



**Heritage
Advisory Committee
Meeting Agenda**

**Monday, February 12, 2018
7 p.m.**

**Holland Room
Aurora Town Hall**

Public Release
February 5, 2018



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

Date: Monday, February 12, 2018

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 December 11, 2017

Recommended:

That the Heritage Advisory Committee meeting minutes of December 11, 2017, be received for information.

4. Delegations

**(a) Sara Jordao, Larkin Architect Ltd. representing Our Lady of Grace Church
Re: Item 3 – HAC18-003 – Heritage Permit Application, Our Lady of Grace
Church, 15347 Yonge Street and 16 Catherine Avenue, File: NE-HCD
HPA-18-01**

5. Matters for Consideration

1. HAC18-001 – Request for Letter of Support – Community Heritage Ontario

Recommended:

1. That Report No. HAC18-001 be received; and
2. That the Heritage Advisory Committee recommend to Council:
 - (a) That staff prepare a letter in support of Recommendations identified within Report 10 of the House of Commons Standing Committee on Environment and Sustainable Development.

2. HAC18-002 – Request to Remove a Property from the Aurora Register of Properties of Cultural Heritage Value or Interest 15858 Yonge Street

Recommended:

1. That Report No. HAC18-002 be received; and
2. That the Heritage Advisory Committee recommend to Council:
 - (a) That the property located at 15858 Yonge 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; and
 - (c) That future building elevations are subject to a second review by the Design Review Panel prior to issuance of a Building Permit.

3. HAC18-003 – Heritage Permit Application Our Lady of Grace Church 15347 Yonge Street and 16 Catherine Avenue File: NE-HCD-HPA-18-01

Recommended:

1. That Report No. HAC18-003 be received; and

2. That the Heritage Advisory Committee recommend to Council:
 - (a) That Heritage Permit Application NE-HCD-HPA-18-01 be approved;
and
 - (b) That the location design and wording of commemorative heritage plaques be approved by staff prior to execution of the Site Plan Agreement; and
 - (c) That, prior to execution of the Site Plan Agreement, the owner submit a Letter of Credit to the Town for the installation of commemorative heritage plaques and the preservation of 16 Catherine Avenue during the demolition of Lynett Hall and construction of the proposed addition.

6. Informational Items

4. HAC17-027 – Yonge Street Building Inventory

(Deferred from Heritage Advisory Committee meeting of December 11, 2017)

Recommended:

1. That Report No. HAC17-027 be received for information.

5. Extract from Council Meeting of January 30, 2018

Re: Heritage Advisory Committee Meeting Minutes of November 13, 2017

Recommended:

1. That the Extract from Council Meeting of January 30, 2018, regarding the Heritage Advisory Committee meeting minutes of November 13, 2017, be received for information.

7. New Business

8. Adjournment



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

Date:	Monday, December 11, 2017
Time and Location:	7 p.m., Holland Room, Aurora Town Hall
Committee Members:	Councillor Wendy Gaertner (Chair), Neil Asselin, Barry Bridgeford, James Hoyes, John Kazilis, and Bob McRoberts (Honorary Member)
Members Absent:	Councillor Jeff Thom (Vice Chair), Martin Paivio and Ken Turriff
Other Attendees:	Marco Ramunno, Director of Planning and Building Services, Jeff Healey, Planner, Anthony Ierullo, Manager, Long Range and Strategy, and Michael de Rond, Town Clerk

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

1. Approval of the Agenda

**Moved by Neil Asselin
Seconded by Bob McRoberts**

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

- Delegation (a) Jim Burkitt, GOW Hastings Architects; Re: Item 1 – HAC17-028 – Request for Feedback, Restoration of the Aurora Armoury, 89 Mosley Street
- Item 4 – Additional Information to Item 1 – HAC17-028 – Request for Feedback, Restoration of the Aurora Armoury, 89 Mosley Street; Re: Correspondence from ERA Architects Inc. dated December 8, 2017

Carried

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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 November 13, 2017

Moved by Neil Asselin

Seconded by Barry Bridgeford

That the Heritage Advisory Committee meeting minutes of November 13, 2017, be received; **and**

That the recommendation clauses 2. (b) and (d) of Item 1, HAC17-024 be removed.

Carried as amended

4. Delegations

(a) Jim Burkitt, GOW Hastings Architects

**Re: Item 1 – HAC17-028 – Request for Feedback, Restoration of the
Aurora Armoury, 89 Mosley Street**

The Committee consented to consider Item 2 prior to Delegation (a).

Mr. Burkitt provided an overview of the history of the building, the proposed design of the renovations, and responded to questions.

The Committee inquired about the post-secondary partnership with Niagara College, and staff provided clarifications. The Committee further discussed the proposed structural changes and the available space for community engagement at the Armoury post the renovations.

Moved by Bob McRoberts

Seconded by Barry Bridgeford

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

Carried

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5. Matters for Consideration

1. HAC17-028 – Request for Feedback, Restoration of the Aurora Armoury, 89 Mosley Street

The Committee discussed various aspects of the heritage attributes associated with the Aurora Armoury. The Committee continued with various questions to staff and the architect.

**Moved by Bob McRoberts
Seconded by Neil Asselin**

1. That Report No. HAC17-028 be received; and
2. That the discussion and comments of the Committee regarding the proposed alterations to the Aurora Armoury be referred to staff for consideration and action as appropriate.

Carried

6. Informational Items

2. HAC17-027 – Yonge Street Building Inventory

Item 2 was considered prior to Delegation (a).

Staff provided background and a brief overview of the report.

The Committee had brief discussions regarding various aspects of the historical significance of the properties, architectural monuments, and a possibility of conducting a walking tour of the heritage area on Yonge Street.

The Committee consented to defer the report to the next Heritage Advisory Committee meeting of February 12 for further discussion and input from absent Committee members.

**Motion to defer
Moved by James Hoyes
Seconded by John Kazilis**

1. That Report No. HAC17-027 be deferred to the next Heritage Advisory Committee meeting of February 12, 2018.

**Motion to defer
Carried**

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3. Extract from Council Meeting of November 14, 2017

**Re: Heritage Advisory Committee Meeting Minutes of October 16, 2017,
and Summary of Committee Recommendations Report No. 2017-10**

Moved by Bob McRoberts

Seconded by John Kazilis

1. That the Extract from Council Meeting of November 14, 2017, regarding the Heritage Advisory Committee meeting minutes of October 16, 2017, and Summary of Committee Recommendations Report No. 2017-10, be received for information.

Carried

4. HAC17-028 – Additional Information to Item 1 – HAC17-028 – Request for Feedback, Restoration of the Aurora Armoury, 89 Mosley Street; Re: Correspondence from ERA Architects Inc. dated December 8, 2017

Staff provided a brief overview of the additional information.

Further to previous discussion regarding the Armoury, the Committee discussed various aspects of the proposed renovations including exterior finish materials, proposed door openings to Larmont Street and the Town Park, and the commemoration of the Armoury's military past.

Moved by James Hoyes

Seconded by Bob McRoberts

1. That Report No. HAC17-028 be received for information.

Carried

7. New Business

The Committee expressed concerns regarding the ongoing construction at 29 Mark Street, and staff provided clarifications.

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8. Adjournment

Moved by Neil Asselin

Seconded by James Hoyes

That the meeting be adjourned at 9:37 p.m.

Carried

Committee recommendations are not binding on the Town unless otherwise adopted by Council.



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 Meeting and Date: Heritage Advisory Committee on February 12 @ 7pm	
Subject: Heritage permit for Our Lady of Grace Church in Aurora (15347 Yonge St.)	
Name of Spokesperson: Sara Jordao / Larkin Architect Ltd.	
Name of Group or Person(s) being Represented (if applicable): Larkin Architect Ltd. on behalf of Our Lady of Grace Church.	
Brief Summary of Issue or Purpose of Delegation: To answer any questions the Heritage Advisory Committee might have during the meeting.	
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? Jeff Healey	Date:
<input checked="" type="checkbox"/> I acknowledge that the Procedure By-law permits five (5) minutes for Delegations.	



Town of Aurora

Heritage Advisory Committee Report No. HAC18-001

Subject: Request for Letter of Support- Community Heritage Ontario

Prepared by: Jeff Healey, Planner/Heritage Planning

Department: Planning and Development Services

Date: February 12, 2018

Recommendation

- 1. That Report No. HAC18-001 be received; and**
- 2. That the Heritage Advisory Committee recommend to Council:**
 - a) That Staff prepare a letter in support of Recommendations identified within Report 10 of the House of Commons Standing Committee on Environment and Sustainable Development**

Executive Summary

The purpose of this report is to provide Council with a recommendation from the Heritage Advisory Committee regarding the request from Community Heritage Ontario to provide a letter of support for proposed legislation to be brought forward to the Canadian House of Commons regarding heritage properties. The letter is to be addressed to the Minister of Environment, Minister of Finance and Aurora's Member of Parliaments.

Background

On February 14 2017, Council supported proposed private Member's Bill C-323, which proposed a 20% tax credit for the restoration of properties on the Canadian Register of Historic Places. The item was supported by the Heritage Advisory Committee on March 6th 2017.

On March 23 2017, Bill C-323 was passed via first reading by the House of Commons and directed to Standing Committee prior to second reading. In December 2017, the Standing Committee on Environment and Sustainable Development prepared a report identifying a series of recommendations supporting statutory protection of federally owned properties and providing tax credits for privately owned properties identified on

the Canadian Register of Historic Places. A list of the report's recommendations is found in Attachment #1.

Analysis

Despite the Government of Canada's existing protection measures for National Government Buildings and UNESCO World Heritage Sites, no federal statute is in place obligating the government to protect these structures and landscapes. Historic buildings are currently preserved through the *Standards and Guidelines for the Conservation of Historic Places in Canada*.

The majority of the recommendations by the Standing Committee include greater protection measures for heritage buildings under the ownership of the Federal Government and the inclusion of Indigenous historic buildings, monuments and commemoration measures in support of the Truth and Reconciliation Commission. The following recommendations may encourage additional conservation measures for heritage resources within Aurora:

Recommendation 5: Introduce legislation to provide a statutory obligation on federal department, agencies and Crown corporations to protect the commemorative integrity of all national historic sites of Canada

Recommendation 5 would bring additional conservation obligations from Parks Canada for Aurora's National Historic Site- the Hillary House.

Recommendation 9 d): Introduce legislation to give statutory recognition of the Canadian Register of Historic Places and the Standards and Guidelines for the Conservation of Historic Places in Canada.

This recommendation will provide an elevated status to these buildings and landscapes with the Federal Government, in addition to the Provincial Government.

Recommendation 11: Establish a tax credit for the restoration and preservation of buildings listed on the Canadian Register of Historic Places.

With an elevated status from Recommendation 9 d), Recommendation 11 will allow a federal tax credit for property owners who restore a home on the register. The details surrounding a tax credit are not specified in the Standing Committee report, however any tax credit can bring relief to property owners who wish to preserve their property's historic character.

The Canadian Register of Historic Places contains twenty-two (22) individual properties within Aurora and the Northeast Old Aurora Heritage Conservation District. These include properties include public and privately owned buildings Designated under Parts IV or V of the *Ontario Heritage Act*. Examples of properties on the Register include the Hillary House, Horton Place the Aurora Armoury, the Carpenters House, Church Street School, Willow Farm and the Morrison House.

Recommendation 12: In co-operation with provincial and territorial government, work to adapt future version of Canada's National Model Building Codes in a manner that will facilitate the restoration and the rehabilitation of existing buildings and the preservation of their heritage characteristics.

The Ontario Building Code currently recognizes the repair and restoration of heritage buildings. However there remains a few conflicts between the conversion of buildings between residential to commercial or institutional uses. This legislation would work to better harmonize provincial building codes to recognize unique characteristics of heritage buildings which are unable to meet modern building code standards.

Recommendation 14: Consider supporting an initiative modelled after the "Main Street America" model, to encourage public and private investment in commercial historic buildings in rural areas and small cities as a catalyst for community sustainability and economic development.

The Standing Committee report appears to be focused historic commercial areas within rural Canada which are isolated from urban areas. However, there may be an opportunity for Aurora's Historic Downtown to be considered for inclusion in a funding program administered by Parks Canada.

Legal Considerations

N/A

Financial Implications

Town owned buildings located on the Canadian Registrar of Historic Places may be eligible for a tax credit in a future restoration project.

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***.

Alternative(s) to the Recommendation

1. That a letter of support not be sent to the Federal Government.

Conclusions

At the request of the Heritage Advisory Committee, staff will prepare a letter to the Minister of Environment, Minister of Finance and Aurora's Member of Parliaments in support of the 17 recommendations identified by the Standing Committee on Environment and Sustainable Development. New funding measures from the Federal Government will provide new opportunities for homeowners to repair and restore their homes, while preserving important heritage attributes.

Attachments

1. Letter from Community Heritage Ontario and Recommendations 1-17 of Report 10 of the House of Commons Standing Committee on Environment and Sustainable Development- Preserving Canada's Heritage- The Foundation of Tomorrow

Previous Reports

None.

Pre-submission Review

Agenda Management Team review on February 1, 2018

Departmental Approval



Marco Ramunno

Director

Planning and Development Services



CHO - PCO
Community Heritage Ontario
Patrimoine communautaire de l'Ontario

24 chemin Conlins Road
Scarborough, Ontario M1C 1C3

Tel./Tél. : (416) 282-2731
Internet : www.communityheritage.org

December 29, 2017

Councillor Wendy Gaertner
Chairperson
Town of Aurora Heritage Advisory Committee
c/o Jeff Healey, Planner
100 John West Way
Aurora, ON L4G 6J1

Dear Councillor Gaertner;

Community Heritage Ontario (CHO) is writing to all Ontario municipal heritage committees seeking support for federal action on the conservation of heritage properties.

CHO seeks the support of both your Heritage Committee and your Municipal Council in each writing to the federal Minister of Environment with copies to the Minister of Finance and your member(s) of federal Parliament supporting the recommendations of the federal House of Commons Standing Committee on Environment and Sustainable Development contained in report 10 regarding the preservation of Canada's heritage. A copy of the seventeen Committee recommendations is attached. The full report is available for viewing at: <http://www.ourcommons.ca/DocumentViewer/en/42-1/ENV1/report-10>.

While all of the Committee's recommendations are worthy of support, it would be helpful if, in your letters, you emphasized recommendation number eleven, a proposed tax credit for restoration and preservation work on buildings listed in the Canadian Register of Historic Places. The tax credit program could be similar to one that has been utilized for years by the United States federal government. That tax credit program has achieved success in conserving America's heritage properties while at the same time generating substantial economic development.

Implementation of the Committee's recommendations will not only help conserve federally owned heritage properties but will also assist in the conservation of privately owned heritage properties.

It is essential that we demonstrate widespread support for a federal government role in conserving Canada's heritage and that this role should be pursued through the implementation of the Standing Committee's recommendations.

Input is being sought by the federal government on these recommendations over the next two months. It is important that letters of support be received by the federal Ministers no later than February 28, 2018.

Sincerely


Wayne Morgan
President, Community Heritage Ontario

Recommendations Attached

RECOMMENDATIONS

of Report 10 of the House of Commons Standing Committee on Environment and Sustainable Development - Preserving Canada's Heritage: The Foundation for Tomorrow

The Committee Recommends that the federal government:

1. *Policy on Management of Real Property* be integrated in new legislation so that custodian departments of designated federal heritage buildings are required to protect the commemorative integrity of these buildings and prevent demolition-by-neglect.
2. introduce legislation to provide statutory protection for federal heritage buildings.
3. introduce legislation imposing on Crown corporations the same requirements imposed on federal departments and agencies by the *Policy on Management of Real Property* regarding the management of federal heritage buildings, in order to protect the commemorative integrity of buildings owned by these Crown corporations and prevent their demolition-by-neglect.
4. introduce legislation to establish a process to protect, conserve, document and exhibit archaeological resources on federal land and under waters of federal responsibility.
5. introduce legislation to provide a statutory obligation on federal departments, agencies and Crown corporations to protect the commemorative integrity of all national historic sites of Canada.
6. introduce legislation to provide a statutory obligation on federal departments, agencies and Crown corporations to protect the integrity of federal heritage buildings owned by the federal government or under its jurisdiction.
7. Treasury Board Secretariat work with federal departments and agencies to ensure that they invest 2% of the asset replacement value annually towards the maintenance and repair of federal heritage buildings, as recommended in the Treasury Board Secretariat's *Guide to the Management of Real Property*.
8. adopt a policy requiring federal departments and agencies to, when deemed appropriate, give preference to existing heritage buildings when considering leasing or purchasing space.
9. introduce legislation to:
 - a. ensure that federal actions do not adversely impact the commemorative integrity of national historic sites of Canada or the integrity of heritage sites and buildings designated by provinces and municipalities in Canada;
 - b. provide statutory protection for Canadian World Heritage sites;
 - c. ensure that federal actions take into consideration the heritage values of Canada's historic places; and
 - d. give statutory recognition of the Canadian Register of Historic Places and the *Standards and Guidelines for the Conservation of Historic Places in Canada*.
10. restore the funding level for the National Cost-Sharing Program for Heritage Places to a minimum of \$10 million per year.

11. establish a tax credit for the restoration and preservation of buildings listed on the Canadian Register of Historic Places.
12. in co-operation with provincial and territorial governments, work to adapt future versions of Canada's *National Model Building Codes* in a manner that will facilitate the restoration and the rehabilitation of existing buildings and the preservation of their heritage characteristics.
13. Parks Canada review its National Cost-Sharing Program and, if it is determined that rural sites are under-represented in applications for funding or in the awarding of funding, steps should be taken to improve the program.
14. consider supporting an initiative modelled after the "Main Street America" model, to encourage public and private investment in commercial historic buildings in rural areas and small cities as a catalyst for community sustainability and economic development.
15. support an Indigenous-led initiative that will be responsible for:
 - a. determining how places that are important to Canada's Indigenous peoples should be protected and preserved;
 - b. enhancing the capacity of Indigenous communities to preserve places that are important to them; and
 - c. presenting the perspective of Indigenous communities regarding the protection of places that are important to them to the Historic Sites and Monuments Board of Canada and its Secretariat, Parks Canada and other federal government departments and agencies.
16. Parks Canada, in cooperation with Indigenous groups, include Indigenous registrars in the Canadian Register of Historic Places to improve the process by which Indigenous places that are important to Indigenous peoples are identified and designated.
17. in support of the Truth and Reconciliation Commission's calls to action 79 and 81, and in consultation with Indigenous groups:
 - a. introduce legislation amending the *Historic Sites and Monuments Act* to add First Nations, Inuit, and Métis representation on the Historic Sites and Monuments Board of Canada and its Secretariat.
 - b. The Historic Sites and Monuments Board of Canada revise the policies, criteria, and practices of the National Program of Historical Commemoration to integrate Indigenous history, heritage values, and memory practices into Canada's national heritage and history.
 - c. Parks Canada develop and implement a national heritage plan and strategy for commemorating and, where appropriate, conserving residential school sites, the history and legacy of residential schools, and the contributions of Indigenous peoples to Canada's history.
 - d. in collaboration with Residential School Survivors, commission and install a publicly accessible, highly visible, Residential Schools National Monument in the city of Ottawa to honour Survivors and all the children who were lost to their families and communities.



Town of Aurora

Heritage Advisory Committee Report No. HAC18-002

**Subject: Request to Remove a Property from the Aurora Register of Properties of Cultural Heritage Value or Interest
15858 Yonge Street**

Prepared by: Jeff Healey, Planner/ Heritage Planning

Department: Planning and Development Services

Date: February 12, 2018

Recommendation

- 1. That Report No. HAC18-002 be received; and**
- 2. That the Heritage Advisory Committee recommend to Council:**
 - a) That the property located at 15858 Yonge Street be removed from the Aurora Register of Properties of Cultural Heritage Value or Interest;**
 - b) That future building elevations are subject to approval of Planning Staff; and**
 - c) That future building elevations are subject to a second review by the Design Review Panel prior to issuance of a Building Permit.**

Executive Summary

The purpose of this report is to provide Council with recommendations from the Heritage Advisory Committee regarding the request to remove the property located at 15858 Yonge Street from the Aurora Register of Properties of Cultural Heritage Value or Interest.

- The structure was constructed circa 1935 and can be described as a 1 ½ storey bungalow
- The first owner of the house was Hugh C. Mcrae
- The owners have submitted a conceptual site plan and elevations for a new single detached dwelling

Background

The owner of the property located at 15858 Yonge 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 December 18, 2017.

Location

The subject property is located on the west side of Yonge Street between St. John's Sideroad and Orchard Heights Boulevard. More specifically, the building is located approximately 50 meters north of the St. Andrews College entrance (See Attachment 1). The property is listed and non-designated on the Aurora Register of Properties of Cultural Heritage Value or Interest and can be described as a 1 ½ storey foursquare bungalow. The building was constructed c. 1933 and the builder is unknown.

Provisions of the Ontario Heritage Act for delisting process

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

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

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

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

Analysis

History of the Property

According to research prepared by the Aurora Museum (see Attachment 6), the land parcel for 15858 Yonge Street was severed from Lot 85 in 1936. Hugh Mcrae owned the Willow Farm estate further to the north. Mcrae was identified as a miner at the Split Lake Gold Mines, a mining operation in Northwestern Ontario. The parcel of land was severed off the Willow Farm estate and sold to Edith and Cyril Kirk. The Kirk's established a honey business on the property, therefore the building likely served as both a residence and as the location to package and sell honey. The Kirks would continue to own the property until 1952.

The next owner of the property was Arthur Hayne. Hayne was a photographer by profession. In 1967, Hayne briefly transferred ownership of the property to the Director of the *Veterans Land Act*. It is not clear whether Haynes was formerly a veteran or whether a loan was received via the *Veterans Land Act*. Arthur Hayne would own the property between 1952 and 1979.

A Kennel and Dog Grooming business was established on the property circa 1980. The business would continue to operate until circa 2015. The property was sold to St. Andrew's College in 2017.

Heritage Features of the Existing Building

The existing building can be described as a 1½ storey rectangular shape structure with a hipped roof. The front elevation of the building (facing south) displays a one storey mudroom, with a matching hipped roof. The building is currently clad with a cream coloured, wood board siding covered with a layer of stucco coating. The current siding likely covers a wood clapboard or further stucco siding underneath. Windows on the lower storey of the front elevation are ordained with a shingled dormer. Double-hung windows were the likely original windows to the home. Only two double-hung windows remain on the building. The remaining windows are casement windows. A 28m² sunroom was added to the east elevation of the building during the 1990's. A pool, gazebo and several accessory structures from a former kennel business are present on the property. It is noted that red bricks are laid throughout the property to create walking paths around the property.

Site visits were conducted on December 5, 2017 and January 23 2018 (see Attachment 4). The interior appears to be modern, with very few discernable original elements.

Neighbourhood Context

Yonge Street, between St. John's Sideroad to the north and Orchard Heights Boulevard to the south, encompasses a total of fourteen (14) properties, four (4) of which are listed or designated on the Aurora Register of Properties of Cultural Heritage Value or Interest.

This portion of Yonge Street contains the St. Andrew's College campus (established in 1926) and farm homesteads from the former hamlet of Costford's Corners located further north at Yonge and St. John's Sideroad. The property is located immediately north of the entrance gates to St. Andrew's College. It is noted that 15858 Yonge Street is located within close proximity of two (2) properties Designated under Part IV of the *Ontario Heritage Act*. The designated properties are as follows:

- 15900 Yonge Street- Willow Farm
- 16003 Yonge Street- The Red House

Building Evaluation

The Evaluation Working Group met to perform an objective evaluation of the subject property on Wednesday January 24, 2018 (See Attachment 3). The Evaluation Criteria for assessing the cultural heritage value of cultural heritage resources have been developed by the Town in consultation with its Municipal Heritage Committee. As per Section 13.3 e) of the Official Plan, Priority will be given to designating all Group 1 heritage resources in the Register.

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

The Evaluation found the subject property to score at Group 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 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 highest rated category for the building was to have some Contextual value, rated 41/100. Design/physical value for the building was rated 27/100. The associative value for the building was rated 26/100. The Evaluation working group found the final weighted score for 15858 Yonge Street to be 29.4/100.

Proposed Concept Plan

The owner wishes to remove the property from the Aurora Register as a non-designated 'listed' property with the intention of demolishing the existing structure on the subject property to construct a new building. St. Andrew's College proposes to construct a 4,000 ft² home on the property, to serve as a headmaster's residence. A conceptual site plan and elevations are shown in Attachment 5. The drawings provided to date are conceptual and subject to further changes, therefore staff request that a second review by the Design Review Panel and further staff review be conducted once concrete building plans are developed.

It is noted that the subject lands are located within the Environmental Protection Area of the Official Plan. As such, a proposed new dwelling must conform to Section 12.5.2 g) of the Official Plan, which requires the owner to submit an Environmental Impact Statement demonstrating that a new building will not impact existing wetlands, habitat of endangered species or environmentally significant areas. An amendment to the zoning by-law may be required should results of environmental studies determine that Environmental Protection lands are present on the property.

Design Review Panel

The application was reviewed by the Design Review Panel on February 2, 2018. The Panel provided the following comments on the proposal.

- Discussed the possibility of siting a new building in the location of the existing structure as it is the high point on the property;
- Discussed the surrounding LSRCA regulation area, floodplain considerations and possible amendments to the zoning by-law;
- Recommended an adjustment of the driveway to the private road to minimize removal of healthy trees; and
- The Panel requested a second review of the drawings when the applicant has prepared detailed drawings of the proposed building.

Legal Considerations

None.

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***.

Alternative(s) to the Recommendation

1. Refuse the application and recommend that the property remain listed on the Aurora Registrar of Properties of Cultural Heritage Value or Interest.
2. Refuse the application and recommend Designation under Part IV of the *Ontario Heritage Act*.

February 12, 2018

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Report No. HAC18-002

Conclusions

The subject was evaluated using the Town of Aurora Heritage Building Evaluation Guide and was rated in Group 3, which considers the structure as moderately significant, worthy of documentation. It is recommended that the proposed elevations are subject to approval of Planning Staff and a second review by the Design Review Panel to ensure a future new dwelling will maintain the heritage character of the area. It is recommended that 15858 Yonge Street be removed from the Registrar of Properties of Cultural Heritage Value or Interest.

Attachments

Attachment #1 – Location Map

Attachment #2 – Heritage Resource Brief (2010)

Attachment #3 – Evaluation Working Group Score, 15858 Yonge Street

Attachment #4 – Photos of 15858 Yonge Street (2017-2018)

Attachment #5 – Proposed Site Plan and Concept- 15858 Yonge Street

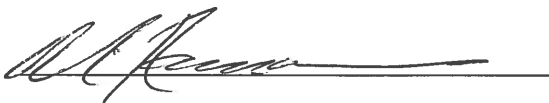
Previous Reports

None.

Pre-submission Review

Agenda Management Team review on February 1, 2018

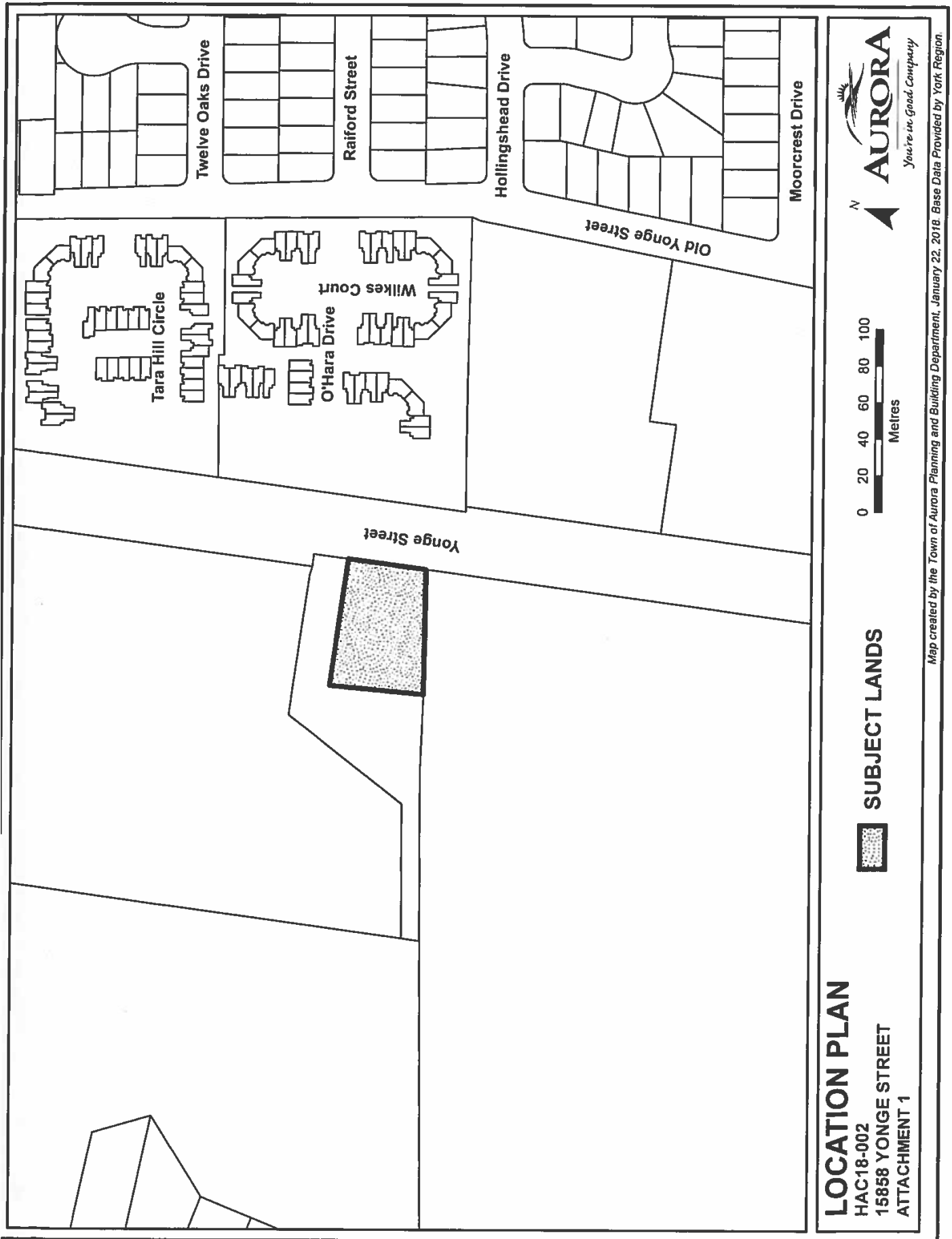
Departmental Approval



Marco Ramunno

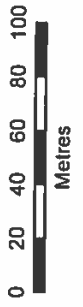
Director

Planning and Development Services



LOCATION PLAN
HAC18-002
15858 YONGE STREET
ATTACHMENT 1

 **SUBJECT LANDS**



Map created by the Town of Aurora Planning and Building Department, January 22, 2018. Base Data Provided by York Region.

AURORA INVENTORY OF HERITAGE BUILDINGS

**S
I
T
E**

ADDRESS: 15858 Yonge Street
LEGAL DESCRIPTION: Con. 1W Pt Lot 85

**S
T
A
T
U
S**

PRESENT USE: Residence	ORIGINAL USE: Residence
HERITAGE DESIGNATION: Undesignated	1995 INVENTORY
OFFICIAL PLAN: Private Open Space	ZONING: RU (Rural)

**P
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AURORA INVENTORY OF HERITAGE BUILDINGS

A
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ADDRESS: 15858 Yonge Street

CONSTRUCTION DATE: c1930

STYLE: Foursquare house

BUILDER:

GENERAL DESCRIPTION:

PLAN: STOREYS: 2

BAYS:

FOUNDATION MATERIAL:

EXTERIOR WALL MATERIAL:

ROOF TYPE: Hip

WINDOWS:

ENTRANCE: Entrance vestibule

UNIQUE FEATURES:

CHIMNEY (S):

DORMERS:

ROOF TRIM:

WINDOW TRIM:

SPECIAL WINDOWS:

DOOR TRIM:

PORCH/VERANDAH:

OTHER:

H
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S
T
O
R
Y

HERITAGE BUILDING EVALUATION SCORE SHEET

Municipal Address: <u>15858 Yonge Street</u>					Group: <u>3</u>
Legal Description: _____		Lot: <u>85</u> Cons: <u>1</u>			
Date of Evaluation: <u>Jan 24/18</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	<u>3</u>	0	3/10
Historic Grouping (Bonus)	10	7	3	<u>0</u>	0/10
Construction Date (Bonus)	10				/10
HISTORICAL TOTAL					27/100
ARCHITECTURAL	E	G	F	P	TOTAL
Design	20	13	7	<u>0</u>	0/20
Style	30	20	10	<u>0</u>	0/30
Architectural Integrity	20	<u>13</u>	7	<u>0</u>	13/20
Physical Condition	20	<u>13</u>	7	0	13/20
Design/Builder	10	7	3	<u>0</u>	0/10
Interior (Bonus)	10	7	3	<u>0</u>	0/10
ARCHITECTURAL TOTAL					26/100
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	7	<u>0</u>	0/20
Site	<u>20</u>	13	7	<u>0</u>	20/20
ENVIRONMENTAL TOTAL					41/100
SCORE	INDIVIDUAL		OLD AURORA		
Historical Score	27 X 40% = <u>10.8</u>		X 20% = _____		
Architectural Score	26 X 40% = <u>10.4</u>		X 35% = _____		
Environmental Score	41 X 20% = <u>8.2</u>		X 45% = _____		
TOTAL SCORE	29.4		[]		
GROUP 1 = 70-100		GROUP 2 = 45-69		GROUP 3 = 44 or less	

Attachment #4

Photos of 15858 Yonge Street (2017-2018)



15858 Yonge Street looking north



15858 Yonge Street looking north east

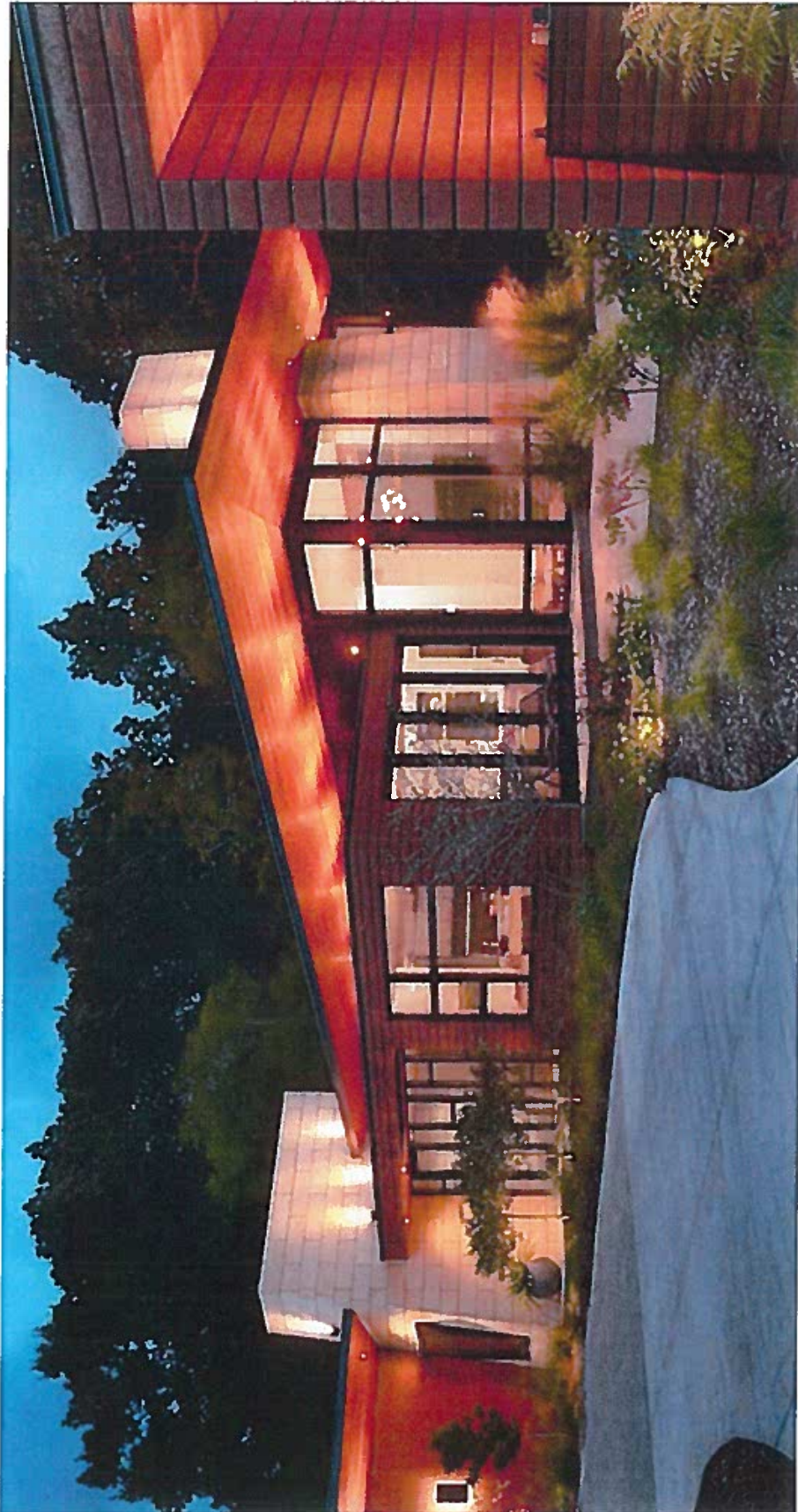
Attachment #4



15858 Yonge Street looking north from Yonge Street



Red bricks laden the site, which likely served as walking paths for former owners.





Town of Aurora

Heritage Advisory Committee Report No. HAC18-003

Subject: Heritage Permit Application
Our Lady of Grace Church
15347 Yonge Street & 16 Catherine Avenue
File: NE-HCD-HPA-18-01

Prepared by: Jeff Healey, Planner/ Heritage Planning

Department: Planning and Development Services

Date: February 12, 2018

Recommendation

- 1. That Report No. HAC18-003 be received; and**
- 2. That the Heritage Advisory Committee recommend to Council:**
 - a) That Heritage Permit Application NE-HCD-HPA-18-01 be approved; and**
 - b) That the location design and wording of commemorative heritage plaques be approved by staff prior to execution of the site plan agreement; and**
 - c) That prior to execution of a Site Plan Agreement, the owner submit a Letter of Credit to the Town for the installation of commemorative heritage plaques and the preservation of 16 Catherine Avenue during the demolition of Lynett Hall and construction of the proposed addition;**

Executive Summary

The purpose of this report is to provide Council with recommendations from the Heritage Advisory Committee regarding Heritage Permit Application NE-HCD-HPA-18-01 regarding proposed alterations and additions to 15347 Yonge Street and 16 Catherine Avenue, designated under Part V of the *Ontario Heritage Act* as part of the Northeast Old Aurora Heritage Conservation District.

- The existing Church was constructed in 1983
- 16 Catherine Avenue, also known as the Thomas Browning House, was constructed in 1886 and the Lynett Hall addition was added to the structure in the 1960's.
- The Roman Catholic Archdiocese is proposing to construct a 171 m² addition to the Narthex (fronting Yonge Street) and a 10m² Sanctuary at the east end of the church.
- The Roman Catholic Archdiocese also proposes to demolish the 477m² Lynett Hall addition from 16 Catherine Avenue and construct a 54m² rear addition
- The owner has submitted a Heritage Impact Assessment Memo, prepared by ERA Architects Inc, dated July 25 2017

Background

On August 19, 2017, the owner submitted a Site Plan application to the Town for the subject lands. The owner submitted Heritage Permit Application NE-HCD-HPA-18-01 on January 12, 2018.

The subject property was designated in 2006 under Part V of the *Ontario Heritage Act* as part of the Northeast Old Aurora Heritage Conservation District. Section 42 of the *Act* states that,

No owner of property situated in a heritage conservation district that has been designated by a municipality under this Part shall do any of the following, unless the owner obtains a permit from the municipality to do so: "1. Alter, or permit the alteration of, any part of the property, other than the interior of any structure or building on the property; 2. Erect, demolish or remove any building or structure on the property or permit the erection, demolition or removal of such a building or structure.

The Heritage Permit Application was deemed complete by staff on January 16, 2018. Council has 90 days to respond to the Application or else the Application is automatically approved.

Location

The subject property is located on the east side of Yonge Street, between Catherine Avenue and Maple Street (See Attachment 1).

Northeast Old Aurora Heritage Conservation District Plan

The Our Lady of Grace church lands contain site specific polices within Section 9.5.3.6 of the Northeast Old Aurora Heritage Conservation District Plan as a potential Redevelopment Site.

In accordance with the District Polices in Section 6.5.2, the continuing congregational use of this property is supported in the event of future disposal of the property by the current owner. In the event of new construction, the building/street relationship should be restored in accordance with Section 9.5.3.3.

The District Plan is flexible in a number of potential redevelopment scenarios (including Commercial, Residential and Institutional uses) which may be proposed on the site in the future. The proposal under consideration within this report is not considered a redevelopment of the site, instead is considered as an alteration to existing uses on the lands.

Heritage Attributes of the Existing Buildings

The existing church can be described as a 2 storey brick structure comprising of two front gable roofs, connected by a cross-gable join. Built in 1983, the existing church exhibits Colonial Revival architecture, characterized by four columns and 2nd storey balcony over the church offices to the south and three portico columns at the Narthex entrance to the north. Two main entrances are displayed on the front elevation (facing Yonge Street) one entrance is located at the Narthex, while a second entrance is located underneath the cross-gable join in the middle of the structure. The Narthex is capped with a white, metal steeple. The Colonial Revival architectural style was popular in the early 1980's with the celebrations of Ontario's Bicentennial bringing a renewed concern for architectural heritage.

16 Catherine Avenue, comprising of Lynett Hall can be described as a 2 ½ storey Victorian Gothic structure. Constructed in 1886, the floor plan of the original structure gives the building a distinct "L-Shaped" appearance. The front of the building displays a front porch with three classical columns with brick piers (coated with stucco). The top of the porch serves as a balcony, which is accessed from the front elevation. The building is currently clad in stucco, likely covering the original brick underneath. The Lynett hall addition was constructed in the 1960's can be described as a 2 storey brick structure, rectangular in shape. Lynett hall is currently clad in matching stucco with the original house. Despite the unsympathetic addition to the building, the original structure's window openings and doors appear to remain intact.

Analysis

On January 18 2018, staff issued a Notice of Receipt on behalf of Council as per By-law 5365-11 (being a By-law to delegate certain assigned Council authority under the *Ontario Heritage Act* regarding the power to consent to alterations of designated heritage properties).

Proposed Alterations and Demolitions

The owners propose a number of alterations to the existing Our Lady of Grace Church and 16 Catherine Avenue. An assessment of the works are described in the Heritage Impact Assessment Memo, prepared by ERA Architects Inc.

Church Building- Expansion to Narthex

The owner is proposing to construct a 171 m² addition to the Narthex (fronting Yonge Street) and a 10m² Sanctuary at the east end of the church. In order to construct the Narthex addition, the Portico and Columns are proposed to be removed. The new narthex proposes a front gable roof, matching the pitch of the original structure. The Narthex addition will comprise of brick cladding to match the original structure. The front elevation of the Narthex will comprise of three (3) glazed windows measuring from the ground to the ceiling of the first storey.

A new brick steeple with a standing seam metal roof is proposed at the northwest corner of the Narthex. The steeple has a square base (4.6 metres x 4.6 metres) and measures 23.4 metres in height from the base to the tip of the roof.

Overall, the addition to the Narthex supports the use of the existing structure, therefore is supported within the context of the District Plan. Staff will request that the owner submit sample bricks for staff review prior to issuance of a building permit.

Church Building- Sanctuary Addition and Windows

On the east elevation (facing existing homes on Spruce Street) is a proposed 10 m² expansion to the chancel (identified in the plans as a Sanctuary). The sanctuary measures approximately 8.3 metres in length and 1.6 metres in depth. The sanctuary is proposed to be clad with brick with stone detailing to match the original building and will feature a single glazed window (approximately 32 m² in size).

On the north and south elevations of the nave of the church, the owners propose to remove the existing upper-level windows and replace with larger windows. Each window will measure approximately 18 m² in size. A 4.7 m dormer is proposed to cap each proposed window, which will comprise of standing seam metal cladding and an aluminium curtain wall. A total of four new windows are proposed on the north elevation and two windows are proposed on the south elevation.

Staff note that the existing building characteristics make the church unable to meet all policies of the District Plan (such as building depth and building height). The size of the window of the Sanctuary is not in keeping with window ratios of the District Plan (section 9.2.3). Therefore staff note that the use of the building is for institutional purposes and must rather be viewed as far as compatibility with the surrounding neighbourhood.

The windows and the sanctuary addition are proposed to increase the amount of light into the church. These alterations will change the style of the existing church, however staff agree with the owner's heritage consultant that the proposal will not create a negative impact to surrounding properties within the Heritage District.

Church Building- Exterior Finish alterations

A number of miscellaneous alterations are proposed on the building, including: The removal of the existing white metal steeple, removal of accessibility ramp with staircase on the east elevation, the removal of the portico, columns, and 2nd floor balcony from the church offices and repair and replacement of roof shingles.

It is noted that the removal of the accessibility ramp is proposed in order to allow for greater traffic circulation on the property. The building has become accessible from the Yonge Street entrances.

Along with the portico and column removal the removal of the balcony and the columns is a removal of the architectural elements of the Colonial Revival Architectural style. The balcony entrance will be limited to a glass Juliette balcony. The Committee should be aware that the building will exhibit greater Post Modern architectural features as a result of the alterations to the Church Building.

16 Catherine Avenue- Removal of Lynett Hall and Proposed rear addition

The owners propose the removal of the existing Lynett Hall addition (approximately 477 m²) and the construction of a 2 storey 54 m² rear addition behind 16 Catherine Avenue.

The removal of Lynett Hall in favour of a reduced addition is supported as a new addition would be in favourable to the size and scale of the existing historic home.

The proposed addition can be described as a 2 storey rear addition with a front gable roof. The addition is proposed to be clad in smooth painted wood board and batten siding with a cement board and parged finish at ground level. The windows for the addition are proposed to be double hung. Windows on the addition are clustered on the first floor as part of a proposed sunroom, maintaining the window style of the addition. The addition will bring the proposed total lot depth of the building to 12.1 metres, which meets provisions of the District Plan. The original home is proposed to remain in-situ, with the existing stucco siding remaining on the house. As part of the 2nd submission, staff have received a letter from the owners structural engineer, which will take careful consideration of the demolition of Lynett Hall to prevent any structural instability of the original structure

Entire Site- Parking Plan and Traffic Circulation

Minor changes to the parking lot are proposed on site in order to maximize parking spaces and improve traffic circulation on-site. In total, 203 parking spaces (including 8 barrier-free parking spaces are proposed, an increase of 34 spaces from the existing total spaces. A minor expansion to parking and traffic circulation is proposed at the northwest corner of the site. With the removal of Lynett Hall, the owners propose a vehicular laneway and an extended parking area in its place. The proposal has taken into consideration Section 6.5.5 of the District Plan, which speaks to Commercial Parking Lots. The extended parking is not proposed beyond the front face of the church building.

Entire Site- Proposed Landscaping

The owners propose to plant additional trees along the perimeter of the property and a portion of the former location of Lynett Hall. Approximately 35 new trees will be planted on site. Established trees along Maple Street, Catheirne Avenue and surrounding Lions Parquette are proposed to remain. Two trees immediately southwest of the Narthex, fronting Yonge Street and one mature tree in the northwest corner of the property are proposed to be removed to allow for an expanded gathering space and parking area. Trees and shrubs surrounding the Nave, Lynett Hall and the rear courtyard of the church are also proposed to be removed. New plantings will comprise of tree species such as Sugar Maple, Black Maple, Red Oak, Hop Hornbeam, Black Tupelo and Kentucky Coffee trees. All tree species are identified as native and most species

February 12, 2018

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Report No. HAC18-003

mentioned in this report are encouraged within the Section 9.7 of the District Plan. Tree species will be reviewed Operations Staff as part of Site Plan approval.

With respect to walkways, it is noted that the existing walkway to the Narthex from Yonge Street is proposed to be located approximately 10 metres to the north. The walkway will maintain the pedestrian orientation of the building to Yonge Street, which is encouraged within the District Plan.

Heritage plaques to be installed on the lands

Staff have requested that two heritage plaques be installed on site to commemorate the Inglehurst mansion and Doan Castle which formerly existed on the subject lands. A plaque for Inglehurst is anticipated on the north end of the property while the plaque for Doan Castle will be located adjacent to Lions Parquette. Staff will work with the owner's heritage consultant on appropriate wording and design of both plaques prior to execution of the site plan agreement.

Design Review Panel

The Design Review Panel has provided preliminary feedback on the site plan application on June 23, 2017. The following is a summary of the Panel's comments:

- Consideration of materials to "break up" the tower/ steeple using banding or additional detailing
- The proportion of the windows on the nave should be (slightly) adjusted
- Overall the Panel determined that the alterations to the church were not major alterations

Legal Considerations

Not applicable.

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***.

Alternative(s) to the Recommendation

1. That Heritage Permit Application NE-HCD-HPA-18-01 be denied.

Conclusions

A detailed review of the site plan continues for the subject lands. It is recommended that Heritage Permit application NE-HCD-HPA-18-01 be approved for the property located at 15347 Yonge Street and 16 Catherine Avenue. Sample bricks will be reviewed by staff to ensure colour and dimensions are similar to the bricks on the existing church.

Once a Heritage Permit Application is received, Council has ninety (90) days from the date of issuing a Notice of Receipt to: consent to the application with or without terms and conditions, or refuse the application.

February 12, 2018

Page 9 of 9

Report No. HAC18-003

Attachments

Attachment #1 – Location Map

Attachment #2 – Proposed Site Plan and Elevations

Attachment #3 – Heritage Impact Assessment Memo, prepared by ERA Architects

Attachment #4 – Photos of 15347 Yonge and 16 Catherine Avenue (2017-2018)

Previous Reports

None.

Pre-submission Review

Agenda Management Team review on February 1, 2018

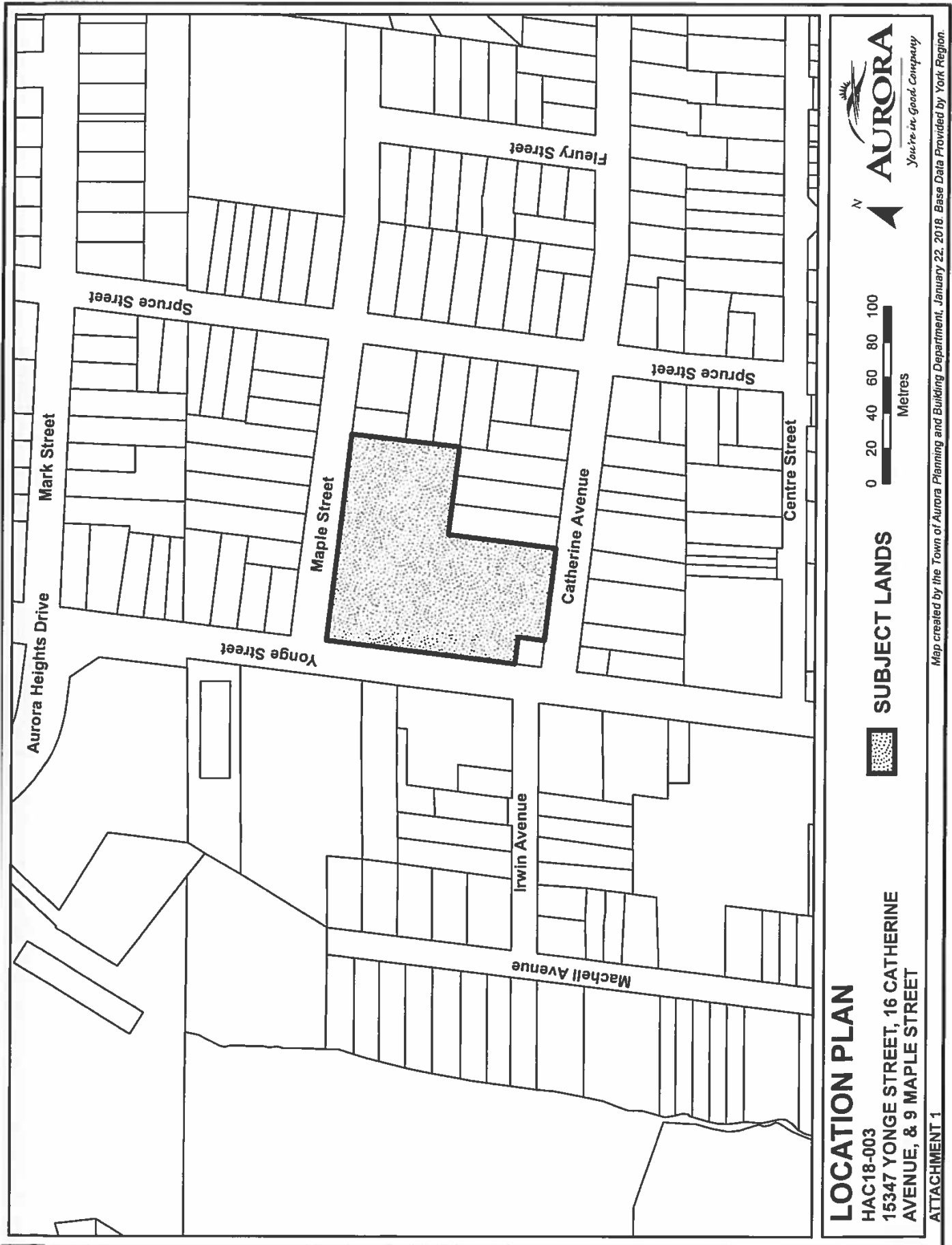
Departmental Approval



Marco Ramunno

Director

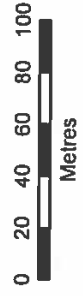
Planning and Development Services



LOCATION PLAN
HAC18-003
15347 YONGE STREET, 16 CATHERINE
AVENUE, & 9 MAPLE STREET

ATTACHMENT 1

 **SUBJECT LANDS**



Map created by the Town of Aurora Planning and Building Department, January 22, 2018. Base Data Provided by York Region.

1 EAST ELEVATION - DEMOLITION
 A1.22 1/100

2 PROPOSED EAST ELEVATION
 A1.22 1/100

**OUR LADY OF GRACE
 NARTHEX ADDITION
 1531 YONGE STREET
 AURORA, ON L4G 1H1**

Project No: 1515
 Date: 04/08
 R.C.
 SCALE: 1/100
 DRAWING: EAST ELEVATION

A1.22

1 SOUTH COURTYARD ELEVATION - DEMOLITION
A1.24 1/100

2 PROPOSED SOUTH COURTYARD
A1.24 1/100

3 NORTH COURTYARD ELEVATION - DEMOLITION
A1.24 1/100

4 PROPOSED NORTH COURTYARD
A1.24 1/100

5 GROUND SIGN - FRONT ELEVATION
A1.24 1/100

6 GROUND SIGN - SIDE ELEVATION
A1.24 1/100

LEVELS

TO ROOF	2789.17
1ST FLOOR	2688.1
GRADE LEVEL	264.700
2ND FLOOR	2688.48
1ST FLOOR	2688.1
GRADE LEVEL	264.700
GARAGE FLOOR LEVEL	264.421

LEVELS

TO ROOF	2789.17
1ST FLOOR	2688.1
GRADE LEVEL	264.700
2ND FLOOR	2688.48
1ST FLOOR	2688.1
GRADE LEVEL	264.700
GARAGE FLOOR LEVEL	264.421

PROJECT 1

**OUR LADY OF GRACE
NARTHEX ADDITION**
1531 YONGE STREET
TORONTO, ONTARIO M4W 1Y7

CLIENT
OUR LADY OF GRACE

DATE
1/17/18

SCALE
1/100

PROJECT 1

**COURTYARD & NEW
GROUND SIGN
ELEVATIONS**

A1.24

<p>HERITAGE REGULATIONS OF THE HERITAGE COMMISSION FOR THE DISTRICT OF TORONTO IN CANADA</p>	<p>PROJECT a Jarkyn architectural limited 145 Adelaide Street West Toronto, Ontario M5H 1E1 Tel: 416-593-8888 www.jarkyn.com</p>	<p>CLIENT OUR LADY OF GRACE HOUSE ADDITION 18 CATHERINE AVENUE AURORA, ON L4G 1G3</p>	<p>DATE 18/02/18</p> <p>SCALE R. C. 1:50</p> <p>PROJECT NO. 18175</p> <p>DATE 18/02/18</p> <p>PROJECT NO. 18175</p>
<p>PARISH HOUSE - NORTH AND SOUTH ELEVATIONS</p>			
<p>A2.21</p>			

1 EXISTING SOUTH ELEVATION
A2.21 1:50

2 PROPOSED SOUTH ELEVATION
A2.21 1:50

3 EXISTING NORTH ELEVATION
A2.21 1:50

4 PROPOSED NORTH ELEVATION
A2.21 1:50

<p>CLIENT OUR LADY OF GRACE PARISH, CORONA TOWNSHIP, THE PARISH OF TORONTO BY CANADA</p>	<p>ARCHITECT larkin architect limited 120 BATHURST STREET TORONTO, ONTARIO M5H 2R4 TEL: 416-593-8888 WWW.LARKINARCHITECT.COM</p>	<p>DATE 2018-02-12</p>	<p>PROJECT OUR LADY OF GRACE NARTHEX ADDITION 1341 YONGE STREET ALPENA, ONT L0G 1K7</p>
<p>DESCRIPTION NARTHEX ADDITION</p>	<p>DATE 2018-02-12</p>	<p>SCALE 1:100</p>	<p>PROJECT NO. 1718</p>
<p>PROJECT NO. 1718</p>	<p>DATE 2018-02-12</p>	<p>SCALE 1:100</p>	<p>PROJECT NO. 1718</p>
<p>PROJECT NO. 1718</p>	<p>DATE 2018-02-12</p>	<p>SCALE 1:100</p>	<p>PROJECT NO. 1718</p>



A3.03



ERA Architects Inc.
10 St. Mary Street, Suite 801
Toronto, Canada
M4Y 1P9

Roberto Chiotti
Larkin Architect Limited
238 Broadview Avenue
Toronto, Ontario
M4M 2G7

July 25, 2017

Dear Roberto:

**Re: Heritage Impact Assessment Memo for 15347 Yonge Street
and 16 St. Catherine Avenue, Aurora (“the Site”)**

As requested, we have prepared the following memo in order to assess the impact of the proposed development on the cultural heritage value of the Site as well as adjacent heritage resources. Generally, the cultural heritage value of the Site is premised on:

- Its contribution to the public realm through the provision of green open space, mature trees, and extant historic topography; and
- The role of the church as a provider of community gathering space with an evolving complex of buildings compatible with the built form in the neighbourhood.

The proposed development conserves the cultural heritage value of the Site by ensuring the viability of the place of worship in conformance with the Ontario Heritage Toolkit and retaining the house at 16 Catherine Avenue. It conforms to the objectives and policies of the Northeast Old Aurora Heritage Conservation District (HCD). There are no anticipated impacts on adjacent heritage resources.

In the opinion of ERA, the proposed development is appropriate and conforms with all relevant heritage plans and policies.

Heritage Recognition

The Site is designated under Part V of the Ontario Heritage Act as part of the Northeast Old Aurora Heritage Conservation District (by-law 4804-2006). The two properties are listed on the Aurora Register of Properties of Cultural Heritage Value or Interest Schedule due to their Part V designation. The properties are not designated under Part IV of the Ontario Heritage Act.

The HCD Plan recognizes the evolving nature of the Site in *Section 6.3 District Policies - Special Areas*, which notes that the expansion of the church may be considered if the congregation expands beyond the current capacity. Furthermore, Section 9.1.3.3 states that the HCD Plan does not dictate the architectural style of places of worship beyond noting that “in the event of construction of a new church, scale, massing and materials should be compatible with the district character.” These provisions allow for the continuing evolution of the Site as a place of worship.

Statement of Cultural Heritage Value

The Site has cultural heritage value in its own right as an evolving complex of buildings and open spaces related to the mission of the church as a place of worship and community builder. The existing church, constructed in 1982, is a replacement of the original 1950s church building. In earlier years under ownership of the Roman Catholic Church, the Site contained Our Lady of Grace School and Aurora Manor Apartments, both of which have since been demolished. See Appendix I for a detailed site history.

Currently, the Site contains the church, surface parking lots, and a parish hall attached to the residential dwelling at 16 Catherine Avenue. The residence, constructed in 1866, was purchased by the church in 1962. Its exterior has been altered due to the application of stucco and the large rear addition that serves as the parish hall.

The value of the Northeast Old Aurora HCD Plan is rooted in the characteristics related to the expansion of Aurora from 1860 until the 1930s when the village developed in response to the arrival of the railway and industrialization. The Statement of Heritage Value for the HCD identifies the following elements as worthy of preservation:

- A wide range of historic architectural styles within a compact area.
- A high percentage of heritage buildings that remain largely intact.
- A pattern of buildings with compatible scale and site plan characteristics in the various areas of the District.
- Deep rear yards providing mid-block green space, and generous spacing of buildings in most streetscapes.
- A village-like character created by historical road profiles, mature trees, and undisturbed topography.
- The association of historic figures with many of the houses.
- The historical lot pattern.

The Site is an anomaly in the HCD in that it represents a consolidation of original lots and has a history of replacement buildings. Of the elements above, the Site contributes by the compatible scale of the buildings on Site, the provision of green space and generous spacing of buildings along the streetscape, and a village-like character created by historic road profiles, mature trees, and undisturbed topography. See images on the following two pages.



Aerial photograph annotated with elements of the Site that contribute to the character of the HCD (Google Maps, annotated by ERA).

■ Mid-block green spaces

■■■■ Historic Topography



View looking east towards the Site, showing the historic topography along Yonge Street (Google Maps).



Main pedestrian entrance to the church off Yonge Street (Google Maps).



Topography at the north-east corner of the Site (Google Maps).



View looking west from the north-west corner of the Site, where it appears that the Site has been regraded for earlier suburban development (Google Maps).

Proposed Development

The proposed development includes:

- Exterior alterations to the church including a new narthex addition on the principal (west) elevation of the church, a new sanctuary addition on the rear (east) elevation, the addition of a new church steeple, and alterations to existing window openings and the insertion of new window dormers on the roof;
- Interior alterations to the church including new ceiling and floor finishes and fixtures,
- The removal of the parish hall and replacement with a new addition to the rear (north) elevation of the existing parish house;
- A new landscape, circulation, and parking plan for the Site.

The intention of the proposed development is to provide for universal accessibility, improve the quality of natural light within the place of worship, and allow for expanded, functional gathering spaces both inside and outside of the church and parish house.

Impact of the Proposed Development

The proposed development will conserve the cultural heritage value of the Site by improving the heritage place of worship's long-term viability in conformance with the Ontario Heritage Toolkit. The alterations to the Site are in conformance with the applicable HCD policies, namely, that the new development respects the residential character of the buildings on the north side of Maple Street (as there is no anticipated development in this area of the Site) and the heritage building at 16 Catherine Avenue will be conserved.

The proposed development will generally conserve the heritage elements of the District. There will be a marginal physical and visual impact on the greenspace and the topography of the Site in order to allow for the reconfiguration of the parking area at the north-west corner of the Site and the addition of the new paved outdoor gathering space along Yonge Street immediately outside the church main entrance. On the balance, these impacts are mitigated by the continued operation and expansion of the church as anticipated by the HCD Plan.

In terms of adjacent heritage resources, there are no anticipated impacts. A review of adjacent heritage properties is provided in Appendix II.

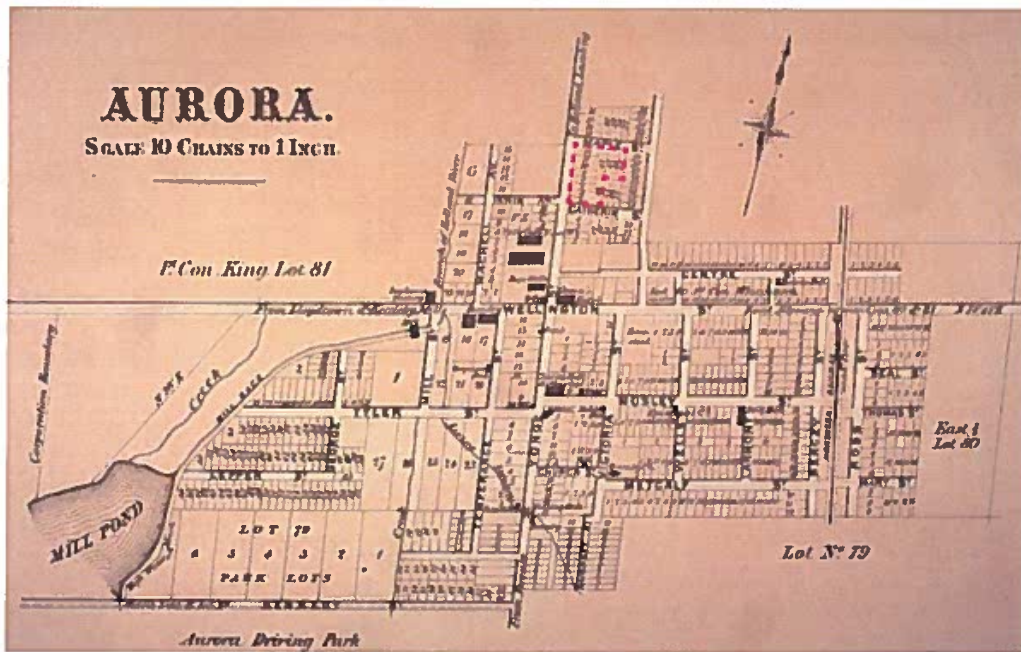
Lastly, it is our understanding that the applicant has worked collaboratively with the Design Review Panel. The applicant has incorporated the Panel's feedback into the proposed design including the addition of brick materials to the church gables and new steeple as well as changes to the main entrance canopy. This collaboration has ensured the compatibility of the proposed exterior alterations with the adjacent heritage resources.

If you have any further questions, please do not hesitate to call us at 416-963-4497.

Sincerely,



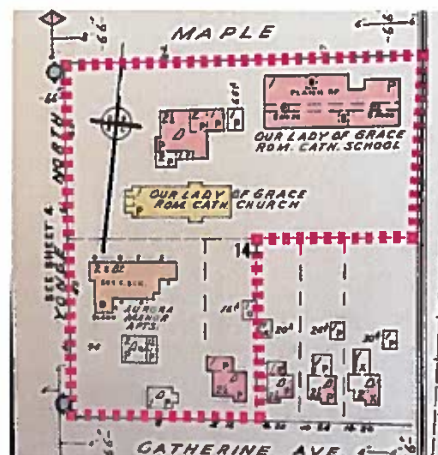
Philip Evans, BArch RAIC
Principal, ERA



1878 Map (Aurora Museum).



1913 Fire Insurance Map (Aurora Museum).



1960 Fire Insurance Map (Aurora Museum).

Appendix I: Detailed Site History

History of Aurora

The village of Aurora's origins date back to the survey of Yonge Street, which occurred on Lieutenant-Governor John Graves Simcoe's initiative in 1794. In laying the foundations for the new colony of Upper Canada, Simcoe had intended to develop a northern road along the indigenous portage route up the Humber and Holland Rivers, today known as Carrying Place Trail, but an Ojibway partner suggested a route further east that would bypass the marshes of the upper West Holland River.

The route was laid out as Yonge Street, named for the British Secretary of War George Yonge, and surveyors began to lay out the adjacent farm concessions along both sides of the road. As a military road, Yonge Street was maintained to a higher standard than many of the early roads in Upper Canada, and as such the lots on either side were rapidly claimed by new settlers.

The formation of a community at the intersection of Yonge and Wellington Streets dates back to approximately 1804, and the lots on either side of Yonge Street in present-day Aurora had been claimed by 1806. In the 1830s, Richard Machell purchased an acre of land at the southeast corner of Yonge and Wellington, and soon after purchased the other three corner lots. The community became known as Machell's Corners.

In 1853, following the arrival of the Ontario, Simcoe & Huron Railway to the area, the then landowner to the southeast of the intersection, John Mosley, subdivided his land into building lots, and called the new community Aurora.

The same year (and in response to Mosley's subdivision), Machell subdivided his own property north of Wellington Street (up to Centre Street), and called this separate community Matchville, although it was eventually integrated into Aurora.

In 1863, the community of Aurora was incorporated as a village, its boundaries spanning six 200-acre farm lots, three north and three south of Wellington Street. The village of Aurora officially became a town 25 years later, in 1888.

Site History

Original Land Holding: 1803

In 1803, the 200-acre land grant for the lot immediately northeast of the intersection of Yonge and Wellington Streets was awarded to an Abner Miles. It is unclear for how long Miles owned the lot, although it seems that the southern portion of the lot was eventually purchased by Richard Machell, sometime between the 1830s and the early 1850s.

Plan of Subdivision: 1865

In the 1850s, prominent community member Charles Doan purchased 65 acres of land immediately north of Richard Machell's land holdings. Doan, who had fought alongside William Lyon Mackenzie in the 1837 Upper Canada Rebellion, became the community's first postmaster in 1846, and eventually became its first reeve at Aurora's incorporation as a village in 1863. He is said to have suggested the name "Aurora".

It seems that Doan had previously owned a portion of this land, having secured the land at today's northeast corner of Yonge Street and Catherine Avenue for the community's first post office. The post office, which doubled as Doan's and his wife Catherine's residence, opened on August 6th, 1846. Their residence was known as Castle Doan.

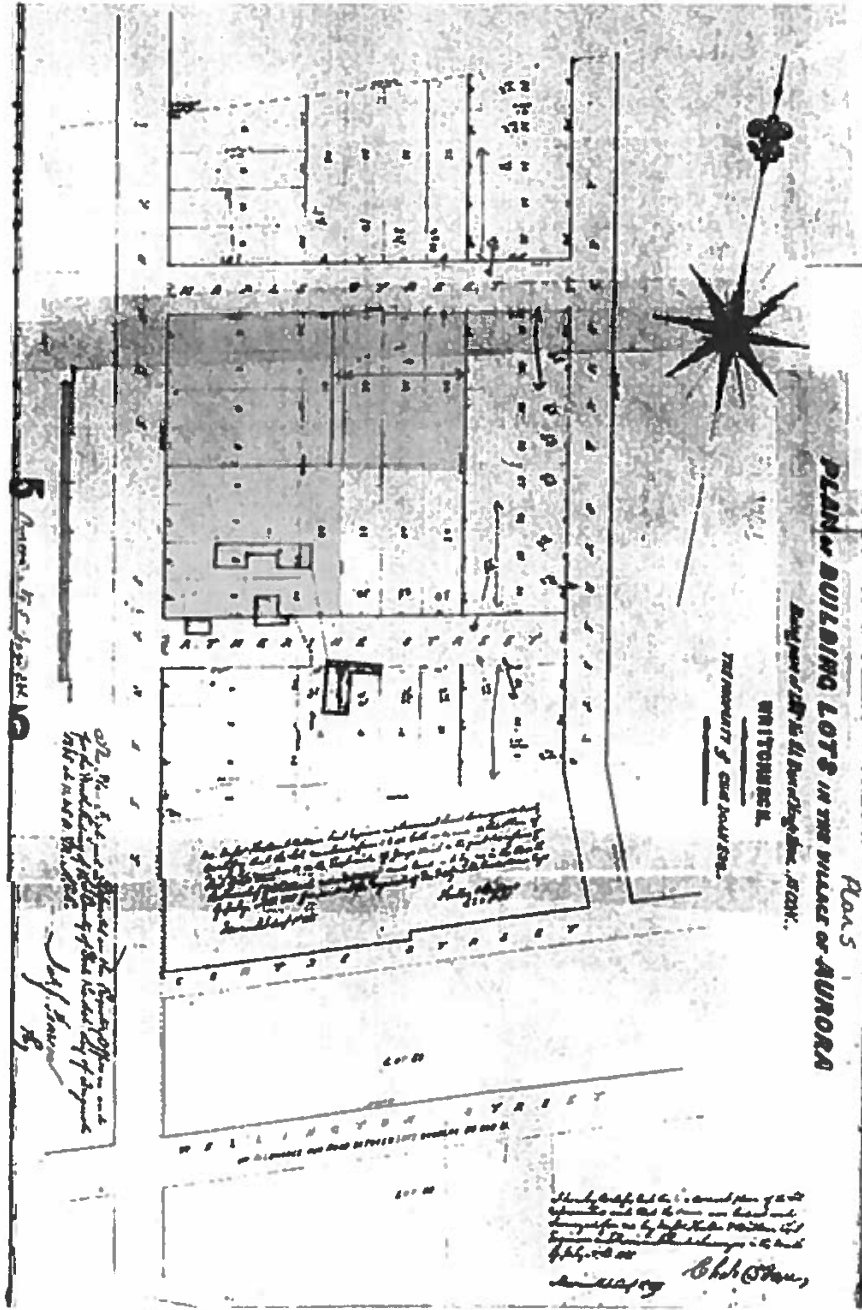
Although sources like John McIntyre's *Aurora: A History in Pictures* cannot place this building's date of construction, multiple sources identify Castle Doan as the community's first post office, and the *Northeast Old Aurora Heritage Conservation District Plan* notes that the post office opened in 1846.

In 1865, Doan submitted a plan of subdivision for his 65 acres of land, creating 40 residential lots east of Yonge Street and north of Wellington (see map on the following page). He named the newly-surveyed Catherine Street for his wife, and additionally surveyed Maple and Spruce Streets. This is the origin of the block on which the Our Lady of Grace church is now located.

Once Catherine Street was surveyed, it appears that three buildings located within its right-of-way were demolished, however Castle Doan appears on the plan of subdivision, with a long rear extension that did not survive into the 20th century. Castle Doan's construction date thus dates to pre-1865. Its Georgian style similarly suggests an 1840s-50s date of construction.

While the subdivision plan divides the lots along Yonge Street into lots suited for individual residences, rather than estate houses, heavier lot lines and the orientation of the lots (toward Yonge Street vs. toward Maple Street) suggests the potential for their consolidation to create an estate. Castle Doan itself was located within the two lots (with Yonge Street frontage) at the northeast corner of Yonge Street and Catherine Avenue. At some point over the next century (i.e. by 1960), the property grew to encompass the two additional lots to the north.

The development of Doan's subdivision did not substantially occur until the 1880s. The first residents were predominantly middle-class merchants and other business owners, or otherwise established citizens.



Charles Doan's subdivision plan for the land between Yonge Street North, Centre Street, Spruce Street, and north of Maple Street. The modern Our Lady of Grace site is indicated in blue. (Northeast Old Aurora Heritage Conservation District Plan, 2006)

Inglehurst Estate: 1876-1946

In the mid-1870s (or perhaps earlier), prominent foundry owner Joseph Fleury purchased the four lots fronting onto Yonge Street just south of Maple Street, and the adjacent three lots at the rear, which fronted onto Maple Street. He then commissioned Toronto architects Langley, Langley and Burke to design a Gothic Revival-style residence, which he called Inglehurst. The two-and-a-half storey brick residence was built on site in 1876.

Joseph Fleury was a blacksmith, and was attracted to Aurora from King Township in 1859 by the arrival of the railway. He set up along the rail line and established the Fleury Works, which developed ploughs and other agricultural equipment, as well as additional household items like sewing machines. By the turn of the century, J. Fleury's Sons was the largest employer in Aurora.

Joseph Fleury died in 1880, four years after the completion of his residence on the southeast corner of Yonge and Maple Streets. Inglehurst passed to his son, Herbert W. Fleury, and remained in the family until Herbert's death in 1940 and its subsequent sale to the Roman Catholic diocese in Aurora in 1946.



Inglehurst (*Aurora: A History in Pictures, 1988*)

Our Lady of Grace Roman Catholic Church: 1946

In 1946, the Roman Catholic diocese acquired the Fleury estate at the southeast corner of Yonge and Maple Streets. Until then, the community's Roman Catholic parishioners had held services at the nearby De La Salle College. Upon purchase of the property their services were held at Inglehurst, in the estate house.

The house was used as a place of worship the following seven years, until the first Our Lady of Grace Roman Catholic Church building was constructed on Site, immediately south of the residence. In the following years, Inglehurst served as the church's rectory, and as a residence for the Our Lady of Grace schoolteachers who worked at the church's affiliated school, which had been built at the rear of the residence along Maple Street, presumably at the time of the church's construction.

While sources like McIntyre's *Aurora: A History in Pictures* and the *Northeast Old Aurora Heritage Conservation District Plan* place the church's construction date in 1953, a 1954 aerial photograph shows only the Inglehurst residence on site. As such, it is likely that the church and school were constructed sometime in the mid-1950s, given that they both appear on the 1960 Fire Insurance Plan.

At this time, the church was still located adjacent to, but on a separate lot from, Castle Doan. In addition to the original Georgian side-gabled saltbox building dating back to the 1840s, a second dwelling had been built on site, with the address of 8 Catherine Avenue, and a small apartment building had been constructed immediately to the north. The apartment building, Aurora Manor Apartments, is estimated to have been constructed in the mid-1950s, given its architectural style and the fact that it appears on the 1960 Fire Insurance Plan.

Our Lady of Grace Consolidation: 1962-82

In 1962, the Our Lady of Grace Roman Catholic Church congregation purchased the property at 16 Catherine Avenue for use as a parish hall. Three years later, a parishioner designed an extension that would provide additional hall space while maintaining the integrity of the original building.

In 1978, the Yonge Street east frontage between Catherine Avenue and Maple Street consisted of (from the south): a small parkette, Castle Doan, the Aurora Manor Apartments, the original Our Lady of Grace Roman Catholic Church, and Inglehurst, with 8 Catherine Avenue located behind the small parkette, and the Our Lady of Grace school located behind Inglehurst.

In 1980, Inglehurst was demolished due to structural instability. In the *Northeast Old Aurora Heritage Conservation District Plan*, Inglehurst is described as the "grandest in old Aurora" at the time of its demolition in 1980.

Within the next three years, the growth of the Roman Catholic parish necessitated a larger place to worship. In 1982, the diocese acquired the property immediately to the south. Castle Doan, the Aurora Manor Apartments, 8 Catherine Avenue and the original church building were all demolished, and replaced with the larger, current Our Lady of Grace Roman Catholic Church, located on the site of the original.

The site operated as such for the next 25 years, until the Our Lady of Grace Roman Catholic School was demolished between 2007 and 2009.

Chain of Ownership

Year	Landowner Name	Comments
Initial land grant in 1803	Abner Miles	The 200-acre concession east of Yonge Street, one lot north of Wellington Street.
Period Prior to 1850s	Unknown	It is possible that Charles Doan purchased a small portion of a lot in this area, at the future corner of Yonge Street and Catherine Avenue, but this has not been confirmed.
1850s-1865	Charles Doan	Charles Doan's 1865 Plan of Subdivision created the block on which the Our Lady of Grace Roman Catholic Church was eventually built.
1865-1946	North portion: Joseph Fleury, then Herbert W. Fleury	Fleury purchased the four lots fronting Yonge Street just south of Maple Street, and the three adjacent lots fronting onto Maple Street, and developed his estate, Inglehurst.
	South portion: unknown	The ownership of the southern portion of the lot (the site of Castle Doan) is unclear at this point.
1946	Roman Catholic Diocese	Purchased the Fleury estate (Inglehurst), the northern portion of its current lot.
1982	Roman Catholic Diocese	Purchased the southern portion of the block's frontage onto Yonge Street.

Appendix II: Adjacent Heritage Properties



Roselawn, built in the 1870s, at 16 Maple Street (*Aurora: A History in Pictures, 1988*).



7 Catherine Avenue, c. 1900 (*Northeast Old Aurora HCD Plan, 2006*).

All properties surrounding the Site are designated under Part V of the Ontario Heritage Act as part of the HCD. The adjacent properties with additional heritage recognition include:

Hillary House National Historic Site (15372 Yonge Street)

The Hillary House National Historic Site is located at 15372 Yonge Street to the west of the Site. It is designated as a National Historic Site. Built in 1862, its federal recognition stems from its role as "one of the best and most complete examples of the Gothic Revival style in Ontario" (Statement of Significance).



Hillary House, 15372 Yonge Street (*Aurora: A History in Pictures, 1988*).

Horton Place (15342 Yonge Street)

The property located at 15342 Yonge Street is known as Horton Place to the west of the Site and is designated under Part IV of the Ontario Heritage Act (Town of Aurora By-law 2891-1987).

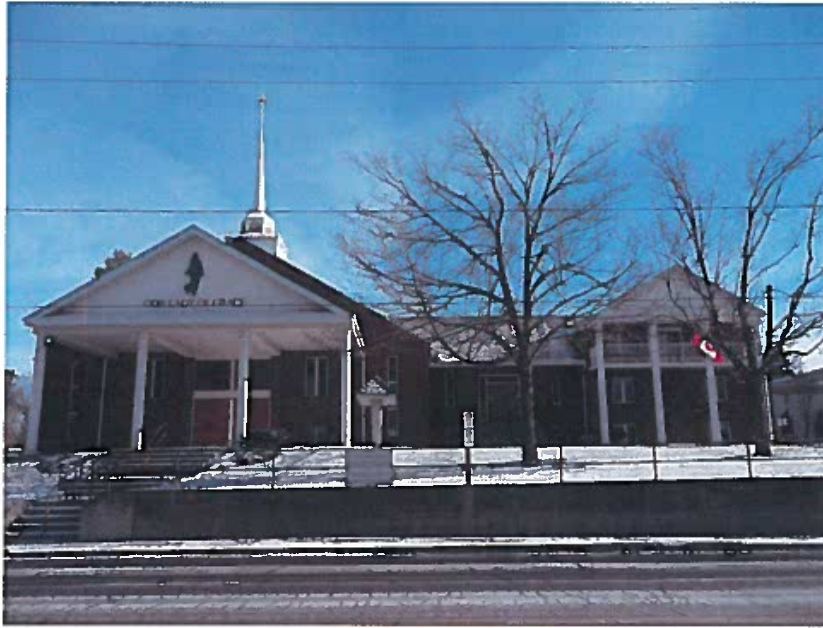
A dentist's residence and office, the property is recognized as heritage for its reflection of "the prosperity of the middle class in Victorian Aurora" in addition to its role as "an excellent example of the Italianate style" (Statement of Significance).



Horton Place (named for Dr. Alfred Robinson's family home in Yorkshire), c. 1880 (*Aurora: A History in Pictures, 1988*).

Attachment #4

Photos of 15347 Yonge Street and 16 Catherine Avenue (2017-2018)



Our Lady of Grace Church looking east from Yonge Street



Our Lady of Grace Church looking south from Maple Street

Attachment #4



Our Lady of Grace Church and existing landscaping, looking west from Maple Street



16 Catherine Avenue looking north from Catherine Avenue (September 2017)

Attachment #4



16 Catherine Avenue including Lynnet Hall looking northeast from Catherine Avenue



Lynnet Hall, proposed to be demolished- looking northeast from parking lot



Subject: Yonge Street Building Inventory
Prepared by: Jeff Healey, Planner/ Heritage Planning
Department: Planning and Building Services
Date: December 11, 2017

Recommendation

- 1. That Report No. HAC17-027 be received for information.**

Executive Summary

The purpose of this report is to provide the Heritage Advisory Committee information with respect to properties located along Yonge Street between Wellington Street and Kennedy Street.

- Yonge Street south of Wellington Street, north of Kennedy Street contains twenty-one (21) 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
- Yonge Street contains a wide variety of buildings spanning different eras of Aurora's history from the 1850's to present day.

Background

On March 6 2017, the Heritage Advisory Committee requested staff to prepare a report on the heritage status of properties along 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 was provided to the Heritage Advisory Committee on June 12, 2017. An additional report was prepared on September 11, 2017 to outline the general process for establishing a Heritage Conservation District under Part V of the Ontario Heritage Act. On September 11, 2017, the following recommendation was provided by the Heritage Advisory Committee:

December 11, 2017

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Report No. HAC17-027

1. *That Report No. HAC17-019 be received; and*

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

(a) That staff provide an information report regarding listed, designated, and potentially historic properties on Yonge Street between Wellington Street and Kennedy Street.

Carried as amended

Location

The lands considered within this report comprise of Yonge Street between Wellington Street to the north and Kennedy Street to the south (See Attachment 1). The lands contain twenty-one (21) 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.

Analysis

The Inventory of properties on Yonge Street from Wellington Street to Kennedy Street is provided in Attachment 2. The inventory provides preliminary information about each building, including its historical name, construction date, heritage status, architecture details and other notes. Moving away from the historical core of Yonge Street, buildings not identified as Listed or Designated structures may have less historic information readily available.

Yonge Street from Wellington to Kennedy contains a wide variety of construction dates representative of the development of Yonge Street from the mid-19th Century to present.

- 5 buildings constructed between 1820 and 1860 (primarily 1850's)
- 12 buildings constructed between 1861 and 1890
- 9 buildings constructed between 1891 and 1920
- 8 buildings constructed between 1921 and 1950
- 16 buildings constructed between 1951 and 2017
- 4 vacant properties

The oldest structure within the Inventory area is 15114 Yonge Street, which was constructed in 1820. It is noted that this building was originally located in Witchurch-Stouffville utilized as a Quaker Meeting house and was relocated to Aurora in the 1940's.

A fire destroyed a number of commercial buildings on the west side of Yonge Street in 1887, resulting in a number of new commercial building built immediately afterwards. This may suggest why there are a higher proportion of Yonge Street buildings constructed between 1861 and 1890.

A number of buildings constructed in the late 1870's though to the early 1920's are considered to be second generation buildings, therefore an earlier building likely

December 11, 2017

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Report No. HAC17-027

existed. An example is the Ashton and Lloyd Buildings, where the previous building was the home of Richard Machell, founder of Machell's Corners (later renamed Aurora in 1863).

Should the entire building stock of Yonge Street properties be categorized into 30-year construction periods, beginning in 1860, between 6 and 12 buildings from each construction period continue to remain. Therefore, there is a consistent stock of buildings reflective of different periods of Aurora's history.

Several listed and designated properties within the commercial core of Yonge Street carry rich history related to the early commercial development of Aurora. The historical notes indicated in the inventory are only a brief summary of each building's history. A more detailed research project is recommended to understand the detailed history of each building.

All four vacant properties currently have planning applications submitted with the Town. Each proposal will be reviewed with consideration of the Aurora Promenade policies and surrounding historical context.

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 Yonge Street Inventory has identified a wide variety of listed and designated buildings. Aurora's Yonge Street contains rich history beginning in the first half of the 19th Century. Many original buildings remain, with varying amounts of original architectural elements remaining between buildings. Should the entire building stock of Yonge Street properties be categorized into 30-year construction periods, beginning in 1860, between 6 and 12 buildings from each construction period continue to remain.

December 11, 2017

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Report No. HAC17-027

Attachments

Attachment #1 – Location Map

Attachment #2 – Inventory of Yonge Street Buildings, dated November 2017

Previous Reports

1. Heritage Advisory Committee Report No. HAC17-014, dated June 12, 2017.

Pre-submission Review

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




Departmental Approval



Marco Ramunno
Director, Planning and Building Services



LOCATION PLAN
 HAC17-027
 YONGE STREET CORRIDOR
 ATTACHMENT 1

-  Subject Lands
-  Listed Heritage Property
-  Designated Part IV Heritage Property





Inventory of Yonge Street Buildings



PLANNING AND DEVELOPMENT SERVICES Heritage Planning


Town of Aurora
100 John West Way
Box 1000, Aurora, ON L4G 6J1
www.aurora.ca


November 2017

Inventory of Yonge Street Buildings

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	15029 YONGE STREET	
	Historical Name: "Cobblestone Lodge"	Heritage Status: Listed
	Construction Date: 1925 (1918?)	Builder: Unknown
Architecture: 1 ½ storey Arts and Crafts architectural style, Tudor Pediments.		
Notes: Original cobblestone fence remains on Yonge Street frontage.		

	15032 YONGE STREET	
	Historical Name: "Elmwood Lodge / Reuben J. Kennedy House"	Heritage Status: Part IV Designated
	Construction Date: Circa 1870-1880	Builder: Reuben J. Kennedy
Architecture: 2 storey L-shaped Gothic Revival style and 1 ½ storey tail.		
Notes: Known as "Elmwood Lodge" in the mid-20 th Century.		



15037 YONGE STREET

Historical Name: N/A	Heritage Status: Listed
Construction Date: Circa 1915	Builder: Unknown
Architecture: 2 ½ storey Edwardian/Foursquare architectural style.	


Notes: N/A




15040 YONGE STREET

Historical Name: "Joseph Fleury House"	Heritage Status: Listed
Construction Date: Circa 1857	Builder: Joseph Fleury
Architecture: 1 ½ storey Ontario House Design, with sympathetic modern addition (circa 1970's).	

Notes: Joseph Fleury built this house when this area was outside Aurora and still in King Township. He sold it a few years later to William Jewel.

	15048 YONGE STREET	
	Historical Name: "H.J. McGaffin House"	Heritage Status: Listed
	Construction Date: 1872	Builder: James McGaffin
	Architecture: 1 storey Ontario Cottage, features an enclosed porch with 2 over 2 sash windows.	
Notes: N/A		

	15054 YONGE STREET	
	Historical Name: N/A	Heritage Status: Listed
	Construction Date: 1864	Builder: E. Hunt
	Architecture: 2 storey Ontario House.	
Notes: Built for Horace Dean Lundy.		



15055 YONGE STREET

Historical Name: "Park Place Retirement Residence"	Heritage Status: No Status
Construction Date: 1971	Builder: Unknown
Architecture: 5 storey structure with elements of Brutalism and Post-Modern architectural styles.	


Notes: Former location of the "Pease-Adill House, Waterworks Building & Tower".




15064 YONGE STREET


Historical Name: N/A	Heritage Status: No Status
Construction Date: 1974	Builder: Unknown
Architecture: 2 storey commercial building, with elements of Brutalist architectural style.	


Notes: N/A


	15074 YONGE STREET	
	Historical Name: "Poplar Villa – The Chateau"	Heritage Status: Listed
	Construction Date: 1912	Builder: Samuel George
	Architecture: 2 ½ storey Chateau, derived from Queen Anne architectural style.	
Notes: Originally served as a Tourist Home.		


	15085 YONGE STREET	
	Historical Name: N/A	Heritage Status: No Status
	Construction Date: Circa 2002	Builder: Unknown
	Architecture: 1 storey frame building. No discernable style.	
Notes: N/A		


VACANT	15086-15088 YONGE STREET	
	Historical Name: N/A	Heritage Status: No Status
	Construction Date: N/A	Builder: N/A
	Architecture: Currently vacant.	
Notes: Former location of the "George Browning House" (constructed 1886 or 1889, demolished 2010).		

	15094-15106 YONGE STREET	
	Historical Name: Residential Building: "Glen Aura Apartments" Commercial Bldg: N/A	Heritage Status: No Status
	Construction Date: 1956	Builder: Unknown
	Architecture: Residential Building: 2 ½ storey fiveplex (flat). Commercial Building: 1 storey brick commercial building with flat roof.	
Notes: The fiveplex is a typical example of low-density apartment dwellings constructed in this period.		

	15105 YONGE STREET	
	Historical Name: N/A	Heritage Status: No Status
	Construction Date: 1990	Builder: Unknown
	Architecture: 2 storey brick commercial building. Designed in a simplified Post-Modern architectural style.	
Notes: N/A		

	15114 YONGE STREET	
	Historical Name: "Pine Orchard Quaker Meeting House"	Heritage Status: Listed
	Construction Date: Circa 1820	Builder: Society of Friends – Whitchurch Quakers
	Architecture: 1 storey frame building. Added, parapet on the east wall of the building and modified east façade.	
Notes: Likely the oldest structure existing within this section of Yonge Street. The building was originally located on Vivian Road at the Pine Orchard Cemetery, used as a meeting house for the Whitchurch Quakers. The building was moved to the present location in 1944. An Ontario Heritage Trust plaque, located at the Pine Orchard Cemetery, references the building.		

	15117 YONGE STREET	
	Historical Name: N/A	Heritage Status: No Status
	Construction Date: 2004	Builder: Unknown
	Architecture: 1 ½ storey brick commercial building. Designed in a Post-Modern architectural style.	
<p>Notes: Formerly a gas station (1960's).</p>		

	15120 YONGE STREET	
	Historical Name: "Atkinson House"	Heritage Status: Listed
	Construction Date: 1850's Altered in 2005	Builder: Unknown
	Architecture: 2 ½ storey wood frame building ("Worker's House"). ½ storey added in 2005. Major roofline alteration has diminished much of its original character.	
<p>Notes: It is believed that the building was originally built for commercial purposes and was converted back and forth from residential to commercial at various points in history.</p>		



15124 YONGE STREET

Historical Name: N/A	Heritage Status: No Status
Construction Date: 1958	Builder: Unknown
Architecture: 1 storey commercial building, clad with stucco.	

Notes: Former Canadian Bank of Commerce Bank branch.





15132 YONGE STREET


Historical Name: N/A	Heritage Status: No Status
Construction Date: Circa 1965	Builder: Unknown
Architecture: 2 storey commercial building, clad with stucco.	

Notes: N/A

VACANT	15136 YONGE STREET	
	Historical Name: N/A	Heritage Status: No Status
	Construction Date: N/A	Builder: N/A
Architecture: Currently vacant.		
Notes: Former residential structure existed on the property as late as 1978.		

	15140 YONGE STREET	
	Historical Name: N/A	Heritage Status: No Status
	Construction Date: 1991	Builder: Unknown
	Architecture: 2 storey brick building designed in Post-Modern architecture.	
Notes: N/A		

	15145 YONGE STREET	
	Historical Name: "Aurora Public Library"	Heritage Status: No Status
	Construction Date: 2001	Builder: Town of Aurora
	Architecture: 2 ½ storey institutional building designed in Post-Modern (classical) architecture.	
<p>Notes: Former site of three homes on Yonge Street, including a Browning House and three homes on Church Street.</p>		

	15150 YONGE STREET	
	Historical Name: N/A	Heritage Status: No Status
	Construction Date: 1988	Builder: Unknown
	Architecture: 2 storey brick commercial building designed in Post-Modern architecture.	
<p>Notes: Former location of Eaton's department store and other commercial & auto establishments.</p>		



15157 YONGE STREET

Historical Name: N/A	Heritage Status: No Status
Construction Date: 1949	Builder: N/A
Architecture: 1 storey brick commercial building.	


Notes: N/A




15160 YONGE STREET


Historical Name: N/A	Heritage Status: No Status
Construction Date: 2012	Builder: Vitmont Holdings Inc.
Architecture: 3 storey brick building, incorporating Second Empire and Neo-Gothic architectural styles.	


Notes: Former location of two residential homes (brick veneer) (demolished by 2002). Former location of Aurora Frosted Foods.


	15165-15171 YONGE STREET	
	Historical Name: N/A	Heritage Status: No Status
	Construction Date: 1980	Builder: N/A
	Architecture: 2 storey brick commercial building	
<p>Notes: Former location of Cousins Creameries Brantford Ltd.</p>		

	15185 YONGE STREET	
	Historical Name: N/A	Heritage Status: No Status
	Construction Date: 1945	Builder: Unknown
	Architecture: 2 storey brick/concrete commercial building, which contains some International Style design elements.	
<p>Notes: Formerly a Scotiabank Branch (1945-late 1990's).</p>		

VACANT	15186 YONGE STREET	
	Historical Name: N/A	Heritage Status: No Status
	Construction Date: N/A	Builder: Unknown
Architecture: Currently vacant.		
Notes: Aurora United Church site, location of three former churches (1818-1855), (1855-1877), (1878-2014).		

	15187 YONGE STREET	
	Historical Name: N/A	Heritage Status: No Status
	Construction Date: 1945	Builder: Unknown
Architecture: 1 storey frame commercial building.		
Notes: N/A		

	15191 YONGE STREET	
	Historical Name: N/A	Heritage Status: No Status
	Construction Date: 1947	Builder: N/A
Architecture: 2 storey frame commercial building, boom town 2 nd storey wood façade.		
Notes: N/A		

	15195 YONGE STREET	
	Historical Name: N/A	Heritage Status: No Status
	Construction Date: 1943	Builder: Unknown
Architecture: 1 storey brick structure. The building exhibits elements of Art Moderne commercial architecture.		
Notes: Formerly an Imperial Bank Branch, then CIBC (1945-2016).		



15198 YONGE STREET

Historical Name: N/A	Heritage Status: No Status
Construction Date: 1957	Builder: Unknown
Architecture: 2 storey commercial building. No discernable style.	


Notes: 1 storey projection and brick re-cladding constructed circa 1990, 2nd storey addition added circa 2003. Former location – station & waiting room for the Toronto York Radial Railway.

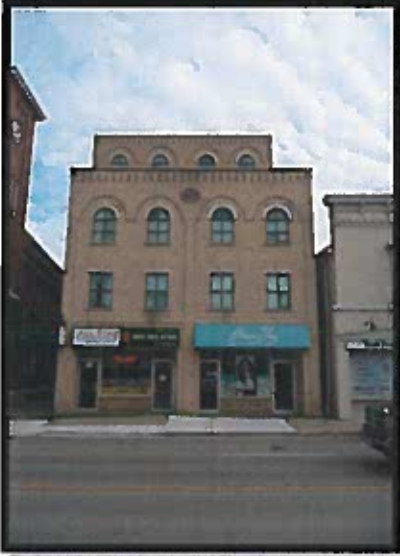


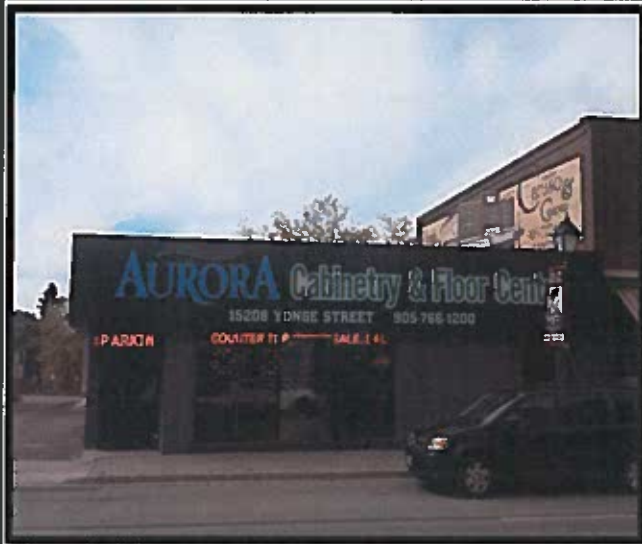
15199 YONGE STREET

Historical Name: "The Grimshaw Bakery"	Heritage Status: Listed
Construction Date: 1908	Builder: Herbert Grimshaw
Architecture: Second Generation Commercial Building. A boom town 2 nd storey brick façade. Much of the fine detailing from the boom town front, on the second floor, remains.	

Notes: In 1871, an earlier structure was built here. It served as a baker's photographer's and jeweller's location, until 1907 when it was acquired by Herbert T. Grimshaw. By 1908, he had demolished and rebuilt this front retail building.

	15203 YONGE STREET	
	Historical Name: "The Butcher Building"	Heritage Status: Listed
	Construction Date: 1860 (1857?)	Builder: Charles Butcher (William Atkinson?)
Architecture: 2 storey frame building. A boom town 2 nd storey featured with a single corniced oriel window. Building remodelled circa 1900.		
Notes: Served as a bank in the early 1900's.		

	15207 YONGE STREET	
	Historical Name: N/A	Heritage Status: No Status
	Construction Date: 2000	Builder: E. Gino Totera
Architecture: 5 storey brick building with step-back at the 4 th and 5 th storeys. Implementation of corbels on the rooflines and voussoirs over the windows indicates ties to the Renaissance Revival architectural design.		
Notes: former location of The Scanlon Bakery (constructed 1854, demolished circa 1997).		




15208 YONGE STREET	
Historical Name: N/A	Heritage Status: No Status
Construction Date: 1964	Builder: Unknown
Architecture: 1 storey commercial building.	

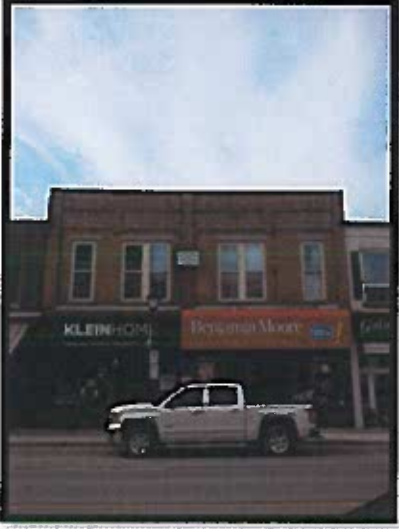
Notes: A 2 storey commercial building previously existed on the property.




15210 YONGE STREET	
Historical Name: "The Andrew Block"	Heritage Status: Listed
Construction Date: 1887	Builder: Walter Y. Andrews
Architecture: 2 storey brick commercial building, Italianate Style.	

Notes: Former offices of notable residents such as Andrew Yule and Herb Lennox.

	15213 YONGE STREET	
	Historical Name: "Old Post Office"	Heritage Status: Part IV Designated (By-law 3481-93)
	Construction Date: 1914	Builder: W.T. Bath (Midland)
	Architecture: The building exhibits elements of Italianate and Tuscan detailing, pedimented entrances and clock tower at the south-east corner. 1963 rear addition.	
Notes: Post Office from 1915 to 1966.		

	15216 YONGE STREET	
	Historical Name: "The Odd Fellows Block"	Heritage Status: Listed
	Construction Date: 1887	Builder: Independent Order of Odd Fellows. Contractors: Phillips and McLeod.
	Architecture: 2 storey brick commercial building, Italianate Style.	
Notes: Former location of the Post Office (prior to 1915), the Aurora Public Library and a number of drug stores.		

VACANT	15217 YONGE STREET	
	Historical Name: N/A	Heritage Status: No Status
	Construction Date: N/A	Builder: Not known
Architecture: Currently vacant.		
Notes: Former location of De la Haye's Blacksmith shop (constructed 1908, demolished 1965).		

	15218-15220 YONGE STREET	
	Historical Name: "The Clift Building"	Heritage Status: Listed
	Construction Date: 1887 or 1888	Builder: William B. Clift
Architecture: 2 storey brick commercial building, Italianate Style.		
Notes: Former location of the Aurora Banner and a number of prominent local businesses.		



15221 YONGE STREET

Historical Name: "Sterling Bank"	Heritage Status: Listed
Construction Date: 1920	Builder: Sterling Bank
Architecture: The building exhibits elements of simplified Beaux-Arts Classical and Neo-Gothic commercial architecture.	


Notes: Served as Aurora Town Hall from 1943 to 1976.





15222, 15224 & 15226 YONGE STREET


Historical Name: "The Faughner Building"	Heritage Status: Listed
Construction Date: 1875	Builder: Matthew B. Faughner
Architecture: 2 storey brick commercial building, Classical/ Italianate Style. Modernized 1 st storey, however the 2 nd floor comprises pedimented hoods, brackets and contrasting brickwork.	


Notes: A place of business for some of Aurora's leading figures, including J.M. Walton, former Mayor and historian. One of the best preserved commercial buildings on Yonge Street.


	15225 YONGE STREET	
	Historical Name: "Winter's Bakery"	Heritage Status: Listed
	Construction Date: Estimated 1850's	Builder: Unknown
Architecture: 2 storey frame building. Much of the exterior façade has been altered. Boom town 2 nd floor façade removed in 1988. Coca-Cola mural (circa 1910) remains on the south wall.		
Notes: Occupied by W.A. Winter, a baker in 1898. Likely a first generation commercial building.		

	15228 YONGE STREET	
	Historical Name: N/A	Heritage Status: No Status (pending list)
	Construction Date: 1939	Builder: Unknown
Architecture: 1 storey frame commercial building. Faux 2 nd floor added circa 1985. Tasteful renovation conducted in 2014 with 2 nd floor faux windows added.		
Notes: N/A		

	15229 YONGE STREET	
	Historical Name: "The Willis Building"	Heritage Status: Listed
	Construction Date: 1905	Builder: Wm. C. Willis
	Architecture: A good example of Aurora's Renaissance Revival commercial architecture. Much of the fine detailing from the boom town front, on the 2 nd floor, remains.	
<p>Notes: Willis had close ties with Sir William Mulock. In the late 1920's, the building became Aurora's first Chinese restaurant.</p>		

	15230 YONGE STREET	
	Historical Name: N/A	Heritage Status: No Status
	Construction Date: 1943	Builder: Unknown
	Architecture: 2 storey frame building, tastefully renovated in 2014 to coincide with Aurora's commercial architecture.	
<p>Notes: Former location of Thompson's Furniture Store. Previous commercial buildings prior to 1943.</p>		

	15231 YONGE STREET	
	Historical Name: "Bond's Grocery Store"	Heritage Status: Part IV Designated (By-law 5230-10)
	Construction Date: 1903	Builder: George Browning
	Architecture: A good example of Aurora's Renaissance Revival commercial architecture with its flat roof, brick work, corbels, parapet, voussoirs and show windows.	
Notes: The building served as a Grocery store owned by the Bond family.		

	15233 YONGE STREET	
	Historical Name: "Medical Hall"	Heritage Status: Listed
	Construction Date: 1885	Builder: J. Hartman
	Architecture: 3 storey Italianate commercial building. The detailing of the front façade and the scale of the building mark it as one of the relatively few architectural monuments in the historic core.	
Notes: The building served the Medical and Dental professions.		



15236 YONGE STREET	
Historical Name: N/A	Heritage Status: No Status
Construction Date: 1953	Builder: N/A
Architecture: 1 storey brick building, clad with stucco.	

Notes: Former location of Aurora Hardware Store.



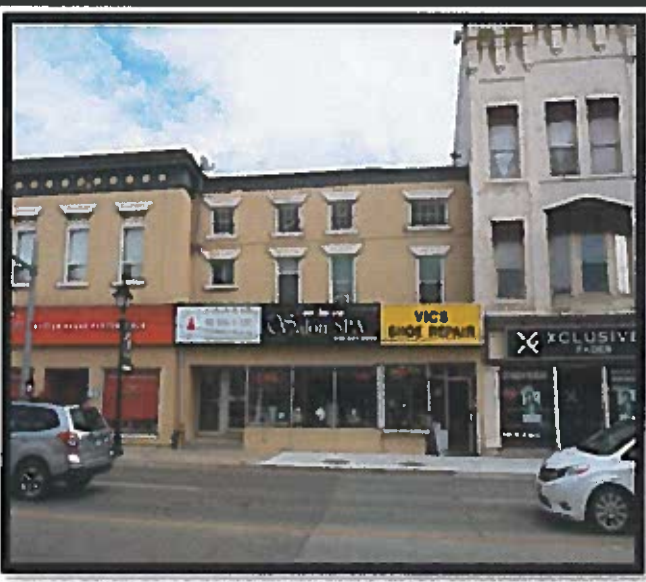
15240 YONGE STREET	
Historical Name: "The Ashton Building"	Heritage Status: Listed
Construction Date: Circa 1882	Builder: Seth Ashton
Architecture: 2 storey brick commercial building, clad with stucco. Corbels and brackets remain present under the roofline as architectural detail.	

Notes: Previous site (along with the "Lloyd Building") of the old residence of Richard Machell. Commercial building was the location of several generations of butchers.



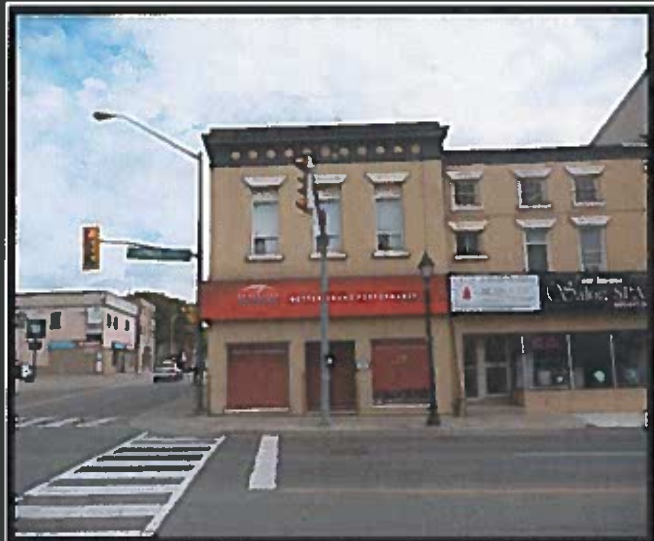
15242 YONGE STREET	
Historical Name: "The Lloyd Building"	Heritage Status: Listed
Construction Date: Circa 1882	Builder: John Lloyd
Architecture: 2 storey brick commercial building with parapet, clad with stucco. Corbels and brackets remain present under the roofline as architectural detail. An oriel window is located prominently over Wellington Street West.	

Notes: Previous site (along with the "Ashton Building") of the old residence of Richard Machell. Commercial Building was the location of Aurora's first telephone exchange, a bank, grocery store and a number of commercial uses.



15243A YONGE STREET	
Historical Name: "Mulock Block"	Heritage Status: Listed
Construction Date: Circa 1885	Builder: Sir William Mulock
Architecture: 2 ½ storey brick commercial building. Second Generation building. Corbels remain present under the roofline as architectural detail. Decorative brick cornice remains above stucco covering.	

Notes: The south-most third of the building was originally an open alley.



15243B YONGE STREET

Historical Name:
"Whimster's Store"
"Mulock Block"

Heritage Status:
Listed

Construction Date:
Circa 1889 (1875?)

Builder:
Sir William Mulock

Architecture:
2 storey brick commercial building. Second Generation building. Corbels remain present under the roofline as architectural detail. Mural installed on north wall circa 1999. Stucco cladding installed circa 2005.

Notes: Rich in Aurora's social history. First store was likely constructed in early 1800's by Richard Machell.



**Extract from
Council Meeting of
Tuesday, January 30, 2018**

5. Consent Agenda

**Moved by Councillor Humfryes
Seconded by Councillor Thom**

C1. General Committee Meeting Report of January 23, 2018

1. That the General Committee meeting report of January 23, 2018, be received and the following recommendations carried by the Committee approved:

(C4) Heritage Advisory Committee Meeting Minutes of November 13, 2017

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

Carried