



**Heritage
Advisory Committee
Meeting Agenda**

**Monday, June 12, 2017
7 p.m.**

**Holland Room
Aurora Town Hall**

Public Release
June 8, 2017



Town of Aurora Heritage Advisory Committee Meeting Agenda

Date: Monday, June 12, 2017

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

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. Receipt of the Minutes

Heritage Advisory Committee Meeting Minutes of May 8, 2017

Recommended:

That the Heritage Advisory Committee meeting minutes of May 8, 2017, be received for information.

4. Delegations

5. Matters for Consideration

1. HAC17-012 – Request to Remove a Property from the Aurora Register of Properties of Cultural Heritage Value or Interest 34, 38, 42 and 46 George Street

Recommended:

1. That Report No. HAC17-012 be received; and
2. That the Heritage Advisory Committee recommend to Council:
 - (a) That the properties located at 38, 42 and 46 George Street be removed from the Aurora Register of Properties of Cultural Heritage Value or Interest; and
 - (b) That the pending list status of 34 George Street be removed; and
 - (c) That future building elevations are subject to approval of Planning staff and reviewed by the Design Review Panel to ensure the proposed new residential development will maintain the heritage character of the area.

2. HAC17-013 – Heritage Status of the Aurora Train Station 121 Wellington Street East

Recommended:

1. That Report No. HAC17-013 be received; and
2. That the Heritage Advisory Committee recommend to Council:
 - (a) That staff consult with Metrolinx with respect to a potential designation of the Historic Train Station at 121 Wellington Street East under Part IV of the *Ontario Heritage Act*; and
 - (b) That staff prepare a future report on the Heritage Impact Assessment to be released by Metrolinx for proposed station upgrades.

3. Memorandum from Planner

Re: Additional Information – Architectural Salvage Program

Recommended:

1. That the memorandum regarding Additional Information – Architectural Salvage Program be received; and
2. That the Heritage Advisory Committee recommend to Council:
 - (a) That staff make items from the Architectural Salvage Program available to the public in July 2017; and
 - (b) That a notice with respect to the event be published in the local newspapers and the Town of Aurora website.

6. Informational Items

4. HAC17-014 – Existing Heritage Status

Historical Yonge Street within the Aurora Promenade

Recommended:

1. That Report No. HAC17-014 be received for information.

5. Extracts from Council Meetings of March 28 and May 9, 2017

**Re: Heritage Advisory Committee Meeting Minutes of February 13,
March 6, and April 10, 2017**

Recommended:

1. That the Extracts from Council Meetings of March 28 and May 9, 2017, regarding the Heritage Advisory Committee meeting minutes of February 13, March 6, and April 10, 2017, be received for information.

7. New Business

8. Adjournment



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

Date: Monday, May 8, 2017

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

Committee Members: Councillor Wendy Gaertner (Chair), Councillor Jeff Thom (Vice Chair), Neil Asselin, Barry Bridgeford, Carol Gravelle, John Kazilis, Martin Paivio, and Bob McRoberts (Honorary Member)

Member(s) Absent: James Hoyes

Other Attendees: Marco Ramunno, Director of Planning and Building Services, Jeff Healey, Planner, Sarah Murray, Council/Committee Secretary, and Linda Bottos, Council/Committee Secretary

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

1. Approval of the Agenda

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

That the agenda as circulated by Legislative Services be approved.

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 April 10, 2017

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It was noted that clause (a) of Item 3, HAC17-009, should include "Tyler Street" following the number 12, to read "12 Tyler Street."

**Moved by Councillor Thom
Seconded by Carol Gravelle**

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

Carried

4. Delegations

(a) Marcos Krasnoyarsky, Owner

**Re: Item 1 – HAC17-011 – Heritage Permit Application, 16 Maple Street,
File: NE-HCD-HPA-17-09**

The owner presented a brief overview of the application which proposes to replace an existing one-storey rear addition with a new two-storey rear addition and demolish an existing structure. He advised that he intends to maintain the historic significance of the home, as is reasonably possible.

**Moved by Councillor Thom
Seconded by Carol Gravelle**

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

Carried

5. Matters for Consideration

**1. HAC17-011 – Heritage Permit Application, 16 Maple Street,
File: NE-HCD-HPA-17-09**

Staff provided background including a brief overview of the proposed changes to the existing structures.

The Committee expressed concerns regarding the materials for the proposed addition and preferences to either ensuring a seamless transition of the facade or create a separation between the existing structure and addition.

Moved by Councillor Thom

Seconded by Bob McRoberts

1. That Report No. HAC17-011 be received; and
2. That the Heritage Advisory Committee recommend to Council:
 - (a) That the demolition of the existing 47m² rear addition and existing accessory structure be approved; and
 - (b) That Heritage Permit Application NE-HCD-HPA-17-09 be approved to permit the construction of an 88m² rear addition and replace existing windows as per submitted plans.

Carried

**2. Heritage Permit Application, Proposed Accessory Structure,
66 Wellington Street East, File Number: IV-HPA-17-10**

Staff provided background to the application including a brief overview of the proposed changes to the existing footprint of the property and distributed materials speaking to this application. Staff noted that the property is zoned commercial and is adjacent to the Northeast Old Aurora Heritage Conservation District and Staff further noted that the accessory structure proposed would be located at the rear of the property with minimal visibility from the street.

The Committee expressed concerns regarding the size of the proposed structure and staff advised that the proposed dimensions are compliant with all applicable regulations.

Moved by Carol Gravelle

Seconded by Councillor Thom

1. That Report No. HAC17-012 be received; and
2. That the Heritage Advisory Committee recommend to Council:
 - (a) That Heritage Permit Application IV-HPA-17-10 be approved.

Carried

6. Informational Items

3. Memorandum from Planner Re: Architectural Salvage Program

Staff provided an overview of the items stored as part of the Architectural Salvage Program, comprised mostly of reclaimed heritage windows and doors.

The Committee discussed options for long-term storage of these items and ways in which the items could be displayed and made available to the public.

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

1. That the memorandum regarding Architectural Salvage Program be received; and
2. That staff be directed to investigate and report back to the Committee on options for an event or open house to showcase items from the Architectural Salvage Program.

Carried

4. Memorandum from Planner Re: Doors Open Aurora 2017

Staff provided a summary of participants in Doors Open Aurora 2017 and noted that more sites would be added. The Committee discussed potential participants and were encouraged to relay any further ideas to the Planning and Building Services Department.

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

1. That the memorandum regarding Door Open Aurora be received for information.

Carried

7. New Business

Bob McRoberts noted his attendance at a recent Ratepayers meeting, where the GO Transit station on Wellington Street East was discussed. The Committee

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deliberated the merits of seeking designation of the subject property under Part IV of the *Ontario Heritage Act* which allows a municipality to designate a property, which is considered to be of cultural heritage value or interest. Staff agreed to report back with clarification.

Bob McRoberts inquired about the process for Part IV designation, and staff agreed to report back at a future meeting.

Councillor Gaertner inquired about the designation of Town Park, and staff agreed to provide a follow-up report.

Councillor Thom distributed commemorative Canada 150 pins to the Committee members, acknowledging the Hon. Kyle Peterson, MP Newmarket-Aurora, and the Hon. Leona Alleslev, MP Aurora-Oak Ridges-Richmond Hill, who contributed the pins.

8. Adjournment

Moved by Carol Gravelle

Seconded by Neil Asselin

That the meeting be adjourned at 8:33 p.m.

Carried

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



**Town of Aurora
Heritage Advisory Committee Report No.HAC17-012**

Subject: Request to Remove a Property from the Aurora Register of Properties of Cultural Heritage Value or Interest
34, 38, 42 and 46 George Street

Prepared by: Jeff Healey, Planner / Heritage Planning

Department: Planning and Building Services

Date: June 12, 2017

Recommendation

- 1. That Report No. HAC17-012 be received; and**
- 2. That the Heritage Advisory Committee recommend to Council:**
 - a) That the properties located at 38, 42 and 46 George Street be removed from the Aurora Register of Properties of Cultural Heritage Value or Interest; and**
 - b) That the pending list status for 34 George Street be removed.**
 - c) That future building elevations are subject to approval of Planning Staff and reviewed by the Design Review Panel to ensure the proposed new residential development will maintain the heritage character of the area.**

Executive Summary

The purpose of this report is to provide Council with direction from the Heritage Advisory Committee regarding the request to remove the properties located at 38, 42 and 46 George Street from the Aurora Register of Properties of Cultural Heritage Value or Interest. 34 George Street is a Pending List property, which carries no official status under the Ontario Heritage Act.

- The structures was constructed between 1910 and 1925, 38 George Street may be constructed as early as 1884.
- No Heritage Impact Statement has been submitted
- No concept elevations for the subject lands have been submitted for review

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Background

The owner of the property located at 46 George Street submitted an Application to request that the subject property be removed from the Aurora Register of Properties of Cultural Heritage Value or Interest on March 30 2017.

On April 12 2017, incomplete Demolition Permits were received for all four properties from a land developer who has conditionally purchased the properties. After repeated requests from Heritage Staff to submit a complete demolition permit or provide a notice in writing of intent to demolish, the land developer has not submitted a complete demolition permit, nor has provided proper notice in writing to the Town for an intent to demolish, therefore the 60 day notice period as per Section 27(3) of the *Ontario Heritage Act* is not in place for any property at the time of writing of this report.

Location

The subject properties are located on the west side of George Street between Wellington Street West and Tyler Street (See Attachment 1). The properties identified as 38, 42 and 46 George Street are listed and non-designated on the Aurora Register of Properties of Cultural Heritage Value or Interest. The property municipally known as 34 George Street is a Pending List property, which carries no status under the *Ontario Heritage Act*.

Provisions of the Ontario Heritage Act for delisting process

According to Section 27 of the *Ontario Heritage Act*, a Municipal Register of Cultural Heritage Value or Interest may include properties that have not been designated under the *Ontario Heritage Act*, but that the Council of a Municipality believes to be of cultural heritage value or interest.

The principal implication of properties non-designated and listed on the Aurora Register pertains to subsection 27. (3) of the *Ontario Heritage Act* where,

If property included in the register under subsection (1.2) has not been designated under section 29, the owner of the property shall not demolish or remove a building or structure on the property or permit the demolition or removal of the building or structure unless the owner gives the council of the municipality at least 60 days notice in writing of the owner's intention to demolish or remove the building or structure or to permit the demolition or removal of the building or structure. 2006, c. 11, Sched. B, s. 11 (2).

The purpose of providing Council with 60 days to determine the Notice of Intention is to provide time to determine whether or not the property should be designated under the *Ontario Heritage Act*. According to subsection 27(1.3) of the *Ontario Heritage Act*, the Council of a Municipality shall, before removing the reference to such a property from the Register, consult with its Municipal Heritage Committee.

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Analysis

Heritage Briefs for each property can be found in Attachment #2 of this report.

History of the Properties

The history of each property was compiled from the Aurora Museum archives, additional history of the property may be uncovered with a complete Heritage Impact Assessment for the properties.

34 George Street

34 George Street was constructed between 1935 and 1945. Assessment rolls for 34 George Street identify former owners Robert Simpson, Carpenter and Fred Chapma, woodworker who owned the property before the building was constructed. It appears that Leonard Chapma owned the home in 1951 after the home was constructed. The current owners of 34 George Street have owned the property for over 35 years.

38 George Street

The construction date for 38 George Street is contains two varying accounts. The Town's Cityview records identify the building was constructed in 1884 while the LACAC assessment of the property identifies the building was constructed circa 1915. Fred Chapma, wood worker is identified as the owner of 38 George Street between 1921 and 1931. Dan Burling is identified as the owner by 1951.

42 George Street

42 George Street was constructed circa 1915, likely by 1912. Assessment Rolls identify that the building was owned by Jim Watson Carpenter in 1921, and W. Morning, garageman (auto mechanic) between 1931 and 1951.

46 George Street

46 George Street was constructed circa 1920. The property was owner by Jim Watson, Carpenter from 1921 through to 1951. By 1981, the property was owned by Douglas Watson.

Heritage Features of the Existing Buildings

34 George Street

34 George Street can be described as a 1 ½ storey Workers House with a side gable roof. The front elevation displays a picture window on the left, while the front door, a vertical window and a smaller box window are featured on the right. The front elevation of the first storey is cladded with stone, while the first floor of the remaining elevations are cladded with aluminum siding. The front elevation has previously featured an uncovered wood porch, however the porch is currently removed. A single pedimented dormer cladded with vinyl siding projects from the second storey on the front elevation.

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The original siding of the main building may have been either removed or covered. An accessory shed is also located in the rear yard.

38 George Street

38 George Street can be described as a 1 ½ storey structure with a gable roof. The architectural design of the house reflects an Ell-shape Victorian Gothic style. As buildings with similar architecture in Aurora were constructed circa 1890 would support an earlier construction date for 38 George Street. The front façade displays a single 3 over 3 casement window on the upper floor capped with an arched window and three 2 over 3 casement windows on the lower floor. The front open porch, supported by four columns, centres the front door and spans three quarters of the front façade. The front porch features wood railings along its span, although the railings are not original to the home retain the porch's original character. The building comprises of vinyl siding on all elevations, the original siding has likely been covered or removed. According to Cityview records, a rear addition was added to the building circa 1994. It is noted that the existing windows have replaced the original double hung windows which were previously featured on the home. An accessory shed is also located in the rear yard and appears to have been re-sided circa 2010.

Although the original siding, porch railings and the windows have been removed from the home, the house remains remarkably intact from previous photos of the home taken circa 1935 (see figure 1 below).



Figure 1: 38 George Street circa 1935

42 George Street

42 George Street can be described as a 2 storey Workers House with a front gable roof. The front façade displays a gabled roof with a porch and verandah. The building displays a front porch, supported by three wood columns. The front façade displays three double-hung windows, one on the first floor and two on the second floor. The building is clad with wood board and batten siding, coloured blue. The original siding

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of the main building may have been either removed or covered. An accessory garage with matching siding is also located in the rear yard.

46 George Street

46 George Street can be described as a 1 ½ storey bungalow with a side gable roof. The first floor displays two casement windows centred by the verandah and front door. The building is currently sided with aluminium siding. The building displays a front verandah spanning the centre third of the front elevation and is supported by two wood columns. Decorative brackets and bargeboard adorn front verandah, which adds character to the home, however is not original. A single pedimented front gable dormer is displayed from the second storey of the front elevation, this dormer was likely added after the original construction of the home. The condition of the building appears to have improved compared to earlier photos of the building taken in the mid-1990's. The current owner should be applauded for good stewardship of the home.

The neighbourhood comprises of Listed Heritage Properties

George Street, between Wellington Street West to the north and Hillview Road to the south, encompasses a total of nineteen (19) properties, five (5) of which are listed on the Aurora Register of Properties of Cultural Heritage Value or Interest. Furthermore, the properties are located within 150 metres of sixteen (16) properties on Tyler Street that are listed on the Aurora Register of Properties of Cultural Heritage Value or Interest.

It is noted that the subject properties are located within close proximity of one (1) property Designated under Part IV of the *Ontario Heritage Act*:

- 80 George Street- The Benjamin Willis House

Building Evaluation

The Evaluation Working Group met to perform an objective evaluation of the subject properties on May 24, 2017 (See Attachment 3). The Evaluation Criteria for assessing the cultural heritage value of cultural heritage resources have been developed by the Town in consultation with its Municipal Heritage Committee. As per Section 13.3 e) of the Official Plan, Priority will be given to designating all Group 1 heritage resources in the Register.

The purpose of the Evaluation is to identify the design/physical value, historical/associative value, and contextual value of the property as per Ontario Regulation 9/06, which outlines the criteria for determining cultural heritage value or Interest under the *Ontario Heritage Act* in order to conserve significant heritage resources.

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The Evaluation found the 38, 42 and 46 to each score in the low end of Group 2, suggesting that the properties are “significant, worthy of preservation”. The Evaluation found 34 George 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 scored within Group 2:

- The designation of the building pursuant to the *Ontario Heritage Act* will be encouraged;
- The retention of the structure in its existing location is encouraged;
- Any development application affecting such a structure should incorporate the identified building; and
- Appropriate alternative uses for the building will be encouraged when necessary to ensure its preservation.
- A Letter of Credit may be required to ensure the protection and preservation of the building in connection with a redevelopment application.

The 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 conservation of remaining physical attributes of the property would require formal designation under Part IV of the *Ontario Heritage Act*, making it necessary for owners to obtain Heritage Permits for proposed work.

The *Ontario Heritage Act* provides criteria for determining cultural heritage value or interest with Ontario Regulation 9/06. This Regulation requires that a building must exhibit significant design/physical, or associative, or contextual value to warrant designation. The Evaluation working group found the final weighted score of 34 George Street to be 26.5/100, 38 George Street to be 47.5/100, 42 George Street to be 45/100 and 46 George Street to be 46.4/100.

Proposed Concept Plan

The subject lands are part of a conditional sale. The land developer wishes to remove the properties from the Aurora Register as a non-designated ‘listed’ property with the intention of demolishing the existing structures to prepare the lands for a new development. To date, staff have not received any conceptual drawing from the land

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developer, nor has any pre-consultation meeting discussing the development taken place with Heritage Staff.

Design Review Panel

The Design Review Panel has not discussed this application as there is no concept proposal received to date for the subject lands. Review from the design review panel will occur when a planning 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

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

Conclusions

38,42 and 46 George Street were evaluated using the Town of Aurora Heritage Building Evaluation Guide and was rated in the low end of Group 2, which encourages the retention of the building as well as designation under the *Ontario Heritage Act*. 34 George Street was rated in Group 3. It is recommended that the proposed elevations of any future development are subject to approval of Planning Staff and the Design Review Panel to ensure a future development will maintain the heritage character of the area. Staff recommend the Heritage Advisory Committee remove 38,42 and 46 George Street from the Aurora Registrar of Properties of Cultural Heritage Value or Interest.

Attachments

- Attachment #1 – Location Map
- Attachment #2 – Heritage Resource Briefs (2010)
- Attachment #3 – Evaluation Working Group Scores
- Attachment #4 – Photos of George Street properties (2017)

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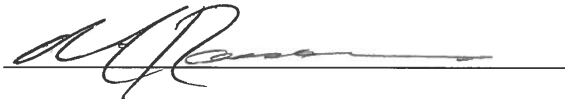
Previous Reports

None.

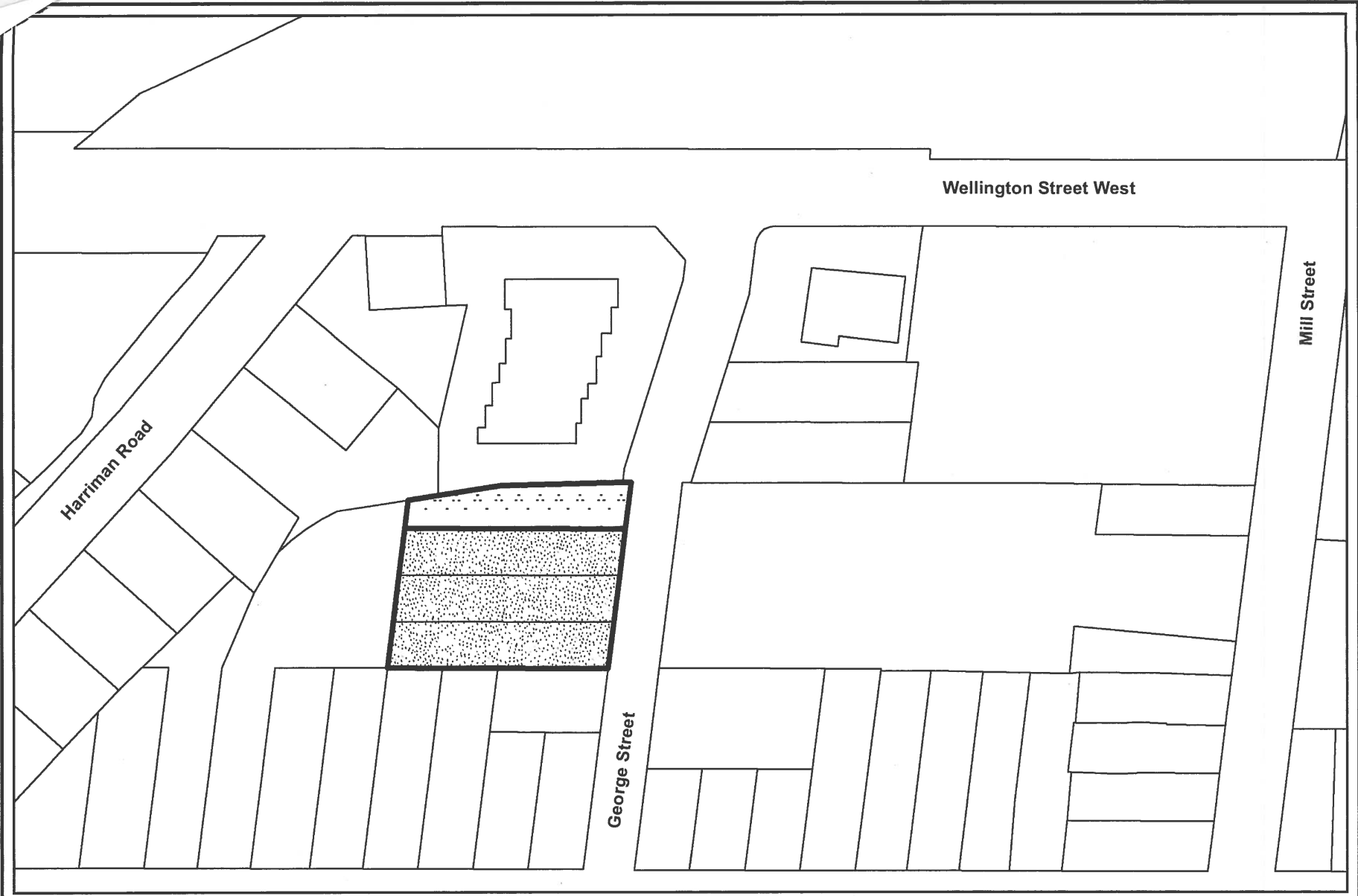
Pre-submission Review

Agenda Management Team Meeting review on June 1, 2017.

Departmental Approval





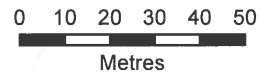
**Marco Ramunno
Director, Planning and Building Services**



LOCATION PLAN

HAC17-012
34, 38, 42 AND 46 GEORGE STREET
ATTACHMENT 1


-  Pending List
-  Listed



Map created by the Town of Aurora Planning and Building Department, May 19, 2017. Base Data Provided by York Region.

Attachment 2

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

SITE	<p>Address: 38 George Street Former Address: Legal Description: PLAN: 30 LOT: 11</p>
STATUS	<p>Current Use: Residence Original use: Residence Heritage Status: Listed By-law No. & Date: Official Plan: Urban residential Zoning: R2 (Detached dwelling 2nd density) HCD: Plaques:</p>
PHOTOGRAPH	
KEY MAP	<p></p>

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

ARCHITECTURE

GENERAL INFORMATION:

Address:	38 George Street	Builder:	
Construction Date:	C1920	Architect:	
Architectural Style:	Worker's House	Original Owner:	
Heritage Easement:		Historical Name:	

GENERAL DESCRIPTION:

Floor Plan:		Storey:	1 ½
Foundation Materials:			
Exterior Wall Materials:			
Roof Type:	Gable; gable front ell	Windows:	
Entrance:		Bays:	

UNIQUE FEATURES:

Chimney (s):		Special Windows:	
Dormers:		Porch/Verandah:	Verandah
Roof Trim:		Door Trim:	
Window Trim:		Other:	Aluminum siding, replacement windows

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: 42 George Street Former Address: Legal Description: PLAN: LOT: 12</p>
STATUS	<p>Current Use: Residence Original use: Residence Heritage Status: Listed By-law No. & Date: Official Plan: Urban residential Zoning: R2 (Detached dwelling 2nd density) HCD: Plaques:</p>
PHOTOGRAPH	 <p>The photograph shows a two-story house with light blue vertical siding and white trim. It has a gabled roof with a white fascia. The front porch has white columns and a white door. There are two windows on the second floor. The house is surrounded by greenery, including trees and bushes. A red bucket is visible on the porch steps.</p>
KEY MAP	<p></p>

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

ARCHITECTURE

GENERAL INFORMATION:

Address:	42 George Street	Builder:	
Construction Date:	C1910	Architect:	
Architectural Style:	Worker's House	Original Owner:	
Heritage Easement:		Historical Name:	

GENERAL DESCRIPTION:

Floor Plan:		Storey:	1 ½
Foundation Materials:			
Exterior Wall Materials:			
Roof Type:	Gable front	Windows:	
Entrance:		Bays:	

UNIQUE FEATURES:

Chimney (s):		Special Windows:	
Dormers:		Porch/Verandah:	Verandah
Roof Trim:		Door Trim:	
Window Trim:		Other:	Insulbrick, covered by board and batten

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: 46 George Street Former Address: Legal Description: PLAN: 30 LOT: 13</p>
STATUS	<p>Current Use: Residence Original use: Residence Heritage Status: Listed By-law No. & Date: Official Plan: Urban residential Zoning: R2 (Detached dwelling 2nd density) HCD: Plaques:</p>
PHOTOGRAPH	
KEY MAP	

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

ARCHITECTURE

GENERAL INFORMATION:

Address:	46 George Street	Builder:	
Construction Date:	C1925	Architect:	
Architectural Style:	Bungalow	Original Owner:	
Heritage Easement:		Historical Name:	

GENERAL DESCRIPTION:

Floor Plan:		Storey:	1 ½
Foundation Materials:			
Exterior Wall Materials:			
Roof Type:	Gable	Windows:	
Entrance:		Bays:	

UNIQUE FEATURES:

Chimney (s):		Special Windows:	
Dormers:		Porch/Verandah:	Porch
Roof Trim:		Door Trim:	
Window Trim:		Other:	Aluminum siding, extensive replacement windows

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.

HERITAGE BUILDING EVALUATION SCORE SHEET

Municipal Address: <u>34 George Street</u>					Group: <u>3</u>
Legal Description: _____		Lot: _____	Cons: _____		
Date of Evaluation: <u>May 24/17</u>		Name of Recorder: <u>JH</u>			
HISTORICAL	E	G	F	P	TOTAL
Date of Construction	30	20	<u>10</u>	0	10/30
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	7	3	<u>0</u>	0/10
Historic Grouping (Bonus)	10	7	3	<u>0</u>	0/10
Construction Date (Bonus)	10				/10
HISTORICAL TOTAL					24/100
ARCHITECTURAL	E	G	F	P	TOTAL
Design	20	13	7	<u>0</u>	0/20
Style	30	20	<u>10</u>	0	10/30
Architectural Integrity	20	13	<u>7</u>	0	7/20
Physical Condition	20	13	<u>10</u>	0	10/20
Design/Builder	10	7	3	<u>0</u>	0/10
Interior (Bonus)	10	7	3	<u>0</u>	0/10
ARCHITECTURAL TOTAL					27/100
ENVIRONMENTAL					TOTAL
Design Compatibility	40	27	<u>14</u>	0	14/40
Community Context	20	13	7	<u>0</u>	0/20
Landmark	20	13	7	<u>0</u>	0/20
Site	20	<u>13</u>	7	0	13/20
ENVIRONMENTAL TOTAL					27/100

SCORE	INDIVIDUAL	OLD AURORA
Historical Score	X 40% = _____	24 X 20% = <u>4.8</u>
Architectural Score	X 40% = _____	27 X 35% = <u>9.5</u>
Environmental Score	X 20% = _____	27 X 45% = <u>12.2</u>
TOTAL SCORE	<input type="text"/>	26.5
GROUP 1 = 70-100		GROUP 2 = 45-69
GROUP 3 = 44 or less		

HERITAGE BUILDING EVALUATION SCORE SHEET

Municipal Address: <u>38 George Street</u>					Group: <u>2</u>
Legal Description: _____		Lot: _____	Cons: _____		
Date of Evaluation: <u>May 24 / 17</u>		Name of Recorder: <u>JH</u>			
HISTORICAL	E	G	F	P	TOTAL
Date of Construction	30	<u>20</u>	10	0	<u>20</u> / 30
Trends/Patterns/Themes	40	<u>27</u>	14	0	<u>27</u> / 40
Events	15	10	5	<u>0</u>	<u>0</u> / 15
Persons/Groups	15	10	5	<u>0</u>	<u>0</u> / 15
Archaeological (Bonus)	10	7	3	<u>0</u>	<u>0</u> / 10
Historic Grouping (Bonus)	10	7	3	<u>0</u>	<u>0</u> / 10
Construction Date (Bonus)	10				/ 10
HISTORICAL TOTAL					<u>47</u> / 100
ARCHITECTURAL	E	G	F	P	TOTAL
Design	20	<u>13</u>	7	0	<u>13</u> / 20
Style	30	<u>20</u>	10	0	<u>20</u> / 30
Architectural Integrity	20	<u>13</u>	7	0	<u>13</u> / 20
Physical Condition	20	13	<u>10</u>	0	<u>10</u> / 20
Design/Builder	10	7	3	<u>0</u>	<u>0</u> / 10
Interior (Bonus)	10	7	3	<u>0</u>	<u>0</u> / 10
ARCHITECTURAL TOTAL					<u>56</u> / 100
ENVIRONMENTAL					TOTAL
Design Compatibility	40	27	<u>14</u>	0	<u>14</u> / 40
Community Context	20	13	<u>7</u>	0	<u>7</u> / 20
Landmark	20	13	7	<u>0</u>	<u>0</u> / 20
Site	<u>20</u>	13	7	0	<u>20</u> / 20
ENVIRONMENTAL TOTAL					<u>41</u> / 100

SCORE	INDIVIDUAL	OLD AURORA
Historical Score	X 40% = _____	<u>47</u> X 20% = <u>9.4</u>
Architectural Score	X 40% = _____	<u>56</u> X 35% = <u>19.6</u>
Environmental Score	X 20% = _____	<u>41</u> X 45% = <u>18.5</u>
TOTAL SCORE	<input type="text"/>	<u>47.5</u>

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

HERITAGE BUILDING EVALUATION SCORESHEET

Municipal Address: <u>42 George Street</u>					Group: <u>2</u>
Legal Description: _____		Lot: _____	Cons: _____		
Date of Evaluation: <u>May 24/17</u>		Name of Recorder: <u>JH</u>			
HISTORICAL	E	G	F	P	TOTAL
Date of Construction	30	<u>20</u>	10	0	20/30
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	7	3	<u>0</u>	0/10
Historic Grouping (Bonus)	10	7	3	<u>0</u>	0/10
Construction Date (Bonus)	10			<u>0</u>	/10
HISTORICAL TOTAL					34/100
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	<u>20</u>	13	7	0	20/20
Physical Condition	20	13	<u>10</u>	0	10/20
Design/Builder	10	7	3	<u>0</u>	0/10
Interior (Bonus)	10	7	3	<u>0</u>	0/10
ARCHITECTURAL TOTAL					47/100
ENVIRONMENTAL					TOTAL
Design Compatibility	40	27	<u>14</u>	0	14/40
Community Context	20	13	<u>7</u>	0	7/20
Landmark	20	13	<u>7</u>	0	7/20
Site	<u>20</u>	13	7	0	20/20
ENVIRONMENTAL TOTAL					48/100

SCORE	INDIVIDUAL	OLD AURORA
Historical Score	X 40% = _____	34 X 20% = <u>6.8</u>
Architectural Score	X 40% = _____	47 X 35% = <u>16.5</u>
Environmental Score	X 20% = _____	48 X 45% = <u>21.6</u>
TOTAL SCORE	<input type="text"/>	44.9

GROUP 1 = 70-100

GROUP 2 = 45-69

GROUP 3 = 44 or less

HERITAGE BUILDING EVALUATION SCORE SHEET

Municipal Address: <u>46 George Street</u>					Group: <u>2</u>
Legal Description: _____		Lot: _____	Cons: _____		
Date of Evaluation: <u>May 24/17</u>		Name of Recorder: <u>JH</u>			
HISTORICAL	E	G	F	P	TOTAL
Date of Construction	30	20	<u>10</u>	0	16 /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	7	3	<u>0</u>	0 /10
Historic Grouping (Bonus)	10	7	3	<u>0</u>	0 /10
Construction Date (Bonus)	10				/10
HISTORICAL TOTAL					24 /100
ARCHITECTURAL	E	G	F	P	TOTAL
Design	20	<u>13</u>	7	0	13 /20
Style	30	<u>20</u>	10	0	20 /30
Architectural Integrity	20	<u>13</u>	7	0	13 /20
Physical Condition	<u>20</u>	13	7	0	20 /20
Design/Builder	10	7	3	<u>0</u>	0 /10
Interior (Bonus)	10	7	3	<u>0</u>	0 /10
ARCHITECTURAL TOTAL					66 /100
ENVIRONMENTAL					TOTAL
Design Compatibility	40	27	<u>14</u>	0	14 /40
Community Context	20	13	<u>7</u>	0	7 /20
Landmark	20	13	<u>7</u>	0	7 /20
Site	20	<u>13</u>	7	0	13 /20
ENVIRONMENTAL TOTAL					41 /100

SCORE	INDIVIDUAL	OLD AURORA
Historical Score	X 40% = _____	24 X 20% = <u>4.8</u>
Architectural Score	X 40% = _____	66 X 35% = <u>23.1</u>
Environmental Score	X 20% = _____	41 X 45% = <u>18.5</u>
TOTAL SCORE	<input type="text"/>	46.4

GROUP 1 = 70-100

GROUP 2 = 45-69

GROUP 3 = 44 or less

Attachment #4

Photos of George Street Properties-May 2017



34 George Street- Front Elevation



38 George Street- Front Elevation

Attachment #4



42 George Street- Front Elevation



46 George Street- Front Elevation



**Town of Aurora
Heritage Advisory Committee Report No.HAC17-013**

Subject: Heritage Status of the Aurora Train Station
121 Wellington Street East

Prepared by: Jeff Healey, Planner / Heritage Planning

Department: Planning and Building Services

Date: June 12, 2017

Recommendation

- 1. That Report No. HAC17-013 be received; and,**
- 2. That the Heritage Advisory Committee recommend to Council:**
 - a) That Staff consult with Metrolinx with respect to a potential designation of the Historic Train Station at 121 Wellington Street East under Part IV of the *Ontario Heritage Act*; and**
 - b) That Staff prepare a future report on the Heritage Impact Assessment to be released by Metrolinx for proposed station upgrades.**

Executive Summary

The purpose of this report is to provide the Heritage Advisory Committee information with respect to the Heritage Status of the historic Train Station located at 121 Wellington Street East.

- The Metrolinx Heritage Committee has identified the historic train station as a structure of Provincial Significance, therefore the Train Station is Designated under Part III.1 of the *Ontario Heritage Act*
- This report includes an outline of the differences between Parts III.1, IV and V of the *Ontario Heritage Act* and the *Heritage Railway Stations Protection Act*
- Proposed works with respect to the GO Transit lands are not anticipated to affect the existing train station

June 12, 2017

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Report No. HAC17-013

Background

On March 6 2017, the Heritage Advisory Committee requested staff to prepare a report on the heritage status of the historic Train Station. This report will outline existing heritage protections in place for the building.

Location

The subject property is located on the south side of Wellington Street East between Berczy Street and Industrial Parkway South (See Attachment 1). The property is listed on the Aurora Register of Properties of Cultural Heritage Value or Interest and can be described as a "Stick Style" variation of the Grand Trunk Railroad Standard Station #1. The building was constructed in 1900, by the Grand Trunk Railroad.

Provisions of the *Ontario Heritage Act*

Part III.1 of the Ontario Heritage Act

Section 25 of the *Ontario Heritage Act* establishes that all properties owned by a prescribed public body that are deemed to have cultural heritage value or interest. Properties that are deemed to have cultural heritage value or interest must comply with Standards and Guidelines outlined by the Ministry of Tourism Culture and Sport.

Application

*(2) This Part applies to property,
(a) that is owned by the Crown in right of Ontario or by a prescribed public body;
or (b) that is occupied by a ministry or a prescribed public body if the terms of the occupancy agreement are such that the ministry or public body is entitled to make the alterations to the property that may be required under the heritage standards and guidelines approved under subsection (5). 2005, c. 6, s. 13.*

Heritage standards and guidelines

*(3) The Minister may prepare heritage standards and guidelines which shall,
(a) set out the criteria and the process for the identification of properties referred to in subsection (2) that have cultural heritage value or interest; and
(b) set standards for the protection, maintenance, use and disposal of property referred to in clause (a). 2005, c. 6, s. 13.*

Referencing the Standards and Guidelines for Conservation of Provincial Heritage Properties, dated April 28 2010, outlines the parameters of Part III.1 Heritage Designation:

Provincial heritage properties are not subject to designation by municipalities or the Minister. The amendments to the Act gave the Minister of Tourism and Culture the authority to develop standards and guidelines for the conservation of provincial heritage properties. As a result, the province now has the responsibility

June 12, 2017

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Report No. HAC17-013

to establish a comparable standard of identification, protection and care for provincial heritage properties as already exists for private property.

Part III.1 of the Act enables the Minister of Tourism and Culture, in consultation with the ministries and public bodies affected, to prepare standards and guidelines that set out the criteria and process for identifying provincial heritage properties and to set standards for their protection, maintenance, use, and disposal. In developing these Standards and Guidelines, the Ministry of Tourism and Culture drew from existing standards, policies, and best practices currently in use by the Government of Ontario, the federal government, and leading international jurisdictions. The Ministry consulted with affected ministries, public bodies proposed to be prescribed by Regulation 157/10 and the Ontario Heritage Trust.

It is important to recognize that many ministries and public bodies already take steps to protect the cultural heritage resources in their care. Some have processes consistent with the Class Environmental Assessments approved for them by the Minister of the Environment. Others are required to do so by legislation or their own charter, mandate or mission statement. Building on the measures already in place, these Standards and Guidelines will bring consistency and uniformity to the management of provincial heritage assets.

By following the Standards and Guidelines, government ministries and public bodies will show that the province values the cultural heritage resources in its care and leads by example in conservation and responsible stewardship.

Metrolinx is identified as a prescribed public body under Ontario Reg. 157/10 under the *Ontario Heritage Act*. Other prescribed public bodies include Hydro One Inc., the Ontario Heritage Trust and the Ontario Infrastructure and Lands Corporation (Infrastructure Ontario).

Parts IV and V of the Ontario Heritage Act

Parts IV and V of the *Ontario Heritage Act* serve as tools for Municipalities to protect properties or a group of properties deemed to be significant within its jurisdiction. A Part IV Designation cannot occur on a property Designated under Part III.1 unless the prescribed public body was willing to adhere to the Part IV Designation By-law. Furthermore, as long as the Trains Station was owned by Metrolinx, any Part IV Designation would serve as a symbolic stance of Council in the preservation and conservation of the building.

It is noted that if the train station was sold by Metrolinx to a private company, the property would no longer be Designated under Part III.1 of the Act. A Part IV Designation would need to be applied immediately after the sale of the train station.

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Report No. HAC17-013

Heritage Railway Stations Protection Act

The *Heritage Railway Stations Protection Act* is a federal law, which protects heritage train stations which are owned by federally regulated railway companies (such as CNR and CPR) under the *Canada Transport Act*. According to a Cultural Heritage Evaluation Report prepared by Tylor Hazel Architects dated March, 2014 the Train Station was designated under the Act in 1990. When the Aurora Train Station and the rail corridor were sold to the Greater Toronto Transit Authority in 1999, the station lost its protection from the *Heritage Railway Stations Protection Act* as Metrolinx and its predecessor the Greater Toronto Transit Authority are not identified as a federally regulated railway company. It is noted that the *Heritage Railway Stations Protection Act* could apply to the building in the future should the building be sold to a federally regulated railway.

Analysis

Information regarding the historical, architectural and contextual value of the train station was obtained from the Cultural Heritage Evaluation Report- Aurora GO Station Aurora, ON prepared by Tylor Hazel Architects dated March, 2014.

History of the Station

In 1853, the Ontario, Simcoe and Huron Railroad Union Company completed the first leg of a rail line connecting Toronto to Machell's Corners (now Aurora). This railway was the first operational railway in Canada West, using the first steam engine built in the province. The railway corridor continued to serve an important route for freight and passenger traffic. The introduction of the railway transformed Machells Corners, by spurring early industry such as a grist mill, tannery, wagon maker, coffin maker and as brewery. The population of the small village would increase from 100 in 1853 to 700 by 1863.

The original Aurora Train station was constructed in 1853. The third (and current) train station was constructed in 1900. The station was constructed by the Grand Trunk Railway at a time when similar train stations were constructed in towns such as Maple, Newmarket and Stayner.

Heritage Features of the Existing Building

The Aurora Train Station displays a high degree of craftsmanship, designed in a Stick Style architectural style. Stick Style was a variation of station design by Grand Trunk Railways in the late 1890's and early 1900's. The building is a timber-frame structure, featuring steeply pitched hipped roof with deep, overhanging eaves. An open porte-cochere extends from the north end of the structure and an operator's bay extends from the west elevation. The building was clad with Insulbrick by CN circa 1957 and was removed and restored with wood board and batten siding by GO transit in 1992.

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Report No. HAC17-013

The building features an original bay window on the west elevation, which originally served as the location for telegraph equipment and to provide the station operator with a clear view on approaching trains.

The interior of the station is finished in Norway Pine, originally varnished now painted. The building was originally divided into three rooms, an office in the centre, a waiting room to the north and a baggage room to the south. The original division is now removed, now divided into an office room in the north, a washroom and utility room in the southeast corner and the remainder is a waiting room.

Contextual Value

The train station is contextually linked to the surrounding properties through the historical setting with the railway and linages between Aurora' residential and industrial past. The train station is contextually linked to the former Baldwin's Mill (constructed 1933) and the Railway Hotel (constructed 1856), which are both located on the north side of the Wellington Street East, on either side of the railway tracks. All three structures signify a linkage to the emergence of the railway over 160 years ago.

Heritage Attributes

Metrolinx has identified a number of heritage attributes associated with the train station's architecture, these attributes are as follows:

- Its rectangular footprint and one-storey massing.
- Its domestic scale and delicate, pleasing proportions.
- Its steeply-pitched hip roof, and deep, overhanging eaves, broken by gables on the north and west (trackside) elevations.
- Features and finishes attributable to its picturesque Stick-Style design, including:
 - Bargeboard, King-posts, finials, pendants and arched brackets in the north-end and west-side gables;
 - The pattern of board-and-batten siding, vertical and diagonal boarding, and externally expressed framing on its exterior wall surfaces;
 - The open porte-cochere at its north end with its slender pillars and arched brackets.
- The articulation of exterior and interior wall surfaces as three horizontal bands, defined by the use of different wood surfaces.
- The placement and proportions of original openings, including the operator's bay window and tripartite windows on the west, north and east elevations.
- The projecting operator's bay window on the west/track side and all of its associated materials, including original glazing, wood trim, signage and signaling hardware.
- The treatment of the interior wall and ceiling surfaces, including wood paneling and boarding, cornices and door and window surrounds.
- Surviving original interior waiting room benches.
- The orientation and visual relationship between the station building and the railway tracks.

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Report No. HAC17-013

- The visibility and legibility of its heritage attributes when viewed from passing trains and from Wellington Street East.

Furthermore, the Metrolinx Heritage Committee has identified key attributes of the provincial heritage property that express its provincial significance:

- The location, content, visibility and accessibility of the plaque erected by the Ontario Heritage Trust in 2009 commemorating the first steam train in Canada West.
- The spatial and visual relationship between the plaque and the railway station, including the proximity of the plaque to the station and key views from the plaque towards the station.
- The spatial and visual relationship between the plaque and the section of railway tracks immediately adjacent to the railway station, including: the proximity of the plaque to the railway tracks; and key views from the plaque towards the railway tracks.

Southeast Old Aurora Heritage Conservation District

Between 2011 and 2014, the train station along with the surrounding neighbourhood to the south and west were considered as part of a potential Heritage Conservation District. It is noted that the district study is no longer in progress unless there is new direction from Council.

Proposed Changes to the GO Station Lands

Metrolinx has outlined the proposed changes to the train station as per station improvements to incorporate 15 minute all-day train services. The proposed changes include:

GO Rail Network Electrification

- Construction of an electrified overhead contact system

Barrie Rail Corridor Expansion

- Construction of a second track
- Construction of a new pocket track
- Rehabilitation of the existing side platform
- Construction of a new island platform
- Construction of new and replacement platform shelters
- Grading and drainage work
- Construction of an electrical, communications and mechanical bunker
- Construction of two tunnels with stair enclosures, elevators and partial platform canopies
- Installation of a snowmelt system for new platform and existing platform

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Report No. HAC17-013

- Expansion of lighting, PA, CCTV and fare systems

Metrolinx has identified that no changes to the train station building itself will occur. Staff will review the proposed changes as part of a Heritage Impact Assessment that will be submitted in the coming months. Once the Assessment is provided, staff propose to bring the report before the Heritage Advisory Committee for review.

Design Review Panel

Not Required.

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.

Conclusions

The Train Station located at 121 Wellington Street East has been identified as a property of provincial significance by Metrolinx, therefore the property is Designated under Part III.1 of the *Ontario Heritage Act*. Metrolinx has established heritage attributes for the preservation of the Train Station based from the Ministry of Tourism Culture and Sport 2010 Standards and Guidelines. A Part IV Designation under the *Ontario Heritage Act* requires the permission of the prescribed public body to be included on title with the property, however would be merely symbolic unless the Part III.1 Designation was removed. Staff will bring forward the Heritage Impact Assessment for the Train Station for review at a future Heritage Advisory Committee meeting.

June 12, 2017

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Report No. HAC17-013

Attachments

Attachment #1 – Location Map

Attachment #2 – Heritage Resource Brief (2010)

Attachment #3 – Photos of 121 Wellington Street East (2017)

Previous Reports

None.

Pre-submission Review

Agenda Management Team Meeting review on June 1, 2017.

Departmental Approval



Marco Ramunno
Director, Planning and Building Services

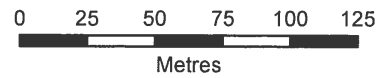


LOCATION PLAN

HAC17-013
121 WELLINGTON STREET EAST
ATTACHMENT 1


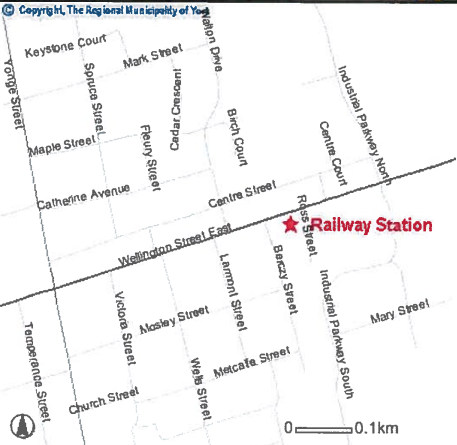


SUBJECT LANDS



Map created by the Town of Aurora Planning and Building Department, May 19, 2017. Base Data Provided by York Region.

AURORA INVENTORY OF HERITAGE BUILDINGS

S I T E	<p>ADDRESS: 135 (121) Wellington Street East</p> <p>PLAQUE: 1992 ("Grand Trunk Railway Station")</p> <p>LEGAL DESCRIPTION: Concession: 1 Part Lot 80</p>	
S T A T U S	<p>PRESENT USE: Commuter train station</p> <p>HERITAGE DESIGNATION: AHC, OHF, Heritage Railway Stations Protection Act.</p> <p>OFFICIAL PLAN: Industrial</p>	<p>ORIGINAL USE: Train Station.</p> <p>ZONING: M2 (General Industrial)</p>
P H O T O G R A P H		
K E Y M A P		

AURORA INVENTORY OF HERITAGE BUILDINGS

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ADDRESS: Grand Trunk Railway Station - Wellington Street East
 CONSTRUCTION DATE: 1900 STYLE: "Stick Style" - variation of GTR's Standard Station #1.
 BUILDER: Grand Trunk Railroad

GENERAL DESCRIPTION:

PLAN: STOREYS: BAYS:
 FOUNDATION MATERIAL: Concrete (new 1992)
 EXTERIOR WALL MATERIAL: Board and Batten (restored 1992).
 ROOF TYPE: Hip.
 WINDOWS:
 ENTRANCE: Porte cochere

UNIQUE FEATURES:

CHIMNEY (S):
 DORMERS:
 ROOF TRIM:
 WINDOW TRIM:
 SPECIAL WINDOWS:
 DOOR TRIM:
 PORCH/VERANDAH:
 OTHER: 1991-92 the station was restored to its 1900 appearance by Go Transit.

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Historical Society file includes..

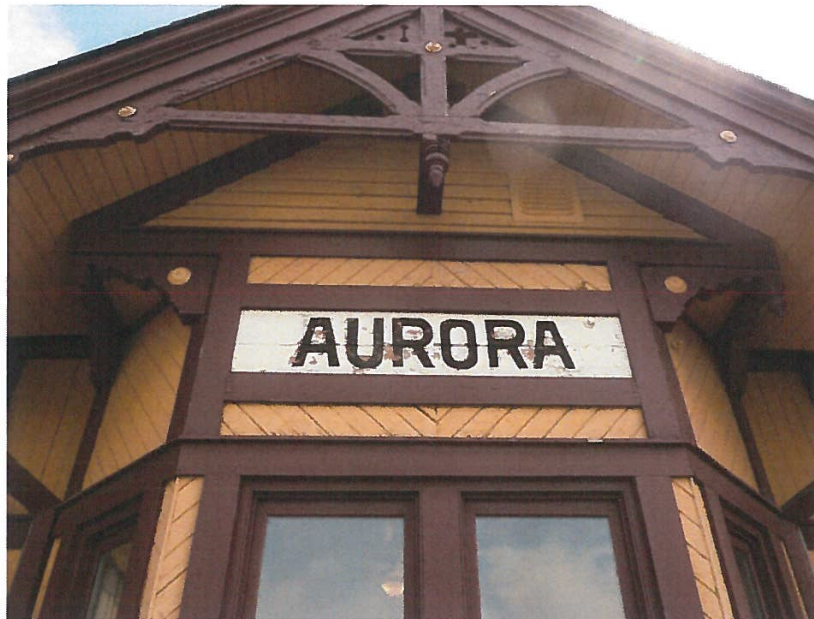
- 1 B/W photo of station-workers in front of building, reprint from museum negative P14c (1930's).
- 1 B/W 8x10" photograph taken from Baldwin Mills, looking down on steam locomotive and station building.
- 3-page program for the Unveiling and Dedication of Historical Plaque (1971).
- 16-page collection of info by Historical Society (1978).
- 7-page Heritage Property Report on the Ontario, Simcoe and Huron Railroad (undated).
- 7-page Heritage Property Report on the Aurora Station (undated).
- 1981 B/W photo Vol.1 #23.
- 15-page Preliminary Survey Renewal of CNR Station and Railway Lands (1989).
- 30-page Historic Sites and Monuments Board of Canada Railway Station Report (1990).
- 1-page Successive Buildings - incomplete tale (undated).
- Extensive correspondence concerning designation and restoration process.
- 1-page Go-Transit's official re-opening commemorative document (1992).

Attachment #3

Photos of Property – May 2017



North Elevation



West Elevation Station sign and operator's bay window

Attachment #3



East Elevation



Commemorative Ontario Heritage Trust Plaque and Bell



100 John West Way
Box 1000
Aurora, Ontario
L4G 6J1
Phone: 905-727-3123 ext. 4349
Email: jhealey@aurora.ca
www.aurora.ca

**Town of Aurora
Planning and Building Services**

MEMORANDUM

DATE: June 12, 2017
TO: Heritage Advisory Committee
FROM: Jeff Healey, Planning and Building Services
CC: Marco Ramunno, Director of Planning and Building Services
RE: Additional Information- Architectural Salvage Program

RECOMMENDATIONS

THAT the Heritage Advisory Committee receive the memorandum regarding the Additional Information- Architectural Salvage Program for information; and,

THAT staff make items from the Architectural Salvage Program available to the Public in July 2017; and

THAT a notice with respect to the event be published in the local newspapers and the Town of Aurora website;

BACKGROUND

Further to the memorandum provided to the Heritage Advisory Committee on May 8, 2017, the attached documents are a sample of photos with respect to exhibits.

Staff will schedule an event in July to showcase all items part of the Architectural Salvage program. The items will be provided for free as per the conditions of the Architectural Salvage Program. Staff recommend that a notice in the newspaper be issued and advertising on the town website be provided in order to generate local interest.

ATTACHMENTS

Attachment #1- Sample collection items part of the Architectural Salvage Program

Attachment #1

Sample Photos of Architectural Salvage Program



Item 011A- Door



Item 019A- Door

Attachment #1



Item 024- Door



Item 033C- Window

Attachment #1



Item 055- Furnishing



Salvage Items in Storage



Subject: Existing Heritage Status
Historical Yonge Street within the Aurora Promenade

Prepared by: Jeff Healey, Planner/ Heritage Planning

Department: Planning and Building Services

Date: June 12, 2017

Recommendation

- 1. That Report No. HAC17-014 be received for information.**

Executive Summary

The purpose of this report is to provide the Heritage Advisory Committee information with respect to the Heritage Status of historical Yonge Street and an analysis of existing architectural guidelines associated with the Aurora Promenade

- Yonge Street south of Wellington Street, north of Ransom Street contains twenty-seven (27) properties Listed on the Aurora Registrar of Properties of Cultural Heritage value or Interest and three (3) properties Designated under Part IV of the Ontario Heritage Act
- In 2012, the Official Plan was amended to encompass this portion of Yonge Street within the Aurora Promenade
- Policies of the Official Plan include urban design measures to both integrate and respect the Town's Heritage attributes and to consider infill development

Background

On March 6 2017, the Heritage Advisory Committee requested staff to prepare a report on the heritage status of historic Yonge Street. The intent of the request was to determine any appropriate additional heritage measures which may be required in the future, such as a Heritage Conservation District. This report will outline existing planning and urban design measures currently in place along Yonge Street.

June 12, 2017

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Report No. HAC17-014

Location

The lands considered within this report comprise of Yonge Street between Wellington Street to the north and Ransom Street to the south (See Attachment 1). The lands contain twenty-seven (27) properties Listed on the Aurora Registrar of Properties of Cultural Heritage value or Interest and three (3) properties Designated under Part IV of the Ontario Heritage Act. It is noted that Yonge Street between Catherine Avenue and Mark Street are currently Designated under Part V of the Ontario Heritage Act, located within the Northeast Old Aurora Heritage Conservation District Plan, therefore is not considered as part of this report.

Provisions of the Ontario Heritage Act

The majority of properties with a heritage status on Yonge Street are Listed on the Aurora Registrar of Properties of Cultural Heritage Value or Interest. Section 27 of the *Ontario Heritage Act* applies to listed properties on the Town's registrar.

According to Section 27 of the *Ontario Heritage Act*, a Municipal Register of Cultural Heritage Value or Interest may include properties that have not been designated under the *Ontario Heritage Act*, but that the Council of a Municipality believes to be of cultural heritage value or interest.

The principal implication of properties non-designated and listed on the Aurora Register pertains to subsection 27. (3) of the *Ontario Heritage Act* where,

If property included in the register under subsection (1.2) has not been designated under section 29, the owner of the property shall not demolish or remove a building or structure on the property or permit the demolition or removal of the building or structure unless the owner gives the council of the municipality at least 60 days notice in writing of the owner's intention to demolish or remove the building or structure or to permit the demolition or removal of the building or structure. 2006, c. 11, Sched. B, s. 11 (2).

Three properties along this section of Yonge Street are Designated under Part IV of the *Ontario Heritage Act*. The Designated properties are as follows:

- 15032 Yonge Street- The Reuben J Kennedy House
- 15213 Yonge Street- The Old Post Office
- 15231 Yonge Street- Bond's Grocery Store

Alterations of Part IV Designated properties are subject to Section 33 of the *Ontario Heritage Act*, which often requires a Heritage Permit and review by the Heritage Advisory Committee and Council. Any Demolition of a Part IV Designated property is subject to Section 34 and 34.1 of the Act.

The implications of the Ontario Heritage Act provide protection and conservation measures to properties Designated under Parts IV and V. Properties non-designated and listed on the Aurora Registrar of Properties of Cultural Heritage

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Value and Interest have no specific protection within the Ontario Heritage Act from inappropriate alterations.

Provisions of the Official Plan

Council adopted the Official Plan in 2010, followed by Regional Council approval in 2012. The Plan includes a new land use designation along Yonge Street, Wellington Street East and Industrial lands surrounding the Aurora GO Station, known as the Aurora Promenade. One of the primary objectives of the Aurora Promenade focusses on the Promenade's Distinct Heritage and Culture:

The Plan builds on the distinct heritage and culture of the Aurora Promenade. It defines the heritage resources and provides guidance on methods to conserve, protect and reinforce the neighbourhoods, streetscapes and significant buildings.

Yonge Street from Wellington Street to Ransom Street is found within two sub-sections of the Aurora Promenade, known as the "Downtown" and the "Downtown Shoulder". The Downtown designation within the Aurora Promenade is identified as the core and symbolic centre of the Town, its purpose is to guide development, while protecting and reinforcing a heritage 'main street' character and identity.

The Downtown Shoulder is predominantly residential in character-although some of the homes have been converted to a mix of uses-, its purpose is to protect and reinforce the Area's heritage 'residential' character and identity. Infill development within the Downtown shoulder must be sensitive to heritage resources and adjacent neighbourhoods.

Analysis

Site Plan Control

Unlike most properties within the Northeast Old Aurora Heritage Conservation District, properties located along Yonge Street are subject to site plan control. Site Plan review involves major alterations to the property including but not limited to new construction, major additions, grading changes and construction of parking lots. Under site plan review, Planning staff have the ability to closely review any application to ensure the development is in keeping with the policies of the Aurora Promenade within the Official Plan.

A primary document used as part of the review of proposed development within the Aurora Promenade is the Aurora Promenade Concept Plan Urban Design Strategy. This document was also adopted by Council in 2010, and serves as a contributing document to be read in hand with the Aurora Promenade policies of the Official Plan. This document contains key objectives for neighbourhoods and specific blocks within the Aurora Promenade in forging a future vision. Section 4 of the Urban Design Strategy includes urban design guidelines, which emphasizes heritage integration of existing buildings, building massing of proposed structures and includes details such as grade

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level design, storefronts, landscaping, surface parking and signage. Examples of infill projects within the Yonge Street corridor can be found in Attachment #2.

Section 4.2.1 of the Urban Design Strategy provides specific urban design guidelines for the Historic Downtown portion of Yonge Street (from Wellington Street to the north to Church Street to the south). Examples of design strategies within the Historic Downtown include massing provisions for new construction, appropriate building materials and façade articulation. Staff are able to review and provide comment on minor alterations such as replacement of siding and replacement of windows and doors via building permit review.

As part of the Site Plan review process, lands within the Aurora Promenade are also subject to Architectural Peer Review. The goal of the Peer Review is to ensure new development is designed in line with the Aurora Promenade Concept Plan- Urban Design Strategy. The Town has retained the Planning Partnership to assist in the Peer Review of submitted site plan applications.

If a property subject to site plan is identified as a Listed or Designated Heritage building under the *Ontario Heritage Act*, the application may also be reviewed by the Design Review Panel and the Heritage Advisory Committee.

Sign Review

Yonge Street from Wellington Street to Ransom Street are currently subject to additional sign review. In 2013, Council enacted the Aurora Promenade Streetscape Design and Implementation Plan, which includes provisions for appropriate sign design and materials. Sign review is currently conducted by Heritage Staff or the Director of Planning and Building Services.

Heritage Conservation Measures

The Aurora Promenade is focussed towards new construction and integration of existing heritage resources, but does not serve as a protection measure for existing buildings. The Aurora Promenade and corresponding plans does not protect existing listed, non-designated and buildings without heritage status from demolition. Furthermore, minor alterations which do not require building permits such as removal of architectural building elements or features are not subject to staff review. The enactment of a Heritage Conservation District under Part V of the *Ontario Heritage Act* would allow staff to protect buildings along Yonge Street from these specific proposals.

Financial Implications

There are no financial implications.

Communications Considerations

No Communication Required.

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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.

Conclusions

The Official Plan and the Aurora Promenade Concept Plan were adopted by Council in 2010. Both plans serve as a control method for new development similar to a Heritage Conservation District, however does not include protection measures from demolition or removal of historical architectural features. The Promenade Official Plan policies for the Yonge Street corridor and the required site plan approval process ensures change that will inevitably occur over time in this part of Town will be appropriately managed. Demolition requests of Listed properties within the corridor can be managed on an individual basis to determine whether the property warrants Designation under Part IV of the *Ontario Heritage Act*.

Attachments

Attachment #1 – Location Map

Attachment #2 – Examples of Infill developments on Yonge Street – 15217 Yonge Street and 15136 Yonge Street

Previous Reports

None.

Pre-submission Review

Agenda Management Team Meeting review on June 1, 2017.

Departmental Approval



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

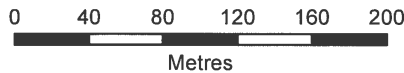


LOCATION PLAN

HAC17-014
YONGE STREET CORRIDOR
ATTACHMENT 1



SUBJECT LANDS



NOT TO SCALE
 THIS DRAWING IS A PRELIMINARY DESIGN AND IS SUBJECT TO CHANGE WITHOUT NOTICE. IT IS NOT TO BE USED FOR CONSTRUCTION OR AS A BASIS FOR ANY OTHER DESIGN OR CONTRACT. THE ARCHITECT ASSUMES NO LIABILITY FOR ANY DAMAGE OR INJURY TO PERSONS OR PROPERTY ARISING FROM THE USE OF THIS DRAWING.

NO.	REVISION	DATE
1	ISSUED FOR PERMIT	2017.05.15
2	REVISED PER COMMENTS	2017.05.15
3	REVISED PER COMMENTS	2017.05.15
4	REVISED PER COMMENTS	2017.05.15
5	REVISED PER COMMENTS	2017.05.15
6	REVISED PER COMMENTS	2017.05.15
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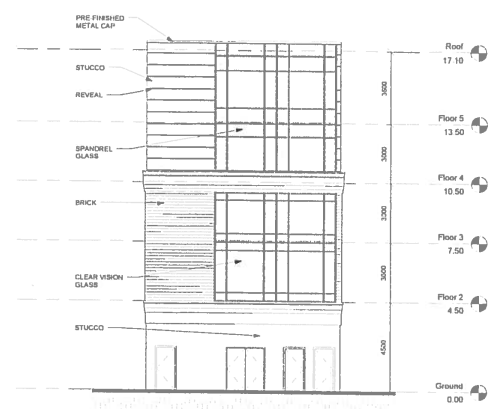
15217 YONGE STREET
 AURORA ONTARIO

Elevations

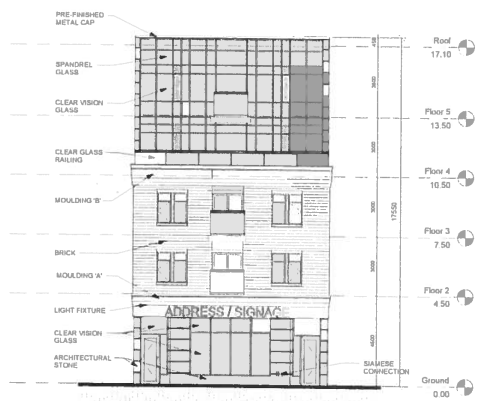
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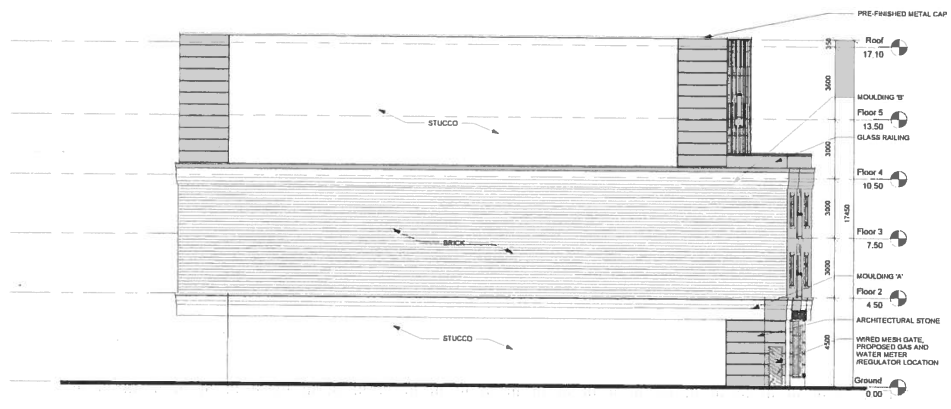
Attachment 2



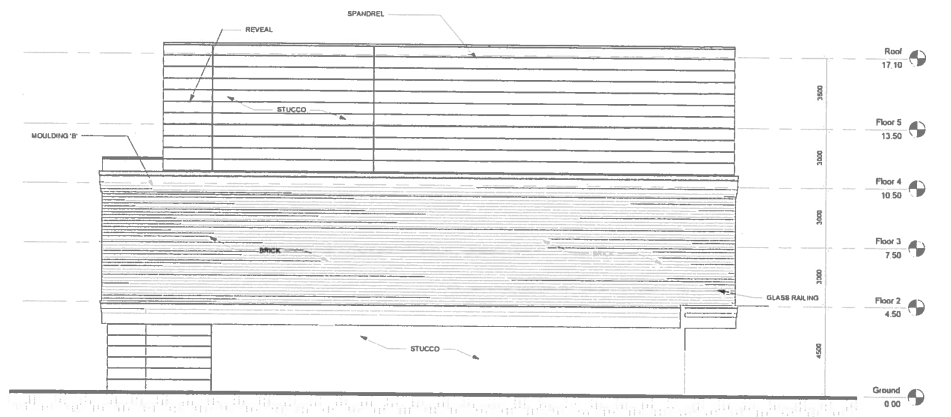
2 East Elevation
 1: 100



1 West Elevation
 1: 100



3 North Elevation
 1: 100



4 South Elevation
 1: 100



2 EAST ELEVATION (FACING YONGE ST.)
 SCALE 3/16"=1'-0"



1 WEST ELEVATION
 SCALE 3/16"=1'-0"

Contractor must check and verify all dimensions and be clear on what the owner, providing any dimensions to the Engineer before commencing work. **Party must not be used for construction until signed contract and for Construction by the Engineer.** **Party are not to be issued.** All drawings, details and specifications are the property of the Engineer and shall be returned to him on completion of the work. **Work shall be performed in accordance with the relevant section of the ONTARIO BUILDING CODE, NATIONAL BUILDING CODE and regulatory requirements of the Town of Richmond Hill Building Department.** **Drawings are to be read in conjunction with all drawings and specifications.**

The Contractor shall verify all dimensions and other data from the data and provide any dimensions to the architect before proceeding.

No	Date	Revision	D	W	C	E
1	04/15/2011	ISSUED FOR PERM				
2	10/24/11	ISSUED FOR P.C. OF A				
3	02/21/14	REV-SUBMITTED FOR SPA				
4	04/02/17	REV-SUBMITTED FOR SPA				



SOSCIA
 PROFESSIONAL ENGINEERS INC.
 10376 YONGE STREET, SUITE 307
 RICHMOND HILL, ON, L4C 3B8
 www.sosciapeng.ca
 T 905-237-5410
 F 905-237-5413

Project: PROPOSED
**MIXED USE 3-STY
 BUILDING DEVELOPMENT**
 15132-15136 YONGE STREET
 AURORA, ONTARIO

Scale	NOTED	Date	APR 2011	Dwg No.	11-014
Drawn	N.R.	Checked	S.S.	Author	A7



**Extract from
Council Meeting of
Tuesday, March 28, 2017**

5. Consent Agenda

**Moved by Councillor Thompson
Seconded by Councillor Pirri**

That the following Consent Agenda items be approved:

C8. Heritage Advisory Committee Meeting Minutes of February 13, 2017

1. That the Heritage Advisory Committee meeting minutes of February 13, 2017, be received for information.

C9. Heritage Advisory Committee Meeting Minutes of March 6, 2017

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

Carried



**Extract from
Council Meeting of
Tuesday, May 9, 2017**

5. Consent Agenda

**Moved by Councillor Thom
Seconded by Councillor Kim**

That the following Consent Agenda items, C1 (with the exception of sub-items R6 and R7) to C4 inclusive, be approved:

C1. General Committee Meeting Report of May 2, 2017

1. That the General Committee meeting report of May 2, 2017, be received and the following recommendations carried by the Committee approved:

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

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

Carried

6. Consideration of Items Requiring Discussion (Regular Agenda)

R1. General Committee Meeting Report of May 2, 2017

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

Amendment

**Moved by Councillor Humfryes
Seconded by Councillor Gaertner**

That the main motion be amended by amending clause (c) of Item 3 – HAC17-009 of the Heritage Advisory Committee meeting minutes of April 10, 2017, to read:

- (c) That residential-style architecture be incorporated in the design of the façade and streetscape on **Tyler Street and** Temperance Street.

Carried

Main motion as amended

Moved by Councillor Pirri

Seconded by Councillor Humfryes

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

Carried as amended