. By 1965 the home was divided into two dwelling units. The home has since re-merged into one dwelling unit. After a series of varied ownership, the Aurora United Church purchased the property in 1996.

57 Temperance Street

In 1947, Edward Carson (owner of 12 Tyler Street), sold a parcel of land to John Bodfish of 55 Temperance Street for \$500. By the time the lot was sold in 1950 to Carrol and Minnie Taylor, the property sold for \$10,000, which suggests that a building had been constructed by this time. Carol Taylor was identified as an electrician. The

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Taylor's would own the home until 1959, where it was transferred to Norman E. and Shirley Weller as joint tenants.

57A Temperance Street

57A Temperance Street was first identified on the fire insurance maps in 1904. 57A Temperance was originally described as a frame shed or out-building. By 1960, the building contained a concrete block foundation and identifies "Central Auto Body" as a use. The building would continue to function under various commercial uses. The building appears to have been converted into a residence by 1981, which it remains as today.

Neighbourhood Context

The subject lands have frontage on Yonge Street, which is connected with the historic Downtown Core of Aurora. Yonge Street contains a variety of shops, offices and residential uses. On the west side of the property, the context changes into a residential setting, containing a number of established historic homes constructed between the mid-19th and early-20th Centuries. The existing buildings are contextually linked to the surrounding residential buildings on Temperance Street and Tyler Street.

Archaeology

It must be noted that the Town has received a Stage 1 and Stage 2 Archaeological Assessment for the subject lands. Findings from the Stage 2 Assessment have uncovered over 1,500 artifacts on the subject lands. Materials uncovered in the Stage 2 assessment include nails, glass, ceramics, foodware and bricks (see Attachment 6). Investigation is ongoing to determine whether there are any buried remains from the former cemetery or any former church structures located at 15186 Yonge Street. A Stage 3 Archaeological Assessment will be required as part of a future submission.

Proposed Concept Plan

The owner proposes to demolish all four listed properties and construct a two storey church and a nine storey retirement residence on the property (see Attachment 7). The applicant has submitted a draft Official Plan Amendment and Zoning By-law which are currently under review by staff. The Owner proposes to amend the Official Plan to allow an increase in height to a maximum of twenty-eight (28) metres over the entirety of the subject lands. As the lands are located within the Aurora Promenade, additional consideration will be given its status within the Official Plan. The following is a table to compare the existing zone requirements on the subject lands and the proposed Institutional (I-XX) Exception Zone:

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	Existing C2 Commercial Zone Requirement	Existing I Institutional Zone Requirement	Proposed "I-XX" Exception Zone
Lot Area (minimum)	230 m ²	460m ²	4,643m ²
Lot Frontage (minimum)	10 m	30 m	53.5 m
Front yard (minimum)	N/A	10 m	0.83 m*
Rear Yard (minimum)	7.5 m	15 m	2.75 m*
Interior Side yard (minimum)	N/A	½ the height of the building and in no case less than 4.5 m	0.0 m*
Exterior Side yard (minimum)	N/A	10 m	0.45 m*
Lot Coverage (maximum)	N/A	35%	38%*
Height (maximum)	3 storeys (5 storeys with setback)	28 m	27.97 m

* Denotes exception to the Zoning By-law.

Building Evaluation

The Evaluation Working Group met to perform an objective evaluation of the subject properties on Tuesday March 21, 2017 and Monday March 27, 2017 (See Attachment 4). 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 16 Tyler Street to score at the high end of Group 2, suggesting that the property is "significant, worthy of preservation". The Evaluation found 12 Tyler Street and 55 Temperance Street to score at the low end of Group 2, suggesting that the property is "significant, worthy of preservation". The Evaluation found 57

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Temperance Street and 57A Temperance Street to score in Group 3, suggesting that the property is “moderately significant, worthy of documentation and preservation as part of a historic grouping”.

According to the Heritage Evaluation Guide for buildings rated 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.

The Heritage Evaluation Guide also provides the following for buildings rated within Group 3:

- The designation of the building pursuant to the *Ontario Heritage Act* may be supported with an approved restoration plan, but would not necessarily be initiated by the Town unless part of a historic grouping such as an intact streetscape;
- Retention of the building on site is supported, particularly if part of a historic streetscape; and
- If the building is to be demolished, a photographic record, measured drawings and/or salvage of significant architectural elements may be required.

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 final weighted score of 12 Tyler Street to be 46.3/100, 55 Temperance Street to be 47/100, 57 Temperance Street to be 43.4/100 and 57A Temperance Street to be 28/100. The Evaluation working group found the final weighted score of 16 Tyler Street to be 68.9/100.

Designation of 16 Tyler Street

The submitted Heritage Impact Statement has provided the following statement of cultural heritage value or interest for 16 Tyler Street:

The house is a good representative example of early 20th century residential design and, on its corner location, helps establish, and contributes to, the character of adjacent streetscapes.

Heritage Attributes

- *Vernacular interpretations of the Edwardian Architectural Style;*
- *Contextual value as a local landmark; and*
- *Massing and details of the façade*

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As part of the Evaluation Working Group, 16 Tyler Street received a Historical/Associative score of 67/100, an Architectural score of 80/100 and a Contextual/Environmental score of 61/100. The building has been identified by the Heritage Consultant to meet two of the three criteria (Design/ Physical Value and Contextual Value) to be considered for designation under Part IV of the *Ontario Heritage Act*.

Architectural Salvage

A site visit of the subject lands occurred on Wednesday March 22, 2017. The site visit identified a number of items which could be salvaged as part of the Aurora Architectural Salvage Program. A series of items considered for salvage are identified below:

12 Tyler Street:

- Front Door
- Original windows

16 Tyler Street:

- Front Door
- Side Door
- Interior Doors and trim
- Original windows and storm windows
- Coloured art glass window
- Interior Wood Staircase
- Pantry
- Original Floor Boards
- Red Brick (where possible)

55 Temperance Street

- Original windows

57A Temperance Street

- Dormer windows

There are no items to be considered for salvage at 57 Temperance Street. It must be noted that the Owners have also proposed to salvage original elements from 16 Tyler Street to be incorporated into a common room within the proposed retirement residence.

Impact Assessment

The Owner's Heritage Consultant has identified in the Heritage Impact Statement, three options for the future of the subject lands. Option 1 is to preserve 55 Temperance, 57 Temperance, 12 Tyler and 16 Tyler with the removal of 57A Temperance and the construction of a new church/ retirement residence. Option 2 is to preserve 16 Tyler (with a conversion into a residence or office use) and demolish 12 Tyler, 55 Temperance (with the option of relocation), 57 Temperance and 57A Temperance to accommodate a new church/ retirement residence. Finally, Option 3 is to removal all five structures for the creation of the proposed church/ retirement residence. The Heritage Consultant has identified Option 2 as the preferred approach, however if that is

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not possible, Option 3 is recommended along with mitigation measures described in the assessment.

Design Review Panel

On March 31, 2017, the Design Review Panel has provided preliminary comments with respect to the Architectural Design of the new church and retirement home. The Panel's comments are as follows:

- Remove the false façade at the north east corner of the proposed building
- Remove the traffic access to Yonge Street
- There is too much glass material on the façade of the church building, the Panel emphasized a need for balance to achieve modern architecture yet is in keeping with the heritage character of the Historic Downtown of Aurora. The panel suggested incorporating pillars of stone in between the glass.
- Concern with respect to the overall massing of the building, especially towards Temperance Street
- Questions pertaining to how stormwater management will be achieved (ie. infiltration)

The Design Review Panel will provide further comments upon receipt of a Site Plan Application The Official Plan Amendment, Zoning By-law Amendment and Site Plan applications will also be peer-reviewed by the Planning Partnership, the Town's Urban Design consultant for the Aurora Promenade. A comprehensive review of building materials, size and massing occur when a Site Plan application is submitted.

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

None.

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Conclusions

The subject buildings were evaluated using the Town of Aurora Heritage Building Evaluation Guide. 57 Temperance Street and 57A Temperance Street were rated in Group 3. 12 Tyler Street and 55 Temperance Street were rated in the low end of Group 2. 16 Tyler Street was rated in the high end of Group 2, just outside of the Group 1 category. Staff recommend that the Heritage Advisory Committee provide feedback on the proposed Official Plan Amendment and Zoning By-law Amendment applications. Major amendments to the proposed development and site plan review will be brought to a future Heritage Advisory Committee meeting. Finally, staff will provide additional information to the Heritage Advisory Committee with respect to future Archaeological findings on the subject lands.

Attachments

- Attachment #1 – Location Map
- Attachment #2 – Heritage Resource Briefs- 12 Tyler Street, 16 Tyler Street, 55 Temperance Street and 57 Temperance Street
- Attachment #3 – Excerpt from Heritage Impact Statement prepared by, Bray Heritage with Letourneau Heritage Consulting Inc and Amy Barnes Consulting, dated December 2016
- Attachment #4 – Evaluation Working Group Scores, 12 Tyler, 16 Tyler, 55 Temperance, 57 Temperance and 57A Temperance
- Attachment #5 – Conceptual Site Plan, Elevations and Renderings
- Attachment #6 – Excerpt from Stage 2 Archaeological Assessment, prepared by Fisher Archaeological Consulting, dated January 20, 2017
- Attachment #7 – Photos of Properties, March 2017

Previous Reports

Heritage Advisory Committee Report No. HAC14-021, dated July 14, 2014

Public Planning Report No. PBS17-017, dated March 22, 2017.

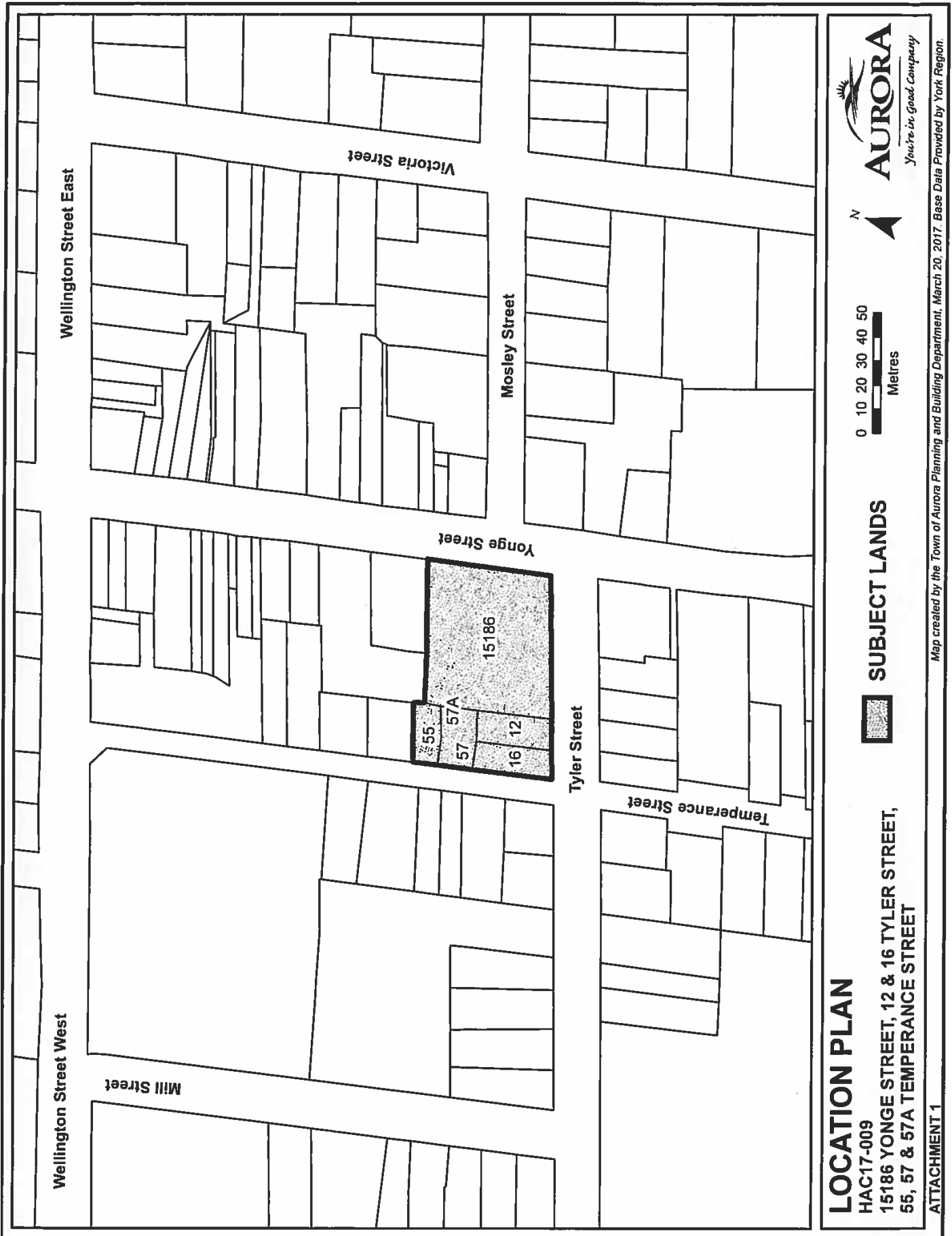
Pre-submission Review

Agenda Management Team Meeting review on March 30, 2017.

Departmental Approval



Marco Ramunno
Director, Planning and Building Services



LOCATION PLAN

HAC17-009
15186 YONGE STREET, 12 & 16 TYLER STREET,
55, 57 & 57A TEMPERANCE STREET

ATTACHMENT 1


SUBJECT LANDS



Map created by the Town of Aurora Planning and Building Department, March 20, 2017. Base Data Provided by York Region.

Attachment 2

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

SITE	<p>Address: 12 Tyler Street Former Address: Legal Description: PLAN: 9 PART LOT: 11</p>
STATUS	<p>Current Use: Residence Original use: Residence Heritage Status: Listed By-law No. & Date: Official Plan: Commercial Zoning: C2 (Commercial central) HCD: Plaques:</p>
PHOTOGRAPH	
KEY MAP	<p> </p>

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

ARCHITECTURE

GENERAL INFORMATION:

Address:	12 Tyler Street	Builder:	William Atkinson
Construction Date:	C1880	Architect:	
Architectural Style:	Ell-shaped House	Original Owner:	
Heritage Easement:		Historical Name:	

GENERAL DESCRIPTION:

Floor Plan:	L-shaped house	Storey:	1 ½
Foundation Materials:			
Exterior Wall Materials:	Horizontal wood siding covered in synthetic siding		
Roof Type:	Gable	Windows:	Bay; box bay
Entrance:		Bays:	

UNIQUE FEATURES:

Chimney (s):		Special Windows:	
Dormers:		Porch/Verandah:	Corner verandah
Roof Trim:	Decorative wood trim removed from eaves	Door Trim:	
Window Trim:		Other:	2 nd floor balcony removed; synthetic siding added

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

SITE

Address: 16 Tyler Street
 Former Address:
 Legal Description: PLAN: 9 PART LOT: 11

STATUS

Current Use: Residence Original use: Residence
 Heritage Status: Listed By-law No. & Date:
 Official Plan: Commercial Zoning: C2 (Commercial central)
 HCD: Plaques:

PHOTOGRAPH



KEY MAP

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

ARCHITECTURE

GENERAL INFORMATION:

Address: 16 Tyler Street
Construction Date: 1911
Architectural Style: Foursquare House
Heritage Easement:

Builder: Robert Reynolds
Architect:
Original Owner:
Historical Name:

GENERAL DESCRIPTION:

Floor Plan:
Foundation Materials:
Exterior Wall Materials:
Roof Type: Hip
Entrance:

Storey: 2 ½

Windows:
Bays:

UNIQUE FEATURES:

Chimney (s):

Special Windows: Parlour window with
patterned glass
Porch/Verandah: Porch with balcony (2nd floor
door)

Dormers:

Door Trim:
Other:

Roof Trim:
Window Trim:

Aurora United Church



DECEMBER
2016

Heritage Impact Statement

Prepared for:

Southbound Development Inc.

Prepared by:

Bray Heritage

with

Letourneau Heritage Consulting Inc.

Amy Barnes Consulting

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

SITE

Address: 55 Temperance Street
 Former Address:
 Legal Description: PLAN: 9 PART LOT: 11

STATUS

Current Use: Residence Original use: Residence
 Heritage Status: Listed By-law No. & Date:
 Official Plan: Commercial Zoning: C2 (Central)
 HCD: Plaques:

PHOTOGRAPH



KEY MAP

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

ARCHITECTURE

GENERAL INFORMATION:

Address:	55 Temperance Street	Builder:	
Construction Date:	C1870	Architect:	
Architectural Style:	Georgian Confederation Cottage	Original Owner:	
Heritage Easement:		Historical Name:	

GENERAL DESCRIPTION:

Floor Plan:		Storey:	1 ½
Foundation Materials:			
Exterior Wall Materials:	Stucco (replaced with synthetic horizontal siding)		
Roof Type:	Gable	Windows:	6/6 windows
Entrance:		Bays:	

UNIQUE FEATURES:

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

HISTORY

Historical Society files include:


Town of Aurora files include:

PHOTOS:

HISTORICAL PHOTO	1995 INVENTORY PHOTO
Photo date	Photo date

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

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

SITE	<p>Address: 57 Temperance Street Former Address: Legal Description: PLAN: 9 PART LOT: 11</p>
STATUS	<p>Current Use: Residence Original use: Residence Heritage Status: Listed By-law No. & Date: Official Plan: Commercial Zoning: C2 (Central) HCD: Plaques:</p>
PHOTOGRAPH	
KEY MAP	

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

ARCHITECTURE

GENERAL INFORMATION:

Address: 57 Temperance Street
Construction Date: C1910
Architectural Style: Worker's House
Heritage Easement:

Builder:
Architect:
Original Owner:
Historical Name:

GENERAL DESCRIPTION:

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

UNIQUE FEATURES:

Chimney (s):
Dormers:
Roof Trim:
Window Trim:

Special Windows:
Porch/Verandah:
Door Trim:
Other: Aluminum awning. Note: 2nd
residence at rear of property
is converted from Com. use

Aurora United Church



DECEMBER
2016

Heritage Impact Statement

Prepared for:

Southbound Development Inc.

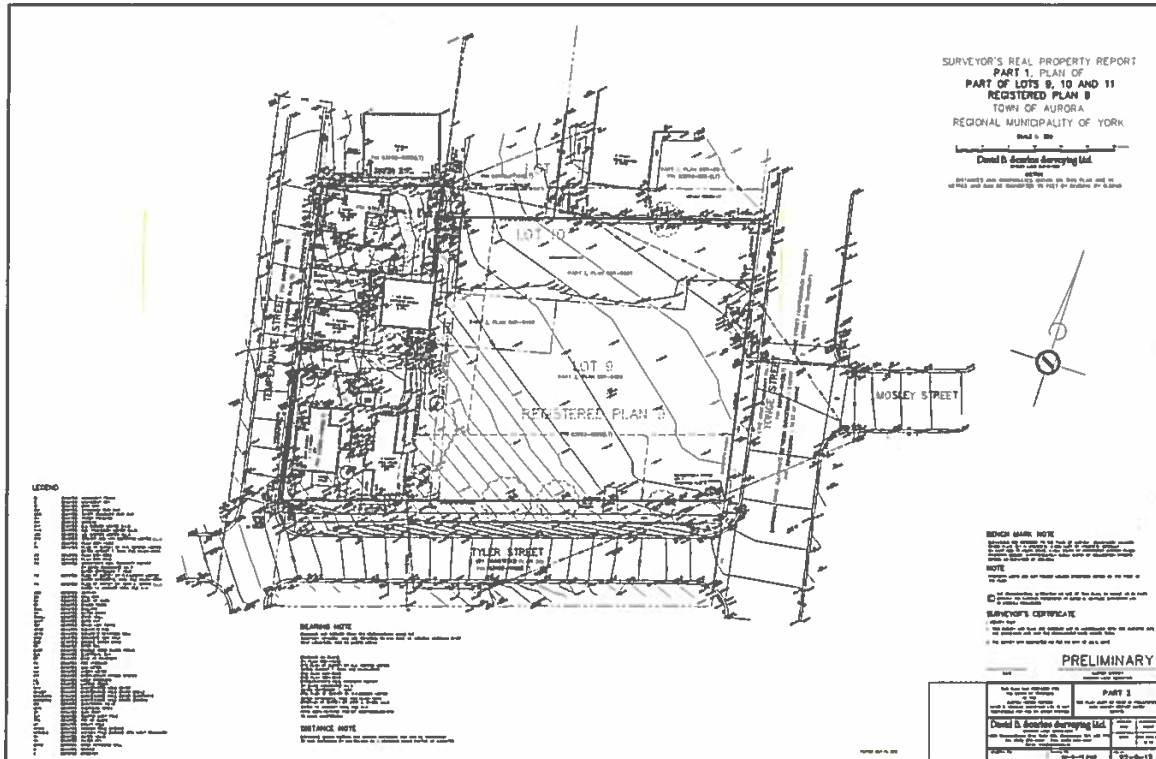
Prepared by:

Bray Heritage

with

Letourneau Heritage Consulting Inc.

Amy Barnes Consulting



Site survey showing subject properties

1.3 Description of Heritage Resources

The former church (destroyed by fire in 2014, municipal address 15186 Yonge Street) was Listed on the Town's Register of Properties of Cultural Heritage Value or Interest ("the Register"). However, it was removed from the Register following the 2014 fire. The four other properties (containing five residential buildings) that form part of this development application are Listed on the Register, as are the majority of properties on both Tyler and Temperance Streets. The following is a description of the properties as seen from the public right-of-way, with notes on interior elements viewed during a site visit.



*12 Tyler Street
(credit: Google Earth Street View)*

12 Tyler Street

This modest 1-1/2 storey frame gable roofed residential building is constructed in an L-plan, on a rubble-stone foundation. It faces gable end to the street on a shallow setback, flanked by mature coniferous and deciduous trees. There is a projecting bay on the east side flanked by a single entrance covered by a porch that wraps around the west side of the first storey. The porch has unornamented wooden posts, solid panel porch railings and wide wooden front steps. Fenestration consists of 3 2/2 double-hung sash windows in the projecting bay, a small window in the wooden front door, and a single 2/2 double-hung sash window above the bay (historical photographs show a matching window over the entrance). The structure is clad in shiplap vinyl siding and the simple gable roof is clad in asphalt shingles. There is a short wing projecting from the rear portion of the west side of the structure with a brick chimney at the intersection of the ridge lines. Historical photographs show decorative wood detailing on the porch and roof eaves (since removed) and bevelled siding and wooden quoins (covered by siding).

The building interior has been much altered and is also in a serious state of structural decline. The foundation shows major cracks and these have resulted in the structure subsiding. Floors, ceilings and door and window frames in the interior are now markedly out of true. A few wooden interior details remain, including door and window surrounds and baseboards.



*16 Tyler Street
(Credit: Google Earth Street View)*

16 Tyler Street

This 2 storey brick-clad frame building has a square plan and a wide-eaved asphalt shingled hip gable roof, on a concrete foundation. It is located at the northeast corner of Tyler and Temperance Streets, set back from Tyler Street while being alongside the property line at Temperance Street, behind a short masonry retaining wall. Facing Tyler Street the building has a three bay façade with a frame shed-roofed porch covering the two bays to the east, with wooden railings and front steps. On the ground floor there is an offset entrance in the second bay with a single wooden door. Fenestration consists of a small two pane coloured art glass window in the third bay, a window in the entrance door, and a narrow 1/1 double-hung sash window in the first bay. On the second floor there is a balcony with a wooden railing over the porch, accessed by a door in the third bay, with a single 1/1 double-hung sash window in the first bay. Centred in the roof is a single hip-gabled dormer with wide eaves and a double window. There is a masonry chimney on the east side of the roof. Fenestration on Temperance Street consists of a double window with a pair of 2/2 double-hung sash units above which are single 1/1 double-hung sash windows in the second storey. The rear (north) façade has a full-width frame porch with a balcony above and single 1/1 double-hung sash windows in the upper storey.

The building interior retains many original details, including a fireplace surround, wood panelling, and a wooden staircase and bannister.



16 and 12 Tyler Street, looking north at the Temperance Street intersection (Credit: Google Earth Street View)



57 Temperance Street



57A Temperance Street

57 Temperance Street

This property has two residential structures. The larger building located close to the street is a 2 storey gable-roofed frame residence on a patterned concrete block foundation and is clad in stucco. It is situated gable end to the street on a shallow setback, with a short 1 storey gable roofed wing extending to the east. The main entrance is centred on the north face, flanked by small single pane windows. There are two small single windows irregularly situated in the second storey. The street face has single 1/1 windows in the first and second storey. A small frame porch with a wooden railing projects across the street face and is accessed via one of the window openings (now a door). The roof is clad in asphalt shingles. A concrete chimney projects from the rear ridge line.

The rear building (57A) is a 1- 1/2 storey concrete and frame structure with a gabled roof and a large central dormer. The ground floor is accessed by steps set into a full-width raised platform/planter. There is a triple window and an entrance door with sidelights in the ground floor and a double window in the dormer. Mature deciduous trees flank this structure.

In both cases the interior has been altered and no physical/design details of note were observed.



55 Temperance Street

55 Temperance Street

This 1- 1/2 storey frame residence sits on a parged stone foundation and has a shallow setback. It has an asphalt-shingled gable roof that extends to the rear in a Cape Cod style massing (i.e. sloping down to 1 storey in the rear wing). Cladding is vinyl in a shiplap pattern. There is a single storey hip-gabled enclosed entrance to the rear of the south face of the structure and a hip-gabled front porch accessed by concrete steps on the south side. The porch has wooden posts and railings. Fenestration on the street face consists of single 1/1 double-hung sash windows flanking a single entrance door with a glazed panel. There is a single 2/2 double-hung sash window in the gable end of the second storey facing south and a similar window adjacent to the covered entrance, which has a glazed panel in the entrance door and a small single window on the south side. The north side has two single double-hung sash windows in the ground floor and a single double-hung sash window above. Mature coniferous and deciduous trees flank the structure on the rear and north side.

The interior has been much altered and no original physical/design details of note were observed.

*55 and 57 Temperance Street, looking south along Temperance Street
(Credit: Google Earth Street View)*



1.4 Description of the Proposed Development

As shown in the accompanying images, the proposed development of the Church properties consists of a new church building, to be located at the southeast corner of the subject lands, and a retirement residence in a separate structure. Parking for the new church building is supplied by a surface parking lot integrated within the ground floor of the retirement residence, with access from Yonge Street. Access to the rest of the complex is via a central entrance along Tyler Street and a sub-surface parking lot entrance on Temperance Street. The retirement residence has massing that steps back from both the Yonge Street and Temperance Street frontages. The proposed height of the new church is 6 storeys with a tower extending upwards of 9 storeys. The Yonge Street frontage of the retirement residence is 3 storeys stepping up to 8 storeys. On Temperance Street the frontage is 3 storeys on the Temperance/Tyler corner stepping up to a 4 storey podium and, following an angular plane, up to 9 storeys. Streetscape treatment includes street tree planting along Tyler Street within a landscaped boulevard, a landscaped boulevard along Temperance Street, and widened sidewalks along Yonge Street.



1 SW View



3 SE View



2 NW View



2 NE View

3. History of the Subject Lands

3.1 Summary Chronology

A comprehensive history of the subject area is found in Appendix 1. The key elements of the development of the former church property and the four residential properties are as follows:

- 1805: the original patent for Lot 80 is deeded to William Tyler;
- 1818: Tyler deeds 1 acre to John Hartman et. al. for the construction of a Methodist Church;
- 1818: a small log Methodist Church is constructed on what would eventually become Lot 9 and 10 of Registered Plan 9 (created in 1843); Lot 11 is later subdivided;
- 1855: a larger, frame church is built and the log structure moved to the rear of the property for use as a community school;
- Ca. 1870: the 12 Tyler Street and 55 Temperance Street residential buildings are constructed; 12 Tyler is believed to be the work of William Atkinson, an active local builder at the time who had a distinctive style incorporating bevelled siding and wooden quoins in frame residential structures;
- 1877: the frame church is partially destroyed by fire, torn down;
- 1878: a new masonry church is constructed in the Gothic Revival style, to designs by prominent Toronto architect Henry Langley;
- 1888: the Church petitions the Town to avoid constructing a high school on the old pioneer cemetery located north of the church (the location and number and type of burials are unknown due to loss of church records in the 1877 fire);
- 1888: a Private Member's Bill is proposed to allow closure of the former cemetery and level the ground: family and friends of the known deceased persons have six months to remove remains at their own expense. After that time, the trustees will be able to remove and re-inter any remains not claimed and removed already. It is unknown how many burials were claimed and how many were removed by the Church trustees: some burials may still remain;
- 1893: a cyclone damages the church, removing the tall tower and damaging the smaller one. The taller tower is rebuilt in a smaller version;
- 1900-03: Rev. Edwin Pearson, father of Rt. Hon. Lester B. Pearson, is minister of Aurora Methodist Episcopal Church;

- 1904 fire insurance plan: the cemetery is still noted on the plan;
- 1909: a west wing is added to the church;
- 1911: the 16 Tyler residential building is constructed (note: a brick clad frame house is shown on this location on the 1904 fire insurance plan);
- 1927 fire insurance plan: the original frame driveshed located to the rear of the church is shown expanded into what was originally part of the cemetery and the cemetery is no longer labelled on the plan; at 55 Temperance, the rear outbuilding now appears as an auto shop;
- 1930s: interior renovations to the church;
- 1943: both spires are removed (following lightning damage);
- Ca. 1950: the 57 Temperance residential building is constructed, incorporating the outbuilding from 55 Temperance;
- 1957: the church front entrance is altered with installation of a Narthex;
- 1960 fire insurance plan: at 55 Temperance, the rear outbuilding has been replaced by a concrete block auto body shop (later converted into a residential unit);
- 1975: a gymnasium is added to the north side of the church;
- 1987: the gymnasium is demolished and replaced by a two storey office wing;
- 2009: interior renovations to the church; and
- 2014: a fire on April 11th consumes the church and it is demolished (stained glass is salvaged).

4. Cultural Heritage Resource Assessment

4.1 Ontario Heritage Act Regulation 9/06 Criteria

The four residential properties are all Listed on the Town's Register of Properties of Cultural Heritage Value or Interest. None are designated under Section 29, Part IV of the *Ontario Heritage Act* or are located within a Heritage Conservation District enacted under Part V of the *Ontario Heritage Act*. As is often the case with properties Listed on a municipal Register, the Town of Aurora's Listings lack details concerning each property's cultural heritage values and heritage attributes.

In order to determine if any of the subject properties meet current Provincial standards for heritage designation, the following assessment is made using the criteria and categories found in Ontario Regulation 9/06. These criteria and categories are as follows:

DESIGN/PHYSICAL VALUE

The property has design value or physical value because it:

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

HISTORICAL/ASSOCIATIVE VALUE

The property has historical or associative value because it:

- has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,
- yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or
- demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.

CONTEXTUAL VALUE

The property has contextual value because it:

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

The following is an assessment of each property using the above criteria:

Site of former church showing parking lot, looking south on Yonge to the Tyler Street intersection (Credit: Google Earth Street View)



Former Church Lands (including former cemetery lands)

Although the Listing of this property presumably was a response to the presence of the 1878 church, that structure was demolished following the 2014 fire and the property has now been removed from the Register. Nothing remains above ground of either the former church or the former cemetery. Potential cultural heritage resources on this property would be archaeological and are addressed in the Archaeological Assessments being prepared for the Church lands.

The results of the Archaeological Stage 1: Background Study and the Stage 2 assessment indicate that the site may contain archaeological resources relating to the three church structures formerly situated on that property (i.e. the log, frame and brick structures), along with associated frame outbuildings. The Studies also indicates that the former cemetery may still contain burials in which case the extant burials would have to be addressed to the satisfaction of the Province (details of this process are provided in the Stage 1 and 2 archaeological reports). In addition its potential archaeological significance, the property is associated with the Methodist church and its role in the community and has the potential to yield further information on its historical/ associative values.



12 Tyler Street looking northeast

12 Tyler Street

DESIGN/PHYSICAL VALUE

This frame residence is a typical example of mid-19th century house design, demonstrating a local interpretation of the Gothic Revival style that was popular at the time. Early photographs show the application of mass-produced decorative elements (bevelled siding, wooden quoins and bracketed trim) that have either been removed or covered with cladding (as part of the research for this report, the cladding was not removed for inspection of the wall beneath). These original elements are thought to have been indicative of



Crack in interior foundation wall

the style of a local builder William Atkinson (McIntyre 1988, 33). Even so, the property does not meet this criterion because it remains a typical example of its time and, although integrity is not a Provincial criterion, extensive exterior alteration has removed or changed original details, and the building is in an advanced stage of collapse.

HISTORICAL/ASSOCIATIVE VALUE

The property is thought to be associated with local builder William Atkinson and it is latterly associated with Aurora United Church. Neither of these associations meets the criterion: the connection with the Church is tangential (it was a rental property) and the link to the local builder has not been identified by the Town, or by research conducted for this report, as being historically significant. Because of this, the property does not contribute to an understanding of the community. As a result, it does not meet this criterion.

CONTEXTUAL VALUE

The house forms part of a residential streetscape adjacent to the downtown core. With the loss of the church building, this property, along with the adjacent property at No. 16 Tyler, frame the north side of the street. Mature street trees complete the streetscape. The shallow setback and wide porch provide further enclosure and flank the sidewalk. In its scale, massing and setbacks, the property supports the character of, and is visually linked to, this residential streetscape and thus meets this criterion.

In summary, this property meets one of the criterion for designation, the minimum requirement for consideration for designation under Section 29, Part IV of the *Ontario Heritage Act*.



16 Tyler Street looking northeast

16 Tyler Street

DESIGN/PHYSICAL VALUE

The brick-clad frame residence is a good example of an early 20th century house showing elements of the Edwardian style. It has the typical elements of that style as applied to more substantial residences: square plan; brick cladding; hip gable roof with central dormer; full width porch; offset entrance; and simple detailing. It also has art glass in the small window next to the entrance. It is a good and representative example of its type and thus meets the criterion.

HISTORICAL/ASSOCIATIVE VALUE

Historical research conducted for this report shows that the property was one of several owned and developed by the Reynolds family (also owners of No. 12 Tyler Street). As with the other residential properties, it has latterly been a rental property owned by the Church. Neither of these associations is significant, nor does the property contribute to an understanding of the community, and thus the property does not meet this criterion.

CONTEXTUAL VALUE

The house appears to be one of a pair with No. 5 Tyler, a property designated under Section 29, Part IV of the *Ontario Heritage Act*, and located across

the street to the south and closer to Yonge Street to the east. It appears to be designed in the same style and built in the same era as No. 5. Like No. 12 Tyler, the house forms part of a residential streetscape along Tyler Street just off Yonge Street and has mature street trees. In addition, No. 16 Tyler is located close to the property line on Temperance Street and, in this location, forms a "gatepost" with the frame house across the street at No. 58 Temperance Street. The property meets the contextual criterion by supporting the character of these residential streetscapes and, on its elevated site and prominent location, is a local landmark.

In summary, No. 16 Tyler meets two of the three criteria for designation and thus can be considered for designation under Section 29, Part IV of the *Ontario Heritage Act*.



57 Temperance Street looking southeast with 55 Temperance in the foreground

57 Temperance Street

DESIGN/PHYSICAL VALUE

The two dwellings on this property are modest examples of late 19th and mid-20th century residential construction. The main building is an example of post-WWII infill housing while the smaller building behind is an adaptive reuse of a former industrial building from the early 20th century. Neither is significant for its style, artistic merit or technical achievement. The property does not meet this criterion.

HISTORICAL/ASSOCIATIVE VALUE

The property is part of a street of modest dwellings that were primarily associated with the nearby factories to the west, but the main house is a late addition that post-dates the primary period of industrial activity. The rear dwelling reflects the transition from outbuilding (stable?) to auto body shop to residential, in accord with the evolving land uses in the areas adjacent to Yonge Street. However, beyond these aspects, it does not have direct associations with any significant person, event or other component of the community nor does it contribute to an understanding of the community, and thus does not meet this criterion.

CONTEXTUAL VALUE

The property is part of a residential streetscape centred on the intersection with Tyler Street. It follows the development pattern in this part of the block whereby houses have shallow setbacks on a narrow street. It contributes to the small scale character of this part of the block but it is not historically linked to that streetscape and thus does not meet this criterion.

In summary, this property does not meet any of the three criteria for designation under Section 29, Part IV of the *Ontario Heritage Act*.



55 Temperance Street looking east

55 Temperance Street

DESIGN/PHYSICAL VALUE

This modest house is a typical example of workers' housing of the mid-19th century and is similar to others of that era found further along Temperance Street. The design, with its sloping rear roofline forming a rear wing, is found on other houses in the vicinity and is common in 19th century housing found in other Ontario communities. It does not represent a high degree of craftsmanship or technical merit. As a result, it does not meet this criterion.

HISTORICAL/ASSOCIATIVE VALUE

The property is associated with the era of industrial development adjacent to the watercourse and main streets in this area. Beyond that general link, however, it has no direct associations with significant persons, events or organizations and offers minimal information that contributes to an understanding of the community. As a result, it does not meet this criterion.

CONTEXTUAL VALUE

As with No. 57 Temperance, the property is part of a residential streetscape centred on the intersection with Tyler Street. It follows the development pattern in this part of the block whereby houses have shallow setbacks on a narrow street. Its scale and massing also supports the small scale character of this part of the block and the property is historically linked to its surroundings and thus meets this criterion.

In summary, this property meets one of the criterion for designation, the minimum requirement for consideration for designation under Section 29, Part IV of the *Ontario Heritage Act*.

4.2 Statement of Cultural Heritage Value or Interest

The primary goal of a Statement of Cultural Heritage Value or Interest (SCHVI) is to clearly identify any cultural heritage resources found on the subject property. The chronology of site development included in this report, augmented by the inventory and evaluation of the buildings and landscape found here, together provide a description of the cultural heritage resources.

4.2.1 12 Tyler Street

The house contributes to a mature residential streetscape.

Heritage Attributes

- Shallow setback; and
- Modest scale and massing.

4.2.2 16 Tyler Street

The house is a good and representative example of early 20th century residential design and, on its corner location, helps establish, and contributes to, the character of the adjacent streetscapes.

Heritage Attributes

- Vernacular interpretations of the Edwardian architectural style;
- Contextual value as a local landmark; and
- Massing and details of the façade.

4.2.3 55 Temperance Street

The house contributes to a small scale streetscape of workers' housing.

Heritage Attributes

- Shallow setback; and
- Modest scale and massing.

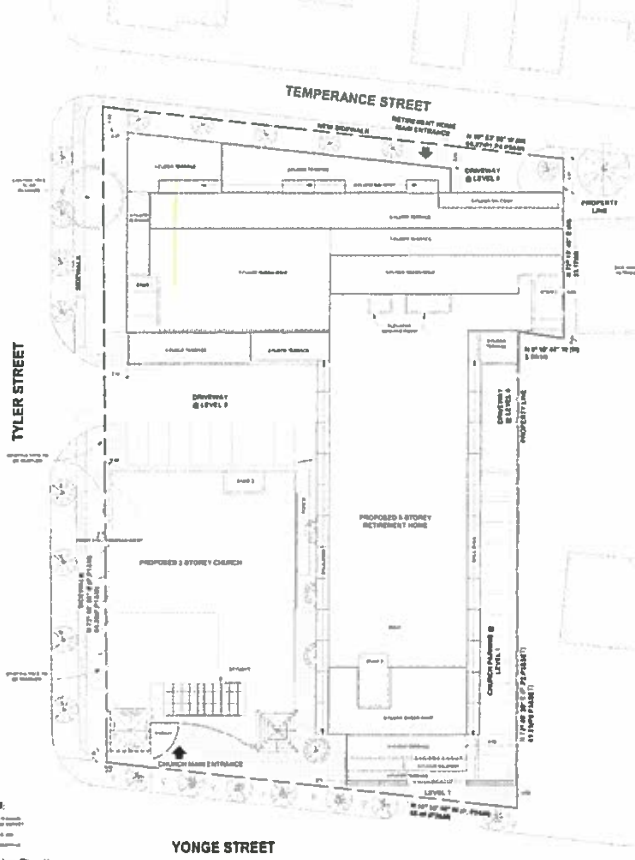
5. Impact Assessment

5.1 Overview of the Proposed Development

The overall intent of the current proposal is to construct a new church building for Aurora United Church, in concert with construction of a retirement residence on the remainder of the subject lands, including all of the remaining residential properties and the surface parking lot. The joint development allows the Church to rebuild on their prominent Yonge Street location and provides an opportunity for new infill development within the downtown core. The Church has acquired residential properties adjacent to the former church site with the short term intent of generating rental revenue and the ultimate goal of redeveloping these properties.

The current proposal envisages demolition of all five residential buildings, removal of surface parking and removal of existing street trees and other mature vegetation in order to permit construction of underground parking and the proposed mixed institutional/residential complex. The new church is designed to reproduce many of the architectural features of the previous structure, especially the two steeples and the large gabled façade. Although the proposed new church is now to be located at the intersection of Yonge and Tyler Streets (i.e. not exactly on the location of the previous building), its massing has been designed so that it still is able to terminate the important vista west along Moseley Street. The new retirement residence is proposed to be built adjacent to the new church. The complex is proposed to have parking access from all three flanking streets, including an entrance at grade on the Yonge Street frontage.

In terms of scale, the new development proposes a massing that steps back from the adjacent streets, with the ground floor massing being of similar height to adjacent structures. The proposed church has a comparable massing to the former church structure (approximately 6 storeys, plus steeples) while the proposed retirement residence steps up to 9 storeys at its highest point. Within the existing streetscapes along Yonge, Tyler and Temperance, this results in a significant change in the scale, albeit ameliorated by the stepped massing along each frontage.



SURVEY CREDITS:
Aurora United Church
1000 Highway 104, Aurora, ON L4G 1T5
Tel: 905.709.4500

Level 1 (Site Plan)
1:200

SITE STATISTICS		
	Proposed Area	Percentage
Overall Area	85,723.1	0.42 %
Church	3,722.2	4.34 %
Proposed Home	8,225.3	9.59 %
Proposed Parking	25,222.6	29.32 %
Overall Landscaping	47,553.0	55.45 %
Other Landscaping	2,826.7	3.29 %
TOTAL	85,723.2	100.00 %

Proposed Parking	Proposed	Chart %
Surface Parking	43	24
Underground Parking	9	27
Overall Parking	52	60
Overall Landscaping	71	82
Other Landscaping	7	8
TOTAL	78	90

Settlement Hours:	
Overall Floor Area	1,277 sq. ft.
Proposed Building Height at Yonge Street	3 Storv
Proposed Building Height at Temperance Street	3 Storv
Building Height above Average Grade	27.00 m
Proposed number of settlement units	150

Church:	
Overall Floor Area	1,867 sq. ft.
Proposed Building Height	3 Storv

DATE SUMMARY				
Level	Name	Count	Area	Area SF
Level 1	1st Flr	1	1,277.0 sq ft	12,770.00
Level 2	2nd Flr	1	1,277.0 sq ft	12,770.00
Level 3	3rd Flr	1	1,277.0 sq ft	12,770.00
Level 4	4th Flr	1	1,277.0 sq ft	12,770.00
Level 5	5th Flr	1	1,277.0 sq ft	12,770.00
Overall total	5		6,385.0 sq ft	63,850.00

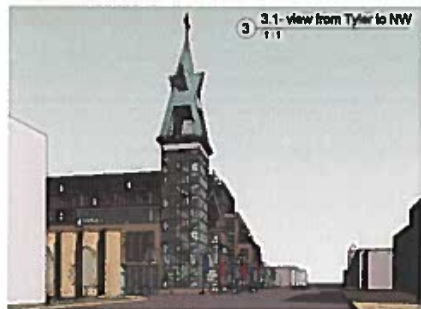
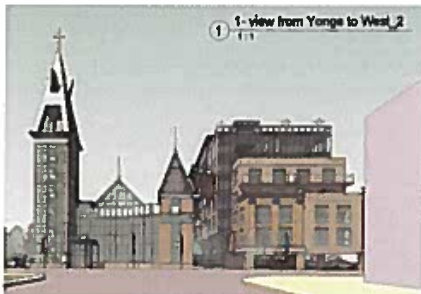
Area Schedule (1) Structure				
Level	Name	Count	Area	Area SF
Level 1	1st Flr	1	1,277.0 sq ft	12,770.00
Level 2	2nd Flr	1	1,277.0 sq ft	12,770.00
Level 3	3rd Flr	1	1,277.0 sq ft	12,770.00
Level 4	4th Flr	1	1,277.0 sq ft	12,770.00
Level 5	5th Flr	1	1,277.0 sq ft	12,770.00
Overall total	5		6,385.0 sq ft	63,850.00

Area Schedule (Commencement)				
Level	Name	Count	Area	Area SF
Level 1	1st Flr	1	1,277.0 sq ft	12,770.00
Level 2	2nd Flr	1	1,277.0 sq ft	12,770.00
Level 3	3rd Flr	1	1,277.0 sq ft	12,770.00
Level 4	4th Flr	1	1,277.0 sq ft	12,770.00
Level 5	5th Flr	1	1,277.0 sq ft	12,770.00
Overall total	5		6,385.0 sq ft	63,850.00

Area Schedule (Shells)				
Level	Name	Count	Area	Area SF
Level 1	1st Flr	1	1,277.0 sq ft	12,770.00
Level 2	2nd Flr	1	1,277.0 sq ft	12,770.00
Level 3	3rd Flr	1	1,277.0 sq ft	12,770.00
Level 4	4th Flr	1	1,277.0 sq ft	12,770.00
Level 5	5th Flr	1	1,277.0 sq ft	12,770.00
Overall total	5		6,385.0 sq ft	63,850.00

TOTAL NUMBER OF SHEETS - 10

Site plan and statistics



5- View from Temperance to SE
1:1



7- view from Tyler to NW_2
1:1



4- view from Temperance to N-E_1
1:1



Perspective views

Options for Conservation and Development

The current development proposal anticipates complete redevelopment of the subject properties, meaning that all five residential buildings would be demolished, the existing mature vegetation removed, and the entire property excavated to create underground parking. In the context of the current policy framework and the findings of this Heritage Impact Statement, the following are options for facilitating redevelopment of the subject lands.

1. PARTIAL CONSERVATION

In a strict interpretation of the Town's heritage and land use planning policies, the proposed conservation and development approach would be as follows:

- Retain and rehabilitate all four residential buildings (Nos. 55 and 57 Temperance without the rear building, and Nos. 12 and 16 Tyler Street) and the existing mature vegetation; and
- Rebuild the church on the former church property, in association with new development.

There are already several caveats to the approach in Option 1. The former church property may have burials in the former cemetery. If burials are discovered, and depending upon their extent and location, the area of the property outside of the footprint of the former church may have limited redevelopment potential, although removal and re-interment of burials has been permitted by the Province in the past. However, if the area is deemed by the Province to be a cemetery, or if the former cemetery was never formally closed, the burials may have to remain in situ, and the area could have no redevelopment potential.

The remaining properties have some development potential. The No. 12 Tyler Street building has been heavily altered and has heritage significance only because the building's massing and location support the character of the streetscape. But the building is structurally unsound: there are large cracks in the foundation walls and all of the floors and walls have shifted so that they no longer align properly. It is unlikely that this building can be salvaged. It could be replaced by another building that is compatible with the streetscape character. No. 16 Tyler Street is a sound building with potential cultural heritage value for its design and contextual values: it has good potential for continuing residential use

or commercial conversion. No. 57 Temperance Street and its associated structure to the rear are non-descript buildings that could be replaced and the property redeveloped. No. 55 Temperance Street remains a viable detached residential property with contextual heritage value. As a result, this approach would include selective residential demolition and infill with similar detached, residential buildings.

2. MINIMAL CONSERVATION

A different approach would be based on other assumptions. Assume first that the former church site is cleared for redevelopment (i.e. no burials are found, or those found are removed and re-interred in a cemetery). Assume also that the municipality does decides that the residential properties are not worthy of designation and conservation, with the exception of No. 16 Tyler Street, due to issues of integrity and cost. No. 16 Tyler Street has the greatest heritage significance of the four properties and would be considered for retention, if not designation under Section 29, Part IV of the Ontario Heritage Act. In that instance, the following option could be proposed:

- No. 12 Tyler Street is demolished, with recording of the structure during demolition and salvage of any potentially significant components (e.g. wooden quoins) in accordance with the Town's policy on architectural salvage;
- No. 57 Temperance Street and its outbuilding are demolished, with recording of the structure during demolition and salvage of any potentially significant components (e.g. parts of the early driveshed), in accordance with the Town's policy on architectural salvage;
- No. 55 Temperance Street is moved to a different location, ideally on Temperance to the south or within the immediate neighbourhood. If not, it is demolished, with recording and salvage of the structure during demolition and salvage of any potentially significant components (e.g. parts of the original structure) as part of the Town's policy on architectural salvage; and
- No. 16 Tyler Street is retained and rehabilitated as either a continuing residential use or converted to commercial use (e.g. office). Design of the adjacent new construction ensures a compatible massing relationship with the retained building.

This approach conserves the most significant heritage property within the study area and retains an important part of the residential streetscapes of Tyler and Temperance Streets. The approach also meets the stated heritage, land use and streetscape policies of the Town's Official Plan and the Aurora Promenade Secondary Plan. It provides a transition in scale and use from the main street character of Yonge Street to that of the adjacent residential neighbourhood. By retaining No. 16 Tyler Street, a property located at the corner of the proposed development, it frees the majority of the subject lands for redevelopment.

3. DEMOLITION AND COMMEMORATION

The final option anticipates clearance of the site. In this case, the buildings and vegetation would be removed. Mitigation would take several forms:

- Massing of new development to be compatible with the existing built form and streetscapes in the vicinity of the subject lands. This would entail provision of setbacks and heights compatible with those of the existing buildings on the south side of Tyler Street and the west side of Temperance Street.
- Provision of street tree planting on a landscaped boulevard along Tyler Street.
- Recording of the residential properties prior to and during demolition.
- Salvage of building components for re-installation within the new development (e.g. interior elements from 16 Tyler Street, such as art glass, stair assemblies, fireplace surrounds, wainscots, decorative lighting fixtures, wooden trim and metal grilles), in accordance with the Town's policy on architectural salvage.
- Commemoration of the former church, cemetery and historical development of the area by means of interpretive devices in the public right-of-way and interpretive measures within and/or upon the building façade along Temperance Street.

This approach removes all the existing buildings and vegetation and relies on the remaining elements of the streetscape opposite the subject lands to provide the historical context to the new development. For example, No. 5 Tyler can serve as the example of the Edwardian style house in the area and provide associations with both the Fleury Foundry and the Aurora Methodist Church. No. 42 Temperance Street can provide an example of vernacular, worker's housing associated with the Foundry.

In all three options, it is anticipated that the new church building would be modelled on the massing and siting of the former church so that steeples, a large gable end and extensive glazing could again become features of the Yonge Street streetscape. It is also anticipated that the new church will be sited so as to provide a terminus to the view west along Mosely Street, as did the former church. As for the new residence, it is anticipated that it would have grade-related uses compatible with the character of the downtown streetscape, as described in the Official Plan and Aurora Promenade Plan.

5.4 Impact on Identified Cultural Heritage Resources

The first option would have a minimal negative impact on the cultural heritage resources within the subject lands. The second approach would have a greater impact. The third approach would remove all physical components of the properties.

Option 2 entails the removal of No. 12 Tyler Street and the three Temperance Street houses, as well as mature trees in the vicinity of these houses; this will alter the streetscape character of the two streets. Mitigation strategies can include landscape and building designs employed to replant street trees and to ensure that building massing and setbacks are designed to create a compatible transition to the scale and development pattern that characterizes the other residential properties on these streets.

Option 3 requires more extensive mitigation strategies to compensate for the removal of all buildings and mature vegetation. These include the massing design of new construction, replacement of street trees and landscaped setbacks, recording and salvage of demolished structures, and commemoration of site history.

5.5 Impact on Adjacent Cultural Heritage Resources

The remainder of the properties along Tyler and Temperance Street in the vicinity of the subject lands are Listed on the Town's Register. None of these properties have had heritage attributes identified that could be impacted by the proposed development. That being said, the Listing and/or Designating of the majority of the properties along Tyler and Temperance Streets in the vicinity of the subject lands would appear to indicate that the Town treats this sub-district west of Yonge Street as having a character derived from its current streetscapes and variety of 19th and early 20th century buildings. And, as will be seen in the reasons for designation for the two properties near the subject lands, the Town also values the association of these properties to the industries and historical development pattern in the area west of Yonge Street and south of Wellington.

There are two properties near the subject lands that the Town has designated under Section 29 Part IV of the *Ontario Heritage Act*. No. 5 Tyler Street is across the street to the south from the subject lands. In appearance it is the twin of No. 16 Tyler Street. Designation by-law 5215-10 assesses the heritage value of the property using the criteria in Regulation 9/06 and concludes that it meets all three criteria for designation (design, associative, contextual). Its design/physical heritage attributes (exterior only) include the Edwardian architectural style, brick cladding, hip roof with dormer, fenestration pattern, veranda and front door; it also has associative and contextual value for its links to the Fleury industrial works and to the period in the early 20th century during which considerable development occurred in response to the town's increasing population. No. 5 Tyler Street "is of historical value for its association with George Johnston [,] an employee of the nearby Fleury Foundry and member of the Aurora Methodist Church (5215-10, Schedule "B")". The Statement of Cultural Heritage Value or Interest states that "the house was part of a trend of single-family dwellings built on infill [sic] and smaller lots to meet the needs of Aurora's increasing population in the early 1900s (ibid)".

Further away from the subject lands, on the opposite side of Temperance Street to the north and approximately at mid-block, 42 Temperance is also designated under Part IV of the Act. By-law 5052-08 states that the property meets all three of the Provincial criteria for designation and has exterior heritage attributes of its architectural style and massing, its fenestration

pattern, porch and front entrance. No. 42 Temperance “has historical value as a small labourer’s cottage, and in its association with the Fleury Foundry and its employees (5052.08, p. 3)”. The Statement of Cultural Heritage Value or Interest states that “the house is an example of a vernacular frame house built with the influence of the Gothic Revival Style for workers at the Fleury Foundry, the most important industry in Aurora in the post-railway era (ibid)”.

As for impact on these identified cultural heritage resources adjacent to the subject lands, the properties across Tyler and Temperance Streets from the subject properties are all Listed on the Town Register. No development on the subject lands would directly impact these properties. However, depending upon the massing and setbacks of the proposed development on the subject lands, there will be visual impact of the new development on these properties. Primary indirect impacts would be removal of mature street trees as well as shadow and wind effects, all of which can be mitigated to some extent by landscape and building design strategies.

Otherwise, the nearest properties of heritage significance are located well east of the subject lands, in the blocks on the other side of Yonge Street. They include properties designated under Part IV of the Ontario Heritage Act, such as the Aurora Cultural Centre and Trinity Anglican Church, both located on Church Street within the “cultural precinct” identified in the Aurora Promenade Secondary Plan, as well as other residential and institutional properties within Southeast Old Aurora. Depending upon the height of the proposed buildings on the subject lands, there could be potential impact on the visual prominence of the designated buildings within the downtown skyline (however the Official Plan does not identify skyline character as a heritage attribute of the downtown).

6. Conclusions and Recommendations

6.1 Overview

The proposed development provides a replacement for an important local institution and landmark building as well as adding new land uses to the downtown. In its current form, it assumes complete redevelopment of the subject lands. However, as has been explained in this report, there are, and may also be, significant cultural heritage resources on this site in terms of built heritage and archaeological resources. As a result, the current design will have to be modified to address these issues.

The proposed development includes a good example of a new church design that replicates the key features of the former church and, if the first conservation and development option is followed, provides a continuing use of its related residential properties. No. 16 Tyler Street is to be retained in either option. In the second option, removal of the remaining houses and of mature vegetation will result in impacts that can be mitigated by landscape and building designs that follow the policies and guidelines found in the Aurora Promenade Plan, an approach which would entail a revised design. The proposed interventions will have no negative impact on the identified heritage attributes of the property at No. 16 Tyler Street.

The third option removes the property that could be designated for heritage value. However, this option may be the only option that permits development of the subject lands by providing the maximum amount of buildable area. Mitigation strategies could include streetscape landscape treatment, building massing, and commemoration of the site's history.

6.2 Results of the Heritage Evaluation

The evaluation of each property provided in this report has shown that three of the four residential properties meet at least one of the criteria for designation under Ontario Regulation 9/06. Both No. 12 Tyler and No. 55 Temperance Street meet the criterion for contextual value (although the streetscape character changes immediately to the north with commercial properties and parking lots). No. 16 Tyler meets the criteria for design/physical and contextual heritage value. The former church property at No. 15186 Yonge Street has been identified as having archaeological potential and its heritage significance will be determined by further archaeological investigation. As a result, all but one of the subject properties has been identified as having some heritage significance according to the Provincial heritage resource evaluation criteria.

That being said, the Provincial criteria are very broad and it is not difficult for a property to meet at least one of the criteria for designation. In this case, the Temperance Street properties and No. 12 Tyler have value for their contribution to the residential streetscape: they are “contributing” properties, to use a term frequently found in inventories for potential heritage conservation districts.

But the Town also has criteria for designation that include integrity and cost of conservation of the resource (Official Plan Section 13.3 (k)). Although not included in the Provincial criteria for designation, integrity and conservation cost are factors to be considered in determining the heritage value of these properties. As shown in the Official Plan policies already described in this report, the Town balances heritage considerations with other relevant planning policies. So, for example, in the case of No. 12 Tyler Street, the structural integrity of the resource is compromised and it is doubtful that the property could be rehabilitated, both technically and in terms of cost. The exterior has also lost integrity through extensive alterations, including infilled window openings and loss of, or damage to, architectural details. No. 55 Temperance Street has more of its original exterior components intact. But in both cases, it is questionable that they are worth considering for potential designation.

The exception is No. 16 Tyler Street. It meets two of the Provincial criteria for designation. Its retention would conserve the building and its associated mature vegetation, thus supporting the existing streetscape character of both Tyler and Temperance Streets at the intersection.

6.3 Conclusions

Redevelopment of the subject lands for a church and retirement residence, when seen within the broader context of the revitalization of downtown Aurora, is a desirable goal and supports the policies of the Town's Official Plan. The destruction by fire of the former church building was a significant loss to the Town's built heritage fabric, scenic character and to its culture. Rebuilding the church as proposed reinstates an important downtown landmark and cultural centre. Provision of housing supports revitalization of the downtown commercial and institutional land uses. For these broader planning reasons and heritage objectives, the proposed development supports key policies in the Official Plan.

As for the impact on cultural heritage resources, the proposed development requires some compromises. Assuming that the subject lands are able to be developed (i.e. that the results of the archaeological assessments determine this), then the site would need to be completely cleared in order to permit the scheme as proposed. This leaves only the third option as the means by which the proposed development could be achieved.

If this is so, then there are several ways in which this option could be justified.

- First, the loss of the existing building at No. 16 Tyler Street can be mitigated by the existence of an almost identical example of this type of structure found at No. 5 Tyler Street. Since the latter property is already designated by the Town under Part IV of the *Ontario Heritage Act*, there is already a representative example of this building type and its associations nearby.
- Second, the criteria for designation provided in Ontario Regulation 9/06 are very broad, thus the evaluation of each of the four residential properties provided in this HIS does not place the heritage significance of these properties within the wider context of cultural heritage resources within Aurora. If that were to be done using the Town's evaluation system (as described in Section 2, above), then none of the four properties would be in Group 1, and the property at No. 16 Tyler would be the only property likely to be placed in Group 2. The remaining properties, because they are valued only as part of a streetscape, would be placed in Group 3.

- Third, the redevelopment of the Yonge Street properties as anticipated in the Official Plan policies for the Aurora Promenade will substantially alter the character of the residential neighbourhood adjacent to Yonge Street such that the low density residential streetscapes in the first block to the west of Yonge are likely to become redeveloped in such a way as to provide a transition from the higher density mixed use redevelopment along the Yonge Street corridor to the residential neighbourhood further west. In that case, the proposed development would be part of that transition.
- Finally, the reinstatement of a church in that location is an important continuation of an historic land use and provides a contemporary architectural interpretation of a significant heritage building.

6.4 Recommendations

Option 2 remains the preferred approach, however, if that is not possible, then Option 3 is recommended, with the mitigation measures described above.

In terms of next steps, this Heritage Impact Statement should be updated with an addendum once the Stage 2 and 3 archaeological assessments have determined the redevelopment potential of the former church property at 15186 Yonge Street and the final building design prepared.



Carl Bray PhD CAHP CSLA MCIP RPP

Appendices

26 people in 1941. Cars and commuting became more prevalent after the war and the population and rapid growth quickly followed. In 1957 the population was just shy of 4,000 people, rising to 10,000 people in just six years after two new subdivisions in the north end of the town resulted in 770 new homes.

Industry in Aurora continued to expand and had a profound influence on the settlement patterns of the Town. Throughout the early 20th century, Aurora led as an industrial centre, greatly surpassing industrial development in nearby Newmarket and Richmond Hill. By the mid-20th century, business and commercial enterprise associated with Aurora was increasingly diversified. Today, Aurora has a population well over 50,000 residents, and continues to grow.

LOT 80

The original patent for Lot 80, Concession 1, comprising 210 acres, was granted to William Tyler on September 26th, 1805.¹⁷

On February 21st, 1818, Tyler deeded one acre to John Hartman *et. al.*; to be used for the Methodist Church, which was built later that year. This one acre parcel became Lots 9 & 10 of Registered Plan 9, which was registered in 1843. On October 1st, 1835, William Tyler *et. ux.* sold 209 acres to Samuel P. Jarvis. It was Jarvis who subdivided and sold off multiple smaller parcels (generally comprising between one-half to one acre) of the original, larger lots.

¹⁷ LRO # 65, Abstracts. Reel E-065-002.



Figure 8: Detail of Registered Plan 9. Lot 9-10 are outlined in red, and the L-shaped piece along the north and west is Lot 11. (Base image source: LRO # 65, Plan 9)

Lots 9 & 10 of Registered Plan 9 continued to be used by the Church. Lot 11, an odd L shaped portion of land, was eventually subdivide into four smaller land parcels. Today the subdivided parcels in Lot 11 comprise: two along Tyler Street, 12 Tyler Street (c. 1870) and 16 Tyler Street (1911); two along Temperance Street, 55 Temperance Street and 57 Temperance Street. 55 Temperance Street was developed first, with an outbuilding (c. 1870). The outbuilding (c. 1870) eventually became part the parcel associated with 57 Temperance Street (residence c. 1950).

The Methodist Church (Lot 9 & 10)

The following history of the Aurora Methodist Church-Aurora United Church is based on information provided through the Aurora United Church Website, "Our History Section"; the book, *The 150th Anniversary of the founding and dedication of Aurora United Church, formerly Methodist Church, Aurora, Ontario, 1818-1968*; the Town of Aurora property file; and Fire Insurance Plans.

During the earliest period of European settlement of the area, the spiritual needs of the community were originally met by Methodist Circuit Riders (also known as saddle-bag preachers) who travelled throughout Upper Canada spreading the word

of god. In February 1818, a one acre parcel of land was donated, by William Tyler to the Methodist church, to be used for the "erection of a house of public worship."¹⁸ The first Methodist¹⁹ church was a small log building. Its opening service was held the same month the land was donated. The congregation has become the oldest continuing congregation in Aurora.

As the population of the community grew, so too did the congregation. A new larger, frame structure was built in 1855. At this time the log structure was moved to the rear of the property to be used as a school for the community.

The new frame building served the congregation for 22 years before being partially destroyed by a fire on March 23rd, 1877. A March 1877 article in the *Aurora Banner* indicates that the fire was believed to have been the result of arson, offering a \$200 reward for information. In August of that same year, the Trustees decided to tear down the old church and build a larger and grander edifice. A notice for Tenders was printed in the *Toronto Globe* on August 22nd, 1877. Construction of the 1878 building was a massive undertaking. The new church became one of Aurora's most iconic, religious structures for more than 100 years.

The building was designed by architect Henry Langley, from the Toronto firm Langley, Langley and Burke. Langley was well known for public building design, including Aurora's 1875 Town Hall. He designed more than 70 churches throughout Ontario over the course of his career. Langley chose to build the church in the Gothic Revival style. The style is reflected in the church's steeply pitched rooflines and asymmetrical large towers. The decision to build one large tower increased the price from \$8,315 to \$8,915. Gas lighting increased the costs by an extra \$528.

Construction of the church involved a number of local businesses. Lionel York won the contract for the stone and brick (locally manufactured), at a cost of \$3,870. M. McGinnis undertook the carpentry and joinery at a cost of \$3,800. The cost of seating ranged from 17 cents a foot to 25 cent for gallery seating, as it was made with better lumber. General contracting was carried out by the Newmarket company, Cane and Son.

Building progressed quickly. In September, the *Aurora Banner* reported that L. York was working on the foundations and basement. By November, the walls were completed up to the middle of the windows. The walls, tower, and brickwork were expected to be completed by mid-December, 1877.

¹⁸ LRO #65, Abstract. Reel 065-002.

¹⁹ There were four Methodist denominations in Aurora: Methodist Episcopalian; Wesleyan; Primitive; and New Connexion. Both the Town's property file and Johnston (1972) suggest that this congregation was Wesleyan Methodist; although Land Registry documents indicate that the land was deeded to the Methodist Episcopal Church.

After the winter, the construction resumed. The steeple, the largest north of Toronto, was half up by June, and completed by July. Fixtures were installed in July and other furnishing were added throughout the summer. The opening ceremony, officiated by Reverend D. F. Gee and assisted by Rev. Dr. Sutherland, took place on October 1st, 1878.



Figure 9: Rev. D.E. F. Gee, the first minister of the new 1878 Church. He served for one year. (Aurora United Church, 150th Anniversary Booklet, p. 77)

A *pioneer* cemetery had been established north of the Church; although the exact year it was established and precisely who was buried there is unknown, as the church records were burned in the fire of 1877. The cemetery is referenced in 1888, at the very first meeting of the new Town Council, in discussions regarding the location for a high school. The council "heard a petition from the Methodist Church which wanted to level off the old burial ground which had stood from pioneer days just north of the church."²⁰ The area was not selected as the site for the school.

That same year, a Private Bill was put forward at the 2nd Session of the 6th Legislature which notes that the "eleventh day of June, 1869, the said land was used as a burying ground; that since that date its use for such purpose has been discontinued and a general cemetery was then acquired near the town where interment have since been made." The Act required the publication of a notice for any family or friends of known deceased persons. They were given six months "to remove the remains of the dead of their own accord and at their own expense in a

²⁰ Johnston, 1972, pg. 50

decent and orderly manner," so that the Trustees could level the land. Church Trustees were given the responsibility of removing and reintering any remaining burials. It is unknown how many burials were claimed or moved by family or by Church Trustees during this time.

The *Aurora Banner* reported on the impending expiry of the six month period on September 28th, 1888. At the time, the removal of bodies and gravemarkers was underway; although the article surmised that some burials would never be claimed or removed.²¹ The cemetery was indicated on the 1880 (revised 1885) Fire Insurance Plan.²²

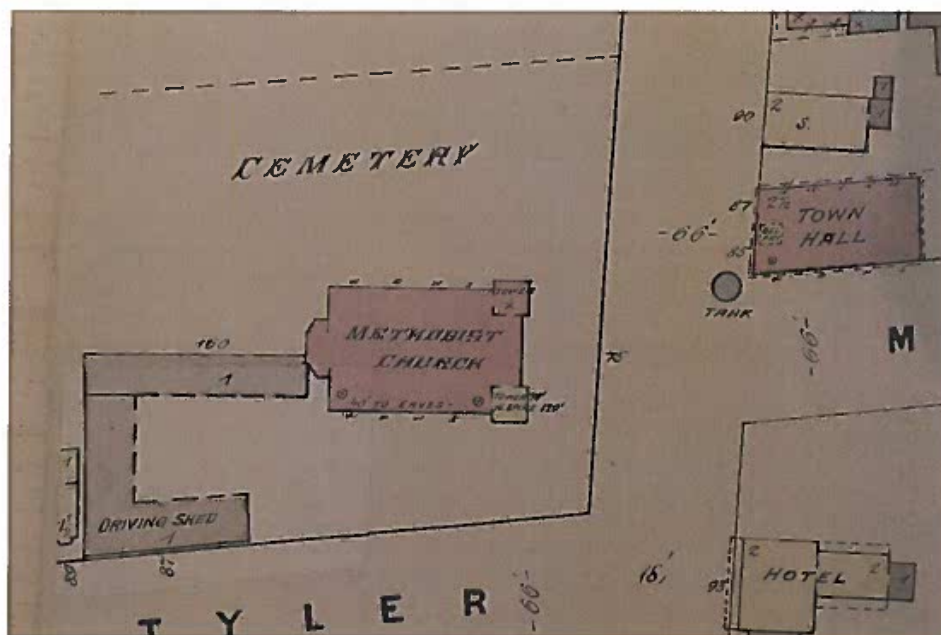


Figure 10: 1880 Fire Insurance Plan showing the original footprint of the 1878 building. The Cemetery is marked as being north of the Church (Goad, 1880, Revised 1885).

The church has undergone a number of interventions throughout its history. The most visible change was in 1893, when a cyclone 'blew off' the original iconic tall tower and the smaller one was damaged. Many of the stained glass windows were also lost during the cyclone. The taller tower was never rebuilt. It was replaced with a smaller tower.

²¹ Aurora Historical Society, August 2008. *Methodist Burial Ground, Aurora.*

²² Bill 48. Ontario Legislative Assembly. 1888



Figure 11: The original 1878 building with the tall tower still in place. (Town of Aurora, 2002. 19.262)



Figure 12: A c.1905 photograph showing the smaller, replacement tower on the south side of the church. (Town of Aurora, Collection: 2002.19.263)

On June 10th, 1925 the United Church of Canada was formed, uniting the Methodist, Congregationalist and some²³ Presbyterian Churches. The union changed the organizational and internal management of the Church, as well as names of doctrines and representative bodies. One noteworthy change was removal of time limits on the terms of ministers. Terms were to be decided by mutual consent of the congregation; allowing ministers to serve as long as deemed fit. It is worthwhile to note that Rev. Edwin Pearson, who served from 1900 to 1903, was the father of Rt. Hon. Lester B. Pearson.

A growing congregation and increased need for community activity space, required a west wing to be added in 1909. This space became the Ladies' Parlour and a room for Sunday School. Between 1912 and 1914 electric lights were installed. By 1927, the original drive shed, located to the rear of the church, had been expanded into what was originally part of the cemetery (Figure 13).

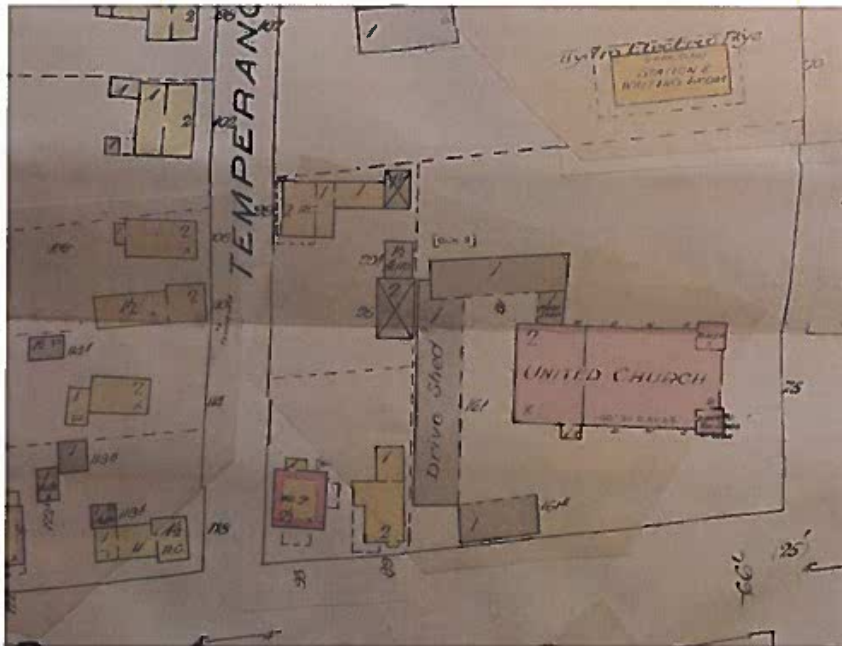


Figure 13: Fire Insurance Map from 1904 with 1927 Revisions, show the footprint of the building and the drive shed. (Goad, 1927).

In 1930s the interior of the church building underwent extensive alterations, including the addition of new pews, pulpit furniture, wood paneling, and a new pipe organ.

²³ Within the agreement, the Presbyterian Church made a provision allowing individual congregations to vote themselves out if they saw fit. Many local congregations took this step.

In 1943, spires on both towers are removed, after being struck by lightning numerous times. Significant alterations to the east façade (front entrance) were also carried out; a Narthex was installed in 1957 and stained glass windows commemorating the life of local businessman T. H. Oliver were added in 1977.



Figure 14: Looking towards north elevation of church showing the additional Ladies' Parlour (added 1909). Note the spires have also been removed at this point. (Town of Aurora, 2002. 19. 278)



Figure 15: Photograph of the church following removal of spires and addition of Narthex to the front entrance. (Town of Aurora, 2002.19. 262)

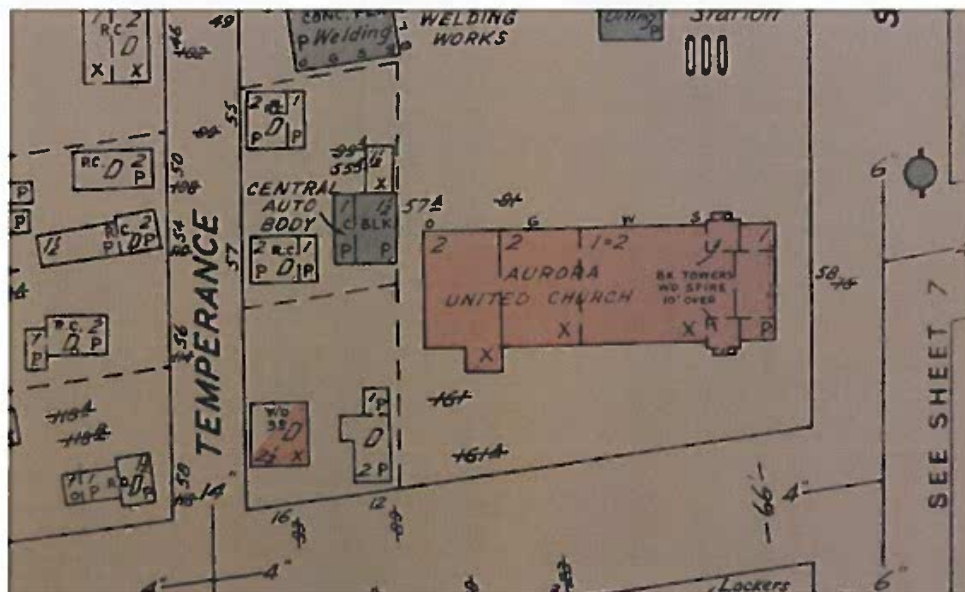


Figure 16: 1960 Fire Insurance Plan showing the Narthex and a two storey addition on the west elevation. The drive shed had been removed by this time. (Goad, 1960)

A gymnasium was added to north side in 1975. The gymnasium was demolished in 1987 and replaced by a two storey office wing. Four additional stained glass windows were installed in the Narthex to commemorate the 175th anniversary of the founding of the congregation.

A significant interior redevelopment was carried out in 2009: technological and Audio-Visual systems were installed; wood paneling was removed to expose the iron rails; balconies were shortened to make the space more functional for contemporary use.

On April 11th, 2014 the Church was devastated by a fire. Although fire fighters worked hard to save the façade and Narthex of the church, two independent structural engineers determined that the building was unsafe. The stained glass was removed and the Church was ultimately demolished.

Today the lot remains vacant except for the *Aurora United Church* sign.
Temperance Street (Pt. Lot 11)

There were two major commercial and institutional buildings on Temperance Street that played a significant role in shaping the social and economic life of the community: the Sons of Temperance Lodge, and Fleury Works. Both of these buildings were located on west side of Temperance Street. The Sons of Temperance Lodge no longer exists and has been replaced by a residence. A large industrial building associated with Joseph Fleury factory is extant at the corner of Temperance and Wellington Streets. It is presently vacant.

There are two residential buildings on the east side of Temperance Street, located on Lot 11. 55 Temperance was built around 1870, and was definitely present by 1880. It is unclear when the building became two separate dwelling units. 57 Temperance Street was built sometime between 1924 and 1960, likely around 1950.²⁴

55 Temperance Street

William J Anderson acquired part of Lot 11 on April 19th, 1890 for \$140.00. The land was transferred through a deed poll by Sherriff Joseph Widdifield; who also gave Charles Thom a deed poll for 12 Tyler Street at the same time. It is possible that the two residences were constructed around the same time (c.1870).

²⁴ The Temperance Street property was subdivided into two (55 and 57 Temperance Street) in the 1950s. A Quit Claims agreement was filed on Dec 15th, 1960 between Norman and Shirley Weller (listed as living at 57 Temperance Street, at the time) and Rachel K. Bodfish (Her husband, J. Bodfish, was listed as living at 55 Temperance, at the time).

In 1911, William James Anderson (b. 1858) along with his wife Sarah Elizabeth (b. 1862), sons David Edward (b. 1890) and Stanley Preston (b. 1892), and daughters Laura Mary (b. 1887), Sadie Eva (b. 1889) and Rachel Kathleen (b. 1903), were living on Temperance Street.²⁵

The 1921 census lists William as a widower, working as a 'w and Core maker' (likely at the Fleury foundry). His daughters, Laura Mary and Rachel Kathleen were also listed at the Temperance Street home.²⁶

David Anderson and Rachel K. Anderson, acting as executors of William Anderson estate, transferred the property to Rachel K Anderson on September 1st, 1937, for \$750 dollars. The parcel was described as the 44 feet of the lot fronting on the eastern limits of Temperance Street and 154 feet north from the southwest limit of Lot 11.

Ownership after 1937 is unclear; although, the 1953 and 1957 Canadian Voters registration list indicates that John Bodfish and his wife were living at 55 Temperance Street.²⁷ The land registry documents list Rachel K. Bodfish as the second party to a Quit Claim in December 1960.²⁸ It is highly likely that Rachel K. Anderson married John Bodfish; however this has not been confirmed.

John Bodfish was born in Holland Landing, on July 12th, 1902 to John Franklin Bodfish (a farmer) and Sarah-Hannah Dyke Bodfish.²⁹ He worked as an electrician.

At some point between 1927 and 1960, the rear wing of the property was removed. This is reflected in the 1927 Fire Insurance Plan (Figure 13) which shows the wing in place. It is no longer present on the 1960 Fire Insurance Plan (Figure 16).

By 1965 the residence had been divided into two dwelling units. The 1965 Canadian Voters list indicates Norman Friend, a night foreman, was living at this address, likely as a tenant. Harold E Egan (Shipper) and Shirley E Egan were also living at the address in 1965.³⁰ The Egans acquired the property from Rachel Bodfish on June 28th, 1966.³¹

²⁵ Year: 1911; Census Place: 31 - Aurora, York North, Ontario; Page: 3; Family No: 37

²⁶ Reference Number: RG 31; Folder Number: 100; Census Place: Aurora (Town), York North, Ontario; Page Number: 11

²⁷ Original data: Voters Lists, Federal Elections, 1935-1980. R1003-6-3-E (RG113-B). Library and Archives Canada, Ottawa, Ontario, Canada.

²⁸ LRO # 65, Abstracts, Reel 065-005.

²⁹ Archives of Ontario; Series: MS930; Reel: 37

³⁰ Original data: Voters Lists, Federal Elections, 1935-1980. R1003-6-3-E (RG113-B). Library and Archives Canada, Ottawa, Ontario, Canada.

³¹ LRO- #65, Abstracts, Reel 065-005

Other occupants include: Thomas Duncan and Eleonore Wilson (1966); Robert Middleton (1971); Ray and Sylvia Hounscome (1977); Ralph W. Morley (1977); Leonard Rosenberg (1977); Sharon Wolley (1982); Herbert Hess (1984); Ellen Stoneman (1985); and The Board of Trustees of the Aurora United Church (1996).

57 Temperance Street

At the time of writing there were two buildings, considered separate units, at 57 Temperance Street. It is likely that the main residential building was built around 1950.

The first reference to the property in land registry documents occurred in 1947, when Edward Carson (owner of 12 Tyler Street from 1921 to 1961) sold part of Lot 11 fronting the east side of Temperance Street and 154 feet north of the southwest limit of the Church Lot, for \$500 dollars to John C. Bodfish. Bodfish was listed as living at 55 Temperance Street for many years. A mere three years later, on November 24th, 1950, the executors for John C. Bodfish sold the property to Carrol Taylor and Minnie M. Taylor (Joint Tenants) for \$10,000. The significant jump in property value strongly suggests that the residential building had been constructed during Mr. Bodfish's ownership of the property.³²

The 1953 and 1957 Canadian Voters lists confirms that the Taylors continued to occupy 57 Temperance Street. Carrol was working as an electrician at that time.³³ Carrol and Minnie Taylor transferred the property to Norman E. and Shirley Weller, as Joint Tenants, in April 1959.

A steel structure, located to the rear of the residence, has been shown on Fire Insurance Plans since 1904. In 1927, an additional steel structure was added and the word 'Auto' added, suggesting an association with the auto shop to the north. The frame outbuilding at 57 Temperance Street was replaced with a concrete block auto body shop prior to the 1960 Fire Insurance Plan. The extant residence is likely a recent replacement, or possible conversion of the auto shop.

The Canadian Voters list from 1965 indicates that Ronald Tulloch and his wife were tenants at 57 Temperance Street. Tulloch is listed as a cleaner.³⁴ It is unclear if the Wellers were renting out their dwelling, or if Mr. Tulloch was living in the extant second residence.

³² As well the property does not appear on the 1927 Fire Insurance map, but is present on the 1960 map

³³ Original data: Voters Lists, Federal Elections, 1935–1980. R1003-6-3-E (RG113-B). Library and Archives Canada, Ottawa, Ontario, Canada.

³⁴ Ibid. 1965

Norman and Shirley Weller transferred the property to Norman L. Ross and Geraldine Ross (Joint Tenants) on January 6th, 1969. Michael Cassidy acquired the property in June 1971.

It is likely that the following people owned or occupied one or both of the residences: Norman and Geraldine Ross (1969); Lawrence Hutchinson (1973); Peter C. Rhodes (1976); Richard P. Blouin (1982); Margaret Blouin (1985); Rino and Valerie Pandolfi (50%) and Giani and Ana Pandolfi (50%) (1995).

The property was listed for sale in 1996 and is presently the location of Merlin Mechanics.

TYLER STREET (Pt. Lot 11)

This parcel of land was originally part of Lot 80, which was granted to William Tyler in 1805. The undeveloped property was sold to Samuel Jarvis, on October 1st, 1835.³⁵ On May 26th, 1847, Samuel P. Jarvis sold 25 acres to Matthew Lepper, for \$550.00.³⁶

Lepper sold one quarter acre and the north part of Lot 11, Registered Plan 9 and 25 acres (likely including the L-shaped portion) to Arthur Lepper, on March 24th, 1875, for \$7000. This parcel was transferred back to Matthew Lepper for a nominal, \$1, fee.

The earliest evidence of the residence located at 12 Tyler Street (named after William Tyler) comes from the 1880 (revised 1885) Fire Insurance Plan. The building is just visible on the edge of the map, along Tyler Street, and beside the church's drive shed.

³⁵ LRO 65, Abstract, Reel 065-002.

³⁶ Ibid.

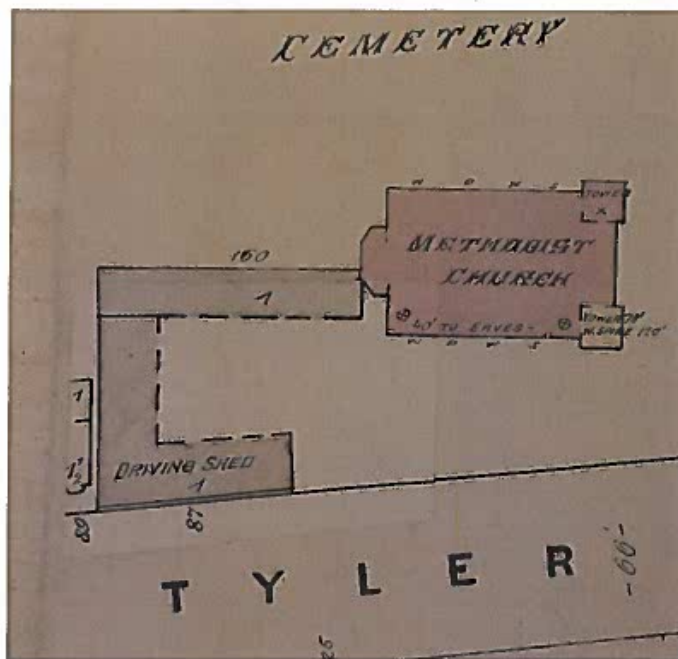


Figure 17: 12 Tyler Street is located on the edge of the 1880 (rev. 1885) Fire Insurance Plan, adjacent to the Driving Shed. The map shows a 1 ½ storey wood building with a bay window. (Goad, 1880)

It is believed that the home was built by local builder, William Atkinson. The wooden quoins and beveled siding were common features in his other buildings and Atkinson was actively building in the 1870s. The residence was likely built between 1870 and 1885. It was definitely present by 1885, as indicated by the Fire Insurance Plan.

There is no record of the property in the 1882 tax assessment rolls. In 1888, the property was owned by Charles Thom; the property value assessed at \$700.³⁷ Land registry abstracts also note that a Deed Poll was granted on April 16, 1890 by Sherriff Joseph H Widdifield to Charles Thom, for part of lot 11 at a cost of \$130.³⁸

Charles Thom (abt 1842), the son of Scottish immigrants, was born in Pickering, Ontario.³⁹ Charles' first wife, Mary Ann (née Cole), died on May 16th, 1869 at the age of 27 and is buried in Erskine Cemetery in Pickering.⁴⁰ It is not known if they had any children.

³⁷ Jacqueline Stuart, Research Notes and correspondence 24th Dec. 1997.

³⁸ Ibid.

³⁹ Year: 1891; Census Place: Aurora, York North, Ontario; Roll: T-6379; Family No: 146

⁴⁰ Ancestry.com. *Canada, Find A Grave Index, 1600s-Current* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2012.

Charles Thom's second wife, Phoebe (née Cole), was born in England in 1848. She was the sister of Charles' first wife, Mary Ann. Both Charles and Phoebe⁴¹ were listed as widows when they were married at Victoria Square in Markham on September 5th, 1870.⁴²

Charles and Phoebe lived at 12 Tyler Street. Together they had at least one son, Edmond (b. 1871) who died in Ohio, USA on June 13th, 1960.⁴³ According to Phoebe's obituary she also had three daughters, one of whom was called Ida (b. 1868).⁴⁴

Charles learned his trade at Mr. Dunbar's blacksmith shop in Pickering. When he moved to Aurora, he worked as a foreman blacksmith at the Fleury Agricultural Works located at the north end of Temperance Street on Wellington Street. In 1902, Charles Thom is listed as the freeholder (owner) of the property which was valued for tax purposes at \$700.⁴⁵

Charles died in his home at the age of 75, on May 5th, 1914. He is buried at the Aurora Cemetery. Phoebe lived to the age of 96. She died at 22 Temperance Street on December 8th, 1943.⁴⁶

Before Charles Thom's 1902 retirement, he sold the house and adjacent empty lot to Mrs. Gertrude Foulds. She does not appear to have lived there. Thom and his family moved to George Street and the tenant of that house, Robert Reynolds, moved into 12 Tyler Street.

The 1903 tax assessment rolls list Gertrude Foulds, widow, as the freeholder non-resident, and Robert Reynolds as the current tenant.⁴⁷ Robert Reynolds purchased the property on March 17th, 1904, for \$625.00.⁴⁸ He lived there with his wife and daughter.

⁴¹ Phoebe had previously been married to Isaac Shank.

⁴² Archives of Ontario; Toronto, Ontario, Canada; *Registrations of Marriages, 1869-1928*; Series: MS932; Reel: 3

⁴³ Ancestry.com. *Canada, Find A Grave Index, 1600s-Current* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2012.

⁴⁴ Banner, 8 May, 1914, as listed in research done by Jacqueline Stuart, Dec 24th, 1997.

⁴⁵ Notes from Property File. Information taken from the Tax assessment Roll. Information gathered by Jacqueline Stuart, Curator of Aurora Museum.

⁴⁶ Ancestry.com. *Canada, Find A Grave Index, 1600s-Current* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2012. (Original data- Newmarket Era and Express (Newmarket, ON), 9 Dec 1943, p. 6)

⁴⁷ Property File: Tax assessment Roll. Information gathered by Jacqueline Stuart, Curator of Aurora Museum. 1997

⁴⁸ LRO #64, Abstract. Role 065-005.

Robert Reynolds (b. 1869) married his first wife Emma Louise (b. 1863) on December 31st, 1895, in Aurora.⁴⁹ Prior to moving to Aurora, Robert worked as a School teacher in St. Catherines.⁵⁰ The couple had a daughter, Winnifred (b. Feb 1897), who went on to marry George Vale Jr. on April 19th, 1920.⁵¹ Robert worked as a bank clerk for a private bank operated in town by J.M. Walton, and by 1911 he was working 48 hours a week, making \$800 a year.⁵² The family was Methodist, and most likely went to church next door. In 1911 a building was being constructed on the vacant land at the corner of Temperance and Tyler Streets (16 Tyler Street).

12 Tyler Street

The Reynolds family lived at 12 Tyler Street for many years before tragedy struck. The diary notes of Robert's employer, J.M. Walton, from November 12th, 1912, state that Mrs. Reynolds (Emma) committed suicide "after months of nervous breakdowns."⁵³ The notice printed in the *Aurora Banner* on November 15th, 1912, does not mention the cause of death. Robert remarried two years later, on September 9th, 1914, to Mary Agnes (née Williamson). They moved away from Aurora and had two more children.⁵⁴ Robert died in 1955, in Harriston, Ontario. He is buried with both his wives in the Aurora Cemetery.⁵⁵

⁴⁹ Year: 1911; Census Place: 31 - Aurora, York North, Ontario; Page: 3; Family No: 29

⁵⁰ Year: 1901; Census Place: St Catharines (City/Cité), Lincoln & Niagara, Ontario; Page: 1; Family No: 2

⁵¹ Archives of Ontario; Toronto, Ontario, Canada; Registrations of Marriages, 1869-1928; Series: MS932; Reel: 515

⁵² Year: 1911; Census Place: 31 - Aurora, York North, Ontario; Page: 3; Family No: 29

⁵³ Notes from Property File: Information gathered by Jacqueline Stuart, Curator of Aurora Museum, 1997.

⁵⁴ Ibid.

⁵⁵ Ibid. Notes on death taken from *Aurora Banner*, February 24th, 1955.



Figure 18: Circa 1910 photograph of the house at 12 Tyler Street while occupied by the Reynolds Family. Photo shows Emma Reynolds and daughter, Winnifred. (Aurora Museum Photo, 8193.3837)

When the Reynolds relocated, they rented the house to tenants until the property was sold to Walter L. Milgate, on October 1st, 1919, for \$2000. Walker (b. 1893) was listed as an Agent in 1921. Walker lived at the property with his wife Meta Gertrude (b.1894) and daughter Ruby Eleanor (b.1917) for a short time. The property was sold to Edward Carson on August 1st 1921 for \$3200.⁵⁶

Edward Carson worked as a blacksmith (likely at Fleurys). When he purchased the property, he was married to Margret (d.1939).⁵⁷ He appears to have taken on boarders during the wartime housing shortage. Carson married his second wife, Ella May Carson, in 1947. The couple was listed as living in the house in 1950.⁵⁸

Edward owned the property until January 27th 1961, when his wife Ella granted the property to John J. Knowles, Thomas H. Oliver and James L. Urquhart - Trustees of the Aurora Pastoral Charge of the United Church of Canada.⁵⁹

While under church ownership, the house appears to have rented to a series of different tenants. Telephone directories indicate a man named Robert Copeland was living there in 1962. The 1965 Canadian Voters list indicates that James King, a

⁵⁶ 1921 Census. Reference Number: *RG 31*; Folder Number: *100*; Census Place: *Aurora (Town), York North, Ontario*; Page Number: *8*

⁵⁷ Notes from Property File: Information gathered by Jacqueline Stuart, Curator of Aurora Museum, 1997.

⁵⁸ Ibid. Tax Assessment Rolls

⁵⁹ LRO #65, Abstract 065-005.

leather worker, and his wife, Dorothy, were living at 12 Tyler Street.⁶⁰ The Trustees for the church transferred the property to James and Dorothy King in July 1971, for \$1. The property appears to have been transferred back to the church in 1994, three years prior to Dorothy's death.⁶¹

By 1997 the property was owned by a Ms. Conway. Is it unclear how long Ms. Conway owned the property; however, when the Church was destroyed by fire in 2014, the organization of the congregation and church affairs moved to 12 Tyler Street, a property that noted as already being owned by the Church. The home acted as the temporary community space for the Church until it founds its new home.

16 Tyler Street

The first mention of the house at 16 Tyler Street was on August 25th, 1911. The *Aurora Banner* reported, "The framework of Mr. Robert Reynolds' new house on the corner of Temperance and Tyler Street is completed and the roof of the building is on. The brick cladding which will be pressed brick will be commenced next week."⁶² On November 10th of that year, the *Aurora Banner* reported that the brickwork would be completed on Robert Reynolds' new house on Tyler Street, and the family was expected to move in December 1st.

Robert does not appear to have moved into the house as the article anticipated, and the 1912 tax assessment roll indicates that the house remained vacant while the Reynolds continued to live at 12 Tyler Street. The tax assessment rolls do suggest that the vacant house had a value of \$1300.⁶³

It appears that the first occupants of the home were the family of Roberts's brother, Henry. Henry Reynolds does not appear to have lived in the home, as he died sometime before 1911. It is possible that his widow, Susie, moved into the house because of his death. On August 1st, 1912, Robert officially sold the property to Susie and her son, also named Robert, for \$2800.⁶⁴

Susie (Susannah, Annie) Lyon Reynolds (b. 1866, née Sayer) and Henry Reynolds had a daughter, Lelia, and two sons, Walter (b. 1888 d.1915) and Charles (b.1895, d.1922).⁶⁵ By 1921, the census has Susie is listed as having a lodger (Harry Thomas

⁶⁰ Original data: Voters Lists, Federal Elections, 1935–1980. R1003-6-3-E (RG113-B). Library and Archives Canada, Ottawa, Ontario, Canada.

⁶¹ James King had passed away in the 1980s.

⁶² Banner, August 25th 1911. Notes from Property File. Information gathered by Jacqueline Stuart, Curator of Aurora Museum. 1998

⁶³ Notes from Property File. Information taken from the Tax assessment Roll. Information gathered by Jacqueline Stuart, Curator of Aurora Museum. 1997/1998

⁶⁴ LRO 65, Abstract. Reel 065-005.

⁶⁵ Archives of Ontario; Series: MS929; Reel: 91

King), which was likely her sole source of income, as neither of her sons remained in the home.⁶⁶

It is noted in the *Aurora Banner* (July 10th, 1925) that Susie was still living in the home. On October 26th, 1927 Susie married John Locke (b.1855, Ireland), a widower. John was a minister at the Aurora United Church in 1925. John died in 1935 and Susie died in 1953.⁶⁷

On August 7th, 1942, Susie L. R. Locke granted the property to her daughter, Lelia A. Reynolds, for the nominal fee of \$1. Lelia had been working as senior secretarial positions in the provincial civil service in Saskatchewan and was a freelance writer, who had articles published in *Globe and Mail*.⁶⁸

When Lelia died in 1976, her son and executor, Harry W. Reynolds, sold the property to Winnifred H. Cooper (September 7th, 1976).⁶⁹ The Coopers sold the property on August 13, 1984, to William F. and Andrea P. Gray, who sold the property to Paul Thornton Balfour less than a year later. By 1998 the property was owned by Ms. Langdon.⁷⁰

⁶⁶ Reference Number: *RG 31*; Folder Number: *100*; Census Place: *Aurora (Town)*, *York North, Ontario*; Page Number: *8*

⁶⁷ Notes from Property File. Information gathered by Jacqueline Stuart, Curator of Aurora Museum. 1998

⁶⁸ *Ibid.*

⁶⁹ It is possible that John and Winnifred never even lived at the property as on same day Winnifred and John Hopper gave a 43,000 mortgage to Frank A Breuls & Laura Breuls. The mortgage was dismissed on 18th, Nov, 1982.

⁷⁰ Notes from Property File. Information gathered by Jacqueline Stuart, Curator of Aurora Museum. 1998.

HERITAGE BUILDING EVALUATION: SCORESHEET

Municipal Address: 16 Tyler St
 Legal Description: _____ Lot: _____ Cons: _____
 Date of Evaluation: March 21/17 Name of Recorder: JH Group: 2

HISTORICAL	E	G	F	P	TOTAL
Date of Construction	30	(20)	10	0	20/30
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	7/10
Historic Grouping (Bonus)	10	7	(3)	0	3/10
Construction Date (Bonus)	10				/10
HISTORICAL TOTAL					67/100

ARCHITECTURAL	E	G	F	P	TOTAL
Design	(20)	13	7	0	20/20
Style	30	(20)	10	0	20/30
Architectural Integrity	(20)	13	7	0	20/20
Physical Condition	20	(13)	7	0	13/20
Design/Builder	10	7	3	(0)	0/10
Interior (Bonus)	10	(7)	3	0	7/10
ARCHITECTURAL TOTAL					80/100

ENVIRONMENTAL	E	G	F	P	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% = _____	67 X 20% = <u>13.4</u>
Architectural Score	X 40% = _____	80 X 35% = <u>28</u>
Environmental Score	X 20% = _____	61 X 45% = <u>27.45</u>
TOTAL SCORE	<input type="text"/>	68.9

GROUP 1 = 70-100

GROUP 2 = 45-69

GROUP 3 = 44 or less

HERITAGE BUILDING EVALUATION: SCORESHEET

Municipal Address: 12 Tyler Street
 Legal Description: _____ Lot: _____ Cons: _____
 Date of Evaluation: March 21st/17 Name of Recorder: JH Group: 2

HISTORICAL	E	G	F	P	TOTAL
Date of Construction	30	20	10	0	30/30
Trends/Patterns/Themes	40	27	14	0	14/40
Events	15	10	5	0	0/15
Persons/Groups	15	10	5	0	5/15
Archaeological (Bonus)	10	7	3	0	7/10
Historic Grouping (Bonus)	10	7	3	0	3/10
Construction Date (Bonus)	10				10
HISTORICAL TOTAL					59/100

ARCHITECTURAL	E	G	F	P	TOTAL
Design	20	13	7	0	13/20
Style	30	20	10	0	10/30
Architectural Integrity	20	13	7	0	13/20
Physical Condition	20	13	7	0	0/20
Design/Builder	10	7	3	0	7/10
Interior (Bonus)	10	7	3	0	3/10
ARCHITECTURAL TOTAL					46/100

ENVIRONMENTAL	E	G	F	P	TOTAL
Design Compatibility	40	27	14	0	14/40
Community Context	20	13	7	0	7/20
Landmark	20	13	7	0	0/20
Site	20	13	7	0	20/20
ENVIRONMENTAL TOTAL					41/100

SCORE	INDIVIDUAL	OLD AURORA
Historical Score	X 40% = _____	59 X 20% = <u>11.8</u>
Architectural Score	X 40% = _____	46 X 35% = <u>16.1</u>
Environmental Score	X 20% = _____	41 X 45% = <u>18.45</u>
TOTAL SCORE	<input type="text"/>	46.3

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

HERITAGE BUILDING EVALUATION: SCORE SHEET

Municipal Address: 55 Temperance
 Legal Description: _____ Lot: _____ Cons: _____
 Date of Evaluation: March 27th/17 Name of Recorder: JH
 Group: 2

HISTORICAL	E	G	F	P	TOTAL
Date of Construction	<u>30</u>	20	10	0	30/30
Trends/Patterns/Themes	40	27	<u>14</u>	0	14/40
Events	15	10	5	<u>0</u>	0/15
Persons/Groups	15	10	5	<u>0</u>	0/15
Archaeological (Bonus)	10	<u>7</u>	3	0	7/10
Historic Grouping (Bonus)	10	<u>7</u>	<u>3</u>	0	3/10
Construction Date (Bonus)	10				0/10
HISTORICAL TOTAL					54/100

ARCHITECTURAL	E	G	F	P	TOTAL
Design	20	13	<u>7</u>	0	7/20
Style	30	20	<u>10</u>	0	10/30
Architectural Integrity	20	<u>13</u>	<u>7</u>	0	13/20
Physical Condition	20	<u>13</u>	7	0	13/20
Design/Builder	10	<u>7</u>	3	<u>0</u>	0/10
Interior (Bonus)	10	7	3	<u>0</u>	0/10
ARCHITECTURAL TOTAL					43/100

ENVIRONMENTAL	E	G	F	P	TOTAL
Design Compatibility	40	<u>27</u>	<u>14</u>	0	27/40
Community Context	20	<u>13</u>	<u>7</u>	0	7/20
Landmark	20	<u>13</u>	7	<u>0</u>	0/20
Site	20	<u>13</u>	7	0	13/20
ENVIRONMENTAL TOTAL					47/100

SCORE	INDIVIDUAL	OLD AURORA
Historical Score	X 40% = _____	54 X 20% = <u>10.8</u>
Architectural Score	X 40% = _____	43 X 35% = <u>15</u>
Environmental Score	X 20% = _____	47 X 45% = <u>21.2</u>
TOTAL SCORE	<input type="text"/>	<input type="text" value="47"/>

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

HERITAGE BUILDING EVALUATION: SCORE SHEET

Municipal Address: 57 Temperance Street
 Legal Description: _____ Lot: _____ Cons: _____
 Date of Evaluation: March 29/17 Name of Recorder: JH Group: 3

HISTORICAL	E	G	F	P	TOTAL
Date of Construction	30	20	10	0	0/30
Trends/Patterns/Themes	40	27	14	0	0/40
Events	15	10	5	0	0/15
Persons/Groups	15	10	5	0	5/15
Archaeological (Bonus)	10	7	3	0	7/10
Historic Grouping (Bonus)	10	7	3	0	3/10
Construction Date (Bonus)	10				1/10
HISTORICAL TOTAL					15/100

ARCHITECTURAL	E	G	F	P	TOTAL
Design	20	13	7	0	7/20
Style	30	20	10	0	10/30
Architectural Integrity	20	13	7	0	20/20
Physical Condition	20	13	7	0	20/20
Design/Builder	10	7	3	0	0/10
Interior (Bonus)	10	7	3	0	7/10
ARCHITECTURAL TOTAL					64/100

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

SCORE	INDIVIDUAL	OLD AURORA
Historical Score	X 40% = _____	15 X 20% = <u>3</u>
Architectural Score	X 40% = _____	64 X 35% = <u>22.4</u>
Environmental Score	X 20% = _____	40 X 45% = <u>18</u>
TOTAL SCORE	<input type="text"/>	<input type="text" value="43.4"/>

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

HERITAGE BUILDING EVALUATION SCORE SHEET

Municipal Address: S7 A Temperance
 Legal Description: _____ Lot: _____ Cons: _____
 Date of Evaluation: March 29/17 Name of Recorder: JH Group: 3

HISTORICAL	E	G	F	P	TOTAL
Date of Construction	30	20	10	0	20/30
Trends/Patterns/Themes	40	27	14	0	14/40
Events	15	10	5	0	0/15
Persons/Groups	15	10	5	0	5/15
Archaeological (Bonus)	10	7	3	0	7/10
Historic Grouping (Bonus)	10	7	3	0	3/10
Construction Date (Bonus)	10				1/10
HISTORICAL TOTAL					49/100

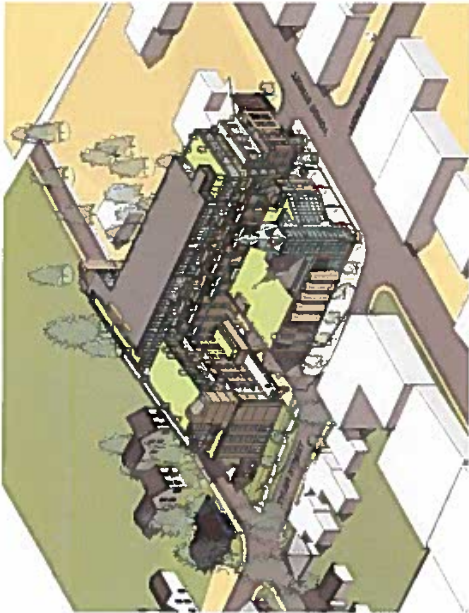
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Design	20	13	7	0	7/20
Style	30	20	10	0	0/30
Architectural Integrity	20	13	7	0	7/20
Physical Condition	20	13	7	0	13/20
Design/Builder	10	7	3	0	0/10
Interior (Bonus)	10	7	3	0	0/10
ARCHITECTURAL TOTAL					27/100

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

SCORE	INDIVIDUAL	OLD AURORA
Historical Score	X 40% = _____	49 X 20% = <u>12.25</u>
Architectural Score	X 40% = _____	27 X 35% = <u>9.45</u>
Environmental Score	X 20% = _____	14 X 45% = <u>6.3</u>
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GROUP 1 = 70-100 GROUP 2 = 45-69 GROUP 3 = 44 or less

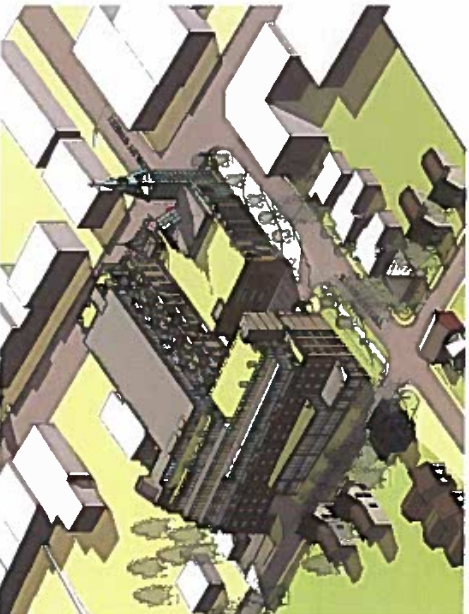
<p>architect 1100-7258 Queen Street East Aurora, Ontario M1E 1S3 Tel: 416-709-0000</p>		<p>ASSOCIATION OF ARCHITECTS & PLANNERS</p>		<p>Aurora United Church & Baybridge Senior Housing</p>		<p>Aurora United Church & Retirement Residence 16186 Yonge Street Aurora, ON</p>		<p>Isometric Views</p>		<p>Client File No. 2016 11 10 2016 Aurora Yonge Project No. A301 Revision No. 01 Date: 2016 11 10</p>	
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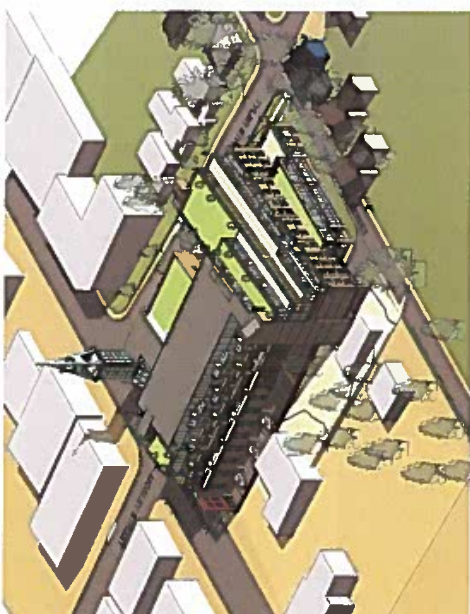
3 SE View





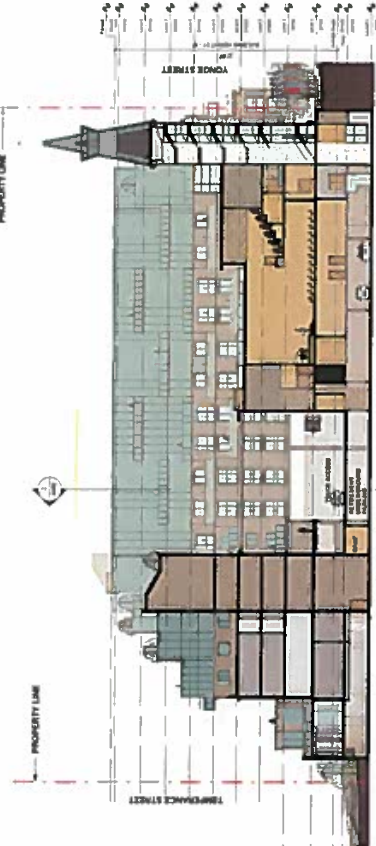
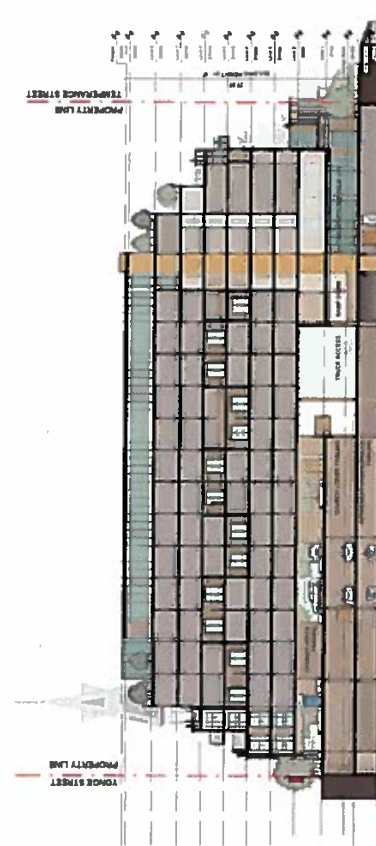

2 NE View



1 SW View



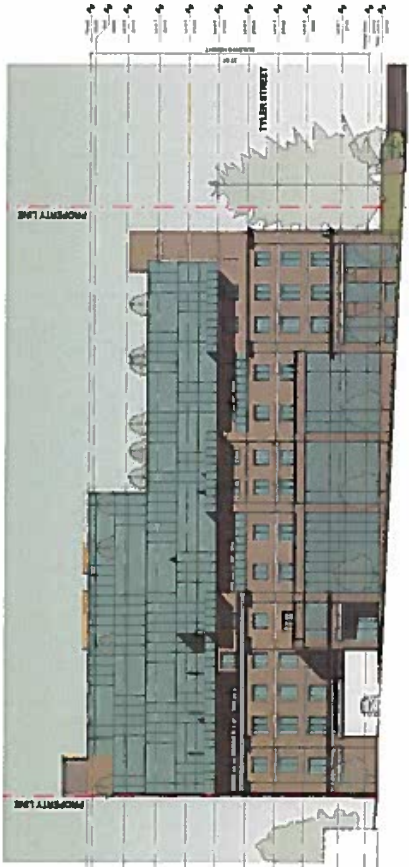
2 NW View

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No.	Revised For	Date																						
1	Initial	2016.11.15																						
2	Revised for Aurora Younge	2017.01.19																						
3	Revised for Aurora Younge	2017.01.19																						
4	Revised for Aurora Younge	2017.01.19																						
City, County, State	2016 Aurora Younge																							
Sheet	1-250																							
Scale	AS SHOWN																							
Project No.	A302																							
 <p style="text-align: center;">Section 6 1/250</p>	 <p style="text-align: center;">Section 4 1/250</p>	 <p style="text-align: center;">Section 33 1/250</p>	 <p style="text-align: center;">Section 34 1/250</p>																					

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<p>Architect Robert Murphy architect INCORPORATED 1100-22256 Queen Street East Scarborough, Ontario M1S 1G5 Canada</p>	<p>Client ALSOONDOS AGONY & COMPANY Aurora United Church & Baybridge Senior Housing</p>
<p>Project Aurora United Church & Retirement Residence 16186 Yonge Street Aurora, ON</p>	<p>Sheet No. 2016 Aurora Yonge Drawing No. 1-203 Drawing Title A303</p>

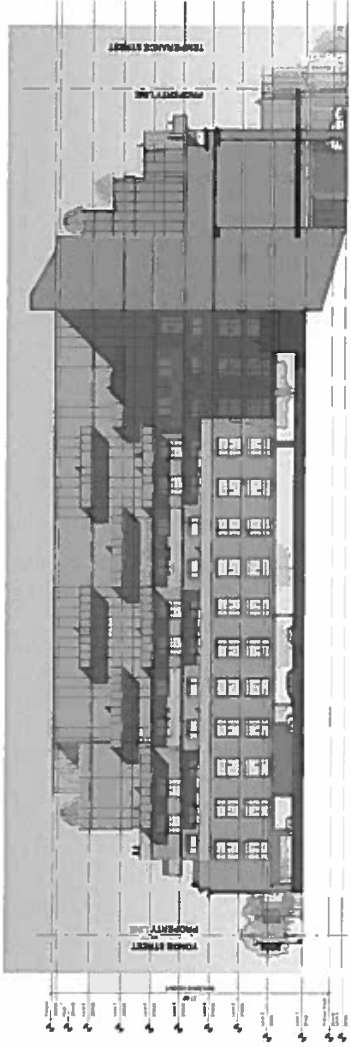


2 Tyler Elevation (South)
1/200

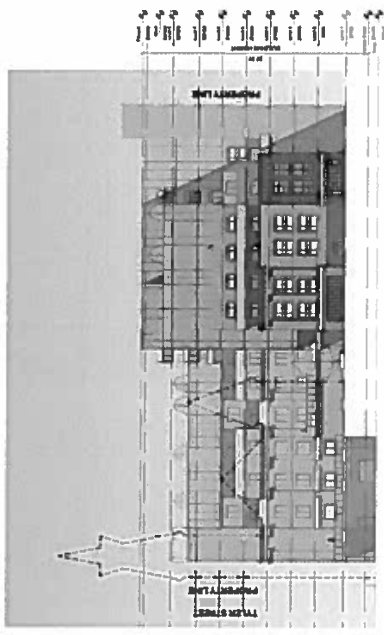


1 Temperance Elevation (West)
1/200

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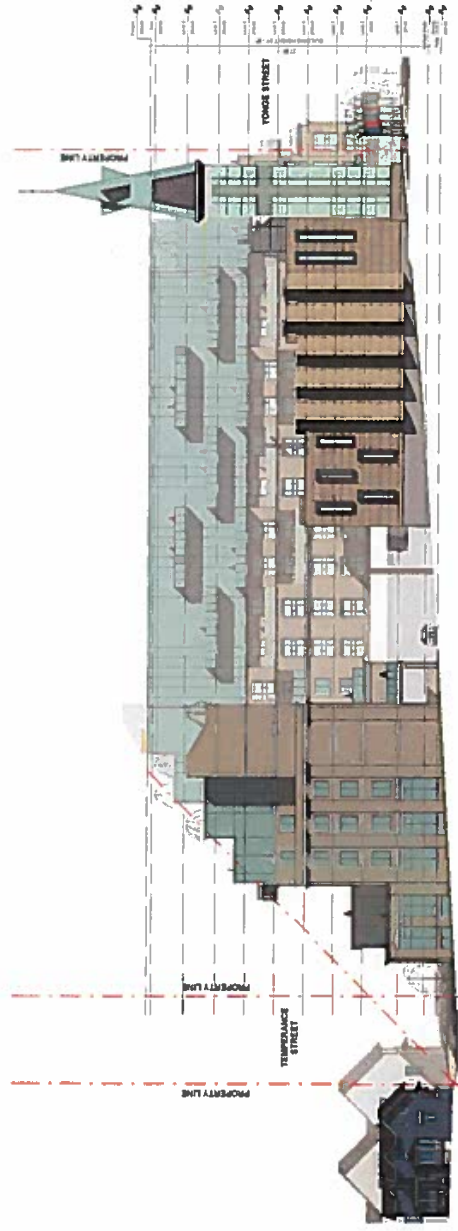


1 North Elevation
1/200

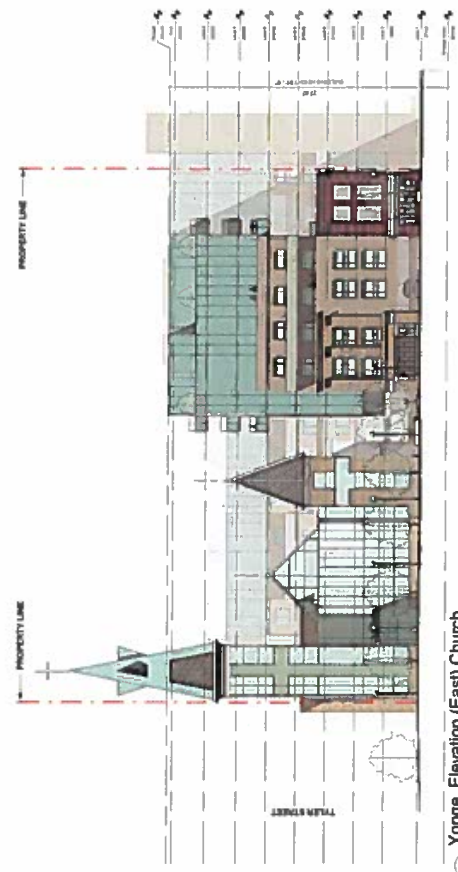


2 Yonge Elevation (East)
1/200

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② Tyler Elevation (South) Church
1 : 200



① Yonge Elevation (East) Church
1 : 200

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No.	Date	Revised For	No.											
1	2018.11.18	Submit for construction												
	<p>2 West Elevation (Church) 1 : 200</p>		<p>1 North Elevation Church 1 : 200</p>											

No.	Item	Priority	Comments
1	2017-11-18	2017	2017 Aurora Yonge
2	2017-11-18	2017	2017 Aurora Yonge
3	2017-11-18	2017	2017 Aurora Yonge
4	2017-11-18	2017	2017 Aurora Yonge
5	2017-11-18	2017	2017 Aurora Yonge
6	2017-11-18	2017	2017 Aurora Yonge
7	2017-11-18	2017	2017 Aurora Yonge
8	2017-11-18	2017	2017 Aurora Yonge
9	2017-11-18	2017	2017 Aurora Yonge
10	2017-11-18	2017	2017 Aurora Yonge
11	2017-11-18	2017	2017 Aurora Yonge
12	2017-11-18	2017	2017 Aurora Yonge
13	2017-11-18	2017	2017 Aurora Yonge
14	2017-11-18	2017	2017 Aurora Yonge
15	2017-11-18	2017	2017 Aurora Yonge
16	2017-11-18	2017	2017 Aurora Yonge
17	2017-11-18	2017	2017 Aurora Yonge
18	2017-11-18	2017	2017 Aurora Yonge
19	2017-11-18	2017	2017 Aurora Yonge
20	2017-11-18	2017	2017 Aurora Yonge

architect
 1100-2255th Avenue #1000
 Aurora, ON M4E 1Y2
 Tel: 416-291-1111
 Fax: 416-291-1112



**Aurora United Church &
Baybridge Senior Housing**

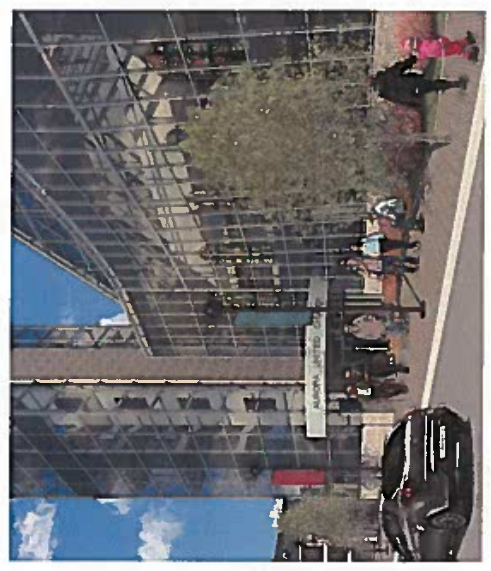
**Aurora United Church &
Retirement Residence
45186 Yonge Street
Aurora, ON**

Perspective Views

Client	City of Aurora
Date	2015.11.18
Project	2017 Aurora Yonge
Scale	NTS
Sheet No.	A307



1 View from Mosley to Yonge
NTS



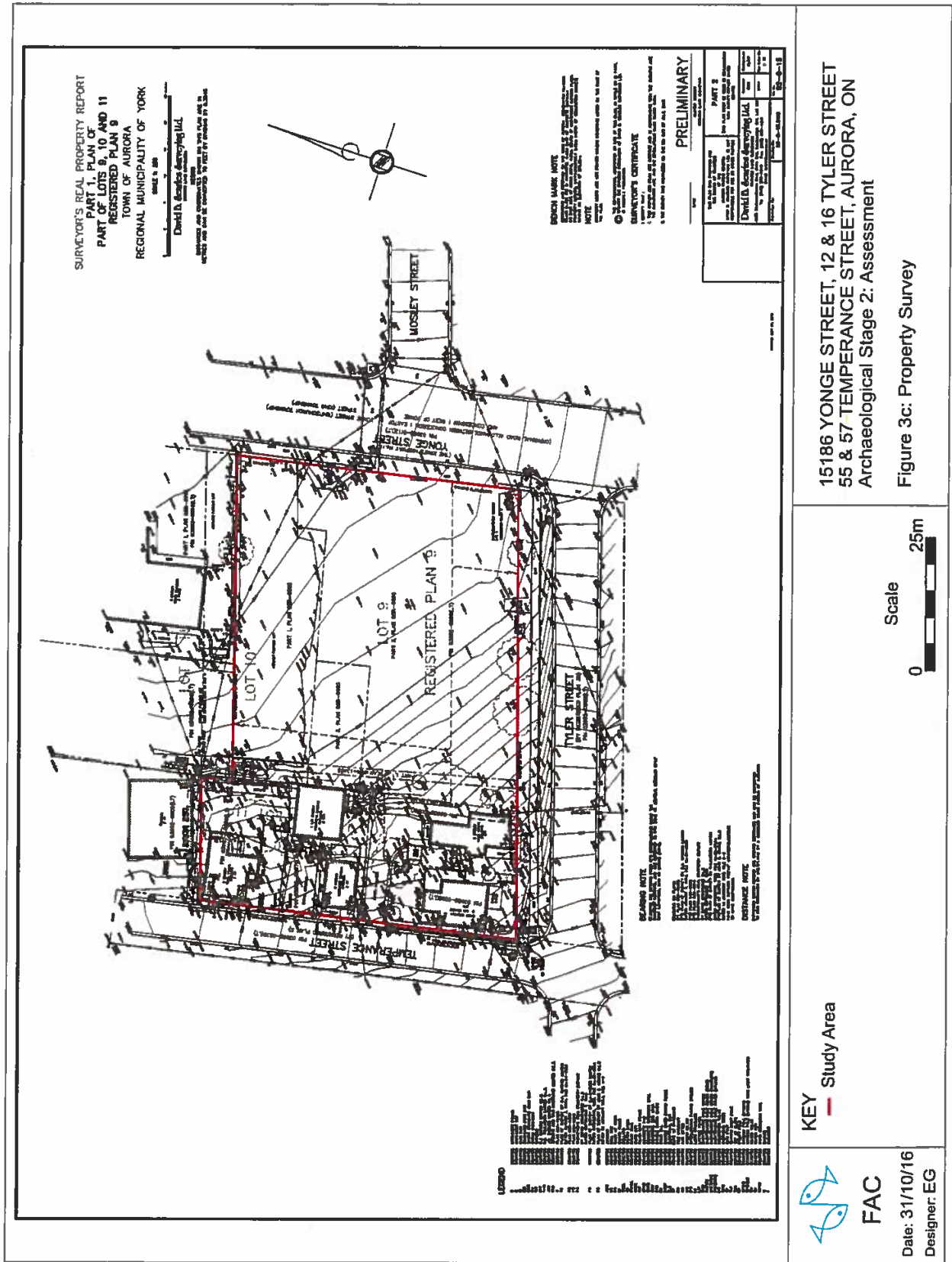
3 View from Yonge to NW
NTS

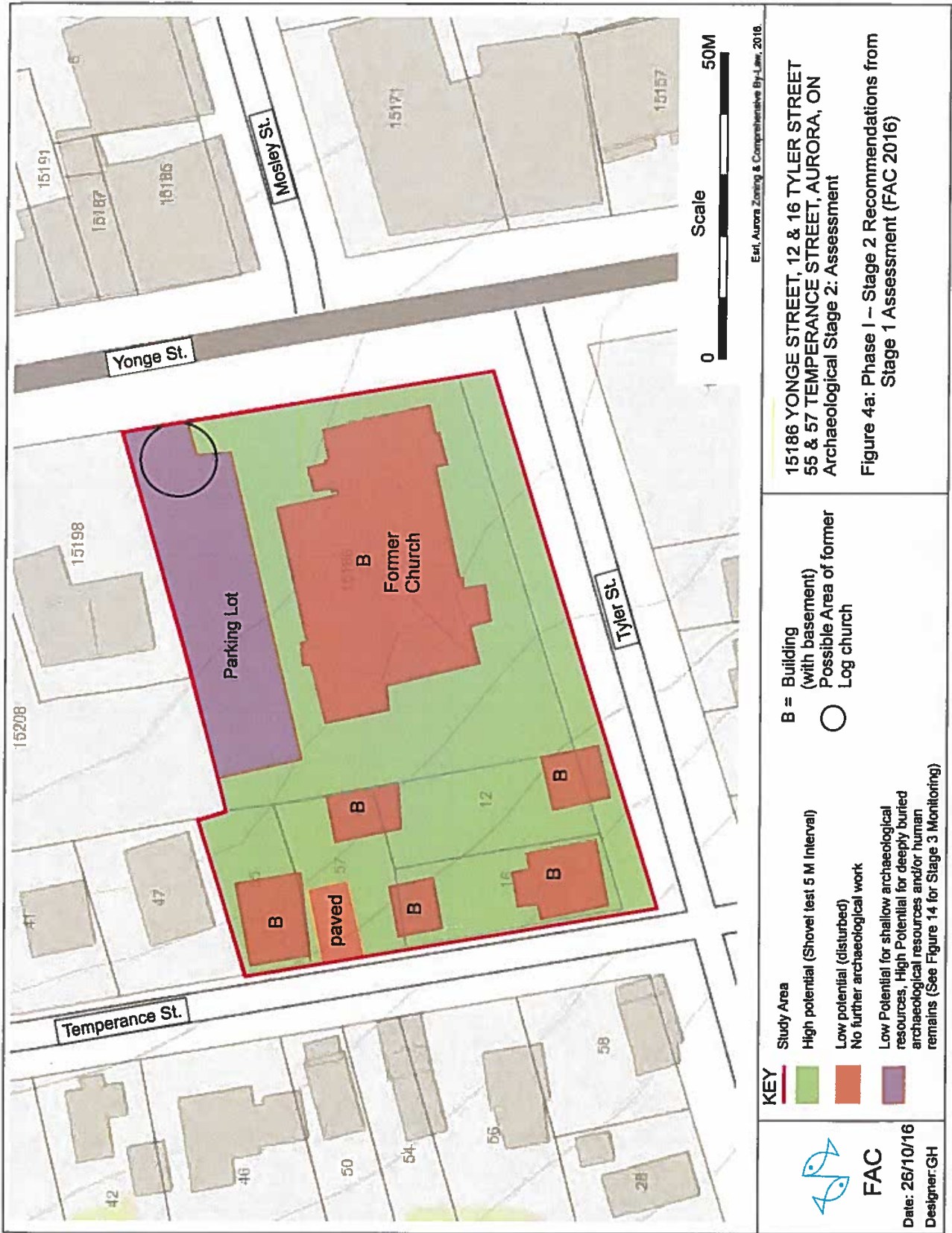


2 View from Yonge to SW
NTS



Attachment 6







15186 YONGE STREET, 12 & 16 TYLER STREET
55 & 57 TEMPERANCE STREET, AURORA, ON
Archaeological Stage 2: Assessment

Figure 7: TMHC Ground-Penetrating Radar (GPR) Results

KEY

- G1 GPR Grid
- Study Area
- Buried Utilities
- Former Paved Pathway
- Possible Driving Shed
- Unknown Features



FAC

Date: 27/07/16
Designer: GH

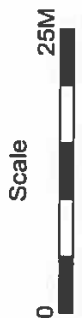




Plate 1: Shovel testing north of 55 Temperance Street, looking southeast (Photo DSC5789).



Plate 2: Shovel testing east of 55 Temperance Street, looking northeast (Photo DSC5788).



Plate 3: Shovel testing between 55 and 57 Temperance Street, looking south (Photo DSC5798).



Plate 4: Difference in elevation between driveways of 55 (paved) and 57 Temperance Street (gravel), looking east-northeast (Photo DSC5811).



Plate 5: Location of Test Pit F, showing landscaping and fill behind the test pit, looking east (Photo DSC5816).



Plate 6: Locations of Test Pit F (foreground) and G (background), looking south (Photo DSC5818).



Plate 7: Driveway of 57 Temperance showing driveway cut below surrounding grade, looking northeast (Photo DSC5839).



Plate 8: Location of Test Pit Q which had a natural soil profile, looking northeast (Photo DSC5850).



Plate 9: Location of Test Pit V near the southeast corner of the former church, looking west (Photo DSC5864).



Plate 10: Shovel testing on the west side of the former location of the church, looking north (Photo DSC5873).



Plate 11: Shovel test pit AA showing the void encountered in this test pit, looking west (Photo DSC5877).



Plate 12: Shovel test pit BB showing layers of destruction fill (Photo 5881).



Plate 13: Excavating Test Unit G, in context with 12 Tyler Street, looking southeast (Photo DSC5911).



Plate 14: Test Unit G, on surface of Lot 4, showing drainage tiles, looking north (Photo DSC5920).



Plate 15: Opening for Lot 5 (subsoil) in west half of Unit G, showing exploratory pit in northwest corner to confirm subsoil (Photo DSC5932).



Plate 16: West profile of Test Unit G (Photo DSC5935).



Plate 17: Feature 1 in Test Unit G at close, looking east. (Photo DSC5948).



Plate 18: Profiling west profile of Test Unit G, looking southeast (Photo DSC5949).



Artifact Plate 1: Ironstone. 1 - wheat pattern; 2 - fluted cup; 3 & 4 - higher and low relief Nosegay pattern.



Artifact Plate 2: Refined white earthenware (rwe). 1 - blue edgeware; 2 - moulded imitation pearlware; 3 - moulded with pink stripe; 4 - plain; 5 - purple transfer; 6 - black flow; 7 & 8 - purple and pink stamped; 9 & 10 - blue and brown transfer.



Artifact Plate 3: Various. 1 - decal porcelain; 2 - gilt porcelain; 3 - glazed pipe mouth; 4 - pipe stem; 5 - bone utensil handle.



Artifact Plate 4: Sample of maker's marks. 1 - "R. Cochran & Co., Glasgow"; 2 - partial mark, "-D & Co."; 3 - "Elsmore & Forster".



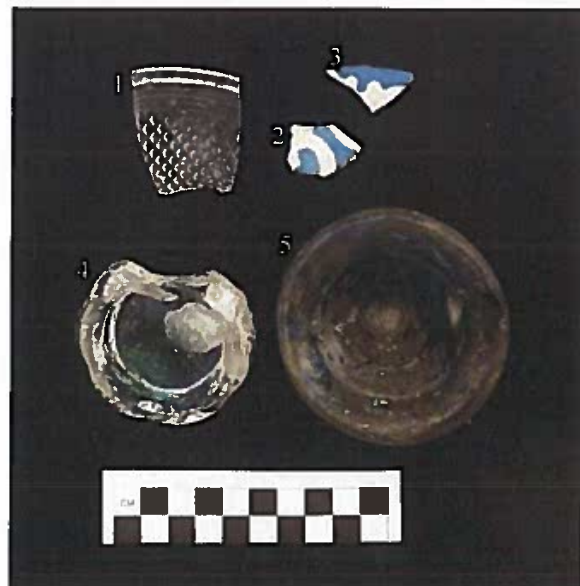
Artifact Plate 5: Non-white body wares. 1 - dendritic yellowware; 2 - Rockingham teapot lid; 3 & 4 - Derbyshire rim and stoneware; 5 - banded yellowware.



Artifact Plate 6: Nails and fuse. 1 & 3 - small and large wire nail; 2 - cut nail; 4 - General Electric fuse (both ends of same fuse shown).



Artifact Plate 7: Clothing. 1 & 2 - leather shoe fragments; 3 - bone button; 4 - Prosser button; 5 - copper alloy shoe heel plate.



Artifact Plate 8: Sample of glass. 1 - pressed dish glass; 2 & 3 - white and blue pressed dish glass; 4 - solarized tumbler base; 5 - olive wine bottle base.



Artifact Plate 9 (above): Complete glass "S.C. JOHNSON & SON" floor wax bottle. **Artifact Plate 10 (below):** Base of "S.C. JOHNSON & SON" floor wax bottle.



Artifact Plate 11: Complete glass pharmaceutical bottle.



Artifact Plate 12: "DR CHASE'S SYRUP LINSEED & TURPENT(ine)" glass bottle fragments.



Artifact Plate 13: Partial "CELERY COMPOUND" glass bottle.

Attachment 7

PHOTOS OF 12 TYLER STREET (2017)



Front elevation- Looking North



Rear elevation- Looking South

PHOTOS OF 16 TYLER STREET (2017)



Front elevation- Looking North



Two-Pane Coloured Art Glass Window



Side elevation- Looking East
Note the original w storm windows on the first storey



Original Wood Staircase, Floors and Trim

PHOTOS OF 55 TEMPERANCE STREET (2017)



Front elevation- Looking East



Rear elevation- Looking West

PHOTOS OF 57 TEMPERANCE STREET (2009)



PHOTOS OF 57A TEMPERANCE STREET (2017)





Notice of Motion	Councillor Harold Kim
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Date: May 2, 2017

To: Mayor and Members of Council

From: Councillor Kim

Re: Ontario Municipal Board (OMB) Statistics

Whereas the updated provincial Growth Plan has identified a population forecast for York Region of 1.79 million people to the year 2041 and is targeting infill intensification in Ontario municipalities; and

Whereas the province is proposing to increase the density and intensification targets for the Growth Plan; and

Whereas more and more municipalities have disagreed with infill development and intensification projects by builders as a result of neighborhood mobilization; and

Whereas developers, large and small, have appealed municipal decisions to the Ontario Municipal Board (OMB); and

Whereas there is information available from disclosing the characteristics of past OMB appeals and results; and

Whereas residents, builders and municipal Council would benefit from historical information, current information, and statistics from past OMB appeals to make more-informed decisions in current and future appeals; and

Whereas the Town of Aurora has information regarding the results of its own OMB hearings, characteristics, and the financial outlays involved in each;

1. Now Therefore Be It Hereby Resolved That staff be directed to prepare a report to Council that would provide OMB appeals information from the past ten (10) years from the Town of Aurora; and

Notice of Motion
Re: Ontario Municipal Board (OMB) Statistics
May 2, 2017

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2. Be It Further Resolved That staff is not limited to but includes the following characteristics:
 - Number of units involved;
 - Infill or large scale open field;
 - Low, mid and high rise (number of floors);
 - Total financial outlay of the municipality; and

3. Be It Further Resolved That staff be directed to return the report back to Council within a reasonable time frame.



Notice of Motion

**Councillor Tom Mrakas and
Councillor Jeff Thom**

Date: May 2, 2017

To: Mayor and Members of Council

From: Councillor Mrakas and Councillor Thom

Re: Commemorative Sesquicentennial Plaques

Whereas the Town of Aurora takes pride in preserving and promoting Heritage properties; and

Whereas the Town of Aurora provides commemorative plaques to recognize properties with Heritage significance; and

Whereas the Town of Aurora has many buildings that were constructed in 1867; and

Whereas 2017 is Canada's Sesquicentennial;

1. Now Therefore Be It Hereby Resolved That the Town of Aurora create a commemorative plaque celebrating Canada's 150 and the Town of Aurora buildings constructed in 1867; and
2. Be It Further Resolved That staff identify the buildings that were constructed in 1867 to be so plaqued; and
3. Be It Further Resolved That funding for Aurora's Canadian Sesquicentennial Plaque program be funded from the Heritage Reserve Fund; and
4. Be It Further Resolved That the plaques be presented during Canada Day Festivities to the properties identified by staff.