



**Heritage  
Advisory Committee  
Meeting Agenda**

**Wednesday, September 5, 2018  
7 p.m.**

**Leksand Room  
Aurora Town Hall**

Public Release  
August 29, 2018



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

**Date:** Wednesday, September 5, 2018

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

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**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 July 9, 2018**

**Recommended:**

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

**4. Delegations**

## **5. Matters for Consideration**

### **1. HAC18-013 – Request to Designate Under Part IV of the *Ontario Heritage Act* 50-100 Bloomington Road West “De La Salle College” including associated heritage feature “Pine Ridge Trail (Monk’s Walk)”**

#### **Recommended:**

1. That Report No. HAC18-013 be received; and
2. That the Heritage Advisory Committee recommend to Council:
  - (a) That the building formerly known as “De La Salle College” located at 50-100 Bloomington Road West, which includes associated heritage feature “Pine Ridge Trail (Monk’s Walk)”, 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.

### **2. HAC18-014 – Doors Open Aurora 2018 – Event Summary Report**

#### **Recommended:**

1. That Report No. HAC18-014 be received; and
2. That the Heritage Advisory Committee extend a thank you to the following individuals and groups for their support of Doors Open Aurora 2018:
  - (a) All site owners/operators;
  - (b) All volunteers and site staff;
  - (c) The Auroran newspaper; and
  - (d) The Mayor, Members of Council, and supporting Town staff.

**6. Informational Items**

**3. Extract from Council Meeting of July 24, 2018  
Re: Heritage Advisory Committee Meeting Minutes of June 11, 2018**

**Recommended:**

1. That the Extract from Council meeting of July 24, 2018, regarding the Heritage Advisory Committee Meeting Minutes of June 11, 2018, be received for information.

**7. New Business**

**8. Adjournment**



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

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

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The Chair called the meeting to order at 7:02 p.m.

**1. Approval of the Agenda**

**Moved by Neil Asselin**

**Seconded by James Hoyes**

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

- Item 3 – Memorandum from Manager, Parks and Fleet, Re: Tree Removal Permit Application – 61 Spruce Street

**Carried**

**2. Declarations of Pecuniary Interest and General Nature Thereof**

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

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Monday, July 9, 2018

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### **3. Receipt of the Minutes**

#### **Heritage Advisory Committee Meeting Minutes of June 11, 2018**

**Moved by James Hoyes**

**Seconded by Bob McRoberts**

That the Heritage Advisory Committee meeting minutes of June 11, 2018, be received for information.

**Carried**

### **4. Delegations**

None

### **5. Matters for Consideration**

#### **1. HAC18-012 – Wellington Street Building Evaluations, 136 Wellington Street East, “Railroad Hotel”; 124 Wellington Street East, “Baldwin’s Restaurant”**

Staff provided a brief overview of the report noting details of the heritage building evaluations. The Committee and staff discussed about the impacts of the proposed Wellington Street grade separation project by Metrolinx, the associated environmental assessment, and its effect on the proposed heritage designation.

**Moved by Bob McRoberts**

**Seconded by Martin Paivio**

1. That Report No. HAC18-012 be received; and
2. That the Heritage Advisory Committee recommend to Council:
  - (a) That 136 Wellington Street East “Railroad Hotel” and 124 Wellington Street East “Baldwin’s Restaurant” be designated under Part IV of the *Ontario Heritage Act*.

**Carried**

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Monday, July 9, 2018

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## **6. Informational Items**

### **2. Extract from Council Meeting of June 12, 2018**

**Re: Heritage Advisory Committee Meeting Minutes of May 14, 2018**

**Moved by James Hoyes**

**Seconded by Barry Bridgeford**

1. That the Extract from Council meeting of June 12, 2018, regarding the Heritage Advisory Committee Meeting Minutes of May 14, 2018, be received for information.

**Carried**

### **3. Memorandum from Manager, Parks and Fleet**

**Re: Tree Removal Permit Application – 61 Spruce Street**

Staff provided an overview of the memorandum. The Committee inquired about the parameters of the Town's liability, and staff provided clarification. The Committee and staff discussed about the condition of the tree, the provisions of removing trees in heritage district, and means of ensuring protection to surrounding trees, if the subject tree is removed.

**Moved by Barry Bridgeford**

**Seconded by Ken Turriff**

1. That the memorandum regarding Tree Removal Permit Application – 61 Spruce Street be received; and
2. **That the Heritage Advisory Committee recommend to Council:**
  - (a) **That the removal of American Elm tree be approved; and**
  - (b) **That precautionary measures be taken to ensure the safety and protection of the root system of the adjacent Sugar Maple tree.**

**Carried as amended**

## **7. New Business**

The Chair inquired about the pending list for the Committee, and staff agreed to provide an update.

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Monday, July 9, 2018

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The Committee inquired about future meetings and the process of decision on future applications to the Committee during the election hiatus, and staff provided a response.

The Committee and staff discussed about the possible impacts of the Metrolinx Wellington Street grade separation project on surrounding properties, details of the project, and inquired about consideration of heritage attributes. Staff noted that Metrolinx have been notified about concerns and comments regarding the project through various Council resolutions.

The Committee inquired about the recruitment of the new Heritage Planner, and staff provided a response.

The Chair requested for update on the tree pruning at 81 Catherine Avenue, and staff agreed to follow up.

The Chair inquired about the status of redevelopment of the David W. Doan House, 32 Wellington Street East, and staff provided a response.

The Vice-Chair inquired on any appeals received with respect to designating various properties on Yonge Street as ratified by Council at their meeting of June 12, 2018, and staff noted that the publication of notices is pending and forthcoming.

The Committee suggested the possibility of rescheduling the September 5, 2018 Heritage Advisory Committee to August 27, 2018, and staff agreed to follow up.

## **8. Adjournment**

**Moved by Councillor Thom  
Seconded by Neil Asselin**

That the meeting be adjourned at 8:36 p.m.

**Carried**

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





**Town of Aurora**

**Heritage Advisory Committee Report No. HAC18-013**

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**Subject:** Request to Designate under Part IV of the *Ontario Heritage Act* 50-100 Bloomington Road West “De La Salle College” including associated heritage feature “Pine Ridge Trail (Monk’s Walk)”

**Prepared by:** Adam Robb, Planner

**Department:** Planning and Development Services

**Date:** September 5, 2018

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## **Recommendation**

- 1. That Report No. HAC18-013 be received; and**
- 2. That the Heritage Advisory Committee recommend to Council:**
  - (a) That the building formerly known as “De La Salle College” located at 50-100 Bloomington Road West, which includes associated heritage feature “Pine Ridge Trail (Monk’s Walk)”, 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.**

## **Purpose of the Report**

The purpose of this report is to provide the Heritage Advisory Committee with all background materials so it can recommend to Council that the subject property 50-100 Bloomington Road West be designated as a property of cultural heritage value or interest under Section 29 (Part IV) of the *Ontario Heritage Act* for its cultural heritage value and interest.

## **Background**

On December 23 2016, Infrastructure Ontario submitted an Official Plan Amendment for 50-100 Bloomington Road West. The subject lands are currently designated ‘Major

Institutional', 'Minor Institutional' and 'Environmental Function Area' by OPA 34. The purpose of the Official Plan Amendment is to amend the policies and re-designate through Schedules of OPA 34 to permit residential uses in a cluster development form. On April 26 2017 a Public Planning meeting was held in regards to 50-100 Bloomington Road West. During discussion at the meeting, Council requested that the subject lands be evaluated and reviewed by the Heritage Advisory Committee.

### **Location**

The subject property is located on the northwest corner of Yonge Street and Bloomington Road West. Given the property exceeds 70 acres in lot area, the location map has included specific locations of the existing building and associated heritage attributes such as the front courtyard and the Monk's Walk trail at the Northern portion of the property (See Attachment 1). The property is listed and non-designated on the Aurora Register of Properties of Cultural Heritage Value or Interest, and is designed in a Collegiate Gothic Architectural style. The building was constructed c. 1916, designed by J.P. Haynes. The building currently serves as an office building for the Government of Ontario. An Ontario Provincial Police Building is located to the north of the subject lands.

### **Provisions of the Ontario Heritage Act**

50-100 Bloomington Road West is listed and non-designated on the Aurora Register of Properties of Cultural Heritage Value or Interest.

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

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

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

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

The *Ontario Heritage Act* also 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*

Municipal processes within the Town of Aurora require the owner to submit a Heritage Permit application should a request to alter the property under Section 33 of 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).

### **Existing Secondary Plan Policies**

The Yonge Street South Secondary Plan (OPA 34) provides guidance for development for southern Aurora, which is located within the Settlement Area of the Oak Ridges Moraine. According to Schedule AA of OPA 34, the lands are currently designated "Major Institutional" and "Environmental Function Area".

The following polices of the Secondary Plan apply to the subject lands:

Section 4.4.2 b):

*Any future development or redevelopment of this site shall preserve and respect the identified Heritage Resource in accordance with the provisions of Section 3.8 of the Aurora Official Plan (1991).*

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Section 8.2.3 of the Yonge Street South Secondary Plan states the following:

*Council supports the preservation and enhancement of the former De La Salle College and the related tree-lined trail known as Monk's Walk as identified heritage resources of historic and social significance to the Town. Proposed development abutting these resources shall have regard for the visual relationship of the former De La Salle College to Yonge Street and to means of preserving the amenity of Monk's Walk as a tranquil, tree-lined pedestrian trail.*

### **Proposed Official Plan Amendment**

Infrastructure Ontario, on behalf of the Province of Ontario has submitted an Official Plan Amendment application to include Residential uses within the existing Institutional Designation within the Yonge Street South Secondary Plan (OPA 48). The Province has no immediate plans to develop the subject lands. The Province has submitted conceptual neighbourhood plans, outlining the potential extent of residential uses. The concept plans are provided, given the maximum density provisions in place within OPA 48. Some concept plans include the existing 4 storey building while others do not. Submitted concept plans are included in Attachment #5 of this report.

## **Analysis**

### **History of the Property**

50-100 Bloomington Road West contains a rich history over the past 200 years. The lands were originally settled by Joseph Minthorn in 1808. Another notable early settler includes William Mair, who held the land until 1878. In 1914, the property was purchased by the Christian Brotherhood. By 1916, the Brotherhood completed a school known as "De La Salle College" for young men destined to pursue religious services. During this time, the Brotherhood established a walking trail at the north end of the property known locally as Monk's Walk. This trail comprises of religious carvings in trees along the route, used by the Brotherhood for meditation. The Christian Brotherhood would continue to operate the school until 1949 where at that time; the school was moved back to Toronto.

The property was purchased by the Government of Ontario in 1950. The building was converted into residential facility operated by the Ministry of Health. The building would house over 300 men and boys suffering from mental illnesses, developmental delay or

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physical disability. The facility was re-named “Pine Ridge” in 1974 and would continue to operate until 1984.

After the closure of Pine Ridge, the Government of Ontario retrofitted the building to contain office uses. The building would become an office for the Ministry of Natural Resources and an Ontario Registry Office. An Ontario Provincial Police facility would be constructed on the north end of the property in 1989. These uses continue to exist on the property to this day.

### **Heritage Features of the Existing Building**

The existing building can be described as a 4 storey structure designed in a Collegiate Gothic architectural style. The building was designed by architect J.P Hynes, who is notable for building several churches, hotels, hospitals, schools and various residential and commercial buildings in Toronto and across Canada. The building was constructed using the “Hennebique” system of construction, which comprised of 14 inch thick reinforced concrete walls, clad with red brick. Concrete foundation walls extend approximately 4 feet above grade at the base of the structure. A stone trim was implemented on the walls and window openings of the building. The roof is a flat roof, lined with a brick parapet. At the centre of the front elevation (facing Yonge Street), a steel screen was installed which was decorated to match the original stone decorative parapet. The windows, emphasized by sawtooth art stone are a common feature to Collegiate Gothic architecture. The main entrance (facing Yonge Street) features cast stone with a decorative parapet.

To the east of the main structure lies a front garden, comprising of mature trees, park benches and a flag pole. A circular walkway is located in the center of the garden. The garden once served as the main entranceway to the De La Salle College. The CHER report has noted that vegetation from the street has prevented a visual link between Yonge Street and the main building, but that the former driveway remains discernable.

In 1968, a gymnasium was added to the south of the main building, this one storey structure is clad in red brick to match the main building. By 1989 a powerhouse was added to the northwest corner of the main building to accommodate the additional power consumption from the government building. A second entranceway was established on the west elevation, with the addition of a steel verandah.

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### **Contextual Value**

The former De La Salle College building, front garden and Monk's Walk are historically linked to its surroundings. The building itself is considered a landmark both immediately in the context of the Yonge/ Bloomington intersection and at a municipal wide context given its historical connections to the community. In staff's opinion, the main building is important in defining the character of the Yonge and Bloomington crossroads given its historic and present use as a public use building.

### **Pine Ridge (Monk's Walk) Walking Trail**

As mentioned previously in this report, Monks Walk was a walking trail established by the Christian Brotherhood as a means of meditation. The trail is located along the northern property line, circling an existing woodland (see page 37 of Attachment 4). The Brotherhood carved religious messages and symbols in the trees along the route, many of which still exist today. The submitted Official Plan Amendment proposes no changes to the Monk's Walk. The Monk's Walk trail system can be considered a significant heritage attribute of the property.

Staff request that as part of any future development that a trailhead and access easements be pursued in order to allow for public access to the Monk's Walk trail.

### **Archaeology & Burials**

A Stage 1 and 2 Archaeological Assessment was prepared by Amec Foster Wheeler Environment & Infrastructure, dated March 26, 2016. Findings from the report did not identify any architectural findings, materials or archaeological sites. Zero artifacts were encountered in the assessment.

It is noted that The Town's Curator identified a possible burial ground as part of the former De La Salle College. Newspaper clippings note a small number of burials which occurred on the property up to 1947. Infrastructure Ontario has responded with the submission of a Burials Research Report prepared by Archaeological Research Associates Ltd. Conclusions from the report note that three (possibly four) internments of deceased members of the Christian Brotherhood may have occurred on the property between 1932 and 1947. There is record of at least one internment which has since been exhumed and reinterred from the property to a location in New York State. The report has not identified existing burial sites at this time, however it did identify three (3) potential locations to conduct Ground Penetrating Radar to search for possible remains. Prior to approval of any future development, further investigations would be pursued.

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### **Submitted Heritage Impact Assessments**

A Built Heritage Assessment was prepared for the subject lands, by Heritage Research Associated Inc., dated August 2006. The report makes an assessment of the property based upon Ontario Regulation 09/06, which in the opinion of the consultants found that the property does not contain any heritage value or interest. Upon review of the Built Heritage Assessment, staff have identified to the owner several omissions and concerns with the findings of the report.

In response to staff's comments, the owner has recently submitted a Cultural Heritage Evaluation Recommendation (CHER) report prepared by Archaeological Research Associates Ltd. dated March 8, 2018. This report evaluates 50-100 Bloomington Road West and all heritage attributes on the subject property as per Ontario Regulation 09/06 and Ontario Regulation 10/06 with consideration of the updated 2010 *Standards and Guidelines for the Conservation of Provincial Heritage Properties*. Conclusions from the report determine that the property meets more than one criteria outlined in Regulation 09/06, but does not meet any criteria as per Regulation 10/06.

### **The property contains a Cultural Heritage Landscape that can be preserved under a Part IV Designation**

Cultural Heritage Landscapes have been defined through the Provincial Policy Statement (PPS) as follows:

*means a defined geographical area that may have been modified by human activity and is identified as having cultural heritage value or interest by a community, including an Aboriginal community. The area may involve features such as structures, spaces, archaeological sites or natural elements that are valued together for their interrelationship, meaning or association.*

Municipalities across Ontario employ different measures to control changes within Cultural Heritage Landscapes. Some Municipalities require a Heritage Impact Assessment for alterations within a Cultural Heritage Landscape, while others simply monitor possible changes to ensure the intent of the landscape is maintained. Appropriate measures would be established through the Part IV Designation to ensure any changes or alterations in and around the subject property would be compatible with the significant heritage resources onsite.

Section 5.1 of the CHER report has identified the entire property at 50-100 Bloomington Road West as possessing heritage landscape attributes. It is in the opinion of staff that

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the former De La Salle College building and Pine Ridge Trail (Monk's Walk) represent the most significant heritage and landscape features of the property. While other potential heritage features such as the front garden are identified, the building itself and Monk's walk are the most worthy of preserving for future generations. In also keeping with Section 8.2.3 of the Yonge Street South Secondary Plan, any development abutting the former De La Salle College shall have regard for the visual relationship of the building to Yonge Street. In order to achieve this objective, Staff would encourage that any future development or alteration to the front garden promote the visual presence of the building along Yonge Street as a more discernable landmark for the area.

By designating the subject property under Part IV of the *Ontario Heritage Act*, the general landscape can be maintained and significant heritage resources protected, as any development on the lands would be subject to Heritage review and approval.

### **Building Evaluation**

The Evaluation Working Group met to perform an objective evaluation of the subject property on Wednesday June 21, 2017 (See Attachment 3). The Evaluation Criteria for assessing the cultural heritage value of cultural heritage resources have been developed by the Town in consultation with its Municipal Heritage Committee. As per Section 13.3 e) of the Official Plan, Priority will be given to designating all Group 1 heritage resources in the Register.

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

It is noted that the Heritage Evaluation Working Group did not include an evaluation of Monk's Walk.

The Evaluation found the subject property to score at Group 1, suggesting that the property "is of major significance and importance to the Town and worthy of designation under the *Ontario Heritage Act*".

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

- The designation of the building pursuant to the *Ontario Heritage Act* will be



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

The *Ontario Heritage Act* provides criteria for determining cultural heritage value or interest with Ontario Regulation 9/06. This Regulation requires that a building must exhibit significant design/physical, or associative, or contextual value to warrant designation.

The Evaluation working group found the final weighted score for 50-100 Bloomington Road West to be 81/100.

### **Design Review Panel**

N/A

### **Legal Considerations**

N/A

### **Financial Implications**

N/A

### **Communications Considerations**

Approval of the recommendations will authorize 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. Maintain its existing status as a Listed (non-designated) property on the Aurora Registrar of Properties of Cultural Heritage Value or Interest.

## **Conclusions**

Policies identified within the Yonge Street South Secondary Plan (OPA 34) require the preservation of heritage resources comprising of the former De la Salle College and the Monk's Walk trail. The subject property was evaluated using the Town of Aurora Heritage Building Evaluation Guide and was rated in Group 1, suggesting that the property is of major significance and importance to the Town and worthy of designation under the *Ontario Heritage Act*. An evaluation conducted by the submitted CHER report determined that the property meets more than one criteria of Ontario Regulation 09/06.

Therefore, staff recommends that Council pursue Designation of 50-100 Bloomington Road West under Part IV of the *Ontario Heritage Act*. The designation of the subject property will help in the preservation of the primary structure as well as other significant heritage attributes on site, including the Monk's Walk.

## **Attachments**

Attachment 1 – Location Map

Attachment 2 – Heritage Resource Brief (2017)

Attachment 3 – Evaluation Working Group Score, 50-100 Bloomington Road West

Attachment 4 – Cultural Heritage Evaluation Recommendation Report, prepared by  
Archaeological Research Associates Ltd.

Attachment 5 – Proposed Concept Plans

## **Previous Reports**

None.

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**Pre-submission Review**

Agenda Management Team review on August 23, 2018

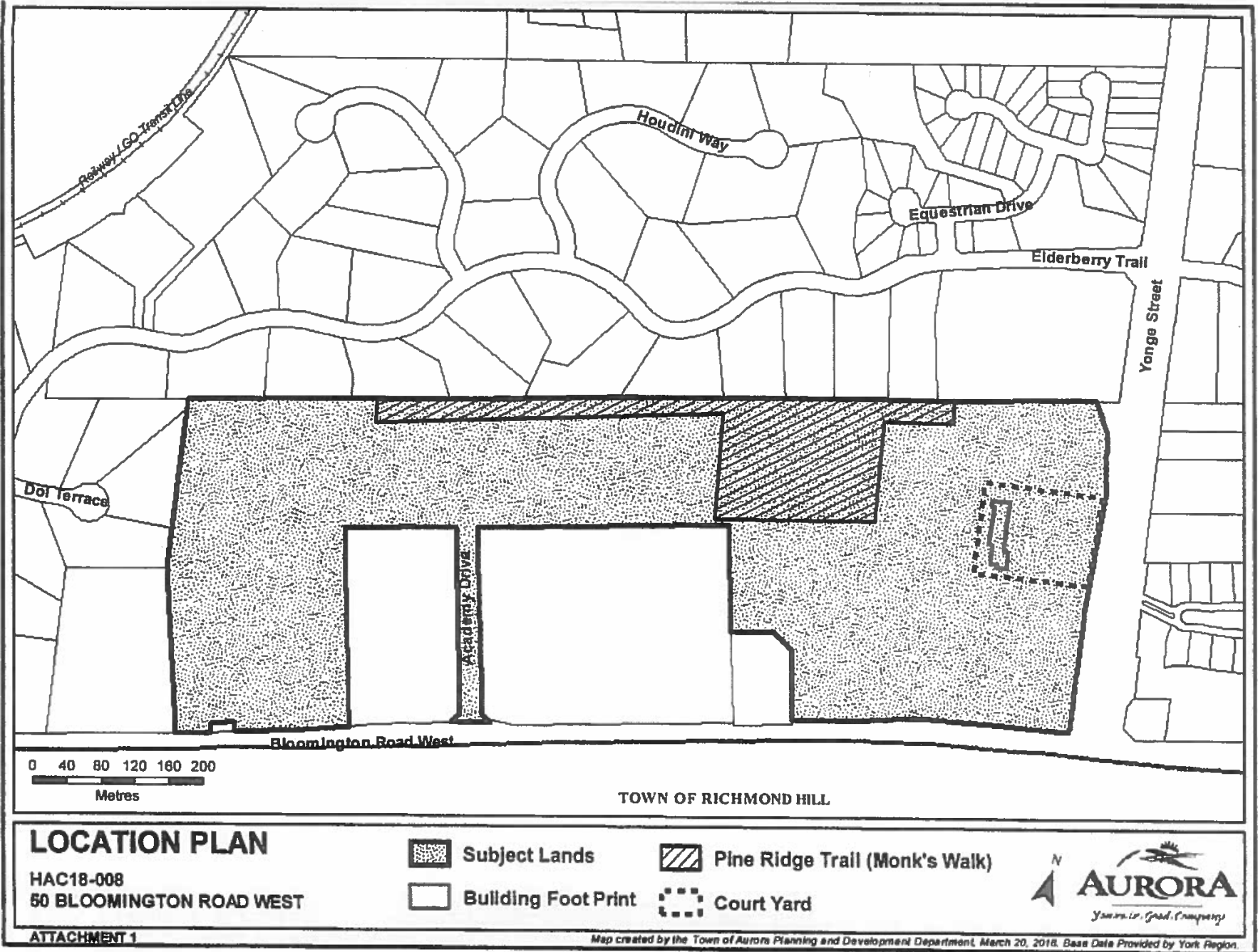
**Departmental Approval**

A handwritten signature in black ink, appearing to read 'M. Ramunno', with a long horizontal flourish extending to the right.

Marco Ramunno, MCIP, RPP

**Director**

**Planning and Development Services**



**LOCATION PLAN**

HAC18-008  
 50 BLOOMINGTON ROAD WEST

-  Subject Lands
-  Pine Ridge Trail (Monk's Walk)
-  Building Foot Print
-  Court Yard





ATTACHMENT 1

Map created by the Town of Aurora Planning and Development Department, March 20, 2018. Base Data Provided by York Region.

Attachment 2

**AURORA REGISTER OF PROPERTIES OF CULTURAL  
 HERITAGE VALUE OR INTEREST (Updated 2017)**

<b>SITE</b>	<p>Address: 50 Bloomington Road West                  Former Address:                  Legal Description: CONCESSION: 1 WYS PT LOT: 71</p>
<b>STATUS</b>	<p>Current Use: Government Building      Original use: Institutional Building                  Heritage Status: Listed &amp; Undesignated      By-law No. &amp; Date:                  Official Plan: Institutional      Zoning: I (Institutional)                  HCD:      Plaques: Wooden plaque (2011)</p>
<b>PHOTOGRAPH</b>	
<b>KEY MAP</b>	

**AURORA REGISTER OF PROPERTIES OF CULTURAL  
HERITAGE VALUE OR INTEREST (Updated 2017)**

<b>ARCHITECTURE</b>	<p><b><u>GENERAL INFORMATION:</u></b>  <b>Address:</b> 50 Bloomington Road West     <b>Builder:</b> J. P. Haynes (Architect)  <b>Construction Date:</b> 1916     <b>Architect:</b>  <b>Architectural Style:</b> Civic Building Collegiate Gothic     <b>Original Owner:</b>  <b>Heritage Easement:</b>     <b>Historical Name:</b> De La Salle College</p>
	<p><b><u>GENERAL DESCRIPTION:</u></b>  <b>Floor Plan:</b>     <b>Storey:</b> 4  <b>Foundation Materials:</b>  <b>Exterior Wall Materials:</b>  <b>Roof Type:</b> Flat     <b>Windows:</b> Stone windows surrounds  <b>Entrance:</b>     <b>Bays:</b></p>
<b>HISTORY</b>	<p><b><u>UNIQUE FEATURES:</u></b>  <b>Chimney (s):</b>     <b>Special Windows:</b>  <b>Dormers:</b>     <b>Porch/Verandah:</b>  <b>Roof Trim:</b>     <b>Door Trim:</b>  <b>Window Trim:</b>     <b>Other:</b></p>
	<p><b><u>Historical Society files include:</u></b>   <b><u>Town of Aurora files include:</u></b>   <b><u>PHOTOS:</u></b>  <b>HISTORICAL PHOTO</b>     <b>INVENTORY PHOTO</b>  Photo date     Photo date</p>
<p>The Aurora Inventory of Heritage Buildings was compiled by the Aurora Heritage Advisory Committee (LACAC) between 1976 and 1981. The completed inventory was adopted by Council and released in 1981. On September 26, 2006 Aurora Council at its meeting No. 06-25, has officially changed the name of the Aurora Inventory of Heritage Building to the "Aurora Register of Property of Cultural Heritage Value or Interest" and all property included in the inventory were transferred to the Register.</p>	

Attachment 3

**HERITAGE BUILDING EVALUATION SCORE SHEET**

Municipal Address: 50 Bloomington Road West - De La Salle College  
 Legal Description: \_\_\_\_\_ Lot: \_\_\_\_\_ Cons: \_\_\_\_\_  
 Date of Evaluation: June 21 / 17 Name of Recorder: JH Group: 1

HISTORICAL	E	G	F	P	TOTAL
Date of Construction	30	20	10	0	10/30
Trends/Patterns/Themes	40	27	14	0	27/40
Events	15	10	5	0	15/15
Persons/Groups	15	10	5	0	10/15
Archaeological (Bonus)	10	7	3	0	3/10
Historic Grouping (Bonus)	10	7	3	0	0/10
Construction Date (Bonus)	10				/10
<b>HISTORICAL TOTAL</b>					<b>65/100</b>
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	10/10
Interior (Bonus)	10	7	3	0	3/10
<b>ARCHITECTURAL TOTAL</b>					<b>89/100</b>
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
<b>ENVIRONMENTAL TOTAL</b>					<b>100/100</b>

SCORE	INDIVIDUAL	OLD AURORA
Historical Score	$65 \times 40\% = 26$	X 20% = _____
Architectural Score	$89 \times 40\% = 35.6$	X 35% = _____
Environmental Score	$100 \times 20\% = 20$	X 45% = _____
<b>TOTAL SCORE</b>	<b>81.6</b>	<input type="text"/>

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

Attachment 4



**Cultural Heritage Evaluation Recommendation Report  
50 & 100 Bloomington Road, IO Property Number N00550,  
Aurora, Ontario  
Lot 71, Concession 1 WYS  
Geographic Township of King  
Former York County, Ontario**

Prepared for  
**Infrastructure Ontario**  
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HR-114-2017

08/03/2018



*Cultural Heritage Evaluation Recommendation Report – 50 & 100 Bloomington Road, Aurora, Ontario ;*

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**GLOSSARY OF ABBREVIATIONS**

ARA – Archaeological Research Associates Ltd.  
CHVI – Cultural Heritage Value or Interest  
CHL – Cultural Heritage Landscape  
IO – Infrastructure Ontario  
MTC – (Former) Ministry of Tourism and Culture

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MTCS – Ministry of Tourism, Culture and Sport  
MCEA – Municipal Class Environmental Assessment  
OHA – Ontario Heritage Act  
OHT – Ontario Heritage Trust  
OP – Official Plan  
OPG – Ontario Power Generation  
O. Reg. – Ontario Regulation  
PPS – Provincial Policy Statement

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## **1.0 INTRODUCTION**

Under a contract awarded in November 2017 by Infrastructure Ontario (IO), Archaeological Research Associates Ltd. (ARA) carried out a Cultural Heritage Evaluation Recommendation Report for 50 & 100 Bloomington Road, IO Property Number N00550, in the Town of Aurora, Ontario. This Research Report forms part of a Cultural Heritage Evaluation that also includes an Evaluation Report and a Statement of Cultural Heritage Value.

The subject property is located on part of Lot 71, Concession 1 in the Geographic Township of King, York County in the Town of Aurora. The land is currently owned by Ministry of Infrastructure (MOI). The property has two addresses, 50 & 100 Bloomington Road, with the IO Property Number of N00550. The total subject property area is 73.30 acres. This property is distinct from another property also municipally as 100 Bloomington Road (but north of 50 Bloomington Road) with the IO Property Number of N06365.

The property at 50 & 100 Bloomington Road is located on the northwest corner of Yonge Street and Bloomington Road. The property contains the De La Salle College building that has been identified/known under several names over the years; originally named De La Salle College, Ontario Hospital from 1950-1974, and the Pine Ridge Hospital/Centre from 1974 to 1984, as well as several more recent outbuildings. Currently the De La Salle College building houses provincial government services including the York Region Land Registry Office, the Ministry of Natural Resources and Forestry Aurora District Office, Drivers Licensing Office and a Service Ontario office.

The former Ministry of Tourism and Culture's (MTC) *Standards and Guidelines for the Conservation of Provincial Heritage Properties* (2010) outlines the standards and guidelines for conservation of provincial heritage properties by provincial ministries and prescribed public bodies. Infrastructure Ontario as a prescribed public body and as such the property was screened by IO as per the Ministry of Infrastructure (MOI) *Heritage Identification and Evaluation Process* (2016). The *MTCS Criteria for Evaluating Potential for Built Heritage Resources and Cultural Heritage* was used to inform this screening process. As a result, it was determined that the property did require an updated heritage evaluation under Ontario Regulations 9/06 and 10/06, under the Ontario Heritage Act. A previous study was completed in 2006 by Heritage Research Associates Inc. for Ontario Realty Corporation (HRA 2006).

The purpose of this assessment is to determine whether 50 & 100 Bloomington Road demonstrated cultural heritage value or interest (CHVI). CHVI is determined through the evaluation of the property against the criteria of O. Reg. 9/06 and 10/06. This CHERR documents the results of the research, site visit, evaluation of the property and provides a recommendation on the level of heritage significance of the 50 & 100 Bloomington Road property in the Town of Aurora. While an earlier heritage study on the subject property was completed, this assessment was conducted prior to the 2010 *Standards and Guidelines for the Conservation of Provincial Heritage Properties*. The current assessment was conducted in accordance with the aims of the *Provincial Policy Statement* (2014) and the *Ontario Heritage Act*, R.S.O. 1990, c. O.18, the MTC's *Standards and Guidelines for the Conservation of Provincial Heritage Properties* (2010), and the MOI *Heritage Identification and Evaluation Process* (2016).

*Cultural Heritage Evaluation Recommendation Report – 50 & 100 Bloomington Road, Aurora, Ontario<sup>2</sup>*

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All notes, photographs and records pertaining to this report are currently housed in ARA's processing facility located at 1480 Sandhill Drive – Unit 3, Ancaster, Ontario. Subsequent long-term storage will occur at the same location.

## **1.1 Evaluation of Significance**

### ***1.1.1 Criteria for Determining Cultural Heritage Value or Interest***

To objectively identify cultural heritage resources, O. Reg. 9/06 made under the *OHA* sets out three principal criteria with nine sub-criteria for determining local cultural heritage value or interest (CHVI) (MCL 2006:20–27). The criteria set out in the regulation were developed to identify and evaluate properties for designation under the *OHA*. Best practices in evaluating properties that are not yet protected employ O. Reg. 9/06 to determine if they have CHVI. These criteria include: design or physical value, historical or associative value and contextual value.

Design or Physical Value manifests when a feature:

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

Historical or Associative Value appears when a resource:

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

Contextual Value is implied when a feature:

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

If a potential cultural heritage resource is found to meet any one of these criteria, it can then be considered a provincial heritage property.

### **1.1.2 Criteria for Determining Cultural Heritage Value or Interest of Provincial Significance**

Issued under the *OHA*, O. Reg. 10/06 outlines the criteria to determine if a property is of provincial significance. In order to be a “provincial heritage property of provincial significance” a site must meet one or more of the following criteria:

- The property represents or demonstrates a theme or pattern in Ontario’s history;
- The property yields, or has the potential to yield, information that contributes to an understanding of Ontario’s history;
- The property demonstrates an uncommon, rare or unique aspect of Ontario’s cultural heritage;
- The property is of aesthetic, visual or contextual importance to the province;
- The property demonstrates a high degree of excellence or creative, technical or scientific achievement at a provincial level in a given period;
- The property has a strong or special association with the entire province or with a community that is found in more than one part of the province. The association exists for historic, social, or cultural reasons or because of traditional use;
- The property has a strong or special association with the life or work of a person, group or organization of importance to the province or with an event of importance to the province; or
- The property is located in unorganized territory and the Minister determines that there is a provincial interest in the protection of the property. O. Reg. 10/06, s. 1 (2).

### **1.2 Summary of Approach**

The evaluation approach outlined herein is supported by the best practices, guidelines and policies of the following:

- *The Provincial Policy Statement (2014)*;
- *The Ontario Heritage Act (R.S.O. 1990)*;
- *Ministry of Tourism and Culture’s Standards and Guidelines for the Conservation of Provincial Heritage Properties (2010)*; and
- *MOI Heritage Identification and Evaluation Process (2016)*.

The Cultural Heritage Evaluation Recommendation Report for 50 & 100 Bloomington Road was directed by P.J. Racher, M.A., CAHP, was managed by P. Young, M.A., CAHP, the heritage evaluation was conducted by P. Young, M.A., CAHP and J. McDermid, B.A.

## **2.0 DESCRIPTION OF PROPERTY**

The current configuration of the property at 50 & 100 Bloomington Road in Aurora is described below based on a recent site visit as well as archival and background research.



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**2.1 Current Context**

The 50 & 100 Bloomington Road property is owned by the Ontario Ministry of Infrastructure. The property is located at the northwest corner of the intersection of Yonge Street and Bloomington Road. The De La Salle College building on the property was built in 1916, the former De La Salle College building (later Pine Ridge Centre) is a four storey government services building whose occupants currently include the Ministry of Natural Resources and Forestry, the York Region Land Registry and a Service Ontario office.

50 & 100 Bloomington Road is bounded by residential development and an Ontario Provincial Police Station to the north, Yonge Street to the east, Bloomington Road to the south and residential development and high school to the west. The government services building fronts on Yonge Street, though access to the property is from Bloomington Road and the public entrance to the building itself is on the west elevation.

A site visit was conducted on November 27, 2017 in order to photograph and document the subject property. Local features were recorded that could enhance our understanding of their setting in the landscape and contribute to the cultural heritage evaluation and recommendation. The site visit was conducted on the entire property including the exterior of the former De La Salle College as well as other landscape features including the front garden and Monks' walk.

**2.2 Historic Context**

**2.2.1 Post-Contact**

The arrival of the European explorers and traders at the beginning of the 17th century triggered widespread shifts in the lifeways of Indigenous people and set the stage for the ensuing Euro-Canadian settlement process. Documentation for this period is abundant, ranging from the first sketches of Upper Canada and the written accounts of early explorers to detailed township maps and lengthy histories. The Post-Contact period can be effectively discussed in terms of major historical events, and the principal characteristics associated with these events are summarized in (see Table 1 and Table 2).

**Table 1: Post-Contact Settlement History**  
(Smith 1846; Mulvany et al. 1885; Coyne 1895; Lajeunesse 1960; Mika 1972; Ellis and Ferris 1990; Surtees 1994; Hayes 2008; AO 2011)

Historical Event	Timeframe	Characteristics
Early Contact	Early 17th century	Brûlé explores the area in 1610; Champlain visits in 1613 and 1615/1616; Iroquoian-speakers (Huron, Petun and Neutral) and Algonkian-speakers (Anishinabeg) encountered; European goods begin to replace traditional tools
Five Nations Invasion	Mid-17th century	Haudenosaunee (Five Nations) invade ca. 1650; Neutral, Huron and Petun Nations are defeated/removed; vast Iroquoian hunting territory established in the second half of the 17th century; Explorers continue to document the area
Anishnabeg Influx	Late 17th and early 18th century	Ojibway, Odawa and Potawatomi expand into Haudenosaunee lands in the late 17th century; Nanfan Treaty between Haudenosaunee and British in 1701; Anishnabeg occupy the area and trade directly with the French and English

*Cultural Heritage Evaluation Recommendation Report – 50 & 100 Bloomington Road, Aurora, Ontario*<sup>5</sup>

Historical Event	Timeframe	Characteristics
Fur Trade Development	Early and mid-18th century	Growth and spread of the fur trade; Peace between the French and English with the Treaty of Utrecht in 1713; Ethnogenesis of the Métis; Hostilities between French and British lead to the Seven Years' War in 1754; French surrender in 1760
British Control	Mid-18th century	Royal Proclamation of 1763 recognizes the title of the First Nations to the land; Numerous treaties arranged by the Crown; First acquisition is the Seneca surrender of the west side of the Niagara River in August 1764

**Table 2: County and Township Settlement History**  
(Mika 1972; Hayes 2008; Miles & Co. 1878; AHSBC n.d.; Township of King n.d.)

Historical Event	Timeframe	Characteristics
Loyalist Influx	Late 18th century	United Empire Loyalist influx after the American Revolutionary War (1775–1783); British develop interior communication routes and acquire additional lands; Eastern portion of the future York County nominally acquired as part of Johnson-Butler Purchase in 1787/1788 ('Toronto Purchase and 'Gunshot Treaty'); Constitutional Act of 1791 creates Upper and Lower Canada
County Development	Late 18 <sup>th</sup> and early 19 <sup>th</sup> century	Became part of York County's 'East Riding' in 1792; Augustus Jones began to survey Yonge Street in 1794; Johnson-Butler document declared invalid in 1794; Extent of 'Toronto Purchase' confirmed and western portion of York County acquired as part of the 'First Purchase of the Mississauga Tract' in 1805; Additional townships added to York County in 1821 and 1838; York County independent after the abolition of the district system in 1849
Township Formation	Early 19 <sup>th</sup> century	In 1800, the first survey of the Township of King was made by Stegmen; Subsequent surveying was done in 1836-8 by Callighan, in 1852 by Jno. Ryan and in 1859 by Wheelock; The minute book of the Township of King commences in 1809, when the total number of inhabitants was 160; The Oak Ridge Moraine crosses the township, and the land was dotted with lakes and ponds
Township Development	Mid- to late-19 <sup>th</sup> century	The King Railway Station was built in 1852; the first steam train in Ontario ran from Toronto to Aurora in May 1853; By 1878, the population had grown to 1238; Prominent communities within the township included South King, North King, Aurora and Schomberg

### 2.2.1 Town of Aurora

The Village of Aurora was incorporated on January 1, 1863. It was originally known as Machell's Corners after local merchant Richard Machell (Miles & Co 1878:xx; Stortz 2012; LAC 1851). In 1878, the thriving village was surrounded by well-cultivated farms and well-constructed and elegant buildings (Miles & Co 1878:xx). At that time, the village's population was approximately 1,500. Prominent local residents included Charles Doan, the first Reeve and Post Master, and Messrs. Ashton and Stevenson, two of the first councillors. The village had two newspapers – *The Banner* and *Liberal-Conservative*, two telegraph offices, five churches, a bank, two agricultural implement factories, a flour mill, a saw mill, two planing mills and two cabinet factories (Miles & Co 1878:xx).

The Town of Aurora incorporated in 1888. In 1899, the towns of Aurora and Newmarket joined the Toronto and York Radial Railway line that linked towns and villages from Toronto to Lake Simcoe by way of the newly extended Radial Railway line. The Line was extended north that year along Yonge Street by the Metropolitan Street Railway Company (Parks Canada n.d.c.; UMA

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2008:11). In the 1920s, the line was taken over by the Toronto Transit Commission and remained in use until its permanent closure in March 1930 (UMA 2008:11).

In October 1970, Aurora became part of the Regional Municipality of York, with portions of the Townships of King and Whitchurch being annexed the following year (Stortz 2012).

**2.2.2 The Assessed Area**

As discussed in Section 1.0, the location of the subject property for this assessment is 50 & 100 Bloomington Road in the Town of Aurora on part of Lot 71, Concession 1 in the Geographic Township of King, York County (now Town of Aurora).

Joseph Minthorn received the patent for this 210-acre lot from the Crown in 1808. The lot was sold by Minthorn to Henry Harman in 1815. Various parcel sales took place over the next hundred years before 115 acres of the northeast half of the lot and 60 chains of the south part were sold to Augustine Gough by the executors to William Mair in June of 1913 (LRO#65). Mair's residence and farm were situated on the southeast 55 acres of the lot prior to his death in 1885 (see Map 3). Augustine Gough sold the property to the Most Reverend Neil McNeal one month later in July of 1913 (See Table 3; LRO#65).

**Table 3: Abstract Index to Deeds-Lot 71, Concession 1 West of Yonge (LRO #65)**

Instrument	Date	Grantor	Grantee	Acreage
Patent	22 Nov 1808	Crown	Joseph Minthorn	210 acres, all
B&S	13 May 1815	Joseph Minthorn	Henry Harman	210 acres, all
B&S	22 Mar 1822	Henry Harman	Hugh Allen	105 acres, S ½
B&S	5 Jan 1848	Hugh Allen	Charles Mooney	½ acre, SE corner
B&S	14 Jul 1852	Henry Allen	Joseph Wells	50 acres less ½ acre, SE corner
B&S	14 Oct 1856	Joseph Wells	William Mair	55 acres, Pt. S ¼
Sheriff's Deed	10 Feb 1863	F.W. Jarvis, Sheriff	Edgar John Jarvis	½ acre, SE corner
B&S	3 Mar 1869	Edgar John Jarvis	William Mair	½ acre, SE corner
B&S	26 Jan 1874	Joseph Wells	William Mair	4 acres, Pt. SE ¼
B&S	10 Mar 1876	William W. Harman	William Mair	½ acre
Will	5 Oct 1885	William Mair		60 acres
B&S	19 Jun 1913	James A, George and David L. Mair, executors to William Mair	Augustine Gough	115 acres, NE ¼ & E 60 chains of S ½
B&S	21 Jul 1913	Augustine J. Gough	Most Rev. Neil McNeal	115 acres, NE ¼ & E 60 chains of S ½
B&S	1914	Most Rev. Neil McNeal	Brothers of the Christian Schools	115 acres, NE ¼ & E 60 chains of S ½
Grant	25 Apr 1949	Brothers of the Christian Schools	His Majesty the King	115 acres, NE ¼ & E 60 chains of S ½

B&S=Bargain and Sale

The Christian Brothers (also known as the Brothers of the Christian Schools, La Sallian Brothers or De La Salle Brothers) is a religious order (Roman Catholic) committed to teaching. They

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purchased 115 acres of Lot 71 in 1914 for the sum of \$15,000 and commissioned architect J. P. Hynes to design De La Salle College. The 'Mother-House' building features the Collegiate Gothic architectural style. The College was an educational institution for boys and young men, particularly those who were destined for religious service. In May 1916, the college building housed retirees (called the Holy Family), along with juniors and novices. The official opening of the building took place in November of that same year. By 1918, students of the college began to reside within the building.

Much of the property remained in use for agricultural purposes as the College population grew their own fruits and vegetables and raised their own chickens. A landscaped trail, known as the Monk's Walk, was established by the Brothers for teaching natural sciences. This trail along the northern extent of the property has various types of trees including American Beech trees; many of which were carved by the Brothers (see Section 5.1.3).

During their period of operation, the Christian Brothers maintained a cemetery on the property, though its exact location is currently under investigation. De La Salle College was in operation on the property for over three decades until it was announced in 1949 that the Christian Brothers were changing location to Avenue Road in Toronto (ARA 2017).

His Majesty the King, represented by the Minister of Public Works, purchased the 115-acre property on July 5, 1949 (LRO #65). In March 1950, the Ministry of Health opened a residential facility named the Ontario Hospital Aurora. Three hundred boys and men (16 years of age and older) with mental illnesses or developmental disabilities were housed in the former De La Salle College. The former College building was used to provide additional facilities to accommodate the high number of patients/residents from the over-capacity Huronia Regional Centre in Orillia (MCSS 2018).

When the Ministry of Community and Social Services took over the facility, the population was reduced to around 150 adult men with developmental disabilities. Some of the patients were delegated with keeping up the chicken and turkey coops and maintaining the fruit and vegetable gardens. An addition to the building was constructed in 1968 for a new gymnasium (HRA 2006:4). In 1974, the facility was named Pine Ridge.

Following new provincial government policy initiatives, Pine Ridge was closed in 1984 during the Ministry's second five-year plan for facilities' closures. Through this policy initiative, the Ministry introduced the Special Services at Home program. The new program provided affected families with funding, so they may treat their family at home. The program and ultimate facilities' closures was representative of a shift in the approach to treatment of the mentally and developmentally disabled, favouring their integration into the community rather than in institutions (MCSS 2018).

In the 1980s, the Province of Ontario rehabilitated the main building to accommodate a driver examination centre, offices for the Ministry of Natural Resources and other government departments. Agricultural land-use ceased in the late 1980s. In addition, a new building was constructed on-site to house Aurora detachment of the Ontario Provincial Police (OPP), which opened in 1990. The OPP property is not part of this assessment.

Throughout the 1990s, the acreage of the site was substantially reduced due to sales carried out under the premiership of Mike Harris (Aurora LACAC & Aurora Museum 2000).

### 2.2.2.1 Map Analysis

ARA examined two historical maps, four historical aerial photographs and five historic photographs that document past structures (e.g., homes, businesses and public buildings) and features from the late-19<sup>th</sup> to late-20<sup>th</sup> century. Specifically, the resources outlined in Table 4 were consulted.

**Table 4: Maps and Photographs Consulted**

Year	Map/Photo Title	Reference
1860	York County Map	Tremaine
1878	South King Township	McGill University
1919	De La Salle College Photo	Toronto Public Library
1937	De La Salle College Photo	Toronto Star
1945	Aerial Photo	MNRF
1949	De La Salle College Photo	Toronto Star
1954	Aerial Photo	University of Toronto
1967	Aerial Photo	MNRF
1978	Aerial Photo	MNRF
1983	Aerial Photo	MNRF
1983	Pine Ridge Centre Sign	Toronto Star

The limits of the study area are shown on georeferenced versions of the consulted historical maps and aerial photographs (see Map 2–Map 8).

In the 1860 historical map, road cuts for Yonge Street and Bloomington Road are depicted (see Map 2). Lot 71 is parcelled as follows: southeast portion owned by William Mair, northeast owned by Thomas Ransom, northwest owned by Robert Harman and southwest owned by John Waugh. No structures or other features, such as orchards, are depicted. The Northern Railway is depicted passing close to the northwest corner of the subject property.

The 1878 historical map depicts a farmhouse structure and orchard located in the southeastern corner of Lot 71 which was owned by William Mair (see Map 3). The northeast corner of Lot 71 is owned by Thomas Armstrong; no structures or features are depicted in this portion of the lot. Road cuts for Yonge Street and Bloomington Road are also depicted in the map as well as the Northern Railway, which passes close to the northwest corner of the study area.

A photo of the De La Salle College from 1919 depicts the façade of the building as viewed from Yonge Street. At this time, only a sidewalk had been constructed, none of the ornamental plantings or landscaping had been installed. The now removed cross is present at this time (see Image 1).

A 1937 photograph of the College building and property depicts maturing trees and landscaping, suggesting that the planting took place a number of years prior to when this photograph was taken. An additional photo from 1937 depicts a statue of St. John Baptist De La Salle (now removed), which was located at the centre of the entrance circle, accessed from Yonge Street (see Image 2–Image 3).

The 1945 aerial image depicts most of the subject property under agricultural cultivation (see Map 4). Features present west of Yonge Street include the former De La Salle College building and a farm house at the southwest corner of the property east of modern Academy Drive. There is also a Kettle Pond located to the northeast of the farmhouse. The De La Salle College campus includes the main school structure, manicured lawns and landscaped trees, a pumphouse, outbuildings and pathways.

A photograph from 1949 of the De La Salle College property depicts the college during its last year of operation. In addition to the college building, the pump house (since demolished) is visible to the north of the college building. A soccer pitch is visible to the west of the college building and a hockey rink is to the south of the building (see Image 4).

Although the resolution of the 1954 aerial image is poor, by this year the farmhouse appears to have been removed (see Map 5). Much of the study area's landscape appears similar to its depiction on the 1945 aerial image, with agricultural uses, a Kettle Pond, and the former De La Salle College campus. At this time, the property was operating as a Ministry of Health residential facility for boys and men with mental illnesses or developmental disabilities (see Image 5).

By 1967, the landscape started to evolve. Changes included the replacement of agricultural fields around the vicinity of modern Academy Drive with deeply excavated ponds and the replacement of the treed area immediately south of the former college building with a new driveway to access to property from Bloomington Road, rather than from Yonge Street (see Map 6).

By 1978, a third pond had been excavated northeast of modern Academy Drive (see Map 7). Additions include outbuildings located to the west of the former college building and a new track northwest of the college.

By 1983, two of the three excavated ponds near modern Academy Drive were backfilled (see Map 8). It appears that some of the study area was no longer used for agricultural purposes by this time, as landscaped trees were planted. The Kettle Pond is still depicted in the aerial photo.

### **3.0 COMMUNITY INPUT**

ARA consulted multiple online archaeological and heritage resources, those related to the Town of Aurora as well as provincial and federal databases and inventories in order to gain further insight into the design, history and context of 50 & 100 Bloomington Road.

MTCS's current list of Heritage Conservation Districts was consulted. No designated districts were identified in the study area (MTCS 2016). The list of properties designated by the Ministry of Tourism, Culture and Sport under Section 34.5 of the *OHA* was consulted. 50 & 100 Bloomington

Road is not a listed property. The OHT plaque database (OHT n.d.), the Canadian Register of Historic Places (Parks Canada n.d.a) and the Federal Canadian Heritage Database (Parks Canada n.d.b) were searched. Neither 50 & 100 Bloomington Road nor its grounds are commemorated with an OHT plaque or listed on the Canadian Register of Historic Places or the Federal Canadian Heritage Database. In addition, Jeff Andersen, a management biologist at the MNRF - Aurora District, was contacted regarding information from his research materials on the property. Mr. Andersen provided to ARA an internal article for the MNRF newsletter and aerial images.

The Town of Aurora's Heritage Register was consulted to determine if the building is designated or listed. The property is listed on the Aurora Heritage Register (Town of Aurora 2016:4). Jeff Healey, Planner with the Town of Aurora, was contacted by e-mail on January 12, 2018 to inquire about heritage interests in the study area from the municipality and Municipal Heritage Committee. On January 17, 2018, Healey confirmed the building is listed and that the Aurora Council recently expressed an interest given the related OPA applied for on the subject lands (Healey 2018). Jeff Healey also confirmed that no abutting properties are individually designated or part of a Heritage Conservation District, a notice of intention to designate has not been issued by the municipality for the property or abutting properties, and a Heritage Easement is not in place on the property.

Additional information provided by Jeff Healey on the long and rich history of the property include its various uses, as De La Salle College, the Pine Ridge Centre (see Image 5), for the first Catholic services in Aurora, and as a Government of Ontario building; its architectural and contextual value (A Collegiate architecture type that is a rare style within Aurora and Northern York Region); its importance to the community as a long-standing public use building; and the historical context to the surrounding area. Jeff Healey also noted the landscape feature known as the Monk's Walk and that a small burial ground may be located somewhere on the property (Healey 2018). See Section 2.2 for more information on the history of the property.

## **4.0 ASSOCIATED REPORTS – DOCUMENT LIST**

### **4.1 Built Heritage Assessment**

In 2006, Heritage Research Associates, Inc. prepared a built heritage assessment for the property at 50 Bloomington Road, Aurora, ON. This report documented the former De La Salle College building and provided a history of the property. The assessment of the property determined that the former De La Salle College building was a "large, out of scale institutional presence" on the property that held value at the local level (HRA 2006:12).

### **4.2 Burials Research Report**

In 2017, ARA was contracted to prepare a research report detailing the potential for burials associated with the Christian Brothers on the property (ARA 2017). The research determined that a cemetery was once located on the property for the interment of Christian Brothers. Three areas on the property were identified as potential cemetery locations, which were recommended for a ground penetrating radar (GPR) assessment.

### **4.3 Archaeological Reports**

The York Region Archaeological Potential Map associated with the Region's Draft Archaeological Management Plan (2013) was consulted and indicates there is variable archaeological potential at the subject property (York Region and ASI 2013).

#### **4.3.1 Archaeological Services Inc. (ASI)**

The subject property, or portions of it, have been subjected to three archaeological assessments. An assessment conducted in 1999 by ASI under the 1993 *Archaeological Assessment and Technical Guidelines* (MTC) in advance of a proposed subdivision surveyed a portion of the property and did not result in the recovery of artifacts. Two apparently fallow fields were determined to be disturbed after ASI's review of a geotechnical report for the property noting that the area north of Academy Drive "contained a water reservoir, which is visible on the 1980 N.T.S map" (Amec Foster-Wheeler 2015:13).

The 1999 ASI report is on file with the MTCS, though an acceptance letter for the project was not received by ASI (ASI 2013:1). As such, a second assessment was conducted by ASI in 2013. This Stage 2 assessment was undertaken in advance of the proposed construction of two soccer pitches north of Academy Drive and did not result in the identification of artifacts.

The 2013 ASI assessment was conducted after the fallow field that was slated for the soccer pitches was ploughed. A pedestrian survey of the study area did not result in the identification of artifacts (ASI 2013).

#### **4.3.2 Amec Foster-Wheeler**

A third archaeological assessment of the property by Amec Foster Wheeler was conducted in 2015. It was determined that 13 hectares of the property had been previously assessed and their assessment maps indicate both the 1999 and 2013 ASI assessment areas (Amec Foster Wheeler 2015:14; Amec Foster Wheeler 2015; ASI 1999). The Stage 2 assessment of the property did not result in the identification of artifacts.

## **5.0 EVALUATION**

Design/physical, historical/associative and contextual descriptions of 50 & 100 Bloomington Avenue are provided after consultation with local resources, past archaeological and heritage assessments, detailed historic research, journals, historic mapping and photographs, newspapers and secondary sources.

### **5.1 Design or Physical Description**

The property is considered a Cultural Heritage Landscape (CHL) and the CHL boundaries are depicted in Map 9. In addition, the two heritage attributes within the CHL are: 1) the former De La Salle College structure with its front garden (HA 1) and 2) the Pine Ridge Trail (Monks' Walk) (HA 2). The CHL as well as the attributes and features are described below.



**5.1.1 50 & 100 Bloomington Road Cultural Heritage Landscape (see Map 9)**

- The subject property is located on part of the Oak Ridges Moraine physiographic region (see Image 6)
- Situated on a rise in topography that generally slopes downward toward Bloomington Road
- The former De La Salle College structure is a built feature of the landscape (see Section 5.1.2 for the description) and is prominent when viewing the property from both Bloomington Road and Yonge Street
- Landscape features include (see Section 5.1.3 for their respective descriptions):
  - The Pine Ridge Trail, including the approximately 0.75 km Monks' Walk at the north end of the property
  - Former agricultural uses that are evident on the landscape, such as the front garden with remnants of a former orchard
  - A 0.3-hectare Kettle Lake, surrounded by a marsh (see Image 7)
  - Paper Birch, Basswood and American Beech trees along the Monks' Walk

**5.1.2 Heritage Attribute 1 (HA1): Former De La Salle College Structure & Front garden**

*Former De La Salle College structure*

- Located at the northeast corner of the property on a hilltop location (see Image 6)
- An example of the Collegiate Gothic architectural style (see Image 8)
- Built with a reinforced concrete skeleton (Construction 1916:267)
  - Hennebique system of construction which uses “structural beams of concrete reinforced with stirrups and longitudinal bars” (Encyclopædia Britannica 1998)
  - reinforced concrete became a generally accepted building material beginning in the 1870s (Audubon University n.d.; University of Memphis 2017)
  - The first landmark building constructed of reinforced concrete, was built by William E. Ward in Port Chester, New York in 1871-1875 (Audubon University n.d.). Ward and Mook (the architect) were interested in the use of reinforced concrete for fireproof construction (Newby 2016; University of Memphis 2017)
  - Like the former De La Salle College building, the exterior walls of the 1871 New York building were made to resemble masonry with the goal of being “socially acceptable” (University of Memphis 2017)
  - Prominent architects who used reinforced concrete as architectural materials, such as Le Corbusier and Frank Lloyd Wright, were active around the middle of the 20<sup>th</sup> century, after the construction of De La Salle College
- Exterior walls constructed from interlocking tile and faced with brick, making building “essentially fireproof” (Construction 1916:267)
- Late Gothic Revival, including the Collegiate Gothic architectural style, evokes castles, forts and churches, the style was frequently used in large institutions from the 1890s to the 1940s (University of Waterloo 2009:17)
- Low brick parapet with a moulded stone coping and overhang drips
- Rectangular window openings with sawtooth art stone surrounds, and simple lintels and sills (see Image 8 and Image 9)
- Door openings:

- The façade features a Classical main entrance with cut stone, which is also used on the frame and sill/threshold of the door (see Image 9)
- Two former window openings at the southeast corner of the façade have been converted to doors (see Image 10)
- The one-storey red brick addition contains approximately four rectangular door openings; one located in the north elevation, one in the south elevation and two additional doors in the west elevation (see Image 12 and Image 13)
- The contemporary (1989) metal main entryway doors in the west elevation (HRA 2006:40, see Image 14)
- A security door at the base of the north elevation (see Image 15–Image 17)
- Tunnels below building for heating, water and electrical services, still extant (Construction 1916:267)
- Four-storey structure with a flat roof, red brick cladding, art (artificial) stone trim used for detailing
- No basement
- Interior configuration at the time of construction:
  - Ground floor: entries, refectories, kitchen department, gymnasium (does not contribute to CHVI) (Construction 1916:267)
  - Second floor: chapel, classrooms, laboratory, lavatories (Construction 1916:267)
  - Third floor: additional classrooms, bedrooms for teachers (Construction 1916:267)
  - Fourth floor: large dormitories for students, lavatories (Construction 1916:267)
- Kettle pond on property was cribbed for use by the school, water piped to well near the school building from the pond (Construction 1916:267)
- At the time of construction, power was acquired for operating motors and lighting from a line of the radial railway that runs adjacent to the property (Construction 1916:269)
- A one-storey red brick addition with a flat roof was constructed in 1968 for a new gymnasium (HRA 2006:29, see Image 10–Image 12)
- A one-storey powerhouse with a shed roof and aluminum cladding is located along the west elevation and was constructed in 1989 (does not contribute to CHVI) (HRA 2006:29, see Image 12)

#### *Front Garden*

- Landscaped front garden to the east of the former school structure, with a walkway, picnic tables and a central flagpole in a circular garden was the original entry to the property from Yonge Street (see Image 18)
  - Its visual link to Yonge Street has been compromised due to the increase in vegetation, although the location of the former driveway is discernible between the alley of mature trees (Image 19 and Image 20)
- A former apple/fruit orchard was established by William Mair circa 1860; fruit trees remain to the southeast of the building (Andersen 2017a), though it is unclear in what era the extant plantings were established (see Image 21)

**5.1.3 Heritage Attribute 2 (HA2): Pine Ridge Trail – Monks' Walk**

- The Pine Ridge Trail has a northern portion (the Monks' Walk) and a southern portion that runs from the parking lot to the Kettle Pond (see Map 9)
  - ARA staff did not follow the southern trail to the Kettle Pond due to limited maintenance of the trail, the trail head is noted on Map 9
- The approximately 0.75 km partially landscaped Monks' Walk trail was established by the Christian Brothers as an aid for teaching natural sciences (Aurora LACAC & Aurora Museum 2000)
- The Monks' Walk is located along the northern boundary of the 50 & 100 Bloomington Road landscape and runs east-west (see Map 9 and Image 22)
- The tree species along the Monks' Walk include American Beech trees carved by the Christian Brothers with Christian acronyms and terminology, including JMJ (Jesus, Mary and Joseph), De La Salle, AMDG (Ad Majorem Dei Gloriam or "to the greater glory of God") and God is Love (see Image 23–Image 25)
  - In many cases, the carvings appear on both the north (not visible from the trail) and south sides of the tree trunks
- There are three rows of planted Basswood trees (Andersen 2017a) located to the south of the Monks' Walk that run north-south (see Image 26)
- Three rows of Paper Birch trees are also located to the south of the Monks' Walk, west of the Basswood trees, that run north-south (see Image 27)
- There is a southern portion of the Pine Ridge Trail that was not assessed, as it is not part of the Monks' Walk (see Image 28)

**5.2 Historical or Associative Description**

In addition to a history of the Christian Brothers and the building on 50 & 100 Bloomington Road, associations are also documented where they provide significant insight into the potential historical/associative value of the property.

**5.2.1 Settlement and Development Patterns of the Town of Aurora and York County**

- Yonge Street was proposed and built by Governor Simcoe, with lands subdivided and partitioned on either side of the street
- Joseph Minthorn received the patent for the subject property, at the time a 210-acre lot (Lot 71, Concession 1 West of Yonge St.), from the Crown in 1808 (LRO #65)
- Traditional rural and agricultural uses took place on site in the 19<sup>th</sup> century (Map 3), representative of the area and settlement patterns in York County
- At the time of the construction of the De La Salle College and building in 1914, the building fronted on to Yonge Street in addition to fronting on the Metropolitan Street Railway
- The Toronto and York Radial Railway line linked towns and villages from Toronto to Lake Simcoe and was extended to connect Aurora to Toronto in 1899 (Parks Canada n.d.c.; UMA 2008:11)
- During the Christian Brothers era, from 1914 to 1949, agricultural activities continued to take place on site

- The College population grew their own fruits and vegetables and raised their own chickens (HRA 2006:8)
- This trend continued with the Government of Ontario's ownership of the property until evidence of the farm operations were removed in the late 1980s (HRA 2006:8)
- As urbanization has occurred in the Greater Toronto Area, redevelopment to the south of the property for suburban tract housing has been created (HRA 2006:11)
- Suburban development has also occurred to the north, east and west of the site (see Map 9)

**5.2.2 Roman Catholic Church and the Brothers of the Christian Schools (also known as the Christian Brothers)**

- The Christian Brothers religious order was founded by Jean-Baptiste de La Salle in France in 1680 (Wilcox 2015:iii)
- The Christian Brothers are a Roman Catholic teaching congregation, they are not Roman Catholic priests, they are "consecrated laymen" who "labour for the salvation of souls through Christian education" and are overseen by community directors (Wilcox 2009; Wilcox 2015:ii)
- The Christian Brothers first community in Canada was established in 1837 in Montreal and the first community in Ontario was in 1851 in Toronto (Wilcox 2009; Wilcox 2015:ii)
- A Christian Brothers' community could consist of one or more schools i.e. St. Paul's and St. Michael's schools were opened together in 1851 (Wilcox 2015:iii)
- The goal of the Christian Brothers' schools was to develop young men as model Christians and exemplary teachers (Wilcox 2015:23)
- In 1937, there were 11 Christian Brothers communities in Ontario; Brother Sebastian Victor supervised the Aurora community, consisting of one school, in the role of Director (Wilcox 2015:47)
- Brother Dennis was the Vicar General of the Brothers' Institute – no confirmed dates. Aurora's Brother Dennis passed away in 1947 (Wilcox 2015:275)
- Following the Second Vatican Council (1962-65), there was a rapid exodus of members from the Christian Brothers and their numbers declined throughout the rest of the 20th century (Wilcox 2009)
- In 2009, the English-speaking Brothers in Ontario merged with Brothers in the eastern U.S. to form the District of Eastern North America. The majority of Brothers are now retired (Wilcox 2009)
- The Christian Brothers played a role in the consolidation and expansion of the publicly funded Catholic Separate school system in Ontario (Wilcox 2015:iii)
- De La Salle College in Aurora was an educational institution for boys and young men, particularly those who were destined for religious service
- In 1916 the year of the school's opening, the college building housed retirees (called the Holy Family), along with juniors and novices, and by 1918, students began residing within the college building

**5.2.3 James Patrick Hynes, Canadian Architect**

- The Christian Brothers commissioned renowned Canadian architect J. P. Hynes to design the school structure (Construction 1916)
- At the time of construction, Hynes was part of the architecture firm Hynes, Feldman & Watson
- J. P. Hynes had offices in both Toronto and Montreal
- President of the Ontario Association of Architects (1922-23) and the Canadian Institute of Planners (1922 to 1924) (BDAC)
- Additional Institutional and Ecclesiastical works by J.P. Hynes include (from BDAC):
  - Fern Avenue Public School, Toronto, ON (1895)
  - St. Ann's Roman Catholic School, Toronto, ON (1902; 1922), now demolished
  - St. Michael's Hospital, Toronto, ON (1904; 1925; 1926; 1928)
  - St. Monica's Roman Catholic Church, Toronto, ON (1906)
  - Our Lady of Lourdes Roman Catholic Church, Toronto, ON (1910)
  - St. Francis Roman Catholic Church, Toronto, ON (1913)
  - De La Salle Training School for the Christian Brothers, Oakridges, ON (Aurora) (1914-1915)
- The *Biographical Dictionary of Architects in Canada 1800-1950* identifies between 60 and 70 projects as associated with Hynes (BDAC 2017)

**5.2.4 Government of Ontario – Ontario Hospital and Pine Ridge Hospital/Centre**

- The Government of Ontario purchased the property in 1949, to be used as an institution for people with developmental disabilities
  - At the same time, other institutions were purchased to provide more capacity to support the Huronia Centre in Orillia (Andersen 2017a)
- The Ministry of Health opened the residential facility in March 1950 and it housed over 300 boys and men (Aurora LACAC & Aurora Museum 2000)
- The name "Pine Ridge" was adopted by the Government of Ontario in 1974 (Aurora LACAC & Aurora Museum 2000)
- The Ontario Hospital Aurora and Pine Ridge Hospital/Centre are representative of the era during which people with developmental disabilities were institutionalized
- As society became more accepting of integrating people with developmental disabilities into the community, institutions such as the Pine Ridge Centre were phased out and community support was provided
- This trend led to the permanent closure of the Pine Ridge Centre in 1984/1985 (Anderson 2017a)

**5.2.5 Government of Ontario – Other Provincial Services**

- The Government of Ontario began refurbishing the property in the late 1980s and the former school structure subsequently housed a driver examination centre
- In the early 1990s, it served as the Ministry of Natural Resources' Regional office and later as its new District office (Andersen 2017a)

- The former school structure currently houses a Land Registry Office, Conservation Officers, Ministry of Transportation Offices, the Ministry of Natural Resources and Forestry and Service Ontario

### **5.3 Contextual Description**

- The property is situated on a large parcel of land at a highpoint of the Oak Ridges Moraine at the north east corner of Yonge Street and Bloomington Road in the Town of Richmond Hill and can be viewed from Bloomington Road
- Once set isolated amongst agricultural land uses, the surrounding landscape has evolved around the property, which is now surrounded by other institutional buildings and suburban residential developments
- Portions of the property's natural physiography remains intact and are evidenced through the presence of a kettle lake and surrounding treed marsh on the south side of the lot
- The former De La Salle College structure overlooks Yonge Street, the major north-south historical transportation corridor between the urban centre of Toronto to the south and Lake Simcoe to the north
- At the time of the construction of De La Salle College in 1914, the Toronto and York Radial Railway line ran adjacent to the subject property along Yonge Street connecting the CHL with the street and to the historic transportation line between Toronto and Aurora (Parks Canada n.d.c.; UMA 2008:11)
- Under the ownership of the Christian Brothers and due to the school's symbolic presence, the intersection at Yonge Street and Bloomington Road became known as De La Salle College Corners in recognition of the historic importance of the institution locally (Aurora Banner 1925)
- The overall landscape of the 50 & 100 Bloomington Road CHL reflects the influence of the Christian Brotherhood and historic use of De La Salle College as an educational institution reliant on agricultural to support itself
- The orientation of the tree-lined main entrance from Yonge Street remains along with the formal central garden, manicured lawns, landscaping and intentionally planted tree species around the property
- The historic educational and agricultural importance of the property is reflected through the remnant orchards, intact sugar bush, gardens, the Pine Ridge Trail, Monks' Walk and its carved trees

## **6.0 EVALUATION TABLES**

### **6.1 Evaluation of Cultural Heritage Value or Interest – O. Reg. 9/06**

The evaluation of 50 & 100 Bloomington Road according to O. Reg. 9/06 for determining CHVI is summarized in Table 5. As noted above, the subject property has been identified as a Cultural Heritage Landscape (CHL) includes two heritage attributes, the former De La Salle College structure with its front garden and the Pine Ridge Trail (Monks' Walk).

Table 5: Evaluation of 50 & 100 Bloomington Road Using O. Reg. 9/06

Criteria	Description	Meets Criteria (Y/N)	Rationale
A. Design or Physical Value	1. Is a rare, unique, representative or early example of a style, type, expression, material or construction method.	Y	50 & 100 Bloomington Road was determined to have design and physical value due to the presence of the former De La Salle College structure which is a representative example of Collegiate Gothic architectural style.
	2. Displays a high degree of craftsmanship or artistic value.	N	50 & 100 Bloomington Road does not display a high degree of craftsmanship.
	3. Displays a high degree of technical or scientific achievement.	Y	50 & 100 Bloomington Road, through the former De La Salle College structure, does display a high degree of technical or scientific achievement. The “Hennebique” system of construction that was implemented using reinforced concrete frame, paired with the interlocking tile exterior walls clad with brick (deemed “practically fireproof”) demonstrates a high degree of technical or scientific achievement.
B. Historical or Associative Value	1. Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.	Y	50 & 100 Bloomington Road exhibits historic associations with the nineteenth century settlement of York County and early agricultural use of the land; the Christian Brothers, as the construction of the former De La Salle College structure was commissioned by this organization; with the province’s early 20 <sup>th</sup> century approach to the treatment of the developmentally challenged population while the property was run by the Ontario Hospital and/or the Pine Ridge Hospital; and provisioning of provincial government services.
	2. Yields or has the potential to yield information that contributes to the understanding of a community or culture.	Y	50 & 100 Bloomington Road does have the potential to yield information that contributes to an understanding of the early development of the community of Aurora and this is recognized through the placement of the property on the local historic register.
	3. Demonstrates or reflects the work or ideas of an architect, builder, artist, designer or theorist who is significant to a community.	Y	50 & 100 Bloomington Road through the former De La Salle College structure, is associated with renowned Canadian architect James Patrick Hynes, who made significant contributions during the late 19 <sup>th</sup> and early 20 <sup>th</sup> centuries as the architect for several other institutional and ecclesiastical works in Toronto.
C. Contextual Value	1. Is important in defining, maintaining or supporting the character of an area.	N	50 & 100 Bloomington Road is not important in defining, maintaining or supporting the character of the area. While there are other institutional buildings in the immediate area (OPP station, a high school and Separate School Board buildings), the surrounding lands are primarily suburban residential.
	2. Is physically, functionally, visually or historically linked to its surroundings.	Y	50 & 100 Bloomington Road, through the former De La Salle College, demonstrates historical links to its surroundings by its connection to the north-south transportation corridor of Yonge Street and the Radial Railway Line.

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Criteria	Description	Meets Criteria (Y/N)	Rationale
	3. Is a landmark.	Y	The location of 50 & 100 Bloomington Road at the corner of two major roads and its situation on a rise in topography make the landscape as well as the building itself a landmark.

50 & 100 Bloomington Road meets more than one criteria outlined in O. Reg. 9/06, therefore it can be considered is a provincial heritage property.

**6.2 Evaluation of Cultural Heritage Value or Interest of Provincial Significance – O. Reg. 10/06**

An evaluation of 50 & 100 Bloomington Road according to O. Reg. 10/06 for determining CHVI of provincial significance can be found in Table 6.

**Table 6: Evaluation of 50 & 100 Bloomington Road Using O. Reg. 10/06**

Description	Meets Criteria (Y/N)	Rationale
The property represents or demonstrates a theme or pattern in Ontario's history.	N	50 & 100 Bloomington Road does not demonstrate a theme or pattern in Ontario's history. While it demonstrates the practices of nineteenth century agriculture; institutional activities including 20 <sup>th</sup> century institutions for the education of young men by the Christian Brothers and for the care and housing of people with developmental disabilities; and provincial government management and administration, these are not themes or patterns in Ontario's history but rather are themes or patterns in related to the local history. Therefore, this property does not meet this criterion
The property yields, or has the potential to yield, information that contributes to an understanding of Ontario's history.	N	The agricultural and institutional uses of 50 & 100 Bloomington Road, as noted above, yield important information that contributes to an understanding of the local history, but the property does not yield, nor does it have the potential to yield, information that contributes to an understanding of Ontario's history.
The property demonstrates an uncommon, rare or unique aspect of Ontario's cultural heritage.	N	50 & 100 Bloomington Road, through the presence of the former school structure, is a representative example of the Collegiate Gothic style in Ontario. However, this type of construction is not uncommon or rare in Ontario.
The property is of aesthetic, visual or contextual importance to the province.	N	50 & 100 Bloomington Road is of aesthetic and contextual importance along Yonge Street and Bloomington Road; however, this is of local importance i.e. within the Greater Toronto Area development.
The property demonstrates a high degree of excellence or creative, technical or scientific	N	50 & 100 Bloomington Road property does not show a high degree of technical achievement. While the De



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achievement at a provincial level in a given period.		La Salle College building was constructed to be "essentially fireproof", this is not a significant achievement at the provincial level.
The property has a strong or special association with the entire province or with a community that is found in more than one part of the province. The association exists for historic, social, or cultural reasons or because of traditional use.	N	50 & 100 Bloomington Road exhibits historic associations with nineteenth century agricultural practices and settlement, the Christian Brothers, provincially run hospitals for people with developmental disabilities and provincial government service delivery. Christian Brothers' educational facilities are found in other parts of the Province and this facility does not have a strong or special association with the Christian Brothers. While the property's association with the hospitals' administration and provincial government administration and management and while these activities were/are Provincial responsibilities, the building/property was not established for the Province. It is not central to interpreting the presence of the Christian Brothers' educational institutions in the Province, nor the importance of Ontario healthcare policies to the Province, nor provincial government administration. Therefore, it does not meet this criterion.
The property has a strong or special association with the life or work of a person, group or organization of importance to the province or with an event of importance to the province.	N	50 & 100 Bloomington Road is associated with the Christian Brothers, an organization that is not of provincial importance as well as the Ontario Hospital, Aurora and Pine Ridge Hospital/Centre which were not of provincial significance. The subject property is also associated with architect J. P. Hynes, who is also not of provincial importance.
The property is located in unorganized territory and the Minister determines that there is a provincial interest in the protection of the property. O. Reg. 10/06, s. 1 (2).	N	50 & 100 Bloomington Road is not located in unorganized territory.

50 & 100 Bloomington Road does not meet any criteria outlined in O. Reg. 10/06, therefore it is not considered a provincial heritage property of provincial significance.

## 7.0 CONCLUSIONS

A Cultural Heritage Evaluation Recommendation Report was completed for 50 & 100 Bloomington Road. The results of a site visit, research and consultation were documented. This Evaluation Recommendation Report contains the research as well as the examination of 50 & 100 Bloomington Road according to O. Reg. 9/06 and O. Reg. 10/06. 50 & 100 Bloomington Road was determined to be a Cultural Heritage Landscape with two heritage attributes: 1) the building of the former De La Salle College and lawn (HA 1), as well as 2) the Pine Ridge Trail – Monks' Walk (HA2). Each heritage attribute possesses their own heritage features (see Section 8.3 below) The subject property meets more than one criteria outlined in O. Reg. 9/06, therefore it can be considered a PHP. 50 & 100 Bloomington Road does not meet any criteria outlined in O. Reg. 10/06, therefore it is not considered a PHPPS. A Statement of CHVI is outlined below.

## **8.0 STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST**

### **8.1 Description of Property**

50 & 100 Bloomington Road, is a partially manicured landscape currently owned by Ministry of Infrastructure (MOI) and managed by Infrastructure Ontario (MOI), IO Property Number N00550, located on part of Lot 71, Concession 1 in the Geographic Township of King, York County in the Town of Aurora, Ontario. The subject property has two addresses, 50 & 100 Bloomington Road. The property contains manicured lawns, a trail system, former agricultural lands, now fallow, the De La Salle College building in addition to several more recent outbuildings. The building itself was built for the Christian Brothers and was known as De La Salle College (1916 to 1950), later as Ontario Hospital from 1950-1974, and more recently as Pine Ridge Hospital/Centre from 1974 to 1984. Currently it is a provincial government building.

### **8.2 Cultural Heritage Value**

#### **Cultural Heritage Value**

50 & 100 Bloomington Road was determined to have design and physical value due to the presence of the former De La Salle College structure which is a representative example of Collegiate Gothic architectural style. Also, the property, through the former De La Salle College structure, does display a high degree of technical or scientific achievement. The “Hennebique” system of construction that was implemented using reinforced concrete frame and exterior walls constructed from interlocking tile and faced with brick, makes the building “essentially fireproof” which demonstrates a high degree of technical or scientific achievement.

In addition to its design/physical value, 50 & 100 Bloomington Road exhibits multiple historic associations. The property is associated with the nineteenth century settlement of York County and early agricultural use of the land; the Christian Brothers, as the construction of the former De La Salle College structure was commissioned by this organization; with the province’s early 20th century approach to the treatment of the developmentally challenged population while the property was run as the Ontario Hospital, Aurora and/or the Pine Ridge Centre/Hospital; and finally, with the provisioning of provincial government services.

50 & 100 Bloomington Road does have the potential to yield information that contributes to an understanding of the early development of the community of Aurora and this is recognized through the placement of the property on the local historic register.

50 & 100 Bloomington Road, through the former De La Salle College structure, is associated with renowned Canadian architect James Patrick Hynes, who made significant contributions during the late 19<sup>th</sup> and early 20<sup>th</sup> centuries as the architect for several other institutional and ecclesiastical works in Toronto.

The property’s contextual value is evident as the former De La Salle College demonstrates historical links to its surroundings through its connection to the north-south transportation corridor of Yonge Street and the Radial Railway Line. Additionally, its situation on a rise of land located at

the corner of two major roads make the landscape as well as the building itself a landmark that can be seen when approaching from both Yonge Street and Bloomington Avenue.

### **8.3 Description of Heritage Attributes**

The heritage attributes of 50 & 100 Bloomington Road Cultural Heritage Landscape include:

- **Heritage Attribute 1: Former De La Salle College building and manicured front garden**  
Features of the Attribute:
  - Location on a rise at the corner of a major crossroad;
  - Collegiate Gothic Architecture;
  - Exterior walls constructed from interlocking tile and faced with brick;
  - Low brick parapet with a moulded stone coping and overhang drips
  - Classical main entrance with cut stone;
  - Rectangular window openings with sawtooth art stone surrounds, simple lintels and sills;
  - Basement access tunnels;
  - Placement of window and door openings; and
  - Manicured front garden with avenue of mature trees and walkways.
- **Heritage Attribute 2: Pine Ridge Trail – Monks' Walk**  
Features of the Attribute:
  - 0.75 km partially landscaped beaten earth trail;
  - East-west orientation at northern boundary of subject property;
  - All carved American Beech trees;
  - Three rows of planted paper birch trees;
  - Three rows of planted Basswood trees; and
  - Kettle pond with cribbing (southern portion).

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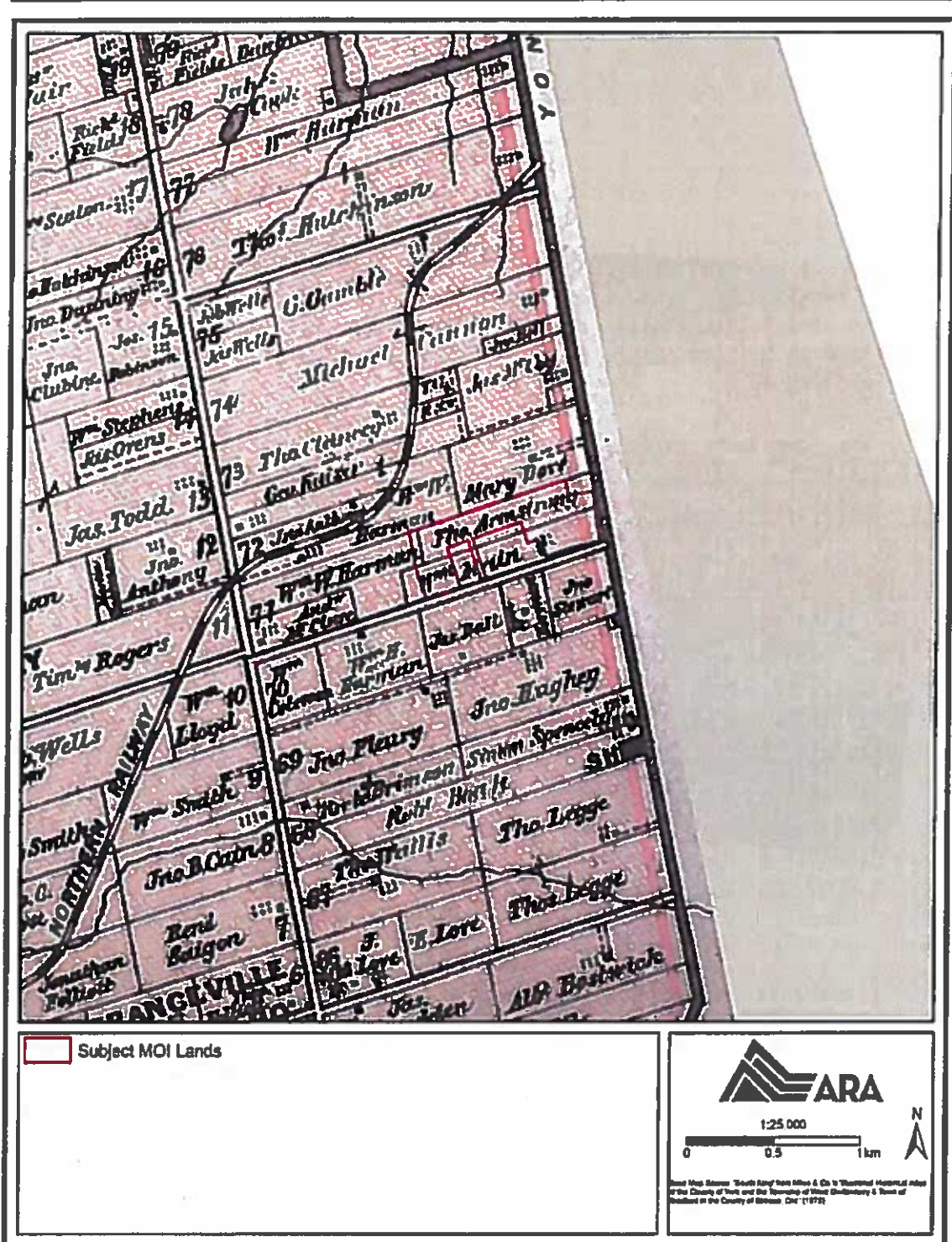
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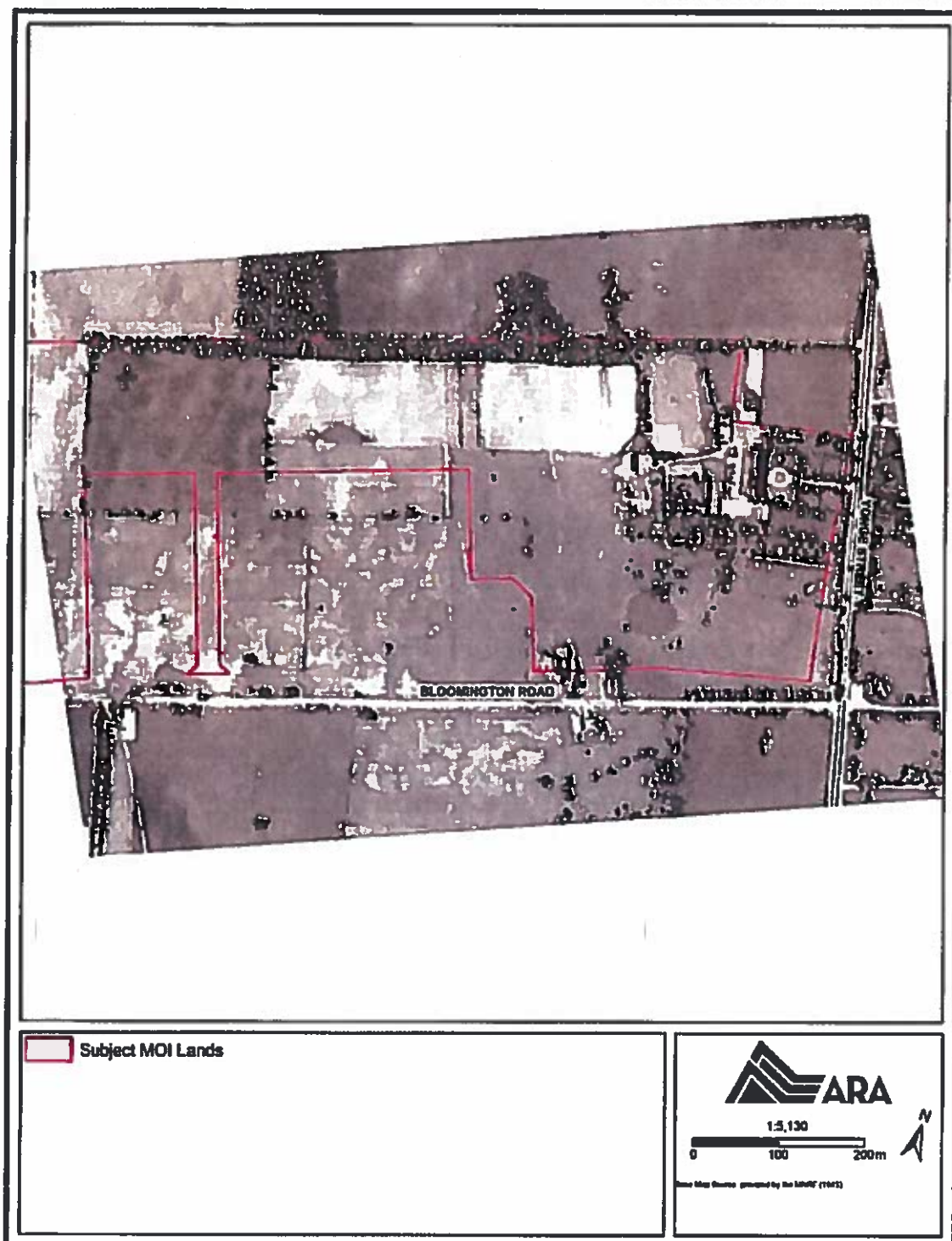
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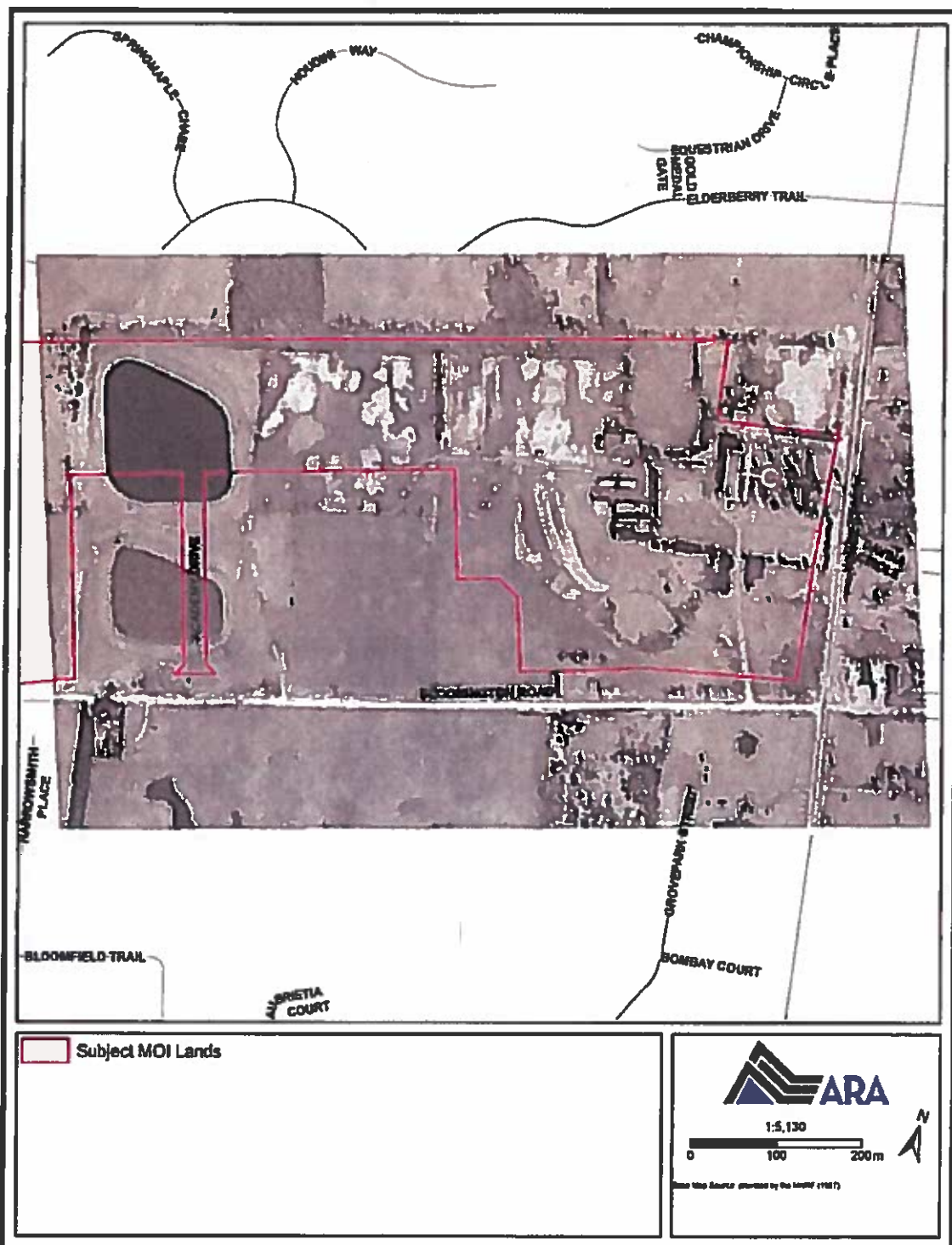




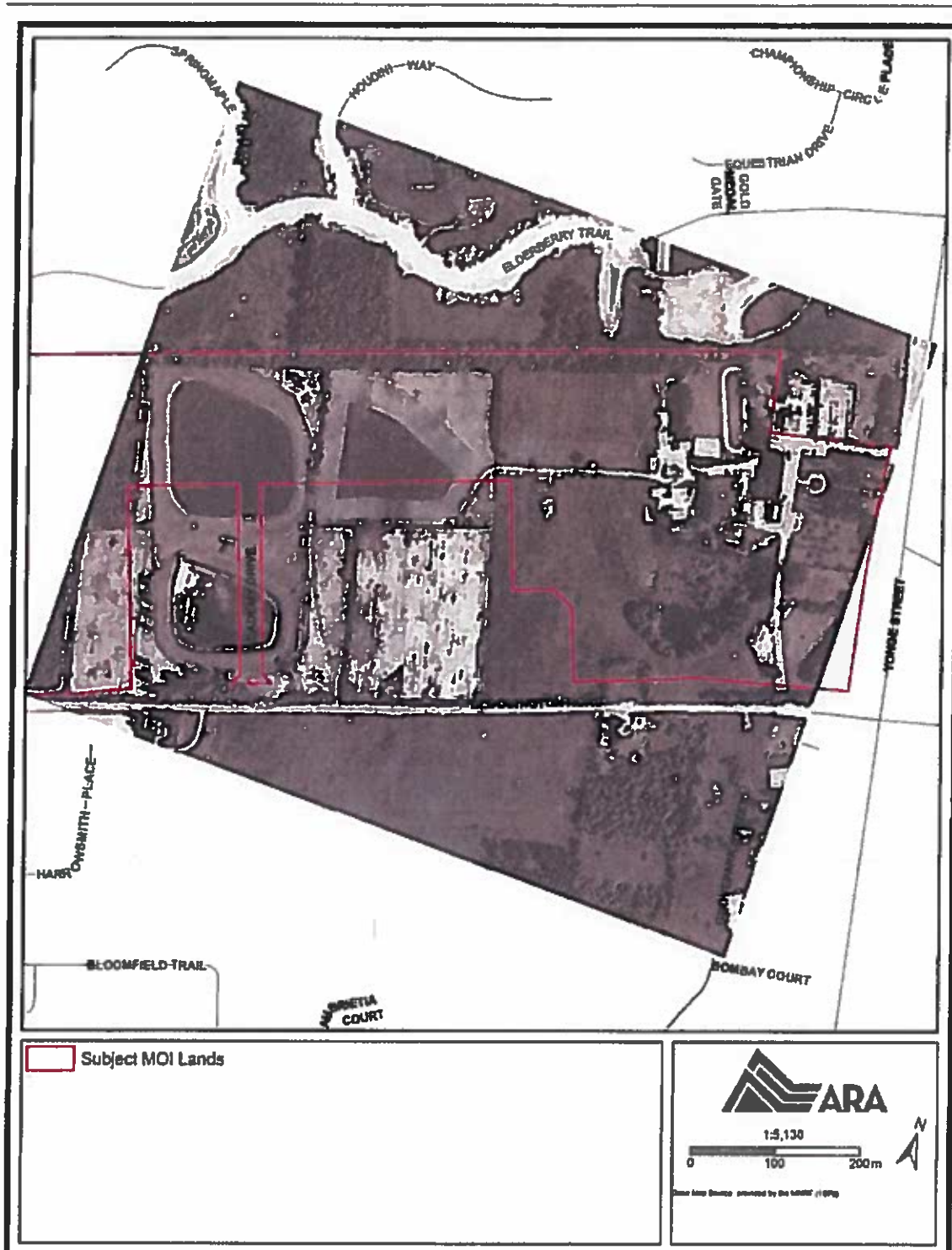
Map 4: Historic Aerial Image (1945), Showing the Study Area  
(MNR 1945)



Map 5: Historic Aerial Image (1954), Showing the Study Area  
(University of Toronto 1954)

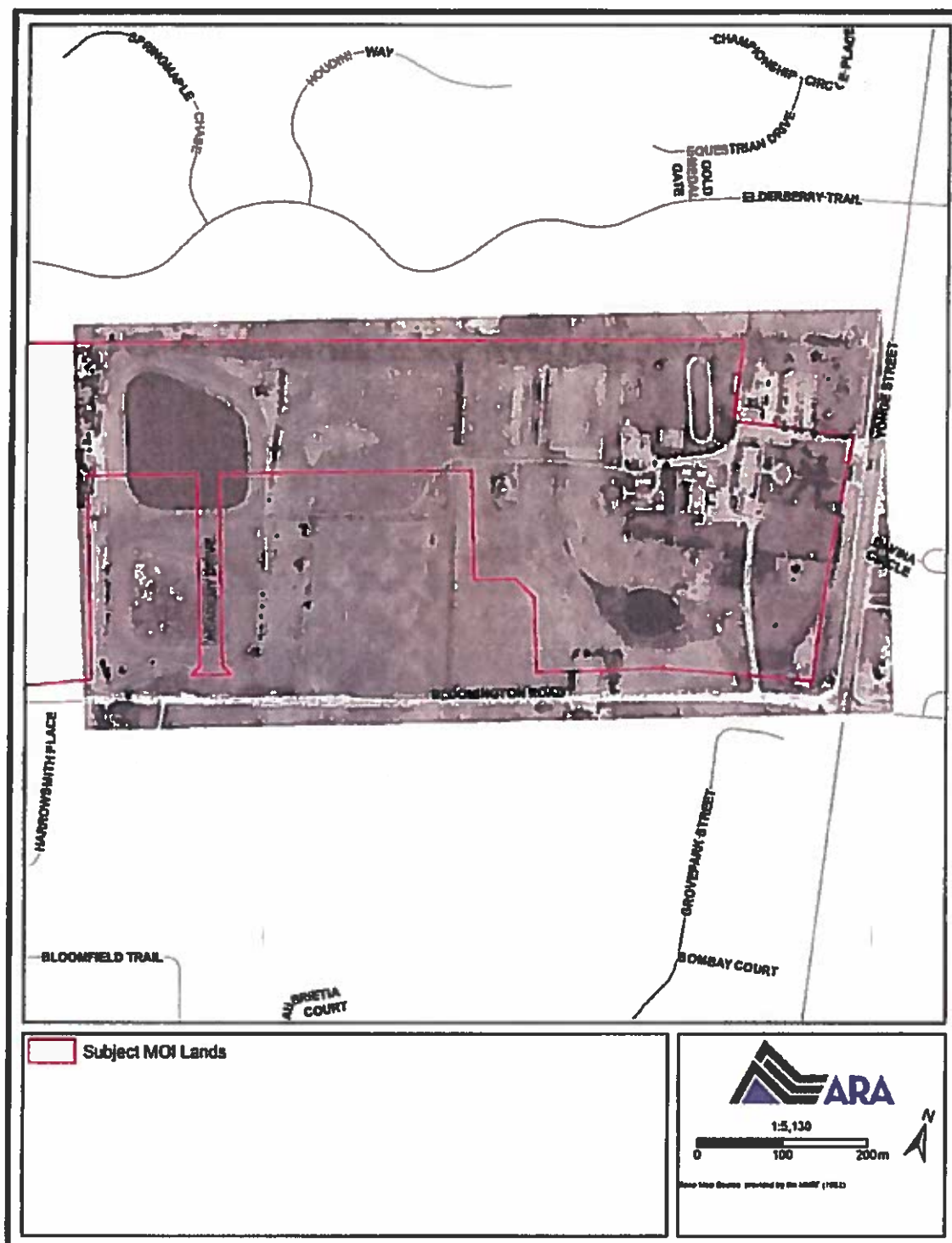


Map 6: Historic Aerial Image (1967), Showing the Study Area (MNR 1967)



Map 7: Historic Aerial Image (1978), Showing the Study Area  
(MNRF 1978)





Map 8: Historic Aerial Image (1983), Showing the Study Area (MNR 1983)

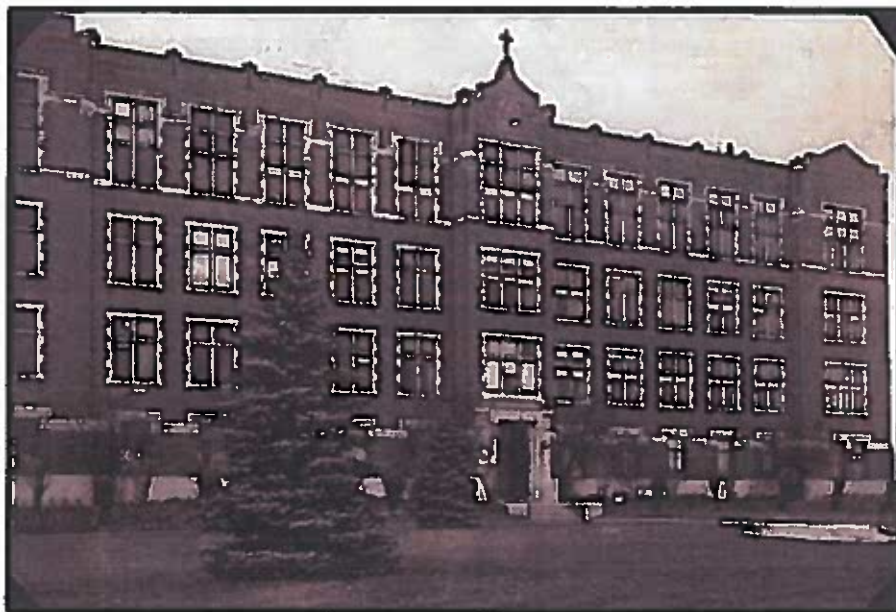
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Map 9: Current Aerial Image, Showing the Study Area  
(Produced by ARA under licence using ArcGIS® software by Esri, © Esri)



**Image 1: De La Salle College, 1919**  
(Toronto Public Library)



**Image 2: De La Salle College, Aurora, ON**  
(Toronto Star 1937)



**Image 3: St. John Baptist De La Salle Statue at De La Salle College, Aurora, ON  
(Toronto Star 1937)**



**Image 4: De La Salle College, 1949  
(Toronto Public Library)**



**Image 5: Pine Ridge Centre Sign, 1983  
(Toronto Star 1983)**



**Image 6: Detail of hilltop location of the former school structure  
(November 27, 2017; View looking North)**



**Image 7: Kettle Lake from the south Pine Ridge Trail head  
(November 27, 2017; View looking South)**



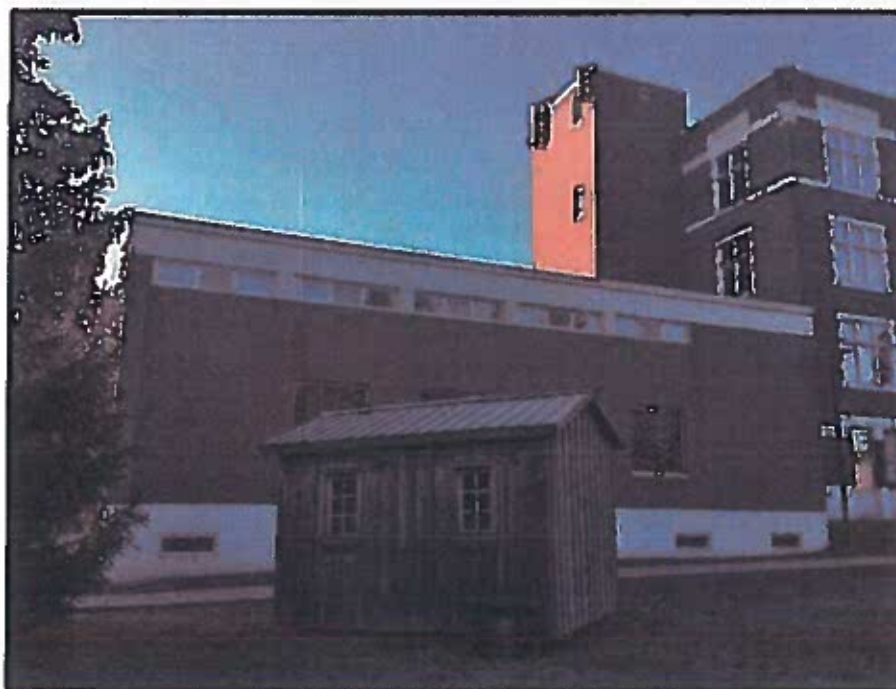
**Image 8: Façade (East Elevation) of former De La Salle College structure  
(November 27, 2017; View looking West)**



**Image 9: Detail of main entryway door of former De La Salle College structure  
(November 27, 2017; View looking West)**

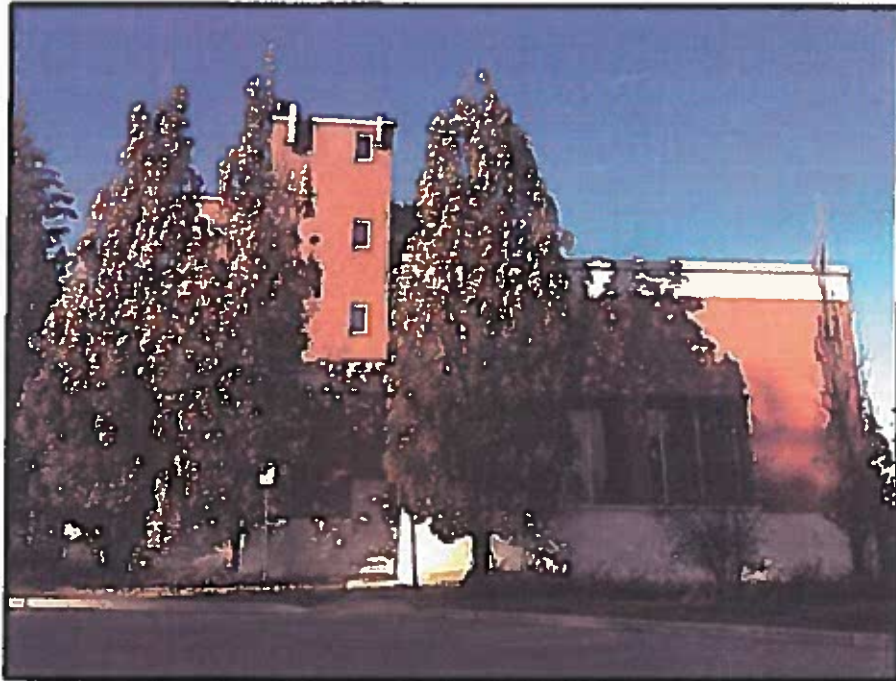


**Image 10: Detail of gymnasium addition of former De La Salle College structure  
(November 27, 2017; View looking West)**



**Image 11: Southeast corner of original structure and gymnasium addition  
(November 27, 2017; View looking Northwest)**





**Image 12: South Elevation of Former De La Salle College structure and gymnasium addition**  
(November 27, 2017; View looking North)



**Image 13: Southwest corner of former De La Salle College structure and gymnasium addition**  
(November 27, 2017; View looking Northeast)



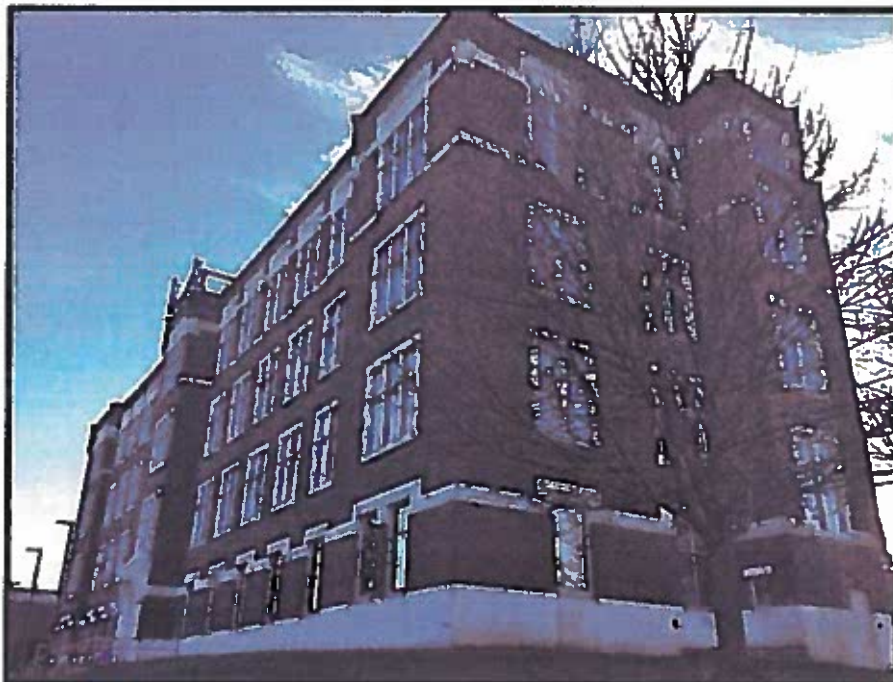
**Image 14: West Elevation of former De La Salle College structure  
(November 27, 2017; View looking West)**



**Image 15: Northwest corner of former De La Salle College structure  
(November 27, 2017; View looking Southeast)**



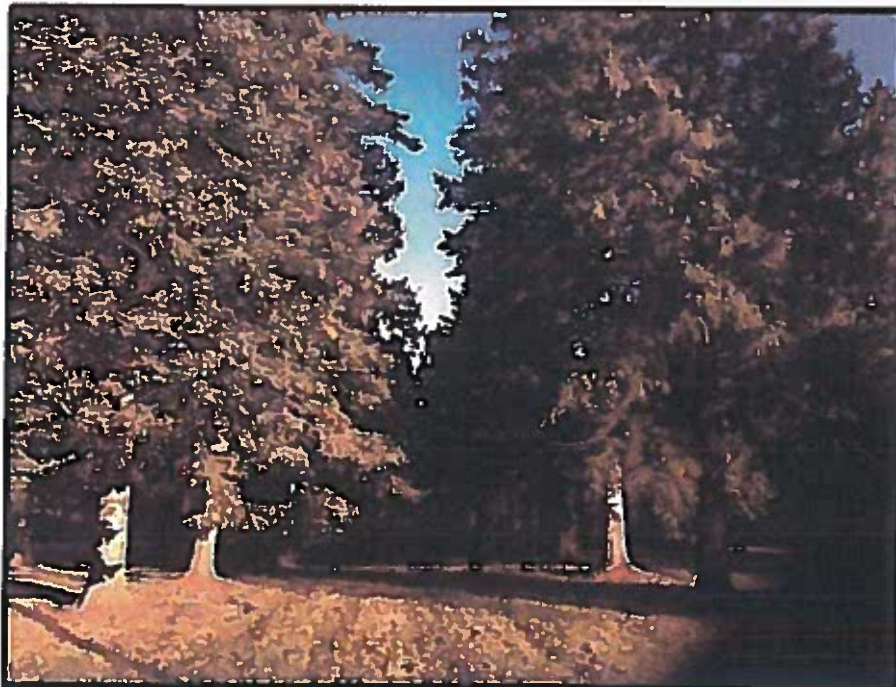
**Image 16: North Elevation of former De La Salle College structure  
(November 27, 2017; View looking South)**



**Image 17: Northeast corner of former De La Salle College structure  
(November 27, 2017; View looking Southwest)**



**Image 18: Front Garden of the former De La Salle College structure  
(November 27, 2017; View looking East)**



**Image 19: Former Driveway access from Yonge Street  
(November 27, 2017; View looking East)**



**Image 20: Former Driveway to the former De La Salle College structure  
(November 27, 2017; View looking West)**



**Image 21: Remnant of the Front Garden and Orchard of former De La Salle College  
(November 27, 2017; View looking East)**



**Image 22: Monks' Walk of 50 & 100 Bloomington Road  
(November 27, 2017; View looking West)**



**Image 23: Detail of American Beech tree, Monks' Walk of  
50 & 100 Bloomington Road  
(November 27, 2017; View looking North)**



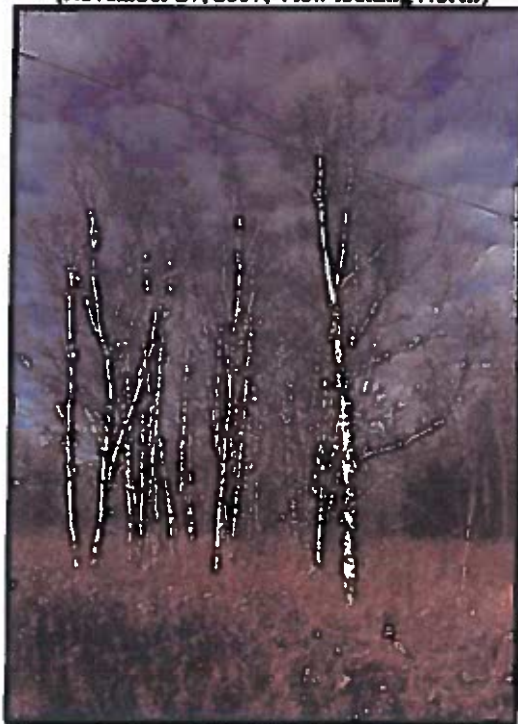
**Image 24: Detail of American Beech tree, Monks' Walk of  
50 & 100 Bloomington Road  
(November 27, 2017; View looking South)**



**Image 25: Detail of American Beech tree, Monks' Walk of  
50 & 100 Bloomington Road  
(November 27, 2017; View looking North)**



**Image 26: Row of planted Basswood trees, Monks' Walk of  
50 & 100 Bloomington Road  
(November 27, 2017; View looking North)**

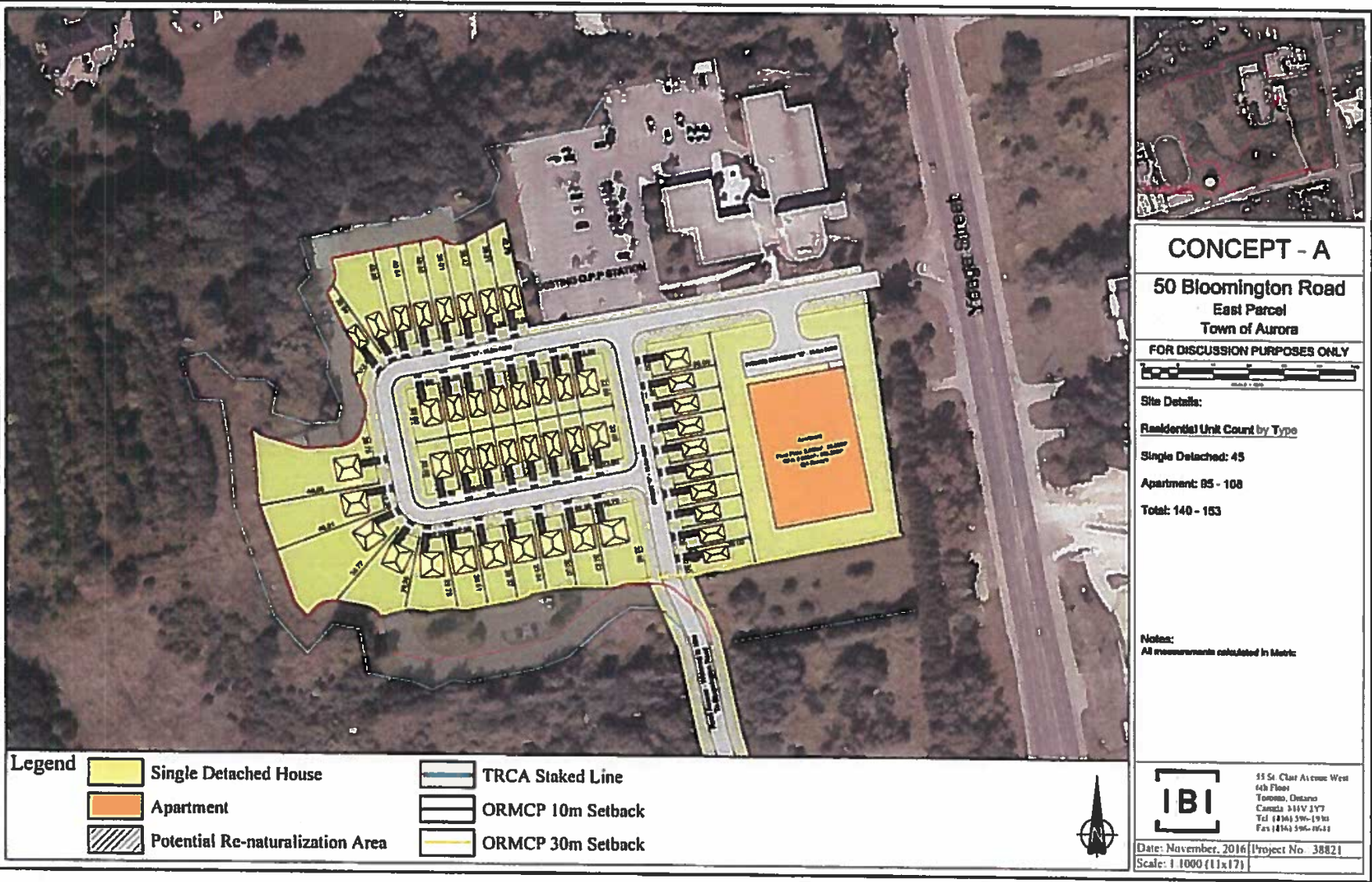


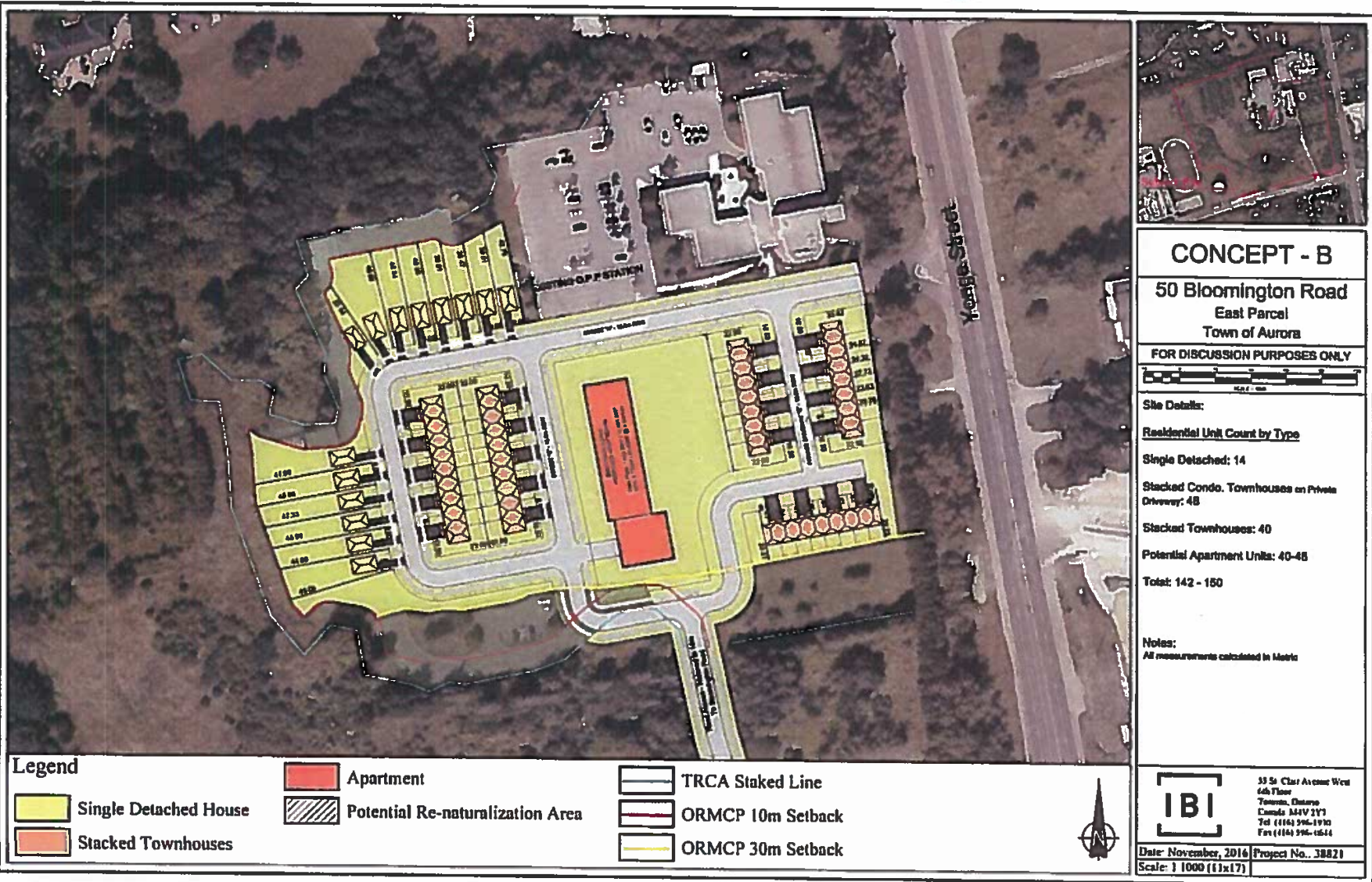
**Image 27: Rows of planted Paper Birch trees, Monks' Walk of  
50 & 100 Bloomington Road  
(November 27, 2017; View looking North)**

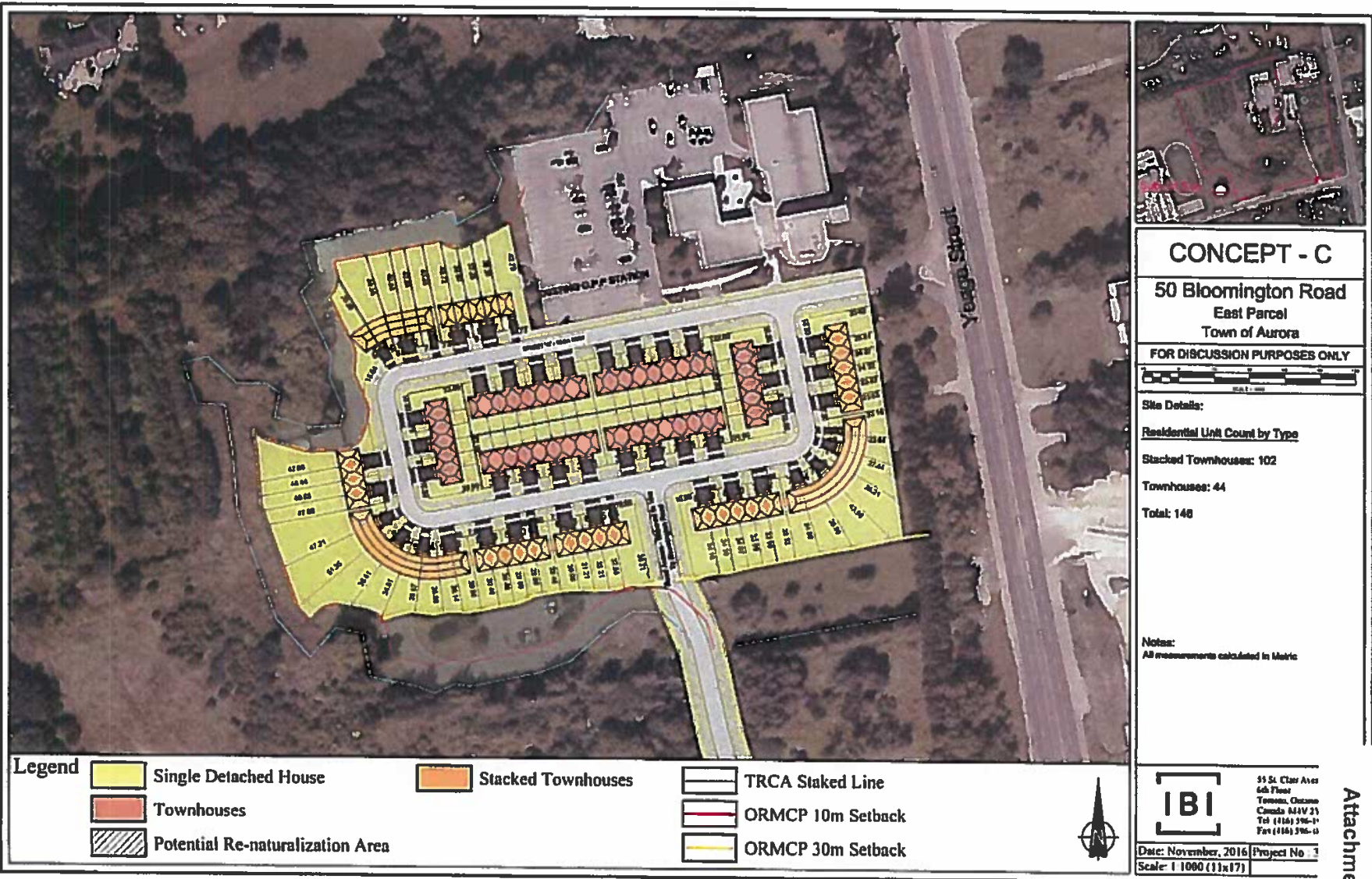




**Image 28: Pine Ridge Trailhead (Southern Portion) of 50 & 100 Bloomington Road  
(November 27, 2017; View looking South)**







Attachment 5



**Subject: Doors Open Aurora 2018 – Event Summary Report**

**Prepared by: Adam Robb, Planner**

**Department: Planning and Development Services**

**Date: September 5, 2018**

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## **Recommendation**

- 1. That Report No. HAC18-014 be received; and**
- 2. That the Heritage Advisory Committee extend a thank you to the following individuals and groups for their support of Doors Open Aurora 2018:**
  - (a) All site owners/operators;**
  - (b) All volunteers and site staff;**
  - (c) The Auran newspaper; and**
  - (d) The Mayor, Members of Council, and supporting Town staff.**

## **Executive Summary**

The purpose of this report is to provide the Heritage Advisory Committee with a summary of the Doors Open Aurora 2018 event, which took place on Saturday, August 18, 2018 and to seek Council authorization for registration of the 2019 Doors Open Aurora event with the Ontario Heritage Trust.

- The Town of Aurora held its 13<sup>th</sup> annual Doors Open Aurora event on August 18, 2018 from 10 a.m. to 4 p.m., which attracted over 3,000 site visitors to 14 participating sites and walking tours.
- The completed visitor surveys indicate that over 50% of visitors to the Doors Open Aurora event were from outside of Aurora.
- The most used methods to gain awareness of the Doors Open Aurora event were through the Doors Open Ontario brochure and local newspaper articles.

- The event was advertised through printed material, radio interviews, newspaper articles, public/community engagement at the Aurora Farmers' Market and Artisan Fair, social media and website pages.
- More detailed information on visitor and site owner survey results as well as exact visitor numbers per site will be submitted at a later date, since the data is still being formally collected and processed.

## **Background**

The Town of Aurora held its 13<sup>th</sup> annual Doors Open Aurora event on August 18, 2018 from 10 a.m. to 4 p.m., with visitors touring sites of local, natural, historic or architectural significance. Doors Open Aurora is part of the Doors Open Ontario event, which has been hosted by the Ontario Heritage Trust since 2002.

### **Doors Open Aurora 2018 Participating Sites**

The Aurora Farmers' Market and Artisan Fair located in Town Park served as the Doors Open Aurora headquarters from 8 a.m. to 4 p.m. At this location, visitors were able to pick up printed materials such as the Doors Open Aurora 2018 Brochure.

The following 14 sites participated in Doors Open Aurora 2018:

- Aurora Readiness Centre, 220 Old Yonge Street
- Hillary House and Koffler Museum of Medicine, 15372 Yonge Street
- Hillary House Barn, 15372 Yonge Street
- The Patrick House Art Studio & Gallery, 58 Temperance Street
- Pine Orchard Quaker Meeting House, 15114 Yonge Street
- Theatre Aurora, 150 Henderson Drive
- Aurora Public Library, 15145 Yonge Street
- Church Street School/Aurora Cultural Centre, 22 Church Street
- Scarborough Model Railroaders, 22 Church Street

- Trinity Anglican Church, 79 Victoria Street
- Victoria Hall, 27 Mosley Street
- The Rising Sun Masonic Lodge, 57 Mosley Street
- The Aurora Farmers' Market and Artisan Fair, Town Park, 49 Wells Street
- Merlin's Hollow, 181 Centre Crescent

The Hillary House Barn and Pine Orchard Quaker Meeting House were new participating sites for Doors Open Aurora.

Returning community favourites to Doors Open Aurora included the Hillary House and Koffler Museum of Medicine, Aurora Public Library, Aurora Cultural Centre, Aurora Farmers' Market and Artisan Fair, Aurora Readiness Centre and Merlin's Hollow.

### **Doors Open Aurora 2018 Volunteers**

Preparation for and execution of the Doors Open Aurora 2018 event involved Site Operators, Town staff and community volunteers. These individuals dedicated their time and efforts to make Doors Open Aurora 2018 a success. Their efforts in helping to encourage the appreciation for sites of local, natural, historic and architectural significance are greatly appreciated.

## **Analysis**

### **Doors Open Aurora Event Date – August 18**

This year, there were three Doors Open Ontario events including Doors Open Aurora taking place in August. While the event was well attended by members of the community, as the event is held in the summer it should be noted that many residents are on vacation or out of town. It is recommended that the Heritage Advisory Committee take this into consideration when planning the date for the 2019 event.

### **Participating Sites and Site Visits**

This year, there were 14 participating sites, of which the Aurora Readiness Centre, Scarborough Model Railroaders, Aurora Cultural Centre, Pine Orchard Quaker Meeting House and Merlin's Hollow received the most visitors.

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Over 3,000 site visits were recorded amongst the 14 participating Doors Open Aurora 2018 sites, representing an increase of over 300 visitors from the 2017 event, despite having three less sites this year. The majority of the sites were located within walking distance from each other in the historic core and Southeast Old Aurora community. The close proximity of participating sites created a centralized area of activity and lessened the need for parking spaces at each participating site.

The increase in site visits can be attributed to greater marketing as well as the inclusion of the Aurora Readiness Centre, Pine Orchard Quaker Meeting House and Scarborough Model Railroaders to Doors Open Aurora 2018. It should be considered that Doors Open Aurora generates tourism from throughout the Greater Toronto Area.

It should also be noted that the Aurora Farmers' Market & Artisan Fair experienced a large volume of visitors, in part due to the Community Corn Roast, which took place during the Doors Open Aurora operating hours.

It is recommended that the Committee direct staff to increase the number and variety of sites and to evaluate other walking tour possibilities during the next Doors Open event to keep community interest.

### **Visitor's Survey**

The Town distributed surveys to each participating site of Doors Open Aurora 2018 to obtain visitors' feedback for the event. Key questions included whether the visitor was a resident of Aurora or from another community, the municipality the visitor was coming from and how the visitor heard about the Doors Open Aurora 2018 event. The survey was made available in a hardcopy format. Key information is still being collected from the surveys and will be submitted later, however it is known that over 50% of visitors who completed the survey were from outside of Aurora.

### **Signage**

Doors Open signage is routinely posted on the day of the event. Each site displays a Doors Open Aurora sign with a corresponding number to the map guide contained in the Doors Open Aurora 2018 brochure. Additionally, for sites which are not in easily accessible locations, directional arrow signs were provided. The signs provide greater visibility and acknowledge that the site is participating in the Doors Open Aurora event.



### **T-Shirts**

Each Doors Open Aurora volunteer received a free t-shirt displaying the Doors Open Aurora logo. These t-shirts make volunteers easily identifiable to visitors and are a way of thanking volunteers. It is recommended that the Committee continue to support this expense for future Doors Open Aurora events.

### **Financial Implications**

A registration fee of \$1,695.00, including applicable taxes, was paid to the Ontario Heritage Trust for the Doors Open Aurora 2018 event.

A total of \$2,990.39 was spent to facilitate the Doors Open Aurora 2018 event, which included a registration fee paid to the Ontario Heritage Trust for the Doors Open Aurora 2018 event, t-shirts with the Doors Open Aurora logo, brochures for each participating Doors Open Aurora 2018 site, and brochures containing a Map Guide with brief information about each Doors Open Aurora site.

A registration fee of \$1,695.00, including applicable taxes, will be required to register for a Doors Open Aurora 2019 event with the Ontario Heritage Trust.

### **Communications Considerations**

No communication is required as a result of this Report.

The assistance of the Town's Corporate Communications staff was essential to the Doors Open event and is greatly appreciated.

### **Advertising Materials**

Printed materials for the event included a brochure for the whole event, individual brochures for each participating site, posters and display boards for each participating site. It is recommended that the Committee continue to direct Town staff in advertising through social media, the Town of Aurora website, public/community engagement at the Aurora Farmers' Market and Artisan Fair and to work in co-operation with local news media. Additionally, it is recommended that the Committee continue to direct Town staff in ordering printed materials for future Doors Open Aurora events.

Furthermore, it is recommended that a brochure for the whole event, individual brochures for each participating site, and display boards for each participating site be prepared two weeks in advance of the event so that each Doors Open site has the opportunity to promote themselves with the advertising materials provided.

### **Newspaper Articles**

Articles were published in The Auroran for several weeks leading up to the Doors Open Aurora 2018 event to raise community awareness for the event.

### **Social Media**

The Doors Open Aurora event was featured on the Town of Aurora Twitter and Facebook pages for several weeks leading up to the event.

### **Websites**

The Doors Open Aurora event was featured on the Town of Aurora website (<http://www.aurora.ca/doorsopen>), which included a Virtual Tour map to provide an interactive experience for visitors to the Town's Doors Open Aurora website. The Doors Open Aurora event was also featured on Doors Open Ontario website (<http://www.doorsopenontario.on.ca/Events/Aurora.aspx>).

### **Public/Community Engagement**

To increase the number of Doors Open Aurora site visitors, Town staff set up a booth at the Aurora Farmers' Market and Artisan Fair for each of the two weeks leading up to the event, on both Saturday, August 4, 2018 and Saturday, August 11, 2018. The booth displayed Doors Open Aurora and Doors Open Ontario Signage as well as a Map Guide for the participating sites of Doors Open Aurora 2018. Town staff also handed out Doors Open Aurora brochures.

### **Link to Strategic Plan**

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

### **Alternative to the Recommendation**

None.

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## **Conclusions**

The Town of Aurora held its 13<sup>th</sup> annual Doors Open Aurora event on August 18, 2018 from 10 a.m. to 4 p.m., which attracted over 3,000 site visits to 14 participating sites. The majority of visitors to the Doors Open Aurora event were from outside of Aurora. The most used method to gain awareness of the Doors Open Aurora event was through the Doors Open Ontario brochure and local newspaper articles.

Doors Open Aurora continues to create local awareness of local sites of natural, architectural and historical significance. Additionally, the event encourages community spirit, local tourism and economic development and stimulates the arts and culture community. It is recommended that the Town of Aurora continue to participate in Doors Open Ontario 2019 and that staff be directed to prepare for the 2019 event.

## **Attachments**

Attachment 1 - Doors Open Aurora 2018 Event Photographs

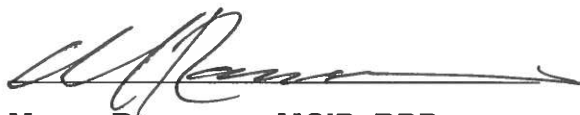
## **Previous Reports**

None.

## **Pre-submission Review**

Agenda Management Meeting review on August 23, 2018.

## **Departmental Approval**



**Marco Ramunno, MCIP, RPP  
Director, Planning and Development Services**

**Attachment 1**

**Doors Open Aurora 2018 Event Day Photographs**



The Doors Open 2018 Setup at Hillary House

**Attachment 1**



Visitors at the Aurora Readiness Centre

**Attachment 1**



Inside the Trinity Anglican Church

**Attachment 1**



Music serenades visitors to Merlin's Hollow

**Attachment 1**



Behind the scenes at Theatre Aurora



**Attachment 1**



The Doors Open 2018 Headquarters at the Aurora Farmer's Market and Artisan Fair



**Extract from  
Council Meeting of  
Tuesday, July 24, 2018**

**6. Standing Committee Reports**

**Moved by Councillor Thom**

**Seconded by Councillor Thompson**

That the following Standing Committee Reports, Items S1 and S2, be received and the recommendations carried by the Committees approved, with the exception of sub-items S1(A6-2), S1(R1), S1(R2), S1(R3), and S1(R11), which were discussed and voted on separately as recorded below:

**S1. General Committee Meeting Report of July 17, 2018**

**(A1) Heritage Advisory Committee Meeting Minutes of June 11, 2018**

1. That the Heritage Advisory Committee meeting minutes of June 11, 2018, be received; and

**(1) HAC18-010 – Heritage Permit Application, 60 Fleury Street,  
File: NE-HCD-HPA-18-05**

- (a) That Heritage Permit Application NE-HCD-HPA-18-05 be approved to permit the construction of an expanded side gable and construction of a side dormer as shown on the submitted plans.

**(4) HAC18-011 – Request to Remove a Property from the Aurora Register  
of Properties of Cultural Heritage Value or Interest, 29  
Church Street**

- (a) That the property located at 29 Church Street be removed from the Aurora Register of Properties of Cultural Heritage Value or Interest; and
- (b) That future building elevations are subject to review by the Design Review Panel and approval of Planning Staff.

**Carried**