



**Heritage
Advisory Committee
Meeting Agenda**

Monday, May 14, 2018

7:30 p.m.

**Holland Room
Aurora Town Hall**

Public Release
May 8, 2018



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

Date: Monday, May 14, 2018

Time and Location: 7:30 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 April 9, 2018

Recommended:

That the Heritage Advisory Committee meeting minutes of April 9, 2018, be received for information.

4. Delegations

5. Matters for Consideration

**1. HAC18-009 – Aurora United Church – Site Plan Review
15186 Yonge Street, 12 and 16 Tyler Street, 55 and 57
Temperance Street**

Recommended:

1. That Report No. HAC18-009 be received; and
2. That the Heritage Advisory Committee provide any comments with respect to the proposed Site Plan located on the subject lands.

6. Informational Items

2. HAC18-008 – Yonge Street Building Evaluations

Recommended:

1. That Report No. HAC18-008 be received for information.

**3. Memorandum from Planner/Heritage Planning
Re: 32 Wellington Street East**

Recommended:

1. That the memorandum regarding 32 Wellington Street East be received for information.

**4. Memorandum from Senior Policy Planner
Re: Library Square Design**

Recommended:

1. That the memorandum regarding Library Square Design be received for information.

**5. Memorandum from Planner/Heritage Planning
Re: Doors Open Aurora 2018 Update**

Recommended:

1. That the memorandum regarding Doors Open Aurora 2018 Update be received for information.

**6. Extract from Council Meeting of April 10, 2018
Re: Heritage Advisory Committee Meeting Minutes of March 5, 2018
and Summary of Committee Recommendations Report No. 2018-04**

Recommended:

1. That the Extract from Council meeting of April 10, 2018, regarding the Heritage Advisory Committee Meeting Minutes of March 5, 2018, and Summary of Committee Recommendations Report No. 2018-04, be received for information.

7. New Business

8. Adjournment



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

Date:	Monday, April 9, 2018
Time and Location:	7 p.m., Holland Room, Aurora Town Hall
Committee Members:	Councillor Jeff Thom (Vice Chair), Bob McRoberts (Honorary Member), Neil Asselin, Barry Bridgeford, James Hoyes, Martin Paivio and Ken Turriff (arrived 7:06 p.m.)
Members Absent:	Councillor Wendy Gaertner (Chair) and John Kazilis
Other Attendees:	Councillor Tom Mrakas, Marco Ramunno, Director of Planning and Development Services, Jeff Healey, Planner, and Ishita Soneji, Council/Committee Secretary

The Vice Chair called the meeting to order at 7:04 p.m.

1. Approval of the Agenda

Moved by Bob McRoberts

Seconded by Barry Bridgeford

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

Carried

2. Declarations of Pecuniary Interest and General Nature Thereof

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

3. Receipt of the Minutes

Heritage Advisory Committee Meeting Minutes of March 5, 2018

Heritage Advisory Committee Meeting Minutes
Monday, April 9, 2018

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

That the Heritage Advisory Committee meeting minutes of March 5, 2018, be received for information.

Carried

4. Delegations

None

5. Matters for Consideration

1. HAC18-007 – Request to Designate under Part IV of the *Ontario Heritage Act*, 83 Temperance Street “Ireland-Moore House”

Staff provided a brief overview of the report.

The Committee inquired about the heritage building evaluation scores and the originality of the existing foundation, and staff provided clarification.

**Moved by Bob McRoberts
Seconded by Martin Paivio**

1. That Report No. HAC18-007 be received; and
2. That the Heritage Advisory Committee recommend to Council:
 - (a) That the House located at 83 Temperance Street be designated under Part IV of the *Ontario Heritage Act* as a property of cultural heritage value or interest; and
 - (b) That the Town Clerk be authorized to publish and serve Council’s Notice of Intention to Designate as per requirements of the Act; and
 - (c) That the designation by-law be brought before Council for passing if no objections were received within the thirty (30) day objection period as per requirements of the Act; and

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Monday, April 9, 2018

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- (d) That the owners of 83 Temperance Street be thanked for their support of the designation of the subject heritage property.

Carried

6. Informational Items

2. Memorandum from Planner/Heritage Planning Re: Pet Cemetery Update

Staff provided an overview of the memorandum and the forthcoming plans for restoration.

The Committee and staff discussed about the scope of work, details of the inventory, and the possibility of mediating ground level during the restoration process. Staff further noted that staff and volunteers will be provided with training in various restoration and cleaning techniques from Memorial Restoration Inc. to ensure proper restoration and preparation of the stones.

**Moved by James Hoyes
Seconded by Barry Bridgeford**

1. That the memorandum regarding Pet Cemetery Update be received for information.

Carried

3. Extract from Council Meeting of February 27, 2018 Re: Heritage Advisory Committee Meeting Minutes of December 11, 2017

**Moved by Ken Turriff
Seconded by Neil Asselin**

1. That the Extract from Council meeting of February 27, 2018, regarding the Heritage Advisory Committee Meeting Minutes of December 11, 2017, be received for information.

Carried

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**4. Extract from Council Meeting of February 27, 2018
Re: Heritage Advisory Committee Meeting Minutes of February 12, 2018
and Summary of Committee Recommendations Report No. 2018-02**

**Moved by Bob McRoberts
Seconded by Martin Paivio**

1. That the Extract from Council meeting of February 27, 2018, regarding the Heritage Advisory Committee Meeting Minutes of February 12, 2018, and Summary of Committee Recommendations Report No. 2018-02, be received for information.

Carried

7. New Business

The Committee inquired about the status of the designation process for 23 Mosley Street, and staff agreed to provide an update at a future meeting.

The Committee inquired about the financial contribution regarding the delisting of 14452 Yonge Street from the Aurora Register of Properties of Cultural Heritage Value or Interest, and staff provided clarification.

The Committee requested an update regarding the Aurora Heritage Awards, and staff agreed to provide an update at a future meeting.

The Committee expressed various concerns regarding the ongoing construction at 32 Wellington Street East. Staff agreed to investigate the matter and provide an update at the next meeting.

8. Adjournment

**Moved by James Hoyes
Seconded by Neil Asselin**

That the meeting be adjourned at 7:40 p.m.

Carried

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



**Town of Aurora
Heritage Advisory Committee Report No. HAC18-009**

Subject: Aurora United Church - Site Plan Review
15186 Yonge Street, 12 & 16 Tyler Street, 55 & 57 Temperance Street

Prepared by: Jeff Healey

Department: Planning and Development Services

Date: May 14, 2018

Recommendation

- 1. That Report No. HAC18-009 be received; and**
- 2. That the Heritage Advisory Committee provide any comments with respect to the proposed Site Plan located on the subject lands.**

Executive Summary

The purpose of this report is to seek feedback from the Heritage Advisory Committee on the Site Plan application for the Aurora United Church lands.

Background

In December 2016, the owner submitted an Official Plan Amendment and a Zoning By-law Amendment to the Town for the subject lands. The applications proposed to construct a two (2) storey place of worship and a nine (9) storey retirement residence on the subject lands. The retirement residence component of the proposal was subsequently revised to a maximum height of seven (7) storeys.

On April 10 2017, a request to demolish the buildings located at 12 Tyler Street, 16 Tyler Street, 55 Temperance Street and 57 Temperance Street and remove the properties from the Aurora Registrar of Properties of Cultural Heritage Value or Interest were considered by the Heritage Advisory Committee. The following recommendation was provided by the Heritage Advisory Committee:

- 1. That Report No. HAC17-009 be received; and*
- 2. That the Heritage Advisory Committee recommend to Council:*

May 14, 2018

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Report No. HAC18-009

(a) That the properties located on 12 (Tyler Street) and 55, 57, and 57A Temperance Street be removed from the Aurora Register of Properties of Cultural Heritage Value or Interest; and

(b) That the property located on 16 Tyler Street be removed from the Aurora Register of Properties of Cultural Heritage Value or Interest; and

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

(d) That the Heritage Advisory Committee be notified of any additional archaeological findings on the subject lands; and

(e) That the site plan application be reviewed by the Heritage Advisory Committee at a future meeting.

The recommendation was adopted by Council on May 9, 2017.

On July 4, 2017 the Official Plan Amendment was approved by Council. The Official Plan Amendment and Zoning By-law Amendment applications have since been appealed to the Ontario Municipal Board (OMB).

A Site Plan Application for the Aurora United Church lands was received on March 7, 2018. The owner is proposing the construction of a 7 storey, 10,968 m² retirement residence, a 2 storey 1,431.7 m² Place of Worship and an 855m² community space component located within the Retirement Residence.

Location

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

Analysis

Proposed Concept Plan

Proposed elevation drawings are provided in attachment #3 of this report. Colour renderings are provided in attachment #4 of this report.

The retirement residence structure can be generally described as a 7 storey, L shaped structure. The structure is primarily finished in stucco or reveal material. Due to the site's topography, the retirement residence will feature 6 storeys facing Yonge Street and 7 storeys facing Temperance Street. Facing Yonge Street, the building features a three storey red brick structure to be consistent with the existing commercial structures on Yonge Street. Facing Temperance Street, the building features a 1 ½ to 2 storey platform with a stone veneer.

The proposed place of worship is a two storey structure located at the southeast quadrant of the property. The location of the church is meant to function as a visual terminus to Mosley Street, functioning in a similar manner to the former United Church. The front elevation (facing Yonge Street) features 2 steeples, each bearing a cross symbol. The façade of the church is comprised of double glazed glass and a stone veneer (Jerusalem Stone). The south elevation, facing Tyler Street features a continuation of the stone veneer and aluminum perforated screens.

On July 4, 2017 the Official Plan Amendment was approved by Council to allow an increase in height to a maximum of 28 meters over the entire site. The Zoning By-law Amendment has not been finalized by Council at this time.

Neighbourhood Context

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

Design Review Panel

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

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

Upon receipt of the Site Plan application, the owner has made the following changes to the design to address comments from the Design Review Panel: The false façade fronting onto Yonge Street has been removed. The traffic access onto Yonge Street has been removed, limiting traffic access to Temperance Street and Tyler Street.

Architectural Peer Review

As the property is located along the Yonge Street corridor within the Aurora Promenade. As such, the Planning Partnership serves as the control architect for all developments within the Aurora Promenade. Initial comments from the Planning Partnership provided in the Official Plan and Zoning By-law amendment included the request to remove vehicle access and visible at-grade parking from Yonge Street. At the time of writing of this report, the Planning Partnership has not provided comment on the Site Plan Application.

Legal Considerations

N/A

Financial Implications

N/A

Communications Considerations

N/A

Link to Strategic Plan

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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

None

Conclusions

The subject lands are located within the Historic Downtown Aurora. The Aurora United Church congregation has been present at the northwest corner of Yonge Street and Tyler Street since 1818. The proposed Place of Worship would be the fourth such structure constructed on the property for the Aurora United Church. Staff recommend that the Heritage Advisory Committee provide feedback on the proposed Site Plan Application. The proposed 7 storey retirement residence and 2 storey place of worship will contribute to the vibrancy and continuity of the Historic Downtown.

Attachments

- Attachment #1 – Location Map
- Attachment #2 – Proposed Site Plan
- Attachment #3 – Proposed Elevation Drawings
- Attachment #4 – Renderings

May 14, 2018

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Report No. HAC18-009

Previous Reports

1. Heritage Advisory Committee Report No. HAC14-021, dated July 14, 2014
2. Public Planning Report No. PBS17-017, dated March 22, 2017
3. Heritage Advisory Committee Report No. HAC17-009, dated April 10, 2017
4. Public Planning Report No. PBS17-037, dated May 24, 2017
5. General Committee Report No. PBS17-050, dated July 4, 2017

Pre-submission Review

Agenda Management Team review on April 26, 2018

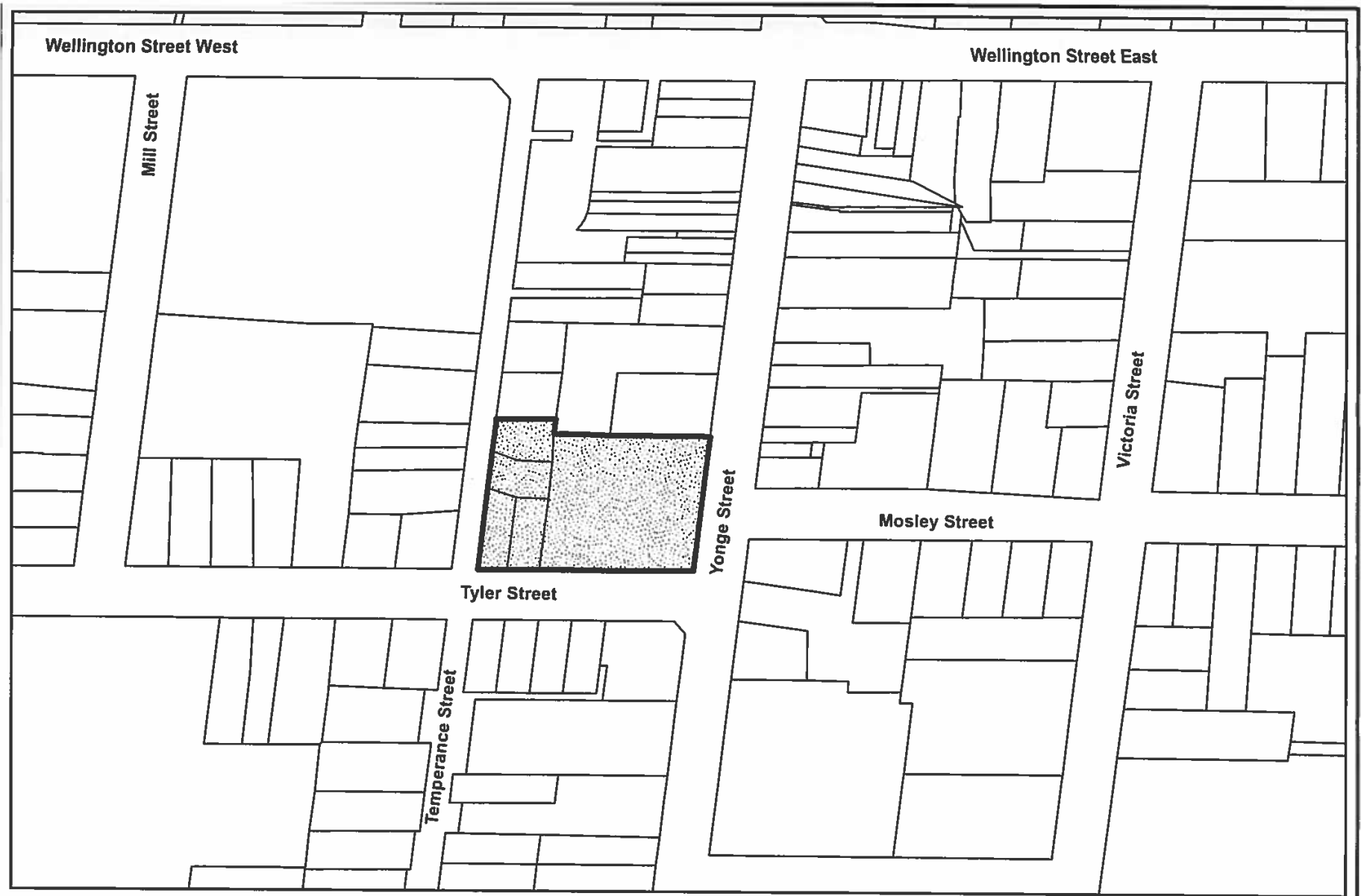
Departmental Approval



Marco Ramunno

Director

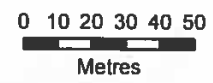
Planning and Development Services



LOCATION PLAN

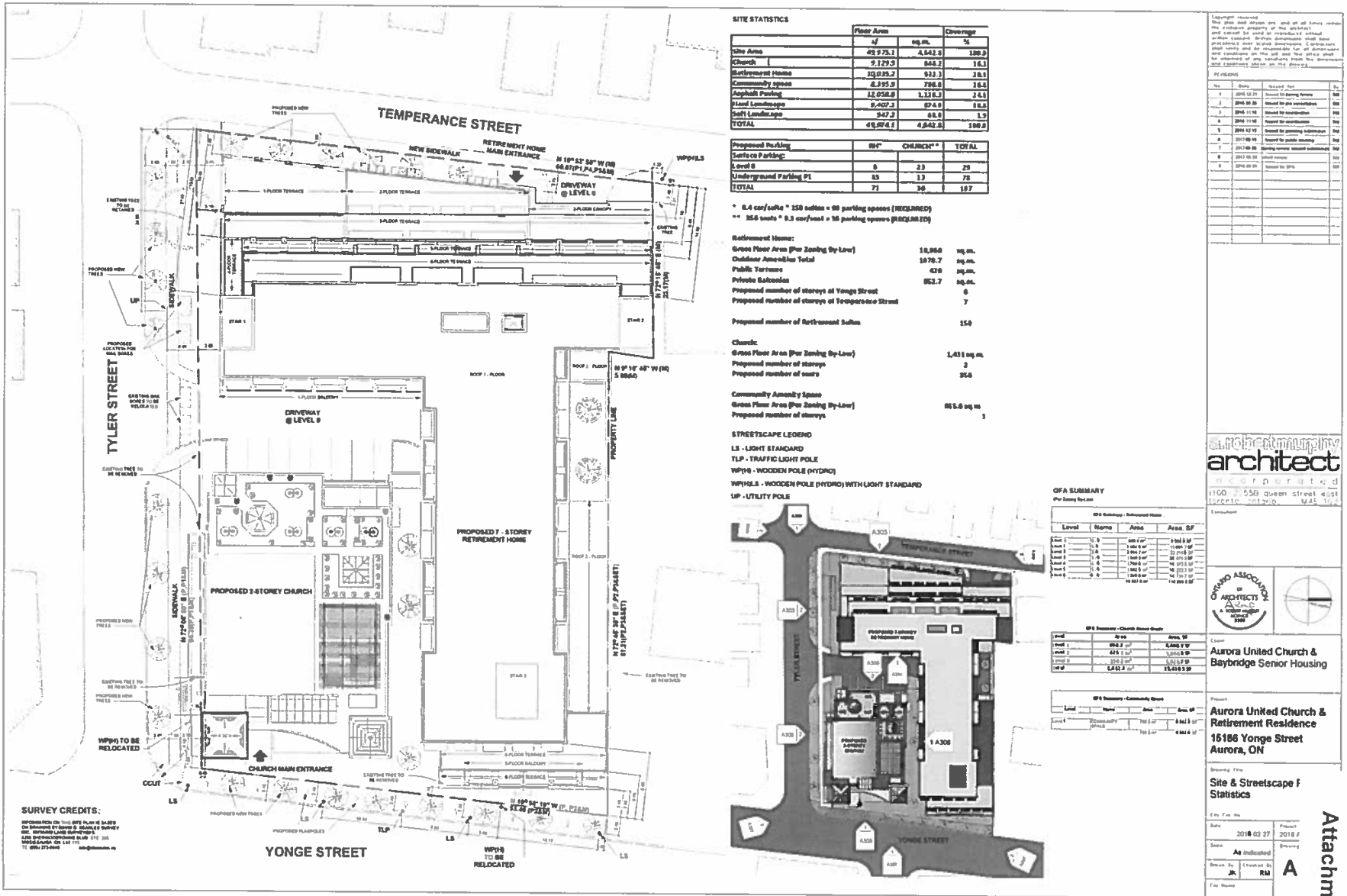
HAC18-009
15186 YONGE, 12 & 16 TYLER,
55 & 57 TEMPERANCE

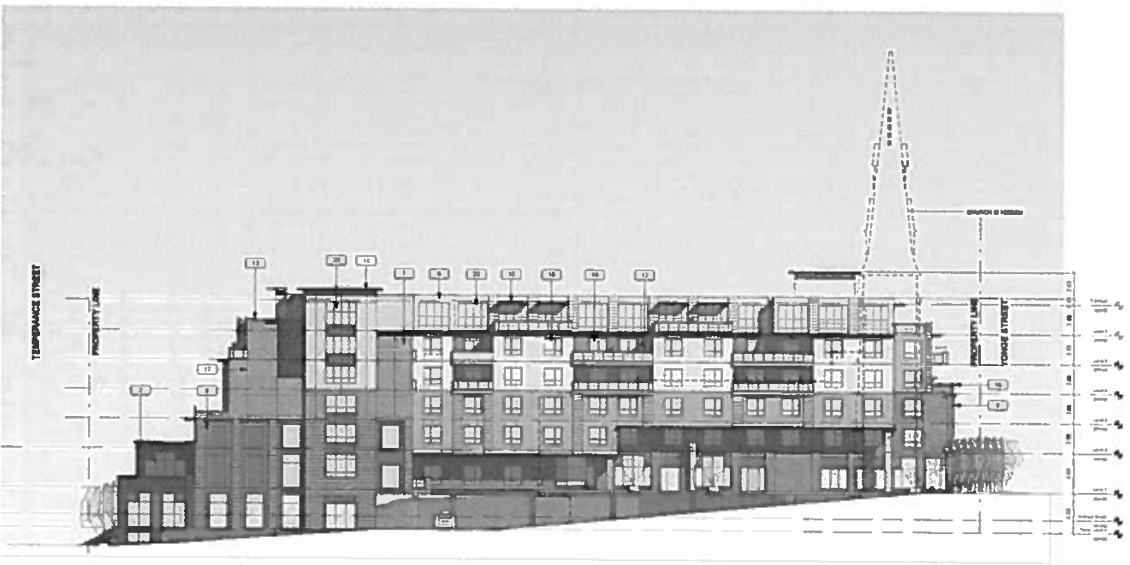
 **SUBJECT LANDS**



ATTACHMENT 1

Map created by the Town of Aurora Planning and Building Department, April 24, 2018. Base Data Provided by York Region.





2 Tyler Elevation (South)
 1/200



1 Temperance Elevation (West)
 1/200

MATERIALS LEGEND:

SYMBOL	DESCRIPTION	NO.	DATE	REVISION	BY
1	CEMENT MASONRY	1	2016 02 27	Initial design development	JK
2	SPONGE CONCRETE	2	2016 02 27	Initial design development	JK
3	CONCRETE CURBS	3	2016 02 27	Initial design development	JK
4	ALUMINUM CLADDING	4	2016 02 27	Initial design development	JK
5	STEEL FRAMING	5	2016 02 27	Initial design development	JK
6	GLASS CURBS	6	2016 02 27	Initial design development	JK
7	GLASS CURBS	7	2016 02 27	Initial design development	JK
8	GLASS CURBS	8	2016 02 27	Initial design development	JK
9	GLASS CURBS	9	2016 02 27	Initial design development	JK
10	GLASS CURBS	10	2016 02 27	Initial design development	JK
11	GLASS CURBS	11	2016 02 27	Initial design development	JK
12	GLASS CURBS	12	2016 02 27	Initial design development	JK
13	GLASS CURBS	13	2016 02 27	Initial design development	JK
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17	GLASS CURBS	17	2016 02 27	Initial design development	JK
18	GLASS CURBS	18	2016 02 27	Initial design development	JK
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29	GLASS CURBS	29	2016 02 27	Initial design development	JK
30	GLASS CURBS	30	2016 02 27	Initial design development	JK
31	GLASS CURBS	31	2016 02 27	Initial design development	JK

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Client:
 Aurora United Church & Baybridge Senior Housing

Project:
 Aurora United Church & Retirement Residence
 16186 Yonge Street
 Aurora, ON

Drawing Title:
 West & South Elevation

City File No:
 Date: 2018 02 27
 Scale: As indicated
 Drawn by: JK
 Checked by: JK

Project No: 2016 AUP
 Drawing No: A3



1 North Elevation
1: 200



2 Yonge Elevation (East)
1: 200

MATERIALS LEGEND:

ITEM	DESCRIPTION
1	CEMENT FIBROUS
2	STONE VENEER
3	CONCRETE COPING
4	ROOFING FLASHING
5	STEEL FLASHING, FLANGES & COPIES
6	EXTERIOR INSULATION & FINISH SYSTEM (EIFS)
7	EXTERIOR INSULATION & FINISH SYSTEM (EIFS)
8	EXTERIOR INSULATION & FINISH SYSTEM (EIFS)
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30	EXTERIOR INSULATION & FINISH SYSTEM (EIFS)

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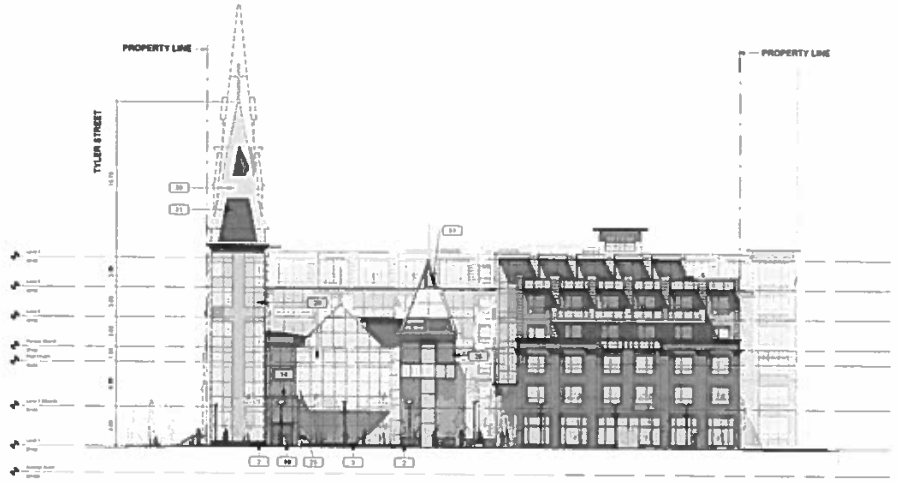
ARCHITECTS ASSOCIATION OF ONTARIO
Aurora United Church & Baybridge Senior Housing
Presented by
Aurora United Church & Retirement Residence
15186 Yonge Street
Aurora, ON

Showing: East & North Elevations

2018 02 27 2016 Aurora Yonge
As Indicated
A304



2 Tyler Elevation (South) Church
 1:200



1 Yonge Elevation (East) Church
 1:200

MATERIALS LEGEND:

PKNO	DESCRIPTION
1	CEMENT PORTLAND
2	STONE VENEER
3	CONCRETE EXPOS
4	SLIPPER GLAZING
5	ETHEL FRAMING POWDER COATED
6	EXTERIOR INSULATION & FINISH SYSTEM - WE BOARD
7	EXTERIOR INSULATION & FINISH SYSTEM - WE BOARD
8	EXTERIOR INSULATION & FINISH SYSTEM - WE BOARD
9	BRICK VENEER AREA
10	EQUIPMENT HOUSE ALUMI & GLASS PANELS
11	FLYING BRICKS
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REVISED	No.	Date	Revised For	By
	1	2016 11 18	Issue for pre-construction	AM
	2	2016 11 18	Issue for planning submission	AM
	3	2017 05 16	Issue for public meeting	AM
	4	2017 05 20	Issue for council approval	AM
	5	2018 02 27	Issue for 3150	AM

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ORDINARY ASSOCIATION OF ARCHITECTS
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 1998

Client:
Aurora United Church & Baybridge Senior Housing

Project:
**Aurora United Church & Retirement Residence
 15186 Yonge Street
 Aurora, ON**

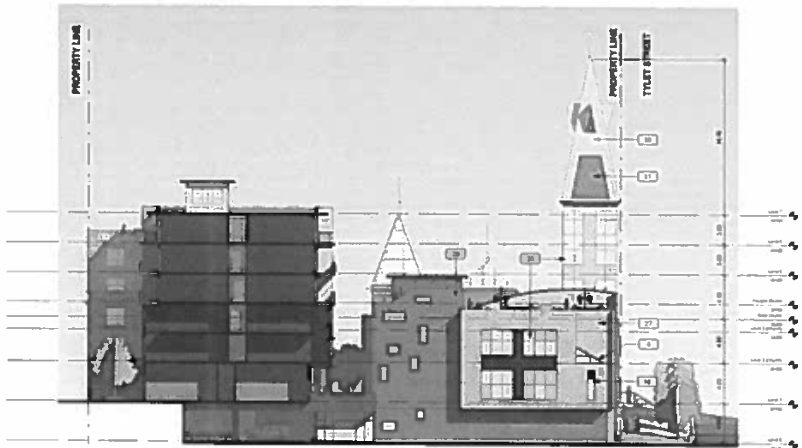
Drawing Title:
East & South Church Elevations

1 Day For file
 Date: 2018 02 27
 Project No: 2016 Aurora Yonge

Scale: As Indicated
 Drawing No: **A305**

Drawn by: JC
 Checked by: AM

File Name: 18.02.27.01.01



2 West Elevation (Church)
 1: 200



1 North Elevation Church
 1: 200

MATERIALS LEGEND:

FROM	AS NOTED	No.	Date	Issued For	By
1	1	2018 02 27	Issued for pre-construction	AW	
2	2	2018 02 28	Issued when initial submission was	AW	
3	3	2018 03 01	Issued for SPA	AW	

FROM	AS NOTED	No.	Date	Issued For	By
1	1	2018 02 27	Issued for pre-construction	AW	
2	2	2018 02 28	Issued when initial submission was	AW	
3	3	2018 03 01	Issued for SPA	AW	
4	4				
5	5				
6	6				
7	7				
8	8				
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 All dimensions are in millimeters unless otherwise stated.

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 416-924-8888

ARCHITECTS ASSOCIATION OF ONTARIO
 A member since 2008

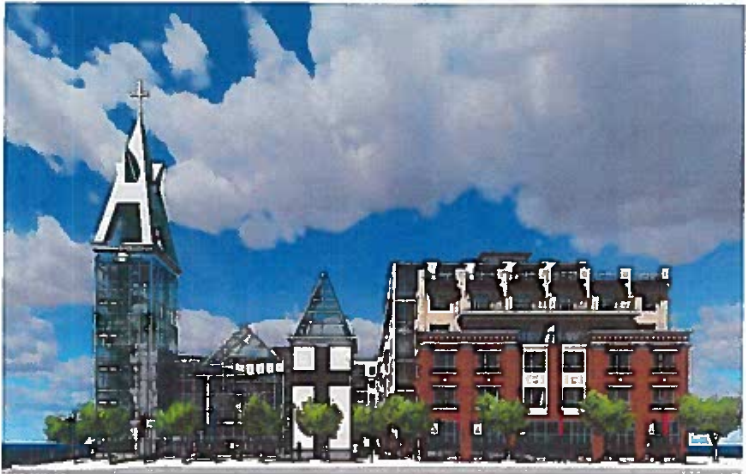
Client
Aurora United Church & Baybridge Senior Housing

Project
**Aurora United Church & Retirement Residence
 15186 Yonge Street
 Aurora, ON**

Drawing Title
North & West Church Elevations

City File No.
 Date: 2018 02 27 Project No: 2018 Aurora Yonge
 Scale: As indicated Drawing No: A306
 Drawn by: AW
 Checked by: AW
 Title Number:

AW 18 10 08 0116



TOWN OF AURORA
 PLANNING AND DEVELOPMENT SERVICES
 Development Planning Division
 MAR 14 2018
RECEIVED

PREPARATION No. Date Revision For 1 2018 02 22 Revised for finalization 2 2018 05 09 Drawing review, revised submittals			
PROJECT INFORMATION Project Name: Aurora United Church & Retirement Residence Client: Aurora United Church & Retirement Residence Address: 16186 Yonge Street, Aurora, ON			
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PROFESSIONAL DESIGNATION ARCHITECTS A MEMBER OF THE ARCHITECTS ASSOCIATION OF ONTARIO			
DRAWING TITLE Perspective Views			
Date: 2018 02 22		Project No.: 2018 Aurora Trinity	
Sheet No.: A307		Drawing No.:	
Scale:			



No.	Date	Revised For	By
1	2017 02 16	Issued for planning submission	RJS
2	2017 02 16	Issued for public meeting	RJS
3	2017 02 16	Issued for final approval	RJS

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 A PROFESSIONAL SOCIETY

Client: Aurora United Church & Baybridge Senior Housing

Project: Aurora United Church & Retirement Residence
 15186 Yonge Street
 Aurora, ON

Drawing Title: Perspective Views

Drawn By: JK	Project No: 2018 Aurora Yonge
Checked By: RJS	Drawn No:
File Name:	A308

REVISED: 05/14/2018



Town of Aurora

Heritage Advisory Committee Report No. HAC18-008

Subject: Yonge Street Building Evaluations
Prepared by: Jeff Healey
Department: Planning and Development Services
Date: May 14, 2018

Recommendation

- 1. That Report No. HAC18-008 be received for information.**

Executive Summary

The purpose of this report is to provide the Heritage Advisory Committee information with respect to fifteen properties that were evaluated under the *Evaluation of Heritage Resources in the Town of Aurora* (revised 2011) located along Yonge Street between Wellington Street and Mosley Street.

- Of the fifteen buildings evaluated, fourteen (14) buildings were found within Group 1, meaning the buildings are of major significance and importance, worthy of designation
- Of the fifteen buildings evaluated, one (1) building was found within Group 2, meaning the buildings are significant and worthy of preservation

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 Heritage Advisory Committee requested staff to prepare an inventory of all buildings on Yonge Street between Wellington Street and Kennedy Street. This inventory included properties which were Designated under Part IV of the *Ontario Heritage Act*, Listed properties on the Aurora Registrar of Properties of Cultural Heritage Value or Interest and properties with no heritage status.

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A report was prepared for the December 11, 2017 HAC meeting, but was deferred to the following meeting on February 12, 2018. At the February 12, 2018 HAC meeting, the following recommendation was provided by the Heritage Advisory Committee:

1. *That Report No. HAC17-027 be received; and*
2. *That the Heritage Advisory Committee recommend to Council:*
 - (a) *That the Evaluation Working Group provide an objective evaluation on each of the following properties:*
 - *15243B Yonge Street; "Whimster's Store"*
 - *15243A Yonge Street; "Mulock Block"*
 - *15242 Yonge Street; "The Lloyd Building"*
 - *15240 Yonge Street; "The Ashton Building"*
 - *15233 Yonge Street; "Medical Hall"*
 - *15229 Yonge Street; "The Willis Building"*
 - *15225 Yonge Street; "Winter's Bakery"*
 - *15222, 15224 & 15226 Yonge Street; "The Faughner Building"*
 - *15221 Yonge Street; "Sterling Bank"*
 - *15218-15220 Yonge Street; "The Clift Building"*
 - *15216 Yonge Street; "The Odd Fellows Block"*
 - *15210 Yonge Street; "The Andrews Block"*
 - *15203 Yonge Street; "The Butcher Building"*
 - *15199 Yonge Street; "The Grimshaw Bakery" and*
 - *15195 Yonge Street;*
 - (b) *That the objective evaluations be submitted to the Heritage Advisory Committee meeting of May 14, 2018, for further review.*

Carried as amended

During the months of March and April, members of the Heritage Evaluation Working Group and Staff researched historical, architectural and contextual value of each property and evaluated each property as per the *Evaluation of Heritage Resources in the Town of Aurora* guide (derived from Regulation 09/06). Staff appreciate the efforts of the Heritage Advisory Committee in the preparation of this report.

This report was prepared for receipt of information to provide the Heritage Advisory Committee and Council with results of the building evaluations for Aurora's Historic Downtown. Should the Heritage Advisory Committee pursue further action, staff recommend referral to the Alternatives to Recommendation section of this report to create an amended motion.

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Location

The lands considered within this report comprise of Yonge Street between Wellington Street to the north and Mosley Street to the south (See Attachment 1). Of the fifteen (15) properties evaluated fourteen (14) properties are Listed on the Aurora Registrar of Properties of Cultural Heritage value or Interest. 15195 Yonge Street is currently not listed or designated on the Aurora Registrar of Properties of Cultural Heritage Value or Interest.

Existing Policy Context

Ontario Heritage Act

The *Ontario Heritage Act* provides municipalities the ability to protect significant Cultural Heritage Resources within its jurisdiction. Conservation measures under the *Ontario Heritage Act* are outlined in Section 33 of the *Act*:

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

Furthermore, the implementation of a Heritage Conservation District can protect the heritage character of a neighborhood as defined in a Heritage Conservation district Plan. Conservation measures under the *Ontario Heritage Act* are outlined in Section 42 of the *Act*:

42. (1) 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.*

Municipal processes within the Town of Aurora require the owner to submit a Heritage Permit application should a request to alter the property under Sections 33 and 42 of

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the *Ontario Heritage Act* be requested by the owner. Approval of a Heritage Permit is provided either by Council or through staff (via delegation By-law 5365-11).

Provincial Policy Statement (2014)

The Provincial Policy Statement (PPS) provides policy direction on matters of provincial interest. The PPS identifies that significant built heritage resources and significant cultural heritage landscapes shall be conserved.

York Region Official Plan

The York Region Official Plan requires local municipalities to conserve significant cultural heritage resources and ensure that development and site alteration of adjacent lands to protected heritage properties will conserve the heritage attributes of the protected heritage property.

Official Plan

Section 13 of the Official Plan outlines the policies for conserving Cultural Heritage Resources in the Town of Aurora. The Official Plan states that all significant heritage resources shall be designated as being of cultural heritage value or interest in accordance with the *Ontario Heritage Act* to ensure effective protection and their continuing maintenance, conservation and restoration. Evaluation Criteria for assessing the cultural heritage value will include: the aesthetic design or physical value; the historical or associative value; and/or the contextual value of the property. Furthermore, the plan states that heritage resources will be conserved in accordance with the Standards and Guidelines for the Conservation of Historic Places in Canada, the Appleton Charter for the Protection and Enhancement of the Built Environment and other recognized heritage protocols and standards.

Analysis

Heritage Building Evaluation

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

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The individual evaluation of the fifteen properties are provided in Attachment 2a through 2o in this report.

The Evaluation Working Group met to perform an objective evaluation of the subject property on Wednesday March 14, 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 Evaluation found fourteen (14) properties to score in Group 1 and one (1) property to score in Group 2. A Group 1 score suggests that the property is “is of major significance and importance to the Town and worthy of designation under the *Ontario Heritage Act*”. A Group 2 score suggests that the property is “significant, or worthy of preservation”.

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

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

For buildings scored within Group 2:

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

The *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 following table provides the final weighted score for each building evaluation. The minimum threshold to achieve a Group 1 score is a final weighted score of 70/100, which combines Historical, Architectural and Contextual scores for the building. The minimum threshold to achieve a Group 2 score is a final weighted score of 45/100.

Municipal Address	Historical Name	Final Weighted Score- as per Evaluation of Heritage Resources in the Town of Aurora	Historical Architectural or Contextual Significance under regulation 09/06
15243 Yonge Street	<i>"Whimster's Store" and "Mulock Block"</i>	89.1/100- Group 1 (Whimster's Store)	Yes- Historical, Architectural and Contextual significance
		71.3/100- Group 1 (Mulock Block)	Yes- Historical and Contextual significance
15242 Yonge Street	<i>"The Lloyd Building"</i>	89.1/100- Group 1	Yes- Historical, Architectural and Contextual significance
15240 Yonge Street	<i>"The Ashton Building"</i>	86.7/100 –Group 1	Yes- Historical and Contextual significance
15233 Yonge Street	<i>"Medical Hall"</i>	92.1/100 –Group 1	Yes- Historical, Architectural and Contextual significance
15229 Yonge Street	<i>"The Willis Building"</i>	76.1/100 –Group 1	Yes- Historical, Architectural and Contextual significance
15225 Yonge Street	<i>"Winter's Bakery"</i>	66.1/100 –Group 2	Yes- Historical and Contextual significance

Municipal Address	Historical Name	Final Weighted Score- as per Evaluation of Heritage Resources in the Town of Aurora	Historical Architectural or Contextual Significance under regulation 09/06
15222, 15224 & 15226 Yonge Street	"The Faughner Block"	87.7/100 –Group 1	Yes- Historical, Architectural and Contextual significance
15221 Yonge Street	"Sterling Bank"	86.9/100 –Group 1	Yes- Historical, Architectural and Contextual significance
15218 & 15220 Yonge Street;	"The Clift Building"	78.8/100 –Group 1	Yes- Historical and Contextual significance
15216 Yonge Street	"The Odd Fellows Block"	86.8/100 –Group 1	Yes- Historical, Architectural and Contextual significance
15210 Yonge Street	"The Andrews Block"	97.5/100 –Group 1	Yes- Historical, Architectural and Contextual significance
15203 Yonge Street	"The Butcher Building"	76.6/100 –Group 1	Yes- Historical and Contextual significance
15199 Yonge Street	"The Grimshaw Bakery"	82.4/100 –Group 1	Yes- Historical, Architectural and Contextual significance
15195 Yonge Street	"Imperial Bank"	70.8/100 –Group 1	Yes- Architectural and Contextual significance

Should a Part IV or Part V Designation be pursued by Council, it is recommended that the owners of each property be contacted and consulted on Designation under the *Ontario Heritage Act*.

Prior to proceeding with Designation under Part IV or Part V of the *Ontario Heritage Act*, it is recommended that 15195 Yonge Street be added as a Listed property to the Aurora Registrar of Properties of Cultural Heritage Value or Interest.

Statements of Significance

Should Designation of the above noted structures be pursued under Section 33 (Part IV) of the *Ontario Heritage Act*, a statement of significance must be included within any Designation By-law and Notice of Intention to Designate. The following are a series of statements of significance for each property identified within this report:

15243 Yonge Street; "Whimster's Store":

Whimster's store is a 2 storey brick commercial building designed in an Italianate Architectural style. The building features a flat roof, capped with a decorative metal cornice facing Yonge Street and eaves wrapped around to the side elevation. The original brick is exposed on the north elevation facing Wellington Street. Its front elevation features one storefront on the first floor and three long, evenly proportioned windows on the second storey. The side elevation facing Wellington Street displays ten double hung windows, of varying proportions spaced almost evenly on the second storey. A mural celebrating Canadian history and culture is displayed on the Wellington Street elevation.

Financed by Sir William Mulock, Whimster's Store was constructed in 1889. Whimster's store contained a number of long-standing commercial businesses, which indicates the importance of the building for trade in the town. James Whimster was the first tenant who operated a grocer on site between 1889 and 1928. The property was then purchased by the Adrill family, who operated a clothing business until 1974.

Located at the southeast corner of Yonge Street and Wellington Street East, Whimster's Store, in conjunction with an intact strip of commercial buildings built between 1850 and 1920, forms a highly distinctive and compatible setting. As a functioning commercial building, it remains symbolically and sentimentally significant to the identity of the historic downtown. Constructed as an anchor store, Whimster's Store can be considered a landmark alongside the Llyod Building serving as a visible introduction to the historic downtown.

15243 Yonge Street "Mulock Block"

Mulock Block can be described as a 2 1/2 storey brick commercial building. The building features a flat roof, capped with a decorative metal cornice facing Yonge Street. Its front elevation features two storefront entrances on the first floor and three long, evenly proportioned windows on the second storey.

Mulock Block was constructed in 1885, financed by Sir William Mulock. Mulock Block was extended in the late 1890's to accommodate additional store-front on Yonge Street. A number of businesses existed within the building including

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Forstyth's (music) and a series of shoe stores including Rowland's, Osborne's and Vic's Shoe Repair.

Located at the southeast corner of Yonge Street and Wellington Street East, Mulock Block, in conjunction with an intact strip of commercial buildings built between 1850 and 1920, forms a highly distinctive and compatible setting. These buildings share similar characteristics that make a visual impact and noticeable contribution to Aurora's historical commercial core.

15242 Yonge Street; "The Lloyd Building"

The Lloyd Building is a 2 storey brick commercial building, designed in an Italianate Architectural style. The building features a flat roof, capped with a decorative metal cornice and brick parapet facing Yonge Street. Its front elevation features one storefront on the first floor and three long, evenly proportioned windows on the second storey. The side elevation facing Wellington Street displays one long window on the east end, consistent with the Yonge Street fenestration, immediately west is an elegant three-paned oriel window with a corniced, bell-cast roof supported by brackets. At least two additions are noted on the east side of the structure, which continues a consistent window fenestration on the second floor and two additional storefronts on the first floor.

Built in 1882, the Lloyd building was constructed in conjunction with the Ashton Building to the south. John Lloyd was a bookseller, stationer and Councilor. In 1884, Lloyd established Aurora's first telephone exchange in this building. The first Imperial Bank branch was established in this building, serving the community between 1913 and 1917. The building served as a Dominion Grocery Store in the 1930's. A number of businesses including a book store, professional offices and a variety of retail stores were located in the Lloyd Building.

Located at the southwest corner of Yonge Street and Wellington Street East, the Lloyd Building, in conjunction with an intact strip of commercial buildings built between 1875 and 1950, forms a highly distinctive and compatible setting. As a functioning commercial building, it remains symbolically and sentimentally significant to the identity of the historic downtown. Constructed as an anchor store, the Lloyd Building can be considered a landmark alongside the Whimster's Store serving as a visible introduction to the historic downtown.

15240 Yonge Street; "The Ashton Building"

The Ashton Building is a 2 storey brick commercial building, designed in an Italianate Architectural style. The building features a flat roof, capped with a decorative metal cornice facing Yonge Street. Its front elevation features one storefront and access to apartments on the first floor and three long, evenly

proportioned windows on the second storey, consistent with the Lloyd Building immediately to the north.

Built in 1882, the Ashton building was constructed in conjunction with the Lloyd Building to the north. The first owner, Seth Ashton, was a former Reeve of Aurora and a prominent business person. The next long standing owner was William J. Bassett, who served as Mayor of Aurora from 1919 to 1920. Bassett would own the Ashton building between 1898 and 1923 operating his butcher shop. After Basset sold the building, a series of butcher shops would continue to operate within the building until 1970, including the Aurora Meat Market, Brice's Butcher and Frank's Meats.

Located on the west side of Yonge Street, the Ashton Building, in conjunction with an intact strip of commercial buildings built between 1875 and 1950, forms a highly distinctive and compatible setting. As a functioning commercial building, it remains symbolically and sentimentally significant to the identity of the historic downtown.

15233 Yonge Street; "Medical Hall"

Medical Hall is a 3 storey brick building designed in an Italianate architectural style located on the east side of Yonge Street. The building features a flat roof, capped with an elaborate brick corbel facing Yonge Street. The first floor is characterised by a storefront with a second entranceway to upper floor offices. The second floor features a three-paned oriel window flanked on each side by one 1 over 1 sash window. The third floor features four window openings capped by radiating brick voussoirs and keystones. The decorative brickwork between the second floor and the cornice reflects a high degree of craftsmanship.

Medical Hall was constructed in 1885 for pharmacist Henry J. Hartman. After Hartman's untimely death in 1886, the building was bought by physician and Aurora's first Mayor, Dr. John Rutherford. The first floor of Medical Hall was used as a drugstore, operated by the Willis family for over eighty years. The upper floors were used as medical and professional offices.

Located in the heart of Aurora's historic downtown on the east side Yonge Street, Medical Hall, in conjunction with an intact strip of commercial buildings built between 1850 and 1920. These buildings share similar characteristics that make a visual impact and noticeable contribution to Aurora's historical commercial core. As a functioning commercial building, it remains symbolically and sentimentally significant to the identity of the historic downtown.

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15229 Yonge Street; "The Willis Building"

The Willis Building is a 2 storey brick building located on the east side of Yonge Street. The Willis Building is a good example of Aurora's Italianate commercial architecture in the early 1900's with its flat roof, metal cornice, corbels, red brick and brick work. Its fenestration on the front elevation features three windows on the second storey, each capped by a brick voussoir.

Built in 1905, the Willis Building replaced an older frame building from the Stevenson Block. The structure was built for William C. Willis, a harness maker. A number of businesses including a tailor, a Chinese restaurant and a series of cafés were located in the Willis Building.

The Willis Building is one of the retail buildings in the former Stevenson Block. The store is part of an intact strip of commercial buildings on the east side of Yonge Street that was built between the 1850's and the 1920's. These buildings share similar characteristics that make a visual impact and noticeable contribution to Aurora's historical commercial core. As a functioning commercial building, it remains symbolically and sentimentally significant to the identity of the historic downtown.

15225 Yonge Street; "Winter's Bakery"

Built in the 1850's, Winter's Bakery is one of the oldest surviving commercial buildings in the historic downtown. Winter's Bakery is a 2 storey frame building clad in brick, capped by a front gable roof. The building features a traditional storefront and second storey residence. Although much of its original cladding facing Yonge Street has been removed or covered, the south elevation continues to feature a painted "Drink Coca Cola" sign, likely installed prior to the construction of Sterling Bank in 1920.

Sited in between the Stephenson Block and Sterling Bank, Winter's Bakery was constructed by George L. Stevenson. Stevenson was a harness maker, and Councilor who played an important role in the early development of the Village. The building has hosted a number of commercial uses including a printing office for the Aurora Borealis newspaper, a grocer and a barber. Between 1891 and 1908 the building comprised a succession of four bakers. One such baker was Thomas Winter for whom the building is historically associated.

Located in the heart of Aurora's historic downtown on the east side Yonge Street, Winter's Bakery, is placed in conjunction with an intact strip of commercial buildings built between 1850 and 1920. These buildings share similar characteristics that make a visual impact and noticeable contribution to Aurora's

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historical commercial core. As a functioning commercial building, it remains symbolically and sentimentally significant to the identity of the historic downtown.

15222, 15224 & 15226 Yonge Street; "The Faughner Block"

The Faughner Block is a 2 storey commercial building designed in a Renaissance Revival Architectural style. The building features a flat roof, capped with a decorative metal cornice facing Yonge Street. Its fenestration on the front elevation features two storefronts, with entrances to three businesses on the first floor and five long, evenly proportioned windows on the second storey. The windows are capped with metal pedimented dormers supported by brackets at either end, a unique feature compared to other buildings within the historic downtown.

Built in 1875, the Faughner Block is the oldest surviving commercial building on the west side of Yonge Street within the historic downtown. The building was the location for several important businesses and community uses such as the Federal Bank, the first bank established within Aurora and Mechanic's Hall, a forerunner to the Aurora Public Library. The building is associated with several prominent businessmen and former Mayors including W.J. Bassett and J. M. Walton.

Located in the heart of Aurora's historic downtown on the west side Yonge Street, The Faughner Block, in conjunction with an intact strip of commercial buildings built between 1875 and 1950, forms a highly distinctive and compatible setting. As a functioning commercial building, it remains symbolically and sentimentally significant to the identity of the historic downtown.

15221 Yonge Street; "Sterling Bank"

Sterling Bank is a 2 storey commercial building clad in brick topped with a flat roof and stone cornice. The building features unique stone decorations, including brackets, trim and quoining. The original (west half) building is designed in a commercial-oriented Edwardian Classicism Architectural style.

Sited on the former location of the McNally Block, the Sterling Bank of Canada built this structure to serve as a bank branch in 1920. Due to changes to chartered banks in the 1920's, Sterling Bank became Standard Bank of Canada in 1925 and then the Canadian Bank of Commerce in 1928. The building would continue to function as a bank branch until 1943. After the closure of the bank, Aurora's Town Council resolved to purchase the building to serve as its municipal offices. The building served as Aurora's Town Hall between 1943 and 1976. The building continues to include a variety of commercial uses.

Located in the heart of Aurora's historic downtown on the east side Yonge Street, Sterling Bank, in conjunction with an intact strip of commercial buildings built between 1850 and 1920, forms a highly distinctive and compatible setting. As a functioning commercial building and a former institutional building, Sterling Bank remains symbolically and sentimentally significant to the identity of the historic downtown and linked to the growth and development of Aurora during the mid-20th Century.

15218-15220 Yonge Street; "The Clift Block"

In 1887, a fire destroyed many commercial structures on the west side of Yonge Street. A series of commercial buildings were re-built as part of joint building projects which reduced costs for each property owner. The building was originally owned by William B. Clift, a grocer who also sold china and other goods. The building contained a number of long-standing commercial businesses, including the Aurora Banner who occupied the northern section of the building for over sixty-five years and a series of jewelers who occupied the southern section of the building for over ninety years.

The Clift Block is a 2 storey brick commercial building designed in an Italianate Architectural style. The building is a good example of Aurora's commercial architecture in the late 1880's with its flat roof and brick work. An extended parapet is placed above the middle third of the front elevation, defined by two brick columns which evenly divides the second floor into three partitions. Its fenestration on the front elevation features three window openings, each capped with a brick voussoir and evenly spaced between the brick column partitions. The rear elevation features a brick façade with original window and cellar openings.

Located in the heart of Aurora's historic downtown on the west side Yonge Street, The Clift Block, in conjunction with an intact strip of commercial buildings built between 1875 and 1950, forms a highly distinctive and compatible setting. As a functioning commercial building, it remains symbolically and sentimentally significant to the identity of the historic downtown.

15216 Yonge Street; "The Oddfellows Block"

In 1887, a fire destroyed many commercial structures on the west side of Yonge Street. A series of commercial buildings were re-built as part of joint building projects which reduced costs for each property owner. This building is associated with the Odd Fellows, a local fraternity which has owned the building since its construction. A number of local businesses including retail stores, paint stores and a series of drug stores have operated within this building.

The Oddfellows Block is a 2 storey brick commercial building. The building is a good example of Aurora's commercial architecture constructed in the late 1880's with its flat roof, brick work, corbels, parapet and show windows. Its fenestration on the front elevation features six 1 over 1 sash windows, oriented left to right by one single window, two double windows and one single window.

Located in the heart of Aurora's historic downtown on the west side Yonge Street, The Oddfellows block, in conjunction with an intact strip of commercial buildings built between 1875 and 1950, forms a highly distinctive and compatible setting. As a functioning commercial building and its longstanding linkage to the Oddfellows, remains symbolically and sentimentally significant to the identity of the historic downtown.

15210 Yonge Street; "The Andrews Block"

In 1887, a fire destroyed many commercial structures on the west side of Yonge Street. A series of commercial buildings were re-built as part of joint building projects which reduced costs for each property owner. The building was constructed for Walter Y. Andrews, who operated a general & hardware store on the lands prior to the fire. The building is historically associated with the Caruso family, which first operated a fruit store in Andrews Block in 1913 and then purchased the building from Andrews in 1921. By 1933, the storefront of Andrews block was subdivided to include an A&P grocery store, Norman Eade's Aurora Hardware and barber A.E. Hancock. The Caruso family would continue to have a presence within Andrews block, evolving the fruit store into a flower shop (known as Mary's Flower Shop), then a flower & home décor store. Other notable tenants include Andrew Yule and T.H. Lennox. Yule was a former Aurora Reeve, who operated a customs collection business in Andrews Block between 1905 and 1915. Lennox was a lawyer and longtime politician serving as an Ontario MPP, then Federal MP for the York North riding while leasing an office in Andrews Block. For over one-hundred years, the Caruso family continue to own Andrews Block and operate the flower & home décor store.

The Andrew's Block is a 2 storey brick commercial building designed in an Italianate Architectural style. The building is an excellent example of Aurora's commercial architecture in the late 1880's with its flat roof and brick work. An extended parapet is placed above the middle third of the front elevation, defined by two brick columns which evenly divides the second floor into three partitions. Its fenestration on the front elevation features three two over two sash windows, each capped with a brick voussoir and evenly spaced between the brick column partitions.

Located in the heart of Aurora's historic downtown on the west side Yonge Street, The Andrew's Block, in conjunction with an intact strip of commercial

buildings built between 1875 and 1950, forms a highly distinctive and compatible setting. As a functioning commercial building, it remains symbolically and sentimentally significant to the identity of the historic downtown.

15203 Yonge Street; "The Butcher Building"

Built sometime between 1854 and 1859, the Butcher Building is one of the oldest surviving commercial buildings in the historic downtown. The building was constructed by William Atkinson, a well-known local builder. The building is associated with relatively few occupants over its history. The first notable owners were Rachel and Charles Butcher who operated a General Store and Millinery shop between 1864 and 1904. Beginning in 1906, the building began a forty-six year period as a bank, first home to the Bank of Toronto between 1906 and 1908. J.M Walton purchased the property from the Butchers in 1907, moving his own private bank to the property in 1908. J.M. Walton & Co. would operate in the premises until 1917, when Walton sold his business to Imperial Bank. Imperial Bank would continue to operate a bank branch at this property until 1952. The property was sold to Allison McConnell, who operated a Jewelry Store for over thirty-five years.

The Butcher building can be described as a two storey brick commercial building with a front gable roof. The front elevation features a brick boom town façade with an extended parapet. The parapet is topped by a heavy cornice, supported by corbels, decorated by a brick frieze. The second floor features a centrally placed, single 3 -paned oriel window. Beneath the cornice of the window is a frieze of decorative wood panels.

Located in the heart of Aurora's historic downtown on the east side Yonge Street, The Butcher Building, in conjunction with an intact strip of commercial buildings built between 1850 and 1960, forms a highly distinctive and compatible setting. As a functioning commercial building, it remains symbolically and sentimentally significant to the identity of the historic downtown.

15199 Yonge Street; "The Grimshaw Bakery"

The Grimshaw Bakery was constructed in 1908 by Herbert Grimshaw, an established baker in Aurora who was looking for a new location for his business. The construction happened at a time where Aurora was experiencing economic renewal from depression in the 1890's. By 1919, the building was sold to a Grocer, which it would continue to operate as a grocer and bakery until the 1960's. Between 1933 and 1946, the Patterson's operated a bakery & soda fountain, a small wall painting on the north wall of the structure is still visible today. The building continues to be used for commercial purposes.

The Grimshaw Bakery is a 2 storey brick building located on the east side of Yonge Street. The Grimshaw Bakery is an excellent example of Aurora's commercial architecture in the early 1900's with its flat roof, brick cornice, corbels, red brick and brick work. Its fenestration on the front elevation features two windows on the second storey, each capped by a parged brick voussoir. The building has seen relatively few exterior alterations since its construction in 1908.

Located in the heart of Aurora's historic downtown on the east side Yonge Street, The Butcher Building, in conjunction with an intact strip of commercial buildings built between 1850 and 1960, forms a highly distinctive and compatible setting. As a functioning commercial building, it remains symbolically and sentimentally significant to the identity of the historic downtown.

15195 Yonge Street; "The Imperial Bank"

The Imperial Bank was a Toronto-based banking company which eventually merged with the Canadian Bank of Commerce in 1961 to form the Canadian Imperial Bank of Commerce. Imperial Bank first opened a bank branch in Historic Downtown Aurora in 1913. In anticipation for future growth to occur within the community, Imperial Bank built a new structure on this site and relocated its existing branch located at the nearby Butcher Building. This building served as a long-standing bank branch for the Imperial Bank between 1952 and 1961 succeeded by the Canadian Imperial Bank of Commerce between 1961 and 2017.

Constructed in 1952, the building can be described as a 1 1/2 storey brick commercial building. The building was designed in an Art Modern architectural style with elements of Mid Century Modern. The first storey is extended to continue the two storey height pattern, consistent with the commercial buildings of Yonge Street. The brick structure is covered with a stone siding facing Yonge Street. A stone cornice caps the front elevation with vertical cut stone and raised horizontal stone. The fenestration features five long, single paned windows placed evenly along the majority of the façade. The remainder of the façade features a slight building projection accentuating the front entrance. A rectangular clock is centered above the entrance.

Located in the heart of Aurora's historic downtown on the east side Yonge Street, The Imperial Bank, in conjunction with an intact strip of commercial buildings built between 1850 and 1960, forms a highly distinctive and compatible setting. The building remains symbolically and sentimentally significant to the identity of the historic downtown.

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Legal Considerations

None.

Financial Implications

There are no financial implications.

Communications Considerations

Future consideration by Council to pursue designation of properties under Part IV or V of the *Ontario Heritage Act* will require the Town Clerk to publish and serve Council's Notice of Intention to Designate as per requirements of the *Ontario Heritage Act*, including notice in the local newspaper.

Link to Strategic Plan

The conservation of heritage resources supports the Strategic Plan goal of ***Supporting an Exceptional Quality of Life for All*** through its accomplishment in satisfying requirements in objective ***Celebrating and Promoting our Culture***.

Alternatives to the Recommendation

1. That the Heritage Advisory Committee recommend that Council Designate specific properties under Part IV of the *Ontario Heritage Act*.
2. That the Heritage Advisory Committee recommend that Council pursue a Heritage Conservation District Study for Historic Downtown Aurora.
3. That 15195 Yonge Street be added to the Aurora Register of Properties of Cultural Heritage Value or Interest as a Listed Heritage property prior to consideration of a Part IV Designation.

Conclusions

Aurora's Yonge Street contains rich history beginning in the first half of the 19th Century. Many historic commercial buildings were constructed in the 1880's, 1920's and some were constructed as early as the 1850's. Staff have identified the Imperial Bank

building at 15195 Yonge Street as containing cultural heritage value. Results from the inventory and building evaluations should be considered by the Heritage Advisory Committee and Council. Should Designation of properties under Parts IV or V of the *Ontario Heritage Act* be pursued, staff recommend that the affected property owners be consulted prior to initiation of the process.

Attachments

- Attachment 1 – Location Map
- Attachment 2a – Heritage Building Evaluation – 15243B Yonge Street
- Attachment 2b – Heritage Building Evaluation – 15243A Yonge Street
- Attachment 2c – Heritage Building Evaluation – 15242 Yonge Street
- Attachment 2d – Heritage Building Evaluation – 15240 Yonge Street
- Attachment 2e – Heritage Building Evaluation – 15233 Yonge Street
- Attachment 2f – Heritage Building Evaluation – 15229 Yonge Street
- Attachment 2g – Heritage Building Evaluation – 15225 Yonge Street
- Attachment 2h – Heritage Building Evaluation – 15222, 15224 & 15226 Yonge Street
- Attachment 2i – Heritage Building Evaluation – 15221 Yonge Street
- Attachment 2j – Heritage Building Evaluation – 15218-15220 Yonge Street
- Attachment 2k – Heritage Building Evaluation – 15216 Yonge Street
- Attachment 2l – Heritage Building Evaluation – 15210 Yonge Street
- Attachment 2m – Heritage Building Evaluation – 15203 Yonge Street
- Attachment 2n – Heritage Building Evaluation – 15199 Yonge Street
- Attachment 2o – Heritage Building Evaluation – 15195 Yonge Street

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Previous Reports

1. Heritage Advisory Committee Report No. HAC17-014, dated June 12, 2017; and
2. Heritage Advisory Committee Report No. HAC17-027, dated December 11, 2017.

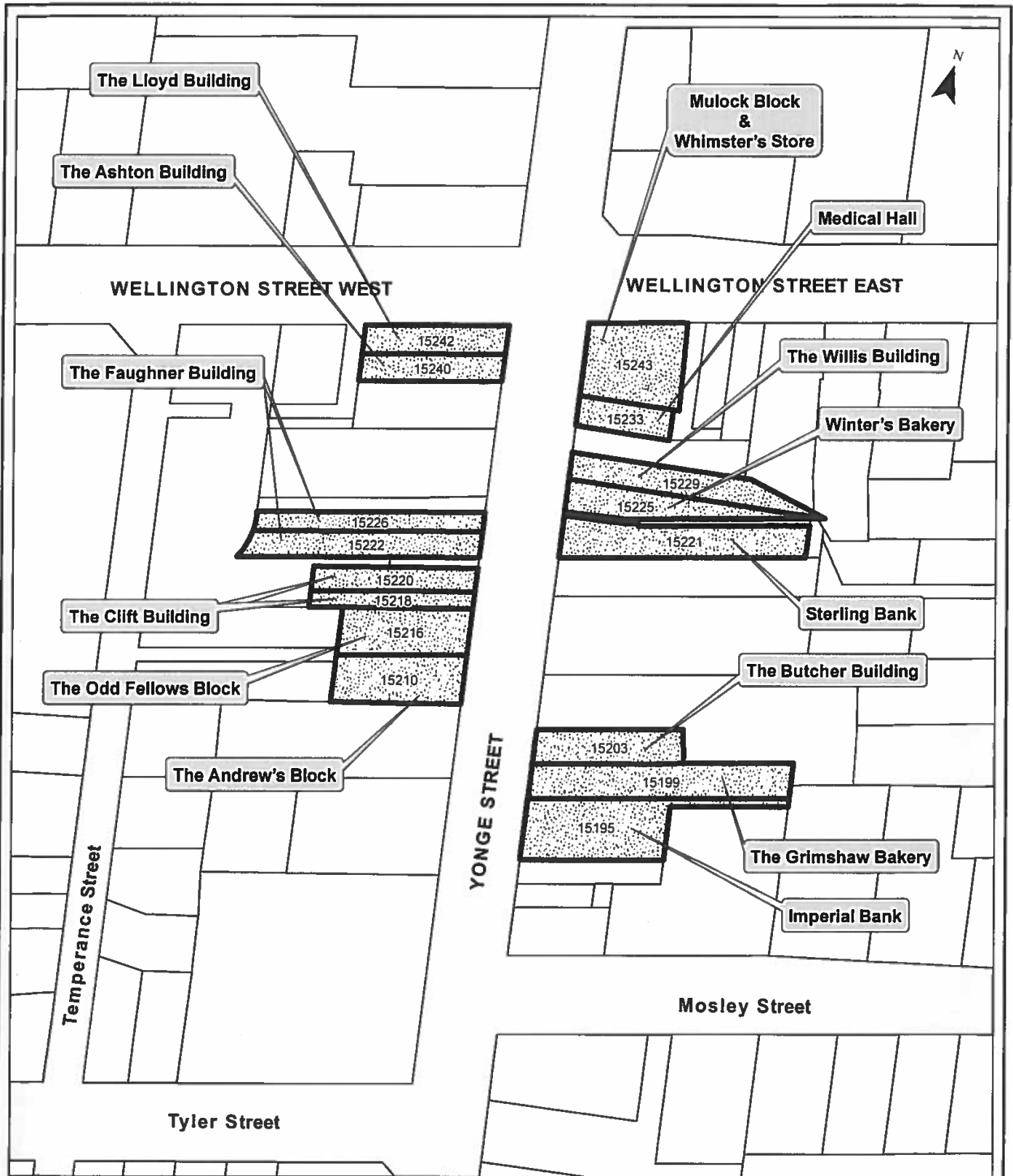
Pre-submission Review

Agenda Management Team review on April 26, 2018

Departmental Approval



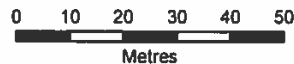
**Marco Ramunno
Director
Planning and Development Services**



LOCATION PLAN

HAC18-008

 SUBJECT LANDS



HERITAGE BUILDING EVALUATION SCORE SHEET

Municipal Address: <u>15243 - B Konge St</u>					Group: <u>1</u>
Legal Description: _____		Lot: _____		Cons: _____	
Date of Evaluation: <u>March 7/2018</u>		Name of Recorder: <u>JH</u>			
HISTORICAL	E	G	F	P	TOTAL
Date of Construction	30	(20)	10	0	20/30
Trends/Patterns/Themes	(40)	27	14	0	40/40
Events	15	(10)	5	0	10/15
Persons/Groups	(15)	10	5	0	15/15
Archaeological (Bonus)	10	7	(3)	(0)	3/10
Historic Grouping (Bonus)	(10)	7	3	0	10/10
Construction Date (Bonus)	10				/10
HISTORICAL TOTAL					98/100
ARCHITECTURAL	E	G	F	P	TOTAL
Design	20	(13)	7	0	13/20
Style	30	(20)	10	0	20/30
Architectural Integrity	20	13	(7)	0	7/20
Physical Condition	(20)	13	7	0	20/20
Design/Builder	(10)	7	3	0	10/10
Interior (Bonus)	10	7	3	0	/10
ARCHITECTURAL TOTAL					70/100
ENVIRONMENTAL					TOTAL
Design Compatibility	(40)	27	14	0	40/40
Community Context	(20)	13	7	0	20/20
Landmark	(20)	13	7	0	20/20
Site	(20)	13	7	0	20/20
ENVIRONMENTAL TOTAL					100/100
SCORE	INDIVIDUAL		OLD AURORA		
Historical Score	X 40% = _____		98 X 20% = <u>19.6</u>		
Architectural Score	X 40% = _____		70 X 35% = <u>24.5</u>		
Environmental Score	X 20% = _____		100 X 45% = <u>45</u>		
TOTAL SCORE	<input style="width: 50px; height: 20px;" type="text"/>		<input style="width: 50px; height: 20px; border: 1px solid black;" type="text" value="89.1"/>		
GROUP 1 = 70-100		GROUP 2 = 45-69		GROUP 3 = 44 or less	

HERITAGE BUILDING EVALUATION SCORE SHEET

Municipal Address: <u>15243 -A Yonge</u>					Group: <u>1</u>
Legal Description: _____		Lot: _____	Cons: _____		
Date of Evaluation: <u>March 7, 2018</u>		Name of Recorder: <u>JH</u>			
HISTORICAL	E	G	F	P	TOTAL
Date of Construction	30	(20)	10	0	20/30
Trends/Patterns/Themes	(40)	27	14	0	40/40
Events	15	(10)	(5)	0	5/15
Persons/Groups	(15)	10	5	0	15/15
Archaeological (Bonus)	10	7	3	(0)	0/10
Historic Grouping (Bonus)	(10)	7	3	0	10/10
Construction Date (Bonus)	10				/10
HISTORICAL TOTAL					90/100
ARCHITECTURAL	E	G	F	P	TOTAL
Design	20	13	(7)	0	7/20
Style	30	20	(10)	0	10/30
Architectural Integrity	20	13	(7)	0	7/20
Physical Condition	(20)	13	7	0	20/20
Design/Builder	(10)	7	3	0	10/10
Interior (Bonus)	10	7	(3)	0	3/10
ARCHITECTURAL TOTAL					57/100
ENVIRONMENTAL					TOTAL
Design Compatibility	40	(27)	14	0	27/40
Community Context	(20)	13	7	0	20/20
Landmark	20	13	(7)	0	7/20
Site	(20)	13	7	0	20/20
ENVIRONMENTAL TOTAL					74/100
SCORE	INDIVIDUAL		OLD AURORA		
Historical Score	X 40% = _____		$90 \times 20\% = 18$		
Architectural Score	X 40% = _____		$57 \times 35\% = 19.95$		
Environmental Score	X 20% = _____		$74 \times 45\% = 33.3$		
TOTAL SCORE	<input style="width: 50px; height: 20px;" type="text"/>		<input style="width: 50px; height: 20px; border: 1px solid black;" type="text" value="71.25"/>		
GROUP 1 = 70-100		GROUP 2 = 45-69		GROUP 3 = 44 or less	

HERITAGE BUILDING EVALUATION SCORE SHEET

Municipal Address: <u>15242 Yonge Street - Lloyd Building</u>					Group: <u>1</u>
Legal Description: _____		Lot: _____		Cons: _____	
Date of Evaluation: <u>March 28 / 18</u>		Name of Recorder: <u>JH</u>			
HISTORICAL	E	G	F	P	TOTAL
Date of Construction	30	(20)	10	0	20/30
Trends/Patterns/Themes	(40)	27	14	0	40/40
Events	15	(10)	5	0	10/15
Persons/Groups	(15)	10	5	0	15/15
Archaeological (Bonus)	10	7	(3)	0	3/10
Historic Grouping (Bonus)	(10)	7	3	0	10/10
Construction Date (Bonus)	10				/10
HISTORICAL TOTAL					98/100
ARCHITECTURAL	E	G	F	P	TOTAL
Design	20	(13)	7	0	13/20
Style	30	(20)	10	0	20/30
Architectural Integrity	20	13	(7)	0	7/20
Physical Condition	(20)	13	7	0	20/20
Design/Builder	10	(7)	3	0	7/10
Interior (Bonus)	10	7	(3)	0	3/10
ARCHITECTURAL TOTAL					70/100
ENVIRONMENTAL	E	G	F	P	TOTAL
Design Compatibility	(40)	27	14	0	40/40
Community Context	(20)	13	7	0	20/20
Landmark	(20)	13	7	0	20/20
Site	(20)	13	7	0	20/20
ENVIRONMENTAL TOTAL					100/100

SCORE	INDIVIDUAL	OLD AURORA
Historical Score	X 40% = _____	98 X 20% = <u>19.6</u>
Architectural Score	X 40% = _____	70 X 35% = <u>24.5</u>
Environmental Score	X 20% = _____	100 X 45% = <u>45</u>
TOTAL SCORE	<input type="text"/>	<input type="text" value="89.1"/>
<p>GROUP 1 = 70-100 GROUP 2 = 45-69 GROUP 3 = 44 or less</p>		

HERITAGE BUILDING EVALUATION SCORE SHEET

Municipal Address: <u>15240 Yonge Street - Ashton Building</u>					Group: <u>1</u>
Legal Description: _____		Lot: _____		Cons: _____	
Date of Evaluation: <u>March 28, 18</u>		Name of Recorder: <u>JH</u>			
HISTORICAL	E	G	F	P	TOTAL
Date of Construction	30	<u>20</u>	10	0	20/30
Trends/Patterns/Themes	<u>40</u>	27	14	0	40/40
Events	15	<u>10</u>	5	0	10/15
Persons/Groups	<u>15</u>	10	5	0	15/15
Archaeological (Bonus)	10	7	<u>3</u>	0	3/10
Historic Grouping (Bonus)	<u>10</u>	7	3	0	10/10
Construction Date (Bonus)	10				10/10
HISTORICAL TOTAL					98/100
ARCHITECTURAL	E	G	F	P	TOTAL
Design	20	<u>13</u>	7	0	13/20
Style	30	<u>20</u>	10	0	20/30
Architectural Integrity	20	13	<u>7</u>	0	7/20
Physical Condition	20	<u>13</u>	7	0	13/20
Design/Builder	<u>10</u>	7	3	0	10/10
Interior (Bonus)	10	7	3	0	10/10
ARCHITECTURAL TOTAL					63/100
ENVIRONMENTAL					TOTAL
Design Compatibility	<u>40</u>	27	14	0	40/40
Community Context	<u>20</u>	13	7	0	20/20
Landmark	<u>20</u>	13	7	0	20/20
Site	<u>20</u>	13	7	0	20/20
ENVIRONMENTAL TOTAL					100/100

SCORE	INDIVIDUAL	OLD AURORA
Historical Score	X 40% = _____	98 X 20% = <u>19.6</u>
Architectural Score	X 40% = _____	63 X 35% = <u>22.05</u>
Environmental Score	X 20% = _____	100 X 45% = <u>45</u>
TOTAL SCORE	<input type="text"/>	<input type="text" value="86.7"/>

GROUP 1 = 70-100

GROUP 2 = 45-69

GROUP 3 = 44 or less

HERITAGE BUILDING EVALUATION SCORE SHEET

Municipal Address: <u>15233 Yonge Medical Hall</u>					Group: <u>1</u>
Legal Description: _____		Lot: _____		Cons: _____	
Date of Evaluation: <u>April 11/18</u>		Name of Recorder: <u>JH</u>			
HISTORICAL	E	G	F	P	TOTAL
Date of Construction	30	(20)	10	0	20/30
Trends/Patterns/Themes	(40)	27	14	0	40/40
Events	15	10	5	(0)	0/15
Persons/Groups	(15)	10	5	0	15/15
Archaeological (Bonus)	10	7	(3)	0	3/10
Historic Grouping (Bonus)	(10)	7	3	0	10/10
Construction Date (Bonus)	10				/10
HISTORICAL TOTAL					88 /100
ARCHITECTURAL	E	G	F	P	TOTAL
Design	(20)	13	7	0	20/20
Style	(30)	20	10	0	30/30
Architectural Integrity	20	(13)	7	0	13/20
Physical Condition	(20)	13	7	0	20/20
Design/Builder	(10)	7	3	0	10/10
Interior (Bonus)	10	7	3	(0)	0/10
ARCHITECTURAL TOTAL					93 /100
ENVIRONMENTAL					TOTAL
Design Compatibility	(40)	27	14	0	40/40
Community Context	20	(13)	7	0	13/20
Landmark	(20)	13	7	0	20/20
Site	(20)	13	7	0	20/20
ENVIRONMENTAL TOTAL					93 /100
SCORE	INDIVIDUAL		OLD AURORA		
Historical Score	X 40% = _____		88 X 20% = <u>17.6</u>		
Architectural Score	X 40% = _____		93 X 35% = <u>32.6</u>		
Environmental Score	X 20% = _____		93 X 45% = <u>41.9</u>		
TOTAL SCORE	<input type="text"/>		<input type="text" value="92.1"/>		
GROUP 1 = 70-100		GROUP 2 = 45-69		GROUP 3 = 44 or less	

HERITAGE BUILDING EVALUATION SCORE SHEET

Municipal Address: <u>15229 Yonge Street - Willis</u>					Group: <u>1</u>
Legal Description: _____		Lot: _____		Cons: _____	
Date of Evaluation: <u>April 11, 2018</u>		Name of Recorder: <u>JH</u>			
HISTORICAL	E	G	F	P	TOTAL
Date of Construction	30	20	10	0	20/30
Trends/Patterns/Themes	40	27	14	0	40/40
Events	15	10	5	0	0/15
Persons/Groups	15	10	5	0	10/15
Archaeological (Bonus)	10	7	3	0	3/10
Historic Grouping (Bonus)	10	7	3	0	10/10
Construction Date (Bonus)	10				/10
HISTORICAL TOTAL					83/100
ARCHITECTURAL	E	G	F	P	TOTAL
Design	20	13	7	0	13/20
Style	30	20	10	0	20/30
Architectural Integrity	20	13	7	0	13/20
Physical Condition	20	13	7	0	20/20
Design/Builder	10	7	3	0	7/10
Interior (Bonus)	10	7	3	0	3/10
ARCHITECTURAL TOTAL					76/100
ENVIRONMENTAL					TOTAL
Design Compatibility	40	27	14	0	27/40
Community Context	20	13	7	0	13/20
Landmark	20	13	7	0	13/20
Site	20	13	7	0	20/20
ENVIRONMENTAL TOTAL					73/100
SCORE	INDIVIDUAL		OLD AURORA		
Historical Score	X 40% = _____		83 X 20% = <u>16.6</u>		
Architectural Score	X 40% = _____		76 X 35% = <u>26.6</u>		
Environmental Score	X 20% = _____		73 X 45% = <u>32.85</u>		
TOTAL SCORE	<input type="text"/>		<input type="text" value="76.1"/>		
GROUP 1 = 70-100		GROUP 2 = 45-69		GROUP 3 = 44 or less	

Attachment 2g

HERITAGE BUILDING EVALUATION SCORE SHEET

Municipal Address: <u>1525 Yonge Winters Bakery</u>					Group: <u>2</u>
Legal Description: _____		Lot: _____		Cons: _____	
Date of Evaluation: <u>March 22/18</u>		Name of Recorder: <u>JH</u>			
HISTORICAL	E	G	F	P	TOTAL
Date of Construction	<u>30</u>	20	10	0	30 /30
Trends/Patterns/Themes	40	<u>27</u>	14	0	27 /40
Events	15	10	5	<u>0</u>	0 /15
Persons/Groups	<u>15</u>	10	5	0	15 /15
Archaeological (Bonus)	10	7	<u>3</u>	0	3 /10
Historic Grouping (Bonus)	<u>10</u>	7	3	0	10 /10
Construction Date (Bonus)	10				/10
HISTORICAL TOTAL					85 /100
ARCHITECTURAL	E	G	F	P	TOTAL
Design	20	13	<u>7</u>	0	7 /20
Style	30	20	<u>10</u>	0	10 /30
Architectural Integrity	20	13	<u>7</u>	0	7 /20
Physical Condition	<u>20</u>	13	7	0	20 /20
Design/Builder	<u>10</u>	7	3	0	10 /10
Interior (Bonus)	10	7	3	<u>0</u>	0 /10
ARCHITECTURAL TOTAL					54 /100
ENVIRONMENTAL	E	G	F	P	TOTAL
Design Compatibility	40	<u>27</u>	14	0	27 /40
Community Context	20	<u>13</u>	7	0	13 /20
Landmark	20	13	<u>7</u>	0	7 /20
Site	<u>20</u>	13	7	0	20 /20
ENVIRONMENTAL TOTAL					67 /100
SCORE	INDIVIDUAL		OLD AURORA		
Historical Score	X 40% = _____		<u>85 X 20% = 17</u>		
Architectural Score	X 40% = _____		<u>54 X 35% = 18.9</u>		
Environmental Score	X 20% = _____		<u>67 X 45% = 30.2</u>		
TOTAL SCORE			66.1		
GROUP 1 = 70-100		GROUP 2 = 45-69		GROUP 3 = 44 or less	

HERITAGE BUILDING EVALUATION SCORE SHEET

Municipal Address: <u>15222 - 15226 Yonge Street</u>					Group: <u>1</u>
Legal Description: _____		Lot: _____		Cons: _____	
Date of Evaluation: <u>Mar 14/18</u>		Name of Recorder: <u>JH</u>			
HISTORICAL	E	G	F	P	TOTAL
Date of Construction	(30)	20	10	0	30 / 30
Trends/Patterns/Themes	(40)	27	14	0	40 / 40
Events	(15)	10	5	0	15 / 15
Persons/Groups	(15)	10	5	0	15 / 15
Archaeological (Bonus)	10	7	(3)	0	3 / 10
Historic Grouping (Bonus)	(10)	7	3	0	10 / 10
Construction Date (Bonus)	10				/ 10
HISTORICAL TOTAL					113 / 100
ARCHITECTURAL	E	G	F	P	TOTAL
Design	(20)	13	7	0	20 / 20
Style	(30)	20	10	0	30 / 30
Architectural Integrity	20	(13)	7	0	13 / 20
Physical Condition	20	(13)	7	0	13 / 20
Design/Builder	10	(7)	3	0	7 / 10
Interior (Bonus)	10	7	3	(0)	0 / 10
ARCHITECTURAL TOTAL					83 / 100
ENVIRONMENTAL					TOTAL
Design Compatibility	(40)	27	14	0	40 / 40
Community Context	20	(13)	7	0	13 / 20
Landmark	20	13	(7)	0	7 / 20
Site	(20)	13	7	0	20 / 20
ENVIRONMENTAL TOTAL					80 / 100
SCORE	INDIVIDUAL		OLD AURORA		
Historical Score	X 40% = _____		113 X 20% = <u>22.6</u>		
Architectural Score	X 40% = _____		83 X 35% = <u>29.05</u>		
Environmental Score	X 20% = _____		80 X 45% = <u>36</u>		
TOTAL SCORE	<input style="width: 50px; height: 20px;" type="text"/>		<input style="width: 50px; height: 20px; border: 1px solid black;" type="text" value="87.7"/>		
GROUP 1 = 70-100		GROUP 2 = 45-69		GROUP 3 = 44 or less	

HERITAGE BUILDING EVALUATION SCORE SHEET

Municipal Address: <u>15221 Yonge St. - Sterling Bank</u>					Group: <u>1</u>
Legal Description: _____		Lot: _____	Cons: _____		
Date of Evaluation: <u>March 22, 18</u>		Name of Recorder: <u>JH</u>			
HISTORICAL	E	G	F	P	TOTAL
Date of Construction	30	20	(10)	0	10/30
Trends/Patterns/Themes	(40)	27	14	0	40/40
Events	(15)	10	5	0	15/15
Persons/Groups	(15)	10	5	0	15/15
Archaeological (Bonus)	10	7	(3)	0	3/10
Historic Grouping (Bonus)	(10)	7	3	0	10/10
Construction Date (Bonus)	10				0/10
HISTORICAL TOTAL					93/100
ARCHITECTURAL	E	G	F	P	TOTAL
Design	20	(13)	7	0	13/20
Style	(30)	20	10	0	30/30
Architectural Integrity	(20)	13	7	0	20/20
Physical Condition	(20)	13	7	0	20/20
Design/Builder	10	7	3	(0)	0/10
Interior (Bonus)	10	7	3	(0)	0/10
ARCHITECTURAL TOTAL					83/100
ENVIRONMENTAL	E	G	F	P	TOTAL
Design Compatibility	(40)	27	14	0	40/40
Community Context	(20)	13	7	0	20/20
Landmark	20	13	(7)	0	7/20
Site	(20)	13	7	0	20/20
ENVIRONMENTAL TOTAL					87/100

SCORE	INDIVIDUAL	OLD AURORA
Historical Score	X 40% = _____	93 X 20% = <u>18.6</u>
Architectural Score	X 40% = _____	83 X 35% = <u>29.1</u>
Environmental Score	X 20% = _____	87 X 45% = <u>39.2</u>
TOTAL SCORE	<input type="text"/>	<input type="text" value="86.9"/>

GROUP 1 = 70-100

GROUP 2 = 45-69

GROUP 3 = 44 or less

HERITAGE BUILDING EVALUATION SCORE SHEET

Municipal Address: <u>15218-15220 Yonge Street</u>					Group: <u>1</u>
Legal Description: _____		Lot: _____		Cons: _____	
Date of Evaluation: <u>April 5/2018</u>		Name of Recorder: <u>JH</u>			
HISTORICAL	E	G	F	P	TOTAL
Date of Construction	30	20	10	0	20/30
Trends/Patterns/Themes	40	27	14	0	40/40
Events	15	10	5	0	10/15
Persons/Groups	15	10	5	0	10/15
Archaeological (Bonus)	10	7	3	0	3/10
Historic Grouping (Bonus)	10	7	3	0	10/10
Construction Date (Bonus)	10				10/10
HISTORICAL TOTAL					93/100
ARCHITECTURAL	E	G	F	P	TOTAL
Design	20	13	7	0	13/20
Style	30	20	10	0	20/30
Architectural Integrity	20	13	7	0	13/20
Physical Condition	20	13	7	0	13/20
* Design/Builder	10	7	3	0	3/10
Interior (Bonus)	10	7	3	0	7/10
ARCHITECTURAL TOTAL					69/100
ENVIRONMENTAL					TOTAL
Design Compatibility	40	27	14	0	40/40
Community Context	20	13	7	0	13/20
Landmark	20	13	7	0	7/20
Site	20	13	7	0	20/20
ENVIRONMENTAL TOTAL					80/100

SCORE	INDIVIDUAL	OLD AURORA
Historical Score	X 40% = _____	93 X 20% = <u>18.6</u>
Architectural Score	X 40% = _____	69 X 35% = <u>24.2</u>
Environmental Score	X 20% = _____	80 X 45% = <u>36</u>
TOTAL SCORE	<input type="text"/>	78.8

GROUP 1 = 70-100

GROUP 2 = 45-69

GROUP 3 = 44 or less

HERITAGE BUILDING EVALUATION SCORE SHEET

Municipal Address: <u>15216 Yonge Oddfellows Building</u>					Group: <u>1</u>
Legal Description: _____		Lot: _____		Cons: _____	
Date of Evaluation: <u>April 5th /18</u>		Name of Recorder: <u>JH</u>			
HISTORICAL	E	G	F	P	TOTAL
Date of Construction	30	<u>20</u>	10	0	20/30
Trends/Patterns/Themes	<u>40</u>	27	14	0	40/40
Events	15	<u>10</u>	5	0	10/15
Persons/Groups	<u>15</u>	10	5	0	15/15
Archaeological (Bonus)	10	7	<u>3</u>	0	3/10
Historic Grouping (Bonus)	<u>10</u>	7	3	0	10/10
Construction Date (Bonus)	10				10/10
HISTORICAL TOTAL					98/100
ARCHITECTURAL	E	G	F	P	TOTAL
Design	20	<u>13</u>	7	0	13/20
Style	30	<u>20</u>	10	0	20/30
Architectural Integrity	<u>20</u>	13	7	0	20/20
Physical Condition	20	<u>13</u>	7	0	13/20
Design/Builder	10	<u>7</u>	3	0	7/10
Interior (Bonus)	10	<u>7</u>	3	0	7/10
ARCHITECTURAL TOTAL					80/100
ENVIRONMENTAL	E	G	F	P	TOTAL
Design Compatibility	<u>40</u>	27	14	0	40/40
Community Context	<u>20</u>	13	7	0	20/20
Landmark	20	13	<u>7</u>	0	7/20
Site	<u>20</u>	13	7	0	20/20
ENVIRONMENTAL TOTAL					87/100

SCORE	INDIVIDUAL	OLD AURORA
Historical Score	X 40% = _____	98 X 20% = <u>19.6</u>
Architectural Score	X 40% = _____	80 X 35% = <u>28</u>
Environmental Score	X 20% = _____	87 X 45% = <u>39.15</u>
TOTAL SCORE	<input type="text"/>	86.75

GROUP 1 = 70-100

GROUP 2 = 45-69

GROUP 3 = 44 or less

HERITAGE BUILDING EVALUATION SCORE SHEET

Municipal Address: <u>15210 Yonge Street - Andrew Block</u>					Group: <u>1</u>
Legal Description: _____		Lot: _____	Cons: _____		
Date of Evaluation: <u>April 11, 18</u>		Name of Recorder: <u>JH</u>			
HISTORICAL	E	G	F	P	TOTAL
Date of Construction	30	<u>20</u>	10	0	20/30
Trends/Patterns/Themes	<u>40</u>	27	14	0	40/40
Events	15	<u>10</u>	5	0	10/15
Persons/Groups	<u>15</u>	10	5	0	15/15
Archaeological (Bonus)	10	7	<u>3</u>	0	3/10
Historic Grouping (Bonus)	<u>10</u>	7	3	0	10/10
Construction Date (Bonus)	10				10/10
HISTORICAL TOTAL					<u>98</u> /100
ARCHITECTURAL	E	G	F	P	TOTAL
Design	<u>20</u>	13	7	0	20/20
Style	30	<u>20</u>	10	0	20/30
Architectural Integrity	<u>20</u>	13	7	0	20/20
Physical Condition	<u>20</u>	13	7	0	20/20
Design/Builder	10	<u>7</u>	3	0	7/10
Interior (Bonus)	10	<u>7</u>	3	0	7/10
ARCHITECTURAL TOTAL					<u>94</u> /100
ENVIRONMENTAL					TOTAL
Design Compatibility	<u>40</u>	27	14	0	40/40
Community Context	<u>20</u>	13	7	0	20/20
Landmark	<u>20</u>	13	7	0	20/20
Site	<u>20</u>	13	7	0	20/20
ENVIRONMENTAL TOTAL					<u>100</u> /100

SCORE	INDIVIDUAL	OLD AURORA
Historical Score	X 40% = _____	<u>98</u> X 20% = <u>19.6</u>
Architectural Score	X 40% = _____	<u>94</u> X 35% = <u>32.9</u>
Environmental Score	X 20% = _____	<u>100</u> X 45% = <u>45</u>
TOTAL SCORE	<input type="text"/>	<input type="text" value="97.5"/>

GROUP 1 = 70-100

GROUP 2 = 45-69

GROUP 3 = 44 or less

Attachment 2m

HERITAGE BUILDING EVALUATION SCORE SHEET

Municipal Address: <u>15203 Yonge Street - Butcher Building</u>					Group: <u>1</u>
Legal Description: _____		Lot: _____		Cons: _____	
Date of Evaluation: <u>April 19/18</u>		Name of Recorder: <u>JH</u>			
HISTORICAL	E	G	F	P	TOTAL
Date of Construction	(30)	20	10	0	30/30
Trends/Patterns/Themes	(40)	27	14	0	40/40
Events	15	10	5	(0)	0/15
Persons/Groups	(15)	10	5	0	15/15
Archaeological (Bonus)	10	7	(3)	0	3/10
Historic Grouping (Bonus)	(10)	7	3	0	10/10
Construction Date (Bonus)	10				/10
HISTORICAL TOTAL					98/100
ARCHITECTURAL	E	G	F	P	TOTAL
Design	20	(13)	7	0	13/20
Style	30	(20)	10	0	20/30
Architectural Integrity	20	(15)	7	0	13/20
Physical Condition	20	(13)	7	0	13/20
Design/Builder	(10)	7	3	0	10/10
Interior (Bonus)	10	7	3	(0)	0/10
ARCHITECTURAL TOTAL					69/100
ENVIRONMENTAL	E	G	F	P	TOTAL
Design Compatibility	(40)	27	14	0	40/40
Community Context	20	(13)	7	0	13/20
Landmark	20	13	(7)	0	7/20
Site	20	(13)	7	0	13/20
ENVIRONMENTAL TOTAL					73/100
SCORE	INDIVIDUAL		OLD AURORA		
Historical Score	X 40% = _____		98 X 20% = <u>19.6</u>		
Architectural Score	X 40% = _____		69 X 35% = <u>24.15</u>		
Environmental Score	X 20% = _____		73 X 45% = <u>32.85</u>		
TOTAL SCORE	<input type="text"/>		<input type="text" value="76.6"/>		
<p>GROUP 1 = 70-100 GROUP 2 = 45-69 GROUP 3 = 44 or less</p>					

HERITAGE BUILDING EVALUATION SCORE SHEET

Municipal Address: <u>15199 Yonge Street - Grinslow Bakery</u>					Group: <u>1</u>
Legal Description: _____		Lot: _____		Cons: _____	
Date of Evaluation: <u>April 19/18</u>		Name of Recorder: <u>JH</u>			
HISTORICAL	E	G	F	P	TOTAL
Date of Construction	30	(20)	10	0	20/30
Trends/Patterns/Themes	(40)	27	14	0	40/40
Events	15	10	5	(0)	0/15
Persons/Groups	15	(10)	5	0	10/15
Archaeological (Bonus)	10	7	(3)	0	3/10
Historic Grouping (Bonus)	(10)	7	3	0	10/10
Construction Date (Bonus)	10				/10
HISTORICAL TOTAL					83/100
ARCHITECTURAL	E	G	F	P	TOTAL
Design	20	(13)	7	0	13/20
Style	30	(20)	10	0	20/30
Architectural Integrity	(20)	13	7	0	20/20
Physical Condition	(20)	13	7	0	20/20
Design/Builder	10	7	(3)	0	3/10
Interior (Bonus)	10	7	3	(0)	0/10
ARCHITECTURAL TOTAL					76/100
ENVIRONMENTAL					TOTAL
Design Compatibility	(40)	27	14	0	40/40
Community Context	(20)	13	7	0	20/20
Landmark	20	13	(7)	0	7/20
Site	(20)	13	7	0	20/20
ENVIRONMENTAL TOTAL					87/100

SCORE	INDIVIDUAL	OLD AURORA
Historical Score	X 40% = _____	83 X 20% = <u>16.6</u>
Architectural Score	X 40% = _____	76 X 35% = <u>26.6</u>
Environmental Score	X 20% = _____	87 X 45% = <u>39.15</u>
TOTAL SCORE	<input type="text"/>	82.35

GROUP 1 = 70-100

GROUP 2 = 45-69

GROUP 3 = 44 or less

HERITAGE BUILDING EVALUATION SCORE SHEET

Municipal Address: <u>15195 Yonge - Imperial Bank</u>					Group: <u>1</u>
Legal Description: _____		Lot: _____ Cons: _____			
Date of Evaluation: <u>April 19, 18</u>		Name of Recorder: <u>JH</u>			
HISTORICAL	E	G	F	P	TOTAL
Date of Construction	30	20	10	0	0/30
Trends/Patterns/Themes	40	27	14	0	40/40
Events	15	10	5	0	0/15
Persons/Groups	15	10	5	0	15/15
Archaeological (Bonus)	10	7	3	0	0/10
Historic Grouping (Bonus)	10	7	3	0	10/10
Construction Date (Bonus)	10				/10
HISTORICAL TOTAL					65/100
ARCHITECTURAL	E	G	F	P	TOTAL
Design	20	13	7	0	13/20
Style	30	20	10	0	20/30
Architectural Integrity	20	13	7	0	20/20
Physical Condition	20	13	7	0	20/20
Design/Builder	10	7	3	0	3/10
Interior (Bonus)	10	7	3	0	3/10
ARCHITECTURAL TOTAL					79/100
ENVIRONMENTAL					TOTAL
Design Compatibility	40	27	14	0	27/40
Community Context	20	13	7	0	13/20
Landmark	20	13	7	0	7/20
Site	20	13	7	0	20/20
ENVIRONMENTAL TOTAL					67/100

SCORE	INDIVIDUAL	OLD AURORA
Historical Score	X 40% = _____	65 X 20% = <u>13</u>
Architectural Score	X 40% = _____	79 X 35% = <u>27.65</u>
Environmental Score	X 20% = _____	67 X 45% = <u>30.15</u>
TOTAL SCORE	<input type="text"/>	70.8

GROUP 1 = 70-100

GROUP 2 = 45-69

GROUP 3 = 44 or less



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**Town of Aurora
Planning and Development
Services**

Memorandum

Date: May 14, 2018
To: Heritage Advisory Committee
From: Jeff Healey, Planner/Heritage Planning
Copy: Marco Ramunno, Director of Planning and Development Services
Re: **32 Wellington Street East**

Recommendation

- 1. That the memorandum regarding 32 Wellington Street East be received for information.**

Background

On September 9, 2015, the following motion was recommended by the Heritage Advisory Committee:

1. THAT the Heritage Advisory Committee recommend to Council:
2. THAT the Heritage Advisory Committee support the reconstruction of the David W. Doan House, and the recommendation conditions set out by staff in Report No. HAC15-007, as revised on September 9, 2015 below, be included:
 - a) The Owner agrees to a proper reconstruction and restoration plan of the designated house be congruent to the original structure, with the proposed development to the satisfaction of the Director of Planning and Development Services;
 - b) That the original bricks, be identified and salvaged to be used in the reconstruction of the house, where possible;

32 Wellington Street East
May 14, 2018

Page 2 of 3

- c) That the windows, doors, trim, eaves, piers and other remaining designated heritage elements as shown in By-law Number 4948-07.R be identified and salvaged to be used in the reconstruction of the house;
- d) That the owner provides a \$30,000.00 financial contribution to the Town of Aurora's Heritage Reserve Fund; and
- e) That a commemorative plaque be placed on the property, as approved by the Director of Planning and Development Services.

At the New Business component of the April 9, 2018 Heritage Advisory Committee Meeting, Committee members requested an update from staff with respect to the construction progress at 32 Wellington Street East and the approved building permit drawings.

A number of discrepancies were observed by members of the Heritage Advisory Committee between the approved building permit drawings and the existing construction, including: the placement and proportion of the portico windows on the front elevation, the absence of segmented arches on installed windows located in the front, rear and side elevations, the absence of projecting/ flush pedimented dormers on the third storey and the building materials used for the portico columns.

Furthermore, the owner's architect has recently requested the relocation of an emergency exit staircase from the side (west) elevation to the front elevation. Reasons for the relocation were due to a conflict with the siting of the emergency exit and proposed utility connections. The owner's architect has requested a glass railing. After consultation with the Town's Peer Review Architect, Staff will request a wrought iron railing be installed. Furthermore, the railing will receive additional screening to hide from view from the street.

Analysis

Staff have contacted the owner's architect with respect to the matters raised. With respect to the portico windows, the owner proposes to adjust the location of the windows upward, to reflect the original location of the windows. It is noted that the installed windows are approximately eight inches shorter than windows from the original building.

32 Wellington Street East
May 14, 2018

Page 3 of 3

With respect to the remaining windows with the absence of segmented arches, the owner's architect has proposed to install arched pre-cast sill above the windows to give the impression of segmented arches.

Regarding the pedimented dormers, the owners contractor has clarified that the dormers were intended to be sunk behind the mansard roofline, however the pedimented dormer roofline will protrude from the roofline. The building permit drawings did identify the dormers as constructed. The purpose of the architects rendering attached to this memorandum is to illustrate the scale, massing and architectural style including materials. The rendering is conceptual, therefore may be subject to subtle changes in the building permit plans.

With respect to the portico columns, the final finished columns are proposed to be fiberglass, and will be an exact replication and number of the original columns originally present on the structure.

Attachments

Attachment #1 - Colour Renderings of 32 Wellington East

Attachment #2 - Front Elevation Plans



Attachment 1







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**Town of Aurora
Planning and Development
Services**

Memorandum

Date: May 14, 2018
To: Heritage Advisory Committee
From: Fausto Filipetto, Senior Policy Planner
Copy: Marco Ramunno, Director of Planning and Development Services
Re: **Library Square Design**

Recommendation

- 1. That the memorandum regarding Library Square design be received for information.**

Background

The Town is in the detailed design stages of preparing a plan for Library Square. This concept was approved by Council in December 2017. The square is proposed to be located between the Aurora Public Library and Church Street School; which is now being used as parking for the two facilities. The square is proposed to be at the current grade of the Library. As part of this plan, an expansion to the Church Street School is also envisioned which would be used as community space. We are currently in the process of preparing a schematic for the building expansion which would be connected to the historic structure by a glass atrium. The atrium would also provide a connection between Victoria Street and the Square.

To provide parking for the proposed Square and expanded Church Street School, 77 spaces are proposed north of the Church Street School in the area which until recently housed the Town's former Library and Senior's Centre. It should be noted that Historic Victoria Hall is also located on the southwest corner of Mosley Street and Victoria Street, just north of the proposed parking area.

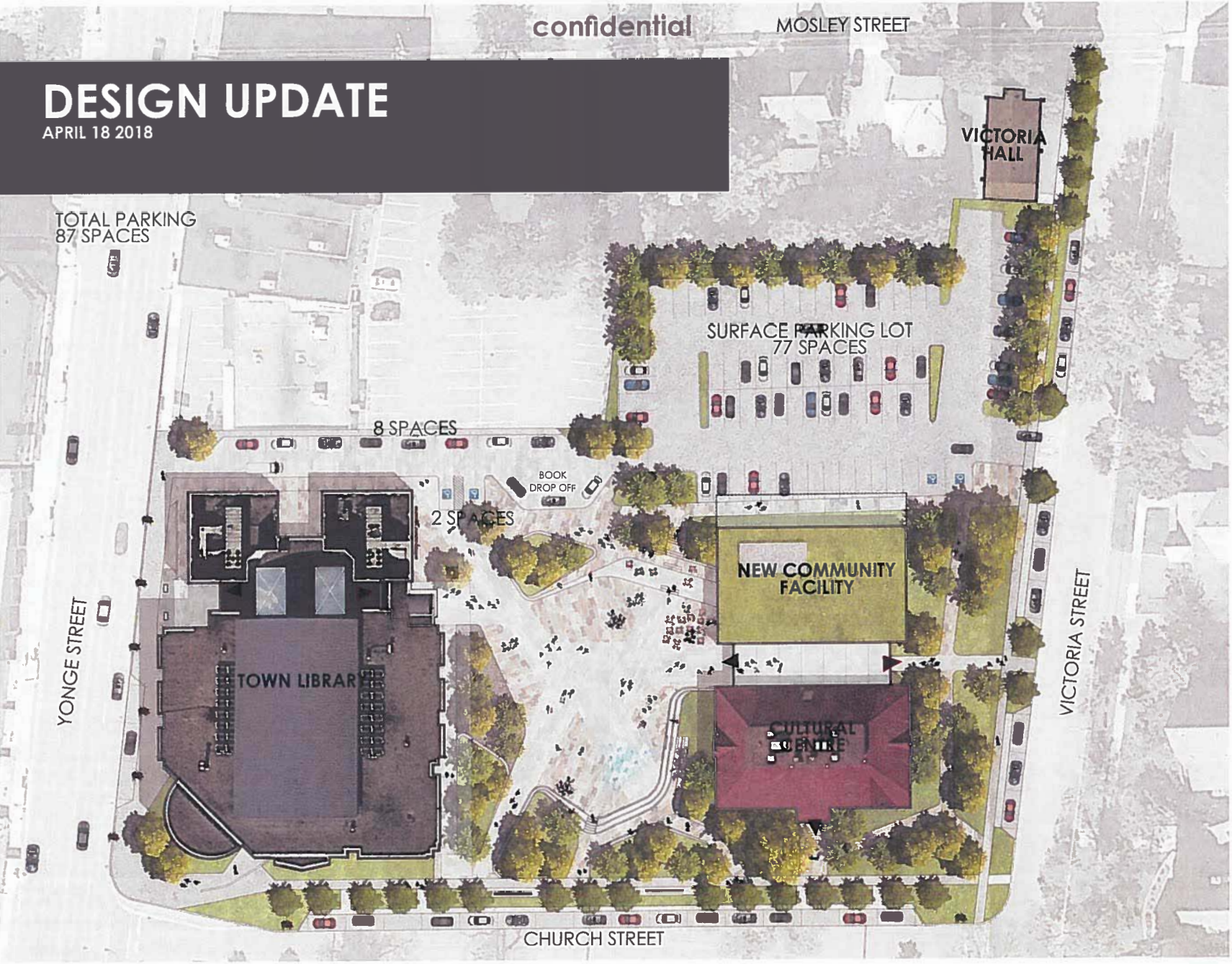
Library Square Design
May 14, 2018

Page 2 of 2

The plan is tentatively scheduled for Council in early June and staff would therefore like to provide the Heritage Advisory Committee an opportunity at this time to see the plan and provide any comments which they feel are necessary.

Attachments

Attachment 1 – Library Square Design, dated April 18, 2018



confidential

MOSLEY STREET

DESIGN UPDATE

APRIL 18 2018

VICTORIA HALL

TOTAL PARKING
87 SPACES

SURFACE PARKING LOT
77 SPACES

8 SPACES

BOOK
DROP OFF

2 SPACES

NEW COMMUNITY
FACILITY

CULTURAL
CENTRE

TOWN LIBRARY

YONGE STREET

VICTORIA STREET

CHURCH STREET



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**Town of Aurora
Planning and Development
Services**

Memorandum

Date: May 14, 2018
To: Heritage Advisory Committee
From: Jeff Healey, Planner/Heritage Planning
Copy: Marco Ramunno, Director of Planning and Development Services
Re: **Doors Open Aurora 2018 Update**

Recommendation

- 1. That the memorandum regarding Doors Open Aurora 2018 Update be received for information.**

Background

The 13th Annual Doors Open Aurora event will be held on Saturday, August 18, 2018, from 10 a.m. to 4 p.m. Following please find the current list of sites which have been confirmed for the event. Staff anticipate an additional four to six sites to be added in the coming months.

Doors Open Aurora 2018 Sites:

1. Aurora Cultural Centre - 22 Church Street;
2. Aurora Public Library - 15145 Yonge Street;
3. Hillary House, Koffler Museum of Medicine - 15372 Yonge Street;
4. Hillary House, Carriage House - 15372 Yonge Street;
5. Merlin's Hollow - 181 Centre Crescent;
6. Victoria Hall - 27 Mosley Street;
7. Rising Sun Masonic Lodge - 57 Mosley Street;
8. Emergency Readiness Centre - 220 Old Yonge Street;
9. The White House, Campo Studio Arts Gallery - 255 Old Yonge Street; and
10. Town Park, Aurora Farmers' Market - 49 Wells Street.

Attachments

None



**Extract from
Council Meeting of
Tuesday, April 10, 2018**

5. Consent Agenda

Moved by Councillor Thom

Seconded by Councillor Thompson

C1. General Committee Meeting Report of April 3, 2018

1. That the General Committee meeting report of April 3, 2018, be received and the following recommendations carried by the Committee approved:

(C4) Heritage Advisory Committee Meeting Minutes of March 5, 2018

1. That the Heritage Advisory Committee meeting minutes of March 5, 2018, be received for information.

(R8) Summary of Committee Recommendations Report No. 2018-04

1. That Summary of Committee Recommendations Report No. 2018-04 be received; and
2. That the Committee recommendations contained within this report be approved.

Carried

**Approved Recommendations from Heritage Advisory Committee Meeting
Minutes of March 5, 2018:**

1. **HAC18-004 – Request to Designate under Part IV of the *Ontario Heritage Act*, 19 and 21 Machell Avenue “The John van Nostrand House”**
 - (a) That the House located at 19 and 21 Machell Avenue be designated under Part IV of the *Ontario Heritage Act* as a property of cultural heritage value or interest; and
 - (b) That the Town Clerk be authorized to publish and serve Council’s Notice of Intention to Designate as per requirements of the Act; and

- (c) That the designation by-law be brought before Council for passing if no objections were received within the thirty (30) day objection period as per requirements of the Act; and
- (d) That the owners of 19 and 21 Machell Avenue be thanked for their support of the designation of the subject heritage property.

2. HAC18-005 – Additional Information: Request to Remove a Property from the Aurora Register of Properties of Cultural Heritage Value or Interest, 14452 Yonge Street

- (a) That 14452 Yonge Street be removed from the Aurora Register of Properties of Cultural Heritage Value or Interest; and
- (b) That a financial contribution of \$75,000.00 or an amount to be determined by the Director of Planning and Development Services, be provided to the Town's Heritage Reserve Fund; and
- (c) That the photographic documentation of the fieldstone removal be carried out during the demolition.

3. HAC18-006 – East Holland River, Fish Barrier Removal, Restoration and Bridge Replacement

- (a) That the Town of Aurora enter into an agreement with the Lake Simcoe Region Conservation Authority on the East Holland River, Fish Barrier Removal, Restoration and Bridge Replacement project; and
- (b) That staff be authorized to proceed with the preferred option to remove and replace the concrete culvert with a steel span bridge, salvaging the culvert for display opportunities.