



General Committee Meeting Agenda

**Tuesday, May 7, 2019
7 p.m.**

**Council Chambers
Aurora Town Hall**



**Town of Aurora
General Committee
Meeting Agenda**

Tuesday, May 7, 2019
7 p.m., Council Chambers

Councillor Thompson in the Chair

1. Approval of the Agenda

Recommended:

That the agenda as circulated by Legislative Services be approved.

2. Declarations of Pecuniary Interest and General Nature Thereof

3. Community Presentations

**(a) Richard Clarke, representing Central York Girls Hockey Association
Re: Introduction of Association and Recognition of Member**

**(b) Adrian Kawun, Manager, Service Planning, York Region Transit
Re: York Region Transportation Services 2019-2022 Budget**

4. Delegations

5. Consent Agenda

Items listed under the Consent Agenda are considered routine or no longer require further discussion, and are enacted in one motion. The exception to this rule is that

a Member may request for one or more items to be removed from the Consent Agenda for separate discussion and action.

Recommended:

That the following Consent Agenda items, C1 to C4 inclusive, be approved:

C1. FS19-015 – 2018 Year End Investment Report

(Information Report dated April 16, 2019, included on agenda per Member of Council request)

Recommended:

1. That Report No. FS19-015 be received for information.

C2. FS19-016 – 2018 Development Charges Reserve Funds Statement

(Information Report dated April 16, 2019, included on agenda per Member of Council request)

Recommended:

1. That Report No. FS19-016 be received for information.

C3. PDS19-031 – Planning Application Status List

(Information Report dated April 16, 2019, included on agenda per Member of Council request)

Recommended:

1. That Report No. PDS19-031 be received for information.

C4. Memorandum from Councillor Gaertner

**Re: Lake Simcoe Region Conservation Authority
Board Meeting Highlights of March 22, 2019**

Recommended:

1. That the memorandum regarding Lake Simcoe Region Conservation Authority Board Meeting Highlights of March 22, 2019, be received for information.

6. Advisory Committee Meeting Minutes

Recommended:

That the following Advisory Committee Meeting Minutes items, A1 and A2, be approved:

A1. Governance Review Ad Hoc Committee Meeting Minutes of April 1, 2019

Recommended:

1. That the Governance Review Ad Hoc Committee meeting minutes of April 1, 2019, be received for information.

A2. Community Recognition Review Advisory Committee Meeting Minutes of April 8, 2019

Recommended:

1. That the Community Recognition Review Advisory Committee meeting minutes of April 8, 2019, be received for information.

7. Consideration of Items Requiring Discussion (Regular Agenda)

R1. CS19-018 – Electoral System Review

Recommended:

1. That Report No. CS19-018 be received; and
2. That should the Town of Aurora boundaries remain unchanged by the current Regional Governance Review being conducted by the Provincial Government:
 - (a) That Capital Project No. 13025 – Electoral System Review be approved; and
 - (b) That a total budget of \$60,000 be approved for Capital Project No. 13025 – Electoral System Review to be funded from the Studies and Other Capital Reserve Fund.

R2. FS19-018 – Capital Close Report as of December 31, 2018

Recommended:

1. That Report No. FS19-018 be received; and
2. That the capital project closures and capital funding adjustments outlined in Attachments #1 and #2 be approved.

R3. CS19-019 – Animal Services By-law

Recommended:

1. That Report No. CS19-019 be received; and
2. That a by-law be enacted to repeal Animal Control By-law No. 6027-17 and replace it with an Animal Services By-law.

R4. CMS19-011 – Aurora Sports Hall of Fame Expansion at Stronach Aurora Recreation Complex

Recommended:

1. That Report No. CMS19-011 be received; and
2. That this report satisfy Council's conditional budget approval for Capital Project No. 74017 – Aurora Sports Hall of Fame, in the amount of \$26,500.

R5. CMS19-012 – Pine Tree Potters Guild – Lease Agreement

Recommended:

1. That Report No. CMS19-012 be received; and
2. That the Mayor and Town Clerk be authorized to execute an agreement to extend the current lease for a three (3) year period and to amend the notice period to six (6) months, including any and all documents and ancillary agreements required to give effect to same.

R6. OPS19-010 – Renaming of Park

Recommended:

1. That Report No. OPS19-010 be received; and
2. That the renaming of the “Richard and Sandra Gladden Parkette” to the “Thorne Family Parkette” be approved.

**R7. PDS19-032 – Request to Remove a Property from the Aurora Register of Properties of Cultural Heritage Value or Interest
97 Wellington Street East**

Recommended:

1. That Report No. PDS19-032 be received; and
2. That the following recommendations be approved:
 - (a) That the property located at 97 Wellington Street East be removed from the Aurora Register of Properties of Cultural Heritage Value or Interest; and
 - (b) That as a condition of demolition permit issuance, the owner, at their expense, salvage and store the north elevation stained glass window and all woodwork from the main interior staircase from the ground to the upper floors for future re-use in any development on site; and
 - (c) That as a condition of a future Site Plan Application, and prior to the issuance of a Building Permit for any new development on site, building elevations be subject to Planning Staff review or review by the Design Review Panel to ensure that the design of any replacement building is done sympathetically.

**R8. PDS19-033 – Request to Remove a Property from the Aurora Register of Properties of Cultural Heritage Value or Interest
1625-1675 St. John’s Sideroad**

Recommended:

1. That Report No. PDS19-033 be received; and

2. That the following recommendations be approved:
 - (a) That the entire property located at 1625-1675 St. John's Sideroad be removed from the Aurora Register of Properties of Cultural Heritage Value or Interest; and
 - (b) That as a condition of a future Draft Plan of Subdivision for the proposed Business Park, the owner, at their expense, be required to name future streets and erect a heritage plaque commemorating the equestrian history of the property to the satisfaction of the Town; and
 - (c) That as a condition of a future Draft Plan of Subdivision for the proposed Business Park, the owner, at their expense, prepare a Views Study to evaluate the potential for retaining any landscape sightlines present on the site; and
 - (d) That as a condition of a future Draft Plan of Subdivision for the proposed Business Park, the owner provide a contribution to the Heritage Reserve Fund at an amount to be determined by Staff; and
 - (e) That as a condition of demolition permit issuance, the owner, at their expense, salvage and store the fieldstones from the foundation of the late 19th century barn for future re-use in the Town or as part of the future development on-site.

8. Notices of Motion

9. New Business

10. Closed Session

11. Adjournment



**Town of Aurora
Information Report**

No. FS19-015

Subject: 2018 Year End Investment Report
Prepared by: Laura Sheardown, Financial Analyst – Cash Flow & Investments
Department: Financial Services
Date: April 16, 2019

In accordance with the Procedure By-law, any Member of Council may request that this Information Report be placed on an upcoming General Committee or Council meeting agenda for discussion.

Executive Summary

The intent of this report is to provide Council with a summary of the Town's investments and investment activity for the fiscal year ending December 31, 2018.

- The Town's total investment portfolio grew by 8.8% versus the previous year reaching a total value of \$127.6 million
- The Town achieved average yields on its investment portfolio that were higher than comparable investment vehicles

Background

In September 2015 Council approved an updated Investment Policy. This updated policy includes a requirement that staff provide Council with an annual update outlining the performance of the Town's investment portfolio over the course of the past year.

In 2018 the province passed amendments to the Municipal Act that set out the rules and requirements that municipalities must satisfy prior to investing under the new prudent investor standard should they be eligible and desire to pursue this option. This option, if exercised, would give the Town access to a wider breadth of investment options. However, the associated requirements to this standard can become expensive and cumbersome for a smaller municipality. Consequently, staff have determined that it is not to the Town's advantage to exercise this standard alone, but are exploring access to this standard through membership in a ONE Funds joint organization. A future report outlining staff's final recommendations in this regard will be brought to Council for its review and approval.

Analysis

The Town's total investment portfolio grew by 8.8% versus the previous year reaching a total value of \$127.6 million

As of December 31, 2018, the book value of the Town's total investment portfolio was \$127.6M with 34.5% of the portfolio invested in short term (<1 year) and the remainder in longer term investments. The total investment portfolio grew by 8.8% in 2018 over 2017, being primarily attributable to an increase in the revenues collected from development related activities. The composition of the Town's portfolio holdings at the end of 2018 were as follows:

Investment Type	% of Portfolio	Value (\$M)	Short or Long Term
GICs	42.77%	\$54.6	Short & Long
Bonds	10.48%	\$13.4	Short & Long
Coupons	18.61%	\$23.7	Short & Long
Debentures	9.32%	\$11.9	Short & Long
Step Up Deposit Notes	9.32%	\$ 11.9	Long
Fixed Floaters	2.25%	\$ 2.9	Short & Long
Protected Deposit Notes	4.11%	\$ 5.2	Long
ONE Fund	3.14%	\$ 4.0	Long
	100.00%	\$127.6	

Please see Attachment #2 for investment type definitions.

There are no drastic changes to the town's portfolio composition versus 2017, just an overall increase across most investment types.

The Town achieved average yields on its investment portfolio that were higher than comparable investment vehicles

Town of Aurora – Average Yield Rates				
	2018		2017	
	Year-End Balance	Average Yield Rate	Year-End Balance	Average Yield Rate
Total Short-Term	\$ 44.1m	3.67%	\$ 34.6m	1.03%
Total Long-Term	83.5m	2.92%	83.2m	2.65%
Total Portfolio	\$ 127.6m	3.19%	\$ 117.8m	2.00%

In 2018 investment earnings on the Town’s managed funds totaled \$3.596M, including daily bank account interest and excluding all unrecognized gains related to the ONE Fund. The earnings were allocated proportionately to the operating budget (\$1.600M) and reserve funds (\$1.996M) as per the Town’s interest allocation methodology. It is important to note that staff have modified how the average investment yield rate is calculated in an effort to report a more realistic measure of investment performance.

Comparison of Rates to Market for 2018			
	Aurora	DEX Indices	Difference
Short-Term	3.67%	1.82%	1.85%
Long-Term	2.92%	2.19%	0.73%

In comparison to the FTSE TMX Canada Indices, (formerly DEX Indices), the Town’s investments for 2018 provided a higher short term rate of return due to the Town’s laddered investment strategy that is now seeing investments made prior to the 2008 market decline maturing and becoming mixed with the weaker returns of other shorter term maturities within the year.

With regards to longer term investments, the average return is slightly higher than 2017, and is still higher than the comparable FTSE TMX Canada numbers.

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It is anticipated that the Town's longer term returns will further improve as it begins to recognize benefits from the town's recent greater diversification of its long-term investment holdings into other allowable investment opportunities such as the ONE Fund. As of December 31, 2018, the Town has invested \$4.0M in the ONE Investment Program Equity Fund, which has seen an unrecognized gain of 13.3% since inception.

Please note that this gain is not included in the returns reported above as they will not be recognized until the Town formally withdraws its investments from this fund.

The Town does not physically hold or take possession of any of its own long-term or short-term securities, which has not changed from the previous year.

It is the opinion of the Treasurer that all investments to December 31, 2018 were in compliance with Provincial Regulation 438/97 and were made in accordance with the Town's Investment Policy.

Advisory Committee Review

Not applicable

Legal Considerations

This report is to comply with the reporting requirements of the Town's Investment Policy.

Financial Implications

Continued strong investment returns support both the operating budget and the Reserve Funds of the Town. Reserve funds earn and retain investment income. The level of investment income that the Town is able to produce is heavily dependent upon the average yield rate that the Town is able to achieve, as well as the size of the investment portfolio. In particular, the larger the proportion of the Town's investment portfolio that is available for investment over a longer term time horizon, the greater the overall return possible.

The Town competitively solicits multiple investment brokers in an attempt to find the highest return for the term needed by the Town for each investment purchase decision.

Communications Considerations

This report will be posted on the Town's internet web site.

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Link to Strategic Plan

Investment of the surplus and reserve funds of the Town contributes to achieving the Strategic Plan guiding principle of 'Leadership in Corporate Management' and improves transparency and accountability to the community.

Alternative(s) to the Recommendation

Not applicable.

Conclusions

Staff continue to work with several investment brokerage firms in an effort to ensure an open and competitive process. This competitive process ensures that the Town is able to earn the maximum return from its investments while continuing to follow the stated investment objectives contained within the Council approved Investment Policy.

Attachments

Attachment #1 – Summary of Investments as of December 31, 2018
Attachment #2 – Investment Type Definitions

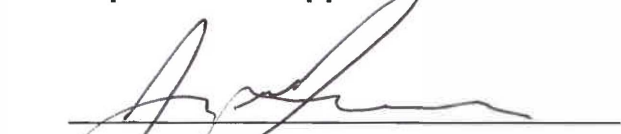
Previous Reports

None.

Pre-submission Review

Agenda Management Team review on March 28, 2019

Departmental Approval



Jason Gärtner, CPA, CMA
A/ Director of Financial Services
- Treasurer

Approved for Agenda



Doug Nadrozny
Chief Administrative Officer

**The Town of Aurora
Summary of Investments
As of December 31, 2018**

Attachment 1

Investment Date	Security	Issuer	Investment Type	Minimum Yield to Maturity	Maturity Date	Book Value	% of Total
Jan 22, 2015	Canadian Imperial Bank of Commerce		GIC	2.11	Jan 22, 2019	1,000,000	0.78%
Mar 3, 2013	Manulife Bank		GIC	2.75	Mar 3, 2019	500,000	0.39%
May 14, 2018	Alterna Savings		GIC	2.65	May 14, 2019	2,089,214	1.64%
May 16, 2018	Alterna Savings		GIC	2.25	May 16, 2019	2,645,647	2.07%
Feb 23, 2015	Ontario Savings Bond		Bonds	1.79	Jun 21, 2019	1,260,625	0.99%
Jun 29, 2010	Peel, Regional Municipality of		Debenture	4.35	Jun 29, 2019	220,000	0.17%
Jun 29, 2018	Alterna Savings		GIC	2.40	Jul 2, 2019	8,064,364	6.32%
Jul 17, 2014	Canadian Imperial Bank of Commerce		GIC	2.50	Jul 18, 2019	1,000,000	0.78%
Aug 1, 2018	Alterna Savings		GIC	2.30	Aug 1, 2019	20,000,000	15.68%
Mar 4, 2016	Bank of Nova Scotia		Fixed Floater	2.57	Oct 18, 2019	1,016,000	0.80%
Jun 20, 2016	Bank of Nova Scotia		Fixed Floater	2.03	Oct 18, 2019	841,500	0.66%
Apr 12, 2010	Ontario, Province of		Coupon	4.50	Dec 2, 2019	2,408,419	1.89%
Dec 12, 2014	Ontario, Province of		Coupon	2.50	Dec 15, 2019	1,000,000	0.78%
Dec 21, 2018	Alterna Savings		GIC	2.85	Dec 19, 2019	2,000,000	1.57%
Jan 7, 2015	Canadian Imperial Bank of Commerce		GIC	2.50	Jan 7, 2020	1,000,000	0.78%
Jan 25, 2017	Hong Kong Shanghai Banking Corporation		GIC	1.95	Feb 6, 2020	1,000,000	0.78%
Feb 25, 2015	Bank of Nova Scotia		GIC	2.20	Feb 25, 2020	1,000,000	0.78%
Mar 31, 2015	Hong Kong Shanghai Banking Corporation		GIC	2.20	Mar 31, 2020	1,000,000	0.78%
Oct 4, 2016	Bank of Montreal		Protected Deposit Note	0.00	Apr 3, 2020	2,000,000	1.57%
Apr 27, 2015	Bank of Nova Scotia		GIC	2.25	Apr 27, 2020	1,000,000	0.78%
May 27, 2015	National Bank		GIC	2.41	May 27, 2020	1,000,000	0.78%
May 11, 2012	Ontario Savings Bonds		Bonds	4.25	Jun 21, 2020	285,000	0.22%
Jun 29, 2010	Peel, Regional Municipality of		Debenture	4.50	Jun 29, 2020	220,000	0.17%
Jun 21, 2010	York, Regional Municipality of		Debenture	4.50	Jun 30, 2020	600,000	0.47%
Aug 28, 2015	Bank of Nova Scotia		GIC	2.30	Aug 28, 2020	1,000,000	0.78%
Apr 11, 2014	Ontario Hydro		Coupon	2.84	Nov 27, 2020	904,000	0.71%
Aug 2, 2013	Canadian Imperial Bank of Commerce		Bonds	3.39	Jan 7, 2021	999,457	0.78%
Apr 8, 2016	Hong Kong Shanghai Banking Corporation		GIC	2.25	Apr 8, 2021	750,000	0.59%
May 17, 2016	Hong Kong Shanghai Banking Corporation		GIC	2.15	May 17, 2021	550,000	0.43%
Nov 18, 2011	York, Regional Municipality of		Debenture	4.00	Jun 30, 2021	1,500,000	1.18%
Jul 29, 2016	Afinity CU		GIC	2.07	Jul 29, 2021	1,000,000	0.78%
Oct 28, 2011	Quebec, City of		Debenture	3.70	Oct 28, 2021	1,000,000	0.78%
Dec 6, 2011	Toronto, Municipality of Metropolitan		Debenture	3.50	Dec 6, 2021	1,000,000	0.78%
Jun 7, 2018	Royal Bank of Canada		Debenture	2.36	May 12, 2022	999,090	0.78%
May 6, 2013	New Brunswick, Province of		Bonds	2.67	Jun 3, 2022	999,792	0.78%
Jun 5, 2018	Bank of Montreal		Debenture	2.73	Jul 11, 2022	1,227,875	0.96%
Apr 5, 2013	Ontario, Province of		Bonds	2.89	Dec 2, 2022	758,000	0.59%
Jun 6, 2018	Canadian Imperial Bank of Commerce		Debenture	2.77	Dec 5, 2022	1,214,502	0.95%
Feb 19, 2016	Bank of Montreal		Step-up Deposit Note	2.00	Feb 23, 2023	1,000,000	0.78%
Apr 5, 2013	Ontario, Province of		Bonds	3.00	Jun 2, 2023	739,000	0.58%
Jun 5, 2018	Royal Bank of Canada		Debenture	2.85	Jun 5, 2023	973,900	0.76%
Sep 20, 2018	Canadian Imperial Bank of Commerce		Debenture	2.95	Jul 11, 2023	993,859	0.78%
Mar 31, 2017	TD Deposit Note		Protected Deposit Note	2.03	Jul 18, 2023	992,890	0.78%
Aug 1, 2018	Canadian Western Bank		GIC	3.41	Jul 31, 2023	2,000,000	1.57%
Nov 21, 2018	Canadian Imperial Bank of Commerce		GIC	3.45	Nov 21, 2023	200,000	0.16%
Apr 15, 2013	Quebec Hydro		Bonds	3.25	Jul 16, 2024	499,728	0.39%
Jul 25, 2014	Bank of Montreal		GIC	3.50	Jul 24, 2024	1,300,000	1.02%
Aug 15, 2014	Bank of Montreal		GIC	3.50	Aug 15, 2024	500,000	0.39%
Sep 25, 2017	Bank of Nova Scotia		Fixed Floater	2.76	Oct 18, 2024	1,017,300	0.80%
May 9, 2016	Canadian Imperial Bank of Commerce		Bonds	2.78	Oct 28, 2024	743,000	0.58%
Mar 2, 2015	Bank of Nova Scotia		Bonds	8.90	Mar 2, 2025	596,000	0.47%
Mar 10, 2015	Canadian Imperial Bank of Commerce		Step-up Deposit Note	2.00	Mar 10, 2025	1,000,000	0.78%
May 1, 2015	Bank of Montreal		Step-up Deposit Note	1.75	May 1, 2025	1,000,000	0.78%
May 13, 2015	Bank of Montreal		Protected Deposit Note	1.00	May 13, 2025	500,000	0.39%
Sep 17, 2014	Ontario Hydro		Coupon	3.25	May 26, 2025	500,000	0.39%
May 25, 2017	Toronto Dominion Canada Trust		Coupon	2.60	May 26, 2025	1,464,300	1.15%
Jun 27, 2018	Toronto Dominion Canada Trust		Coupon	2.97	May 26, 2025	1,283,096	1.01%
Mar 10, 2016	Newfoundland, Province of		Coupon	2.77	Jun 2, 2025	669,956	0.53%
May 5, 2014	New Brunswick, Province of		Coupon	3.54	Jun 3, 2025	984,000	0.77%
Jun 3, 2015	National Bank		Step-up Deposit Note	2.97	Jun 5, 2025	1,000,000	0.78%
Jul 8, 2015	National Bank		GIC	2.97	Jul 7, 2025	1,000,000	0.78%

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Feb 12, 2018	Province of Newfoundland	Coupon	3.11	Jul 7, 2025	1,074,330	0.84%
Dec 13, 2010	Royal Bank of Canada	GIC	4.93	Jul 16, 2025	965,000	0.76%
Dec 15, 2015	York, Regional Municipality of	Debenture	2.71	Dec 15, 2025	990,500	0.78%
Aug 19, 2014	Canadian Imperial Bank of Commerce	Coupon	3.65	Jan 7, 2026	455,800	0.36%
May 9, 2016	Royal Bank of Canada	Bonds	2.94	Jan 20, 2026	730,000	0.57%
Jan 29, 2016	Bank of Montreal	Step-up Deposit Note	2.95	Feb 12, 2026	1,000,000	0.78%
Feb 26, 2016	Bank of Montreal	Step-up Deposit Note	2.25	Mar 8, 2026	1,000,000	0.78%
Apr 8, 2016	National Bank	GIC	2.80	Apr 8, 2026	1,000,000	0.78%
Feb 15, 2017	Nova Scotia, Province of	Coupon	2.86	Jun 1, 2026	598,350	0.47%
May 9, 2016	Newfoundland, Province of	Bonds	2.76	Jun 2, 2026	746,351	0.59%
Feb 23, 2017	Saskatchewan, Province of	Coupon	2.84	Sep 5, 2026	162,095	0.13%
Aug 28, 2017	Manitoba, Province of	Coupon	2.81	Sep 5, 2026	777,400	0.61%
Mar 4, 2016	Ontario, Province of	Coupon	2.77	Nov 3, 2026	999,984	0.78%
Sep 25, 2017	Nova Scotia, Province of	Coupon	2.95	Dec 1, 2026	382,100	0.30%
Feb 19, 2015	Bank of Montreal	Step-up Deposit Note	1.75	Mar 2, 2027	1,000,000	0.78%
Mar 3, 2015	Bank of Montreal	Step-up Deposit Note	2.00	Mar 3, 2027	1,000,000	0.78%
May 9, 2016	Manitoba, Province of	Bonds	2.67	Mar 5, 2027	750,500	0.59%
Feb 23, 2017	Saskatchewan, Province of	Coupon	2.90	Mar 5, 2027	224,850	0.18%
Nov 25, 2016	New Brunswick, Province of	Coupon	2.86	Mar 26, 2027	705,621	0.55%
May 15, 2017	New Brunswick, Province of	Coupon	2.68	Mar 26, 2027	317,597	0.25%
Apr 3, 2017	TSX & S&P Low Volatility Index	Protected Deposit Note	1.00	Apr 3, 2027	1,750,000	1.37%
Aug 2, 2018	Ontario Hydro	Bonds	3.11	Apr 11, 2027	994,162	0.78%
Sep 29, 2017	York, Regional Municipality of	Debenture	2.97	Jun 9, 2027	955,381	0.75%
Aug 24, 2017	National Bank	GIC	2.89	Aug 24, 2027	1,000,000	0.78%
Feb 23, 2017	Saskatchewan, Province of	Coupon	2.95	Sep 5, 2027	220,470	0.17%
Mar 31, 2017	Manitoba, Province of	Coupon	2.78	Sep 5, 2027	1,124,700	0.88%
May 15, 2017	Saskatchewan, Province of	Coupon	2.75	Mar 5, 2028	238,240	0.19%
Aug 28, 2017	Manitoba, Province of	Coupon	2.81	Mar 5, 2028	222,270	0.17%
Sep 25, 2017	Manitoba, Province of	Coupon	3.07	Mar 5, 2028	582,000	0.46%
Mar 28, 2018	Saskatchewan, Province of	Coupon	2.97	Mar 5, 2028	420,744	0.33%
Mar 13, 2018	Bank of Nova Scotia	Step-up Deposit Note	3.22	Mar 13, 2028	1,000,000	0.78%
May 15, 2017	Ontario Hydro	Bonds	2.75	Apr 11, 2028	637,065	0.50%
Mar 28, 2018	Ontario Hydro	Bonds	3.00	Apr 11, 2028	99,374	0.08%
Aug 2, 2018	Ontario Hydro	Bonds	3.16	Apr 11, 2028	996,260	0.78%
May 15, 2017	Nova Scotia, Province of	Coupon	2.80	Jun 1, 2028	320,678	0.25%
Mar 28, 2018	Ontario, Province of	Coupon	3.00	Sep 1, 2028	222,862	0.17%
Mar 31, 2017	Manitoba, Province of	Coupon	2.88	Sep 5, 2028	731,600	0.57%
May 15, 2017	Saskatchewan, Province of	Coupon	2.81	Sep 5, 2028	233,440	0.18%
May 25, 2017	Manitoba, Province of	Coupon	2.67	Sep 5, 2028	253,661	0.20%
Mar 6, 2018	Manitoba, Province of	Coupon	3.01	Sep 5, 2028	1,534,680	1.20%
May 15, 2017	Nova Scotia, Province of	Coupon	2.87	Dec 1, 2028	368,384	0.29%
Dec 21, 2018	Bank of Nova Scotia	Step-up Deposit Note	3.30	Dec 21, 2028	1,134,000	0.89%
Jun 20, 2017	Manitoba, Province of	Coupon	2.78	Mar 5, 2029	153,424	0.12%
Jun 20, 2017	Saskatchewan, Province of	Coupon	2.78	Mar 5, 2029	151,977	0.12%
Mar 6, 2018	Saskatchewan, Province of	Coupon	3.03	Mar 5, 2029	466,242	0.37%
May 25, 2017	Nova Scotia, Province of	Coupon	2.80	Jun 1, 2029	281,467	0.22%
Mar 31, 2017	Manitoba, Province of	Coupon	3.03	Sep 5, 2029	894,530	0.70%
Jun 20, 2017	New Brunswick, Province of	Coupon	2.92	Sep 26, 2029	194,094	0.15%
Mar 13, 2018	Bank of Montreal	Step-up Deposit Note	3.36	Mar 13, 2030	1,000,000	0.78%
Jun 29, 2017	New Brunswick, Province of	Coupon	2.90	Mar 26, 2030	219,649	0.17%
May 15, 2017	Canadian Imperial Bank of Commerce	Bonds	3.21	May 15, 2031	1,536,720	1.20%
Jun 1, 2016	National Bank	Step-up Deposit Note	2.91	Jun 3, 2031	750,000	0.59%
various	ONE Fund	Equity Portfolio	tbd	two day liquidity	4,000,000	3.14%
					127,579,067.54	100.00%

Investment Type Definitions

Cash

Some of the investment brokers will hold our funds as 'cash' in our investment account. Similar to a high interest savings account, they provide a promised rate of return and the funds can be accessed within one business day.

GICs

Guaranteed Investment Contract (GIC) are usually issued by insurance companies and sold through the banks to provide a guaranteed return for a set period of time.

Bond

A bond is a debt investment for a set period of time at a set or variable interest rate. This investment is where the funds being raised are not being for a specific purpose but general use of the debt issuer.

Coupons

A coupon bond is a debt investment for a set period of time and a set interest rate. The term 'coupon' refers to actual detachable coupons affixed to the bond certificates. Today the majority of the investment related records are kept electronically, but the term 'coupon' has continued to describe the bonds yield at par.

Debenture

A debenture is very similar to a bond with a set timeframe and a set or variable interest rate, but they are for a very specific purpose, such as the construction of a recreation complex. There are other debentures that are convertible to common shares, but we are not able to buy those.

Step Up Deposit Note

A step-up note is a savings certificate that is generally issued by a bank for a specified timeframe. The note will pay an initial interest rate for the first period and then a higher predetermined interest rate for the following periods.

Fixed Floater

A fixed floater is a debt investment for a set interest rate but with two potential maturity dates. It is at the discretion of the issuer if they will call the investment on the early date or let it continue, usually determined by the interest rate in comparison to the rest of the market.

Protected Deposit Note

A protected deposit note, also known as a principal-protected note, allows the Town to protect our principal amount, guaranteeing a minimum rate of return and allowing for the potential to further benefit from income above and beyond the guaranteed return.



**Town of Aurora
Information Report**

No. FS19-016

Subject: 2018 Development Charges Reserve Funds Statement
Prepared by: Laura Sheardown, Financial Analyst – Cash Flow & Investments
Department: Financial Services
Date: April 16, 2019

In accordance with the Procedure By-law, any Member of Council may request that this Information Report be placed on an upcoming General Committee or Council meeting agenda for discussion.

Executive Summary

As required under the Development Charges Act, 1997, S.O. 1997, c.27 as amended (the “DC Act”), this report provides a year end summary of development charge (DC) activity and reserve balances.

- The Town of Aurora Development Charge Reserves total a net balance of \$16.2 million
- Aurora collected a total of \$5.84 million in Development Charges during 2018
- Developers have committed to construct \$3.85 million of DC eligible projects on the Town’s behalf as of December 31, 2018

Background

Development charges are imposed by the Town of Aurora to recover growth-related capital costs from residential and non-residential developments as determined under the Development Charges Act. Development Charges collected are held in separate reserve funds until spent.

The DC Act outlines specific reporting requirements for DC reserve funds. Section 33 and 43 of the DC Act require that:

- A municipality that passed a DC bylaw shall establish a separate reserve fund for each service to which the DC relates and fund only eligible capital costs.
- The Treasurer of the municipality shall provide Council with a financial statement relating to the DC bylaws and reserve funds established.

April 16, 2019

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Report No. FS19-016

This financial statement must identify all assets where capital costs were funded in whole or in part under a DC bylaw and the manner for which any capital costs not funded under the bylaw was or will be funded.

Municipalities are also required to identify all other sources of funding applied to each project funded with DCs and to provide a detailed summary of activities for each DC reserve fund for the year.

Analysis

The Town of Aurora's Development Charge Reserves total a net balance of \$16.2 million

As of December 31, 2018, the Town's DC reserve fund balance was \$16.2 million as shown under Part I of detailed Development Charges Reserve Fund Statement in Attachment #1. This amount includes \$19.3 million of DC funds that were committed to capital projects but which were unspent at year end. Part II of this noted statement details how DC reserve fund monies were spent for both operational and capital needs.

Aurora collected a total of \$5.84 million in Development Charges during 2018

The total Town DCs collected in 2018 amounted to \$5.84 million. DC reserve funds which are being reported as being in an overdrawn position have technically been financed internally through borrowing against other positive DC reserve funds or other Town reserve fund balances. Interest is charged for any internal borrowing of this nature in accordance with the DC Act. For simplicity, the individual internal borrowing accounts are not shown in Part I of the Attachments.

Developers have committed to construct \$3.85 million of DC credit eligible projects on the Town's behalf as of December 31, 2018

Part III of the statement outlines the continuity of outstanding DC credits. DC credits arise from agreements with developers to construct DC eligible infrastructure on behalf of the Town. Such projects may include upsizing a sewer inside their subdivision, installing a pumping station, building a park or trail, or other eligible work outside of the subdivision lands. The Town will only pay DC credits upon receipt of written confirmation of the acceptable completion of previously agreed upon specific works from Engineering Services. Some credits are only paid to the extent of specific DC collections from within the subject subdivision agreement, with further payments made periodically thereafter until cleared. At the end of 2018, the Town had a total of \$3.85

April 16, 2019

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million of outstanding DC credits. For the most part, these credits are expected to be fully paid within two years.

Advisory Committee Review

Not applicable

Legal Considerations

This report fulfills the statutory reporting requirements of the Development Charges Act.

Financial Implications

As noted above, in an effort to maintain a consistent level of service to a growing community, the Town has proactively invested in growth infrastructure ahead of its Development Charge revenues. Consequently, it requires bridge financing which is subsequently paid back as development charge revenues catch up. Staff anticipate that all DC balances will reach a positive reserve amount within five years through the collection of ongoing development charges.

Communications Considerations

This report will be posted on the Town's Budget and Financial Information web page.

Link to Strategic Plan

Reporting on Development Charges Reserve Funds contributes to achieving the Strategic Plan guiding principle of "Leadership in Corporate Management" and improves transparency and accountability to the community.

Alternative(s) to the Recommendation

Not applicable.

Conclusions

The 2018 Development Charges Reserve Fund Statement presented in this report satisfies the Town's reporting obligation pursuant to the Development Charges Act.

April 16, 2019

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Report No. FS19-016

Attachments

Attachment #1 – Development Charges Reserve Fund Statement, Parts I, II and III

Previous Reports

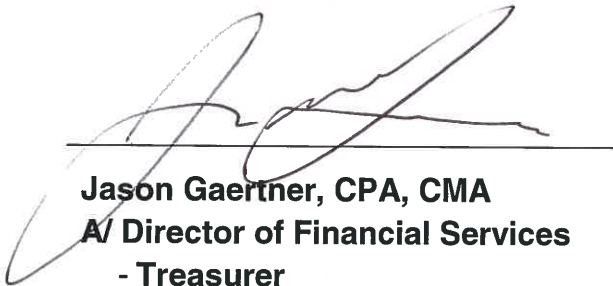
None.

Pre-submission Review

Agenda Management Team review on March 28, 2019

Departmental Approval

Approved for Agenda



Jason Gaertner, CPA, CMA
A/ Director of Financial Services
- Treasurer



Doug Nadorozny
Chief Administrative Officer

PART I

Attachment #1

**Town of Aurora
Development Charges Reserve Fund Statement
Year Ended December 31, 2018**

	GENERAL GOV'T	FIRE SERVICES	PKS DEV & FACILITIES	INDOOR REC	LIBRARY SERVICES	MUNICIPAL PARKING	ROADS & RELATED	WATER SYSTEM	SANITARY SEWER	TOTAL
Opening Balance January 1	(661,862.10)	322,282.54	(3,936,170.08)	5,207,311.73	3,830,850.39	336,415.56	6,636,425.76	(22,236.83)	509,734.39	12,222,751.36
Add: Development Charges Collected	146,452.69	154,967.09	694,991.26	1,150,968.09	239,308.41	4,507.46	2,629,767.96	409,413.67	406,463.57	5,836,840.20
Less: DC Credits Issued:										
- TACC Trails			(70,600.00)							(70,600.00)
- Mattamy Ph 4 Parks			(266,258.00)							(266,258.00)
- Mattamy Ph 4 Water & Sanitary Sewer								(1,233,240.60)	(770,788.49)	(2,004,029.09)
- St Johns Development Parks Trails			(327,492.59)							(327,492.59)
- Brookfield Parks			(507,511.00)							(507,511.00)
- Shimvest Trails			(209,217.00)							(209,217.00)
Add: Interest Earned (charged)	(20,347.00)	(80,114.00)	(485,135.00)	102,052.00	83,691.00	8,966.00	153,176.00	(34,942.00)	3,824.00	(268,829.00)
Less: Expenditures in Year (see Part II)	22,740.00	(3,523,400.00)	(7,239,983.56)	(2,477,983.56)	(888,000.00)	-	(3,442,013.37)	-	-	(17,548,640.49)
<i>Closing DC Balance</i>	(513,016.41)	(3,126,264.37)	(12,347,375.97)	3,982,348.26	3,265,849.80	349,889.02	5,977,356.35	(881,005.76)	149,233.47	(3,142,985.61)
Add: Unspent Committed Allocations to Capital	28,161.31	3,471,836.23	8,799,451.81	295,747.54	619,332.93		4,216,346.84	375,257.91	1,508,150.80	19,314,285.37
Revised Closing DC Balance	(484,855.10)	345,571.86	(3,547,924.16)	4,278,095.80	3,885,182.73	349,889.02	10,193,703.19	(505,747.85)	1,657,384.27	16,171,299.76

PART II

**Town of Aurora
Development Charges Reserve Fund Statement
Year Ended December 31, 2018**

Expenditures from DC's

	GENERAL GOV'T	FIRE SERVICES	PKS DEV & FACILITIES	INDOOR REC	LIBRARY SERVICES	MUNICIPAL PARKING	ROADS & RELATED	WATER SYSTEM	SANITARY SEWER	TOTAL DC FUNDING	OTHER NON-DC FUNDING	TOTAL FUNDING
<i>Funding Transferred to Operating Budget for Specific Purposes:</i>												
- SARC Debenture Payment				(320,543.00)						(320,543.00)	N/A	(320,543.00)
- Repayment of internal APL Borrowing					(289,500.00)					(289,500.00)	N/A	(289,500.00)
- Landscape Architects (development related)			(115,640.00)							(115,640.00)	N/A	(115,640.00)
- IES Salaries & Wages (related to DC Capital projects)										-	N/A	-
Total Operating Budget Allocations	-	-	(115,640.00)	(320,543.00)	(289,500.00)	-	-	-	-	(725,683.00)	-	(725,683.00)
<i>Funding Transferred to Capital Projects:</i>												
21006 - Fire Station 4-5		(3,523,400.00)								(3,523,400.00)	(165,599.00)	(3,688,999.00)
34619 - Kitmat Cres Sidewalk							(100,000.00)			(100,000.00)		(100,000.00)
34629 - Mary, Industrial Street & Wellington West Rehab							(126,420.00)			(126,420.00)		(126,420.00)
34630 - Yonge/Batson/ Limits Sidewalk							(95,000.00)			(95,000.00)		(95,000.00)
34637 - Leslie N of Wellington to Limits Sidewalk							(100,000.00)			(100,000.00)		(100,000.00)
34168 - New 6 Tonne Dump Truck with Plough							(222,660.00)			(222,660.00)	(24,740.00)	(247,400.00)
34187 - 3 Tonne Truck							(81,000.00)			(81,000.00)	(9,000.00)	(90,000.00)
34518 - Pedestrian Crossings per DC Study							(108,075.00)			(108,075.00)	(36,025.00)	(144,100.00)
34519 - Traffic Calming per DC Study							(110,295.00)			(110,295.00)	(12,255.00)	(122,550.00)
71090 - Mini Excavator			(42,745.00)							(42,745.00)	(4,749.00)	(47,494.00)
71091 - Skid Steer Loader #253			(97,830.00)							(97,830.00)	(10,870.00)	(108,700.00)
71106 - New 1/2 Tonne Pickup Truck							(38,340.00)			(38,340.00)	(4,260.00)	(42,600.00)
71114 - Hydro Seed Mulcher							(40,500.00)			(40,500.00)	(4,500.00)	(45,000.00)
72113 - New Recreation Facility				(2,160,000.00)						(2,160,000.00)	(240,000.00)	(2,400,000.00)
72114 - New Library					(598,500.00)					(598,500.00)	(66,500.00)	(665,000.00)
72285 - JOC Additional Work			(1,428,400.00)				(2,506,800.00)			(3,935,200.00)		(3,935,200.00)
73107 - Willow Farm to Yonge Trail Connection			(630,000.00)							(630,000.00)		(630,000.00)
73169 - Wildlife Park Phases 1 to 3			(827,550.00)							(827,550.00)	(91,950.00)	(919,500.00)
73247 - Trail Construction (Coultis/Pandolfo)			(90,000.00)							(90,000.00)	(10,000.00)	(100,000.00)
73268 - North Dam Rehab Wildlife Park			(82,950.00)							(82,950.00)	(102,550.00)	(185,500.00)
73287 - Hallmark Lands Baseball Diamonds			(2,700,000.00)							(2,700,000.00)	(300,000.00)	(3,000,000.00)
73299 - Non-Programmed Park in 2C			(1,350,000.00)							(1,350,000.00)	(150,000.00)	(1,500,000.00)
73134 - Parks/Trails Signage Strategy Implementation			(86,715.00)							(86,715.00)	(9,635.00)	(96,350.00)
73251 - GPS Tracking System			(13,500.00)							(13,500.00)	(1,500.00)	(15,000.00)
73290 - Tree Inventory for 2C			(9,000.00)							(9,000.00)	(1,000.00)	(10,000.00)
Capital Close Reports - funds returned to source	22,740.00		234,346.44	2,559.44			87,076.63			346,722.51		346,722.51
Total Capital Project Allocations	22,740.00	(3,523,400.00)	(7,124,343.56)	(2,157,440.56)	(598,500.00)	-	(3,442,013.37)	-	-	(16,822,957.49)	(1,245,133.00)	(18,068,090.49)
Total DC Investments	22,740.00	(3,523,400.00)	(7,239,983.56)	(2,477,983.56)	(888,000.00)	-	(3,442,013.37)	-	-	(17,548,640.49)	(1,245,133.00)	(18,793,773.49)

PART III

Town of Aurora
Development Charges Reserve Fund Statement
Year Ended December 31, 2018

Development Charge Credits Continuity

	DC Credit Purpose	Balance Opening	New Credits Agreed	Credits Paid/Granted	Cr. Not Used	Ending Balance
2004 Whitwell/Certas (statefarm)	Sani Pump Station	886,655				886,655
2008 Ballymore Brentwood 2008	Sani Pump Station	115,887			(115,887)	-
2014 Mattamy 2C Phase 1	Watermain External Works Part I	849,964		(849,964)		-
	Sanitary External Works Part I	550,083		(550,083)		-
	Park construction	216,610			(216,610)	-
2012 Knights Creek/Treasure Hill	Trails works	172,395			(172,395)	-
2014 TACC 2C Phase 1	Parks and Trails construction	70,600		(70,600)		-
2014 Mattamy 2C Phase 2	Watermain External Works Part II	789,056		(383,277)	(405,779)	-
	Sanitary External Works Part II	957,266		(220,705)	(736,561)	-
2014 Brookfield 2C Phase 1	Sanitary External works	518,000			(448,294)	69,706
	Trail design/construction	109,200			(109,200)	-
2015 TACC 2C Phase 2	Sanitary Oversize	128,598				128,598
	Parks construction	1,668,109				1,668,109
2015 Mattamy 2C Phase 3	Park construction	344,023				344,023
2015 St. John's Development 2C	Sanitary Oversize	31,162				31,162
	Parks Trails	271,722	55,771	(327,493)		200,000
	Hartwell Way Valley Crossing Trail Comp.	200,000				-
2015 Brookfield 2C Phase 2	Parks design/construction	507,511		(507,511)		-
2015 Shimvest 2C	Watermain	136,103				136,103
	Sewermain	245,467				245,467
	trail system	209,217		(209,217)		-
2016 Shimvest 2C Phase 2	trail system		89,800			89,800
2016 Mattamy 2C Phase 4	sanitary sewer along Leslie St.	-	266,258	(266,258)		-
	Park Construction					-
2018 2457920 Ontario Inc	Roads right in/right out NO DC credit		-			-
2017 Mattamy (Aurora) Limited Phase 5	Trail System		23,450			23,450
2017 BG Properties res condo Yonge St.	Trail system		22,200			22,200
		8,977,628	457,479	(3,385,108)	(2,204,726)	3,845,273



**Town of Aurora
Information Report**

No. PDS19-031

Subject: Planning Application Status List
Prepared by: Adam Robb, Planner
Department: Planning and Development Services
Date: April 16, 2019

In accordance with the Procedure By-law, any Member of Council may request that this Information Report be placed on an upcoming General Committee or Council meeting agenda for discussion.

Executive Summary

This report provides a summary and update of Development Applications that have been received by Planning and Development Services since the previous report of January 15, 2019.

Background

Attached is a list updating the status of applications being reviewed by Planning and Development Services. The list supersedes the January 15, 2019 Planning Application Status List and is intended for information purposes. The text in bold italics represents changes in status since the last update of the Planning Applications Status List. It is noted that Part Lot Control Applications are not included on this list as these properties were previously approved for development and are processes through Council approval to allow freehold title to described parcels of land.

Analysis

At the time of writing this report, no new complete applications were added to the list, but since January 15, 2019, fourteen (14) Planning Review Committee pre-consultations were held in anticipation of future planning applications.

Advisory Committee Review

Not applicable.

Legal Considerations

There are no legal considerations.

Financial Implications

There are no financial implications.

Communications Considerations

No communication required. The Planning Application Status List is posted in the Town's website under the Planning and Development Services link.

Link to Strategic Plan

The subject Applications support the Strategic Plan goal of supporting an exceptional quality of life for all through its accomplishment in satisfying requirements in the following key objective within this goal statement:

Strengthening the fabric of our community: approval of the subject Applications will assist in collaborating with the development community to ensure future growth includes development opportunities.

Alternative to the Recommendation

None.

Conclusions

Planning and Development Services will continue to provide this update to inform Council of the number and status of planning applications filed with the Town.

Attachments

Figure 1 – [Planning Application Status Map*](#)

Figure 2 – Planning Application Status List – April 16, 2019.

April 16, 2019

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Report No. PDS19-031

Previous Reports

Report No. PDS19-005, dated January 15, 2019.

Pre-submission Review

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

Departmental Approval



**David Waters, MCIP, RPP, PLE
Director of Planning and Development
Services**

Approved for Agenda



**Doug Nadorozny
Chief Administrative Officer**

**Town of Aurora
 Planning Application Status List
 April 16, 2019**

ID	APPLICATION - LOCATION	FILE(S)
1	Central Developments Inc. - 1428 Yonge Street	CPA-2014-02
2	Shawn Beaulieu - 8562 Yonge Street	SP-2014-08
3	Shawn Beaulieu - 8562 Yonge Street	SP-2014-08
4	Shawn Beaulieu - 8562 Yonge Street	SP-2014-08
5	Shawn Beaulieu - 8562 Yonge Street	SP-2014-08
6	Shawn Beaulieu - 8562 Yonge Street	SP-2014-08
7	Shawn Beaulieu - 8562 Yonge Street	SP-2014-08
8	Shawn Beaulieu - 8562 Yonge Street	SP-2014-08
9	Shawn Beaulieu - 8562 Yonge Street	SP-2014-08
10	Shawn Beaulieu - 8562 Yonge Street	SP-2014-08
11	Shawn Beaulieu - 8562 Yonge Street	SP-2014-08
12	Shawn Beaulieu - 8562 Yonge Street	SP-2014-08
13	Shawn Beaulieu - 8562 Yonge Street	SP-2014-08
14	Shawn Beaulieu - 8562 Yonge Street	SP-2014-08
15	Shawn Beaulieu - 8562 Yonge Street	SP-2014-08
16	Shawn Beaulieu - 8562 Yonge Street	SP-2014-08
17	Shawn Beaulieu - 8562 Yonge Street	SP-2014-08
18	Shawn Beaulieu - 8562 Yonge Street	SP-2014-08
19	Shawn Beaulieu - 8562 Yonge Street	SP-2014-08
20	Shawn Beaulieu - 8562 Yonge Street	SP-2014-08
21	Shawn Beaulieu - 8562 Yonge Street	SP-2014-08
22	Shawn Beaulieu - 8562 Yonge Street	SP-2014-08
23	Shawn Beaulieu - 8562 Yonge Street	SP-2014-08
24	Shawn Beaulieu - 8562 Yonge Street	SP-2014-08
25	Shawn Beaulieu - 8562 Yonge Street	SP-2014-08
26	Shawn Beaulieu - 8562 Yonge Street	SP-2014-08
27	Shawn Beaulieu - 8562 Yonge Street	SP-2014-08
28	Shawn Beaulieu - 8562 Yonge Street	SP-2014-08
29	Shawn Beaulieu - 8562 Yonge Street	SP-2014-08
30	Shawn Beaulieu - 8562 Yonge Street	SP-2014-08
31	Shawn Beaulieu - 8562 Yonge Street	SP-2014-08
32	Shawn Beaulieu - 8562 Yonge Street	SP-2014-08
33	Shawn Beaulieu - 8562 Yonge Street	SP-2014-08
34	Shawn Beaulieu - 8562 Yonge Street	SP-2014-08
35	Shawn Beaulieu - 8562 Yonge Street	SP-2014-08
36	Shawn Beaulieu - 8562 Yonge Street	SP-2014-08
37	Shawn Beaulieu - 8562 Yonge Street	SP-2014-08
38	Shawn Beaulieu - 8562 Yonge Street	SP-2014-08
39	Shawn Beaulieu - 8562 Yonge Street	SP-2014-08
40	Shawn Beaulieu - 8562 Yonge Street	SP-2014-08
41	Shawn Beaulieu - 8562 Yonge Street	SP-2014-08
42	Shawn Beaulieu - 8562 Yonge Street	SP-2014-08
43	Shawn Beaulieu - 8562 Yonge Street	SP-2014-08
44	Shawn Beaulieu - 8562 Yonge Street	SP-2014-08
45	Shawn Beaulieu - 8562 Yonge Street	SP-2014-08
46	Shawn Beaulieu - 8562 Yonge Street	SP-2014-08
47	Shawn Beaulieu - 8562 Yonge Street	SP-2014-08
48	Shawn Beaulieu - 8562 Yonge Street	SP-2014-08
49	Shawn Beaulieu - 8562 Yonge Street	SP-2014-08
50	Shawn Beaulieu - 8562 Yonge Street	SP-2014-08
51	Shawn Beaulieu - 8562 Yonge Street	SP-2014-08
52	Shawn Beaulieu - 8562 Yonge Street	SP-2014-08
53	Shawn Beaulieu - 8562 Yonge Street	SP-2014-08
54	Shawn Beaulieu - 8562 Yonge Street	SP-2014-08



FIGURE 1
 AURORA
 Planning Application Status List
 April 16, 2019

PLANNING APPLICATION STATUS LIST - FIGURE 2
April 16, 2019

	OWNER/LOCATION/AGENT & FILE NUMBER	PROPOSAL	DATE REC'D	STATUS	PLANNER
1	<p>Cedartrail Developments Inc. 14288 Yonge Street</p> <p>Brutto Planning Consultant Ltd. Attn: Claudio Brutto 905-761-5497</p> <p>File: CDM-2018-02</p>	<p>Condominium Application to permit eleven (11) single detached condominium units on the subject property.</p>	<p>Dec. 15, 2018</p>	<p>Application Received and Circulated.</p> <p>Public Meeting tentatively scheduled for May 22, 2019.</p>	<p>Matthew Peverini Ext. 4350</p>
2	<p>Gavin Newell 8 Kennedy Street E.</p> <p>Landmark Environmental Group Ltd. Attn: Jim Hosick 705-717-8484</p> <p>File: SP-2018-09</p>	<p>Site Plan Application to permit two (2) additional townhouse units on existing single detached dwelling.</p>	<p>Oct. 5, 2018</p>	<p>Application received.</p> <p>Awaiting Second Submission.</p>	<p>Adam Robb Ext. 4349</p>
3	<p>York Regional Police Association 63 Eric T Smith Way</p> <p>Groundswell Urban Planners Attn: Kerigan Kelly 416-723-9619</p> <p>File: SP-2018-10</p>	<p>Site Plan Application to permit office and member facilities of the YRPA, along with a portion of leased office space and mixed-use event facilities.</p>	<p>Dec. 17, 2018</p>	<p>Application received and circulated.</p> <p>Awaiting second submission.</p>	<p>Katherine Bibby Ext. 4347</p>
4	<p>Stirling Cook Holidngs Inc. 74 Old Bloomington Road Unit 22, York Region Vacant Land Condo Plan No. 1159</p> <p>Macaulay Shiomi Howson Ltd. Attn: Angela Scibberas 905-868-8230</p> <p>File: CDM-2018-01</p>	<p>Condominium application to permit six (6) condominium townhouses on the subject property.</p>	<p>Apr. 25, 2018</p>	<p>Application Received and Circulated.</p> <p>General Committee approved the Application on June 19, 2018.</p> <p>Applicant clearing conditions.</p> <p>Conditions cleared and the Condominium has been registered as YRSCP 1393 and the Declaration was registered as YR2904033 on December 3, 2018.</p> <p>File Closed.</p>	<p>Sean LaPenna Ext. 4346</p>

PLANNING APPLICATION STATUS LIST - FIGURE 2
April 16, 2019

OWNER/LOCATION/AGENT & FILE NUMBER	PROPOSAL	DATE REC'D	STATUS	PLANNER
<p>5 Shining Hill Estate Collections Inc. 306, 370, 434 and 488 St. John's Sideroad West</p> <p>Malone Given Parsons Ltd. Attn: Lincoln Lo 905-513-0170</p> <p>Files: OPA-2018-01, ZBA-2018-02 & SUB-2018-02</p>	<p>Official Plan Amendment, Zoning By-law Amendment and Plan of Subdivision. The Applicant is proposing to subdivide the property into four (4) blocks to facilitate a residential development (91 single-detached dwellings) located along a condominium road; a future road widening of St. John's Sideroad West, a natural heritage system block, and a future development block.</p>	<p>Apr. 24, 2018</p>	<p>Application Received and Circulated.</p> <p>First submission comments provided to Applicant.</p> <p>Awaiting Second Submission.</p> <p>Public Meeting scheduled for June 26, 2019.</p>	<p>Sean LaPenna Ext. 4343</p>
<p>6 Gottardo Group, Flex Office Building 95 Eric T Smith Way</p> <p>Gottardo Group Attn: Paul Arruda 905-761-7707</p> <p>File: SP-2018-06</p>	<p>Site Plan for a 60,000 square foot single storey office building.</p>	<p>Jun. 26, 2018</p>	<p>Application Received and circulated.</p> <p>Site Plan Approved by Council on January 22, 2019.</p> <p>Site Plan Registered on March 14, 2019 as YR2938538.</p> <p>File closed.</p>	<p>Michael Logue Ext. 4324</p>
<p>7 Smart Centres 1623 Wellington Street East</p> <p>Smart Centres Attn: Nikolas Papapetrou 905-326-6400</p> <p>File: SP-2018-05</p>	<p>Site Plan to permit multi-building commercial development.</p>	<p>Apr. 12, 2018</p>	<p>Application Received and circulated for comment.</p> <p>Site Plan Approved by Council on June 12, 2018.</p> <p>Second Submission received.</p> <p>Awaiting Third Submission.</p>	<p>Sean Lapenna Ext.4346</p>
<p>8 Starlight Investments 145 and 147 Wellington Street West</p> <p>Design Plan Services Inc. Attn: TJ Cieciora 416-626-5445</p> <p>File: ZBA-2018-01</p>	<p>The Owner has submitted a Zoning By-law Amendment Application to allow 64 stacked rental townhouse units in 3 separate 3 storey buildings. The existing two apartment buildings will remain on the subject lands.</p>	<p>Feb. 9, 2018</p>	<p>Application Received.</p> <p>Public Planning Meeting held on May 23, 2018.</p> <p>Awaiting Third Submission.</p> <p>Application to be heard at a second Public Meeting, date to be determined.</p>	<p>Matthew Peverini Ext. 4350</p>
<p>9 Delmanor Aurora Inc. 14314-14388 Yonge Street</p> <p>Tridel 4800 Dufferin Street Attn: Monica Silberberg 416-649-2498</p> <p>File: SP-2017-10</p>	<p>The Applicant is proposing a 5-storey retirement facility with a total of 248 retirement home units with 133 parking spaces and 24 bicycle parking spaces. The development features a large roof-top terrace on the 5th floor with additional outdoor common terrace amenity space on the second floor and at grade.</p>	<p>Nov. 17, 2017</p>	<p>Site Plan circulated for comment.</p> <p>Awaiting for Second Site Plan Submission.</p> <p>Site Plan, approved by Council on July 17, 2018.</p> <p>Site Plan Agreement being Finalized.</p> <p>Site Plan Agreement being Executed.</p>	<p>Matthew Peverini Ext. 4350</p>

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OWNER/LOCATION/AGENT & FILE NUMBER	PROPOSAL	DATE REC'D	STATUS	PLANNER
<p>10 Aurora Bayview Southeast Development Inc. Part of Lot 19 and 20, Con 20</p> <p>Delta Urban Inc. Attn: Templar Tsang Trinaistich 905-660-7667</p> <p>File: SUB-2018-01</p>	<p>Draft Plan of Subdivision to divide 9 future development blocks and 1 natural heritage block and a public spine road network.</p>	<p>Jan. 24, 2017</p>	<p>Public Planning held on March 28, 2018.</p> <p>Awaiting Second Submission.</p>	<p>Matthew Peverini Ext. 4350</p>
<p>11 Shimvest Investments Ltd. / Prato Estates Inc. / Preserve Homes Corp. 323 River Ridge Boulevard</p> <p>Malone Given Parsons Ltd. Attn: Joan MacIntyre 905-513-0177</p> <p>File: ZBA-2017-09 & SUB-2017-04</p>	<p>Zoning By-law Amendment and Draft Plan of Subdivision Applications to allow 25 single detached lots.</p>	<p>Nov. 14, 2017</p>	<p>Applications Received.</p> <p>Public Planning meeting held on January 24, 2018.</p> <p>Second Public Planning meeting held on April 25, 2018.</p> <p>Applicant Appealed the proposed Applications to LPAT.</p> <p>Third Submission recived and circulated.</p> <p>Appeal Approved by LPAT, Order Issued on February 20, 2019.</p> <p>Pending Removal of "H" Application (unit allocation required).</p>	<p>Matthew Peverini Ext. 4350</p>
<p>12 Time Development Group 4 Don Hillock Drive</p> <p>API Development Consultants Attn: Cristy Wilson 905-337-7249</p> <p>File: SP-2017-07</p>	<p>Site Plan for 6 storey, 122 room Hotel with pool, bar/ lounge and convention facilities.</p>	<p>Sept. 12, 2017</p>	<p>Site Plan circulated for comment.</p> <p>Awaiting Third Site Plan submission.</p> <p>Site Plan Approved by Council on July 24, 2018.</p>	<p>Michael Logue Ext. 4324</p>
<p>13 2578461 Ontario Inc. c/o Ed Starr 15356 Yonge Street</p> <p>The Planning Partnership Attn: Bruce Hall 416-975-1556 Ext. 234</p> <p>ZBA-2017-06</p>	<p>Zoning By-law Amendment and Site Plan Applications to allow a 34 unit apartment building, 5 storeys in height.</p>	<p>Sept. 28, 2017</p>	<p>Application received and circulated.</p> <p>Public Planning Meeting held on November 22, 2017.</p> <p>Awaiting Third Submission.</p>	<p>Adam Robb Ext. 4349</p>

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	OWNER/LOCATION/AGENT & FILE NUMBER	PROPOSAL	DATE REC'D	STATUS	PLANNER
14	<p>Biddington Homes Aurora Inc. 46 St. John's Sideroad</p> <p>Bousfields Inc. Attn: Stephanie Kwast 416-947-9744</p> <p>Files: OPA-2017-06 & ZBA-2017-08</p>	<p>Official Plan Amendment and Zoning By-law Amendment to allow 68 stacked townhouse dwellings.</p>	<p>Sept. 20, 2017</p>	<p>Application received and circulated.</p> <p>Public Meeting Scheduled for November 22, 2017.</p> <p>Second Submission received and circulated.</p> <p>Comments provided to Applicant.</p> <p>Awaiting Third Submission.</p> <p>Circulated and waiting for Department / Agency comments.</p>	<p>Sean LaPenna Ext. 4346</p>
15	<p>Biglieri Group 132-198 Bloomington Rd</p> <p>Biglieri Group Attn: Anthony Biglieri 416-693-0133</p> <p>Files: OPA-2017-05 & SUB-2017-03</p>	<p>Official Plan Amendment and Draft Plan of Subdivision to allow 50 single detached lots.</p>	<p>Aug. 18, 2017</p>	<p>Application received and circulated.</p> <p>Comments provided to Applicant.</p> <p>Second Submission received and circulated.</p>	<p>Matthew Peverini Ext. 4350</p>
16	<p>Bara Group (Aurora) Ltd. 15086, 15094 & 15106 Yonge Street</p> <p>Stantec Consulting Attn: David Charezenko 905-944-7795</p> <p>File: ZBA-2017-04, SP-2018-03</p>	<p>Two multi-storey stacked townhouse buildings comprised of 29 and 30 units (total 59 stacked townhouse units).</p>	<p>Jun. 20, 2017</p>	<p>Application received and circulated.</p> <p>Public Planning Meeting held on September 27, 2017. Direction to bring back to a second Public Planning Meeting.</p> <p>Site Plan Application received March 22, 2018.</p> <p>Second Public Planning Meeting scheduled for March 28, 2018.</p> <p>Zoning by-law and Site Plan Approved at Council Meeting on June 26, 2018.</p> <p>Applicant to make Final Site Plan Submission.</p> <p>Site Plan Agreement being prepared.</p>	<p>Matthew Peverini Ext. 4350</p>

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	OWNER/LOCATION/AGENT & FILE NUMBER	PROPOSAL	DATE REC'D	STATUS	PLANNER
17	<p>Dormer Hill Inc. 14029 Yonge Street</p> <p>Evans Planning Attn: Murray Evans</p> <p>905-669-6992</p> <p>Files: OPA-2017-02, ZBA-2017-01, SUB-2017-01, CDM-2017-01 & SP-2018-01</p>	<p>Proposed 27 detached unit cluster residential, condominium.</p> <p>Site Plan Application</p>	<p>Mar. 15, 2017</p> <p>Feb 16, 2018</p>	<p>Application received as complete and circulated for comments.</p> <p>Public Planning Meeting held May 24, 2017.</p> <p>General Committee approved the Official Plan and Zoning By-law Amendment on June 19, 2018.</p> <p>General Committee approved the Subdivision and Condominium on July 17, 2018.</p> <p>Awaiting Site Plan Resubmission.</p>	<p>Sean LaPenna Ext. 4346</p>
18	<p>TFP Aurora Developments Ltd. 20 & 25 Mavrinc Blvd.</p> <p>Malone Given Parsons Ltd. Attn: Joan MacIntyre</p> <p>905-513-0170 Ext.115</p> <p>Files: OPA-2017-01, ZBA-2017-03 & SUB-2017-02</p>	<p>Redesignation from Business Park to Residential to allow 297 Residential units on two (2) blocks (39 Single Detached Lots and 258 Townhouse units).</p>	<p>Apr. 19, 2017</p>	<p>Application received. Not Circulated.</p> <p>Requires an employment Land Conversion.</p>	<p>Sean LaPenna Ext. 4346</p>
19	<p>MBH Aurora Lodging 180 Goulding Avenue</p> <p>Master Built Hotels Attn: Chris Hunter 403-477-4978</p> <p>File: SP-2017-04</p>	<p>Site Plan to permit a four storey, 108 room hotel.</p>	<p>Apr. 5, 2017</p>	<p>No outstanding comments related to Application.</p> <p>Application Approved by Council on June 13, 2017.</p> <p>Site Plan Agreement registered January 31, 2019 as YR2925243.</p> <p>File closed.</p>	<p>Michael Logue Ext. 4324</p>

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	OWNER/LOCATION/AGENT & FILE NUMBER	PROPOSAL	DATE REC'D	STATUS	PLANNER
20	<p>15370 Leslie (Skale) Inc. 15370 Leslie Street</p> <p>Bousfields Inc. Attn: Louis Tinker 416-947-9744</p> <p>File: ZBA-2017-02 & SP-2017-02</p>	<p>Zoning By-law Amendment and Site Plan to allow 30, three storey townhouse condo units in 4 blocks.</p>	Apr. 5, 2017	<p>Application received as complete and circulated.</p> <p>Public Meeting held June 28, 2017.</p> <p>Second Submission received and circulated.</p> <p>Comments provided to Applicant.</p> <p>Awaiting for Third Submission.</p> <p>General Committee to consider the proposed Application on September 11, 2018.</p> <p>Awaiting on Applicant to clarify Condominium Elements prior to enacting the Zoning By-law.</p>	Matthew Peverini Ext. 4350
21	<p>Dorota Smolarkiewicz 15403 Yonge Street</p> <p>Picture This Designs Attn: Kirk Johnstone 613-475-4894</p> <p>Files: ZBA-2016-14 & SP-2017-09</p>	<p>Zoning By-law Amendment and Site Plan to allow an office use in the existing dwelling.</p> <p>Site Plan Application</p>	<p>Dec. 23, 2016</p> <p>Nov. 20, 2017</p>	<p>Application received and circulated.</p> <p>Public Planning Meeting held on February 22, 2017.</p> <p>Comments provided to Applicant.</p> <p>Awaiting Resubmission.</p>	Matthew Peverini Ext. 4350
22	<p>Infrastructure Ontario 50 Bloomington Road West</p> <p>IBI Group Attn: Amy Shepherd 416-596-1930 Ext. 61248</p> <p>File: OPA-2016-06</p>	To amend the Major Institutional Designation in OPA 34 to allow Cluster Residential, Environmental Function Area and Special Policy Area.	Dec. 23, 2016	<p>Application received and circulated.</p> <p>Public Meeting held April 26, 2017.</p> <p>Awaiting Second Submission.</p>	Sean LaPenna Ext. 4346

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	OWNER/LOCATION/AGENT & FILE NUMBER	PROPOSAL	DATE REC'D	STATUS	PLANNER
23	<p>Board of Trustees of the Aurora United Church 15186 Yonge Street, 12 & 16 Tyler Street, 55, 57 & 57A Temperance Street</p> <p>FOTENN Consultants Inc. Attn: Gavin Bailey 416-789-4530 Ext. 3</p> <p>Files: OPA-2016-05, ZBA-2016-13 & SP-2018-02</p>	<p>Official Plan Amendment and Zoning By-law Amendment to allow a 9 storey, 159 unit retirement home (and two (2) storey place of worship)</p> <p>Site Plan Application to construct a 7 storey, 150 unit retirement home (and 2 storey place of worship)</p>	Dec. 23, 2016	<p>Application received and circulated.</p> <p>Public Meeting held April 26, 2017.</p> <p>OPA Approved by Council July 4, 2017.</p> <p>ZBA & OPA Appealed to OMB, and Approved on October 22, 2018.</p> <p>Site Plan Application Received.</p> <p>General Committee Approved the Site Plan Application on June 19, 2018.</p> <p>Site Plan Agreement being finalized.</p>	Adam Robb Ext. 4349
24	<p>Markangel Real Estate Assets Inc. 55 Eric T. Smith Way</p> <p>Attn: Ilean and Josie Tait 416-648-2887</p> <p>File: SP-2016-06</p>	Site Plan Application for three (3) 4-storey buildings with 6,246.6 m2 total gross floor area.	Aug. 16, 2016	<p>Application received and circulated.</p> <p>Comments provided to Applicant.</p> <p>Fifth submission currently under review.</p> <p>Site Plan Agreement being prepared.</p> <p>Site Plan Agreement finalized.</p> <p>Waiting on Applicant to submit Legal Registration Document.</p>	Sean LaPenna Ext. 4346
25	<p>1754260 Ontario Limited (Polo Club) 15286 & 15036 Leslie Street</p> <p>Groundswell Urban Planners Inc. Attn: Kerigan Kelly 905-597-8204 Ext.2</p> <p>Files: OPA-2016-03 & ZBA-2016-07</p>	Official Plan Amendment and Zoning By-law Amendment for three (3) 7 storey apartment buildings that contain 100 units each for a total of 300 units with two (2) levels of underground parking.	Jun. 16, 2016	<p>Application received and circulated.</p> <p>Public Planning Meeting held September 28, 2016.</p> <p>Second Submission received and circulated.</p> <p>Comments provided to Applicant.</p> <p>Applicant appealed the proposed Applications to LPAT.</p> <p>LPAT Settlement Conference scheduled for September 2019.</p>	Katherine Bibby Ext. 4347

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	OWNER/LOCATION/AGENT & FILE NUMBER	PROPOSAL	DATE REC'D	STATUS	PLANNER
26	<p>Ballymore Building (South Aurora) 14452 Yonge Street</p> <p>Malone Given Parsons Attn: Joan MacIntyre 905-513-0170</p> <p>Files: SUB-2016-02, ZBA-2016-09 & CDM-2016-04</p>	<p>Zoning By-law Amendment, Draft Plan of Subdivision and Draft Plan of Condominium for 40 single detached residential units.</p>	<p>Aug. 11, 2016</p>	<p>Application received and circulated.</p> <p>Public Planning Meeting held October 26, 2016.</p> <p>Comments provided to Applicant.</p> <p>Draft Plan of Subdivision and Condominium approved by Council.</p> <p>Zoning By-law Amendment Approved by Council on November 14, 2017.</p> <p>Subdivision Agreement being prepared.</p> <p>Subdivision Agreement is being executed.</p>	<p>Sean Lapenna Ext. 4346</p>
27	<p>1428420 Ontario Limited. 22 & 26 Centre Street</p> <p>Urban & Rural Planning Consultants Attn: Stephen Bedford 905-688-2610</p> <p>File: ZBA-2016-08</p> <p>OMB Case Number:PL170650</p>	<p>A Zoning By-law Amendment to permit 9 stacked townhome units.</p>	<p>Jul. 20, 2016</p>	<p>Public Meeting held on February 22, 2017.</p> <p>Zoning By-law Amendment Application refused by Council at the Public Planning Meeting.</p> <p>Owner Appealed Application to OMB.</p> <p>OMB Pre-hearing held on January 9, 2018.</p> <p>Second OMB Pre-hearing held on May 15, 2018.</p> <p>Settlement Hearing held on January 8, 2019.</p> <p>Appeal Approved by the LPAT (PL170650) order issued on February 25, 2019.</p> <p>Zoning By-law Finalized.</p> <p>File Closed.</p>	<p>Adam Robb Ext. 4349</p>

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	OWNER/LOCATION/AGENT & FILE NUMBER	PROPOSAL	DATE REC'D	STATUS	PLANNER
28	<p>Canadian Tire Corporation 14700 Yonge Street</p> <p>Hunter & Associates Ltd Attn: Diana Mercier 416-444-8095</p> <p>File: ZBA-2016-05</p>	<p>Zoning By-law Amendment Application to allow a wider range of commercial uses.</p>	<p>Jun. 3, 2016</p>	<p>Application received and circulated for comment.</p> <p>Public Planning Meeting held on September 28, 2016.</p> <p>On February 14, 2017 Council deferred the Application.</p> <p>Resubmission received and circulated.</p> <p>General Committee scheduled for April 2019.</p>	<p>Matthew Peverini Ext. 4350</p>
29	<p>Leslie-Wellington Developments Inc. 1289 Wellington Street East</p> <p>Macaulay, Shiomi, Howson Ltd. Attn: Angela Sciberras 416-487-4101 Ext. 309</p> <p>Files: SUB-2016-01, OPA-2016-01 & ZBA-2016-03</p>	<p>Official Plan Amendment, Zoning By-law Amendment Application, and a Draft Plan of Subdivision Application to develop a residential subdivision.</p> <p>The Draft Plan of Subdivision proposes 145 lots for single detached dwellings and an Environmental Protection block.</p>	<p>May 6, 2016</p>	<p>Application received with addendum reports received on May 25, 2016 and circulated for comment.</p> <p>Public Planning Meeting held June 29, 2016.</p> <p>Council Approved the Draft Plan of Subdivision with conditions on December 13, 2016.</p> <p>OPA & ZBA approved by Council October 24, 2017.</p> <p>Subdivision Agreement executed on May 2018.</p> <p>Applicant clearing conditions.</p> <p>Subdivision registered on February 22, 2019 as 65M-4365.</p> <p>File Closed.</p>	<p>Matthew Peverini Ext. 4350</p>

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	OWNER/LOCATION/AGENT & FILE NUMBER	PROPOSAL	DATE REC'D	STATUS	PLANNER
30	<p>BG Properties (Aurora) Inc. 14222, 14314, 14358 & 14378 Yonge Street</p> <p>Malone Given Parsons Attn: Joan MacIntyre 905-513-0170 Ext. 115</p> <p>Files: SUB 2012-03, ZBA-2012-16 & CDM-2016-03 & CDM-2017-02</p>	<p>Draft Plan of Subdivision and Zoning By-law Amendment Applications proposing 195 residential units.</p> <p>Draft Plan of Condominium for 42 Residential single detached dwelling units (Phase 1).</p> <p>Phase 2 - permits 153 single detached residential units.</p>	<p>Dec. 17, 2012</p> <p>Phase (2) May , 2017</p> <p>Apr. 25, 2016</p>	<p>Draft Plan of Subdivision approved by Council on June 26, 2013.</p> <p>Phase 1 - Zoning By-law 5836-16 enacted on April 26, 2016.</p> <p>Phase 2 - Zoning By-law 6024-17 enacted on November 14, 2017.</p> <p>Draft Plan of Condominium (Phase 1) approved on November 15, 2016</p> <p>Draft Plan of Condominium (Phase 2) approved on October 17, 2017</p> <p>Phase 1 - Subdivision Agreement Registered on February 8, 2018 as 65M-4594.</p> <p>Phase 1 - Condominium Registered on August 2018.</p>	<p>Matthew Peverini Ext. 4350</p>
31	<p>2450290 Ontario Inc. 32 Don Hillock Drive</p> <p>A. Fazel Architect Inc. Attn: Alireza Fazel 416-444-5480</p> <p>File: SP-2016-02</p>	<p>Two (2) storey office building with a total gfa of 4,265 m2.</p>	<p>Feb. 5, 2016</p>	<p>Application received and circulated for comment.</p> <p>Comments provided to Applicant and awaiting second submission.</p> <p>Inactive.</p> <p>File Maintenance Fee received.</p>	<p>Anthony Ierullo Ext. 4742</p>

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	OWNER/LOCATION/AGENT & FILE NUMBER	PROPOSAL	DATE REC'D	STATUS	PLANNER
32	Metropolitan Square Inc. 180, 190 & 220 Wellington Street East MSH Ltd. Attn: Angela Sciberras 905-868-8230 Files: OPA-2015-05, ZBA-2015-15 & SP-2016-10	Official Plan Amendment and Zoning By-law Amendment to develop two (2) 10 – storey buildings for a total of 296 residential condominium units. Site Plan submitted.	Nov. 6, 2015 Dec. 23, 2016	Application received as complete and circulated. Public Meeting held January 27, 2016. Second Public Planning Meeting held June 29, 2016. Site Plan Application received and circulated for comment. Second Submission received and circulated. General Committee considered the proposed Applications on September 11, 2018. Awaiting Resubmission.	Sean Lapenna Ext. 4346
33	York Region ETFO 30 Eric T Smith Way Weston Consulting Attn: Matt Alexander 905-738-8080 File: SP-2015-06	To construct a one storey office building with walk-out basement.	Jul. 14, 2015	Site Plan Application approved by Council on August 11, 2015; Site Plan Agreement not executed. Site changed ownership; pre-existing Application proceeding with minor revisions. Site Plan Agreement executed on October 11, 2018 and registered as YR2884746. File Closed.	Michael Logue Ext. 4324

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	OWNER/LOCATION/AGENT & FILE NUMBER	PROPOSAL	DATE REC'D	STATUS	PLANNER
34	<p>Charlieville Developments Ltd. 45 Tyler Street</p> <p>Groundswell Urban Planners Inc. Attn: Kerigan Kelly 905-597-8204 Ext. 2</p> <p>Files: OPA-2015-02 , ZBA-2015-06 & SUB-2015-03</p>	<p>Official Plan Amendment and Zoning By-law Amendment Applications to permit a 70 unit condominium townhouse development.</p>	<p>Aug. 20, 2015</p>	<p>Application received as complete and circulated.</p> <p>Public Planning Meeting held May 25, 2016.</p> <p>Comments provided to the Applicant.</p> <p>Second Submission received and circulated.</p> <p>Comments provided to the Applicant.</p> <p>Third Submission received and circulated.</p> <p>Applicant appealed the proposed Applications to LPAT.</p> <p>Comments are in progress. Ministry of Environment , Conservation and Parks (MDECP) reviewing the Applicant's Risk Assessment.</p> <p>LPAT Prehearing Confrence is scheduled for August 2019.</p>	<p>Katherine Bibby Ext. 4347</p>
35	<p>Ashlen Holdings Ltd. 13859, 13875, & 13887 Yonge St.</p> <p>Brutto Consulting Attn: Matthew King 905-761-5497 Ext. 225</p> <p>Files: OPA-2015-03, ZBA-2015-08 & SUB-2015-04</p>	<p>Official Plan Amendment, Zoning By-law Amendment, and Draft Plan of Subdivision Applications to develop 30 single detached dwellings.</p>	<p>Aug. 6, 2015</p>	<p>Application received as complete and circulated.</p> <p>Comments provided to Applicant.</p> <p>Public Planning Meeting held on November 30, 2015.</p> <p>Second Public Planning Meeting held on April 20, 2016.</p> <p>Official Plan Amendment and Zoning By-law Amendment refused by Council on June 28, 2016.</p> <p>Owner appealed Official Plan, Zoning By-law Amendment and Plan of Subdivision Applications to OMB.</p> <p>Approved by OMB on December 15, 2017.</p> <p>Implementing By-laws under review by OMB.</p>	<p>Sean LaPenna Ext. 4346</p>

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	OWNER/LOCATION/AGENT & FILE NUMBER	PROPOSAL	DATE REC'D	STATUS	PLANNER
36	<p>Green Storage Inc. 27 Allaura Blvd Attn: Al Azevedo 905-424-2947 File: SP-2015-07</p>	<p>Site Plan Application to construct a self-storage facility with four buildings with 8,596 m2 gross floor area.</p>	<p>Jul. 13, 2015</p>	<p>Application received as complete and circulated. Comments provided to the Applicant. Second submission circulated for comments. Site Plan Application Approved by Council on October 25, 2016. Site Plan Agreement being prepared. Inactive.</p>	<p>Sean LaPenna Ext. 4346</p>
37	<p>2352017 Ontario Inc. Aurora Mills 1588 St. John's Sideroad Humphries Planning Group Inc. Attn: Rosemarie Humphries 905-264-7678 Ext. 244 Files: SUB-2015-02 & ZBA-2015-05</p>	<p>Zoning By-law Amendment and Draft Plan of Subdivision Applications to develop a 10 block business park and 10 ha EP on the 19.8 ha lands.</p>	<p>May 29, 2015</p>	<p>Comments provided to the Applicant. Public Planning Meeting held November 16, 2015. Second Submission received and circulated. Applications are scheduled for June 6, 2017 General Committee Meeting for Council Approval. Zoning By-law Amendment and Draft Plan of Subdivision Applications approved by General Committee on June 6, 2017. Implementing Zoning By-law Approved in July 2018. Draft Plan of Subdivision Application appealed to the OMB. Appeal was withdrawn. Subdivision Agreement being prepared. Applicant preparing for Site Plan Application.</p>	<p>Katherine Bibby Ext. 4347</p>
38	<p>Leswell Investments Inc. 1452 Wellington Street Michael Smith Planning Consultants Attn: Michael Smith 905-989-2588 Files: ZBA-2015-04 & SP-2015-04</p>	<p>Zoning By-law Amendment and Site Plan Application to permit the development of two (2) commercial buildings on the subject property.</p>	<p>May 13, 2015</p>	<p>Applications received as complete and circulated. Public Planning Meeting held on September 21, 2015. Council approved the Zoning By-law and Site Plan Application on August 9, 2016. Site Plan Agreement being prepared. Inactive.</p>	<p>Matthew Peverini Ext. 4350</p>

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OWNER/LOCATION/AGENT & FILE NUMBER	PROPOSAL	DATE REC'D	STATUS	PLANNER
39 Highland Gate Developments Inc. 21 Golf Links Drive Malone Given Parsons Attn: Matthew Cory 905-513-0170 Ext. 138 Files: OPA-2015-01, ZBA-2015-02 & SUB-2015-01	Official Plan Amendment, Zoning By-law Amendment Application and a Draft Plan of Subdivision Application to develop a residential subdivision including 184 single detached lots and 144 unit apt. block with commercial. OMB Settlement includes: Reduction in single detached lots from 184 to 159, reduction in height of apt. block from 10 storeys to 7 storeys and number of apt units from 144 units to 114 units.	Feb. 27, 2015 Nov. 18, 2016	Applications received as complete and circulated. First Public Planning Meeting for June 24, 2015. Second Public Planning Meeting scheduled for September 30, 2015. Third Public Planning Meeting held on October 28, 2015. Owner appealed Applications to OMB. Following extensive mediation with the Ontario Municipal Board, Minutes of Settlement regarding the redevelopment of the Highland Gate Golf Course have been signed by the Town of Aurora, Highland Gate Development Inc. and Highland Gate Ratepayer's Association. The Ontario Municipal Board issued its Decision on January 23, 2017.	Sean Lapenna Ext. 4346
40 P.A.R.C.E.L S/W Corner of Yonge & Elderberry Trail Weston Consulting Attn: Mark Emery 905-738-8080 Ext. 240 File: SP-2014-07	A Site Plan Application to facilitate a wellness living and health centre, 20 unit adult living facility and doctor's residence.	Oct. 8, 2014	Application received as complete and circulated. Second submission comments provided to Applicant for review and resubmission. Third submission received March 2017 and circulated for review and comment. Site Plan Application Approved at Council on June 27, 2017. Applicant to submit final plans package for review & Site Plan Agreement preparation. Site Plan Agreement being finalized.	Sean LaPenna Ext. 4350

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	OWNER/LOCATION/AGENT & FILE NUMBER	PROPOSAL	DATE REC'D	STATUS	PLANNER
41	<p>David Frattaroli 14288 Yonge Street</p> <p>Brutto Consulting Attn: Matt King 905-761-9890</p> <p>Files: SUB-2014-04 & ZBA-2014-08</p>	<p>Draft Plan of Subdivision and Re-Zoning Applications for nine (9) townhouse units and two (2) semi-detached units.</p>	<p>Sept. 29, 2014</p>	<p>Application received as complete and circulated.</p> <p>Comments provided to Applicant.</p> <p>Public Planning Meeting held March 25, 2015.</p> <p>Awaiting 2nd Draft Plan of Subdivision Submission.</p> <p>2nd Submission circulated comments received and forwarded to the Applicant for response.</p> <p>Third Submission received and circulated.</p> <p>Comments returned to Applicant. Awaiting final submission.</p> <p>General Committee Meeting tentatively scheduled for June 2019.</p>	<p>Matthew Peverini Ext. 4350</p>
42	<p>2419059 Ontario Inc. 497 Wellington St. West</p> <p>Markets on Main Street Inc. Attn: Jack Dougan 416-759-1093</p> <p>Files: ZBA-2014-07, SP-2015-01 & CDM-2017-03</p>	<p>A Zoning By-law Amendment to permit 11 single detached units.</p> <p>Site Plan Application to permit 11 single detached units.</p> <p>Plan of Condominium to permit a condominium road accessing 11 residential lots.</p>	<p>Sept. 3, 2014</p> <p>Feb. 2, 2015</p> <p>Aug. 2, 2017</p>	<p>Application received as Complete and circulated.</p> <p>Public Planning Meeting held on February 25, 2015.</p> <p>Public Planning Meeting held on September 21, 2015.</p> <p>Zoning By-law Amendment Application refused by Council at the Public Planning Meeting.</p> <p>Owner appealed ZBA Application to OMB (PL151051) approval pending Site Plan Execution.</p> <p>1st submission of Plan of Condominium Application received and circulated. Comments provided to Applicant.</p> <p>Awaiting response to Site Plan and Condominium Application comments.</p>	<p>Adam Robb Ext. 4349</p>

PLANNING APPLICATION STATUS LIST - FIGURE 2
April 16, 2019

	OWNER/LOCATION/AGENT & FILE NUMBER	PROPOSAL	DATE REC'D	STATUS	PLANNER
43	<p>2351528 Ontario Limited and Aurora- Leslie Developments Limited (Emery Investments) 15625 and 15775 Leslie Street</p> <p>KLM Planning Attn: Bill Tam 905-669-4055</p> <p>Files: ZBA-2014-01 & SUB-2014-01</p>	<p>Zoning By-law Amendment Application and a Draft Plan of Subdivision Application to develop a business park over the 76.6 hectare of land.</p> <p>The business park development proposes Employment Blocks, Office Employment Blocks, a Retail Block, an Institutional Block, a Park Block and open space, woodlot, stormwater management, buffers and road widening.</p>	Mar. 26, 2014	<p>Applications received as complete and circulated.</p> <p>Public Planning Meeting held June 25, 2014.</p> <p>Draft Plan of Subdivision and Zoning By-law Applications approved by Council on September 16, 2014.</p> <p>By-law approved by Council on November 25, 2014.</p> <p>No appeals, Zoning Bylaw Amendment in effect.</p> <p>Applicant clearing Conditions.</p> <p>Subdivision Agreement drafted and circulated to the Applicant.</p>	<p>Katherine Bibby Ext. 4347</p>
44	<p>L.S. Consulting Inc. 29 George Street</p> <p>Larkin Associates Attn: Aaron Gillard 905-895-0554</p> <p>Files: OPA-2013-02, ZBA-2013-05, SP-2014-08 & CDM-2016-02</p>	<p>Official Plan Amendment and Zoning By-law Amendment Applications to permit a four (4) storey apartment building.</p> <p>Site Plan Application to permit a four (4) storey, 12 unit apartment building.</p> <p>Condominium Application.</p>	<p>Dec. 11, 2013</p> <p>Oct. 8, 2014</p> <p>Feb. 29, 2016</p>	<p>Official Plan Amendment, Zoning By-law Amendment and Site Plan Applications approved by Council on January 28, 2015.</p> <p>OPA No.7 and By-law 5712-15 approved by Council on May 11, 2015.</p> <p>Condominium Application comments provided to Applicant.</p> <p>Condominium Application approved by Council on July 12, 2016.</p> <p>Site Plan Agreement being prepared.</p> <p>Inactive.</p>	<p>Sean LaPenna Ext. 4346</p>

PLANNING APPLICATION STATUS LIST - FIGURE 2
April 16, 2019

	OWNER/LOCATION/AGENT & FILE NUMBER	PROPOSAL	DATE REC'D	STATUS	PLANNER
45	<p>Joe Cara 15132 Yonge Street 647-300-2272</p> <p>File: SP-2013-05</p>	<p>Site Plan Application to construct a three (3) storey mixed use building including 12 residential units and 240 sqm of commercial space.</p>	<p>Apr. 24, 2013</p>	<p>Application received and circulated.</p> <p>Comments provided to Applicant.</p> <p>Third submission received and circulated.</p> <p>Site Plan Application approved by Council on May 23, 2017. (Minor Variance Application approved).</p> <p>Site Plan Agreement being prepared.</p> <p>Site Plan Agreement completed, waiting on Applicant for execution.</p>	<p>Matthew Peverini Ext. 4350</p>
46	<p>Yonge Developments Inc. 15217 Yonge Street</p> <p>Markets on Mainstreet Inc. Attn: Jack Dougan 416-759-1093</p> <p>File: SP-2013-04</p>	<p>Site Plan Application to construct a 5 storey mixed-use building including 12 residential units and 195 m2 of commercial space.</p> <p>Site Plan revised to commercial floor space.</p>	<p>Apr. 9, 2013</p>	<p>Application received as complete and circulated for comment.</p> <p>Site Plan Application approved by General Committee on March 4, 2014.</p> <p>Revised Plans received and circulated.</p> <p>Site Plan Agreement being Finalized.</p>	<p>Adam Robb Ext. 4349</p>
47	<p>Coppervalley Estates Inc. Formally: Northern Thoroughbred Equine Production Ltd. (Sikura) 1756 St. John's Sideroad</p> <p>Sorbara Attn: Natalie Shurigina 905-850-6154 Ext. 273</p> <p>Files: ZBA-2015-09 & SUB-2015-05</p>	<p>Application for a Draft Plan of Subdivision & Zoning By-law Amendments for 108 single family detached lots.</p>	<p>Nov. 13, 2012</p>	<p>Applications received as complete and circulated.</p> <p>Comments provided to Applicant.</p> <p>Application File closed and transferred to a new File Number.</p> <p>Public Planning Meeting held on October 14, 2015.</p> <p>Council Approved the Draft Plan of Subdivision with conditions on January 31, 2017.</p> <p>Council enacted the Zoning By-law on February 14, 2017. By-law in force.</p> <p>Subdivision Agreement executed on July 2018.</p> <p>Applicant to finalize Subdivision Agreement revisions and clearance of conditions.</p>	<p>Katherine Bibby Ext. 4347</p>

PLANNING APPLICATION STATUS LIST - FIGURE 2
April 16, 2019

	OWNER/LOCATION/AGENT & FILE NUMBER	PROPOSAL	DATE REC'D	STATUS	PLANNER
48	<p>Edenbrook (Aurora) Inc. 929 St. John's Sideroad E</p> <p>Evans Planning Attn: Murray Evans 905-669-6992</p> <p>Files: SUB-2012-06 & ZBA-2012-15</p>	<p>Draft Plan of Subdivision and Zoning By-law Amendment Applications to allow 33 single detached lots.</p>	<p>Nov. 29, 2012</p>	<p>Applications received as complete and circulated.</p> <p>Public Planning Meetings held on March 27, 2013 and June 25, 2014.</p> <p>Draft Plan of Subdivision approved by Council on July 29, 2014.</p> <p>Zoning By-law 5659-14 approved by Council on September 9, 2014, is in force and effect.</p> <p>Subdivision Agreement being prepared.</p> <p>Inactive.</p>	<p>Matthew Peverini Ext. 4350</p>
49	<p>Luvian Homes (Aurora) Limited 1001 St. John's Sideroad East</p> <p>GHD Inc. Attn: Glen Easton 905-752-4300</p> <p>Files: SUB-2012-04 & ZBA-2012-12</p>	<p>Draft Plan of Subdivision and Zoning By-law Amendment Applications to permit 30 single detached dwellings and a 2.03 ha open space block.</p>	<p>Oct. 3, 2012</p>	<p>Applications received as complete and circulated.</p> <p>Public Planning Meeting held March 27, 2013.</p> <p><i>Circulated and comments received. Comments forwarded to Applicant .</i></p> <p><i>Awaiting resubmission .</i></p>	<p>Matthew Peverini Ext. 4350</p>
50	<p>Richardson House Developments Inc. (Bellwood) 14985 Leslie Street</p> <p>Rendl Associates Attn: Martin Rendl 416-291-6902</p> <p>File: SP-2010-01</p>	<p>Site Plan Application to permit four (4) storey health and wellness centre.</p>	<p>Apr. 13, 2010</p>	<p>Site Plan Application approved by Council on September 14, 2010.</p> <p>Inactive.</p>	<p>Anthony Ierullo Ext. 4742</p>

PLANNING APPLICATION STATUS LIST - FIGURE 2
April 16, 2019

	OWNER/LOCATION/AGENT & FILE NUMBER	PROPOSAL	DATE REC'D	STATUS	PLANNER
51	<p>Farid Ameryoun 118 Wellington Street East</p> <p>Intelliterra Inc. Attn: Bruce Hall 416-525-1133</p> <p>Files: ZBA-2008-19 & SP-2014-03</p>	<p>Zoning By-law Amendment Application to permit a personal service shop (hair salon) & business & professional office within existing building.</p> <p>Site Plan Application to permit business and professional offices, and personal shop uses, as well as related parking on the subject lands.</p>	<p>Nov. 3, 2008</p> <p>Jun. 9, 2014</p>	<p>Public Planning Meeting held May 27, 2009.</p> <p>Public Planning Meeting held November 27, 2013.</p> <p>Zoning By-law Application approved by Council on August 12, 2014.</p> <p>Zoning By-law 5652-14 passed by Council on September 9, 2013 is in full force and effect.</p> <p>Site Plan Agreement finalized, waiting on Applicant for additional information.</p> <p>Inactive.</p>	<p>Sean LaPenna Ext.4346</p>
52	<p>1207309 Ontario Inc. 337, 375 & 455 Magna Drive</p> <p>Stronach Group Attn: Frank Tozzi 905-726-7607</p> <p>File: SP-2008-02</p>	<p>Site Plan Application for three (3) storey 9600m2 (103,333ft2) Arts and Education building.</p>	<p>Mar. 14, 2008</p>	<p>Applicant required to obtain Infrastructure Easement prior to executing Site Plan Agreement.</p> <p>Inactive.</p>	<p>Katherine Bibby Ext. 4347</p>
53	<p>Genview, formerly Clifford Sifton 908 Vandorf Sideroad.</p> <p>Malone Given Parsons Ltd. Attn: Thomas Kilpatrick 905-513-0170 Ext. 179</p> <p>Files: SUB-2007-04 & ZBA-2007-12</p>	<p>Draft Plan of Subdivision and Zoning By-law Amendment Application to allow for a 20 lot residential development within Settlement Area of the Oak Ridges Moraine.</p>	<p>Oct. 15, 2007</p>	<p>Draft Plan of Subdivision approved on August 1, 2012.</p> <p>Zoning By-law passed at Council on June 26, 2012 and is now in full force and effect.</p> <p>Detailed Engineering Drawings submitted to the Town for review.</p> <p>Phase I Subdivision Agreement Executed. Phase II Subdivision Agreement being Finalized.</p>	<p>Katherine Bibby Ext. 4347</p>

PLANNING APPLICATION STATUS LIST - FIGURE 2
 April 16, 2019

	OWNER/LOCATION/AGENT & FILE NUMBER	PROPOSAL	DATE REC'D	STATUS	PLANNER
54	Genview Development Corp. 14575 Bayview Avenue Malone Given Parsons Attn: Thomas Kilpatrick 905-513-0170 Ext. 179 Files: ZBA-2001-04 & SUB-2001-01	Plan of Subdivision to permit 61 residential lots.	Jan. 4, 2001	Phase 1 consisting of 56 lots was registered on October 20, 2011. Registered Plan 65M-4292. Phase II (5 lots) to be developed with adjacent lands: SUB-04-07. Revised Engineering Drawings submitted to the Town for review. Phase II Subdivision Agreement being prepared in conjunction with File No. SUB-2007-04. Phase I Subdivision Agreement Executed. Phase II Subdivision Agreement being Finalized.	Katherine Bibby Ext. 4347



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**Town of Aurora
Councillors' Office**

Memorandum

Date: May 7, 2019
To: Mayor and Members of Council
From: Councillor Wendy Gaertner
Re: **Lake Simcoe Region Conservation Authority
Board Meeting Highlights of March 22, 2019**

Recommendation

That Council:

- Receive the correspondence for information
- Endorse the recommendations
- Provide direction



Board Meeting Highlights

March 22, 2019

Announcements:

- a) General Manager, Integrated Watershed Management, Ben Longstaff, provided Board members with the 2018 Lake Simcoe Subwatershed Plans Implementation Report, noting that much work has been done on implementing the subwatershed plans. He acknowledged the work of Bill Thompson, Manager, Integrated Watershed Managing, and his team and encouraged Board member to have a read. This report is to be distributed to member municipalities and is available on LSRCA's website through this link: [2018 Lake Simcoe Subwatershed Plans Implementation Report](#).

- b) General Manager, Conservation Lands, Brian Kemp, was pleased to announce that LSRCA's partnership with the Royal Victoria Regional Health Centre on the Therapy in the Woods program has been acknowledged as a Leading Practice by Accreditation Canada. A Leading Practice is defined as a practice carried out by a health and/or social service organization that has demonstrated a positive change, is people centered, safe and efficient. Each submission undergoes a review and Leading Practices are acknowledged with a certificate and are shared in the Leading Practices Library, which is considered a knowledge sharing resource of innovative practices that have been identified through a rigorous evaluation process, and shared with the public, policy makers and organizations who are seeking ways to improve the quality of health services for all. General Manager Kemp recognized LSRCA's Manager, Education, Nicole Hamley, and her team of educators for their great work in partnership with RVH.

Presentations:

LSRCA's Draft 2019 Budget

General Manager, Corporate and Financial Services, Mark Critch provided a presentation regarding LSRCA Draft 2019 Budget, noting planning and development fees up due to volume, offset by higher than forecasted legal fees. LSPOP revenues have experienced delays, and Rate Stabilization Reserve was required in 2018 with repayment expected by 2020. Interest revenue exceeded budget for 2018, and the 2019 budget has been updated to reflect higher returns. He noted that staff was able to stay within the budget guidelines approved by the Board in May 2018, and he was pleased to report that 31 of the 42 strategic plan items have now been completed. He advised that he would be providing a report in April on reserves adequacy, which shows protection in the future for asset management.

To view the presentation, please click this link: [2019 Budget Presentation](#)

LSRCA's 2019 Annual Operating Plan Priorities

Chief Administrative Officer, Mike Walters, provided an overview of LSRCA's 2019 Annual Operating



Plan priorities. The list of 11 priorities for 2019 includes:

1. Emergency Mapping and Flood Relief – this sophisticated digital system is a multi-year project to develop a capital strategy to identify oncoming storms and inform impacts to people, roads, etc.
2. Enhance Sediment and Erosion Control Activities – working with our municipal partners and BILD, looking at more stringent policy and new standards.
3. Smart, Sustainable Community Building Practices - working with building industry on better site design, accelerating the planning process by doing so, and making communities more sustainable.
4. Reporting Key Environmental Trends & Change - identifying new and emerging contaminants and develop key performance indicators.
5. Climate Change Mitigation and Adaptation Strategy - looking at the impact of carbon footprint.
6. Operational Review of LSRCA Programs and Services – done every four years to improve efficiencies, we look at what we are doing in an effort to streamline processes.
7. Asset Management – following York Region process, plan and reserve to be in place.
8. Talent Management – deals with performance appraisals and succession planning;
9. Improving Service Delivery: Plan Review – working with the Province to improve and streamline services; working with industry, including reporting back to public.
10. Renovation of the Scanlon Creek Operations Centre - to create a functional office space for staff with the ability to allow for some future growth.
11. Fundraising/Construction of New Education Centre – fundraising effort with a view to be shovel ready by 2021.

To view this report, please click this link: [Annual Operating Priorities 2019](#)

The Health of Lake Simcoe

Dr. Brian Ginn, Limnologist, provided an update on the current status and trends in the environmental health of Lake Simcoe, noting the LSRCA Lake Science Program was started in 2008 to address lake concerns of residents, fill data gaps left by other monitoring programs, and investigate new and emerging environmental issues on Lake Simcoe. Dr. Ginn stated that although phosphorus loads to the lake are variable, and above the 44 tonne LSPP target, they are being driven primarily by tributary inflows. Phosphorus concentrations within the lake, however, have improved since the 1980s, as have concentrations of deepwater oxygen. Invasive zebra and quagga mussels are impacting Lake Simcoe. LSRCA lake surveys in 2009 and 2015 show that although zebra mussels are now rare in Lake Simcoe, they have been replaced with quagga mussels that have invaded deepwater habitats that were unavailable to zebra mussels. Quagga mussels are further changing the ecology of the lake, increasing water clarity in spring and channeling more energy into deepwater habitats.

One impact of these invasive mussels and phosphorus reduction is an increase in water clarity that has increased the habitat available for aquatic plants. LSRCA surveys in 2008, 2013, and 2018 have identified several locations in the lake with high amount of plants. An invasive plant species, starry stonewort, was recorded in 2009 by LSRCA and has since been spreading across the lake. Further increases in this plant



will disrupt shallow water ecology and recreation on the lake. LSRCA has partnered with 25 other agencies in North America to develop management and control strategies for starry stonewort.

Climate change is further impacting Lake Simcoe with the warm water period increasing by 28 days since 1980, and the period of ice cover decreasing by 33 days since the 1800s. Run-off from winter salt use is increasing chloride concentrations in the lake and we will reach a critical level in 56 years. Although the health of Lake Simcoe is good, there are challenges related to climate and invasive species that need to be understood. Management options must treat underlying problems and these improvements will take time.

To view the presentation, please click this link: [The Health of Lake Simcoe](#)

Deputations:

Mr. Jack Gibbons, Chair, Lake Simcoe Watch, made a deputation to the Board regarding the Lake Simcoe Watch letter of January 31, 2019, which the Board received at their February 22, 2019 meeting.

Correspondence and Staff Reports:

Correspondence

The Board received a letter from the Ministry of the Environment, Conservation and Parks (MECP) dated February 25, 2019 in response to LSRCA's concerns on the future of Ontario Drinking Water Source Protection Program.

LSRCA's Draft 2019 Budget

The Board approved Staff Report No. 13-19-BOD regarding LSRCA's 2019 Proposed Budget and adopted all projects therein. The Board authorized staff to enter into agreements and/or execute documents with private sector organizations, non-governmental organizations or governments and their agencies for the undertaking of projects for the benefit of LSRCA and funded by the sponsoring organization or agency, including projects that have not been provided for in the approved budget. As required by Ontario Regulation 139/96 (formerly O.S. 231/97), the recommendations and accompanying budget documents, including the schedule of matching and non-matching levies, were approved by weighted vote.

Response to Correspondence from Lake Simcoe Watch

The Board received Staff Report No. 14-19-BOD, prepared by Mike Walters, Chief Administrative Officer, which provided a response to the January 31st letter from Lake Simcoe Watch that the Board received at its February 22nd meeting. The Board directed to CAO to prepare a response to Lake Simcoe Watch on behalf of LSRCA. To view LSRCA's response to Lake Simcoe Watch, please click this link: [LSRCA's Response to Lake Simcoe Watch](#)



Monitoring Report – Planning and Development Applications - January 1 to December 31, 2018

The Board received Staff Report No. 15-19-BOD, prepared by Beverley Booth, Manager, Regulations, which provided a summary of planning and development applications for the period January 1 through December 31, 2018.

Changes to the Municipal Act that Allow for Amendments to Municipal Site Alteration By-laws

The Board received Staff Report No. 16-19-BOD, prepared by Beverley Booth, Manager, Regulations, and Ashlea Brown, Senior Environmental Regulations Analyst, regarding changes to the Municipal Act that allow for amendments to municipal Site Alteration By-laws.

LSRCA Conservation Awards Update

The Board received Staff Report No. 17-19-BOD, prepared by Katarina Zeppieri, Event and Marketing Specialist, which provided the Board with an outline of LSRCA's Annual Conservation Awards and a proposed date of Tuesday, November 5th for the 2019 Conservation Awards evening. Staff were directed to return with an alternate date.

Scanlon Creek Operations Centre Renovation Project Update

The Board received Staff Report No. 18-19-BOD, prepared by Brian Kemp, General Manager, Conservation Lands, regarding an update on the Scanlon Creek Operations Centre Renovation Project and the results of the recent post tender addendum. The Board approved a draw of \$400,000 from the asset management reserve to fund a portion of the project and directed staff to contract the works associated with the project to W.S Morgan.

Meeting Provincial Priorities for Reducing Regulatory Burden

The Board approved Staff Report No. 19-19-BOD, prepared by Mike Walters, Chief Administrative Officer, regarding meeting provincial priorities for reducing regulatory burden, which sought endorsement of three key solutions developed by the Conservation Ontario working group to: improve client service and accountability; increase speed of approvals; and reduce "red tape" and regulatory burden. The Board directed staff to work with Conservation Ontario and LSRCA clients to identify additional improvements for implementation as soon as possible.

BDO Canada LLP – Audit Planning Report for 2018 Annual Audit

The Board received Staff Report No. 20-19-BOD, prepared by Katherine Toffan, Manager, Finance, which provided the Board with BDO Canada LLP's Audit Planning Report for the 2018 Audit.

For more information or to see the full agenda package, please click the link below for LSRCA's Board of Directors' webpage: [LSRCA Board Meetings](#)



**Town of Aurora
Governance Review Ad Hoc Committee
Meeting Minutes**

Date: Monday, April 1, 2019
Time and Location: 4 p.m., Holland Room, Aurora Town Hall
Committee Members: Anita Moore (Chair), Steve Hinder, Bill Hogg, Terry Jones, Tim Jones, and Jeff Thom
Member(s) Absent: None
Other Attendees: Michael de Rond, Town Clerk

Appointment of Chair and Vice-Chair

**Moved by Steve Hinder
Seconded by Bill Hogg**

That Anita Moore be made Chair of the Governance Review Ad Hoc Committee and Tim Jones be made Vice-Chair.

Carried

1. Approval of the Agenda

**Moved by Terry Jones
Seconded by Steve Hinder**

That the agenda as circulated by Legislative Services be approved.

Carried

2. Declarations of Pecuniary Interest and General Nature Thereof

There were no declarations of pecuniary interest under the *Municipal Conflict of Interest Act, R.S.O. 1990, c. M.50.*

Governance Review Ad Hoc Committee Meeting Minutes
Monday, April 1, 2019

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3. Receipt of the Minutes

None

4. Delegations

(a) Michael de Rond, Town Clerk Re: Ad Hoc Committee Orientation

Mr. de Rond presented an overview of the roles and responsibilities of an advisory committee, committee members, the chair, and staff. He noted the importance of an advisory committee as a tool for civic engagement and highlighted various aspects of procedure, including the Town's Procedure By-law and the new Code of Conduct for Local Boards.

**Moved by Bill Hogg
Seconded by Steve Hinder**

That the presentation be received for information.

Carried

5. Matters for Consideration

1. Memorandum from Town Clerk Recent Information Regarding Electoral System Reform

**Moved by Terry Jones
Seconded by Jeff Thom**

1. That the memorandum regarding Recent Information Regarding Electoral System Reform be received for information.

Carried

2. Round Table Discussion Re: Electoral System Review

The Committee discussed the merits of an electoral system review in the Town of Aurora. The Committee agreed that a review is warranted, however, the review should not begin until the Province provides confirmation that the

Governance Review Ad Hoc Committee Meeting Minutes
Monday, April 1, 2019

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Town's boundaries will remain unchanged as a result of the Regional Government Review.

The Committee also requested affirmation from Council that a ward system review should proceed which would provide the Committee with a mandate moving forward.

**Moved by Tim Jones
Seconded by Bill Hogg**

1. That the comments and suggestions regarding the Electoral System Review be received and referred to staff for consideration and action as appropriate.

Carried

6. Adjournment

**Moved by Steve Hinder
Seconded by Jeff Thom**

That the meeting be adjourned at 5:10 p.m.

Carried



**Town of Aurora
Community Recognition Review
Advisory Committee Meeting Minutes**

Date: Monday, April 8, 2019

Time and Location: 11 a.m., Leksand Room, Aurora Town Hall

Committee Members: Erin Cerenzia (Chair), Brian North (Vice Chair), Diane Buchanan, Paul Martin, Jo-anne Spitzer, and Mayor Tom Mrakas

Members Absent: Elaine Martini

Other Attendees: Councillor Rachel Gilliland, Shelley Ware, Supervisor, Special Events, Samantha Yew, Deputy Town Clerk, and Linda Bottos, Council/Committee Coordinator

The Deputy Town Clerk called the meeting to order at 11:07 a.m.

Appointment of Committee Chair and Vice Chair

**Moved by Mayor Mrakas
Seconded by Brian North**

That Erin Cerenzia be appointed as Chair of the Community Recognition Review Advisory Committee.

Carried

**Moved by Mayor Mrakas
Seconded by Jo-anne Spitzer**

That Brian North be appointed as Vice Chair of the Community Recognition Review Advisory Committee.

Carried

Community Recognition Review Advisory Committee Meeting Minutes
Monday, April 8, 2019

Page 2 of 4

1. Approval of the Agenda

Moved by Brian North

Seconded by Mayor Mrakas

That the agenda as circulated by Legislative Services be approved.

Carried

2. Declarations of Pecuniary Interest and General Nature Thereof

There were no declarations of pecuniary interest under the *Municipal Conflict of Interest Act, R.S.O. 1990, c. M.50*.

3. Receipt of the Minutes

4. Delegations

(a) Samantha Yew, Deputy Town Clerk

Re: Advisory Committee Orientation

Ms. Yew presented an overview of the roles and responsibilities of an advisory committee, its members, the chair, and staff. She noted the importance of an advisory committee as a tool for civic engagement and public input, and highlighted various aspects of procedure, including the Town's Procedure By-law and the new Code of Conduct for Local Boards.

Moved by Brian North

Seconded by Jo-anne Spitzer

That the comments of the delegation be received for information.

Carried

(b) Shelley Ware, Supervisor, Special Events

Re: Committee Update

Ms. Ware presented an update of the Committee's role in supporting various aspects of the Town's annual Community Recognition Awards event, including

Community Recognition Review Advisory Committee Meeting Minutes
Monday, April 8, 2019

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an overview of the background, award categories, and recognition forums. She provided a brief review of the event phases, including the Citizen of the Year Reception, Community Recognition Awards Ceremony, Awards Ceremony Reception, and event debriefing.

Moved by Diane Buchanan

Seconded by Paul Martin

That the comments of the delegation be received for information.

Carried

5. Matters for Consideration

1. Round Table Discussion

Re: 2019 Awards Event – Citizen of the Year Reception

The Committee and staff reviewed and discussed various aspects of the Citizen of the Year Reception (for previous award recipients), held just prior to the Awards Ceremony, including venue and attendees, food and refreshments, name badges, historical database and photographs, archival and future newspaper articles, and working group meetings.

Moved by Brian North

Seconded by Jo-anne Spitzer

1. That the Round Table Discussion regarding the 2019 Awards Event – Citizen of the Year Reception be received and the comments of the Committee be referred to staff for consideration and action as appropriate.

Carried

2. Round Table Discussion

Re: 2019 Awards Event – Community Recognition Awards Ceremony

The Committee and staff reviewed and discussed various aspects of the Community Recognition Awards Ceremony being held on Monday, May 27, 2019, including entertainment, award design, greeter options, Council member involvement, accessibility, singing of the national anthem and video, and emcee

Community Recognition Review Advisory Committee Meeting Minutes
Monday, April 8, 2019

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options. It was agreed that staff would work with the Chair and Mayor Mrakas toward securing an emcee for the Awards Ceremony.

Moved by Paul Martin

Seconded by Diane Buchanan

1. That the Round Table Discussion regarding the 2019 Awards Event – Community Recognition Awards Ceremony be received and the comments of the Committee be referred to staff for consideration and action as appropriate.

Carried

6. Informational Items

None

7. Adjournment

Moved by Mayor Mrakas

Seconded by Paul Martin

That the meeting be adjourned at 12:27 p.m.

Carried



**Town of Aurora
General Committee Report No. CS19-018**

Subject: Electoral System Review
Prepared by: Michael de Rond, Town Clerk
Department: Corporate Services
Date: May 7, 2019

Recommendation

- 1. That Report No. CS19-018 be received; and**
- 2. That should the Town of Aurora boundaries remain unchanged by the current Regional Governance Review being conducted by the Provincial Government;**
 - a) That Capital Project No. 13025 - Electoral System Review be approved; and**
 - b) That a total budget of \$60,000 be approved for Capital Project No. 13025 – Electoral System Review to be funded from the Studies & Other Capital Reserve Fund.**

Executive Summary

This report seeks conditional approval of an in-year capital project to issue an RFP for a consultant to complete an electoral system review in the Town of Aurora. The review would consider various ward system configurations for the Town, as well as involve significant public consultation. The report goes into further detail regarding the following;

- A review of the Town's electoral system is warranted and largely driven by population growth
- Electoral system reviews generally follow guidelines from the Supreme Court of Canada's Carter Decision as well as prior Ontario Municipal Board decisions
- Staff are recommending that a consultant be retained through an RFP process to complete the review
- Staff, through consultation with the Governance Review Ad Hoc Committee, recommend that the electoral system review not go forward until the Province completes the Regional Government Review

Background

The *Municipal Act, 2001* provides the framework within which municipalities may conduct an electoral system review. Section 222 of the *Municipal Act* provides Council with the authority to define the number of and boundaries of electoral districts, or wards, through the passage of a by-law. Once the by-law is passed, the new ward boundaries come into force during the next regular election as long as the by-law is not appealed to the Local Planning Appeal Tribunal (LPAT).

The past two terms of Council have considered an electoral system review. Prior to the 2010 Municipal Election, Council considered but ultimately defeated a motion to put a question on the ballot regarding the establishment of a ward system in Aurora. Prior to the 2014 Municipal Election, Council voted to include a question on the ballot asking voters whether they would prefer a ward system to elect their representatives. The results of that vote were 54.75% - 45.25% (6,670 – 5,512) in favour of continuing to elect all Council by at-large vote. At the time, Council chose to take no action regarding an electoral system review.

Analysis

A review of the Town's electoral system is warranted and largely driven by population growth

According to Census data, the population of Aurora in 2016 was 55,455. As stated in the population statistics in York Region's annual Growth and Development Report, the Town of Aurora continues to be one of the fastest growing municipalities in the Region with a 2.5% increase in population between 2014 and 2015, 4.2% increase between 2015 and 2016, and 5.7% increase between 2016 and 2017. The Town's Official Plan growth forecasts estimate the Town's population to increase to 68,100 before the next Municipal Election, and 70,200 by 2031.

All municipalities in Ontario with a population greater than 50,000, with the exception of North Bay, have adopted a ward system for electing their Councils. With the City of Oshawa moving back to a ward system before the last election, the Town of Aurora is now the largest municipality in Ontario to elect their representatives using the at-large system. This is not to say that Aurora must make a change to the ward system, as North Bay also uses an at-large system and has just 4,000 less residents (2016 census) than Aurora, but that looking at whether the at-large system is still best for Aurora warrants a review.

Electoral system reviews generally follow guidelines from the Supreme Court of Canada's Carter Decision as well as prior Ontario Municipal Board decisions

The Carter Decision (1991) is the leading decision concerning electoral boundaries and the right to vote under the Canadian Charter of Rights and Freedoms. The case stemmed from a challenge to the Provincial electoral boundaries established by the Province of Saskatchewan and eventually made its way to the Supreme Court. In its decision, the Court established that the right to vote under the Charter instituted a right to "effective representation", rather than absolute voter parity (the principle of having voting subdivisions that are as close to equal population as possible, regardless of other factors) reflected by the concept of "one person, one vote" established by the United States Supreme Court.

The *Municipal Act, 2001* does not provide any criteria to guide the Town's electoral system review process; however, the Carter decision and decisions issued by the Ontario Municipal Board (now Local Planning Appeals Tribunal) have established a set of guiding principles that have been applied to most, if not all, boundary reviews in Ontario. These guiding principles include;

Effective Representation

The main tenant of the Carter decision is effective representation, rather than absolute voter parity. When defining effective representation as the right protected by the Charter, the Court noted that the relative parity of voting power was a prime, but not an exclusive, condition of effective representation. It found that deviations could be justified where the consideration of other factors, such as geography, community history, community interests and minority representation would result in a legislative body that was more representative of Canada's diversity. According to the Court, considering all of these factors provides effective representation.

Representation by Population

The principle of representation by population is founded on the premise that each person is entitled to one vote and that all votes should carry the same weight. Accordingly, in support of this principle, it is expected that each elected representative should generally represent the same number of constituents. This principle, in a ward system, is tied closely to the principle of effective representation, as any deviation from voting parity would dilute an individual's right to effective representation.

Protection of Communities of Interest and Neighbourhoods

As noted in the Carter decision, the recognition and protection of communities of interest may justifiably override the principle of voter parity where the inclusion of a community of interest will lead to a system that is more representative of the Town's diversity. The Court did not define what constitutes a community of interest; however, it has been leveraged in Ontario Municipal Board appeals to recognize historical settlement patterns or existing communities and to represent social, historical, economic, religious, linguistic or political groups.

Applying this principle in an electoral system review will protect existing communities of interest and should ensure that they are not divided by a ward boundary. Generally, boundaries are drawn around communities of interest and communities with common interests are, where possible, grouped together. Given that there is no clear definition of a community of interest and an abundance of competing criteria, the electoral system review will need to examine potential areas on a case-by-case basis.

Future Population Trends

The consideration of future population trends is intended to support the principles of representation by population and effective representation by ensuring that relative voting parity and political representation remains relatively equal between wards. Being mindful of anticipated population trends will ensure that a ward and its residents are neither advantaged, nor disadvantaged as a result of development activity throughout the city. It is impractical to revisit the ward boundaries after each election cycle and so it is appropriate to establish a system that will provide effective representation that includes future growth.

Physical Features as Natural Boundaries

The Town of Aurora has a number of major thoroughfares and a railway line that act as points of reference and boundaries for its residents. Where available, physical features should be leveraged as they create preexisting boundaries which naturally divide the Town's residents and may facilitate the effective representation of the ward's residents.

Staff are recommending that a consultant be retained through an RFP process to complete the review

Electoral system reviews are uncommon projects for municipalities and usually occur every 8-12 years. The Town requires someone with expertise in this unique field of knowledge as well as the credibility that person will bring to the overall project. Further to this, staff will seek a consultant that is familiar with the legal aspects of the review

and the extensive stakeholder outreach required. Finally, as the aforementioned guiding principles established by the Carter decision are commonplace in electoral system reviews, the consultant will be familiar with the principles and will factor them in suggesting systems for Aurora.

Generally, electoral system reviews are more involved than a regular ward boundary review. The Town's consultant will be required to do an in-depth analysis of the Town, including the features outlined in the guiding principles, to determine appropriate ward options for Aurora. The electoral system review process is expected to be an extensive project that could take up to a year to complete. As such, staff are recommending that the project commence as soon as possible to allow time to consider any appeals prior to 2022 Municipal Election.

The consultant will work closely with the Town Clerk and the Governance Review Ad Hoc Committee, who will review the work of the consultant before it is incorporated into any public consultation sessions.

Staff, through consultation with the Governance Review Ad Hoc Committee, recommend that the electoral system review not go forward until the Province completes the Regional Government Review

The Provincial Government is currently undertaking a Regional Government Review, which aims at making recommendations to improve service delivery in parts of Ontario. At this point, few details have emerged as to what changes could be coming to municipal boundaries, if any at all. It has been rumoured that the Government intends to release their findings in the late Spring or over the summer, however, this is not confirmed.

At their meeting on April 1, the Governance Review Ad Hoc Committee agreed unanimously that the Town's review should not proceed until the Town has confirmation that the Town of Aurora's boundaries will not be changing as a part of the Province's review.

Advisory Committee Review

At the April 1, 2019 meeting of the Governance Review Ad Hoc Committee, the Committee discussed the merits of proceeding with an electoral system review. The Committee supported the idea of the review and unanimously agreed that the Town's

review should not proceed until there is confirmation that the Town of Aurora's boundaries will not be changing as a part of the Regional Government Review.

The Committee also endorsed seeking conditional approval and funding from Council now so that the Town is ready to initiate the electoral system review process, pending the outcome of the Regional Government Review.

Approving the recommendations contained in this report also provides a mandate to the Governance Review Ad Hoc Committee that Town Council wants to study the Town's electoral system and present options to the public.

Legal Considerations

Section 222 of the *Municipal Act, 2001* provides that Councils may, by by-law, split their territory into smaller voting subdivisions (wards) or dissolve wards. This by-law is subject to appeals.

Financial Implications

Staff recommend that Council allocate \$60,000 from the Studies and Other Capital Reserve Fund for this review. This amount is based on the experiences of the municipalities of East Gwillimbury and Oshawa who both recently conducted similar reviews.

The Town of Aurora's review will be more work than a regular ward boundary review for a similar municipality as those usually only require minor adjustments to already in place wards. The Town's consultant will be using a blank canvas and likely need to do street-by-street analysis to determine appropriate ward options for Aurora. For this reason, staff are requesting funding on the higher end of the scale.

Communications Considerations

An electoral system review requires substantial public consultation. Legislative Services staff, Communications staff and the consultant will work closely to develop an extensive stakeholder consultation plan that will include public meetings, social media outreach and the use of online tools, such as interactive maps.

Link to Strategic Plan

By undertaking an electoral system review the Town is showing its commitment to **good governance** by exploring the optimal system for Town of Aurora residents to elect their representatives.

Alternative(s) to the Recommendation

1. That Council provide direction.

Conclusions

The Municipal Act does not stipulate how often municipalities must complete Electoral system reviews/ward boundary reviews. This report makes the case that this is an appropriate time for a review in Aurora and sets out the guiding principles for how that review would take shape.

It is important to note that adopting the recommendations of this report does not constitute a switch to the ward system for the Town. As part of the review, the status quo option of the at-large system will remain an option until the end of the project.

Attachments

None

Previous Reports

Report No. CLS10-13 – Possible Ward Question on the Ballot

Report No. LLS14-013 – Determination of Two Questions on the Ballot

Report No. LLS15-011 – Questions on the Ballot – 2014 Municipal Election Results

Pre-submission Review

Agenda Management Team review on or before April 25, 2019

May 7, 2019

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Report No. CS19-018

Departmental Approval

Approved for Agenda



for **Techa Van Leeuwen**
Director
Corporate Services

Doug Nadorozny
Chief Administrative Officer



**Town of Aurora
General Committee Report No. FS19-018**

Subject: Capital Close Report as of December 31, 2018

Prepared by: Karen Oreto, Financial Analyst

Department: Financial Services

Date: May 7, 2019

Recommendation

- 1. That Report No. FS19-018 be received; and**
- 2. That the capital project closures and capital funding adjustments outlined in Attachments #1 and #2 be approved.**

Executive Summary

To present Council with the information necessary to monitor the Town's active capital project status as of December 31, 2018 and to seek authorization for staff to close completed projects and make any necessary funding adjustments.

- Sixty nine projects to be closed
- One hundred and sixteen projects to remain open

Background

Twice a year, staff bring forward to Council a report that outlines the financial position of the Town's active capital projects. The Capital Projects Status & Closures as of December 31, 2018 report provides an overview of the Town's active capital projects and has been prepared in consultation with the various Town staff who are responsible for managing their department's capital projects. All capital projects have been reviewed and recommendations provided for any budget adjustments and potential closures of projects. Any funding surpluses arising at project completion will be returned to their original funding sources. This report does not include any projects brought forward by the Aurora Library Board.

Analysis

Sixty nine Capital Projects to be Closed

As of December 31, 2018, the Town had a total of 185 active projects. Staff is recommending the closure of 69 of these projects. Fifty one of the projects recommended for closure, which collectively have a surplus of \$4,891,932 to be returned to their original sources of funding, are outlined in Attachment #1,

In addition to the closures identified in Attachment #1, staff also recommends additional funding allocations to eighteen projects which can then be closed as outlined in Attachment #2. The additional funding allocations total \$83,119 with an explanation for each included in the Attachment.

One Hundred and Sixteen Open Capital Projects – Attachment #3

This schedule provides an inventory and progress status update for the 116 active projects which will remain open as of December 31, 2018. These projects represent a total approved budget value of \$73,569,804 with an unspent balance available as of December 31, 2018 of \$44,961,467.

Projects closed in Attachment #1 and #2 have been removed from Attachment #3.

Advisory Committee Review

None

Legal Considerations

None

Financial Implications

This report recommends the closure of 69 projects in total, with a net funding adjustment of \$4,891,932 (as noted in Attachment #1) to be returned to their original funding sources, \$123,119 of funding adjustments as noted in Attachment #2 and closure of eighteen projects.

The Town's portfolio of remaining active capital projects contains 116 projects (outlined in Attachment #3), with a total budgeted/funded value of \$73,569,804. To date

\$28,608,337 has been spent on these projects, with a remaining approved unspent and funded value of \$44,961,467.

Staff are not authorized to increase the total project budget, or to increase the scope of a capital project without Council's approval.

Communications Considerations

The list of open capital projects will be posted to the Town's Budget and Financial Information web page for openness and accountability.

Link to Strategic Plan

Reporting to Council and the public on the status of approved capital projects and associated funding, and regularly managing and closing these projects, demonstrates both the Strategic Plan principles of Leadership in Corporate Management, and accountability and transparency to the community of the local government.

Alternative(s) to the Recommendation

1. Amend the recommended projects for closure and/or funding adjustments
2. Direct further alternative options as required.

Conclusions

Staff from all departments, continue to work on completing all outstanding active capital projects for which Council has approved and committed funding, and that the community anticipates their completion. This report is intended to update Council on the status of each active approved project: bring closure to some, funding adjustments to others, and provide the current status on all remaining projects.

Attachments

Attachment #1 Capital Projects to be Closed with Funds Returned to Source
Attachment #2 Capital Projects Funding Adjustments and Closure of 18 Projects
Attachment #3 Active Capital Project Listing

May 7, 2019

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Report No. FS19-018

Previous Reports

FS18-014 Capital Close Report as December 31, 2018

Pre-submission Review

Agenda Management Team review on April 18, 2019

Departmental Approval



**Jason Gaertner, CPA, CA
A/Director of Financial Services
- Treasurer**

Approved for Agenda



**Doug Nadorozny
Chief Administrative Officer**

Town of Aurora
Capital Projects to be Closed with Funds Returned to Source
As of December 31, 2018

Attachment #1

General Committee Meeting Agenda
 Tuesday, May 7, 2019

Report Line Ref	Project	Total Approved Funding	Total Expenditures to December 31, 2018	Current Balance Surplus/ (Deficit)	Year of Original Approval	Close Project Account / Disposition of Balance
COMMUNITY SERVICES						
1.01	ACC - Replace Rooftop HVAC (72132)	250,000	54,493	195,507	2017	Project complete and can be closed. Return \$195,507 to Facilities R & R Reserve. Bids came in under anticipated budget and successful bidder made an error on their submission but honoured their price.
1.02	SARC - Rubber Flooring (72164)	134,600	120,637	13,963	2018	Project complete and can be closed. Return \$13,963 to Facilities R & R Reserve.
1.03	Library - Accessible Door Installation - Yonge St (72258)	20,000		20,000	2017	Complete. Project incorporated into project 72275 - Library Improvements - Canada 150 Intake II. Project can be closed. Return \$20,000 to Facilities R & R Reserve.
1.04	SARC - Improvements Canada 150 Intake II* (72276)	251,250		251,250	2017	Project did not proceed and can be closed. Return \$251,250 to Facilities R & R Reserve.
1.05	AFLC - Dasher Board System (72171)	300,000	217,158	82,842	2018	Project complete and can be closed. Return \$82,842 to Facilities R & R Reserve.
1.06	ACC - North End - Replacement of Radiant Tube Heaters (72296)	20,000	17,520	2,480	2018	Project complete and can be closed. Return \$2,480 to Facilities R & R Reserve.
1.07	ACC Lot Repave (72133)	1,977,499	1,854,101	123,398	2014	Project complete and can be closed. Return \$123,398 to Facilities R & R Reserve.
1.08	Community Radio Station and Sound Studio (74010)	10,000		10,000	2015	Radio Station not proceeding, room repurposed. Project can be closed. Return \$10,000 to Facilities R & R Reserve.
1.09	Canada 150 Celebrations (74012)	77,167	60,176	16,991	2017	Project complete and can be closed. Return \$16,991 to Tax Rate Stabilization Reserve.
1.10	Sport Aurora Sustainability (74018)	107,735	107,727	8	2017	Project complete and can be closed. Return \$8 to Council Discretionary Reserve.
1.11	AFLC - Signs (72139)	50,000	2,088	47,912	2017	Project complete and can be closed. Funds not spent as project costs were charged to the Accessibility Implementation project. Return \$47,912 to Facilities R & R Reserve.
1.12	SARC - Signs (72180)	50,000	2,983	47,017	2018	Project complete and can be closed. Funds not spent as project costs were charged to the Accessibility Implementation project. Return \$47,017 to Facilities R & R Reserve.
1.13	3 Stream - Recycling Containers (72182)	40,000	23,396	16,604	2018	Project complete and can be closed. Return \$16,604 to Facilities R & R Reserve.
1.14	SARC - Refresh Program Room (72272)	20,000	8,307	11,693	2017	Project complete and can be closed. Return \$11,693 to Facilities R & R Reserve.
1.15	48" Ride On Auto Scrubber (72304)	60,000	58,586	1,414	2018	Project complete and can be closed. Return \$1,414 to Facilities R & R Reserve.
CORPORATE SERVICES						
1.16	TH - Council Chambers A/V System (72238)	657,922	619,866	38,056	2015	Project complete and can be closed. Return \$38,056 to Facilities R & R Reserve.
FINANCIAL SERVICES						
OPERATIONAL SERVICES						
1.17	6 Ton Truck Frt/FL80 (#33) (34410)	210,000	205,300	4,700	2018	Project complete and can be closed. Return \$4,700 to Fleet R & R Reserve.

Town of Aurora
Capital Projects to be Closed with Funds Returned to Source
As of December 31, 2018

Attachment #1

Report Line Ref	Project	Total Approved Funding	Total Expenditures to December 31, 2018	Current Balance Surplus/ (Deficit)	Year of Original Approval	Close Project Account / Disposition of Balance
1.18	Hydro Seed Mulcher (71114)	45,000		45,000	2018	Project not proceeding and can be closed. Winter sod repairs and replacement performed by contractor. Return \$4,500 to Growth and New Reserve and \$40,500 to Parks DC Reserve.
1.19	New 6 Tonne Dump Truck with Plow (34168)	247,400	232,266	15,134	2018	Project complete and can be closed. Return \$15,134 to Fleet R & R Reserve.
1.20	Parks Pathway System (73117)	285,000	278,439	6,561	2011/2012	Project complete and can be closed. Return \$6,561 to Parks R & R Reserve.
1.21	Mavrinac Park (73285)	1,723,076	1,621,435	101,641	2016	Project complete and can be closed. Return \$101,641 to CIL Parkland Reserve.
1.22	Convert Pathway Lighting to LED (73289)	30,000	29,910	90	2017	Project complete and can be closed. Return \$90 to Parks R & R Reserve.
1.23	Grade Separated Crossing Wellington E of John West Way (73243)	60,000	32,022	27,978	2017	Project not proceeding further to an engineering feasibility study and can be closed. Return \$2,797 to CIL Parkland and \$ 25,181 to Roads & Related DC reserve. Staff reported back on study recommendations and Council did not endorse project.
1.24	22 Church St - Landscaping (73302)	30,000		30,000	2018	Project not proceeding at this time as the work will be done as part of the re-development of Library Square. Return \$30,000 to Parks R & R reserve.
1.25	Rotary Park Upgrade (73159)	15,893	15,893	0	2012	Project complete and can be closed.
1.26	Playground Replacement - Hamilton Park and Copland Park (73211)	300,000	299,359	641	2018	Project complete and can be closed. Return \$641 to Parks R & R Reserve.
1.27	Replace Artificial Turf - Sheppard's Bush (73223)	1,386,800	1,315,145	71,655	2017	Project complete and can be closed. Return \$71,655 to Parks R & R Reserve.
1.28	Traffic Circle Improvements in 2B (73291)	50,000	12,471	37,529	2017	Project complete and can be closed. Return \$37,529 to Parks R & R Reserve. Work performed in-house which resulted in cost savings.
1.29	Playground Surface Restoration (73154)	42,200	22,163	20,037	2015	To be funded from operating budget and can be removed from Capital. Return from \$20,037 to Parks R & R Reserve.
1.30	Decommission Well House Behind Ransom Crt (43047)	40,000	1,650	38,350	2016	Project completed in house and can be closed. Return \$38,350 to Water R & R Reserve.
1.31	JOC - Salt Dome (72311)	25,000	22,538	2,462	2017	Project complete and can be closed. Return \$2,462 to Growth and New Reserve.
1.32	GPS Tracking System (73251)	15,000		15,000	2018	Project not proceeding and can be closed. Return \$13,500 to Parks DC Reserve and \$1,500 to CIL Parkland Reserve.
1.33	Temperance St Parking Lot Retaining Wall and Stairs (31173)	60,000	6,383	53,617	2017	Funds expended for soil testing. Ownership transferred by Town. Property owner completed work at their expense. Project can be closed. Return \$53,617 to Roads R & R Reserve.
1.34	Salt Management Plan (31052)	100,000		100,000	2018	Project not proceeding and can be closed. Return \$33,333 to Roads R & R Reserve, \$33,333 to Storm Reserve and \$33,334 to Studies and Other Reserve.
1.35	Catch Basin Cleaning (42063)	95,000		95,000	2017	To be funded from operating budget and can be removed from Capital. Return from \$95,000 to Storm R & R Reserve.

General Committee Meeting Agenda
 Tuesday, May 7, 2019

Item R2
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Town of Aurora
Capital Projects to be Closed with Funds Returned to Source
As of December 31, 2018

Attachment #1

General Committee Meeting Agenda
 Tuesday, May 7, 2019

Report Line Ref	Project	Total Approved Funding	Total Expenditures to December 31, 2018	Current Balance Surplus/ (Deficit)	Year of Original Approval	Close Project Account / Disposition of Balance
PLANNING & DEVELOPMENT SERVICES						
1.36	Recon - Catherine Ave (31111)	974,300	775,027	199,273	2015	Project complete and can be closed. Return \$53,804 to Water & Sewer Reserve, \$125,542 to Roads R & R Reserve and \$19,927 to Storm R & R Reserve.
1.37	SCADA Monitoring System (41010)	200,000	16,556	183,444	2016	Project cancelled and is not proceeding and can be closed. Return \$183,444 to Growth and New Reserve.
1.38	Oversized Storm Pipe Assessment and Clean Up (42065)	500,000	44,535	455,465	2017	Project complete and can be closed. Return \$455,465 to Storm R & R Reserve. The cleaning of the storm pipe was all that was required and no further work was required but was originally budgeted for.
1.39	Reconstruction - Centre St. (Yonge to Walton Dr.) (31103)	884,900	542,522	342,378	2012	Project complete and can be closed. Return \$164,341 to Roads R & R Reserve, \$71,899 to Storm Reserve and \$106,138 to Water R & R Reserve. Work completed from Spruce to Walton only as development was being done on Centre from Yonge to Spruce.
1.40	Recon - Haida Dr & Trillium Dr (31105)	960,700	607,478	353,222	2015	Project complete and can be closed. Return \$28,258 to Water R & R Reserve, \$300,239 to Roads R & R Reserve and \$24,725 to Storm R & R Reserve. Budget was originally for full depth reconstruction, however upon further investigation it was determined that only resurfacing was required.
1.41	Recon - Brookland - Yonge to Banbury (31107)	1,864,600	1,806,805	57,795	2015	Project complete and can be closed. Return \$20,228 to Water R & R Reserve, \$30,053 to Roads R & R Reserve and \$7,514 to Storm R & R Reserve.
1.42	Recon - Industrial Pkwy S - Wellington to Industy St (31112)	2,672,031	2,650,483	21,548	2014	Project complete and can be closed. Return \$5,602 to Roads DC Reserve, \$6,464 to Water R & R Reserve, \$7,973 to Roads R & R Reserve and \$1,509 to Storm R & R Reserve.
1.43	S/W - Industrial Pkwy N - E Side, AFLC - St John's, W Side, Montesorri School to St John's (34627)	515,600	319,856	195,744	2016	Project complete and can be closed. Return \$19,574 to Growth and New Reserve and \$176, 170 to Roads DC Reserve.
1.44	Street Light Conversion to L.E.D. (34709)	3,354,200	3,317,231	36,969	2014	Project complete and can be closed. Return \$36,969 to Municipal Capital Reserve.
1.45	Recon - Bluegrass, Steeplechase, Woodsend & Skyview (31096)	1,937,700	1,085,901	851,799	2014	Project complete and can be closed. Return \$792,173 to Roads R & R Reserve and \$59,525 to Storm Reserve.
1.46	S/W Repair - St John's Sdrd - Gateway to Industrial Pkwy N (34613)	208,480	2,748	205,732	2017	Project has been cancelled. Return \$205,732 to Roads R & R Reserve.
1.47	S/W - Yonge St - Batson Dr - N Town Limit (34630)	95,000		95,000	2018	Project has been cancelled due to Metrolinx improvements. Return \$95,000 to Roads & Related DC Reserve.
1.48	Maximo Upgrade to 7.6 (31153)	75,000	62,082	12,918	2017	Project complete and can be closed. Return \$12,918 to Roads & Related R & R reserve.
1.49	Structural Watermain Relining Program (43054)	946,973	664,206	282,767	2017	Project complete and can be closed. Return \$282,767 to Water Reserve.
1.50	Bridge Assessment (42068)	39,100	8,904	30,196	2018	Project complete and can be closed. Return \$30,196 to Storm Sewer Reserve.
1.51	Sanitary Sewer on Leslie St to Service 2C Lands (41006)	1,543,300	1,520,149	23,151	2014	Project complete and can be closed. Return \$23,151 to Storm DC Reserve.
TOTAL		\$ 25,558,426	\$ 20,666,494	\$ 4,891,932		

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 Item R2

**Town of Aurora
Capital Projects Funding Adjustments
and Closure of 18 Projects
As of December 31, 2018**

Attachment #2

General Committee Meeting Agenda
Tuesday, May 7, 2019

Report Item Ref	Project (Project Ref. #)	Total Approved Funding	Total Expenditures as of December 31, 2018	Remaining Available Budget Surplus/ (Deficit)	Proposed Budget Adjustment	Revised Remaining Available Budget	Explanation
CAO							
COMMUNITY SERVICES							
1.01*	ACC - Rubber Flooring Repairs (72280)	12,000	12,211	(211)	211	\$0	Project complete and can be closed. Funds deficit of \$211 from Facilities R & R reserve.
1.02*	AFLC - Whirlpool and Pool Heaters (72247)	50,000	59,286	(9,286)	9,286	\$0	Project complete and can be closed. Funds deficit of \$9,286 from Facilities R & R reserve.
1.03*	SARC - Improvement to Stronach Aurora Recreation Complex (72221)*	424,869	466,751	(41,882)	41,882	\$0	Project complete and can be closed. Fund \$41,882 from Facilities R & R Reserve.
CORPORATE SERVICES							
1.04	Mobile Devices for BBS (24011)	100,000	38,336	61,664	(20,000)	\$41,664	Transfer \$20,000 to capital project 24015
1.05*	Mobile 2 Way Radios (72273)	40,000		40,000	(40,000)	\$0	Transfer \$40,000 to capital project 24015 and close project.
1.06	Radios for By-Law Officers (24015)	25,000		25,000	60,000	\$85,000	Transfer \$20,000 from 24011 and \$40,000 from 72273.
1.07*	Records and Information Management (14035)	700,000	701,922	(1,922)	1,922	\$0	Project complete and can be closed. Fund \$1,922 from Growth and New Reserve.
FINANCIAL SERVICES							
OPERATIONAL SERVICES							
1.08	Playground Replacement - Hamilton Park (73211)	100,000		100,000	(200,000)	\$300,000	Combine with capital project 73216 and transfer balance of \$200,000.
1.09*	Playground Replacement - Copland Park (73216)	200,000	-	200,000	200,000	\$0	Combine with capital project 73211 and close project.
1.10*	Replacement of By-Law Vehicle (#404) (24017)	40,000	42,218	(2,218)	2,218	\$0	Project complete and can be closed. Fund deficit of \$2,218 from Fleet R & R Reserve.
1.11*	GMC 1 Tonne Dump (#228) (71109)	55,700	56,093	(393)	393	\$0	Project complete and can be closed. Fund deficit of \$393 from Fleet R & R Reserve.
1.12*	New 1/2 Tonne Pick Up Truck (71106)	42,600	43,014	(414)	414	\$0	Project complete and can be closed. Fund \$41 from Growth and New Reserve and \$373 from Parks DC.
1.13*	Bridge Assessment (73193)	65,000	66,414	(1,414)	1,414	\$0	Project complete and can be closed. Fund \$1,414 from Parks R & R Reserve.
1.14*	Bandshell/Washroom Roof & Paint (73190)	30,000	31,482	(1,482)	1,482	\$0	Project complete and can be closed. Fund \$1,482 from Parks R & R Reserve.
1.15*	Tree Inventory for 2C (73290)	10,000	10,176	(176)	176	\$0	Project complete and can be closed. Fund \$158 from CIL Parkland and \$18 from Parks DC Reserve.
1.16*	Truck Replacement (#6) (34302)	24,404	31,912	(7,508)	7,508	\$0	Project complete and can be closed. Funding in the amount \$24,404 received from insurance, fund balance of \$7,508 from Fleet R & R Reserve.
1.17*	Site Servicing - Stewart Burnett (73161)	2,040,500	2,096,713	(56,213)	56,213	\$0	Project complete and can be closed. Fund deficit of \$50,592 from Parks DC Reserve and \$5,621 from CIL Parkland.
1.18*	Skid Steer Loader (#253) (71107)	69,000	70,951	(1,951)	1,951	\$0	Project complete and can be closed. Fund deficit of \$1,951 from capital project 71113.
1.19*	Mini Excavator (71090)	46,000	47,495	(1,495)	1,495	\$0	Project complete and can be closed. Fund deficit of \$1,495 from capital project 71113.
1.20*	Skid Steer (71091)	110,195	135,626	(25,431)	25,431	\$0	Project complete and can be closed. Fund deficit of \$25,431 from capital project 71113.
1.21*	Cold Planer Attachment (71113)	28,877	-	28,877	(28,877)	\$0	Project complete and can be closed. Funds used to fund deficits in capital projects 71107, 71090, and 71091.

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PLANNING & DEVELOPMENT SERVICES

Total	123,119
*18 Projects that are complete and can be closed (high-lighted above)	83,119
Projects that require funding adjustments but will remain open	40,000
	<u>123,119</u>

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CAO							
3.01	Organization Structural Review (12026)	100,000	61,862	38,138	2015	2019	Project ongoing.
3.02	Music Strategy (12036)	50,000		50,000	2016	2020	To be moved to Community Services once the Cultural Review has been completed. Music Strategy will be considered as part of overall cultural plan.
3.03	Town of Aurora Website (12037)	70,000	-	70,000	2018	2019	Planned to launch fall 2019.
CORPORATE SERVICES							
Access Aurora							
3.04	Accessibility Implementation Plan (12002)	650,000	312,067	337,933	2016	ongoing	Annually funded project to fund projects as outlined in the multi-year accessibility plan.
3.05	Customer Care Implementation Plan (12016)	453,100	290,816	162,284	2010/2012	2019	In progress. Funding to be used for implementation of corporate customer service including Customer Service Strategy and Corporate Wide training linked to the Customer Experience Plan. In addition, Community Code of Conduct implementation.
3.06	Customer Relationship Management (CRM) (12025)	186,000	138,014	47,986	2013	2019	In progress. Rollout of CRM to additional departments as well as additional configuration requirements, process mapping, licencing, training and future integration with other Town systems.
By Law Services							
3.07	Bylaw Permit Parking Program (24012)	25,000	-	25,000	2016	2019	This request is currently in progress but has come to a slight halt. We are requesting additional funding in 2019 as the scope has changed/grown.
3.08	Animal Control Start Up (24016)	100,000	29,295	70,705	2018	2019	Some additional equipment to be purchased in 2019 to outfit the vehicles. Project will be completed in 2019.
3.09	Radios for By-Law Officers (24015)	85,000		85,000	2017	2019	Project on schedule and will be closed as part of the next report.
Human Resources							
3.10	Human Resources Information/Payroll System (13018)	250,000		250,000	2018	2020	Project to be re-tendered in 2019.
3.11	Employee Engagement Survey (13014)	80,000		80,000	2018	2019	Deferred to 2019
Information Technology							
3.12	Computer & Related Infrastructure Evergreening (14047)	324,178	195,650	128,528	2017	ongoing	Project ongoing to replace aging equipment as per the Asset Management Plan.
3.13	IT Strategic Plan (14063)	69,900	43,709	26,191	2014	2019	Project underway. Strategic Plan report will be finalized in Q2 2019.
3.14	Business Continuity/IT Disaster Recovery (14062)	25,000	19,900	5,100	2015	2019	Waiting for final invoice to be processed. Will close Q3 2019.

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3.15	Mobility Solutions (14065)	45,000	30,357	14,643	2015	2019	Project ongoing. Opportunity to grow customer self serve kiosk options and to leverage for mobile evergreening project.
3.16	Joint Ops LAN Room & DR site (14037)	135,000	99,118	35,882	2017	2019	Project ongoing.
3.17	Wireless Upgrades and Enhancements (14068)	73,000	19,489	53,511	2017	2019	Outdoor wireless project delayed due to the Armoury redevelopment and assessment of the overall wireless requirements for the Armoury and Town Park. Project to be completed Q3 2019.
3.18	Emergency Cooling (14069)	25,000	8,020	16,980	2018	2019	Project underway. Additional funding required and requested as part of 2019 capital budget process. Target completion Q4 2019.
Legal Services							
Legislative Services							
3.19	Meeting Management Software (13008)	105,000	53,215	51,785	2013	2020	Phase 1 complete. Phase 2 in progress.
Strategic Initiatives							
3.20	Emergency Response Plan Update & Continuation of Operations Plan (13011)	55,000	16,399	38,601	2017	2020	Project ongoing. Work continues on business continuity plan.
FINANCIAL SERVICES							
3.21	Financial System Upgrade (14012)	200,000	105,869	94,131	2016	2021	Project underway. Consulting firm to be engaged in 2019 to assist in the development of system requirements and tender documentation.
3.22	Financial System Optimization (14060)	110,000	96,912	13,088	2013	2019	Project underway. One further planned software optimization remains.
3.23	Water Meter Replacement Program (43038)	2,183,896	1,728,906	454,990	2012	ongoing	Project underway. Replacement program remains on track.
3.24	DC Background Study - 2019 (14061)	125,000	49,704	75,296	2018	2019	Contract awarded. DC Study and new By-Law will be complete by March, 2019.
OPERATIONAL SERVICES							
3.25	Firehall - 4-5 (21006)	3,693,900	298,178	3,395,722	2017	2020	Project to be tendered early in 2019.
3.26	89 Mosley St (12041)	5,359,900	1,104,627	4,255,273	2017	2019	Scheduled to be completed end of Q2 2019.
3.27	JOC - Additional Work (72285)	2,185,200	539,666	1,645,534	2018	2020	Total of 11 projects to be completed, 2 are complete, 3 to be completed in 2019 and the remainder will be completed in 2020.
3.28	3 Phase Electrical Power at Temperance St Pumping Station (41009)	120,000	-	120,000	2015	2019	Confirmation of project specification with engineering.
3.29	Sanitary Sewer CCTV Inspection (41011)	300,000	261,594	38,406	2017	ongoing	Multi year project. Project RFQ under review.
Fleet Management							
3.30	GMC/Savanna (#501) (34191)	45,000		45,000	2018	2019	Vehicle to be delivered in 2019.
3.31	GMC Sierra Crew Cab #224 (71108)	65,800		65,800	2018	2019	Vehicle on order, to be received in 2019.
3.32	3 Tonne Truck (34187)	90,000		90,000	2018	2019	Additional funding required and asked for as part of the 2019 Capital Budget.

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3.33	Additional Plow (34412)	236,200		236,200	2018	2019	Vehicle on order.
Parks							
3.34	Parks/Trails Signage Strategy Study & Implementation (73134)	695,700	274,665	421,035	2011/2012	2019	Project tendered. Work to be completed spring 2019.
3.35	Arboretum Development (73085)	836,000	677,720	158,280	2008-2013	ongoing	Project ongoing. Agreement in place for 2018-2028.
3.36	Former Kwik Kopy Trail Connection (73107)	815,000	110,163	704,837	2009	2019	Change in scope. RFP in process with construction to take place in 2019.
3.37	Street Tree Planting Contract (73119)	739,892	528,410	211,483	2010	2019	Land not ready for planting. Work to be completed Spring 2019.
3.38	Emerald Ash Borer Management Program (73160)	1,329,850	1,118,523	211,327	2013	ongoing	Project ongoing.
3.39	Pedestrian Underpasses (73177)	1,036,218	793,825	242,393	2012	2019	Construction underway by Region.
3.40	2C West Ecological Integrity Monitoring (73260)	212,400	76,520	135,880	2014	2023	Project ongoing - 5 years remaining.
3.41	Wildlife Park - North Dam Rehabilitation (73268)	885,500	870,685	14,815	2015	2019	Work initiated and will be completed in 2019
3.42	Trail Construction as per Trail Master Plan (73147)	150,000	8,006	141,994	2015	2019	Work initiated and will be completed in 2019
3.43	Wildlife Park - Phase 1/2/3 (73169)	2,119,500	147,732	1,971,768	2015	2020	Approvals granted from LSRCA/MNR. Tender to be issued Q2 2019. Additional funding requested in 2019.
3.44	Improvements to Fleury Park Washroom Facility (73242)	100,000	5,156	94,844	2016	2019	Additional funding requested as part of 2019 capital budget process to facilitate the construction of a new building.
3.45	Stewart Burnett Park Playground and Parking Facility (73286)	1,500,000	19,431	1,480,569	2017	2019	Work commenced fall of 2018 with completion anticipated in 2019.
3.46	Picnic Tables/Garbage Receptacles (73292)	30,000	11,802	18,198	2017	2018	Work in progress. Goods to be received Q3 2019.
3.47	Field Renovation - Norm Weller Park (73198)	350,000		350,000	2018	2020	Design in progress. Not enough funding to do lighting. Waiting for Community Services to complete their Outdoor Field Development Study in 2019 which will determine whether lighting is required.
3.48	Trail - Atkinson Park (73174)	85,000		85,000	2018	2019-2020	Design in progress. Construction to take place in 2019. Waiting on Region approval before we can proceed.
3.49	Trail Construction (Coutts/Pandolfo) (73247)	100,000		100,000	2018	2019-2020	Waiting on development.
3.50	Non-Programmed Park in 2C (73299)	1,500,000		1,500,000	2018	2020	Will bring concept designs to Council in 2019.

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3.51	Hallmark Lands - Baseball Diamonds (73287)	3,000,000		3,000,000	2018	2019	Drafting RFP for tender to go forward in 2019.
3.52	Playground Replacement - Wm Kennedy Park (73207)	125,000		125,000	2018 - IY	2019	Playground purchased and will be installed Q2 2019.
3.53	Playground Replacement - Tamarc Park (73214)	97,750		97,750	2018 - IY	2020	Design in progress. Project to be tendered in 2019. Work to be completed in conjunction with the Region Stormwater Management Pond reconstruction.
3.54	Walkway/Basketball Repaving - Wm Kennedy Park (73241)	25,000		25,000	2018 - IY	2019	Work to be done in conjunction with project 73207. Construction to take place spring of 2019.
3.55	Backflow Prevention Program (43039)	50,000	4,706	45,294	2012	2019	Public notification project and consultation process has commenced and will be ongoing through November 2019 after which time the Back Flow Prevention program will follow.
3.56	Reconnection - Bathurst/Orchard Hts (43053)	70,000	-	70,000	2015	2019	Project has been initiated and Region of York has agreed to fund 50% of the project costs, work will be completed by end of Q2 2019.
3.57	AFLC - Skate Park (72281)	75,000	28,239	46,761	2018	2019	Significant work required. Additional funding being requested in 2019. Project to be taken over by Operations Division.
COMMUNITY SERVICES							
3.58	Cultural Services Master Plan (74015)	160,000	20,352	139,648	2017	ongoing	Conditional approval lifted in 2018. Implementation Action Plan being developed.
3.59	Aurora Sports Hall of Fame (74017)	77,000	50,500	26,500	2017	2019	Report in Q2 2019 to lift conditional approval on SARC wall expansion proposal.
3.60	Museum Collection Infrastructure (74013)	30,000	24,657	5,343	2017	ongoing	Purchase of exhibition/display fixtures, lights, mannequins and archival cases to support museum operations.
3.61	Town Hall Space and Renewal Plan (72201)	420,000	187,255	232,745	2015	Multi-Year	Renamed to Town Hall Space and Renewal Plan- RFP document is currently being developed for release in Q2 2019.
3.62	Security Audit and Risk Assessment of Town Facilities (72204)	450,000	36,162	413,838	2015	2020	Renamed to Security Audit and Risk Assessment of Town Facilities. RFP closed and award in progress. Work plan to implement recommendations of the Report will be completed in Q3 2019. Work will begin in 2019 and carry on into 2020.
3.63	AFLC - Arena Dehumidifiers (72226)	135,000	10,710	124,290	2015	2019	Additional consulting study required in 2019. Outcome of the study will determine scope/ budget and timeline to install dehumidifiers.
3.64	89 Mosley - Condition Assessment Report (72241)*	333,500	153,759	179,741	2015	Complete	Project complete. Waiting for final grant money to be received early in 2019
3.65	ACC - Improvement of Aurora Community Centre (72175)*	400,842	417,315	(16,473)	2016	Complete	Project complete. Final grant money to be received following release of Holdback in March 2019.
3.66	ACC - Auditorium (72155)	70,000		70,000	2017	2019	In progress - complete in Q4 2019

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3.67	Library - Improvements - Canada 150 Intake II* (72275)	100,500	172,457	(71,957)	2017	Complete	Final grant money to be received early in 2019.
3.68	ACC - Improvements - Canada 150 Intake II* (72277)	268,000	380,982	(112,982)	2017	Complete	Final grant money to be received early in 2019.
3.69	SARC - Compressor Repair & Computer SW Upgrade (72282)	50,000		50,000	2018	2019	Project deferred to 2019 to be completed by Q3.
3.70	SARC - Replacement of Pylon Sign Message Board (72283)	50,000		50,000	2018	2019	Project to be consolidated with other Sign requirements in 2019. RFP to be released Q2 2019.
3.71	SARC - Pool Pumps (72307)	35,000		35,000	2018	2019	Project has been delayed to 2019. To be completed by Q3 2019.
3.72	New Recreation Facility (72113)	2,400,000	2,417	2,397,583	2018	ongoing	Confirmation of amenities and land discussions underway.
3.73	22 Church St - Exterior Sign (72310)	50,000		50,000	2018	2022	Conditional approval lifted September 2018. Project to be tied to redevelopment of the Library Square.
3.74	AFLC - LED Lighting Arena, Pool Squash Courts (72225)	500,000		500,000	2018	2019	Tender to be issued early in 2019. Work to be completed Q4 2019.
3.75	Library Square (81019)	2,340,135	578,926	1,761,209	2017	2021	Design work is ongoing, funds incorporated into overall Library Square project.
3.76	Fitness Equipment Replacement (74007)	228,600	201,588	27,012	2012	ongoing	Contract awarded for 2018. Additional funding to be requested in 2019.
PLANNING & DEVELOPMENT SERVICES							
3.77	Mobile Devices for BBS (24011)	100,000	32,933	67,067	2016	2019	Looking to possibly upgrading mobile devices for Building Inspectors
3.78	Digital Plan Review and E-Permit Applications (24014)	120,000		120,000	2018	2019/2020	Currently reviewing sole source Procurement of software
3.79	Update of Zoning Bylaw (81004)	140,000	95,904	44,096	2007-2011	2019	External consultant to be hired in 2019 to address outstanding appeals.
3.80	Official Plan Review/Conformity to Places to Grow (81001)	300,000	-	300,000	2016	tbd	Workplan under development. Project to initiate in Q4 2019.
Engineering and Capital Delivery							
3.81	Bloomington, Yonge to Bayview Sidewalk/Bike Illumination (31056)	883,569	608,876	274,693	2010/2011	2019	Project under warranty period inspection.
3.82	S/W, Multi-Use Trail & Illumination - Leslie St from Wellington St to Don Hillcock (34610)	192,810	9,974	182,836	2014	2019	Construction in progress. Part of a Regional road reconstruction.
3.83	S/W, Multi-Use Trail & Illumination - St John's Sdrd - Bayview Ave to Leslie St. (34635)	1,444,000	592,518	851,483	2014	2019	Construction in progress. Part of a Regional road reconstruction.
3.84	Recon - Algonquin Cres & Haida Dr (31108)	2,085,939	1,531,162	554,777	2015	2019	Top course complete. Project under warranty.
3.85	Recon - Kennedy St W & Temperance St (31109)	2,988,300	929,184	2,059,116	2016	2019	Construction in progress.
3.86	Recon - Murray Dr (section) and Pinehurst Cr (31113)	2,352,291		2,352,291	2016	2020	Design in 2019. Construction postponed until 2020 pending Highland Gate Development.
3.87	S/W Repair - Henderson/Tamarac/Poplar (34611)	435,000	5,953	429,047	2016	2021	Sidewalk design to be completed in 2020. Reconstruction will be done in conjunction with the Henderson Road resurfacing project which is scheduled for 2021.

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3.88	S/W - Mary St - Industrial Pkwy S - Wellington St W (34629)	787,420	776,520	10,900	2016	2019	Construction completed. Project under maintenance period.
3.89	Yonge/Wellington Intersection Improvement (34527)	75,000		75,000	2017		Pending land acquisition.
3.90	Recon - Browning Crt, Johnson Rd, Holman Cres, Baldwin Rd. (31118)	276,411	68,759	207,652	2018	2020	Design in 2018/2019. Construction to begin in 2020.
3.91	Recon - Adair Dr. Bailey Cres., Davidson Rd (31119)	217,879	45,659	172,220	2018	2020	Design in 2018/2019. Construction to begin in 2020.
3.92	Full Depth Asphalt - Harriman Rd M&O - Harmon Ave., Orchard Hts., Whispering Pine Tr (31126)	1,014,110	575,465	438,645	2018	2019	Construction completed. Project under maintenance.
3.93	M&O - Victoria (Wellington - Harrison), Yonge St (Golf Links to Orchard Hts.) (31134)	1,356,335	856,490	499,845	2018	2019	Construction on Yonge St completed. Victoria St portion has been postponed due to conflicts with Library Square project and demolition of buildings on Victoria St.
3.94	M&O - Archerhill Crt., Jarvis Ave., Gilbert Dr., Westview Dr., McClellan Way (31140)	716,592	464,929	251,663	2018	2019	Construction completed. Project under maintenance period. Pending deficiency resolution.
3.95	S/W - Kitimat Cres (34619)	100,000	3,053	96,947	2018	2019	Project on hold, pending Council resolution early in 2019.
3.96	S/W - Leslie St - 600m N of Wellington - N Town Limit (34637)	100,000		100,000	2018	2020	Design to be completed in 2019 with construction taking place in 2020.
3.97	Pedestrian Crossings as per 2014 DC Study (34518)	144,100		144,100	2018	2020	Design completed. Construction to be completed in 2020.
3.98	Traffic Calming as per 2014 DC Study (34519)	122,550	24,742	97,808	2018	2019	Pedersen speed cushions completed and under maintenance period. Golf Links speed hump replacement to be completed in 2019 in conjunction with capital project 31116.
3.99	Master Transportation Study Update - 2018 (34529)	100,000	64,640	35,360	2018	2019	Project on-going. Project scheduled for completion in 2019.
4.00	M&O - Dunning Ave., Edward St, Golf Links (31116)	3,283,710		3,283,710	2018 - IY	2019	Design completed. Construction to be completed in 2019.
4.01	Pavement Condition Assessment - 2019 (31155)	50,500		50,500	2018 - IY	2019	Project on-going. Project scheduled for completion in 2019.
4.02	Municipal Energy Plan (42809)	180,000		180,000	2018	2021	RFP to be tendered early in 2019.
Long Range & Strategic Planning							
4.03	15059 Leslie Street (12019)	7,459,536	7,402,092	57,444	2011/2012	ongoing	Letter of credit outstanding with Alectra.
4.04	Wastewater Hydraulic Model (41004)	100,000	101,375	(1,375)	2015	2019	Training for wastewater model to be completed.
4.05	Decommission Sewer - Wells St PS (41007)	300,000	156,646	143,354	2015	2019	Maintenance holdback to be released after deficiency issue has been resolved.
4.06	Maintenance of Culverts - Yonge/Batson (42054)	262,500	201,247	61,253	2015	2019	Construction completed. Project under maintenance period.
4.07	Town Wide Stream Erosion Master Plan (42057)	117,790	98,891	18,899	2015	2019	Work to be done in conjunction with project 42062. Work is ongoing.
4.08	St John's Sdrd - Leslie to 2C (43048)	1,661,000	1,285,742	375,258	2015	2019	Project ongoing. Part of Regional project.

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4.09	Water Hydraulic Model (43040)	100,000	75,106	24,894	2015	2019	Licence upgraded. Training for water model to be completed.
4.10	Storm Sewer Reserve Fund and Rates Study (42059)	50,000	46,675	3,325	2016	2019	Project can be closed after final report presented to Council in June 2019.
4.11	Street Lights (31151)	50,000	16,582	33,418	2016	2019	Project ongoing.
4.12	Flood Study for Tannery Creek (42062)	75,000	15,039	59,961	2017	2019	Project being done in conjunction with Town Wide Stream Erosion Master Plan. Work is ongoing.
4.13	Storm Sewer Outlet Cleanup (42064)	350,000	69,828	280,172	2017	2020	Design to be completed in 2019 with construction to take place in 2019/2020.
4.14	Damaged Storm Pipe off Henderson Dr (42066)	1,650,000		1,650,000	2017	2020	Project in partnership with York Region. Design to be completed in 2019 with construction to take place in 2019/2020.
4.15	Storm Outfall Erosion at Mill St (42067)	50,000	15,256	34,744	2018	2019	Design completed. Construction in 2019.
4.16	Vandorf Sdrd Culvert and Ditch Repair (42072)	130,000	21,068	108,932	2018	2019	Design completed in 2018. Construction to take place in 2019.
Total		73,569,804	28,608,337	44,961,467			

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**Town of Aurora
General Committee Report No. CS19-019**

Subject: Animal Services By-law
Prepared by: Brad Dewar, Supervisor of Animal Services
Department: Corporate Services
Date: May 7, 2019

Recommendation

- 1. That Report No. CS19-019 be received; and**
- 2. That a by-law be enacted to repeal Animal Control By-law No. 6027-17 and replace it with an Animal Services By-law.**

Executive Summary

The purpose of this report is to recommend that Animal Control By-law No. 6027-17 be repealed and replaced with an Animal Services By-law in order to harmonize animal services among the newly formed partnership consisting of Aurora, Newmarket and Georgina.

- A harmonized Animal Services By-law will allow the municipalities of Aurora, Newmarket and Georgina to provide consistent levels of service making it easier for community members who live within the three (3) communities.
- This by-law allows for an updated approach to responsible pet ownership by ensuring greater accountability for anyone owning, harboring or housing an animal (from running a pet business to pet owners), while providing greater protection to the community.

Background

On January 1, 2019 the Town of Aurora, Newmarket and Georgina entered into the first municipal Animal Services partnership in York Region. The Town of Aurora is proud to be a part of this partnership by leading this great initiative over the next two (2) years. The goal is to provide cost effective service while being accountable and transparent to the communities, and providing increased levels of service along with consistent messaging, education and enforcement.

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Report No. CS19-019

This partnership allows the Animal Services Officers to fully engage the communities they serve and allows for an elevated level of service to the communities. The harmonization of Animal Services By-laws is a focus of this partnership with the goal of meeting the ever growing needs of all three municipal partners. Newmarket and Georgina intend to present their by-laws to their Council within a few months.

The purpose of this report is to recommend that Aurora's Animal Control By-law No. 6027-17 be repealed and replaced with an Animal Services By-law in order to harmonize animal services among the newly formed partnership.

Analysis

A harmonized Animal Services By-law will allow the municipalities of Aurora, Newmarket and Georgina to provide consistent levels of service making it easier for community members who live within the three (3) communities.

The proposed by-law will allow for a focused approach to address the needs of animals and their owners. It focuses on the protection of the public and the safety of the community, while ensuring that the welfare of animals is addressed through appropriate legislation providing the greatest protection and maintaining a balanced approach to address the concerns raised by community members. Further, the proposed by-law will allow Animal Services Officers to address issues in a consistent manner with consistent levels of service across all three (3) municipalities.

The proposed changes and additions recommended by staff are set out in Attachment 1 of this report.

This by-law allows for an updated approach to responsible pet ownership by providing greater accountability for anyone owning, harboring or housing an animal from running a pet business to pet owners, while providing greater protection to the community.

Responsible pet ownership is an important part of our community safety. The proposed by-law will include an updated balanced approach to accountability for anyone owning, harboring or housing an animal, such as pet licensing requirements. Whether it relates to a resident or place of business, the proposed by-law will provide an approach that meets the needs of the community as well as the changing environment surrounding what is acceptable and what is no longer acceptable when it comes to animal ownership, care and control.

Lastly, the proposed by-law ensures that officers are able to utilize their legislative authority to address identified concerns that fall under the Town's by-law, while also identifying and directing animal welfare concerns to the proper authorities who are mandated to address animal welfare concerns under provincial legislation.

Advisory Committee Review

N/A

Legal Considerations

Legal Services will assist Animal Services in the drafting of the proposed Animal Services By-law to ensure that the recommended changes and additions outlined in this report are incorporated into the by-law.

Financial Implications

The harmonization of the proposed Animal Service By-law addresses accountability of pet owners by continuing to ensure the requirements for pet licensing for both cats and dogs with an estimated annual revenue of approximately \$47,000 for 2019, which is an increase of 28 percent from 2018. Further, the revenue from set fines are also anticipated to increase, once the set fines are approved by the province.

Communications Considerations

N/A

Link to Strategic Plan

N/A

Alternative(s) to the Recommendation

1. That the report be received for information and the existing Animal Control By-law remains in place.

May 7, 2019

Page 4 of 4

Report No. CS19-019

Conclusions

For reasons outlined in this report staff are recommending the full adoption of the harmonized Animal Service By-law to replace the Town's current Animal Control Services By-law.

Attachments

Attachment 1 – Proposed changes and additions

Previous Reports

None

Pre-submission Review

Agenda Management Team review on April 18, 2019

Departmental Approval



for **Techa van Leeuwen**
Director
Corporate Services

Approved for Agenda



Doug Nadorozny
Chief Administrative Officer

Appendix 1 – Proposed changes and additions

Proposed Animal Services By-law	Current Animal Control By-law 6027-17
Responsibility to Care for Dogs – will not be included in By-law as Provincial Law provides the greatest protection of community animals.	There is a section that covers standards of care.
Number of cats allowed (4) to match the community partner’s current limit.	Number of cats allowed (3)
There will be a prohibition on pet retail sale of dogs and cats and added requirement for pet retailers to work with local municipal shelters, rescue groups and humane societies.[DSP1]	Wording specific to shelter/pound operations, including sale and disposal of cats and dogs
Officers – definition and wording will be changed to Animal Services Officers	Officers – definition is only for Animal Control Officers
Only reference to one type of bite with definition specific to puncture of the skin.[DSP2],[DB3] as per the requirements for reporting any incident to public health	Two types of bites – major and minor
Protective care will no longer include eviction, as this falls under Landlord responsibility	Protective care included eviction
Proactive approach to training order of any dog that is identified by an officer as a risk to the community but hasn’t yet bitten or attacked a person or domestic animal	Not included
Section added for Noise that disturbs or is likely to disturb the community	Not included
Requirements on Pet Retail stores. Added requirement for pet retailers to be licensed and work with local municipal shelters, rescue groups and humane societies	Not included
Dog Walker Pet Retailers and Kennel Licensing requirements	Not included



**Town of Aurora
General Committee Report No. CMS19-011**

Subject: Aurora Sports Hall of Fame Expansion at Stronach Aurora
Recreation Complex

Prepared by: John Firman, Business Support Manager

Department: Community Services

Date: May 7, 2019

Recommendation

- 1. That Report No. CMS19-011 be received; and**
- 2. That this report satisfy Council's conditional budget approval for Capital Project No. 74017 – Aurora Sports Hall of Fame, in the amount of \$26,500.**

Executive Summary

As part of the 2018 Capital budget process, the Aurora Sports Hall of Fame (“ASHoF”) requested \$26,500 to support a one-time capital project expanding its footprint at the Stronach Aurora Recreation Complex (“SARC”). Council conditionally approved the funding for this with a request for additional information, which is hereby contained in this report as follows:

- ASHoF relocation to the SARC a success
- Planned enhancement of the front entrance of the SARC will positively enhance the space
- The Town's advertising revenue stream will be enhanced with this expansion
- Adding the ASHoF Logo to the road sign and wayfinding signage added throughout the facility will improve visibility
- Town staff will be responsible for coordinating this process in consultation with ASHoF

Background

During the 2018 budget consultation process, ASHoF put forward a request to expand its footprint in the SARC by enhancing the front entrance, including adding their logo to the existing outdoor road sign, and creating wayfinding signage to direct visitors to the honoured member displays at the back of the facility.

Council conditionally approved the request provided staff return with more information about the proposal.

Analysis

ASHoF relocation to the SARC a success

In 2016, the Aurora Sports Hall of Fame relocated from the third floor of Town Hall to the SARC. The purpose of this move was twofold: to make the Hall more accessible to the public and to enhance the SARC.

This move provided the Hall with the opportunity to have more display space that could showcase not just new inductee artifacts but also artifacts from Honoured Members. Moving the Hall to a frequently used recreation facility created a great opportunity to connect with multiple sport communities. While many sporting activities take place at the SARC, there is also a lot of idle time spent by parents, guardians and caregivers.

The Hall has greatly enhanced the SARC by providing a museum experience, focused on sport history and athletic excellence, within a facility that regularly welcomes members of the ideal target audience. The Hall has been a valuable cultural partner for the Town and their Board of Governors have approved this proposal.

Planned enhancement of the front entrance of the SARC will positively transform the space

This capital project will transform the front entrance of the facility creating an aesthetically pleasing and captivating space. In keeping with the previous approach, the project will use vinyl treatments on existing walls and bulkheads which can be removed at a later date should the need arise (Attachment 1).

The Town's advertising revenue stream will be maintained with this expansion

The re-designed entrance changes the number of advertising panels yet increases the opportunity for sponsorship revenue, thereby maintaining the Town's revenue stream.

Adding the ASHoF logo to the road sign and wayfinding signage throughout the facility will improve visibility

The Town currently has a capital project in its initial phases for a new electronic road sign for the SARC. Incorporating the ASHoF logo (within a new panel) into the new road sign will create awareness for the Hall ensuring that visitors of the facility are explicitly aware that the Sports Hall of Fame is located within the facility. Additionally, the Town has recently installed wayfinding signage throughout the SARC and this proposal recommends adding ASHoF to the wayfinding signs to draw people to the displays in the Hall.

Town staff will take lead on project

Working closely with ASHoF, Town staff will take the lead on design, procurement and installation for this project.

Advisory Committee Review

Not applicable

Legal Considerations

Not applicable

Financial Implications

The overall budget for this project in the amount of \$26,500 was conditionally approved in the 2018 Capital Budget. A breakdown of this total is shown in the following table:

Component	Amount
Wall Graphics – material and installation	\$7,500
Signage – road sign panel, interior wayfinding, interior aluminum for logo	\$7,534
Graphic Design	\$5,000
Contract Curatorial Support	\$2,500
Costs to Relocate Fire Extinguisher	\$1,500
Costs to remove existing advertising screen and reinstall	\$2,000
Non-refundable tax	\$466
TOTAL	\$26,500

Communications Considerations

Corporate Communications will share information on the expansion using social media, Aurora Matters and Notice Board. Should ASHoF wish to do a ribbon cutting or launch event for the expansion, Communications will provide support. Any use of Town logos or Town branding must be approved by Corporate Communications.

Link to Strategic Plan

The expansion of the ASHoF supports the Strategic Plan Goal of ***Supporting an Exceptional Quality of Life for All*** through its accomplishment in satisfying the following key objectives within this goal statement:

- Celebrating and promoting our culture – expand opportunities and partnerships that contribute to the celebration of culture in the community.

May 7, 2019

Page 5 of 5

Report No. CMS19-011

Alternative(s) to the Recommendation

1. Council may decide not to release the funds
2. Council may provide further direction

Conclusions

Since its move to the SARC in 2016, the ASHoF has been a testament to Aurora's sport heritage and a source of pride for the entire community. This proposed expansion allows the Hall to increase its footprint in the facility, improve the aesthetics of the space and maintains the Town's advertising revenue.

Attachments

Attachment 1 - Proposed Draft Design for Entrance Wall

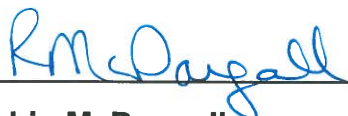
Previous Reports

None

Pre-submission Review

Agenda Management Team review on April 18, 2019

Departmental Approval



Robin McDougall
Director
Community Services

Approved for Agenda



Doug Nadorozny
Chief Administrative Officer

Attachment #1 - CMS19-011

Aurora Sports Hall of Fame SARC Entrance Intro/Advert Wall - Phase 1.1

PREPARED FOR
Louise Dyer & Shawna White
February 28, 2019



BOULEVARD DESIGN
195 ORCHARD HEIGHTS BLVD, AURORA, ONTARIO L4G 3A5
T 416.316.1891 W BOULEVARDDESIGN.CA

©2019 BOULEVARD DESIGN

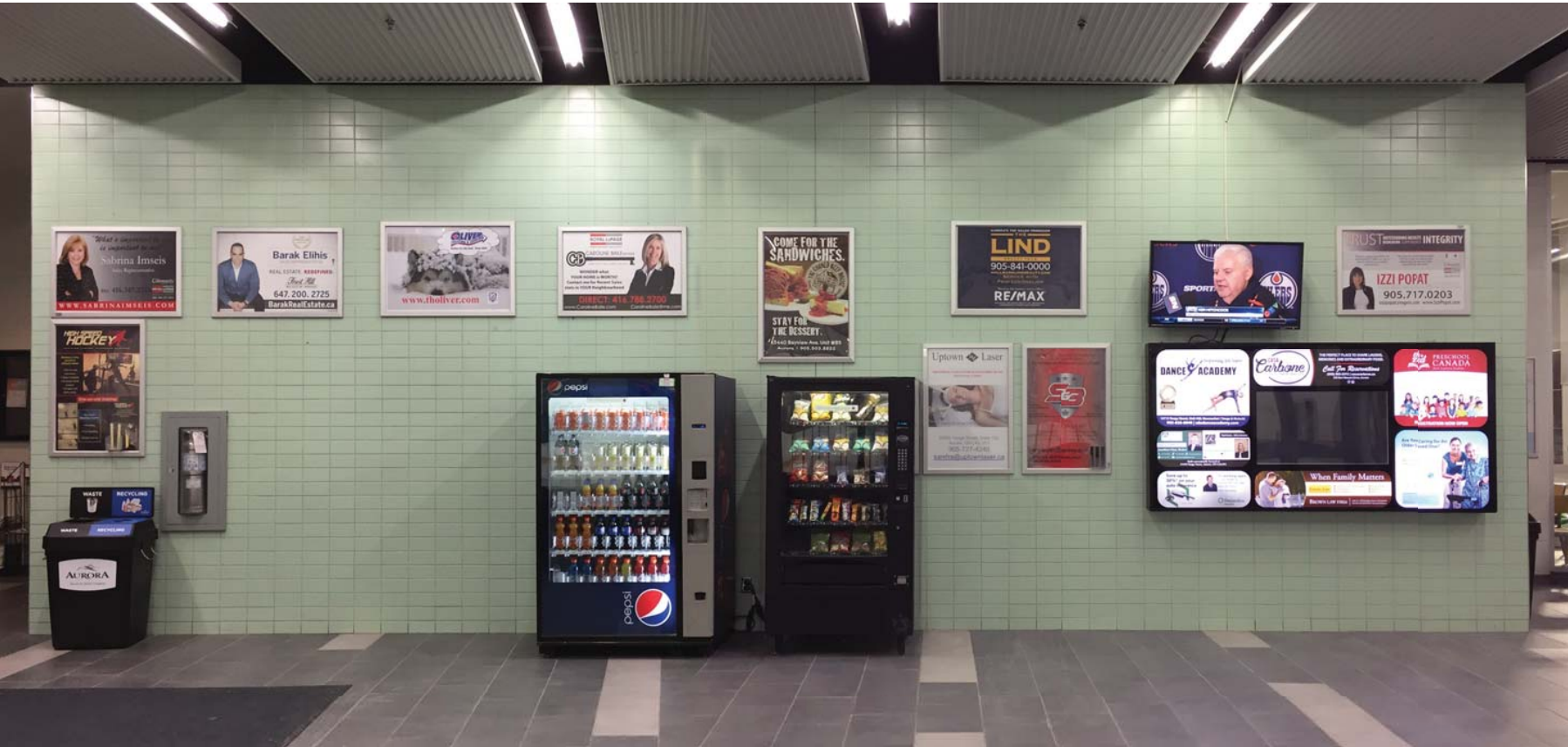
Elevations

Work In Progress

Design for Initial Discussion Only

ASHoF

View of Entrance Wall - South Facing

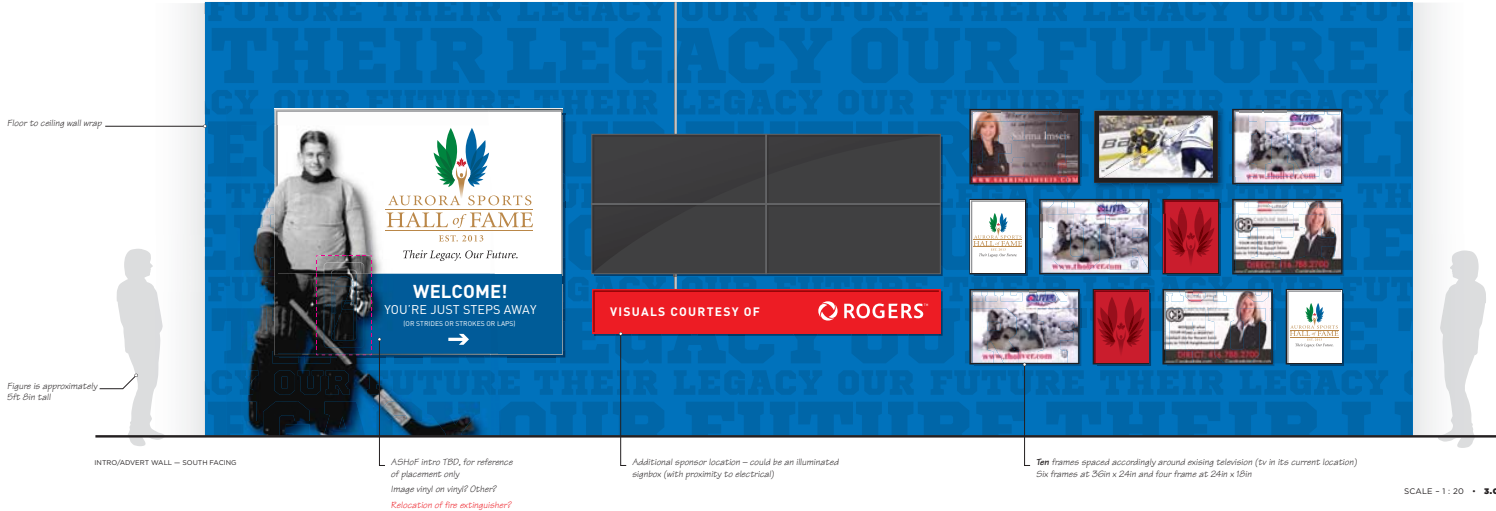


ASHoF

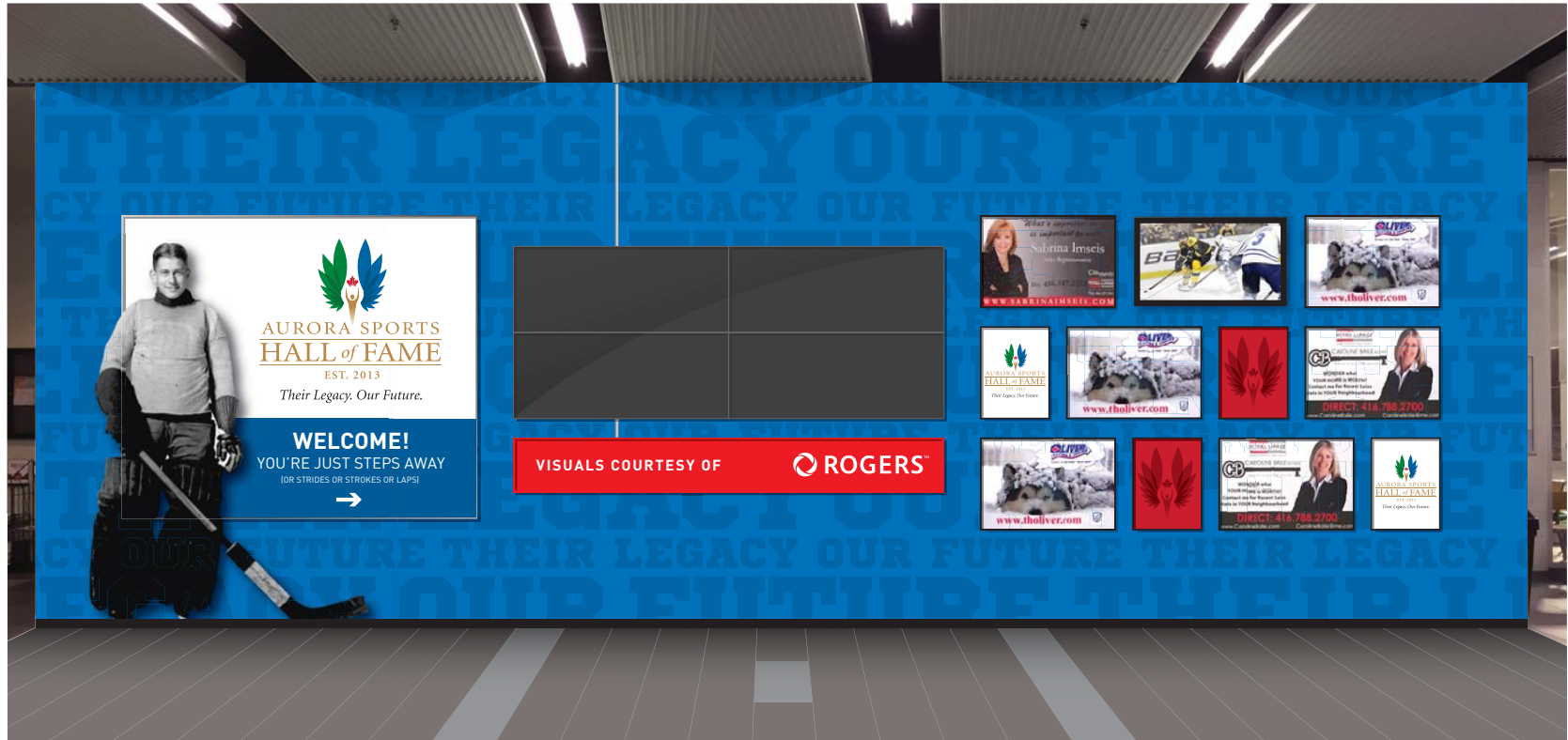
View of Entrance Wall - South Facing



ASHoF
View of Entrance Wall



ASHoF
 View of Entrance Wall



VTRO/ADVERT WALL – SOUTH FACING

SCALE - N/A • 4.0



**Town of Aurora
General Committee Report**

No. CMS19-012

Subject: Pine Tree Potters Guild – Lease Agreement
Prepared by: Robin McDougall, Director of Community Services
Department: Community Services
Date: May 7, 2019

Recommendation

- 1. That Report No. CMS19-012 be received; and**
- 2. That the Mayor and Town Clerk be authorized to execute an agreement to extend the current lease for a three (3) year period and to amend the notice period to six (6) months, including any and all documents and ancillary agreements required to give effect to same.**

Executive Summary

The Pine Tree Potters' lease expired on April 30, 2019 (which includes hold-over provision to handle the negotiation period) and requires Council's approval to extend.

- The existing lease agreement expired April 30, 2019 and includes a one-year extension option and a month-to-month provision
- Pine Tree Potters are requesting a three-year extension followed by the month-to-month provision
- A six-month notice period provides reasonable notice to Pine Tree Potters if required

Background

The Town entered into a five-year lease agreement with the Pine Tree Potters ("PTP") to operate out of the Aurora Public Library. This agreement commenced on May 1, 2014 and expired on April 30, 2019. There are options within the currently lease to extend for one additional year, however, the PTP are seeking Council approval to extend the lease for three years.

Analysis

The existing lease agreement expired April 30, 2019 and includes a one-year extension option and a month-to-month provision

The term of the existing lease agreement began May 1, 2014 and expired April 30, 2019. The existing agreement includes a one-year extension option extending the expiry date to April 30, 2020. Staff have met with Pine Tree Potters to confirm their position. During this discussion, there is a hold-over provision which maintains the agreement beyond the expiry date to protect the Town and PTP until further direction is achieved.

Pine Tree Potters are requesting a three-year extension followed by the month-to-month provision

The one-year extension option, along with a six-month notice period was offered to the PTP, however, they have declined and submitted their request for a three-year extension resulting in a new expiry date of April 30, 2022, if agreed to by Council.

A six-month notice period provides reasonable notice to Pine Tree Potters if required

With the six-month notice period included in either option (one-year vs three-year extension), the outcome is ultimately the same from Council's perspective, provided that PTP is permitted to remain in the Aurora Public Library.

During a recent delegation at Council, PTP shared their interest in potential space within the Library Square project. As the Library Square project is still in its design phases, it has not yet been confirmed what space/if any is available for any community groups. Therefore, during the final development of the Library Square, the three-year extension provides PTP some additional comfort in their provision of activities while awaiting consideration.

Advisory Committee Review

Not applicable.

Legal Considerations

If Council agrees to PTP's request as outlined in this report, then Legal Services will assist in the preparation of an amending and extension agreement.

Financial Implications

The current lease agreement includes a lease rate of \$8,869.84. If renewed for one year, this lease rate will increase to \$9,135.95, representing an increase of \$266.11 or 3% for 2019.

If the three-year extension is approved, the Town will collect a total of \$28,233.31 in lease revenues over the next three years. This amount includes an increase in annual lease payments of 3% per year.

YEAR	RATE
2019	\$9,135.95
2020	\$9,410.03
2021	\$9,692.33

These revenues will be utilized to offset the costs to the Town of maintaining the space.

Communications Considerations

There are no external communications requirements.

Link to Strategic Plan

The proposed lease agreement supports the Strategic Plan goal of ***supporting an exceptional quality of life for all*** its accomplishment in satisfying requirements in the following key objectives within these goal statements:

Celebrating and promoting our culture: Expand opportunities and partnerships that contribute to the celebration of culture in the community

May 7, 2019

Page 4 of 4

Report No. CMS19-012

Alternative(s) to the Recommendation

1. Council could implement the one-year extension option already provided for in the existing agreement
2. Council can provide further direction

Conclusions

Staff recommends that Council approve the three-year lease extension as requested by PTP along with the six-month notice period.

Attachments

None

Previous Reports

None

Pre-submission Review

Agenda Management Team review on April 18, 2019

Departmental Approval



Robin McDougall
Director, Community Services

Approved for Agenda



Doug Nadorozny
Chief Administrative Officer



**Town of Aurora
General Committee Report No. OPS19-010**

Subject: Renaming of Park
Prepared by: Sara Tienkamp, Manager Parks & Fleet
Department: Operational Services
Date: May 7, 2019

Recommendation

- 1. That Report No. OPS19-010 be received; and**
- 2. That the renaming of the “Richard and Sandra Gladden Parkette” to the “Thorne Family Parkette” be approved.**

Executive Summary

This report is to provide Council with information and recommendations associated with the park name change request:

- Richard and Sandra Gladden request transfer of park naming rights to the Thorne Family
- Agreement between the Gladden and Thorne families does not affect the Southlake Foundation donation
- Public Facility Renaming Policy provides guidelines to re-naming of parkland though this specific scenario unique to criteria

Background

In 2013, the Town provided the park naming rights for a parkette to be constructed by Mattamy Development Corporation, to Southlake Regional Health Care Foundation to auction at their annual gala event. Richard and Sandra Gladden were the successful bidders for the naming rights to the future park.

As of 2017, the parkette had not been constructed, as it was part of Phase 3 within the development plan and the last block to be established within the Mattamy lands.

The Gladden's contacted the Town in October 2017, inquiring as to the status of the park construction due to the length of time it had been since they had acquired the

May 7, 2019

Page 2 of 5

Report No. OPS19-010

naming rights. Staff informed the Gladden's the parkette was to be completed by Mattamy in fall 2018.

On May 1, 2018 Council approved a number of new park names, including Richard and Sandra Gladden Park as part of report No.OPS18-005.

In summer of 2018 staff were contacted by both the Gladden's and Thorne's to request the parkette name change.

Mattamy substantially completed construction of the parkette in late November 2018. At this time no park name signage has been installed on these lands, as they will not be assumed till end of May 2019.

Analysis

Richard and Sandra Gladden request transfer of park naming rights to the Thorne Family.

Staff were contacted in the summer of 2018 by both the Gladden and Thorne families to speak about the renaming of the Richard and Sandra Gladden Parkette. The families had come to an agreement that the Gladden's would like to relinquish the naming rights to the Thorne family, who reside in close proximity to the new parkette.

Staff confirmed the relinquishing of naming rights in a formal letter December 13, 2018.

Agreement between the Gladden and Thorne families does not affect the Southlake Foundation donation.

Following a detailed conversation with the Gladden and Thorne families, staff contacted the Southlake Foundation to discuss the matter. Staff wanted to establish if the Southlake Foundation had any objections or concerns with regards to the proposal.

Staff explained that the families had entered into an agreement to transfer naming rights for the parkette and that the proceeds generated from the gala event for the naming rights would remain with Southlake Foundation. Southlake had no objections to the proposal and it really was a matter for the Town to approve through our policies.

May 7, 2019

Page 3 of 5

Report No. OPS19-010

Public Facility Renaming Policy provides guidelines to re-naming of parkland, though this specific scenario unique to criteria.

The Public Facility Renaming Policy provided guidelines for the renaming of a facility. This specific unique scenario has not been presented previously.

The policy sets out the guidelines to follow but none of the criteria directly relate to this situation. Section 3 (a) is the most relevant area in the policy that relates:

3. **Other:** (Individuals, Groups and/or Companies)

a) **Significant Donation**

In the event a local business/industry/corporation or individual makes a significant donation to the Town of Aurora for a specific reason.

Southlake Foundation was the recipient of the donation, as per the Town's offer to auction the naming rights.

While the name for park was approved by Council, the signage has not been constructed for the parkette, nor installed as we have not assumed the lands.

Advisory Committee Review

Not applicable.

Legal Considerations

As stated above, the Public Facility Renaming Policy does not have criteria that directly relate to this situation. If Council deems it appropriate and desirable to rename the park, then it may do so.

Financial Implications

Sufficient funds are available to construct the sign required in the Parks Operating budget.

May 7, 2019

Page 4 of 5

Report No. OPS19-010

Communications Considerations

There is no external communication required.

Link to Strategic Plan

The naming of parks supports the Strategic Plan goal of Supporting Environmental Stewardship and Sustainability for all through its accomplishment in satisfying requirements in the following key objectives within this goal statement:

Encouraging the stewardship of Aurora's natural resources: Assess the merits of measuring the Town's natural capital assets.

Alternative(s) to the Recommendation

None.

Conclusions

That Council approve the suggested name change proposed for the parkette.

Attachments

Attachment #1 – Correspondence re: Gladden Parkette, December 13, 2018

Previous Reports

OPS18-005 Naming of Parks, May 1, 2018

Pre-submission Review

Agenda Management Team Review on April 18, 2019

May 7, 2019

Page 5 of 5

Report No. OPS19-010

Departmental Approval

Approved for Agenda



Allan D. Downey
Director of Operations
Operational Services Department



Doug Nadorozny
Chief Administrative Officer



Attachment #1

Operational Services Department
Sara Tienkamp, Manager of Parks & Fleet
905-727-3123 ext. 3223
stienkamp@aurora.ca

Town of Aurora
100 John West Way,
Box 1000, Aurora, ON L4G 6J1

December 13, 2018

Richard and Sandra Gladden
[REDACTED]

Dear Mr. and Mrs. Gladden:

RE: Relinquishing Naming Rights

At the 2013 Southlake Gala, Richard and Sandra Gladden purchased the naming rights to the Parkette located on Degraaf Crescent in Aurora.

This letter will serve as official confirmation that these naming rights are being relinquished to Michael Thorne and Family who reside at [REDACTED] in Aurora.

It is our intention that Mr. Thorne will provide the Town of Aurora with the proposed name of the Parkette, for Council approval.

Please let me know if further information is required or if you have any questions. I can be reached at 905-727-3123, ext. 3223.

Sincerely,

A handwritten signature in blue ink, appearing to read "Sara Tienkamp", with a horizontal line extending to the right.

Sara Tienkamp
Manager of Parks & Fleet

SW/ms



**Town of Aurora
General Committee Report**

No. PDS19-032

Subject: Request to Remove a Property from the Aurora Register of Properties of Cultural Heritage Value or Interest
97 Wellington Street East

Prepared by: Adam Robb, Planner

Department: Planning and Development Services

Date: May 7, 2019

Recommendations

- 1. That Report No. PDS19-032 be received; and**
- 2. That the following recommendations be approved:**
 - a) That the property located at 97 Wellington Street East be removed from the Aurora Register of Properties of Cultural Heritage Value or Interest;**
 - b) That as a condition of demolition permit issuance, the owner, at their expense, salvage and store the north elevation stained glass window and all woodwork from the main interior staircase from the ground to the upper floors for future re-use in any development on site; and**
 - c) That as a condition of a future Site Plan Application, and prior to the issuance of a Building Permit for any new development on site, building elevations be subject to Planning Staff review or review by the Design Review Panel to ensure that the design of any replacement building is done sympathetically.**

Executive Summary

The purpose of this report is to seek Council approval regarding the request to remove the property located at 97 Wellington Street East from the Aurora Register of Properties of Cultural Heritage Value or Interest. The recommendations are brought forward from the input of the Heritage Advisory Committee meeting on April 1, 2019.

- The house on the subject lands was constructed circa 1910 and can be described as a 1.5 storey frame structure clad in stucco.

- A Cultural Heritage Assessment and Heritage Working Group Evaluation of the property were performed and it was determined that the property does not have sufficient heritage value for designation, but that two features are worth salvaging – the north elevation stained glass window and all woodwork from the main interior staircase from the ground to upper floors.
- The owner has submitted a conceptual site plan for a two storey, residential built form office development on the property. The owner has not yet had a pre-consultation with Town Staff regarding the submission of a planning application, and the designs would also be subject to review by Planning Staff and/or the Design Review Panel.

Background

The owner of the property located at 97 Wellington Street East submitted an Application to request that the subject property be removed from the Aurora Register of Properties of Cultural Heritage Value or Interest on December 18, 2018.

Location

The subject property is located on the east side of Yonge Street between Larmont Street and Berczy Street. It is approximately 120 metres west of the Aurora GO station (See Attachment 1). The property is within the Aurora Promenade and is listed and non-designated on the Aurora Register of Properties of Cultural Heritage Value or Interest.

Analysis

History of the Property

The construction date of the house at 97 Wellington Street East can be readily established. In 1903, the builder, George T. Browning, purchased the property. The 1904 fire Insurance Plan shows that the property was vacant. In 1910, the Aurora Banner reported that Edward Johnston purchased the recently completed house. The 1914 Fire Insurance Plan also shows the existence of the house. Therefore, the house was built in 1910. Interior casings also support the 1910 construction date.

Heritage Evaluation of the Existing Building

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

The House is a 1 ½ storey frame structure clad in stucco with a gable roof with the gable facing the street. It has a one storey verandah extending around the north-west corner of the House. It was designed in a vernacular interpretation of Edwardian Classicism, although it lacks many of the details of that architectural style. It has been altered, although the basic form, massing, fenestration and roof shape of the structure remain intact.

Based on the applicant's Cultural Heritage Assessment, the property at 97 Wellington Street East does not have sufficient cultural value or interest as defined by regulation issued under section 29 (1) of the *Ontario Heritage Act* to warrant designation. The house does not have significant design value or physical value having been significantly altered; has only marginal historical or associative value being a modest work of the Aurora builder, George T. Browning; and has only marginal contextual value.

The Heritage Evaluation Working Group also met to perform an objective evaluation of the subject property on March 7, 2019 (See Attachment 5). The Evaluation Criteria for assessing the cultural heritage value of buildings was 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.

The Evaluation found the subject property to score Group 3, with an overall rating of 38.9/100. The designation of the property would not be initiated by the Town unless it was part of a historic grouping of significant heritage resources - which the property is not. Therefore, the property is not considered a significant heritage resource, and only has marginal heritage value.

Despite being deemed a non-significant heritage property by the Cultural Heritage Assessment and Heritage Evaluation Working Group, it is noted that the north elevation stained glass window and all woodwork from the main interior staircase from the ground to upper floors of the property are worth saving as unique heritage features. These items will be salvaged by the owner in accordance with Aurora's Architectural Salvage Program Guide, and also be re-used in any new development on site.

Neighbourhood Context

The Heritage Evaluation determined that the property is not part of an intact heritage streetscape, as only one property to the east, 99 Wellington Street East, has heritage value.

The subject property also does not add any heritage value or cultural significance as part of the Aurora Promenade.

Proposed Concept Plan

The owner wishes to remove the property from the Aurora Register as a non-designated 'listed' property with the intention of demolishing the existing structure on the subject property to construct a two storey office in a residential built form (See Attachment 3).

Any replacement building on the property will be designed sympathetically, in accordance with the existing massing and built form along Wellington Street East and in conformity to the design policies of the Aurora Promenade Secondary Plan. It is recommended that setbacks and height align with other adjacent buildings along Wellington Street East and a gable roof be incorporated on the north portion of the new building with the gable end facing Wellington Street.

Advisory Committee Review

The Heritage Advisory Committee reviewed the request to remove 97 Wellington Street East from the Aurora Register of Properties of Cultural Heritage Value or Interest on April 1, 2019 and provided the recommendations outlined above.

Legal Considerations

According to section 27 of the Ontario Heritage Act (the "Act"), a municipal register of cultural heritage value or interest may include properties that have not been designated under the Act, but that Council believes to be of cultural heritage value or interest. Before deciding to remove a property from the list, Council shall consult with the Heritage Advisory Committee.

Where a property is listed, the property owner shall not demolish or remove a building or structure on the property without providing Council with at least 60 days written notice. This gives Council the time to determine whether the property should be designated. If Council de-lists the subject property, this section will no longer apply. The owner would still be required to obtain a demolition permit in accordance with the Building Code Act, 1992.

Financial Implications

There are no financial implications.

May 7, 2019

Page 5 of 6

Report No. PDS19-032

Communications Considerations

No communication required.

Link to Strategic Plan

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

Alternatives to the Recommendation

None.

Conclusions

A Cultural Heritage Assessment and Heritage Working Group Evaluation were conducted on the subject property, determining that it does not have sufficient cultural heritage value to warrant designation under the *Ontario Heritage Act*. The evaluations recommended that the north elevation stained glass window and main interior staircase design features be salvaged and re-used, and that the proposed elevations of any replacement building be subject to approval from Planning Staff and/or review by the Design Review Panel to ensure sympathetic and compatible redevelopment of the site.

It is recommended that 97 Wellington Street East be removed from the Register of Properties of Cultural Heritage Value or Interest.

Attachments

Attachment 1 – Location Plan
Attachment 2 – Cultural Heritage Assessment (2018)
Attachment 3 – Conceptual Site Plan
Attachment 4 – Heritage Inventory Information Sheet
Attachment 5 – Heritage Evaluation Working Group

Previous Reports

Heritage Advisory Committee Report No.HAC19-001, dated April 1, 2019

May 7, 2019

Page 6 of 6

Report No. PDS19-032

Pre-submission Review

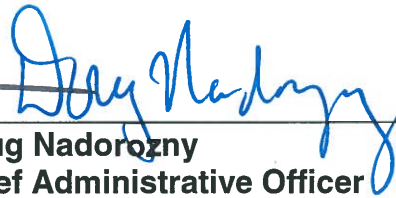
Agenda Management Team meeting review on April 18, 2019

Departmental Approval

Approved for Agenda



David Waters, MCIP, RPP, PLE
Director, Planning and Development
Services



Doug Nadorozny
Chief Administrative Officer

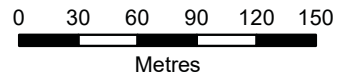


LOCATION PLAN

PDS19-032
97 WELLINGTON STREET EAST



SUBJECT LANDS



CULTURAL HERITAGE ASSESSMENT

Attachment 2



North Elevation

**97 WELLINGTON STREET EAST
(PART LOT 55, SS WELLINGTON ST, PLAN 68A)
TOWN OF AURORA, ONTARIO**

August 2018

**Prepared for:
cspace architecture**

**Prepared by:
WAYNE MORGAN
HERITAGE PLANNER**

CULTURAL HERITAGE ASSESSMENT

**97 WELLINGTON STREET EAST
(PART LOT 55, SS WELLINGTON ST, PLAN 68A)
TOWN OF AURORA, ONTARIO**

August 2018

Prepared for:

cspace architecture

Prepared by:

Wayne Morgan

Heritage Planner

21 Land's End

Sutton West, Ontario, L0E 1R0

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e-mail: wayne.morgan@sympatico.ca

EXECUTIVE SUMMARY

The property at 97 Wellington Street East in Aurora is included by the Aurora Town Council in the Aurora Register of Properties of Cultural Heritage Value or Interest under the *Ontario Heritage Act (OHA)*. The property is listed, but not designated under the *OHA*. The owner through his agent retained Wayne Morgan, Heritage Planner, to prepare this Cultural Heritage Assessment (CHA) which identifies, evaluates and assesses the heritage values on and near the subject property and recommends whether it merits designation and any mitigating measures.

The property history was thoroughly researched and documented. The House was built in 1910 by George T. Browning, an Aurora builder, as a speculative venture and sold to Edward Johnston, an excise officer. In 1911, the House was sold to John Hutchinson, whose family owned it until 1932. It was later owned by Hugh and Hazel Richards (1950 – 1987).

The property was documented in photographs and measured floor plan sketches. The House is a 1 ½ storey frame structure clad in stucco with a poured concrete foundation and a gable roof with the gable facing the street. It has a one storey veranda extending around the north-west corner. It was designed in a vernacular interpretation of Edwardian Classicism, but lacks many of that style's details. It has been altered, although the basic form, massing and fenestration of the structure remain intact. The veranda has been reduced in length across the principal elevation and all windows, save a stain glass transom, have been replaced with modern sash. The landscape consists of a small, grassed front yard with a tree and a gravel parking pad, and a grassed rear yard enclosed by a board fence (partially) and shrubs.

The property was evaluated for cultural heritage value using two approaches – criteria established by provincial regulation under the *OHA* and a grading system unique to Aurora. It was determined that the property does not have sufficient cultural heritage value using either approach to warrant designation under the *OHA*, although two features are worth salvaging – a stained glass window and the main interior staircase.

The cultural heritage values of adjacent and nearby properties were considered. The subject property is not part of an intact heritage streetscape and its demolition would not adversely affect the cultural heritage values of adjacent / nearby heritage properties provided that any replacement building be sympathetically designed relative to those properties.

This CHA recommends that the Town of Aurora:

1. approve the removal of the property at 97 Wellington Street East from the Aurora Heritage Register subject to the owner agreeing to:
 - i. salvage, in the event of a demolition application and in accordance with the Town's *Architectural Salvage Program Guide*, the north elevation stained glass window and the main staircase; and
 - ii. design any replacement building sympathetically with adjacent properties including in terms of setback, height and roof shape; and
2. accept this CHA as sufficient heritage documentation of the property at 97 Wellington Street East should a demolition application be submitted for the property and require no further heritage documentation of the owner.

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PROJECT PERSONNEL

Wayne Morgan
Heritage Planner

Member, Canadian Association of Heritage Professionals
Member, Canadian Institute of Planners
Member, Ontario Professional Planners Institute
President, Community Heritage Ontario

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1.0 INTRODUCTION

The property at 97 Wellington Street East in Aurora is listed by Aurora Town Council in the Aurora Register of Properties of Cultural Heritage Value or Interest. The property contains a house that was estimated to have been constructed in 1910. The property owner is seeking to have the property removed from the Register and intends to demolish the structure. Wayne Morgan, Heritage Planner, was retained by cspace architecture on behalf of the owner to prepare this assessment of the cultural heritage values of the property in its context in accordance with the provincial and municipal policies and to make any recommendations considered appropriate. The curriculum vitae for Wayne Morgan is contained in *Appendix O*.

The study area contains lands and a building within part of Lot 15 in the portion of Plan 68A on the south side of Wellington Street East, which is in Lot 80 in the first concession east of Yonge Street (EYS) in the Town of Aurora. The study area is located on south side of Wellington Street East between Larmont and Berczy Streets.

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2.0 DESCRIPTION OF THE PROPERTY AND ITS CONTEXT

2.1 Location

The property is located in the Town of Aurora (originally Township of Whitchurch) in the Regional Municipality (formerly County) of York, in Lot 80 in the First Concession EYS, now part of Lot 15, south side of Wellington Street, Plan 68A, on the south side of Wellington Street East between Larmont and Berczy Streets (**Figures 2.1 and 2.2**). The property is bounded on the north by Wellington Street East, on the west by the east lot line of Lot 14, on the east by a line running roughly through the middle of lot 15 and on the south by a line running parallel to the south lot line of Lot 15.

*Subject
Property*

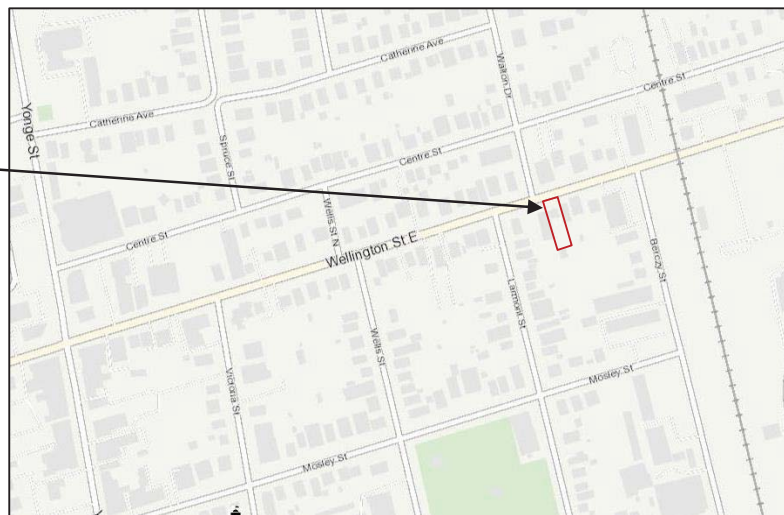


Figure No. 2.1
General Location Map
[Source: Yorkmaps, 2018]

*Subject
Property*

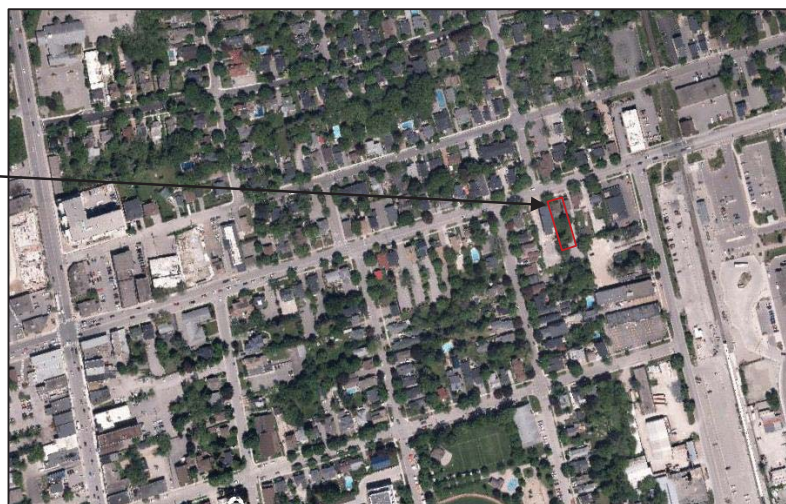


Figure No. 2.2
Subject Site and its Context
[Yorkmaps 2018, image
2017].

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2.2 Ownership and Legal Description

Currently the property is owned by:

BFKN Holdings Inc.
10899 Keele Street
Maple, Ontario L6A 0K6

The short legal description of property is:

part of Lot 15 on the south side of Wellington Street, Plan 68A as in instrument R699660, Aurora.

Appendix A contains a survey of the property which is approximately 0.05 hectares (0.13 acres) or 506.3 m² (5,449.9 ft²) in size. This survey has been placed within the context of the property fabric of the area.

The subject property has been addressed by the municipality as 97 Wellington Street East.

2.3 Area Character and Physiography

As shown on the maps and survey (**Appendices A & C**), the subject property is relatively level. It is in an area that generally slopes to the northwest draining into creeks feeding the Holland River, which drains north to Lake Simcoe. No permanent creeks or watercourses are on the subject property. The property is within an area that has been developed for urban purposes since around the turn of the twentieth century. Yonge Street, to the west is, historically, a major transportation route, while Wellington Street has served historically as an important east-west route in the area.

The area character identified in the 1929 – 1930 topographic map (**Appendix C**) is also illustrated in a 1946 aerial photograph (Figure 2.3) which shows the subject property near the eastern edge of the Aurora urban area. The railway, one block to the east of the subject property, served as the east limit of the Aurora urban area well into the 1970s. Factories associated with the railway were located to the south of the subject property.

Since 1954, there has been little change in land uses in the area immediately around the subject property when Figures 2.3 and 2.2 are compared. While some factories to the south have ceased their original use, the structures continue in new uses. In general, the area retains a low rise urban character.

Detailed aerial photographs of the subject property in 1927, 1946, 1954, 1970, 1999 and 2017 are found in **Appendix D**.

The property is located in the Schomberg Clay Plains physiographic regions¹. The Schomberg Clay Plain is described as:

¹ Chapman and Putnam, pp 296 – 299 & 299 - 307.

Located near Schomberg, Newmarket, and to the north of Lake Scugog, the three larger areas, taken together cover about 475 square miles, and are included under the name of the Schomberg clay plains. In the first two areas the surface under the clay is that of a drumlinized till plain. The smaller drumlins are completely covered, but many of the larger ones escaped complete burial although the clay may occur well up the slopes of the hills. The average depth of in the immediate area the clay deposit seems to be about 15 feet ... Since the rolling relief of the underlying till plain has not entirely been eliminated these areas are not so flat as many lake plains. ...



Figure No. 2.3
Aurora and the Subject Property in 1946 [Source: National Airphoto Library].

2.4 Context - General Character

The subject property is within an area that remains urban in character (Figure 2.2).

As shown by the photographs in **Appendix B**, the properties surrounding the subject property remain largely urban in character, with the predominant building type being house-form structures. Some of these buildings have changed in use from residential to commercial.

Wellington Street is a heavily traveled, paved, wide, two lane arterial road with an urban character – concrete curbs, buried storm drains and utility wires, and sidewalks on both sides of the street. There are signalized intersections on Wellington Street at Yonge Street and at Industrial Parkway. There is a level railway crossing 1 ½ blocks east of the subject site.

2.5 Context - Adjacent and Nearby Heritage Properties

Heritage resource properties near or adjacent to the subject property include one abutting and six nearby. They are illustrated in **Appendix M** and listed below:

Address		Estimated date built	Heritage Values – all house-form buildings	Distance from 97 Wellington St E
No.	Name			
99	Wellington St E	C 1910 - 11	<i>1 ½ storey, red brick veneer; Edwardian Classicism; 1 storey front & side veranda.</i>	Abuts
91	Wellington St E	C 1910	<i>2 storey, brick veneer, Edwardian Classicism; 1 storey front veranda.</i>	30.4 metres; same side of street – 1 intervening property
105	Wellington St E	Unknown – between 1954 & 1970	<i>1 storey, modern synthetic siding on a concrete foundation; gable roof</i>	30.6 metres; same side of street – 1 intervening property
98	Wellington St E	Unknown; possibly 1875	<i>1 ½ storey, frame structure with modern synthetic siding; ‘Ontario Cottage’ – centre gable; symmetrical façade; veranda over front door only.</i>	38.7 metres; on opposite side of street
104	Wellington St E	Unknown	<i>2 storey, solid brick structure; extensively altered.</i>	25.3 metres; on opposite side of street
108	Wellington St E	Unknown	<i>2 storey, frame structure with modern synthetic siding;</i>	40.1 metres; on opposite side of street
110 - 112	Wellington St E	Unknown	<i>1 ½ storey, frame structure with stucco and modern synthetic siding; semi-detached house – centre two storey projecting gable in each semi; veranda between the projecting gables</i>	38.9 metres; on opposite side of street

No other potential heritage properties were identified adjacent to or near the subject site.

95 Wellington Street East, which abuts the subject property on the west, is listed in the Heritage Register but the original house was demolished and replaced by a new structure.

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3.0 HERITAGE POLICIES

3.1 The Planning Act and Provincial Policy Statement (2014)

Although no planning application is being submitted at this time, this policy, which relates to planning applications, is being considered relative to the possible demolition of the house at 97 Wellington Street East.

Section 2 of the *Planning Act* identifies “matters of provincial interest, which includes the conservation of significant features of architectural, cultural, historical, archaeological or scientific interest.”²

Section 3 of the *Planning Act* enables the Province to issue Policy Statements on matters of Provincial Interest. Section 2.6 of the Provincial Policy Statement (2014) (PPS) issued under the *Act* addresses Cultural Heritage, states:

Significant built heritage resources and significant cultural heritage landscapes shall be conserved.

The PPS provides the following definitions to the italicized terms.

Significant means in regard to cultural heritage and archaeology, “resources that have been determined to have cultural heritage value or interest for the important contribution they make to our understanding of the history of a place, an event, or a people.”

Built heritage resources “means a building, structure, monument, installations or any manufactured remnant that contributes to a property’s cultural heritage value or interest as identified by a community, including Aboriginal community. Built heritage resources are generally located on property that has been designated under Parts IV or V of the *Ontario Heritage Act*, or included on local, provincial and/or federal registers.”

Cultural heritage landscape means a defined geographical area that may have been modified by human activities 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. ...

conserved means “the identification, protection, management and use of built *heritage resources, cultural heritage landscapes and archaeological resources* in a manner that ensures their cultural heritage value or interest is retained under the *Ontario Heritage Act*. This may be achieved by the implementation of recommendations set out in a conservation plan, archaeological assessment and/or

²Ontario Ministry of Culture. Heritage Resources in the Land Use Planning Process, p 1.

heritage impact assessment. Mitigative measures and/or alternative development approaches can be included in these plans and assessments.”

This Cultural Heritage Assessment (CHA) examined only section 2.6 of the PPS.

3.2 Ontario Heritage Act (OHA)

Part IV of the *Ontario Heritage Act* enables a municipality to list and designate properties of cultural value or interest after consultation with its heritage advisory committee, if one is appointed. Section 27 of the *Act* requires the municipal clerk to keep a register of properties of cultural heritage value or interest. Subsection 27.1 of the *Act* allows municipal councils to include properties of cultural heritage value that have not been designated (listed properties) on the register after the council has consulted with its heritage advisory committee.

The Provincial Government has established criteria for determining the cultural heritage value or interest of properties through Regulation 9/06 (*Appendix K*).

Once a property is designated, demolition or alterations that may affect the heritage attributes may not occur without municipal council approval. An owner may appeal Council’s decision on an application to alter or demolish to the Local Planning Appeals Tribunal. Once a property is listed in the municipal register under the *Act*, any application to demolish a building on a listed property is delayed for 60 days from the date when Council is notified of the intent to demolish, during which Council may pursue designation of the property.

3.3 York Region Official Plan

The Official Plan of the Regional Municipality of York (ROP) was adopted by Regional Council on December 16, 2009 and approved by the Minister with modifications. The ROP has been appealed in part to the Ontario Municipal Board (OMB). Parts of the Plan have been approved by the OMB. The Plan has also been amended in part by Regional Council since 2009. The April, 2016 consolidated ROP has been reviewed for this report.

Section 3.4 of the ROP provides the following relevant cultural heritage policies:

3. *To require local municipalities to adopt official plan policies to conserve significant cultural heritage resources.*

11. *To require local municipalities to adopt official plan policies to conserve significant cultural heritage resources and ensure that development and site alteration on adjacent properties will conserve the heritage attributes of that property.*

With respect to policy 3, the Aurora Official Plan (OP) contains policies for the conservation of significant cultural heritage resource.

With respect to policy 11, the Aurora OP has policies addressing the conservation of heritage resources which are discussed below.

In the ROP, the subject property is designated 'Urban Area' and 'Protected Countryside' on the Regional Structure Map (*Appendix N*). There are no additional policies in these land use designations regarding the conservation of cultural heritage resources.

3.5 Aurora Official Plan and Zoning By-law

The Official Plan (OP) for the Town of Aurora was adopted in September 2010 and revised in 2015. The most recent version of the OP on the Town's website was reviewed for this report.

In the OP, the heritage objectives and policies are contained in Chapter 13, Conserving Cultural Heritage Resources. OP heritage objectives relevant to this project are:

- a. Conserve and enhance recognized cultural heritage resources of the town for the enjoyment of existing and future generations;*
- b. Preserve, restore and rehabilitate structures, buildings or sites deemed to have significant historic, archaeological, architectural or cultural significance and, preserve cultural heritage landscapes, including significant public view; and*

Cultural heritage conservation policies of the Aurora OP relevant to this project are:

13.3 Policies for Built Cultural Heritage Resources

- a) The Town will maintain a Register of Cultural Heritage Resources that are considered significant and have been identified by one or more of the following means:
 - i. designated under the Ontario Heritage Act;*
 - ii. protected by an easement entered into under the Ontario Heritage Act;*
 - iii. designated by the National Historic Sites and Monuments Board as a National Historic Site;*
 - iv. identified by the Province of Ontario;*
 - v. endorsed by the Council as having significant cultural heritage value, including built heritage resources, cultural heritage landscapes, areas with cultural heritage character and heritage cemeteries.**
- b) The Register shall contain documentation, including legal description, owner information, statement of cultural heritage value and description of the heritage attributes for designated properties. A sufficient description of listed heritage resources will also be included. To ensure effective protection and to maintain its currency, the Register shall be updated regularly and be accessible to the public.*

- c) *All significant heritage resources shall be designated as being of cultural heritage value or interest in accordance with the Ontario Heritage Act to help ensure effective protection and their continuing maintenance, conservation and restoration.*
- d) *Evaluation Criteria for assessing the cultural heritage value of the cultural heritage resources have been developed by the Town in consultation with its Municipal Heritage Committee. The identification and evaluation of cultural heritage resources must be based on the following core values:*
 - i. *aesthetic, design or physical value;*
 - ii. *historical or associative value; and/or,*
 - iii. *contextual value.*
- e) *Priority will be given to designating all Group 1 heritage resources in the Register and heritage cemeteries under the Ontario Heritage Act.*
- f) *The Town will give immediate consideration to the designation of any heritage resource under the Ontario Heritage Act if that resource is threatened with demolition, significant alterations or other potentially adverse impacts.*
- g) *Council may adopt a Demolition Control By-Law to prevent the demolition, destruction or inappropriate alteration of residential heritage buildings.*
- h) *Designated and significant cultural heritage resources in the Town are shown in the Properties of Cultural Heritage Value or Interest Map.*
- n) *In the event that demolition, salvage, dismantling or relocation of a built heritage resource or cultural heritage landscape is found to be necessary as determined by Council, thorough archival documentation of the heritage resources is required to be undertaken by the proponent, at no cost to the Town. The information shall be made available to the Town for archival purposes.*
- o) *The above-noted archival documentation must be prepared by a qualified person and include at least the following as appropriate, or additional matters as specified by the Town:*
 - i. *architectural measured drawings;*
 - ii. *land use history; and*
 - iii. *photographs, maps and other available material about the cultural heritage resource in its surrounding context.*
- s) *The Heritage Resource Area as identified on Schedule 'D' is considered to be of primary significance to the Town's heritage. Appropriate planning tools shall be applied to the review and approval of any proposed development within the area including site plan control.*

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Redefining or amending the Heritage Resource Area's boundary shall require Council approval.

The subject property is not identified as a designated heritage property nor is it part of the Northeast Old Aurora Heritage Conservation District as shown on OP Schedule D. However it is within an area identified as 'Heritage Resource Area'.

The Aurora OP, Schedule A, designates the subject property 'The Aurora Promenade' while OP Schedule B1, The Aurora Promenade Secondary Plan, designates the subject property 'Downtown Shoulder' (*Appendix N*). The purpose of that designation "is to protect and reinforce the Area's heritage 'residential' character and identity." The designation is predominantly residential with a potential for infill development sensitive to heritage resources and adjacent neighbourhoods. The minimum and maximum building heights are two and three storeys (Schedule B2), while the maximum lot coverage is 80%. The OP policy 11.9 a) permits the use of density and height incentives to achieve, among other matters, heritage preservation.

The Town's Zoning By-law 2213-78 as amended³, zones the subject property 'Promenade Downtown Shoulder Special Mixed Density Residential' (PDS4) permitting a variety of residential and commercial uses with a maximum lot coverage of 35% (*Appendix N*). The Zoning By-law does not have any additional heritage requirements.

3.6 Standards and Guidelines for the Conservation of Historic Places in Canada

In 2005, Parks Canada produced a set of standards and guidelines for the conservation of historic places in Canada. These standards and guidelines are intended to identify best practices in the management of heritage resources which include buildings, landscapes and archaeological sites. The approach taken in developing the standards and guidelines was informed by international charters for the conservation of heritage resources developed under the auspices of ICOMOS, the international council on historic sites and monuments, a body of heritage professionals which advises the United Nations Educational and Scientific Committee.

In 2010, Parks Canada updated and expanded the document in a second edition.

In general the Standard and Guidelines seek to:

- preserve the heritage attributes of the historic places;
- ensure that restoration work is consistent with documentary evidence;
- ensure that alterations are reversible and do not create a false sense of history; and
- ensure that additions to a heritage place are distinguishable from the heritage character of the place, yet sympathetic to that character.

³ Aurora By-law Number 5173-09.

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The Standards and Guidelines have been adopted as policy by the Town through policy 6.2.5 of the Town's OP.

3.7 Municipal Heritage Status of the Subject and Adjacent/Nearby Heritage Properties

The subject property, 97 Wellington Street East, is listed in the Aurora register of Properties of Cultural Heritage Value or Interest (January 2016). It has not been designated the *Ontario Heritage Act*.

The one adjacent heritage property, 99 Wellington Street East, is listed in the Aurora Register but is not designated. The six nearby heritage properties are listed in the Aurora Register but are not designated under the *Act*.

4.0 HISTORICAL SUMMARY

In 1783, the chiefs of the Mississaugas agreed to sell to the British government a tract of land stretching from Cataraqui near Kingston to the Etobicoke Creek along the north shore of Lake Ontario. This acquisition of land was further clarified in a confirmatory treaty in an 1805 meeting with the Mississaugas.⁴ However, the Mississaugas continued to claim seven townships south of Lake Simcoe. In an April 1923 treaty, the Ojibwas and Mississaugas gave up rights to land between Lake Simcoe and Lake Ontario.⁵

Originally the subject property was within Whitchurch Township, which was established in 1792 as a municipal unit within the Home District. Whitchurch Township was named in honour of the village of Whitchurch, Herefordshire in England, where Elizabeth Simcoe (wife of Upper Canada Lieutenant Governor John Graves Simcoe) was born. In 1851, the Home District was divided into York, Peel and Ontario counties.⁶

In 1862, the village of Aurora was incorporated as a separate municipal unit from lands in the Townships of King and Whitchurch. In 1880, Aurora was elevated to a Town.

In 1971 the Regional Municipality of York was created from the then County of York and Aurora remained a Town, albeit with larger boundaries, within the new region. Aurora is bounded by the Towns of Richmond Hill on the south, Whitchurch-Stouffville on the east, Newmarket on the north and the Township of King on the west.

In 1794, Lieutenant-Governor John Graves Simcoe instructed Augustus Jones to layout Yonge Street as a military road to provide access, via Lake Simcoe, to Georgina Bay. Also in 1794, Abraham Iredell laid out lots on either side Yonge Street, including within the Town of Aurora, with the numbering of the lots starting with one at Eglinton Avenue in Toronto. In Aurora, these lots start in the south at number 71 with the subject lands in lot 80 East Yonge Street (EYS). The rest of the Township was surveyed by John Stegman in 1800. Land in the Township, including along Yonge Street, was laid out in the 'Single Front System' dividing the Township into concessions 1¼ miles apart, one west of Yonge Street and nine to the east. The Township was further divided by seven sideroads 1¼ miles apart, running east and west, north of, and parallel to, the boundary with Markham Township. Wellington Street is such a sideroad. Each concession block was divided into five 200 acre lots between every two sideroads, with the lot boundaries parallel to the sideroads.

The single front system was one of several township survey systems used from 1783 to 1815 for the settlement of southern Ontario.

The survey system imposed a settlement grid system on the land that persists to this day. The resulting 200 acre Township lots were rectangular in shape and were frequently divided into 100 acre parcels often referenced as the west (or front) and east (or rear) half.

⁴ Champion, Isabel, 5.

⁵ McGillivray, Allan, 3.

⁶ Dean, W. G., plate 98.

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The subject lands are identified relative to this grid system as part of the west half of Lot 80, Concession 1 EYS.

Selections from the Registry Office's abstract index to deeds and mortgages for the subject property are contained in **Appendix I**.

4.1 Development of the Area

The Larger Geographic Area and East Gwillimbury Township

In order to understand the development of the subject property, it is essential to place it within the context of development of the larger area.

Chapman and Putnam, in their discussion of physiographic regions of southern Ontario, have summarized the historical settlement and land use of the Schomberg Clay Plain, in which the subject site is located, up to the 1960s.

Being associated with well-drained upland soils of drumlinized areas, such as the Bondhead series, and being fairly easily accessible to colonization routes from York, these clay plains were well settled and thoroughly cleared during the first half of the nineteenth century. Little forest cover remains except in the wettest places. Mixed farming was the rule with a dominance of grain in the cropping program. The suitability of the land for wheat was such that for many years the concentration of the crop was greater than in any other part of Ontario except the clay plains of Kent and Essex. . . . All three areas have long been noted for the raising of good beef cattle while in an earlier period sheep were also fairly numerous. With the extension of paved roads these areas come within the range of the Toronto milk shed and some of the farms became fluid milk suppliers.⁷

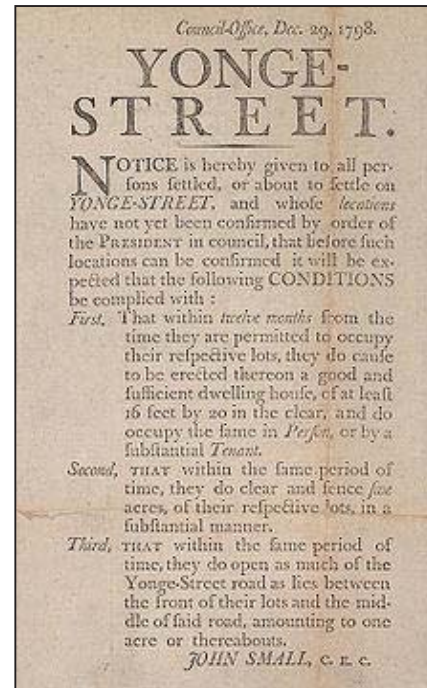
Initial European settlement of the Aurora area was stimulated by the development of Yonge Street including the creation of lots adjacent to the street, settlement of those adjacent lots and the clearing of Yonge Street. Five years later addition settlement was stimulated by the survey of the rest of the Township and consequent availability of land for settlement. Yonge Street had the dual purpose of developing the Aurora area through which it ran and serving as a military road providing access to Lake Simcoe and then the upper area of the Great Lakes. Yonge Street terminated originally at the Holland Landing. Initial clearing of parts of Yonge Street was undertaken in 1795 by the Queen's Rangers. Since subsequent clearing and maintenance of Yonge Street was the responsibility of adjacent land owners, the Government's priority was to accelerate continuous settlement along Yonge Street. Therefore, Crown and Clergy Reserves along Yonge Street were dispersed throughout the inner concessions of Whitchurch Township and the lots bordering the Street were amongst the earliest grants. As well, settlement duties were shortened to twelve months from the usual two years.

⁷ Chapman and Putnam, p 298.

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In addition, the Governor of Upper Canada, John Graves Simcoe, in a 1792 proclamation, offered free land grants, subject to settlement conditions such as those for lots adjacent to Yonge Street. This proclamation appealed to Timothy Rogers who, after a preliminary exploration of the area in 1800, led 40 families, many of whom were Quakers (Religious Society of Friends), to settle in the Newmarket area to the north in 1801. The offer of free land was taken up by succeeding waves of settlers, some of whom were Americans, such as Ebenezer Britton, who were encouraged by earlier settlers to come north. Other waves of settlers taking advantage of the offer of free land included other American and British settlers. With the clearing of forests and the production of agricultural commodities, there was a demand for milling facilities. Mills were sited on rivers and streams where water power could be harnessed to run the operations. Mills, such as the one constructed and operated by Charles and Robert Irwin in Aurora, often became the nucleus for the creation of hamlets in the Township.



Whitchurch Township developed from subsistence farming in the early nineteenth century to a wheat growing area in the mid-1800s. Wheat was the principal crop prior to 1870 occupying about one quarter to one third of the cultivated land. Fall wheat planting predominated until the 1860s when spring wheat became more important. From the 1850s to the 1890s, there was a consistent increase in the acreage of township land under cultivation. It was also in this period (1853) that a railway was constructed from Toronto initially terminating at Aurora (east of the subject property), providing easier access on the west side of the Township to Toronto and north to Collingwood. Prosperous farm complexes, mature agricultural fields, numerous small grist and sawmills on the many streams and creeks and a local road network characterized the landscape of the area in the mid 19th century.

Ontario farmers turned to higher cost cash crops and animal husbandry in the 1870s. The Whitchurch Township map in the *Illustrated Historical Atlas* depicts many established farmsteads. It also shows that by 1878 another railway had been constructed serving the east side of the Township. By the late nineteenth century agriculture in the township consisted of mixed crops, livestock and dairy farming. In the early twentieth century the Metropolitan Radial Railway was constructed along Yonge Street in Aurora, providing additional access for residents in the west part of the Township, including the Aurora area, to Toronto in the south and to Lake Simcoe in the north.

Town of Aurora

The town of Aurora, originally named Machell's Corners, was a small cross-roads village (Yonge and Wellington Streets) with a grist mill until the railway came in 1853.



Figure No. 4.1
*Yonge Street in Aurora,
looking north, circa 1870.*
[Source, McIntyre, 14].

The town grew quickly, with new hotels springing up along Wellington Street East near the station and new industries being created by the transportation facilities. In 1859 the Aurora Agricultural Works opened its foundry on Wellington Street West, providing employment for much of Aurora's populace for over three-quarters of a century. ... Other businesses, many associated with the foundry, opened over the next few years. Millers, carriage makers, a rope walk, ... a brewery, a cooperage, and potash works were all operating within a few years of the coming of rail transportation.

... In 1856 the Mechanics Institute was founded and soon opened a library for the use of the public. Education was organized circa 1822, and about 1840 the first school opened on the west side of Yonge Street. ... the Methodist built their new frame church in 1855 ... In 1857 a brick school was built on the north side of Church Street ... The first Anglican church was built in 1846 ... The town also boasted a Temperance Hall and a Rising Sun Masonic Hall.

In 1863 the village had been growing steadily for a decade, and the decision was made to incorporate to allow the village to elect its own municipal council and separate it from both the township of Whitchurch and King.⁸

After 1870, progress [in Aurora] was slower as fewer businesses opened up and by 1880 some of the small factories had closed. The population increased at a slow rate during the 1880's with the census of 1891 establishing the population of Aurora at 1,743.

... As it became more difficult to find housing in Toronto, Aurora along with other centres in the Region, experience another period of rapid growth, its population increasing from 5,000 to 11,000 during the 1960s.⁹

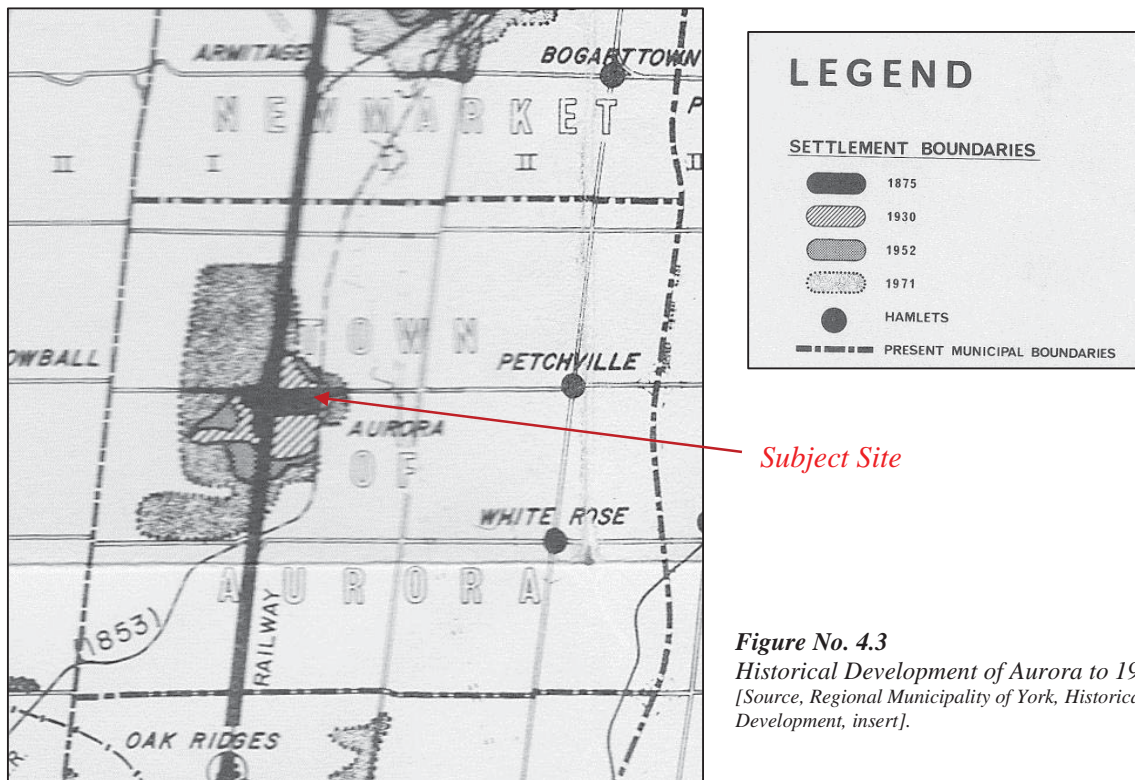
⁸ Whitchurch History Book Committee, pp. 41 - 43.

⁹ Regional Municipality of York, Historical Development, p. 10.



*Figure No. 4.2
The Grant Trunk Railway Station in Aurora, circa 1910, [Source, McIntyre, 14].*

As shown in Figure 4.3, Aurora grew slowly into the 1950s



*Figure No. 4.3
Historical Development of Aurora to 1971
[Source, Regional Municipality of York, Historical Development, insert].*

With the provision of large scale sewerage services, the construction of Highway 404 on the east boundary of Aurora and GO train service, development in Aurora has accelerated during the last thirty years.

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4.2 The Subject Property

Table 4.1 HISTORICAL TIMELINES – 97 Wellington Street East (Part Lot 80, Con 1 EYS; Pt Lot 15, SS Wellington, Plan 68A)	
Key Date	Historical Event
1794 - 1800	Yonge Street and adjacent township lots surveyed
1805	Grant of land (Lot 102 - 210 acres) by Crown to Ebenezer Britton
1806 - 1836	Britton dies; land changes hands many times
1836	John Moseley acquires the west 79 acres of Lot 80 Con 1 EYS
1853	Railway comes to Aurora from Toronto; station 1 ½ blocks east of subject site; John Moseley divides his land into building lots; Lot 15 vacant
1853 - 1894	Lot 15 changes ownership 5 times endings with James Scott; Lot vacant
1903	George T. Browning, builder, acquires vacant lot from Scott
1910	Browning builds house; sells lot to Edward J. A. Johnston
1911	Johnston sells house to John Hutchinson
1932	Jessie Grey, the mortgage holder, gains control of house from the Hutchinsons.
1950	Grey sells house to long term tenants, Hugh & Hazel Richards
1987	Richards sells house to David Ralph & Robert Browne
1991	Christl Friesl buys house from Raplh & Browne
1997	Lucia Palumbo & Michael Defilippis buy house from Friesle.
2018	BFKN acquires house

In 1805, Ebenezer Britton (1739 – 1806) acquired all 190 acres of Lot 80 EYS from the Crown¹⁰. Ebenezer was an American from Massachusetts. Very little is known about Britton. To secure ownership (the patent) of the Lot, Britton, unless he had provided service to the Crown, would have had to fulfill settlement duties specified in the 1792 proclamation including building and residing in a dwelling at least 16 feet by 20 feet, clearing a portion of the Lot and opening and maintaining Yonge Street in front of the Lot. In 1806 Ebenezer Britton died and he bequeathed his lands to relatives.

In 1816 Ansal Britton sold all 190 acres of Lot 80 to John Hartman.¹¹ In 1827, Hartman sold the west 80 acres of Lot 80 to John Wells¹² who, in 1836, sold the west 79 acres, which includes the subject site, to John Mosley¹³ (? – 1874)

¹⁰ Land Records, York Region, Lot 80, Con 1 EYS, Whitchurch Township, Patent.

¹¹ Ibid, Instrument No. 2795.

¹² Ibid, Instrument No. 3296.

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Mosley realized that, with the arrival of the railway in 1853, there was a potential to create and sell village building lots from his lands. Mosley hired a land surveyor to subdivide his lands (*Appendix C* – 1853 and Figure 4.6). Lot 15, a parcel fronting on the south side of Wellington between Larmont and Berczy Streets, was created. In the 1853 survey Lot 15 is shown as vacant.

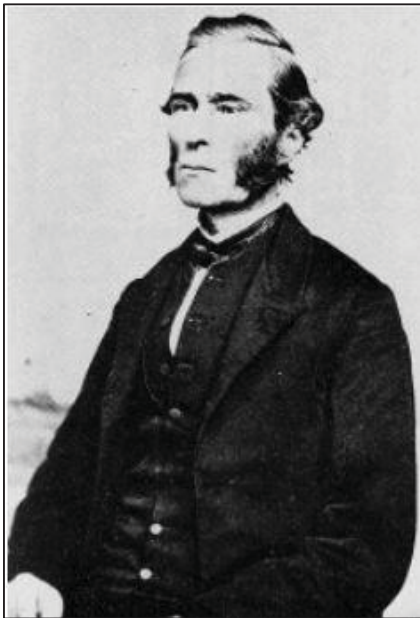


Figure No. 4.4
John Mosley
[Source, Aurora Museum
& Archives].



Figure No. 4.5
Henry Quetton St. George
[Source, Stamp].

In 1853, John Mosely sold Lot 15 and other lands to Henry Quetton St. George (? – 1896) for \$1,350.¹⁴ Henry, the descendent of a French Royalist settler, resided on lands at the north-east corner of Bayview Avenue and Bethesda Sideroad in Whitchurch Township¹⁵. Henry purchased Lot 15 and other lands in the area as a speculative investment. In 1862, Henry sold Lot 15 to James McGaffin for \$300.¹⁶

In the 1871 Census, James McGaffin, age 46, was listed as a merchant who owned 6 acres of land on which there were four houses¹⁷. Lot 15 is shown as vacant on the 1878 map (*Appendix C* & Figure 4.6), although this map does not show all buildings. It is possible that Lot 15 was vacant since its assessed value was only \$350 in 1888 and 1891. However the assessment roll also shows that there was a tenant on Lot 15 in 1888 and a vacant house in 1891. If there was a house on Lot 15 in 1891, it must have been a very modest structure.

¹³ Ibid, Instrument No. 3637.

¹⁴ Ibid, Instrument No .51556.

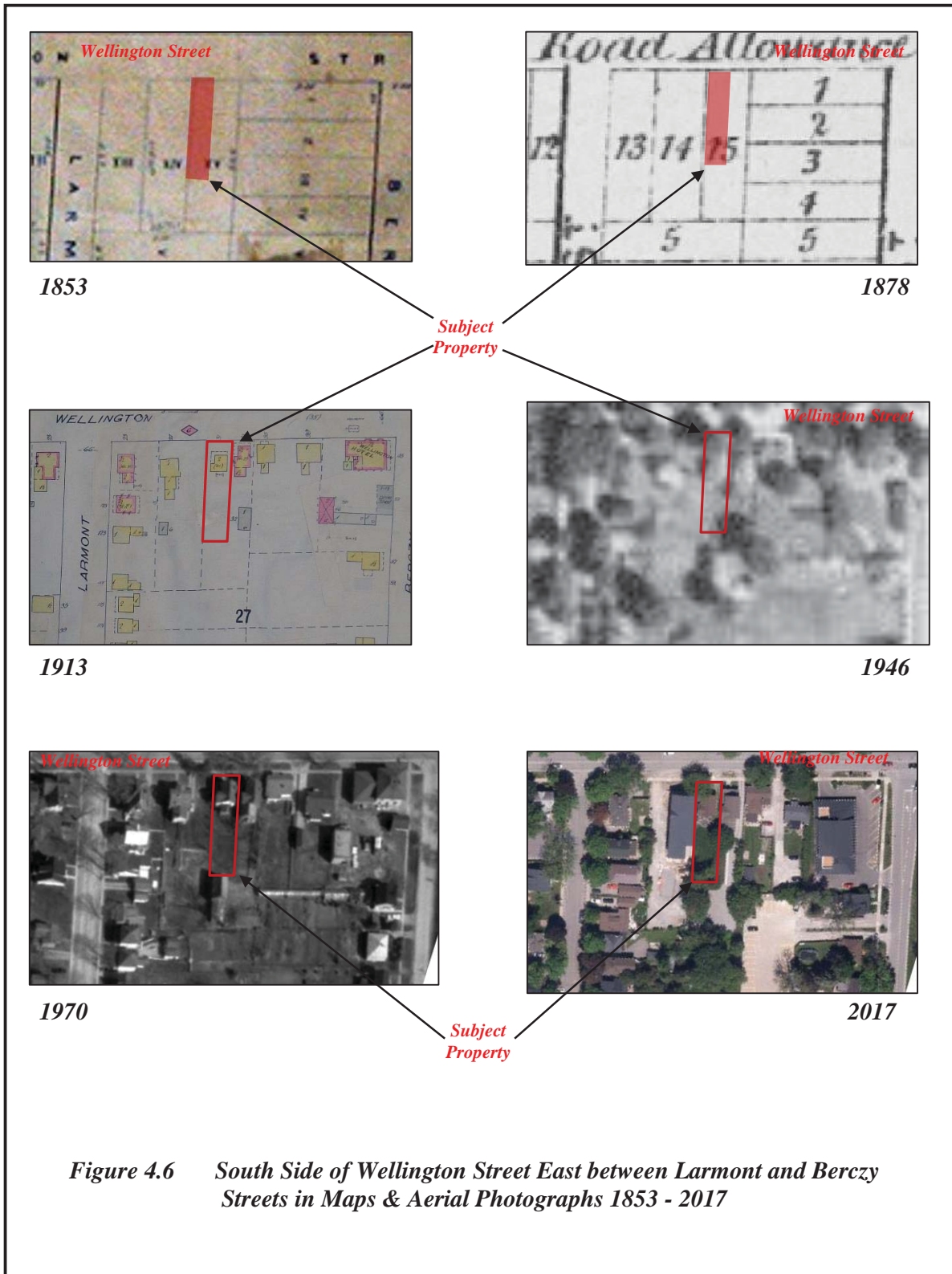
¹⁵ Stamp, Chapter 3. – French Aristocracy in the Highlands of York.

¹⁶ Land Records, York Region, Lot 15 ss Wellington Plan 68A, Town of Aurora, Instrument No.84447.

¹⁷ 1871 Census of Canada, Town of Aurora, Schedule 1 (page 28) and Schedule 3 (page 6).

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In 1892, James McGaffin sold Lot 15 and other lands to George L. Stevenson for \$500.¹⁸ As recorded in the 1891 Census, George Stevenson, age 69, was living in Aurora in a brick 2 storey house. His profession was listed as ‘saddler’.¹⁹ He had served on the first Aurora village council in 1863²⁰. He probably bought Lot 15, which was vacant or had a small vacant house, as a speculative investment. In 1894, George sold Lot 15 and other lands to his daughter, Mina Stevenson for \$200²¹ who then sold those lands to James Scott for \$310.²²

In the 1901 Census, James Scott, age 57, was listed as a retired gentleman living in Aurora in a brick house with his daughter. He owned 100 $\frac{3}{4}$ acres.²³ Scott also appears to have acquired Lot 15 for investment purposes. In 1903, Scott sold Lot 15 to George T. Browning for \$235.²⁴

George T. Browning (1846 – 1926):

*had been a highly respected resident of the town for 52 years. He was born at Ashley, Hampshire, England in 1846. During his long life he was a building contractor and most of the factories and many of the residences in the town and district have been built by him. His relations with his employees were always most cordial ... Mr. Browning always took an active interested in municipal matters and had served on the Council Board.*²⁵

The 1904 Fire Insurance Plan shows that the lot was vacant the year after Browning acquired the property.

George Browning, who, in 1910, had recently completed construction of the Sisman Shoe factory on Berczy Street, built the House on the west part of Lot 15, most likely as a speculative venture, and sold it in that same year to Edward Johnston²⁶.

*Mr. E R Johnson who has secured the Snowball School has purchased the new residence on Wellington street recently erected by Mr. T. G. Browning (probably misprint – Browning) and will reside in Aurora.*²⁷

No architect has been identified in association with this building. In 1910 George Browning was also listed in the Aurora Banner as the contractor for Mr. Lemon’s new dwelling on Mosley Street and the skating rink at Pickering College in Newmarket.

¹⁸ Land Records, York Region, Lot 15 ss Wellington Plan 68A, Town of Aurora, Instrument No.2511.

¹⁹ 1891 Census of Canada, Town of Aurora, Schedule 1 (page 28) and Schedule 3 (page 6).

²⁰ McIntyre, 136.

²¹ Land Records, York Region, Lot 15 ss Wellington Plan 68A, Town of Aurora, Instrument No.2679.

²² Ibid, Instrument No. 2693.

²³ 1901 Census of Canada, Town of Aurora, Schedule 1 (page 10) and Schedule 2 (page 3).

²⁴ Land Records, York Region, Lot 15 ss Wellington Plan 68A, Town of Aurora, Instrument No.3212.

²⁵ Aurora Banner, July 3, 1926. Obituary.

²⁶ Land Records, York Region, Lot 15 ss Wellington Plan 68A, Town of Aurora, Instrument No.3970.

²⁷ Aurora Banner, August 19, 1910.

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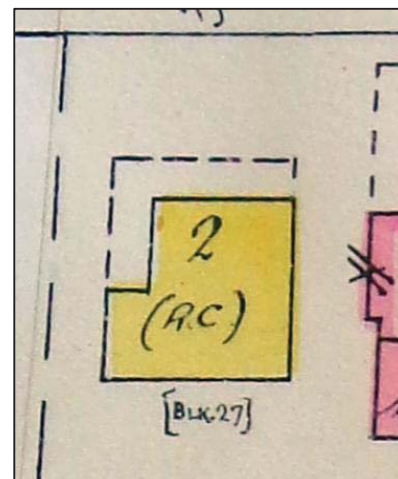
The 1911 Census (Table 4.2) lists Edward Johnston, age 38, an excise officer, living in Aurora. No information is provided in the 1911 census about the type of housing in which the persons enumerated were living.

Year	Name	Profession	Age	Houses					
				Tenure	#	Material	Storeys	Rooms	Families
1911	Edward Johnston	Excise Officer	38	nc	nc	nc	nc	nc	1
1921	Georgina Hutchinson	retired	51	o	1	Plaster & Lath	nc	6	1

Notes: nc- not collected, (o) – owner, (t) – tenant

After living in the house at 97 Wellington Street East for a little more than a year, Johnston sold it to John Hutchinson²⁸ a farmer from King Township who had moved to Town.

The 1913 Fire Insurance Plan (*Appendix C* & Figures 4.6 & 4.7) shows that the house purchased by Hutchinson was ‘rough cast’ (R. C. - stucco or plaster), had a veranda extending across the front of the house and was ‘L’ shaped in plan. The house is shown as ‘2’ storeys although technically it is 1 ½ storeys. It was built close to Wellington Street. The Insurance Plan also shows that that the brick veneer house to the east, 99 Wellington Street East, had been constructed by 1913.



*Figure No. 4.7
Aurora Fire Insurance Plan,
1904, Revised to 1913.*

In December 1916 John Hutchinson died and left the House to his wife, Georgina and son George. The 1921 Census lists the House at 97 Wellington Street East as owner occupied, plaster and lath and had 6 rooms. At the time Georgina was living with her son George, age 19, a baker’s helper.

A 1927 aerial photograph of the area (*Appendix D* – 1927) does not present a clear picture of the House although it is visible in the photo.

²⁸ Land Records, York Region, Lot 15 ss Wellington Plan 68A, Town of Aurora, Instrument No.4153.

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In 1929 George Hutchinson took out a mortgage for \$1800 with John and Jessie Grey.²⁹ In 1932 George defaulted on the mortgage and Jessie Grey acquired ownership of the property.³⁰ Jessie Grey proceeded to rent, rather than reside in, the House. In 1933, the Assessment Roll lists her tenants as George Yates, aged 34, and his wife. George was a shoemaker and probably worked at the Sisman Shoe factory,

By 1940, the tenants in the House were Hugh Richards, age 50, and his wife. Hugh was also listed as a shoemaker and probably an employee of the Sisman Shoe factory.

The 1946 aerial photograph (*Appendix D* & Figure 4.6) shows the House on the property, although details are difficult to discern in this photograph.

In 1950, Jessie Grey sold the House at 97 Wellington Street East to her long-term tenants, Hugh and Hazel Richards³¹. However the Richards rented the House to Jack Brown, a clerk, and his wife.

Hugh Richards died in 1959; however his wife retained ownership of the property at 97 Wellington Street East until 1987, when she sold it to David Ralph and Robert Browne³².

The House is shown in a 1970 aerial photograph (*Appendix D* & Figure 4.6). The House appears in its current form in 1970 – cross gable roof, “L” plan, west side veranda – although there a short, one storey tail wing and a chimney on the east side.

Ralph and Browne sold the property to Christl Friesl in 1991³³ who then sold it to Lucia Palumbo and Michael Defilippis in 1997³⁴. By 2002, the tail wing had been replaced by a rear deck and the parking pad in front of the House was in use (*Appendix D*). The current owner, BFKN Holdings Inc. acquired the property in 2018³⁵.

As of the site visit in June 2018, the House was vacant.

²⁹ Land Records, York Region, Lot 15 ss Wellington Plan 68A, Town of Aurora, Instrument No.?

³⁰ Ibid, Instrument No. ?.

³¹ Ibid, Instrument No 10449.

³² Ibid, Instrument No 456296

³³ Ibid, Instrument No 567268

³⁴ Ibid, Instrument No R699660

³⁵ Ibid, Instrument No YR2812660

5.0 BUILT AND LANDSCAPE RESOURCE DESCRIPTIONS

In June 2018, an on-site survey of the House and landscape at 97 Wellington Street East was undertaken.

The following components of the property are documented in photographs and plans in:

- *Appendix E* – Photographs - House Exterior,
- *Appendix F* – Floor Plan Sketches
- *Appendix G* – Photographs - House Interior, and
- *Appendix H* – Photographs - Landscape.

The measuring stick that appears in some of the photographs is marked in one foot intervals.

5.1. House Exterior

The construction date of the House can be readily established. In 1903, the builder, George T. Browning, purchased the property. The 1904 fire Insurance Plan shows that the property was vacant. In 1910, the Aurora Banner, reported that Edward Johnston purchased the recently completed house. The 1914 Fire Insurance Plan shows the existence of the House. Therefore the House was built in 1910. Interior casings support the 1910 construction date.



*Figure 5.1
House at 97 Wellington Street East,
East and North Elevations, 2018*

The House, excluding the veranda, is setback between 5.64 and 5.89 metres (18.5 and 19.3 feet) metres from the north property line, which is close to the sidewalk. The House is a single detached, one and one-half storey frame structure clad in rough cast (stucco). The House rests on a poured concrete foundation, which is not visible from the exterior.

The plan of the House is a truncated 'L' with the rectangular section of the main part of the House measuring 20' by 28' (*Appendix F*) and the southwest projection of the 'L' adding a 5' by 14' area to the House. There is no evidence of a tail wing to the House, although earlier

aerial photographs show that a small, one storey, gable roof shed was once attached to the rear of the building (*Appendix D*).

The House is capped by a moderately pitched, cross gable roof, with the gable on the main part of the House facing the street. The asphalt shingled roof has unadorned projecting eaves with fascia and soffits clad in plain wood boards. Between the building wall and the soffit there is narrow wood trim and on the gable ends, there is a narrow moulded board at the top. There are no chimney stacks on the building, although an exterior stack once broke through the projecting eave on the east side.

All window and rear door openings have modern sash and doors and are clad in modern synthetic materials except for the upper part of the front ground floor window which has a fixed stain glass unit and narrow wood mouldings. All window sash are single, fixed units with applied muntin bars simulating 3 by 5 panes except as noted. The kitchen window has one over one moveable sash and the ground floor front window has moveable casement units. All window openings have lug sills. The typical window opening measures 2 feet by 5 feet.

North Elevation – This is the principal elevation. The ground floor (*Appendix E*) has a two bay façade with a west side door and, on the east side, a window opening with a semi-elliptical head. The upper part of this window opening has a fixed stained glass unit. The wood door has three lower wood panels and a large upper glazed unit. The two upper floor window openings are symmetrically arranged with the east opening directly above the ground floor opening. The west upper floor opening is slightly to the east of the ground floor door.

A shed roofed, one storey veranda, with a low pitched end gable graces the west half of this elevation and wraps around the west side of the House. The veranda roof is supported by wood posts set on concrete capped brick piers. Modern railings and spindles have been added to the veranda. The 1913 Fire insurance plan suggests that the veranda once extended across all of the north elevation.

East Elevation – This elevation consists of blank wall except for one ground floor window opening towards the south end and two narrow basement windows openings, the south one directly below the ground floor opening. There is also evidence of the former exterior chimney stack on the wall and on the break in the projecting eave.

South Elevation – On the ground floor of this elevation there is a modern French door on the east side and a modern door opening on the west side. On the upper floor, there is one typical window on the east side. A rear deck has been added to this elevation. There is no evidence of the former shed that once was connected to this elevation.

West Elevation – This elevation, which is difficult to see because of the proximity of the building at 95 Wellington Street East, consists of a portion of the one storey veranda that

extends around from the north elevation, and a vertical line of windows in the west projection of the House – a typical window opening on the upper floor, the kitchen window with its one over one sash on the ground floor and a narrow basement window. All window openings on this elevation are aligned.

The following alterations have been made to the exterior of the House:

- Reduction in the length of the veranda on the north elevation, if the 1913 Fire Insurance Plan is correct, to provide for a front yard parking pad;
- Addition of modern railing and spindles to the veranda;
- Replacement of all window sash with modern sash with fake muntin bars;
- Cladding of all window opening trim and sills with modern synthetic material;
- Removal of the exterior chimney and possibly an earlier interior chimney;
- Application of new stucco on top of wire mesh to all of the exterior;
- Removal of the rear shed;
- Addition of modern French doors and rear door on the south elevation; and
- Recladding the wooden shingled roof with asphalt shingles.

The basic height, massing, roof shape and fenestration of the House appears to remain intact on all public elevations.

The earliest photograph of the House that could be found was taken in 1981 (*Appendix L*) when the veranda was enclosed.

The architectural style of this House is a vernacular variation of ‘Edwardian Classicism’ (1900 – 1930):

The simplified but formal composition of the Edwardian house with an emphasis on Classical motifs was indicative of the new direction architecture was to take in the twentieth century. In contrast to the highly colouristic, complicated and often eclectic compositions of the late nineteenth century, Edwardian Classicism, through its balanced facades, simplified but large roofs, smooth brick surfaces and generous fenestration, restored simplicity and order to domestic architecture. ... Generally, the Edwardian façade is highlighted by a frontispiece or portico imaginatively derived from Classical tradition set against a monochromatic smooth exterior brick finish. Tall chimneys are not decorated with enriched terra-cotta panels. Spindles and carved brackets of verandas are minimized in favour of short colonettes and brick piers. Dormers remained popular, but their profile reflected the simplified shape of the main roof and gone are the profusion of finials and cresting from the ridges. The extended roof eaves are supported not by carved or turned brackets but by plain elongated blocks or cantilevered brackets similar to those used in the Regency and Italian Villa styles. Flat arches made with bricks standing on end or massive but plain stone lintels span apertures. At times, oversized, Classically inspired elements, such as keystone and voussoirs, accentuate window and door surrounds. Contrasting stone trim or dressings may

also be used for watertable and string courses. Rather than wood panels, the entrance door often is a full-length panel of clear glass having beveled or cut pattern. When stained glass is employed, the designs are simpler and the colours lighter than Victorian examples.³⁶

Another source on Ontario architectural styles describes Edwardian Classicism as:

Edwardian 1900-1920 Simple, classical, balanced Edwardian style is a precursor to the simplified styles of the 20th century

<i>Form:</i>	<i>Straight lines, square or rectangular</i>
<i>Storeys:</i>	<i>2+</i>
<i>Façade:</i>	<i>Usually smooth brick with multiple windows</i>
<i>Roof:</i>	<i>Flat in public and apartment buildings, hip and gable in residences, heavy cornices</i>
<i>Windows:</i>	<i>Sash, paned, usually 1-over-1, plain stone lintels. Key stones and voussoirs on large buildings</i>
<i>Entrance:</i>	<i>Usually with classic detailing, keystones, door in portico or veranda³⁷</i>

Although the House fits within the time period and has some of the basic characteristics discussed above such as large flat surfaces and a veranda with columns, it has few of the details.

5.2 House Interior

The original room arrangement of the House appears to be intact on both the ground and upper floors. Much of the original woodwork remains, including baseboards, door and window casings and staircase, although all interior doors have been replaced with modern doors.

Ground Floor - This floor consists of four rooms of similar size (the 'Four Square' plan).

Room 1 contains the hall and staircase. All of the original staircase remains intact (*Appendix G* and Figure 5.2) as does the front door, door casings and baseboards.

³⁶ Blumenson, p 166.

³⁷ HPI Nomination Team, 18.

*Figure 5.2
House, 97 Wellington Street East, staircase*

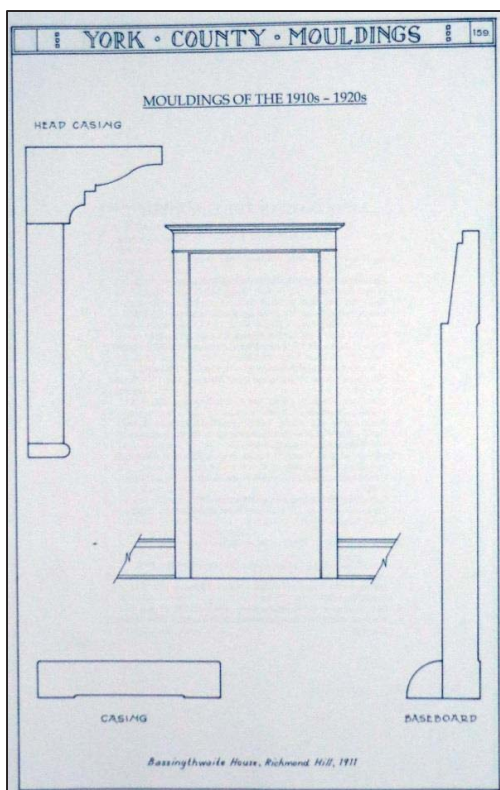


Although Room 1 has much of its original woodwork, given that most of the plaster work in the House is new, it is difficult to tell whether the opening between Rooms 1 and 2 is original. However the mouldings on this opening are skillfully done and in keeping with the classical style of the House.

Room 2 contains new baseboards although the window casings appear original. Again, given the extensive new plaster work, it is difficult to tell if the opening between Room 2 and 3 is original, although the casings are consistent with the classical style.

Room 4, has been extensively redone and all woodwork appears to be new.

Upper Floor – This floor consists of four rooms and a small hall.



On the Upper floor, the Rooms 1, 2 and 3 appear to have retained their original baseboards and door and window casings despite the new plaster work. Room 4 has retained its original door and window casings.

The style of door and window casings and baseboards throughout the House are consistent with the period when the House was constructed as shown in Duncan's documentation of York County mouldings (Figure 5.3).

*Figure 5.3
York County Mouldings –
1910s – 1920s
[Source: Duncan, 159]*

Attic - In the attic, the roof framing is relatively simple with rafters nailed into a centre ridge board and collar-beams nailed to some of the rafters.

Basement - The basement consists of one large space with a concrete floor, concrete foundation walls and a cold cellar in the southeast corner. There is a low concrete buttress around the outer limits of the basement walls. Floor joists, which are 7¾" x 2" on 2 foot centres, are typical of the period. The ceiling height, at 5' 5", is low.

5.3 Landscape

The landscape around the House (*Appendix H*) consists of small grassed front yard with a gravel parking pad on the east and the maple tree on the west side (Figure 5.4). There is a narrow grassed side yard on the east side and a negligible west side yard. The rear yard consists primarily of a grassed area with shrubs and a few trees on the east and south boundaries. A new board fence forms the west boundary



*Figure 5.4 Front Yard,
97 Wellington St E,
2018.*

Historic aerial photographs (*Appendix D*) did not indicate any different landscape treatment for the House in earlier times.

5.4 Adjacent/Nearby Heritage Properties

The cultural heritage values of the adjacent / nearby heritage properties are listed in Table 2.1 above.

6.0 HERITAGE RESOURCE EVALUATION

6.1 Introduction

Criteria for determining cultural heritage value or interest of a property are specified in Ontario Regulation 9/06 made under the *Act (Appendix K)*. The criteria assist municipalities in evaluating properties for designation. They are grouped into three categories – design or physical value, historical or associative value and contextual value, which correspond to the values listed Aurora Official Plan Policy 13.3 d. Under the provincial criteria, a property must meet only one of the criteria to warrant designation. The Aurora Heritage Committee, working with municipal staff, have used some of the same criteria to develop a grading system to identify properties worthy of conservation. The Aurora system is considered in Section 6.3 of this Assessment.

Other factors, in addition to the provincial criteria, should be considered in the conservation of heritage resources. These include the *condition of the resource*, that is the extent of deterioration in the attributes and fabric of a resource; and *heritage integrity*, that is the extent to which heritage attributes (character defining features) remain in place. These additional factors have been considered in this Assessment under both the provincial and municipal systems.

6.2 Application of Provincial Criteria

In this report, the application of provincial criteria, in addition to consideration of condition and heritage integrity, are based on a thorough examination of the property. They have been applied to the House and landscape. Table 6.1 summarizes the evaluation. The following discussion addresses each of the criteria.

6.2.1 House at 97 Wellington Street East - Cultural Heritage Value

Design or Physical Value:

- i. Example of a style, type, expression, material or construction method

Summary - The House at 97 Wellington Street East is not a rare, unique, representative or early example of a style, type, expression, material or construction method.

Rarity – There are many examples of the Edwardian Classicism architectural styled, single detached, frame dwellings in Aurora. In addition, there are a number of stucco or rough cast dwellings in the Town. Therefore the House is not a rare example of its style, type, expression, material or construction method.

Uniqueness - The House is not one of a kind in Aurora – it echoes the house immediately to the east in architectural style.

Representation – Blumenson describes the Edward Classicism architectural style in section 5.1 of the Assessment. While the House has some of the basic elements of this style, it lacks most of the details. Therefore, it is not a good representation of the style; there are many better examples of it in Aurora.

Early Example – Although Blumenson has cited the Edwardian Classicism style existing between 1900 and 1930, there are other examples in the Town of this style as early as this House or earlier. The house to the east at 99 Wellington Street East is as early as this House and the Knowles/Readman House at 15356 Yonge Street at 1907, is earlier. Therefore the House at 97 Wellington Street East is not a good early example of the architectural style.

Table 6.1 Application of Heritage Criteria to the Resources of the 97 Wellington Street East, Aurora		
Criteria	Resource	
	House	Landscape
Design or Physical Value		
i. Rare, unique, representative or early example of a style, type, expression, material or construction method.	No	No
ii. Displays a high degree of craftsmanship or artistic merit.	No	No
iii. Demonstrates a high technical or scientific achievement	No	No
Historical or Associative Value		
i. Has direct association with a theme, event, belief, person, activity, organization or institution of community significance	No	No
ii. Yields, or has the potential to yield, information that contributes to an understanding of a community or culture	No	No
iii. Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist significant to a community	*	No
Contextual Value		
i. Is important in defining, maintaining, or supporting the area character.	*	No
ii. Is physically, functionally, visually or historically linked to its surroundings.	*	No
iii. Is a landmark	No	No
Condition / Heritage Integrity		
i. Significant condition problems -	No	N/A
ii. Integrity – retains much of its original built heritage character -	Yes	N/A

N/A – Not Applicable; * - Marginal

iii. Display a high degree of craftsmanship

On the exterior, the House does not display a high degree of craftsmanship. The builder, George T. Browning, constructed this House speculating that new and expanding industries in Aurora would generate a demand for housing. He did not build this House for a specific owner. As a result, the use of stucco and the lack of ornate detailing did not demand craftsmanship.

Only on the interior, and then only with the staircase, is there any display of craftsmanship exhibited in this House. However, such woodwork could be purchased from millworks, such as Cane woodenware (William Cane & Sons) in Newmarket, and installed in the House with limited workmanship.

iv. Demonstrates high technical or scientific achievement

The construction of this House does not demonstrate a high degree of technical or scientific achievement.

Historical or associative value:

i. Direct association with a theme, event, belief, person, activity, organization or institution significant to Aurora.

The construction of this House is not associated with a theme, belief, person, activity, organization or institution significant to Aurora.

As previously mentioned, the House was built as a speculative venture by Browning and not for a specific client. Its construction is not associated with any theme (other than the normal development of the community), belief, activity, organization or institution.

ii. Yields information about our understanding of the community

The House does not yield, or have the potential to yield, information that contributes to an understanding of Aurora or culture in Aurora.

iii. Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist significant to Aurora.

Architect/ Artist/Designer – No architect, artist or designer has been identified in any documentary source in association with this House.

Builder – The contractor for the House was George T. Browning, a prominent builder of factories in Aurora. He likely designed the House. He has some significance to Aurora as a builder. However, the House at 97 Wellington Street East is not a particularly good representation of his work. The house

immediately to the east at 99 Wellington Street East constructed for James Waite in 1910-1911, probably by George T. Browning, is a better example of his work and the Edwardian Classicism architectural style (Figure 6.1).

*Figure 6.1
99 (left) & 97 (right)
Wellington St E,
2018.*



Contextual Value:

- i. The House has marginal value in defining, maintaining and supporting the early 20th century urban residential character of the area.
 - a. The House has marginal value within its context as shown in Figures 6.1, 6.2 and **Appendix B** – Wellington Street East, south side. Immediately to the west of the House, a new building has been constructed that mimics the gable ends of 97 and 99 Wellington Street East. However, prior to the recent construction of 95, only 97 and 99 bore any similarities as shown in Figure 6.2.



*Figure 6.2
95 - 103 Wellington St E (above),
95 Wellington St E (right),
2013.*



- ii. The House is marginally linked to its surroundings:

The House is marginally linked physically, visually and historically linked to its site since, with any house of its age, it has been on this site for 108 years.

- iii. The House is not a landmark.

The House is not a landmark – it is not a point of reference in the landscape, it is not visually prominent and does not serve as a significant terminus to any view from a street.

Condition / Heritage Integrity

- i. The House is in good condition

A detailed examination of the exterior and interior of the House did not reveal any structural failures or significant conditions issues. The stucco cladding was failing in spots but could be repaired and the basement had a high level of humidity but little evidence of rot in the woodwork.

- ii. The House has a moderate level of heritage integrity

Although there have been some alterations to the exterior of the House as documented in section 5.1 above, it retains its original height, massing, roof shape, type of cladding, fenestration and most of its veranda.

6.2.2 97 Wellington Street East - Landscape – Cultural Heritage Value

The landscape of 97 Wellington Street East, which consists of a grassed front yard with a tree and gravel parking pad, narrow grassed side yards and a rear grassed yard bounded by a board fence and shrubs, does not have any significant design, associative or contextual heritage value. Documentary research and historic aerial photographs have not revealed anything about the landscape that would suggest it has significant cultural heritage value

6.3 Application of Municipal Criteria

In July 2005, the Heritage Planning and Urban Design Division of the Planning and Development Services Department produced the document *Evaluation of Heritage Resources in the Town of Aurora*. The document was updated in March 2011. It provides a statistical method, following the appropriate research of a property, of determining whether a property merits conservation under the *Ontario Heritage Act*. Although it appears to be a staff document that has not been endorsed by Town Council, this Assessment considered it in the evaluation of 97 Wellington Street East, the results of which are shown in Figure 6.3.

Cultural Heritage Assessment
97 Wellington Street East
Town of Aurora, Ontario

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Figure 6.3 Aurora Heritage Evaluation Score Sheet for 97 Wellington Street East

HERITAGE BUILDING EVALUATION: SCORESHEET					
Municipal Address: <u>97 Wellington Street East</u> Legal Description: <u>pt lot 16 ss Wellington, Plan 68a Lot: 80, Cons: 1EYS</u> Date of Evaluation: <u>August 7, 2018</u> Name of Recorder: <u>W. Morgan</u>					Group:
HISTORICAL	E	G	F	P	TOTAL
Date of Construction	30	(20)	10	0	20/30
Trends/Patterns/Themes	40	27	(14)	0	14/40
Events	15	10	5	(0)	0/15
Persons/Groups	15	10	5	(0)	0/15
Archaeological (Bonus)	10	7	3	(0)	0/10
Historic Grouping (Bonus)	10	7	3	(0)	0/10
Construction Date (Bonus)	10			(0)	0/10
HISTORICAL TOTAL					34/100
ARCHITECTURAL	E	G	F	P	TOTAL
Design	20	13	(7)	0	7/20
Style	30	20	(10)	0	10/30
Architectural Integrity	20	13	(7)	0	7/20
Physical Condition	20	(13)	7	0	13/20
Design/Builder	10	(7)	3	0	7/10
Interior (Bonus)	10	7	(3)	0	3/10
ARCHITECTURAL TOTAL					47/100
ENVIRONMENTAL					TOTAL
Design Compatibility	40	27	(14)	0	14/40
Community Context	20	13	(7)	0	7/20
Landmark	20	13	7	(0)	0/20
Site	(20)	13	7	0	20/20
ENVIRONMENTAL TOTAL					41/100
SCORE	INDIVIDUAL		OLD AURORA		
Historical Score	X 40% = _____		34 X 20% = <u>6.8</u>		
Architectural Score	X 40% = _____		47 X 35% = <u>16.45</u>		
Environmental Score	X 20% = _____		41 X 45% = <u>18.45</u>		
TOTAL SCORE	<input style="width: 50px; height: 20px;" type="text"/>		<input style="width: 50px; height: 20px; border: 1px solid black;" type="text" value="41.7"/>		
GROUP 1 = 70-100		GROUP 2 = 45-69		GROUP 3 = 44 or less	

The House at 97 Wellington Street East, which is in Old Aurora as defined in the Aurora OP, had a total score of 41.7, placing it in Group 3. Group 1 is buildings worthy of designation under the *Act*; Group 2 is buildings worthy of preservation; while Group 3 is “buildings considered to be of moderate significance and worthy of documentation or preservation if of a particular contextual value (e.g., part of a heritage streetscape).” The policies applicable to buildings in Group 3 are:

The designation of the building pursuant to the Ontario Heritage Act may be supported with an approved restoration plan, but would not necessarily be initiated by the Town unless part of an historic grouping such as an intact heritage streetscape.

Retention of the building on the site is supported, particularly if part of an historic streetscape.

If the building is to be demolished, a photographic record, measured drawings and/or salvage of significant architectural elements may be required.

6.4 Summary of Cultural Heritage Values

Based on the above evaluations, the property at 97 Wellington Street East does not have sufficient cultural value or interest as defined by regulation issued under section 29 (1) under the *Act* to warrant designation. The House:

- does not have significant design value or physical value;
- has only marginal historical or associative value being a modest work of the Aurora builder, George T. Browning; and
- has only marginal contextual value.

Further, the House has been evaluated using the Town staff’s evaluation scoring and been determined to warrant retention only if it is part of an intact heritage streetscape. It is not part of an intact heritage streetscape; only the building to the east of the House has cultural heritage value.

6.5 Statement of Cultural Heritage Value and Heritage Attributes

Since the property at 97 Wellington Street East was not determined to warrant conservation under the *Ontario Heritage Act* or the Town’s evaluation of heritage resources, a statement of cultural heritage value was not prepared for the property.

6.6 Adjacent/Nearby Heritage Properties Cultural Heritage Values

The heritage values of adjacent/nearby heritage properties were considered to determine whether the House at 97 Wellington Street East was part of an intact heritage streetscape and whether its demolition will adversely affect the heritage values of those properties.

The subject property is not part of an intact streetscape. On the south side of Wellington Street, only one property abutting the subject property may have cultural heritage value – 99 Wellington Street East. 95 Wellington is a new building, while 103 Wellington is not listed in the Register. The house at 91 Wellington Street, which has potential heritage value, is somewhat further removed and separated from the subject property by an intervening non-heritage property. On the north side of Wellington Street and across the street from the subject property, 104 Wellington Street, although it has potential heritage value, has been buried in later unsympathetic additions. The house at 108 Wellington Street East is setback considerably from Wellington Street, in contrast to the other properties on the street, which are close to the street.

The removal of the House at 97 Wellington Street East will not adversely affect the cultural heritage values of any adjacent or nearby heritage properties, listed in Table 2.1, particularly if any new building on the subject property is sited and massed sympathetically with adjacent buildings.

6.7 Heritage Policy Compliance

Does removal of the property at 97 Wellington Street East offend any provincial or municipal heritage policies?

The PPS 2014 requires that “significant built heritage resources and significant cultural heritage landscapes shall be conserved.” The evaluation of this Assessment using provincial and municipal criteria has determined that 97 Wellington Street East is not a significant built heritage resource or cultural heritage landscape. Its removal does not offend the PPS 2014.

Under the OHA, a municipal council may add or remove ‘listed’ properties of cultural heritage value. Again, this assessment has shown that the subject property is not a significant cultural heritage resource. Aurora Council may remove 97 Wellington Street East from the Register based on the information contained in this Assessment.

Heritage policies in the Aurora Official Plan are based on the objective to “preserve, restore and rehabilitate structures, buildings or sites deemed to have significant historic, ..., architectural or cultural significance ...” This Assessment has determined that 97 Wellington Street East is not a significant heritage property.

Therefore removal of 97 Wellington Street East from the Aurora Heritage Register does not offend or conflict with any provincial or municipal heritage policy.

7.0 CONCLUSIONS AND RECOMMENDATIONS

The owner of an approximately 500 m² (5,450 ft²) property on the south side of Wellington Street East between Larmont and Berczy Streets in the Town of Aurora is seeking to have the property removed from the Aurora Heritage Register. The owner intends to demolish the building, although a demolition application has yet to be submitted. At this time, there is no plan for a replacement building. The property at 97 Wellington Street East has been listed in the Aurora Heritage Register by the Aurora Council under Section 27 of the *OHA*.

7.1 Conclusions

The historical development of the subject property was thoroughly researched. The existing House and landscape were documented in photographs and measured floor plan sketches.

The House was built in 1910 by George T. Browning, an Aurora builder, as a speculative venture and sold to Edward Johnston, who was an excise officer. In 1911, Johnston sold the House to John Hutchinson, whose family retained ownership of it until 1932. It was later owned by Hugh and Hazel Richards (1950 – 1987).

The House is a 1 ½ storey frame structure clad in stucco with a gable roof with the gable facing the street. It has a one storey veranda extending around the north-west corner of the House. It was designed in a vernacular interpretation of Edwardian Classicism, although it lacks many of the details of that architectural style. It has been altered, although the basic form, massing, fenestration and roof shape of the structure remain intact. The veranda has been reduced in length across the principal elevation and all windows, save a stained glass transom, have been replaced with modern sash. The landscape consists of a small, grassed front yard with a tree and a grassed rear yard enclosed by a board fence and shrubs.

The property was evaluated using both criteria established by regulation under the *Ontario Heritage Act* and an evaluation scoring specific to the Town of Aurora. It was determined that the property does not have significant cultural heritage value using either methodology and therefore does not warrant designation under the *OHA*.

The cultural heritage values of adjacent and nearby properties were considered. The property at 97 Wellington Street East is not part of an intact heritage streetscape and its demolition would not adversely affect the cultural heritage values of adjacent / nearby heritage properties provided that any replacement building is sympathetically designed relative to those properties.

7.2 Recommendations

Based on this Assessment, it is recommended that Town Council remove the property at 97 Wellington Street East from the Aurora Register of Properties of Cultural Heritage Value or Interest subject to conditions. These condition involve the salvage of some heritage features

from the House and the design of a replacement building sympathetic to design of adjacent structures.

Recommendation – The Town approve, subject to conditions, the removal of the property at 97 Wellington Street East from the Heritage Register.

1. The Council of the Town of Aurora approve the removal of the property at 97 Wellington Street East from the Aurora Register of Properties of Cultural Heritage Value or Interest established under Section 27 of the *Ontario Heritage Act* subject to the owner agreeing to:
 - a. The salvage, in accordance with the Town's *Architectural Salvage Program Guide* of:
 - i. The stain glass window on the north elevation; and
 - ii. All woodwork from the staircase from the ground to the upper floors;
 - b. Any replacement building on the property be designed sympathetically with adjacent properties, including a:
 - i. setback on the lot that aligns with adjacent Wellington Street East buildings;
 - ii. height in the north portion of the replacement building no higher than the average of the two adjacent Wellington Street East properties;
 - iii. gable roof on the north portion of the replacement building with the gable end facing Wellington Street.

Policy 13.3 n) of the Aurora Official Plan requires that, in the event of demolition of a heritage structure, the proponent be required to provide thorough documentation of the structure to the Town. It is recommended that this Assessment fulfills that policy.

Recommendation – This report be considered sufficient heritage documentation of the property should a demolition application for 97 Wellington Street East be submitted.

2. The Town accept this Assessment to be sufficient heritage documentation of the existing House and landscape at 97 Wellington Street East should an application for demolition be submitted to the Town and that no further heritage documentation be required of the owner.

Cultural Heritage Assessment
97 Wellington Street East
Town of Aurora, Ontario

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Maps

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Appendix A: Property Survey

Cultural Heritage Assessment
97 Wellington Street East
Town of Aurora, Ontario

Appendix A: Property Survey

Property Fabric
97 Wellington Street East



ServiceOntario

PRINTED ON 21 JUN, 2018 AT 13:57:31
FOR WAYNE MORGAN

LEGEND

- FREEHOLD PROPERTY
- LEASEHOLD PROPERTY
- LIMITED INTEREST PROPERTY
- CONDOMINIUM PROPERTY
- RETIRED PIN (MAP UPDATE PENDING)
- PROPERTY NUMBER
- BLOCK NUMBER
- GEOGRAPHIC FABRIC
- EASEMENT

NOTES

REVIEW THE TITLE RECORDS FOR COMPLETE PROPERTY INFORMATION AS THIS MAP MAY NOT REFLECT RECENT REGISTRATIONS

THIS MAP WAS COMPILED FROM PLANS AND DOCUMENTS RECORDED IN THE LAND REGISTRATION SYSTEM AND HAS BEEN PREPARED FOR PROPERTY INDEXING PURPOSES ONLY

FOR DIMENSIONS OF PROPERTIES BOUNDARIES SEE RECORDED PLANS AND DOCUMENTS

ONLY MAJOR EASEMENTS ARE SHOWN

REFERENCE PLANS UNDERLYING MORE RECENT REFERENCE PLANS ARE NOT ILLUSTRATED

0449

08050

North ↑

SCALE

0 25 Meters

THIS IS NOT A PLAN OF SURVEY

PROPERTY INDEX MAP
YORK REGION (No. 65)

Cultural Heritage Assessment
97 Wellington Street East
Town of Aurora, Ontario

Appendix A: Property Survey

Property Fabric
97 Wellington Street East



Subject Property

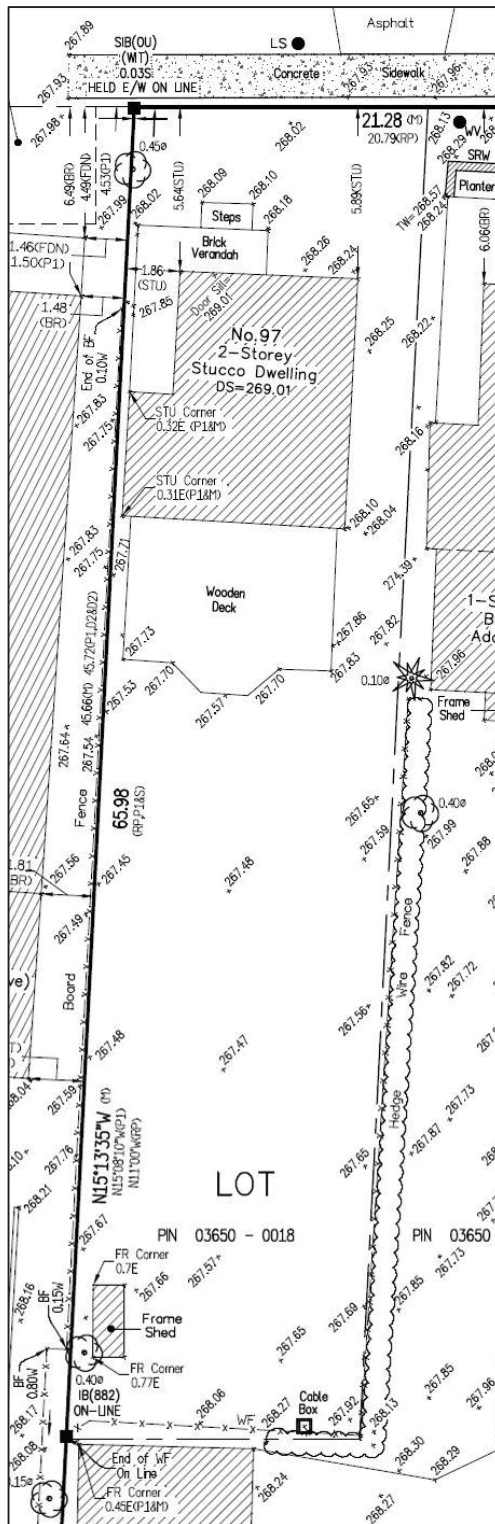


Source: York Maps, 2017 Aerial view

Cultural Heritage Assessment
97 Wellington Street East
Town of Aurora, Ontario

Appendix A: Property Survey

SURVEY



Source: Pearson & Pearson Surveying Ltd,
July 13, 2018.

Appendix B: Photographs - Context



Wellington Street East, south side between Larmont and Berczy Street; includes 97 Wellington Street East.

Wellington Street East, north side, opposite subject property.





99 and 103 Wellington Street East;
buildings immediately east of 97
Wellington Street East.

95 Wellington Street East, building immediately
west of 97 Wellington Street East.



Relation of adjacent properties and rear yards to 97 Wellington Street East. [Source: Google Earth, 2016 aerial photo]

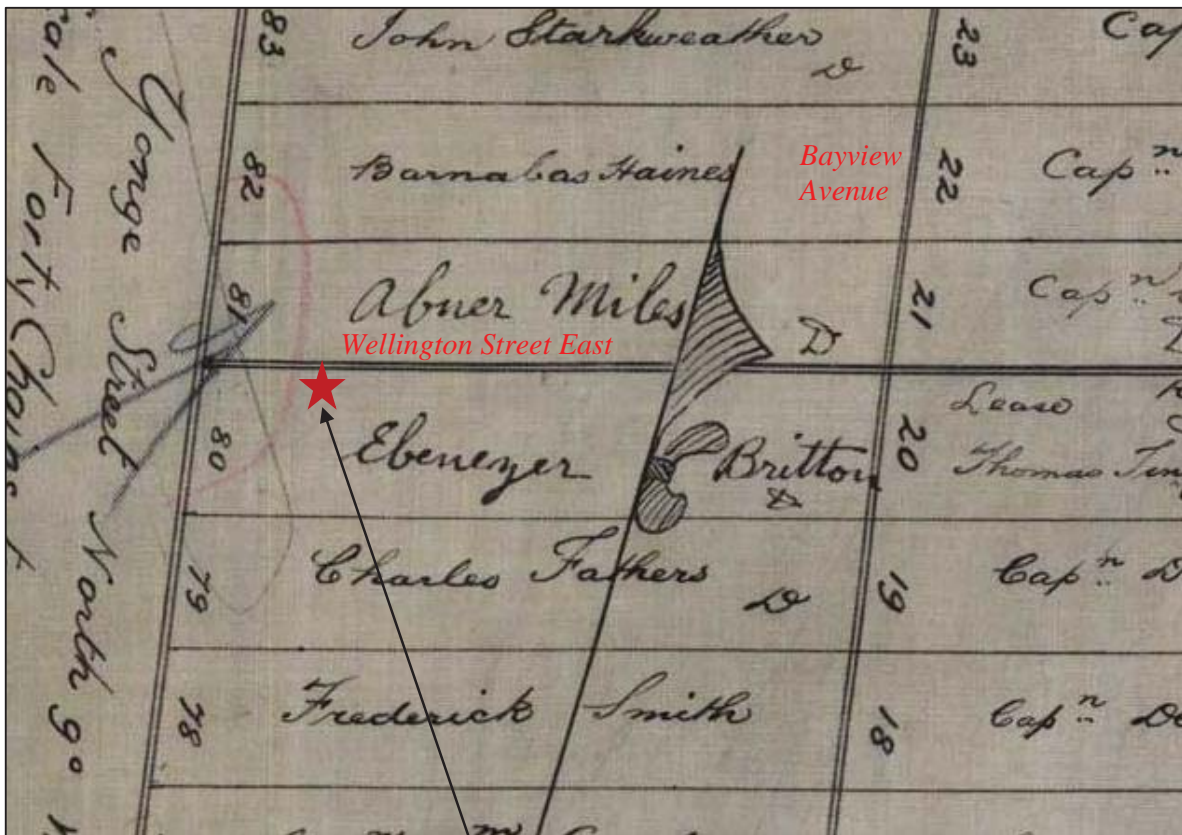


Appendix C: Maps

Cultural Heritage Assessment
97 Wellington Street East
Town of Aurora, Ontario

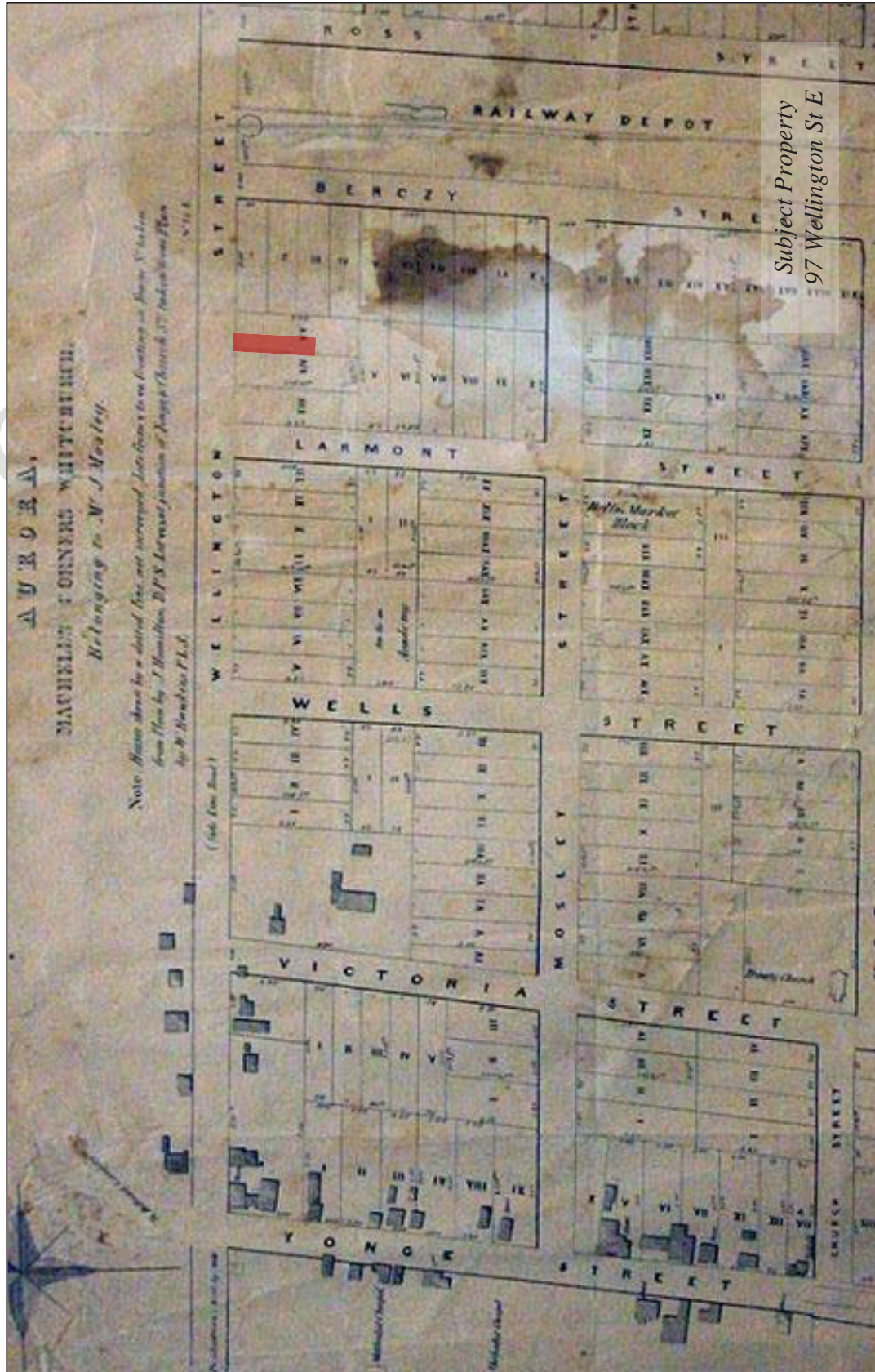
Appendix C - Maps

Patent Plan



*Subject Property
97 Wellington St E*

1853



Subject Property
97 Wellington St E

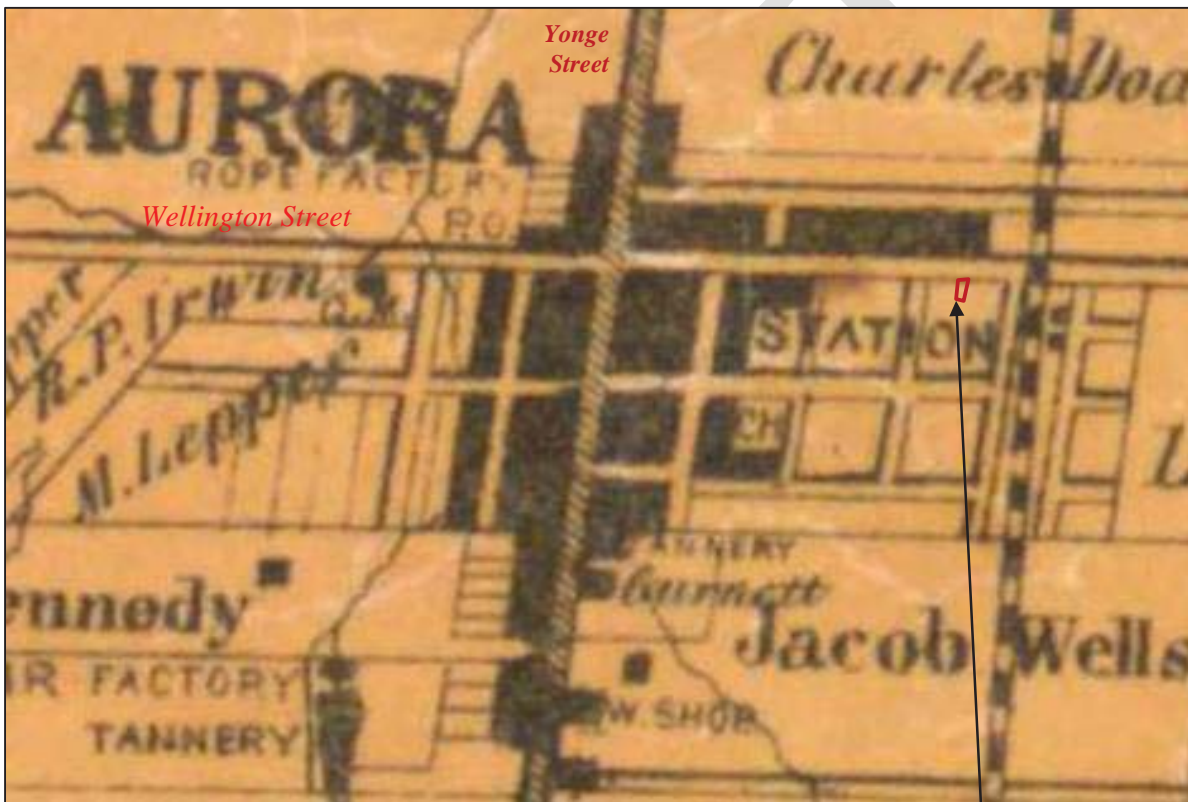
August 2018

Wayne Morgan
Heritage Planner

Cultural Heritage Assessment
97 Wellington Street East
Town of Aurora, Ontario

Appendix C - Maps

1860 – Tremaine



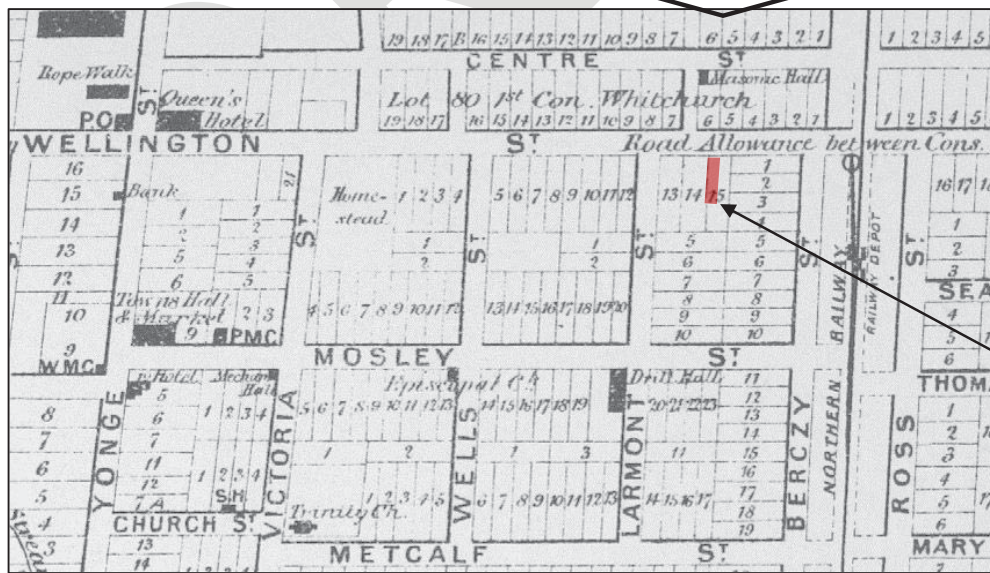
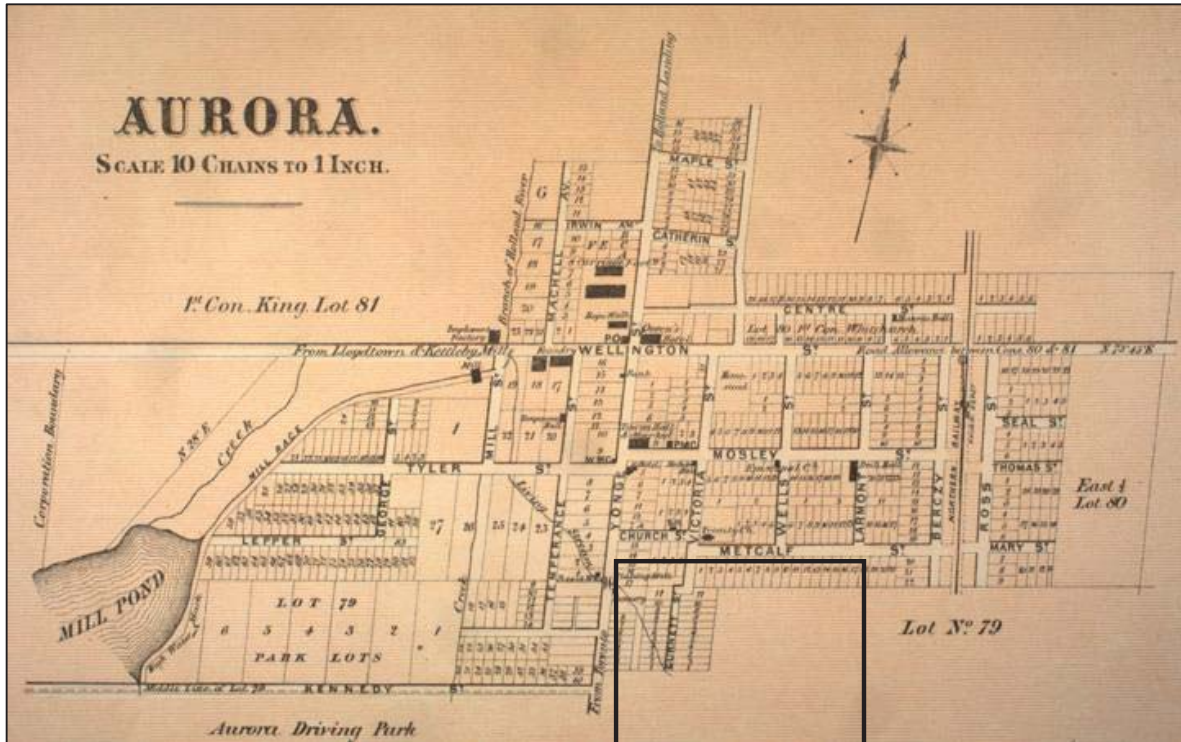
*Subject Property
97 Wellington St E*

Cultural Heritage Assessment
 97 Wellington Street East
 Town of Aurora, Ontario

Appendix C - Maps

**1878 – York County Illustrated
 Historical Atlas**

CONTEXT



Subject
 Property
 97
 Wellington
 St E

Cultural Heritage Assessment
97 Wellington Street East
Town of Aurora, Ontario

Appendix C - Maps



Cultural Heritage Assessment
97 Wellington Street East
Town of Aurora, Ontario

Appendix C - Maps

1928 - 1914 National Topographic Map

Scale 1:63,360

Contour interval – 25 feet

CONTEXT



*Subject Property
97 Wellington St E*

Appendix D: Aerial Photographs

Cultural Heritage Assessment
97 Wellington Street East
Town of Aurora, Ontario

Appendix D – Aerial Photographs

1927

Context



1927

Source – National Airphoto Library
Roll No. RA17-100

Cultural Heritage Assessment
97 Wellington Street East
Town of Aurora, Ontario

Appendix D – Aerial Photographs

1946

Context



1946

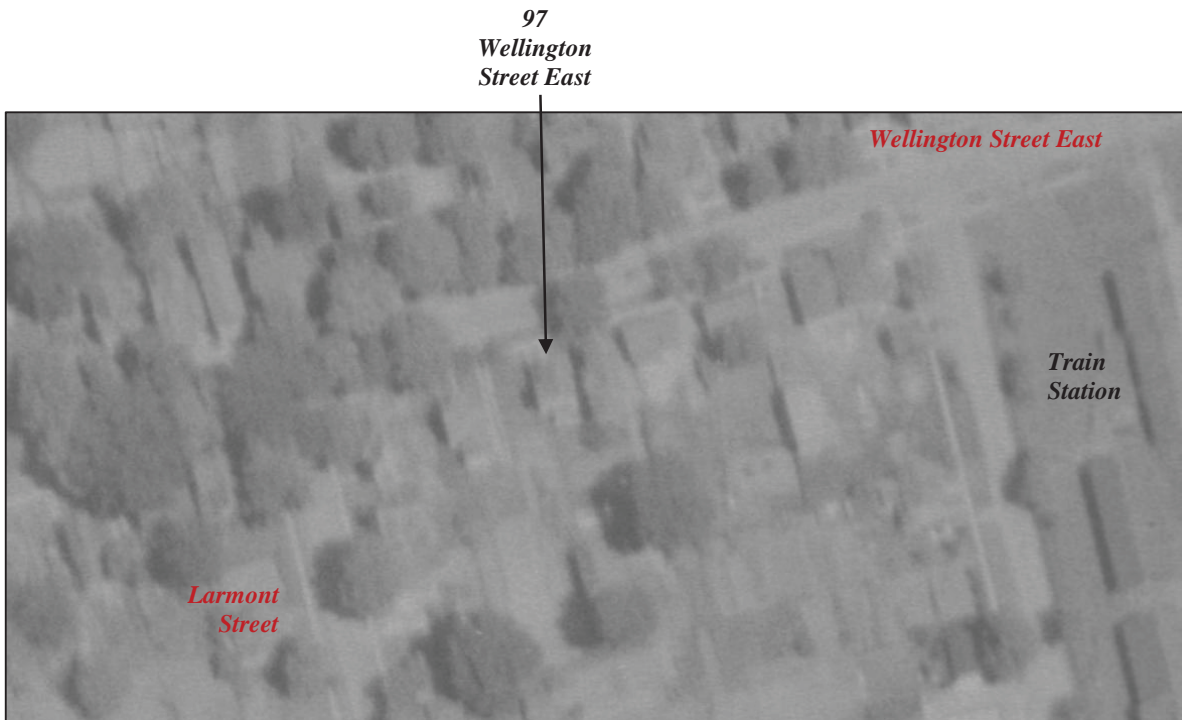
Source – National Airphoto Library
Roll No. A10105-087

Cultural Heritage Assessment
97 Wellington Street East
Town of Aurora, Ontario

Appendix D – Aerial Photographs

1954

Context



1954
Source – York Maps

Cultural Heritage Assessment
97 Wellington Street East
Town of Aurora, Ontario

Appendix D – Aerial Photographs



*1970
Context &
Property*

*97
Wellington
Street East*



1970
Source – York Maps

Cultural Heritage Assessment
97 Wellington Street East
Town of Aurora, Ontario

Appendix D – Aerial Photographs



*2002
Context &
Property*

*97
Wellington
Street East*



*2002
Source – York Maps*

Cultural Heritage Assessment
97 Wellington Street East
Town of Aurora, Ontario

Appendix D – Aerial Photographs

*2017
Context &
Property*



97
Wellington
Street East



Street

*2017
Source – York Maps*

**Appendix E: House, 97 Wellington Street East
Exterior Photographs**

Heritage Impact Assessment
97 Wellington Street East
Town of Aurora, Ontario

Appendix E –House
Exterior Photographs



North Elevation



East and North
Elevations

Heritage Impact Assessment
97 Wellington Street East
Town of Aurora, Ontario

Appendix E –House
Exterior Photographs



East Elevation



South and East
Elevations

Heritage Impact Assessment
97 Wellington Street East
Town of Aurora, Ontario

Appendix E –House
Exterior Photographs



South Elevation



West Elevation

Heritage Impact Assessment
97 Wellington Street East
Town of Aurora, Ontario

Appendix E –House
Exterior Photographs



North and West
Elevations

Ground Floor Window,
North Elevation



Heritage Impact Assessment
97 Wellington Street East
Town of Aurora, Ontario

Appendix E –House
Exterior Photographs



Front Door,
North Elevation



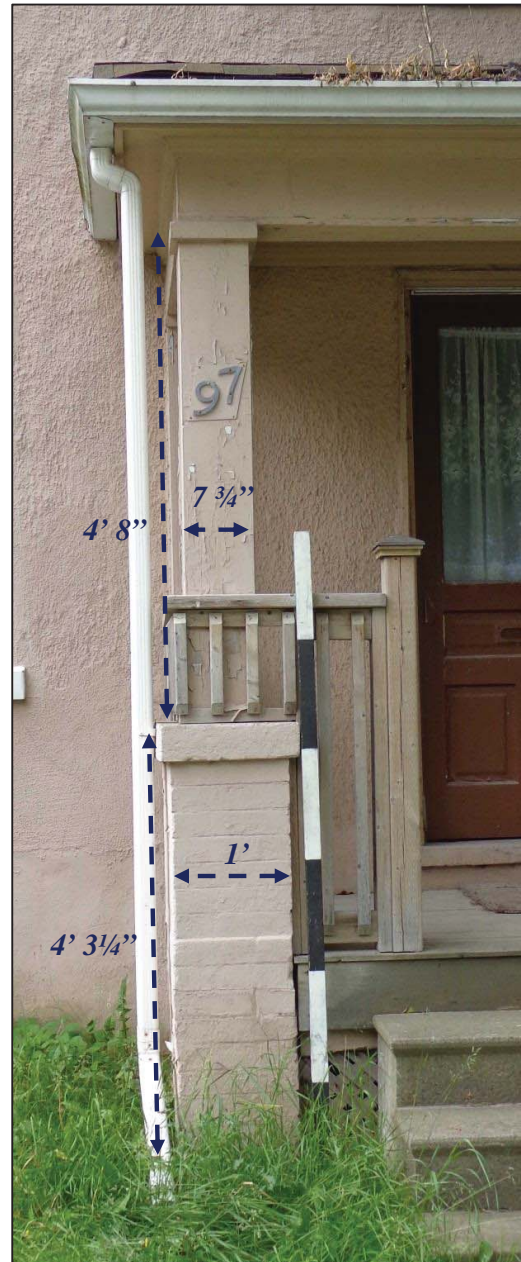
Eave Detail,
North-East Corner

Heritage Impact Assessment
97 Wellington Street East
Town of Aurora, Ontario

Appendix E –House
Exterior Photographs



Typical Window
Ground Floor,
East Elevation



Veranda Post Detail,
North Elevation,

**Appendix F: 97 Wellington Street East - House –
Floor Plan Sketches**

Cultural Heritage Assessment
97 Wellington Street East
Town of Aurora Ontario

Appendix F – 97 Wellington Street East
Floor Plan Sketches

2017 Aerial Photograph – Roof Plan

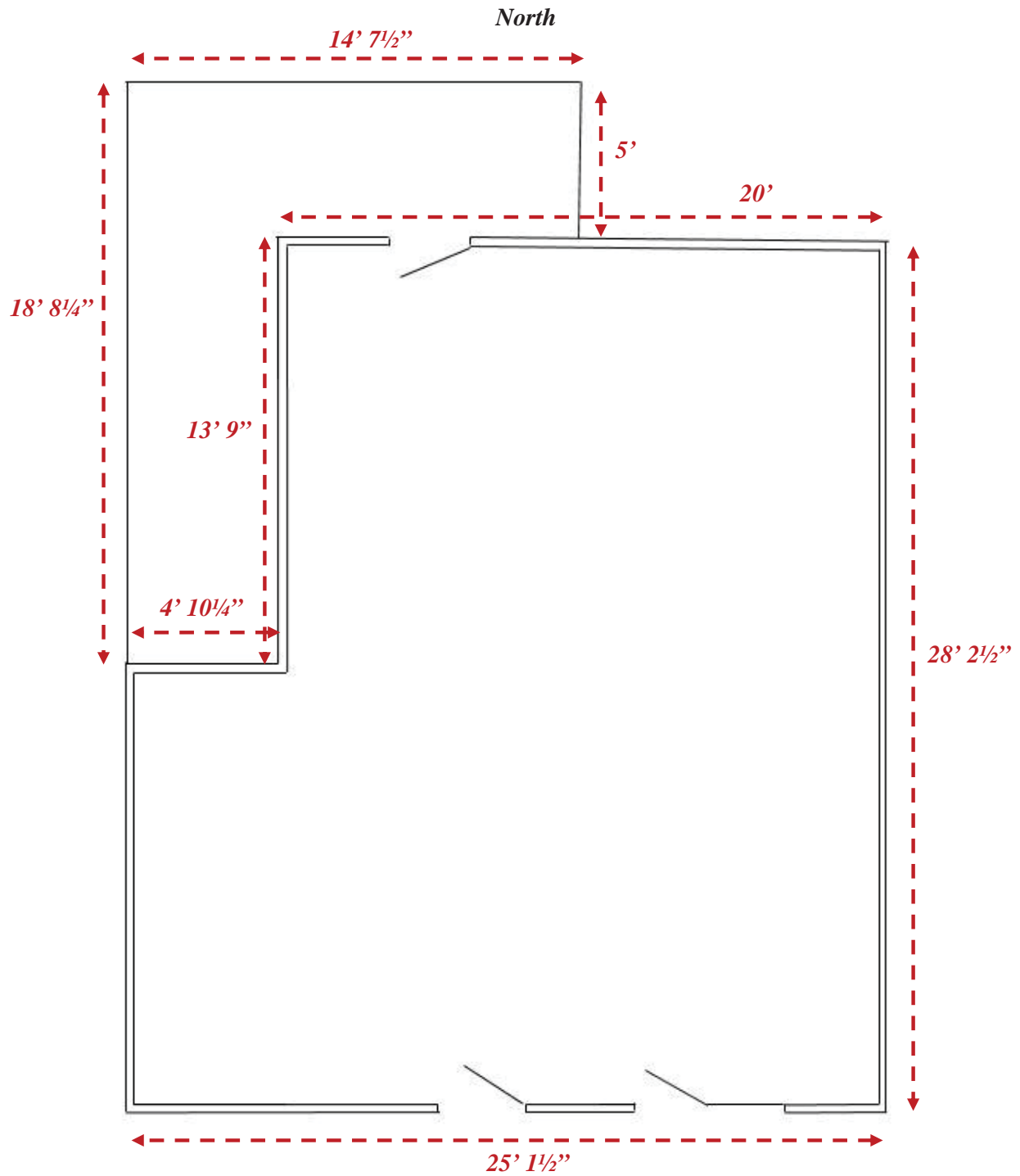


Source – Yorkmaps, 2018

Cultural Heritage Assessment
97 Wellington Street East
Town of Aurora Ontario

Appendix F – 97 Wellington Street East
Floor Plan Sketches

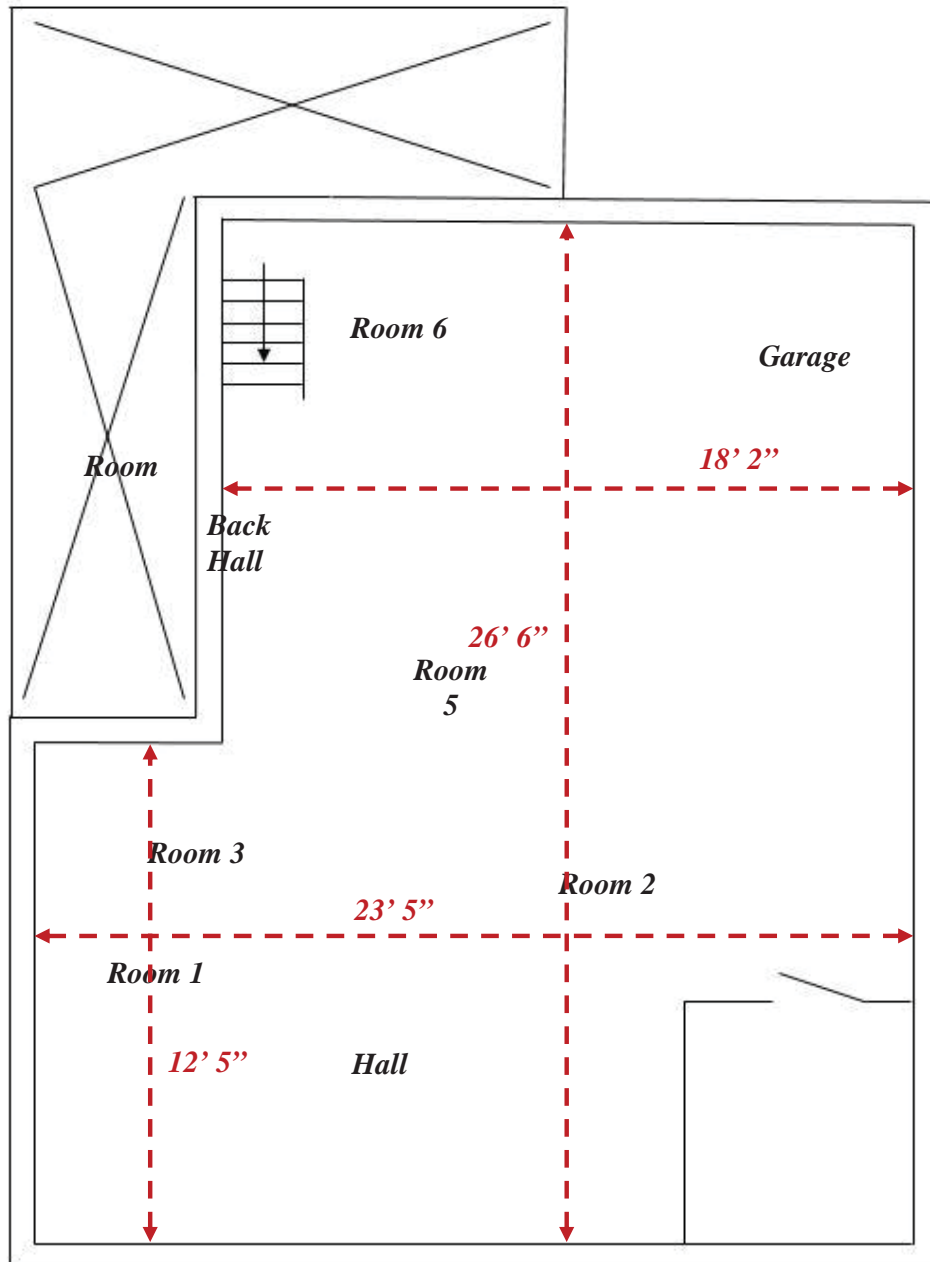
Exterior



Cultural Heritage Assessment
97 Wellington Street East
Town of Aurora Ontario

Appendix F – 97 Wellington Street East
Floor Plan Sketches

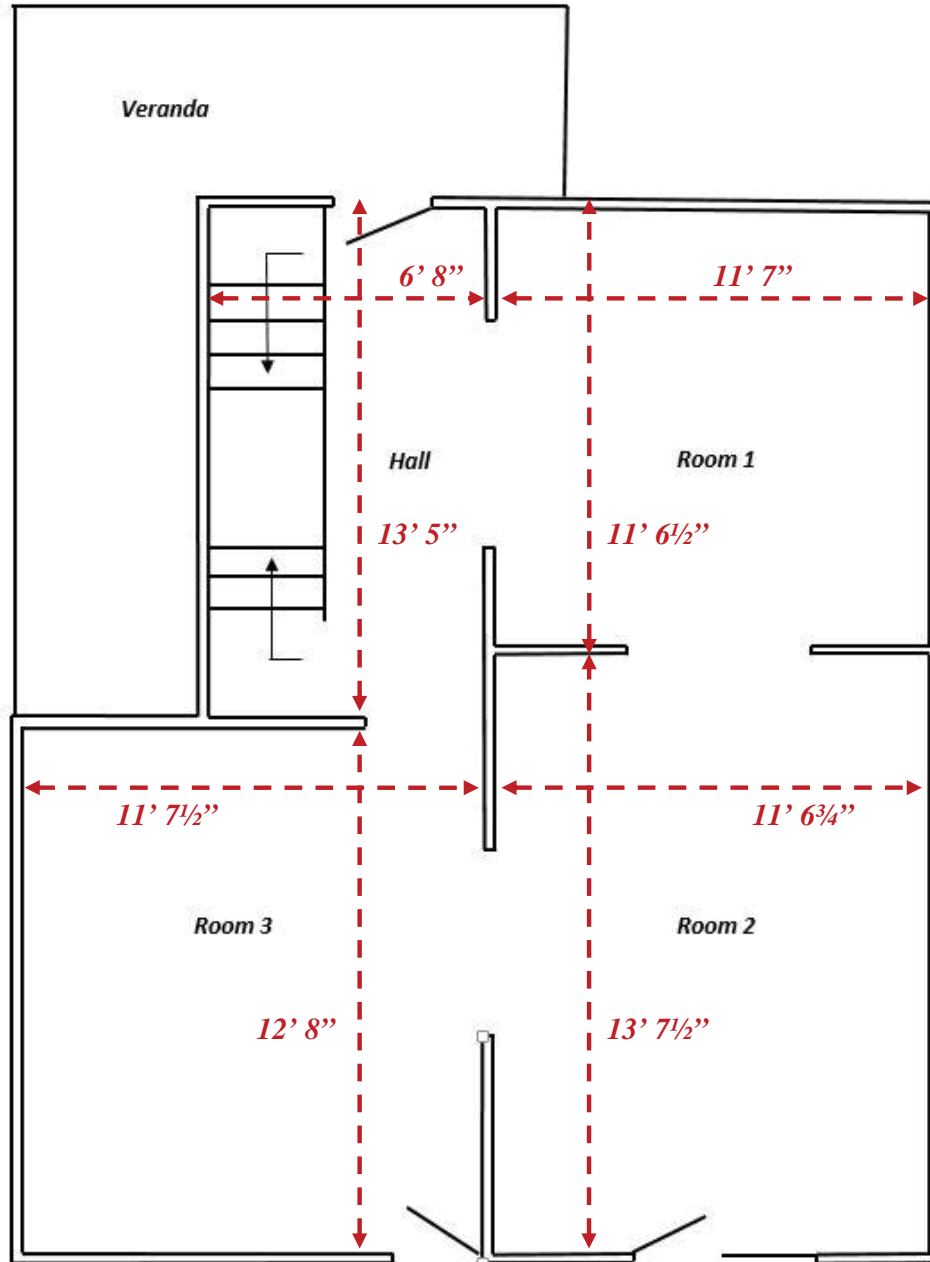
Basement



Cultural Heritage Assessment
97 Wellington Street East
Town of Aurora Ontario

Appendix F – 97 Wellington Street East
Floor Plan Sketches

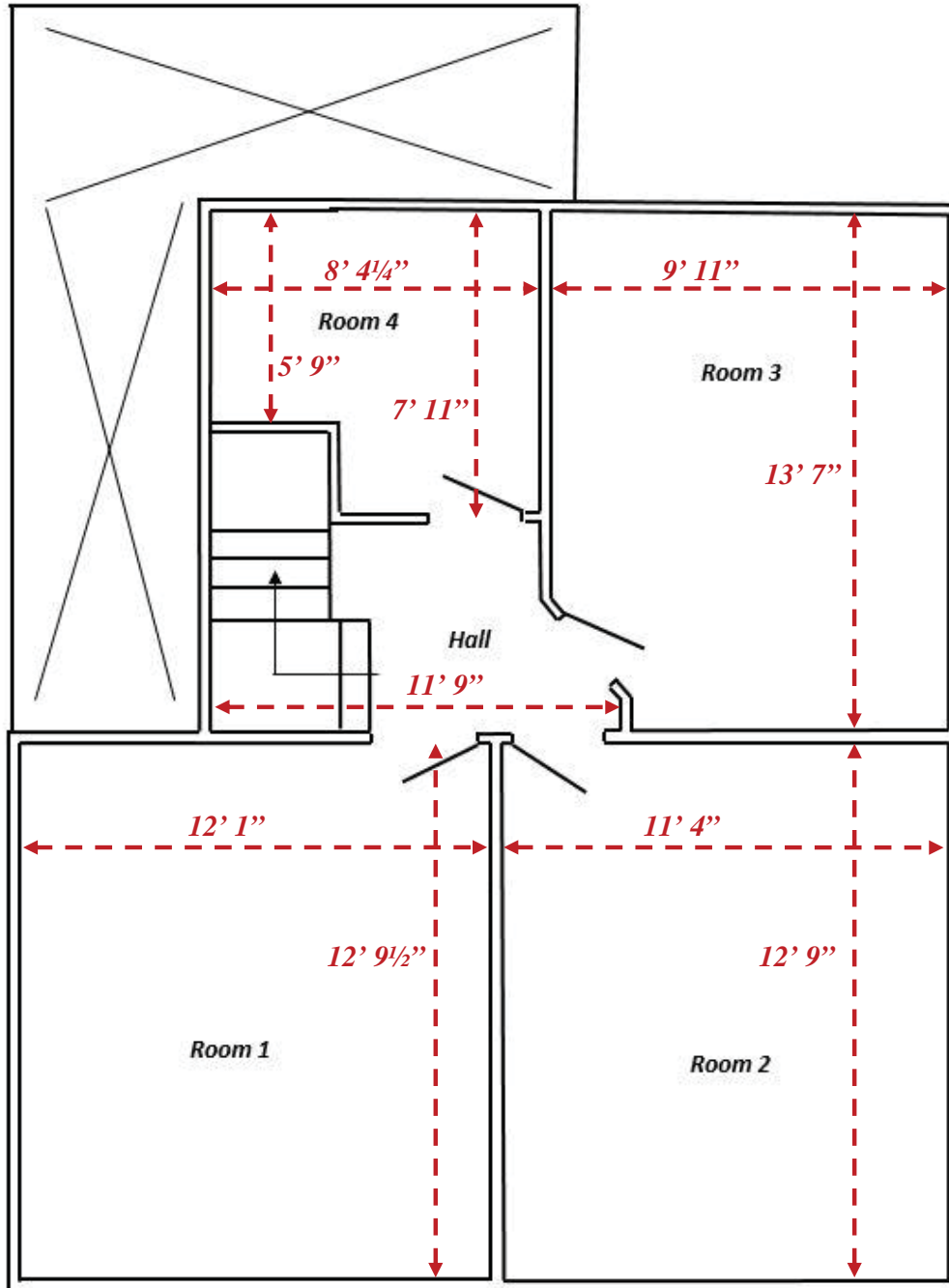
Ground Floor



Cultural Heritage Assessment
97 Wellington Street East
Town of Aurora Ontario

Appendix F – 97 Wellington Street East
Floor Plan Sketches

Upper Floor Plan

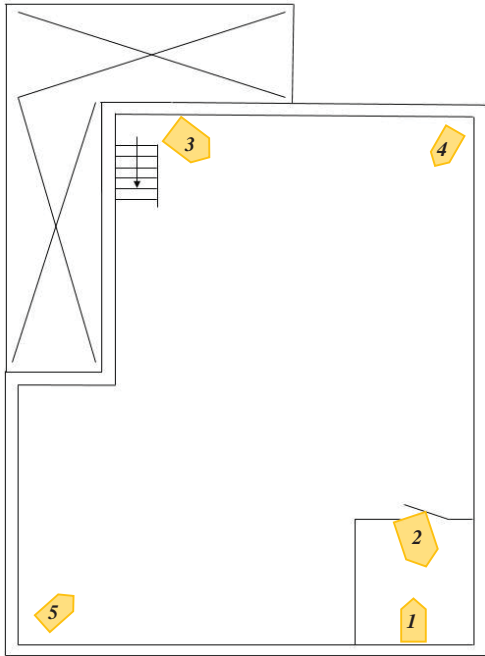


Appendix G: 97 Wellington Street East House - Interior Photographs

Cultural Heritage Assessment
97 Wellington Street East
Town of Aurora, Ontario

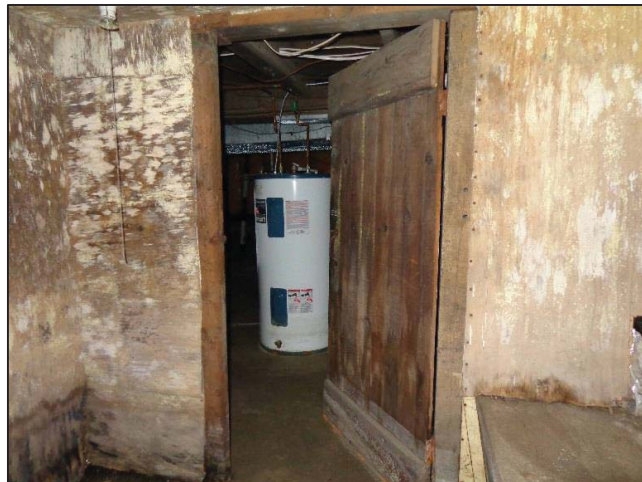
Appendix G – 97 Wellington Street East House
Interior Photographs

Basement



Basement Floor Plan –
Photograph locations

1. Cold Cellar – View north from south wall.



2. Cold Cellar – View from entrance to southeast corner.

Basement



3. East & South Walls.

4. South & West Walls.



Basement



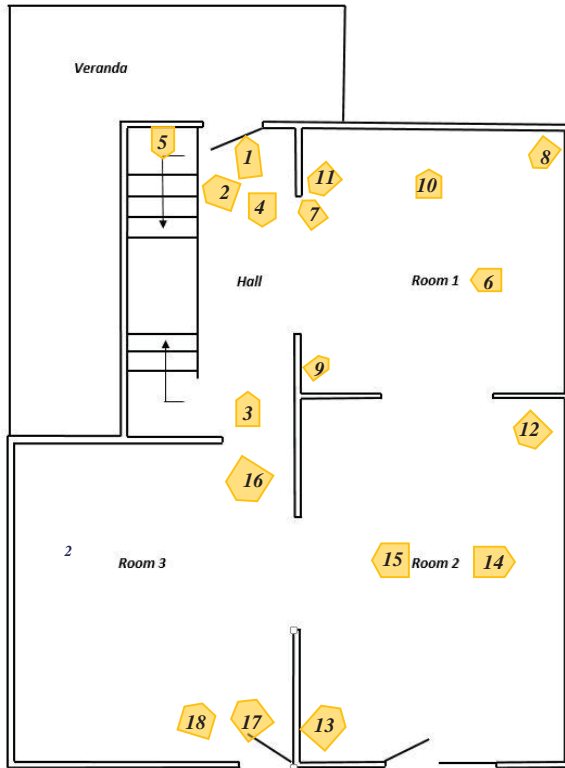
5. View from the southwest corner looking to the north and east walls.

Cultural Heritage Assessment
97 Wellington Street East
Town of Aurora, Ontario

Appendix G – 97 Wellington Street East House
Interior Photographs

Ground Floor

Ground Floor Plan Sketch –
Photograph locations



1. Hall – Front Door.



2. Hall – Staircase Railing,
Spindles and Newel Post.

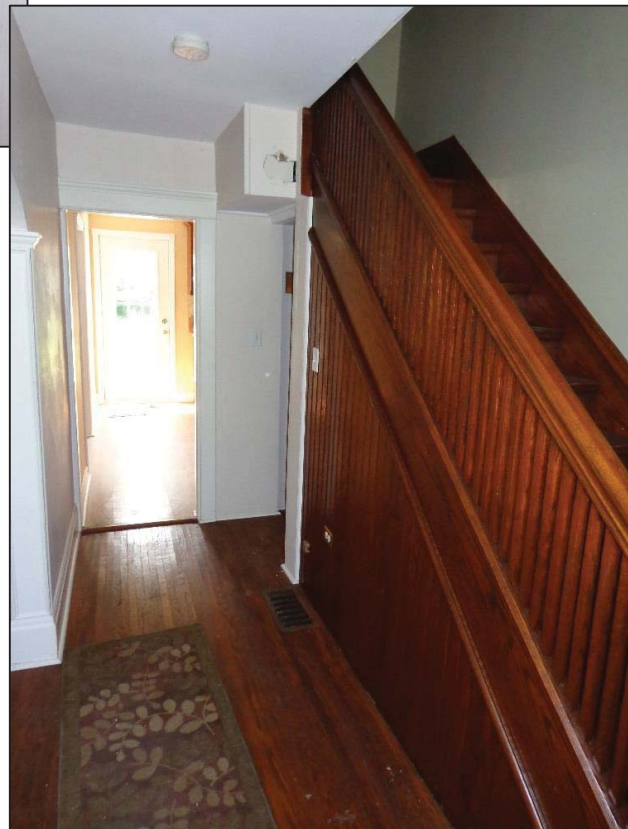
Cultural Heritage Assessment
97 Wellington Street East
Town of Aurora, Ontario

Appendix G – 97 Wellington Street East House
Interior Photographs

Ground Floor



3. Hall – View North from the South end of the Hall.



4. Hall – View South from the Front Entrance.

Cultural Heritage Assessment
97 Wellington Street East
Town of Aurora, Ontario

Appendix G – 97 Wellington Street East House
Interior Photographs

Ground Floor

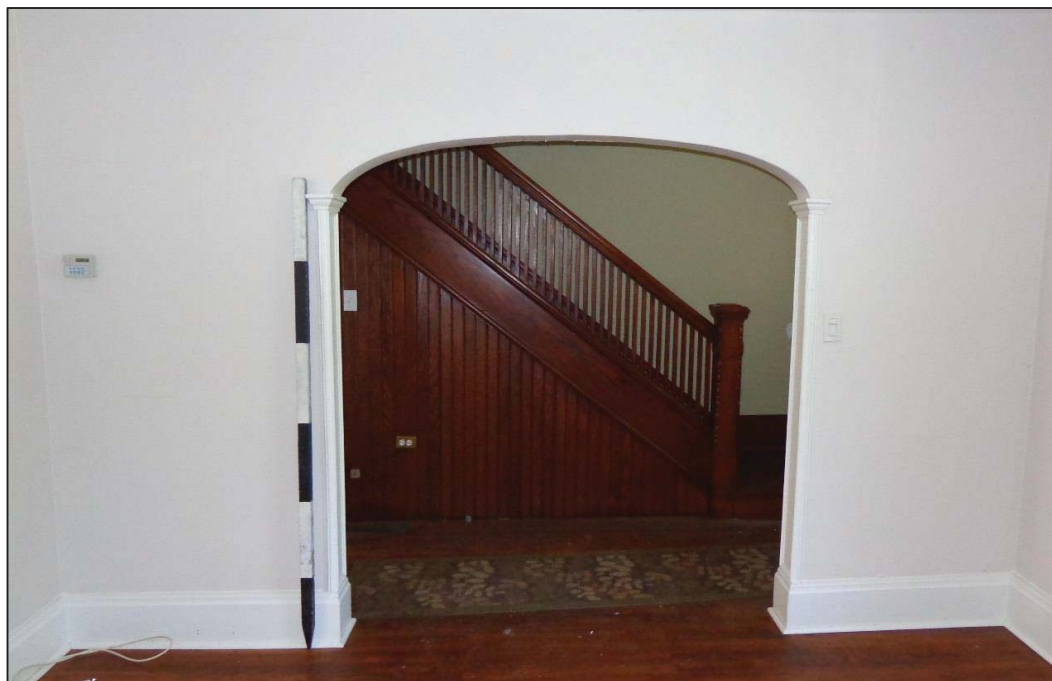


5. Hall – Staircase.



7. Room 1 –
Pilaster on
opening to
Hall.

6. Room 1 – West wall & opening to Hall.



Cultural Heritage Assessment
97 Wellington Street East
Town of Aurora, Ontario

Appendix G – 97 Wellington Street East House
Interior Photographs



Ground Floor

8. Room 1 – South and West Walls.

9. Room 1 – North and East Walls.



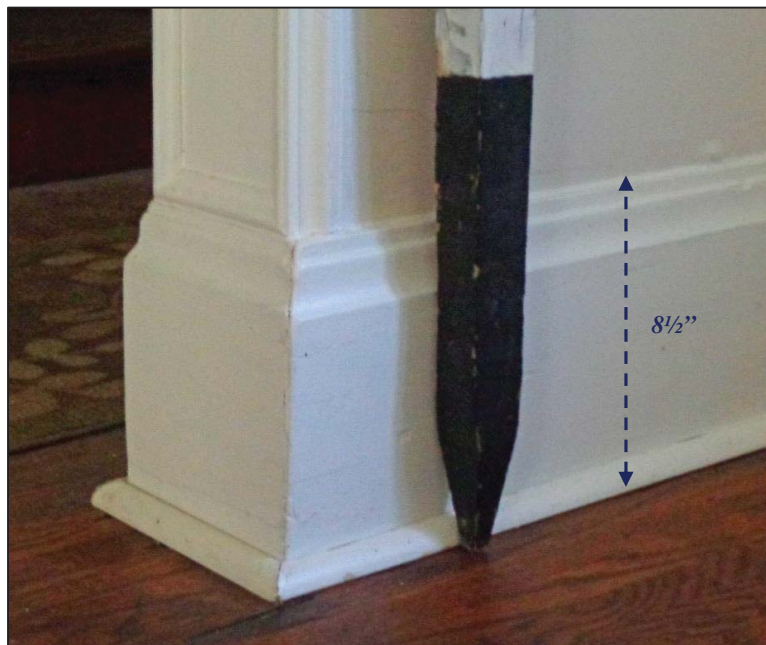
Cultural Heritage Assessment
97 Wellington Street East
Town of Aurora, Ontario

Appendix G – 97 Wellington Street East House
Interior Photographs



Ground Floor

10. Room 1 – Window on North Wall.



11. Room 1 – Baseboard.

Cultural Heritage Assessment
97 Wellington Street East
Town of Aurora, Ontario

Appendix G – 97 Wellington Street East House
Interior Photographs



*Ground
Floor*

12. Room 2 – North and East Walls.

13. Room 2 – South and West Walls.



Cultural Heritage Assessment
97 Wellington Street East
Town of Aurora, Ontario

Appendix G – 97 Wellington Street East House
Interior Photographs

Ground Floor



14. Room 2 – Window, East Wall.

15. Room 2 – West Wall and Entrance
to Kitchen (Room 3).



Cultural Heritage Assessment
97 Wellington Street East
Town of Aurora, Ontario

Appendix G – 97 Wellington Street East House
Interior Photographs



*Ground
Floor*

16. Room 3 – East and South Walls

17. Room 3 – West and North Walls.



Cultural Heritage Assessment
97 Wellington Street East
Town of Aurora, Ontario

Appendix G – 97 Wellington Street East House
Interior Photographs

Ground Floor

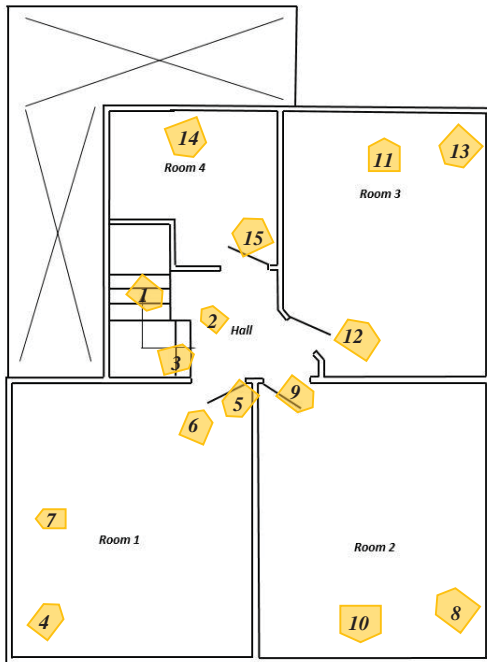


18. Room 3 –North Wall and Entrance to Hall.

Cultural Heritage Assessment
97 Wellington Street East
Town of Aurora, Ontario

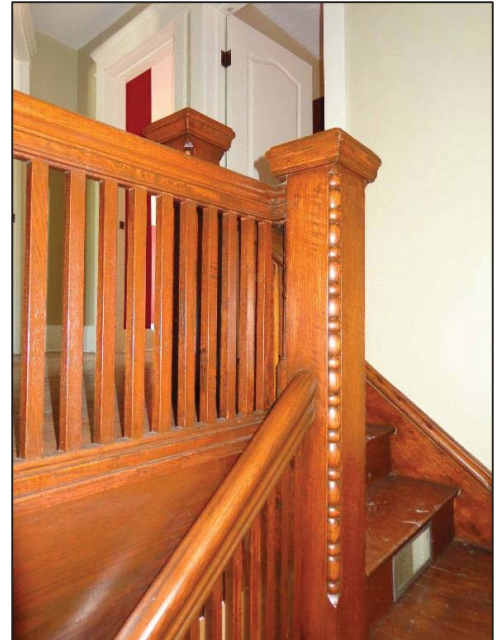
Appendix G – 97 Wellington Street East House
Interior Photographs

Upper Floor

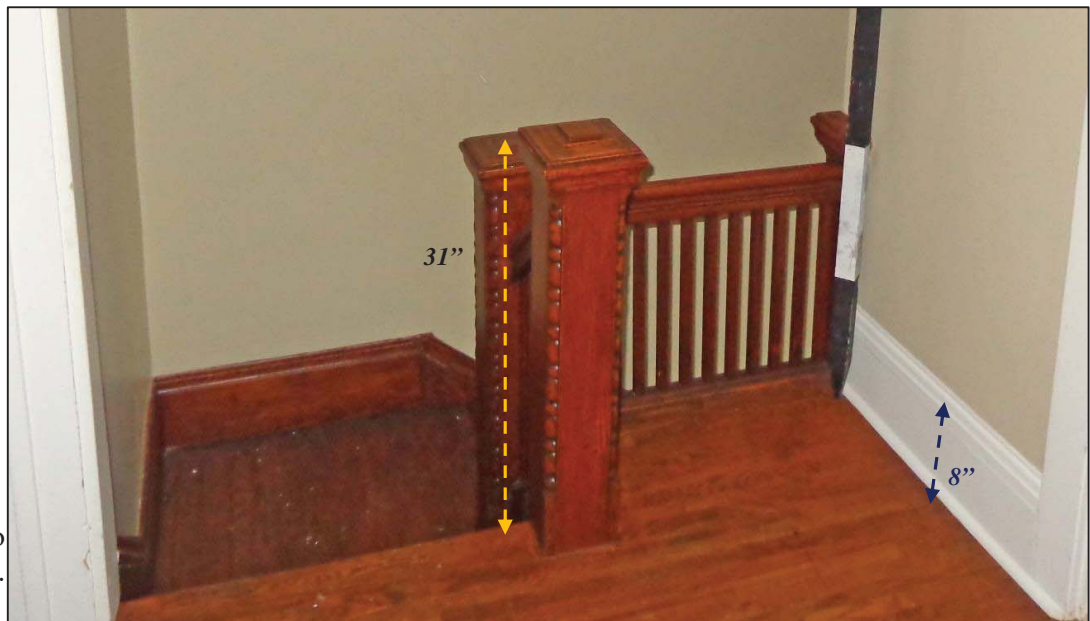


Upper Floor Plan –
Photograph locations

1. Hall – Staircase at the top landing.



2. Hall – Staircase looking west.



Room 5 – View North to
Exterior Door.

Cultural Heritage Assessment
97 Wellington Street East
Town of Aurora, Ontario

Appendix G – 97 Wellington Street East House
Interior Photographs



Upper Floor

3. Hall – View to the East End of the Hall from the top of the Stairs.

4. Room 1 – North and East Walls.



Cultural Heritage Assessment
97 Wellington Street East
Town of Aurora, Ontario

Appendix G – 97 Wellington Street East House
Interior Photographs



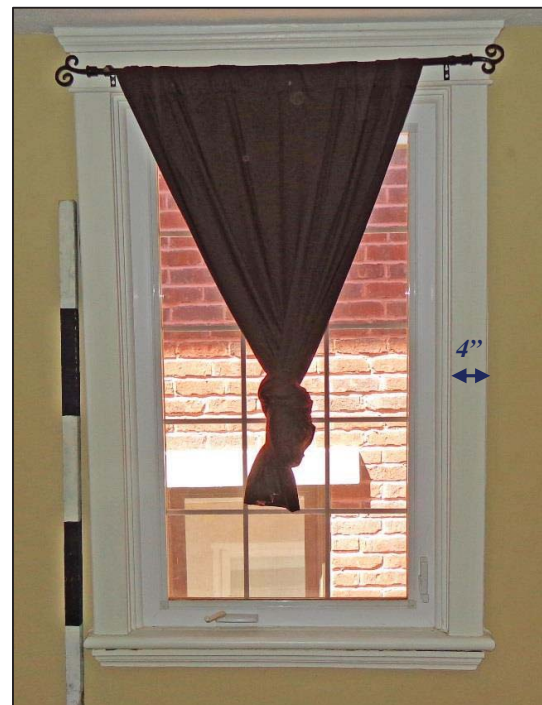
Upper Floor

- 5. Room 1 – South and West Walls.

- 6. Room 1 – Door, North Wall.



- 7. Room 1 – Window on West Wall.



Cultural Heritage Assessment
97 Wellington Street East
Town of Aurora, Ontario

Appendix G – 97 Wellington Street East House
Interior Photographs



Upper Floor

8. Room 2 – West and North Walls.

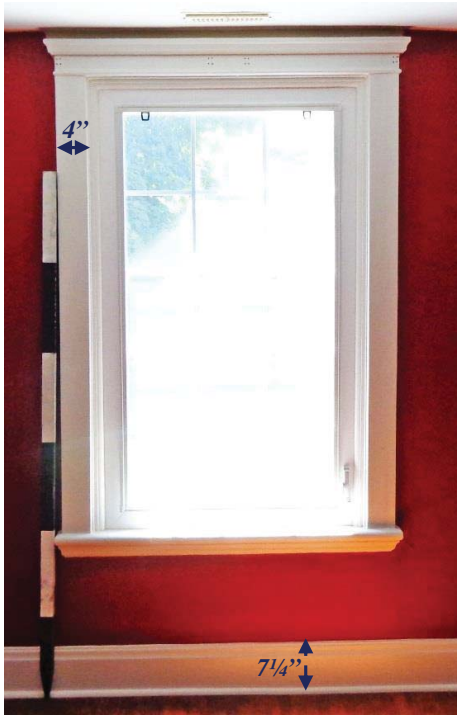
9. Room 2 – East and South Walls.



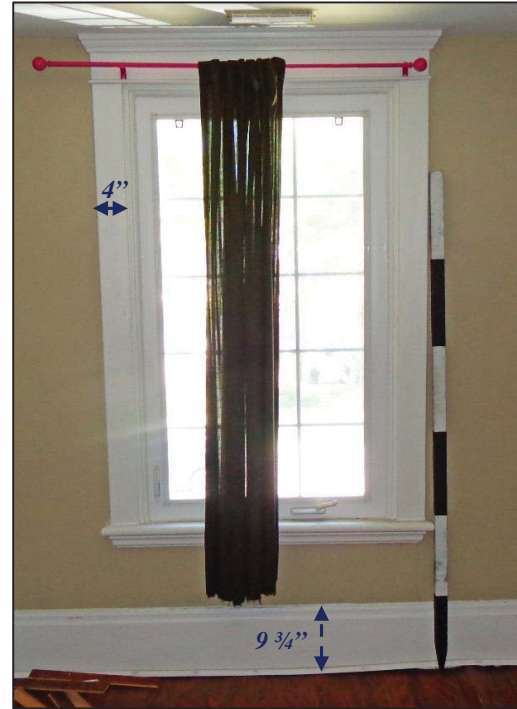
Cultural Heritage Assessment
97 Wellington Street East
Town of Aurora, Ontario

Appendix G – 97 Wellington Street East House
Interior Photographs

Upper Floor



10. Room 2 – Window and Baseboard, South Wall.



11. Room 3 – Window and Baseboard, North Wall.



12. Room 3 – North and East Walls.

Cultural Heritage Assessment
97 Wellington Street East
Town of Aurora, Ontario

Appendix G – 97 Wellington Street East House
Interior Photographs



Upper Floor

13. Room 3 – South and West Walls.

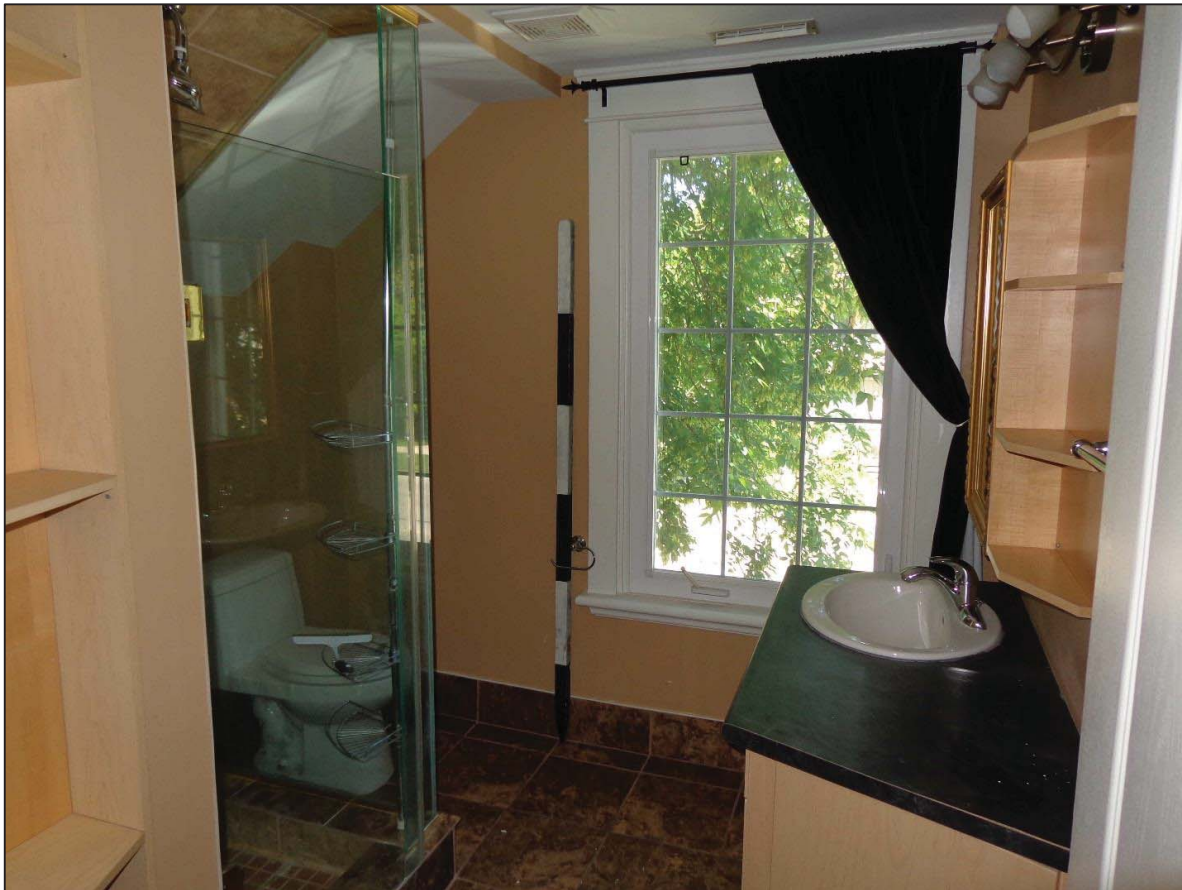
14. Room 4 – East and South Walls.



Cultural Heritage Assessment
97 Wellington Street East
Town of Aurora, Ontario

Appendix G – 97 Wellington Street East House
Interior Photographs

Upper Floor



15. Room 4 – West and North Walls.

Cultural Heritage Assessment
97 Wellington Street East
Town of Aurora, Ontario

Appendix G – 97 Wellington Street East House
Interior Photographs



Attic

1. Attic – View to the North from the opening to the Attic.



2. View to the South from the opening to the Attic.

Cultural Heritage Assessment
97 Wellington Street East
Town of Aurora, Ontario

Appendix G – 97 Wellington Street East House
Interior Photographs

Attic

3. View of Roof Framing.



**Appendix H: 97 Wellington Street East
Landscape Photographs**

Cultural Heritage Assessment
97 Wellington Street East
Town of Aurora, Ontario

Appendix H – 97 Wellington Street East Property
Landscape Photographs

Wellington Street East

Location Index to
Landscape Photographs



*House,
97 Wellington
Street East*

2017
Source – Yorkmaps

Cultural Heritage Assessment
97 Wellington Street East
Town of Aurora, Ontario

Appendix H – 97 Wellington Street East Property
Landscape Photographs



*House,
97 Wellington
Street East*

Parking pad

1. Front yard looking southwest from the northeast corner.

2. Front yard looking south east from the northwest corner.



*House,
97 Wellington
Street East*

Parking pad

Cultural Heritage Assessment
97 Wellington Street East
Town of Aurora, Ontario

Appendix H – 97 Wellington Street East Property
Landscape Photographs

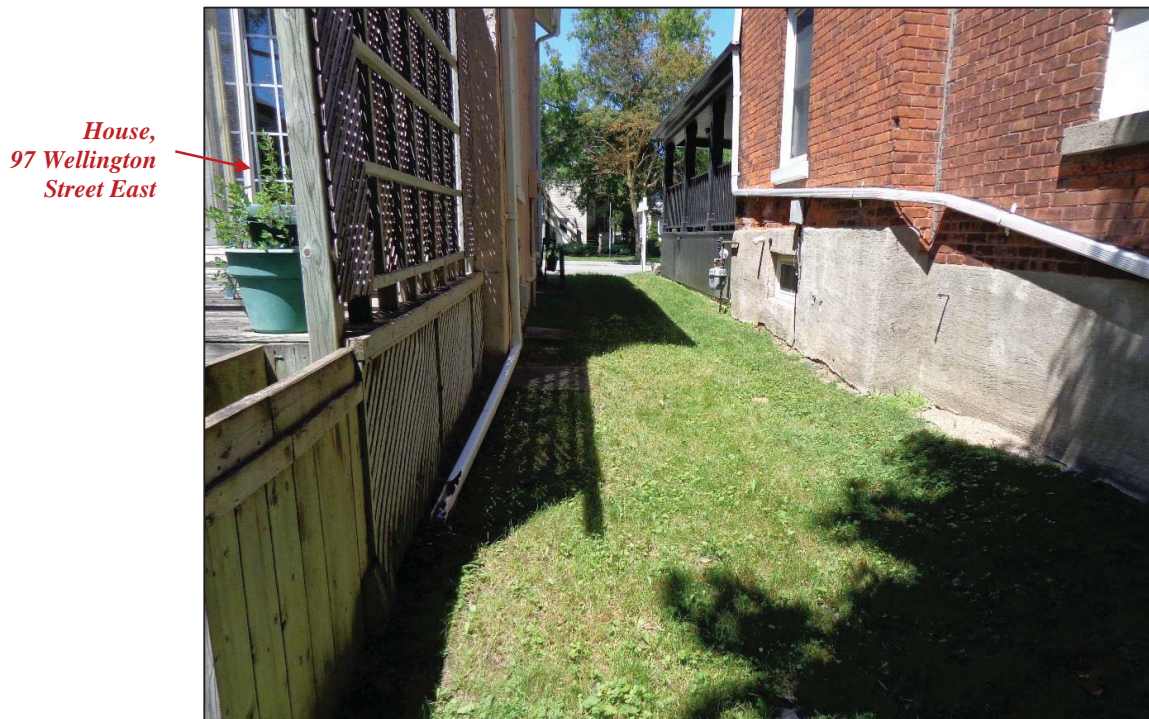


*House,
97 Wellington
Street East*

Parking pad

3. East side yard, view south from the sidewalk at Wellington Street East

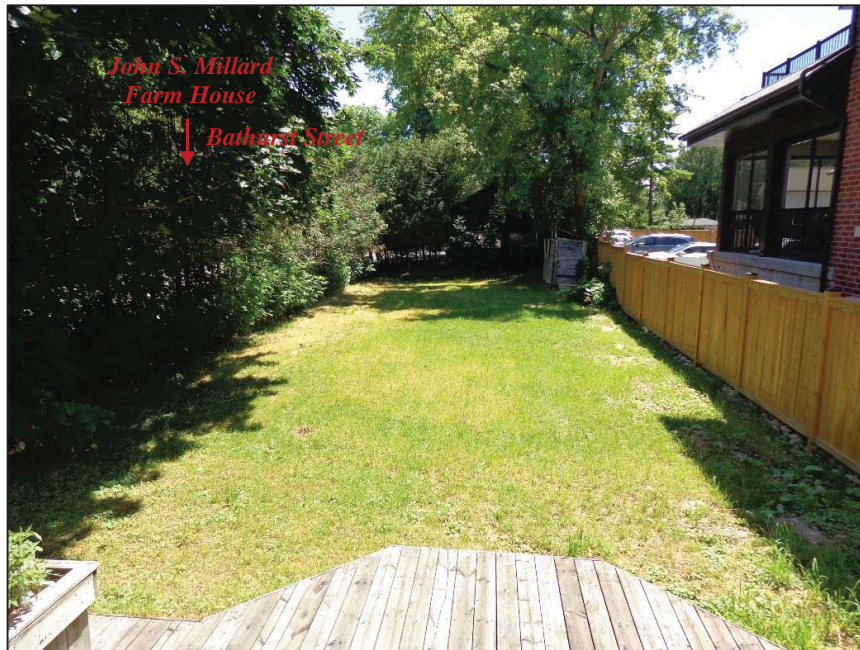
4. East side yard, view north from the south end of the House



*House,
97 Wellington
Street East*

Cultural Heritage Assessment
97 Wellington Street East
Town of Aurora, Ontario

Appendix H – 97 Wellington Street East Property
Landscape Photographs



5. Rear yard looking south from the deck of the House.

7. Rear yard looking north from the south end of the property.



Appendix I: Property Ownership History

Page 1 Municipality Aurora Lot 15 SS Wellington Plan 68A

No. of Instrument	Instrument	Date of Instrument	Date of Registration	Grantor	Grantee	Consideration	Remarks
	Patent	19.09.1805		Crown	Ebenezer Britton		190 acres all
2795	B & S	21.03.1816	01.04.1816	Ansar Britton	John Hartman	2000	190 acres all
6296	B & S	26.11.1827	19.04.1827	John Hartman	John Wells	800	80 ac w. pt.
13637	B & S	19.12.1836	30.01.1837	John Wells et ux	John Mosley	2000	79 ac w. pt.
51556	B & S	08.09.1853	02.11.1853	John Mosley	Henry Q. St. George	\$1,360	¼ ac (in al)
84447	B & S	03.05.1862	12.05.1862	Henry Q. St. George	James McGaffin	\$300	68 x 216 1/3 ft
4538	B & S	08.08.1867	23.08.1867	James McGaffin et ux	David McGaffin	\$1,000	68 x 216 1/3 ft
185	B & S	25.09.1871	27.09.1871	David McGaffin et ux	James McGaffin	\$1,000	68 x 216 1/3 ft
2511	B & S	18.02.1892	22.02.1892	James McGaffin et ux	George L. Stevenson	\$500	All (in al)
2679	B & S	30.01.1894	08.02.1894	Geo. L. Stevenson et ux	Mina J. Stevenson	\$200	All (in al)
2693	B & S	21.03.1894	28.03.1894	Mina J. Stevenson	James Scott	\$310	All (in al)
3212	B & S	18.03.1903	21.03.1903	James Scott et ux	George T. Browning	\$235	All (in al)
3961	B & S	20.07.1910	03.08.1910	George T. Browning et ux	James Waite	\$165	Pt of Lot
3970	B & S	11.08.1910	24.08.1910	George T. Browning et ux	Edward J. A. Johnston	\$1,400	N W Pt
4153	B & S	04.10.1911	14.10.1911	Edward J A Johnston et ux	John Hutchinson	\$1,450	N W Pt
	Mort	19.02.1929	25.02.1929	Geo. Hutchinson	John & Jessie Grey	\$1,800	Pt 33' x 150'
	Quit Claim	01.12.1932	03.03.1942	Geo. Hutchinson et ux	Jessie L. Grey	Val Con & \$50	Pt 33' x 150'
10449	Grant	11.08.1950	14.08.1950	Jessie L. Grey	Hugh & Hazel Richards	\$2,200	Lot 15, 33' x 150'
456296	Grant		31.12.1987	Hazel Richards et al	David Ralph & Robert Browne		
567268	Transfer		03.05.1991	David Ralph & Robert Browne	Christl Theresa Friesl	\$165,000	Pt Lt as in 456296
R699660	Transfer		26.05.1997	Christl Theresa Friesl	Lucia Palumbo & Michael Defilippis JT	\$133,000	Pt Lt as in 567268
YR2812660	Transfer		04.04.2018	H. M. Neilaki	BFKN Holdings Inc.	\$695,000	PI Lt as in R699660

Appendix J: Assessment Roll Information

Assessment Analysis – 97 Wellington Street East – Lot 15, ss Wellington, Plan 68A								
Date	Owner		Tenant		Area	Value - \$		Comment
	Name	Occupation	Name	Occupation		Land	Buildings	
1902	James Scott	Gentleman			1/3 acre	200	-	Not built on
1903	T G Browning	mason			1/3 acre	200	-	Not built on
1904	T G Browning	mason			1/3 acre	200	-	Not built on
1910	T G Browning	contractor			3/8 acre	175	-	Not built on
1911	Edward J Johnston	teacher			3/16 acre	100	800	Pt lot 15
1912	John W Hutchinson	retired			3/16 acre	100	800	Pt lot 15
1920	Georgina Hutchinson	widow				300	1075	West pt lot 15
1930	George Hutchinson	agent				350	1050	West pt lot 15; 30'
1932	George Hutchinson	agent				350	1050	West pt lot 15; 30'
1933	Mrs. John Gray		George Yates	shoemaker		350	1050	West pt lot 15; 30'
1934	Mrs. John Gray		George Yates	shoemaker		350	1050	West pt lot 15; 30'
1940	Mrs. John Gray		Hugh Richards	shoemaker		350	1050	West pt lot 15; 30'
1949	Mrs. John Gray		Hugh Richards	shoemaker		350	1050	West pt lot 15; 30'
1950	Hugh Richards	Lumber worker	Jack Brown	clerk		250	1350	West pt lot 15; 30'

Appendix K: Ontario Heritage Act Regulation 9/06

Cultural Heritage Assessment
97 Wellington Street East
Town of Aurora, Ontario

Appendix K – Ontario Heritage Act
Regulation 9/06

CONFIDENTIAL
Until filed with the
Registrar of Regulations

REGISTRAR OF REGULATIONS	
Filed as O. Reg.	9/06
On	JAN 25 2006
Proposed source law publication dates:	
O.L.E.W.S.	Jan. 27/06
Ontario Gazette	Feb. 11/06

Bilingual

reg2005.0571.e
3-CS/CO

ONTARIO REGULATION

made under the

ONTARIO HERITAGE ACT

CRITERIA FOR DETERMINING CULTURAL HERITAGE VALUE OR INTEREST

Criteria

1. (1) The criteria set out in subsection (2) are prescribed for the purposes of clause 29 (1) (a) of the Act.

(2) A property may be designated under section 29 of the Act if it meets one or more of the following criteria for determining whether it is of cultural heritage value or interest:

1. The property has design value or physical value because it,
 - i. is a rare, unique, representative or early example of a style, type, expression, material or construction method,
 - ii. displays a high degree of craftsmanship or artistic merit, or
 - iii. demonstrates a high degree of technical or scientific achievement.
2. The property has historical value or associative value because it,
 - i. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,
 - ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or
 - iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.
3. The property has contextual value because it,
 - i. is important in defining, maintaining or supporting the character of an area,
 - ii. is physically, functionally, visually or historically linked to its surroundings, or
 - iii. is a landmark.

Transition

2. This Regulation does not apply in respect of a property if notice of intention to designate it was given under subsection 29 (1.1) of the Act on or before *****insert the date of the day before the regulation is filed with the Registrar of Regulations*****. Jan. 24/06

Appendix L: Historic Photographs

Cultural Heritage Assessment
97 Wellington Street East
Town of Aurora, Ontario

Appendix L – Historic Photographs



1981 – Inventory of Buildings
Source: Aurora Archives

Appendix M: Adjacent/Nearby Heritage Properties



*104 Wellington St E
South Elevation*



*108 Wellington St E
South Elevation*



*110 - 112 Wellington St E
South Elevation*



*Subject
Property*



*105 Wellington St E
North Elevation*



*91 Wellington St E
North Elevation*

*99 Wellington St E
North Elevation*

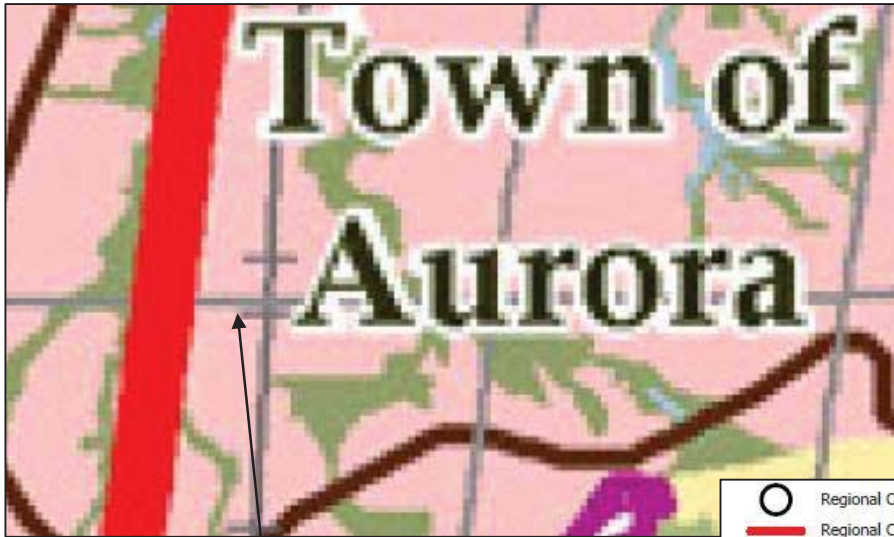


**Appendix N: Town of Aurora and Region of York
Planning Document Maps**

Cultural Heritage Assessment
97 Wellington Street East
Town of Aurora, Ontario

Appendix N – Town of Aurora & York Region
Planning Document Maps

Regional Municipality of York
Official Plan
Part of Map 1, April 2016
Regional Structure



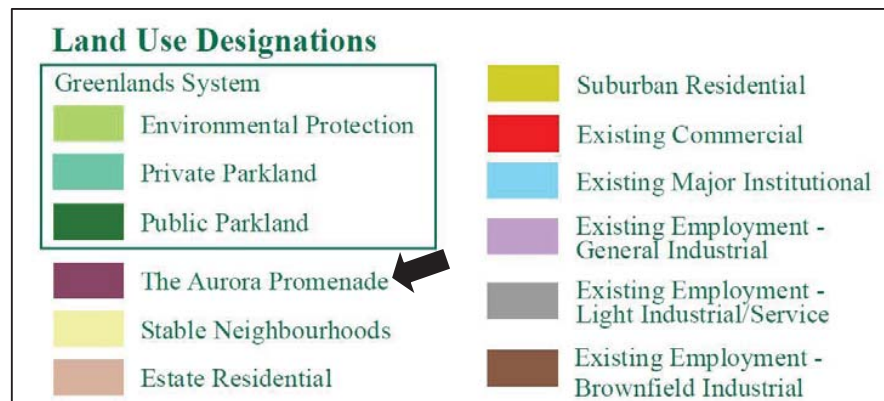
Subject property



Cultural Heritage Assessment
97 Wellington Street East
Town of Aurora, Ontario

Appendix N – Town of Aurora & York Region
Planning Document Maps

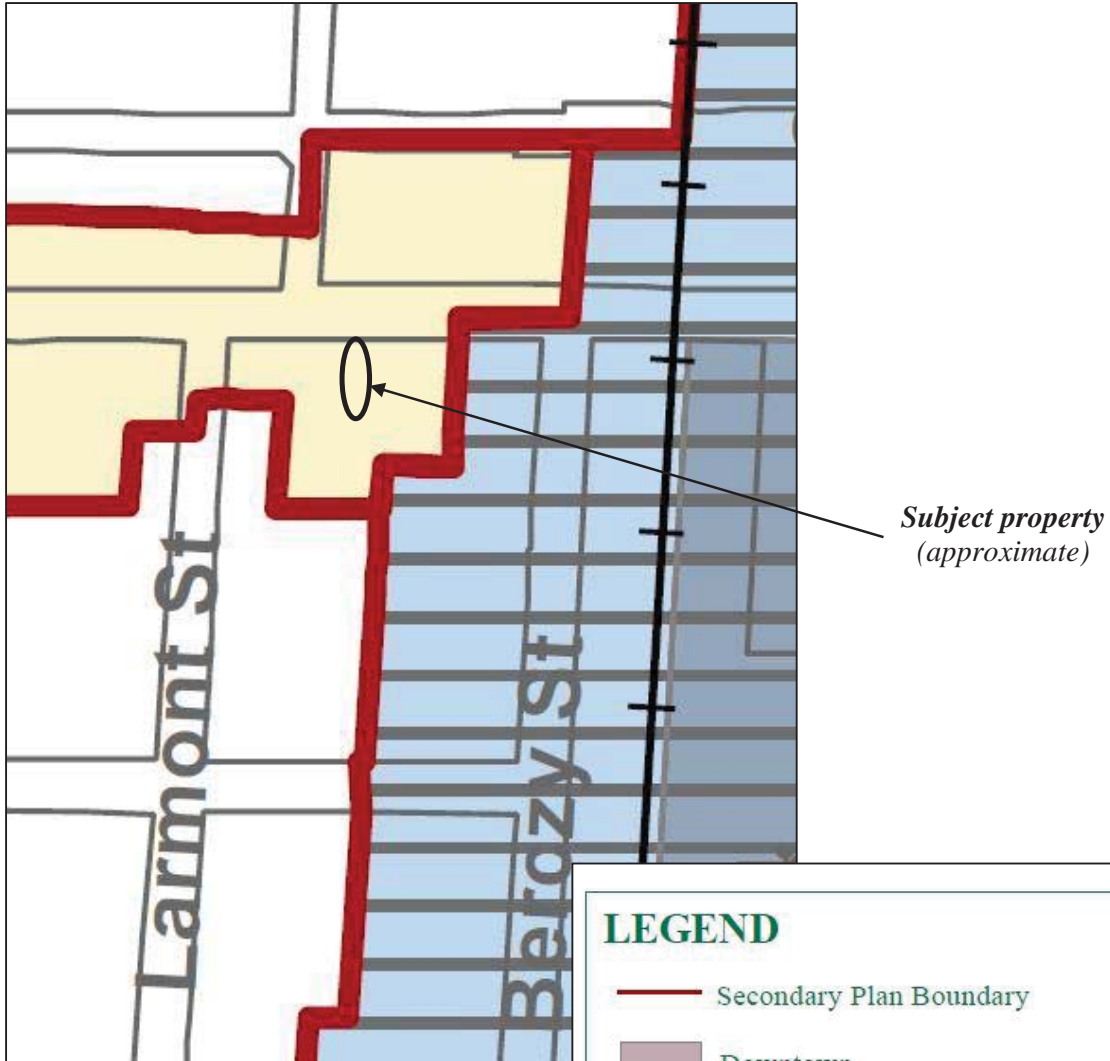
Town of Aurora Official Plan
Part of Schedule A – Structure Plan



Cultural Heritage Assessment
97 Wellington Street East
Town of Aurora, Ontario

Appendix N – Town of Aurora & York Region
Planning Document Maps

Town of Aurora Official Plan
Part of Schedule B1 –
The Aurora Promenade – Secondary Plan Area



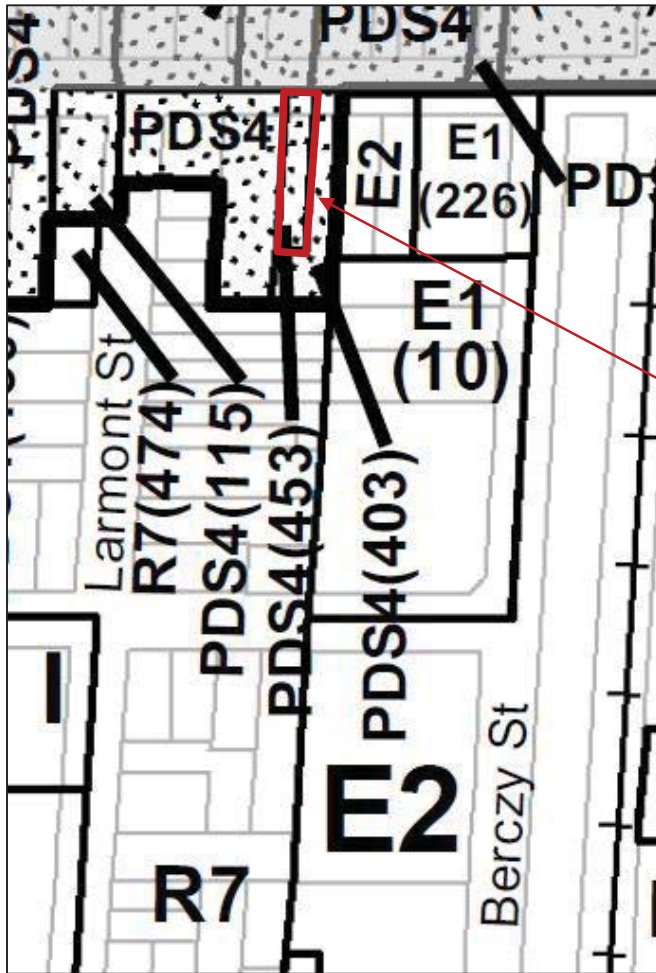
LEGEND

- Secondary Plan Boundary
- Downtown
- Upper Downtown
- Downtown Shoulder
- Promenade General
- Promenade General Site Specific Policy Area
- Promenade Focus Area
- Special Design Areas

Cultural Heritage Assessment
97 Wellington Street East
Town of Aurora, Ontario

Appendix N – Town of Aurora & York Region
Planning Document Maps

Town of Aurora
Zoning By-law 6000-17, January 2018
Part of Map 5, Schedule “A” to the Zoning By-law



Subject property

PROMENADE ZONES

- PD1** Promenade Downtown
- PD2** Promenade Downtown - Special Mixed Density Residential
- PDS1** Promenade Downtown Shoulder - Central Commercial
- PDS2** Promenade Downtown Shoulder - Service Commercial
- PDS3** Promenade Downtown Shoulder - Institutional
- PDS4** Promenade Downtown Shoulder - Special Mixed Density Residential

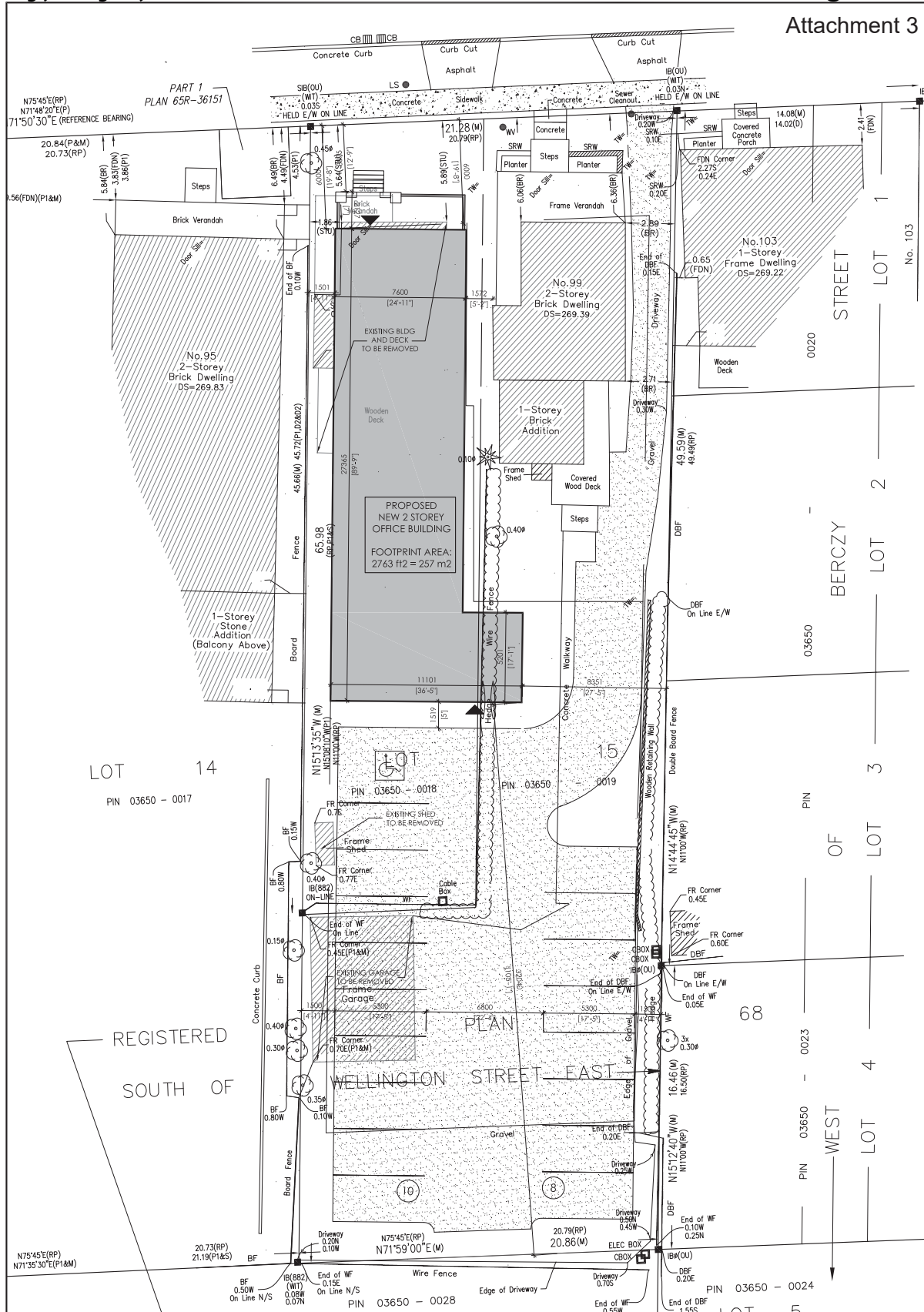
Appendix O: Curriculum Vitae : Wayne Morgan

Cultural Heritage Assessment
97 Wellington Street East
Town of Aurora, Ontario

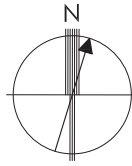
Appendix O – Curriculum Vitae :
Wayne Morgan

Wayne Morgan – Curriculum Vitae

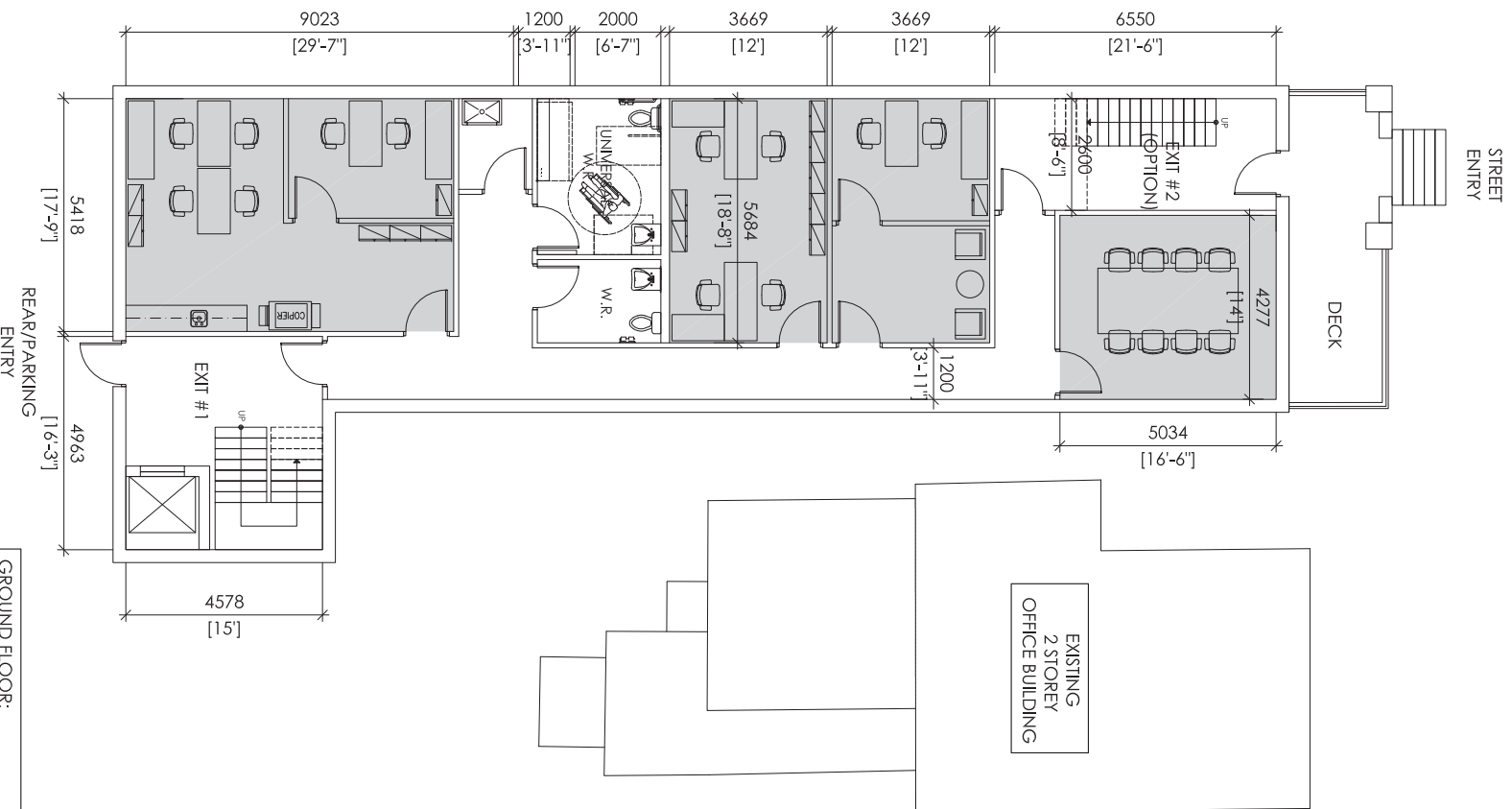
Work Experience	2006 –	Consultant
	Principal, Wayne Morgan Heritage Planner	
	<ul style="list-style-type: none">• Heritage character statements and impact assessments• Heritage Conservation Districts• Heritage planning policies	
	2000–2006	City of Toronto, City Planning
	Senior Co-ordinator, Heritage Preservation Services	
	<ul style="list-style-type: none">• Managed review and approval of proposals involving heritage properties in the City – under the following Acts – Planning, Heritage and Building Code.• Secured and administered heritage easement agreements (more than 200) and letters of credit to the City (in excess of \$10 million annually).• Established 4 Heritage Conservation Districts involving in excess of 1500 properties – Yorkville and the Cabbagetowns -Metcalfe, North and South.• Managed the listing and designation of individual heritage properties.• Provided technical advice to City Council and its advisory committees and represented the City in negotiations and before Provincial tribunals.	
1998 - 2000	City of Toronto, Urban Development Services	
Senior Community Planner		
<ul style="list-style-type: none">• Managed approval process of planning proposals and preparation of community plans, involving liaison with City staff and the public; provided professional advice to City Council and Provincial tribunals.		
1989–1997	Metropolitan Toronto, Planning Department	
Manager, Research Division		
1976–1989	Region of York, Planning Department	
Senior Planner, long range planning		
1974–1976	Region of Hamilton Wentworth, Planning Department	
Planner, Official Plan team		
1973–1974	Acres Engineering	
Planner/Economist		
Related Experience	1980 - 2000	Town of Newmarket
Chair, Local Architectural Conservation Advisory Committee		
<ul style="list-style-type: none">• Appointed as a volunteer by Town Council to the municipal heritage advisory committee established under the Ontario Heritage Act		
Education	1968–1972 - University of Toronto - B.A., Geography	
	1972–1973 - Queen's University - M.A., Geography – Urban and Regional	
Professional Associations	Registered Professional Planner -- member - Canadian Institute of Planner and the Ontario Professional Planners Institute.	
	Member – Canadian Association of Heritage Professionals	



CSPACE ARCHITECTURE 99 WELLINGTON ST. EAST SUITE 204 AURORA, ONT. L4G 1H9 647.588.1784 info@cspace.ca	DATE: 18.07.27	PROJECT TITLE: 97 - 99 WELLINGTON STREET EAST AURORA, ONTARIO.	DRAWING NUMBER: A1.0a
	SCALE: 1 : 200		
	DRAWN BY: C.C.P.	DRAWING TITLE: SITE PLAN: INITIAL MASSING CONCEPT OPTION 'A'	FILE: 18.030




1.	18.07.28	OWNER REVIEW
NO.	DATE	REVISION



CSPACE ARCHITECTURE 99 WELLINGTON ST., EAST SUITE 204 AURORA, ONT. L4G 1H9 447.598.1784 info@cspace.ca	DATE: 18/07/27	PROJECT TITLE: 97 - 99 WELLINGTON STREET EAST AURORA, ONTARIO.	DRAWING NUMBER: A2.1	N 	<table border="1"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>REVISION</th> </tr> </thead> <tbody> <tr> <td>1.</td> <td>18/07/28</td> <td>OWNER REVIEW</td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	NO.	DATE	REVISION	1.	18/07/28	OWNER REVIEW																								
	NO.	DATE	REVISION																																
1.	18/07/28	OWNER REVIEW																																	
SCALE: 1 : 100	DRAWING TITLE: GROUND FLOOR PLAN: SCHEMATIC	FILE: 18.030	DRAWING BR: C.C.P.																																

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

SITE	<p>Address: 97 Wellington Street East Attachment 4 Former Address: Legal Description: Lot 15 Registered Plan 68</p>		
STATUS	<table border="0" style="width: 100%;"> <tr> <td style="width: 50%; vertical-align: top;"> <p>Current Use: Residential</p> <p>Heritage Status: Listed non-designated</p> <p>Official Plan:</p> <p>HCD: n/a</p> </td> <td style="width: 50%; vertical-align: top;"> <p>Original use: Residence</p> <p>By-law No. & Date:</p> <p>Zoning: R5</p> <p>Plaques: n/a</p> </td> </tr> </table>	<p>Current Use: Residential</p> <p>Heritage Status: Listed non-designated</p> <p>Official Plan:</p> <p>HCD: n/a</p>	<p>Original use: Residence</p> <p>By-law No. & Date:</p> <p>Zoning: R5</p> <p>Plaques: n/a</p>
<p>Current Use: Residential</p> <p>Heritage Status: Listed non-designated</p> <p>Official Plan:</p> <p>HCD: n/a</p>	<p>Original use: Residence</p> <p>By-law No. & Date:</p> <p>Zoning: R5</p> <p>Plaques: n/a</p>		
PHOTOGRAPH			
KEY MAP	Empty space for key map		

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

ARCHITECTURE

GENERAL INFORMATION:

**Address: 97
Wellington Street E
Construction Date:
1910**

**Architectural Style:
Edwardian
Classicism**

Heritage Easement: n/a

**Builder: George
T. Browning
Architect:**

**Original Owner:
Edward
Johnston
Historical Name:**

GENERAL DESCRIPTION:

Floor Plan:

**Storey: 1.5
storey**

Foundation Materials:

Exterior Wall Materials:

Roof Type: gable ended

Entrance: north

**Windows: 3
Bays:**

UNIQUE FEATURES:

Chimney (s):

Dormers:

Roof Trim:

Window Trim:

**Special Windows:
Porch/Verandah:
Door Trim:
Other:**

Attachment 5

HERITAGE BUILDING EVALUATION: IDENTIFICATION

Municipal Address: 97 Wellington Street East
Legal Description: Plan 68A, Part Lot 15 Lot: 80 Conc: 1st Conc, EYS
Building Name: Proposed as 'Hutchinson House'
Inventory Identification: Listed, non-designated

Date of Construction: 1910 Additions to Building: n/a

Original Use: Residential Original Owner: Edward Johnston
Current Use: Commerical/Residential Current Owner: BFKN Holdings Inc.

Current Zoning: PDS4 - Prom Dtwn Shoulder Spcl Mix Density Official Plan Designation: Aurora Promenade

Name of Recorder: Adam Robb
Date of Evaluation: March 7, 2019
Committee Review: March 5 and deferred to April 1, 2019

Photograph



Date of Photo: August 2018 View: North & South/
Front & Rear Negative: n/a Credit: Wayne Morgan

HERITAGE BUILDING EVALUATION: ARCHITECTURAL REVIEW

Prepared By: HAC Heritage Evaluation Working Group Date: March 7, 2019

STYLE OF BUILDING:
<u>Edwardian Classicism single detached</u>
DESIGN/DETAILS/CRAFTSMANSHIP:
<u>Massing and footprint remain unchanged, however many alterations are present. Not the finest example of Edwardian Classicism.</u>
ARCHITECTURAL INTEGRITY/PHYSICAL CONDITION:
<u>Removal of exterior chimney, application of stucco, replacement of doors</u>
<u>Stucco peeling, sympathetic restoration of property likely difficult</u>
DESIGN/BUILDER/ARCHITECT:
<u>George T. Browning</u>
INTERIOR ELEMENTS:
<u>Large wooden staircase from ground to upper floor is worthy of salvaging</u>
SUMMARY/COMMENTS ON ARCHITECTURAL SIGNIFICANCE:
<u>North elevation stained glass window also worthy of salvaging</u>
<u>While the massing remains unchanged, the property is not a fine example of Edwardian Classicism architecture</u>
<u>Numerous building alterations have minimized the property's architectural value</u>

HERITAGE BUILDING EVALUATION: ENVIRO/CONTEXTUAL REVIEW

Prepared By: HAC - Heritage Evaluation Working Group Date: March 7, 2019

DESIGN COMPATIBILITY WITH STREETScape/ ENVIRONS:

Property is part of the Aurora Promenade and 'Heritage Resource Area', but is not considered to be a contributing part of the streetscape or landscape. While the massing may be compatible, the stucco exterior and colour detract from the setting.

COMMUNITY CONTEXT:

Part of 'Old Aurora', located within the Official Plan recognized 'Heritage Resource Area'. Subject to 'Old Aurora' Evaluation Standard.
Property does not have strong association within the public realm.

LANDMARK STATUS:

The subject property is not considered a landmark

SITE:

South side of Wellington Street between Larmont and Berczy Streets
The site is substantially unchanged and the building has not been moved.

SITE SKETCH:



HERITAGE BUILDING EVALUATION: HISTORICAL REVIEW

Prepared By: HAC - Heritage Evaluation Working Group Date: March 7, 2019
Date of Construction: 1910 Factual or Estimated: F E
Sources: York Region Land Records, Census Data, Historic News Articles

TRENDS/PATTERNS/THEMES:

George T. Browning was a prominent early Aurora builder, believed to be involved in the construction of the Sisman Shoe factory. The property may have provided early worker housing for this part of Old Aurora.
The property, in a broad way, can be linked to this theme of worker housing.

EVENTS OR PERSONS:

George T. Browning, Edward J.A Johnston, John and Georgina Hutchinson

ARCHAEOLOGICAL RESOURCES:

n/a

HISTORIC GROUPING OF BUILDINGS:

The building is not part of a historic grouping and does not reasonably illustrate a trend or pattern in Aurora's societal development.

SUMMARY/COMMENTS ON HISTORICAL SIGNIFICANCE:

While the building has some historical value, it is not considered significant.

HISTORICAL SOURCES:

Land Records, York Region, Lot 80, Con 1 EYS, Whitchurch Township
1901, 1921 Census of Canada, Town of Aurora, Schedule 1

HERITAGE BUILDING EVALUATION: SCORESHEET

Municipal Address: <u>97 Wellington Street East</u>	Group: 3
Legal Description: <u>Plan 68A, Part Lot 15</u> Lot: <u>80</u> Cons: <u>1, EYS</u>	
Date of Evaluation: <u>March 7, 2019</u> Name of Recorder: <u>Adam Robb</u>	

HISTORICAL	E	G	F	P	TOTAL
Date of Construction	30	20	10	0	/30
Trends/Patterns/Themes	40	27	14	0	/40
Events	15	10	5	0	/15
Persons/Groups	15	10	5	0	/15
Archaeological (Bonus)	10	7	3	0	/10
Historic Grouping (Bonus)	10	7	3	0	/10
HISTORICAL TOTAL					34 /100

ARCHITECTURAL	E	G	F	P	TOTAL
Design	20	13	7	0	/20
Style	30	20	10	0	/30
Architectural Integrity	20	13	7	0	/20
Physical Condition	20	13	7	0	/20
Design/Builder	10	7	3	0	/10
Interior (Bonus)	10	7	5	0	/10
ARCHITECTURAL TOTAL					39 /100

ENVIRONMENTAL/CONTEXTUAL	TOTAL
Design Compatibility	/40
Community Context	/20
Landmark	/20
Site	/20
ENVIRONMENTAL/CONTEXTUAL TOTAL	71 /100

SCORE	INDIVIDUAL	OLD AURORA
Historical Score	X 40% = _____	X 20% = <u>6.8</u>
Architectural Score	X 40% = _____	X 35% = <u>13.65</u>
Enviro/Contextual Score	X 20% = _____	X 45% = <u>18.45</u>
TOTAL SCORE	<input style="width:50px; height:20px;" type="text"/>	38.9

GROUP 1 = 70-100	GROUP 2 = 45-69	GROUP 3 = 44 or less
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**Town of Aurora
General Committee Report**

No. PDS19-033

**Subject: Request to Remove a Property from the Aurora Register of
Properties of Cultural Heritage Value or Interest
1625-1675 St. John's Sideroad**

Prepared by: Adam Robb, Planner

Department: Planning and Development Services

Date: May 7, 2019

Recommendation

- 1. That Report No. PDS19-033 be received; and**
- 2. That the following recommendations be approved:**
 - a) That the entire property located at 1625-1675 St. John's Sideroad be removed from the Aurora Register of Properties of Cultural Heritage Value or Interest;**
 - b) That as a condition of a future Draft Plan of Subdivision for the proposed Business Park, the owner, at their expense, be required to name future streets and erect a heritage plaque commemorating the equestrian history of the property to the satisfaction of the Town;**
 - c) That as a condition of a future Draft Plan of Subdivision for the proposed Business Park, the owner, at their expense, prepare a Views Study to evaluate the potential for retaining any landscape sightlines present on the site;**
 - d) That as a condition of a future Draft Plan of Subdivision for the proposed Business Park, the owner provide a contribution to the Heritage Reserve Fund at an amount to be determined by Staff; and**
 - e) That as a condition of demolition permit issuance, the owner, at their expense, salvage and store the fieldstones from the foundation of the late 19th century barn for future re-use in the Town or as part of the future development on-site.**

Executive Summary

The purpose of this report is to seek Council approval regarding the request to remove the entire property located at 1625-1675 St. John's Sideroad from the Aurora Register of Properties of Cultural Heritage Value or Interest. The recommendations are brought forward from the input of the Heritage Advisory Committee meeting on April 1, 2019.

- The property is considered a "Worker House Estate", featuring a 2 storey brick residence circa 1960, an equestrian complex circa 1960, a mid-20th century plaster-clad one storey cottage, a late 19th Century bank barn (with significant alteration), a post 1927 residence and coniferous and hedgerow landscaping.
- A Cultural Heritage Assessment and Heritage Working Group Evaluation of the property were performed and it was determined that the property as a whole nor any of the individual buildings possess sufficient heritage value as per *Ontario Regulation 9/06* (See Attachment 2 and Attachment 5).
- Despite not possessing significant heritage value and the structures being deemed unsuitable for incorporation into the new development (due to severe deterioration, alteration, or 20th Century dates of construction), it is recommended that a heritage plaque be erected, fieldstones from the 19th Century barn be salvaged, future streets be named commemorating the equestrian history of the property, and that a Views Study be undertaken to identify potential sightlines in and out of the 90-acre property, which is considered one of the last open space view planes in Aurora.
- The owners have submitted a conceptual site plan for a new, approximately 23,000 metre squared office, industrial and retail development on the property.

Background

The owner of the property located at 1625-1675 St. John's Sideroad submitted an Application to request that the subject property be removed from the Aurora Register of Properties of Cultural Heritage Value or Interest on January 14, 2019.

Location

The subject property is located within the Aurora Northeast (2C) Secondary Plan Area and designated primarily as Business Park 1 within the Town of Aurora Official Plan. Combined as 1625 and 1675 St. John's Sideroad, the 90-acre property is on the south side of St. John's Sideroad, bound to the west by Leslie Street and to the east by Highway 404 (See Attachment 1). The property is not identified as a cultural heritage resource as per Appendix II of the Aurora Northeast (2C) Secondary Plan.

Analysis

History of the Property

The subject property generally presents as two connected but distinct complexes, comprising of 1625 and 1675 St. John's Sideroad. The property has been historical used as a farmstead (specifically to the west at 1625 St. John's Sideroad), and also featured an equestrian centre (the Nighswander Equestrian Centre operated recently at 1675 St. John's Sideroad to the east). Since the 1970's the property has remained relatively unchanged.

Heritage Evaluation of the Existing Property

The *Ontario Heritage Act* provides criteria for determining cultural heritage value or interest through Ontario Regulation 9/06. This Regulation requires that a building must exhibit significant design/physical, associative, or contextual value to warrant designation. Due to either significant alteration, deterioration, or the 20th Century dates of construction, the Cultural Heritage Assessment determined that none of the following characteristics of the property are deemed warranted for cultural heritage designation under the *Ontario Heritage Act* (See Attachment 2).

Characteristics of 1625 St. John's Sideroad include:

- a 2 storey post-1927 frame residence
- a late 19th Century bank barn (significantly altered and unmaintained)
- remains of an early 20th Century concrete silo or cistern
- an early 20th Century outbuilding with a mid 20th Century addition
- a detached mid 20th Century garage

Characteristics of 1675 St. John's Sideroad include:

- a 2 storey, brick clad, circa 1960 residence
- a circa 1960 T-shaped equestrian complex
- a mid 20th Century, plaster-clad, 1 storey cottage
- a long laneway with flanked double rows of coniferous trees
- a double hedgerow between the residence and cottage
- open and rolling paddocks, pastures, and fields.

Also, according to the Cultural Heritage Assessment, none of these features are worth preserving for incorporation into any future redevelopment due to physical limitations

related to structural integrity, Building Code Compliance and the possibility of Designated Substances such as asbestos.

The Heritage Working Group also evaluated the subject property and scored it Group 3, with a ranking of 18.6/100 (See Attachment 5).

Despite not possessing significant physical heritage value, it is recommended that a heritage plaque be erected, fieldstones from the 19th Century barn be salvaged, future streets be named commemorating the equestrian history of the property, and that a Views Study be undertaken to identify potential sightlines in and out of the 90-acre property, which is considered one of the last open space view planes in Aurora.

Neighbourhood Context

The subject property is designated within the Town of Aurora Official Plan and Aurora 2C Secondary Plan as 'Business Park 1', with portions of land also designated 'Environmental Protection'. No development is permitted on the Environmental Protection lands. This delisting application will facilitate the Business Park use as intended by the Town of Aurora Official Plan, and any environmental features present on site will be protected through the development approval process.

Proposed Concept Plan

The owner wishes to remove the 'listed' and non-designated property from the Aurora Register of Properties of Cultural Heritage Value or Interest with the intention of demolishing the existing structures on the subject property to develop a 'Business Park' (See Attachment 3).

A Cultural Heritage Assessment and Heritage Working Group Evaluation were conducted on the subject property, determining that it does not have sufficient cultural heritage value or warrant designation under the *Ontario Heritage Act*. Therefore, demolition of the extant structures for the proposed 'Business Park' will not have a negative impact on any cultural heritage resources or heritage attributes.

The Conceptual Plan further aligns with the objective of the Town of Aurora's Official Plan by proposing a 'Business Park' on the subject lands. However, the subject lands are currently not subject to a planning application.

Demolition of Structures on-site

A demolition permit was submitted to the Town on January 18, 2019 for the 2-storey post-1927 frame residence on-site, which was unlawfully demolished prior to the expiry

of the 60-day heritage review period under the *Ontario Heritage Act* for 'listed' properties. At the time of writing this report, no other demolition permits have been submitted to the Town for any of the other structures on-site. Town Staff are further reviewing options against the Owner for the unlawful demolition of the structure prior to the 60-day heritage review period expiring, and will prepare a future report to Council. This delisting of the entirety of the property has no bearing on the outcome of the options under consideration by Staff.

Advisory Committee Review

The Heritage Advisory Committee reviewed the request to remove 1625-1675 St. John's Sideroad from the Aurora Register of Properties of Cultural Heritage Value or Interest on April 1, 2019 and provided the recommendations outlined above.

Legal Considerations

According to section 27 of the Ontario Heritage Act (the "Act"), a municipal register of cultural heritage value or interest may include properties that have not been designated under the Act, but that Council believes to be of cultural heritage value or interest. Before deciding to remove a property from the list, Council shall consult with the Heritage Advisory Committee.

Where a property is listed, the property owner shall not demolish or remove a building or structure on the property without providing Council with at least 60 days written notice. This gives Council the time to determine whether the property should be designated. If Council de-lists the subject property, this section will no longer apply. The owner would still be required to obtain a demolition permit in accordance with the Building Code Act, 1992.

Financial Implications

There are no financial implications.

Communications Considerations

No communication required.

May 7, 2019

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Report No. PDS19-033

Link to Strategic Plan

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

Alternatives to the Recommendation

None.

Conclusions

A Cultural Heritage Assessment and Heritage Working Group Evaluation were conducted on the subject property, determining that it does not have sufficient cultural heritage value or warrant designation under the *Ontario Heritage Act*. The delisting will facilitate a new Business Park development on the property, in accordance with the Town's Official Plan. The future redevelopment, through a Draft Plan of Subdivision and Site Plan Application, will be subject to review by Planning Staff and/or the Design Review Panel, as well as Council. It is recommended that 1625-1675 St. John's Sideroad be removed from the Register of Properties of Cultural Heritage Value or Interest.

Attachments

Attachment 1 – Location Map

Attachment 2 – Cultural Heritage Assessment (2018)

Attachment 3 – Conceptual Plan

Attachment 4 – Heritage Inventory Information Sheet

Attachment 5 – Heritage Working Group Evaluation Scoresheet

Previous Reports

Heritage Advisory Committee Report No. HAC19-003, dated April 1, 2019

Pre-submission Review

Agenda Management Team meeting review on April 18, 2019

May 7, 2019

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Report No. PDS19-033

Departmental Approval

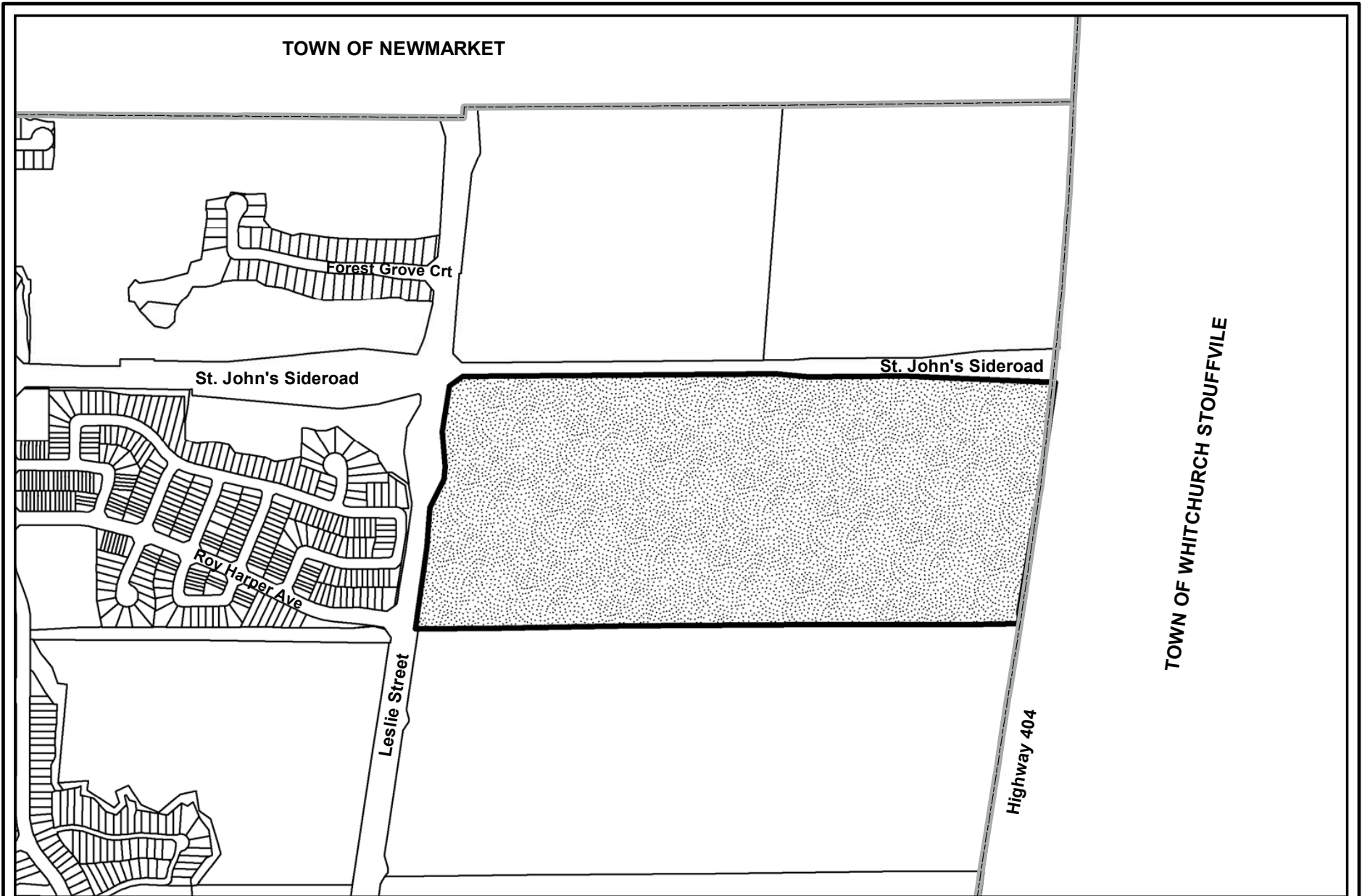


**David Waters, MCIP, RPP, PLE
Director, Planning and Development
Services**

Approved for Agenda



**Doug Nadrozny
Chief Administrative Officer**

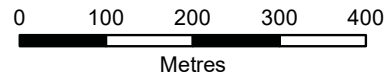


LOCATION PLAN

PDS19-033
1625-1675 ST. JOHNS SIDEROAD



SUBJECT LANDS



Attachment 2

December 12, 2018

**Heritage Impact Assessment for 1625-1675 St. John's
Sideroad, Aurora, Ontario**



Prepared for: Humphries Planning Group Inc.

Prepared by: Chris Uchiyama, M.A., CAHP

Heritage Impact Assessment: 1625-75 St. John's Sideroad, Aurora ON

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Heritage Impact Assessment: 1625-75 St. John's Sideroad, Aurora ON

1 Introduction

This Land Archaeology Ltd. was retained by Humphries Planning Group inc. to prepare a Heritage Impact Assessment (HIA) for the property located at 1625-1675 St. John Sideroad in the Town of Aurora, Ontario (Figure 1). The purpose of this HIA is to review the cultural heritage value or interest (CHVI) of the property and to provide recommendations, with respect to potential impacts on the property's CHVI. This study will also outline the applicable local or provincial planning and policy framework and identify any future work that may be required in further phases of development to identify and mitigate potential negative impacts on cultural heritage values (if identified).

This HIA was prepared by Chris Uchiyama, MA, CAHP (see Appendix A: Author Qualifications). A site visit was undertaken on August 31, 2018.

The property is currently listed on the Town of Aurora's Heritage Register as a non-designated property under Section 27, Part IV of the *Ontario Heritage Act* (OHA).

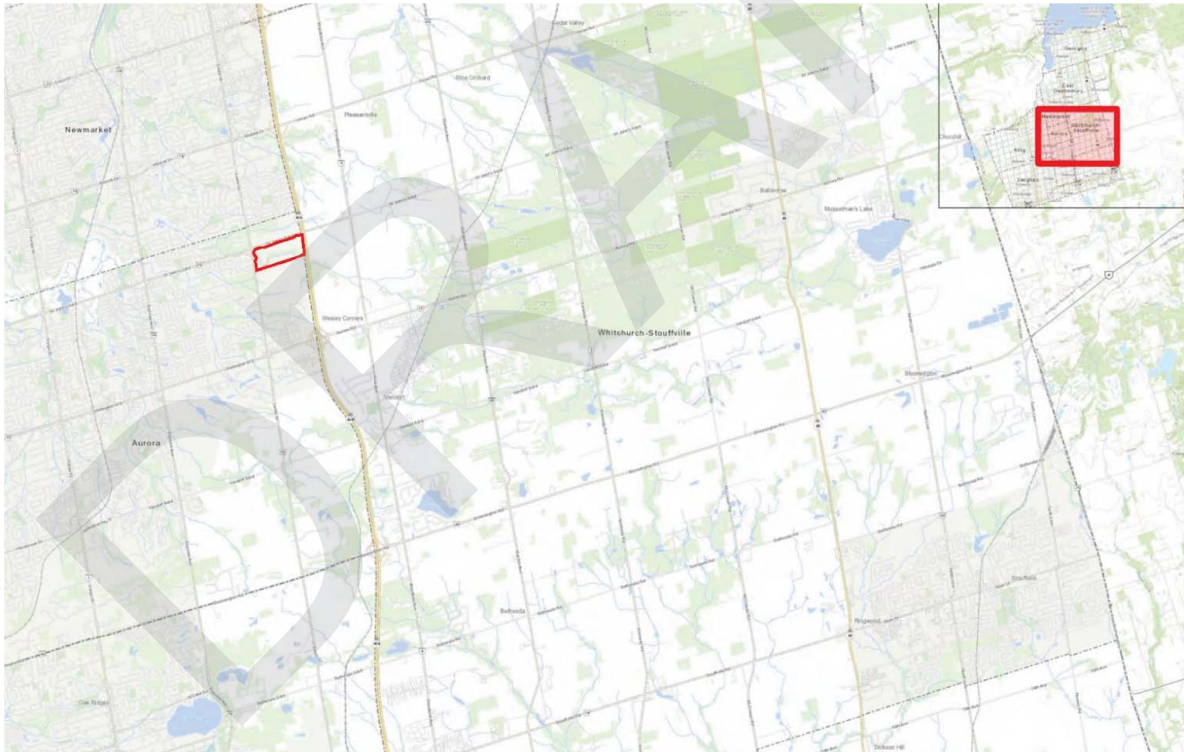


Figure 1: Location of 1625-1675 St. John's Sideroad (Base map source: York Region, 2018).

Heritage Impact Assessment: 1625-75 St. John's Sideroad, Aurora ON

2 Methodology

2.1 Policy Framework

In Ontario, the *Provincial Policy Statement 2014* (PPS), issued under s. 3 of the *Planning Act*, provides policy direction on matters of provincial interest related to land use planning and development.¹ When a municipality is undertaking land use planning decisions related to development or site alteration, decisions must be consistent with the PPS.² The PPS outlines that "significant built heritage resources and significant cultural heritage landscapes shall be conserved" and "development and site alteration shall not be permitted on lands containing archaeological resources or areas of archaeological potential unless significant archaeological resources have been conserved".³ In this instance, "Significant" means "resources that have been determined to have cultural heritage value or interest for the important contribution they make to our understanding of the history of a place, an event, or a people."⁴ The PPS outlines that the resources and landscapes should be conserved through their "identification, protection, management and use.....in a manner that ensures their cultural heritage value or interest is retained under the *Ontario Heritage Act*."⁵

The *Ontario Heritage Act* ("OHA") is the primary legislation used by municipalities to conserve cultural heritage resources. It enables municipalities to designate individual properties that are of cultural heritage value or interest through individual designations (Part IV) or heritage conservation districts (Part V).⁶ Properties are evaluated against the criteria set out in *Ontario Regulation 9/06 Criteria for Determining Cultural Heritage Value or Interest under the Ontario Heritage Act* which include design value, historical/associative value, and contextual value. Designation is achieved through a municipal by-law which outlines a description of the property, statement of significance explaining the cultural heritage value or interest of the property, and a description of the heritage attributes.

2.1.1 Growth Plan for the Greater Golden Horseshoe, 2017

The province's 2017 *Growth Plan for the Greater Golden Horseshoe* (GGH Growth Plan) sets out a number of policies relevant to the conservation of cultural heritage resources. Section 1.1 of the GGH Growth Plan identifies the importance of the conservation of cultural heritage resources, stating:

As the GGH grows and changes, we must continue to value what makes this region unique to ensure the sustained prosperity of Ontario, its people, and future

¹ PPS 2014, Part I: Preamble.

² PPS 2014, Part III: How to Read the Provincial Policy Statement.

³ PPS 2014, s. 2.6.1 and 2.6.2.

⁴ PPS 2014, s. 6.0, Definitions, at p. 49.

⁵ PPS 2014, s. 6.0, Definitions, at p. 40.

⁶ OHA, Part IV, s. 29.

Heritage Impact Assessment: 1625-75 St. John's Sideroad, Aurora ON

generations. While growth is an important part of vibrant, diversified urban and rural communities and economies, the magnitude of growth that is expected over the coming decades for the GGH presents several challenges:

...

- Urban sprawl can degrade the region's air quality; water resources; natural heritage resources, such as rivers, lakes, *woodlands*, and *wetlands*; and *cultural heritage resources*.⁷

The GGH Growth Plan further indicates that "Our *cultural heritage resources* and open spaces in our cities, towns, and countryside will provide people with a sense of place."⁸ Stating in Section 4.1 that:

The GGH contains a broad array of important hydrologic and *natural heritage features* and areas, a vibrant and diverse agricultural land base, irreplaceable *cultural heritage resources*, and valuable renewable and non-renewable resources. These lands, features and resources are essential for the long-term quality of life, economic prosperity, environmental health, and *ecological integrity* of the region. They collectively provide essential ecosystem services, including water storage and filtration, cleaner air and habitats, and support pollinators, carbon storage, adaptation and resilience to climate change.⁹

And,

The GGH also contains important cultural heritage resources that contribute to a sense of identity, support a vibrant tourism industry, and attract investment based on cultural amenities. Accommodating growth can put pressure on these resources through development and site alteration. It is necessary to plan in a way that protects and maximizes the benefits of these resources that make our communities unique and attractive places to live.¹⁰

Policies specific to cultural heritage resources are outlined in Section 4.2.7, as follows:

1. Cultural heritage resources will be conserved in order to foster a sense of place and benefit communities, particularly in strategic growth areas.

⁷ Province of Ontario, Growth Plan for the Greater Golden Horseshoe. 2017: 2.

⁸ Ibid: 2.

⁹ Ibid: 39.

¹⁰ Ibid: 40.

(footnote continued)

Heritage Impact Assessment: 1625-75 St. John's Sideroad, Aurora ON

2. Municipalities will work with stakeholders, as well as First Nations and Métis communities, in developing and implementing official plan policies and strategies for the identification, wise use and management of cultural heritage resources.
3. Municipalities are encouraged to prepare archaeological management plans and municipal cultural plans and consider them in their decision-making.¹¹

2.1.2 York Region Official Plan

York Region (the Region) sets out its cultural heritage policies in Section 3.4 of *The Regional Municipality of York Official Plan* (the Regional OP), 2010 (2016 Consolidation). The objective of the Region's cultural heritage policy is "To recognize, conserve and promote cultural heritage and its value and benefit to the community."¹² Relevant policies include:

3.4.1 To encourage local municipalities to compile and maintain a register of significant cultural heritage resources, and other significant heritage resources, in consultation with heritage experts, local heritage committees, and other levels of government.

3.4.3 To require local municipalities to adopt official plan policies to conserve significant cultural heritage resources.

3.4.6 To require that cultural heritage resources within secondary plan study areas be identified, and any significant resources be conserved.

3.4.7 To encourage local municipalities to use community improvement plans and programs to conserve cultural heritage resources.

3.4.11 To require local municipalities to adopt official plan policies to conserve significant cultural heritage resources and ensure that development and site alteration on adjacent lands to protected heritage properties will conserve the heritage attributes of the protected heritage property.

2.1.3 Town of Aurora Official Plan

The Town of Aurora Official Plan (OP) 2010 lays out the Town's policies for the conservation of its cultural heritage resources in Section 13. The objectives of the Town's cultural heritage policies are threefold:

- a) Conserve and enhance recognized cultural heritage resources of the Town for the enjoyment of existing and future generations;

¹¹ Ibid: 48.

¹² York Region, *York Regional Official Plan – Office Consolidation: April 2016*: 50.

Heritage Impact Assessment: 1625-75 St. John's Sideroad, Aurora ON

- b) Preserve, restore and rehabilitate structures, buildings or sites deemed to have significant historic, archaeological, architectural or cultural significance and, preserve cultural heritage landscapes; including significant public views; and,
- c) Promote public awareness of Aurora's cultural heritage and involve the public in heritage resource decisions affecting the municipality.

Relevant general cultural heritage policies include:

13.2 General Cultural Heritage Policies

- a) Heritage planning is the joint responsibility of the Provincial Government, the Region and the Town. An Advisory Committee, known as the Aurora Heritage Advisory Committee has been established to provide advice to the Town Council on all matters pertaining to heritage.
- b) The Town may use the power and tools provided by the enabling legislation, policies and programs, particularly the Ontario Heritage Act, the Planning Act, the Environmental Assessment Act and the Municipal Act in implementing and enforcing the policies of this section. These may include but not be limited to the following:
 - i. The power to stop demolition and/or alteration of designated heritage properties and resources provided under the Ontario Heritage Act and as set out in Section 13.3 of this policy;
 - ii. The power to require a Heritage Impact Assessment and Restoration/Conservation Plan for development proposals and other land use planning proposals that may potentially affect a designated or significant heritage resource or Heritage Conservation District;
 - iii. Using zoning by-law provisions to protect heritage resources by regulating such matters as use, massing, form, design, location and setbacks;
 - iv. Using the site plan control by-law to ensure that new development is compatible with heritage resources;
 - vi. Identifying, documenting and designating cultural heritage resources as appropriate in the secondary and block plans and including measures to protect and enhance any significant heritage resources identified as part of the approval conditions...
- c) The Town's by-laws, regulations and standards shall be sensitive to the Town's heritage resources and may permit non-standard solutions in order to support the Town's objectives for heritage preservation. Specific measures may include, but are not limited to reduced lot sizes, reduced setbacks and alternative parking requirements.
- e) Landowner cost share agreements should be used wherever possible to spread the cost of heritage preservation over a block plan or a secondary plan area on the basis that such preservation constitutes a community benefit that contributes significantly to

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the sense of place and recreational and cultural amenities that will be enjoyed by area residents.

- f) Financial securities from the owner may be required as part of the conditions of site plan or other development approvals to ensure the retention and protection of heritage properties during and after the development process.
- m) Lost historical sites and resources shall be commemorated with the appropriate form of interpretation and may be a requirement of Site Plan approval.
- o) Impact on the significant heritage elements of designated and other heritage resources shall be avoided through the requirements of the Town's sign permit application system and the heritage permit under the Ontario Heritage Act.

Section 13.3 of the OP outlines policies specific to built heritage resources. Relevant policies include:

- a) The Town will maintain a Register of Cultural Heritage Resources that are considered significant and have been identified by one or more of the following means:
 - i. designated under the Ontario Heritage Act;
 - ii. protected by an easement entered into under the Ontario Heritage Act;
 - iii. designated by the National Historic Sites and Monuments Board as a National Historic Site;
 - iv. identified by the Province of Ontario;
 - v. endorsed by the Council as having significant cultural heritage value, including built heritage resources, cultural heritage landscapes, areas with cultural heritage character and heritage cemeteries.
- b) The Register shall contain documentation, including legal description, owner information, statement of cultural heritage value and description of the heritage attributes for designated properties. A sufficient description of listed heritage resources will also be included. To ensure effective protection and to maintain its currency, the Register shall be updated regularly and be accessible to the public.

The subject property is currently listed on the Town's Register of Cultural Heritage Resources as a 'Listed' (non-designated) property under Section 27, Part IV of the OHA. As stated in the Town's Register:

The Aurora Inventory of Heritage Buildings was compiled by the Local Architectural Conservation Advisory Committee (LACAC), now known as the Heritage Advisory Committee between 1976 and 1981. On September 26, 2006, Aurora Town Council officially added the properties noted in the Inventory to the Aurora Register of Properties of Cultural Heritage Value or Interest in conformity with the Amendments to the *Ontario Heritage Act* in 2005.

The principal implication of properties being listed is outlined in Section 27 (3) of the Ontario Heritage Act where owners are required to provide the Town at least 60

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days' notice in writing of their intention to demolish or remove a building or structure on the property. This notice period allows Town Council to make informed decisions and consult with the Aurora Heritage Advisory Committee regarding whether or not a property requires designation under the Ontario Heritage Act in order to ensure that the resource is appropriately conserved.

Section 13.3 (d) of the OP provides guidance for the evaluation of the cultural heritage value or interest of properties, stating:

- d) Evaluation Criteria for assessing the cultural heritage value of the cultural heritage resources have been developed by the Town in consultation with its Municipal Heritage Committee. The identification and evaluation of cultural heritage resources must be based on the following core values:
 - i. aesthetic [sic], design or physical value;
 - ii. historical or associative value; and/or,
 - iii. contextual value.

As they are consistent with the three core values outlined in the Town's OP, Section 13.3 (d) and the Town's 2016 document *Heritage Impact Assessments and Conservation Plans Guide*, the *Criteria for determining cultural heritage value or interest under the Ontario Heritage Act* laid out in Ontario Regulation 9/06 have been applied in this HIA.

Additional applicable policies include:

- f) The Town will give immediate consideration to the designation of any heritage resource under the Ontario Heritage Act if that resource is threatened with demolition, significant alterations or other potentially adverse impacts.
- g) Council may adopt a Demolition Control By-Law to prevent the demolition, destruction or inappropriate alteration of residential heritage buildings.
- i) Heritage resources will be protected and conserved in accordance with the Standards and Guidelines for the Conservation of Historic Places in Canada, the Appleton Charter for the Protection and Enhancement of the Built Environment and other recognized heritage protocols and standards. Protection, maintenance and stabilization of existing cultural heritage attributes and features over removal or replacement will be adopted as the core principles for all conservation projects.
- j) Alteration, removal or demolition of heritage attributes on designated heritage properties will be avoided. Any proposal involving such works will require a heritage permit application to be submitted for the approval of the Town.

Section 13.3 (k) of the OP outlines the policy of Council to require a HIA be prepared by a qualified professional (see Appendix A for Author Qualifications) for "any proposed alteration, construction, or any development proposal, including Secondary Plans, involving or adjacent to a designated heritage resource to demonstrate that the heritage property and its heritage

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attributes are not adversely affected."¹³ The HIA is required to outline migration measures and/or alternative development approaches to lessen or avoid adverse impacts on heritage attributes. Importantly, this policy outlines six (6) factors to be given due consideration in the Town's review of such applications, as follows:

- i. The cultural heritage values of the property and the specific heritage attributes that contribute to this value as described in the register;
- ii. The current condition and use of the building or structure and its potential for future adaptive re-use;
- iii. The property owner's economic circumstances and ways in which financial impacts of the decision could be mitigated;
- iv. Demonstrations of the community's interest and investment (e.g. past grants);
- v. Assessment of the impact of loss of the building or structure on the property's cultural heritage value, as well as on the character of the area and environment; and,
- vi. Planning and other land use considerations.

Section 13.3 (m) and (n) outline the Town's preference for retention of built heritage resources *in situ* and requires that "All options for on-site retention of properties of cultural heritage significance shall be exhausted before resorting to relocation." Section 13.3 (m) provides alternatives for consideration, in order of priority, as follows:

- i. on-site retention in the original use and integration with the surrounding or new development;
- ii. on site retention in an adaptive re-use;
- iii. relocation to another site within the same development; and,
- iv. relocation to a sympathetic site within the Town.

Per Section 1.3 (n):

In the event that demolition, salvage, dismantling or relocation irrevocable damage to a built heritage resource or cultural heritage landscape is found to be necessary as determined by Council, thorough archival documentation of the heritage resources is required to be undertaken by the proponent, at no cost to the Town. The information shall be made available to the Town for archival purposes.

Requirements for archival documentation to be prepared by a qualified professional are outlined in Section 13.3 (o).

¹³ Ibid: 154.

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In addition to general cultural heritage policies and policies related to built heritage resources, this assessment considered the policies for cultural heritage landscapes outlined in Section 13.4. As the subject property is not listed on any inventory of cultural heritage landscapes, Section 13.4 (b) was determined to be relevant to the current studies. It states:

- i. Significant cultural heritage landscapes shall be designated under the Ontario Heritage Act, or established as Areas of Cultural Heritage Character as appropriate.

In order to address this policy, the evaluation of the subject property (per O.Reg. 9/06) considered not only individual structures and components, but the property and all of its components as a potential cultural heritage landscape.

2.1.4 Aurora Northeast (2c) Secondary Plan

The Town of Aurora Official Plan Amendment (OPA) 73, Aurora 2C Secondary Plan Area was adopted by Council in September 2010 and approved by the Ontario Municipal Board (OMB) in September 2011. The subject property is located within this Secondary Plan Area, known also as the Aurora Northeast (2c) Secondary Plan. The subject property is **not** included in Appendix II, Cultural Heritage Resources.

The conservation of significant cultural heritage features and landscapes is identified in the principles of the Secondary Plan. Policies related to cultural heritage are outlined in Section 5.0 *Conserving Cultural Heritage Resources and Archaeology*. Relevant Secondary Plan policies have been addressed, above, in Section 2.1.3 of this report.

2.1.5 Heritage Impact Assessments and Conservation Plans Guide (2016)

The Town of Aurora has prepared a guidance document (the HIA guidelines) outlining the objective, policy and legislative framework, and required content for HIAs submitted to the Town. Section 3.3 of the HIA guidelines provides the framework for evaluation of potential cultural heritage resources against O.Reg.9/06 criteria.

Per the HIA guidelines, the following contents are required:

- i. An outline of the methods employed in the study (see Section 2 of this document);
- ii. Description of the property and context in detail including all necessary surveys, maps and plans (see Section 3 of this document);
- iii. Description of the proposed development in detail (see Section 5 of this document);
- iv. An outline of applicable planning and heritage policies, guidelines and resources including (but not limited to):
 - a. The Planning Act;
 - b. Provincial Policy Statement, 2014;
 - c. Ontario Heritage Act;
 - d. York Region Official Plan;
 - e. Town of Aurora Official Plan;
 - f. Standards and Guidelines for the Conservation of Historic Places; and

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- g. The Ontario Heritage Tool Kit. (see Section 2.1 of this document)
- v. Description of the heritage status of the subject property and adjacent properties (see Section 3 of this document);
- vi. Historical research including (but not limited to):
 - a. Title search;
 - b. Tax assessment records;
 - c. Archival research (Aurora Historical Society);
 - d. County Atlas; and
 - e. Fire Insurance Plans. (see Section 3.1 of this document)
- vii. Description of the subject lands with an analysis of cultural heritage landscapes, archaeological sites, natural heritage sites and built heritage resources noting all cultural features (including barns, accessory structures, fences, outbuildings, etc.) as per the definitions found in Provincial Policy Statement, 2014 (see Section 3.2 of this document);
- viii. If the proposed development or site alteration has been determined to have no adverse impact to identified significant heritage resources, the Heritage Impact Assessment must outline the rationale for such a recommendation (see Section 7 of this document);
- ix. A description of the identified heritage resources have [sic] been determined to be of significant cultural heritage value or interest (see Section 4.1 of this document);
- x. Evaluation of the identified significant resources in terms of the criteria as outlined in the Ontario Heritage Act and Ontario Regulation 9/06 (see Section 4 of this document);
- xi. A Statement of Significance for each significant heritage resource identified in relation to Ontario Regulation 9/06 including a description of the significant heritage attributes (see Section 4.1 of this document);
- xii. A summary of the integrity and condition of identified heritage resources (see Section 3.2 of this document);
- xiii. A detailed description of impacts of proposed developments on the identified heritage resources noting the degree or severity of the impact (see Section 5.2 of this document);
- xiv. Recommendations for mitigation, conservation, and commemoration noting how these recommendations will address the impacts that have been identified (see Section 6.2 and 7 of this document);

Note: Where an impact on a cultural heritage resource has been identified and the proposed conservation or mitigative measures including avoidance are considered ineffective, other conservation or mitigative measures and alternatives for the proposed development or site alteration must be recommended.

- xv. Recommendations regarding additional studies (e.g. Conservation Plans) (see Section 7 of this document);

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- xvi. Recommendations for implementation and monitoring (see Section 7 of this document);

Note: This is a schedule and reporting structure for implementing the recommended conservation or mitigative or avoidance measures, and monitoring the cultural heritage resource as the development or site alteration progresses.

- xvii. Addendums, Appendices and References (works cited) (see Section 9 and Appendices of this document);
- xviii. Digital photographs with captions (provided on a data stick or disk).

2.1.6 Additional Guidance Material

Section 13.3 (i) of the Town's OP requires that heritage resources be protected and conserved in accordance with the *Standards & Guidelines for the Conservation of Historic Places in Canada* (2010), the *Appleton Charter for the Protection and Enhancement of the Built Environment* (1983), and other recognized heritage protocols and standards. The *Ontario Heritage Toolkit* – in particular the guides on *Heritage Property Evaluation* and *Heritage Resources in the Land Use Planning Process* have – also informs the current study.

2.2 Background Research

In order to identify any value-defining historical associations and to better understand the property within its broader context, a wide variety of sources (listed in Section 9) were reviewed.

2.3 Site Analysis

A site visit was undertaken on August 31, 2018 in order to document the current conditions of the property and its surroundings. A description of the property, images, and the findings of the site visit can be found in Section 3.2.

2.4 Evaluation of Cultural Heritage Value or Interest

As previously noted, the evaluation of the CHVI of the property involved a review of the land-use history of the property, its current conditions, and current context. O.Reg.9/06 criteria were applied to the evaluation. This assessment considered the property as a whole, as well as individual components or structures.

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3 Introduction to the Subject Property

The subject property is located at 1625-1675 St. John's Sideroad in the Town of Aurora. It is an approximately 89.94-acre parcel located in the west half of Lot 25, Concession 3, in the historic Whitchurch Township, County of York (Plan 65R-36629).

The property is located on the south side of St. John's Sideroad, bounded to the west by Leslie Street and to the east by Highway 404 (Figure 1). Observed land use in the surrounding area is transitioning from rural to suburban. 1625-1675 St. John's Sideroad is located within the Aurora Northeast (2c) Secondary Plan Area and is designated in the OP as Business Park 1, with an Environmental Protection Area. A key physiographic feature of the subject property is Weslie Creek - one of four major tributaries of the East Holland River - and its steep, treed valley which run through the south half of the property (Figure 2). The topography of the subject property is rolling and complex.

The subject property generally presents as two connected but distinct complexes, comprising 1625 and 1675 St. John's Sideroad.

Key features of the smaller of the two complexes, 1625 St. John's Sideroad, include:

- a two-storey, post-1927 frame residence;
- a late 19th century bank barn (with significant 20th century intervention);
- remains of an early 20th century concrete silo or cistern;
- an early 20th century outbuilding with a mid-20th century addition; and,
- a detached mid-20th century garage.

Key features of 1675 St. John's Sideroad, also known as the Nighswander Equestrian Centre, include:

- a two-storey, brick clad, c.1970 residence;
- a c.1970, T-shaped equestrian complex;
- a mid-20th century, plaster-clad, one-storey cottage;
- a long laneway with flanked by double rows of coniferous trees, terminating at a formal circle in front of the main residence;
- a double hedgerow between the residence and cottage; and,
- open and rolling paddocks, pastures, and fields.

An access road connects the two properties to St. John's Sideroad and to each other.

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Figure 2: 1625-1675 St. John's Sideroad, current conditions (Base map source: York Region 2018).

3.1 Existing Protections, Designations, or Commemorations

The property is not designated under Parts IV or V of the Ontario Heritage Act. It is listed as a non-designated property of the Town's Heritage Register under Section 27, Part IV of the OHA.

The inventory sheet for the property, provided by the Town of Aurora, indicates that the property was included on the *Aurora Inventory of Heritage Buildings* (the Inventory) compiled by the Aurora Heritage Advisory Committee (LACAC) between 1976 and 1981. The Inventory was adopted by Council in 1981. Following the 2005 amendments to the OHA, Council adopted the Inventory – and all of its properties – as the municipality's *Aurora Register of Property of Cultural Heritage Value or Interest* under Section 27, Part IV of the OHA.

The inventory form for the subject property identifies the listed property as 1675 St. John's Sideroad, and provides the following information:

- Construction date - c.1900

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- Architectural style – Worker's House Estate Cottage
- Roof type – tin roof
- Windows – 6/1 sash
- Chimney - centre

No adjacent properties are known to have any cultural heritage protections or designations.¹⁴

The subject property is privately owned.

3.2 Background Research and Analysis

The subject property comprises Part of the west half of Lot 25, Concession 3 in the geographic township of Whitchurch in the historic County of York, now within the Town of Aurora.

The cultural history of southern Ontario began after the retreat of the Wisconsin glacier. During this archaeological period, known as the Paleo-Indian period (11,500-8000 BC)¹⁵, the climate was similar to the modern sub-arctic; and vegetation was dominated by spruce and pine forests. The initial occupants of the province, distinctive in the archaeological record for their stone tool assemblage, were nomadic big-game hunters (i.e, caribou, mastodon and mammoth) living in small groups and travelling over vast areas of land, possibly migrating hundreds of kilometres in a single year.

During the Archaic archaeological period (8000-1000 BC) the occupants of southern Ontario continued to be migratory in nature, although living in larger groups and transitioning towards a preference for smaller territories of land – possibly remaining within specific watersheds. The stone tool assemblage was refined during this period and grew to include polished or ground stone tool technologies. Evidence from Archaic archaeological sites points to long distance trade for exotic items and increased ceremonialism with respect to burial customs towards the end of the period.

The Woodland period in southern Ontario (1000 BC–AD 1650) represents a marked change in subsistence patterns, burial customs and tool technologies, as well as the introduction of pottery making. The Woodland period is sub-divided into the Early Woodland (1000–400 BC), Middle Woodland (400 BC–AD 500) and Late Woodland (AD 500-1650). During the Early and Middle Woodland, communities grew in size and were organized at a band level. Subsistence patterns continued to be focused on foraging and hunting. There is evidence for incipient

¹⁴ The property at 1588 St. John's Sideroad was previously listed on the Register. The property was evaluated in 2014 and found to not warrant designation under Part IV of the OHA (Town of Aurora, 2014).

¹⁵ Chris Ellis and D. Brian Deller, (1990): 37 and Stewart, A.M., "Water and Land." In Munson, M.K. and Jamieson, S.M (eds.) *Before Ontario: The Archaeology of a Province*. McGill Queen's University Press. 2013: 24.

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horticulture in the Middle Woodland as well as the development of long-distance trade networks.

Woodland populations transitioned from a foraging subsistence strategy towards a preference for agricultural village-based communities around AD 500–1000. It was during this period that corn (maize) cultivation was introduced into southern Ontario. Princess Point Complex (AD 500–1000) sites provide the earliest evidence of corn cultivation in southern Ontario.

The Late Woodland period is divided into three distinct stages: Early Iroquoian (AD 1000–1300); Middle Iroquoian (AD 1300–1400); and Late Iroquoian (AD 1400–1650). The Late Woodland is generally characterised by an increased reliance on cultivation of domesticated crop plants, such as corn, squash, and beans, and a development of palisaded village sites which included more and larger longhouses. These village communities were commonly organized at the tribal level; by the 1500s, Iroquoian communities in southern Ontario – and northeastern North America, more widely – were politically organized into tribal confederacies. South of Lake Ontario, the Five Nations Iroquois Confederacy comprised the Mohawk, Oneida, Onondaga, Cayuga, and Seneca, while Iroquoian communities in southern Ontario were generally organized into the Petun, Huron and Neutral Confederacies.

During this period, domesticated plant crops were supplemented by continued foraging for wild food and medicinal plants, as well as hunting, trapping, and fishing. Camp sites from this period are often found in similar locations (if not the same exact location) to temporary or seasonal sites used by earlier, migratory southern Ontario populations.

When European's first arrived in the general area in the early seventeenth century, the region was something of a "no-man's land" with no permanent settlements; Haudenosaunee territory was primarily to the south though they hunted in lands to the north, and there were Huron-Wendat villages north of Lake Simcoe. In the mid-to-late seventeenth century, the area remained remote though there were several Haudenosaunee villages along the northern shore of Lake Ontario, taking advantage of the Toronto Carrying Place Trail, such as *Ganatsekwyagon* on the Rouge River and *Teiaiagon* at the mouth of the Humber River. In the latter seventeenth century, the Algonquin-speaking Anishinaabeg (Mississaugas) began challenging the Haudenosaunee for dominance of the area north of Lake Ontario and Ontario in general, resulting in the abandonment of these Haudenosaunee villages. The Mississaugas fell into negotiations with British authorities over a series of land purchases in the latter eighteenth century.¹⁶

¹⁶ Archeoworks Inc., *Stage 2 AA for the Detail design of St. John's Sideroad from Leslie Street to Highway 404, Town of Aurora, Regional Municipality of York, Ontario, (Newmarket, ON, 2017), 7.*

(footnote continued)

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The subject property was believed, by the Crown, to be within the Johnson-Butler Purchase lands. This treaty – also known as the 'Gunshot Treaty' was entered into in 1787, but contained no description of the land it was meant to cover. An approximately 52,000 km² territory was subsequently covered by the Williams Treaties, which were signed by seven Anishinaabe Nations and Crown representatives, in October and November 1923, to address lands that had not been surrendered.¹⁷

3.2.1 Euro-Canadian Settlement

Yonge Street was completed 1796, connecting the Town of York to Holland Landing and creating the boundaries of the County of York's northern townships, including Whitchurch.¹⁸ John Stegman laid out the plan for the Township of Whitchurch around 1800, shortly after the arrival of the first Euro-Canadian settlers.^{19,20} The original boundaries of the Township of Whitchurch varied from those in the twenty-first century, with the northern boundary marked (as it is still) at Davis Drive, Yonge Street forming the western boundary, Stouffville Sideroad the southern, and the eastern as it remains at Durham Road. The original boundaries included the Town of Aurora, Stouffville, New Market, and what is known now as Oak Ridges.²¹ Though the date of naming for the township is unknown, it was John Graves Simcoe that picked 'Whitchurch' to commemorate his wife's birthplace in Herefordshire.²²

As in the case of many early land concessions by the Crown before settlement, one-seventh was set aside for clergy reserves and an equal part for Crown reserves, but both were sold by 1820 and 1840, respectively.²³ Early settlers came from a number of backgrounds, but the most cohesive early group were Quakers from a variety of American locations initially lead by Timothy Rogers from Vermont, who was offered a significant portion of land to make settlement viable in Whitchurch.²⁴ Others included Hessians paid in land by the British government, and still others were Mennonites who settled in the southeast and especially in Stouffville.²⁵ The first patents for land in the latter eighteenth century in Whitchurch Township

¹⁷ William Treaties First Nations, *Maps of our Treaties*. 2018 <https://williamstreatiesfirstnations.ca/maps-of-our-treaties/> and Indigenous and Northern Affairs Canada (INAC), *Treaty Research Report, The Williams Treaties (1923)*. 2018 Accessed online at <https://www.aadnc-andc.gc.ca/eng/1100100029000/1100100029002>

¹⁸ Barkey, *Whitchurch Township*, (Toronto, Stoddart Publishing, 1993), 40.

¹⁹ Miles & Co., *Illustrated Historical Atlas of the Township of York*, (Toronto, 1878), xv.

²⁰ As second survey in 1869 redrew a number of lot lines (Mulvany and Adam, *History of Toronto and County of York*, (Toronto, 1885), 145)

²¹ Barkey, *Whitchurch Township*, 12.

²² Ibid, 14.

²³ Ibid.

²⁴ Ibid.

²⁵ Ibid.

(footnote continued)

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began in 1796. As with many other locations throughout Ontario, much of the land in the early nineteenth century went unsettled after being allocated to United Empire Loyalists, who would often hold onto their grants and sell them at a significant markup.

Settlement was shaped the region's physiography, including the predominant Oak Ridges Moraine and tributaries of the East Holland River, which ensured moist and very fertile land for agricultural practices – essential to attracting settlement that was largely agriculturally based over the course of the nineteenth century.²⁶ Early on, a number of hamlets developed in the area around key roadway intersections or streams/rivers that offered the potential for mill power. Some of these include Vandorf, Bogarttown, Ballantrae, Pine Orchard, Bloomington Gormley, and Bethesda.²⁷ In her seminal work on the Township, *Whitchurch Township*, Barkey speculates that the large number of early hamlets was due to poor transportation infrastructure and routes and the difficulties settlers and traders encountered when moving goods in, out of, and amongst the area.²⁸ Nevertheless, settlement in Whitchurch quickly picked up pace, and by 1842 the population was 3,836 according to *Smith's Canadian Gazetteer*. Smith described Whitchurch Township in the mid-nineteenth century as an "...old settled township" that had "fine...well cultivated... beautifully situated" farms with "excellent orchards attached...".²⁹ At the time, the Township had "four grist and thirteen saw mills".³⁰ Indeed, the major centres (Aurora, New Market, and Stouffville) of the Township grew large enough to incorporate and were administratively separate.³¹

A major supplemental income to agricultural practices in Whitchurch Township, like much of the Province, was the timber industry. Much of it served the concomitant growth of American cities, especially after the restrictions on Crown Land lumber were lifted; later in the nineteenth century, the timber industry in the Township would serve the railroads for fuel wood. Together, these practices meant that the Township went from 35% wooded in 1850 to a meagre 7% in 1910 (regenerating by the 1990s to 22%).³² Of course, lumber harvesting practices also worked to shape social life of many residents in Whitchurch Township. Comparatively speaking, the Township received its first major rails quite early, with the Ontario, Simcoe, and Huron Railway (later the Northern) arriving in Aurora in 1853 and even received its own localized rail in 1877 in the form of the Lake Simcoe Junction, which began in Stouffville.³³ These rails relied heavily on the lumber industry, and as they became more common they radically affected the

²⁶ Archeoworks Inc., *Stage 2 AA*, 10.

²⁷ Barkey, *Whitchurch Township*, 16.

²⁸ Ibid, 17.

²⁹ Smith, *Smith's Canadian Gazetteer*, 219.

³⁰ Ibid.

³¹ Barkey, *Whitchurch Township*, 17.

³² Ibid, 21-22.

³³ Ibid, 23.

(footnote continued)

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topography and interconnectedness of Whitchurch Township in the late nineteenth and early twentieth centuries.

3.2.2 1625-1675 St. John's Sideroad

King's College received all 200 acres of Lot 25 in the 3rd Concession of the Township of Whitchurch (now within the Town of Aurora) in a Crown Patent in January of 1828.³⁴ In 1847, John Willson bought the eastern 100 acres of the lot and in April of 1862 King's College sold the western half, comprising the subject property, to Thomas Coates.³⁵ Tremaine's *York County Atlas* clearly shows Thomas Coates occupied the property as early as 1860.³⁶ This map further indicates that Coates had erected at least one structure at the northwest corner of the lot where Weslie Creek and the concession road intersect (Figure 3).

Coates was a Quaker farmer born in 1815 according to the 1861 Canada West Census.³⁷ The census indicates that Coates and his wife Lydia were living in a one-storey frame house with their seven children.³⁸ Coates held the subject property well into the latter nineteenth century. Miles & Company's *Illustrated historical atlas* indicating he still occupied it in 1878, though the map depicts no further structures³⁹ at the time (Figure 3).⁴⁰ In 1892 Thomas Coates sold his undivided interest in the 100 acres of the west half of Lot 25 to his son, Benjamin O. Coates.⁴¹

Benjamin Coates sold the 100 acres of the western half of Lot 25 in June of 1892 to James Hill, shortly after acquiring the land from his father. Hill hung onto the land for 10 years until 1902 when he sold it to Annie E. Armstrong. Annie and her husband William R. Armstrong sold the land to Frank P. Graham in 1910.⁴² Graham then sold the northwest 50 acres of the lot in 1922 to Albert and Ola Finney.⁴³ The Finneys sold their portion of the property to Victor Sifton in July 1927 – the remaining portion of the property being sold by Frank Graham to Sifton in September that same year. It was likely Sifton who constructed the extant residence at 1625 St. John's Sideroad, and possibly the small cottage north of the residence at 1675 St. John's Sideroad.

³⁴ Ontario Land Abstracts. York Region (65), Whitchurch; Stouffville, Book 236, 1.

³⁵ Ibid.

³⁶ George Tremaine, *York County Atlas*, (Toronto, 1860).

³⁷ Library and Archives Canada. *Census Returns For 1861*; Roll: C-1089-1090.

³⁸ Library and Archives Canada. *Census of Canada, 1881*. Statistics Canada Fonds, Record Group 31-C-1. LAC microfilm C-13162 to C-13286.

³⁹ It is worth noting here that early maps contain somewhat of a bias in that land owners often had to pay surveyors to represent structures on the drawings.

⁴⁰ Miles & Co. *Illustrated historical atlas of the county of York* (Toronto, 1878).

⁴¹ Ontario Land Abstracts. York Region (65), Whitchurch; Stouffville, Book 236, 1.

⁴² Ibid, sheet 1.

⁴³ Ibid.

(footnote continued)

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An air photo from 1927 (Figure 4) and a Department of Militia and Defence topographic map from 1929 (Figure 5) show structures pertaining to the farmstead at 1625 St. John's Sideroad were located near the intersection of St. John's Sideroad and Leslie Street.⁴⁴ In 1939⁴⁵ Sifton sold the property to Whitchurch Investment Ltd. (Figure 5).⁴⁶ Although the topographic maps provide limited detail pertaining to the structures, the 1927 air photo shows that a residence was located in a similar position to that of 1625 St. John's Sideroad; however, the 1927 residence appears to be an L-shaped farmhouse, suggesting that the extant house was built shortly after the air photo was taken. The 1927 image also shows the square bank barn (no concrete silo is visible) and a portion of the outbuilding west of the bank barn. None of the structures associated with 1675 St. John's Sideroad – including the small worker's cottage – had been constructed (Figure 4) – although the cottage does appear on the 1954 air photo of the area (Figure 6). Given the extent of property development depicted on the 1954 air photo – including the addition of the primary laneway to 1675 St. John's Sideroad, flanked by double rows of newly planted trees – it is likely that this structure was erected around this time to support the use of the property, which appears to have been increasingly equestrian.

Whitchurch Investment held the property for almost two decades, until July 20, 1971 when Carolyn A. Sifton (later Peter) bought all 100 acres of the western half of Lot 25.⁴⁷ The 1970 shows new structures and features at 1675 St. John's Sideroad, including the residence, the large equestrian barn and double rows of trees along the laneway (Figure 7).⁴⁸ Following her death, Carolyn A. S. Peter's estate negotiated the transfer of her 100 acre property to Hegan Peter in 1976, who over the following decades sold off portions in smaller lots.⁴⁹ Notably, in August of 1977, Hill N' Dale – an equestrian company well-known for its horse breeding⁵⁰ – began buying portions of the lot.⁵¹ By 1987, Hill N' Dale had purchased most of the original western 100 acres, save some portions that had been divided into smaller lots.⁵² Since the 1970s, the property has remained relatively unchanged (Figure 7).

⁴⁴ Department of National Defense, Geographical Section. OCUL Scholars Geoportal. Topographical maps, 1929-1939.

⁴⁵ Ontario Land Abstracts. York Region (65), Whitchurch; Stouffville, Book 236, 1.

⁴⁶ Ibid.

⁴⁷ Ontario Land Abstracts. York Region (65), Whitchurch; Stouffville, Book 236, sheet 2.

⁴⁸ York Region. York Maps; Images layer. Aerial photographs: 1970.

⁴⁹ Ontario Land Abstracts. York Region (65), Whitchurch; Stouffville, Book 236, sheet 3.

⁵⁰ Hill N' Dale. *Hill N' Dale History*.

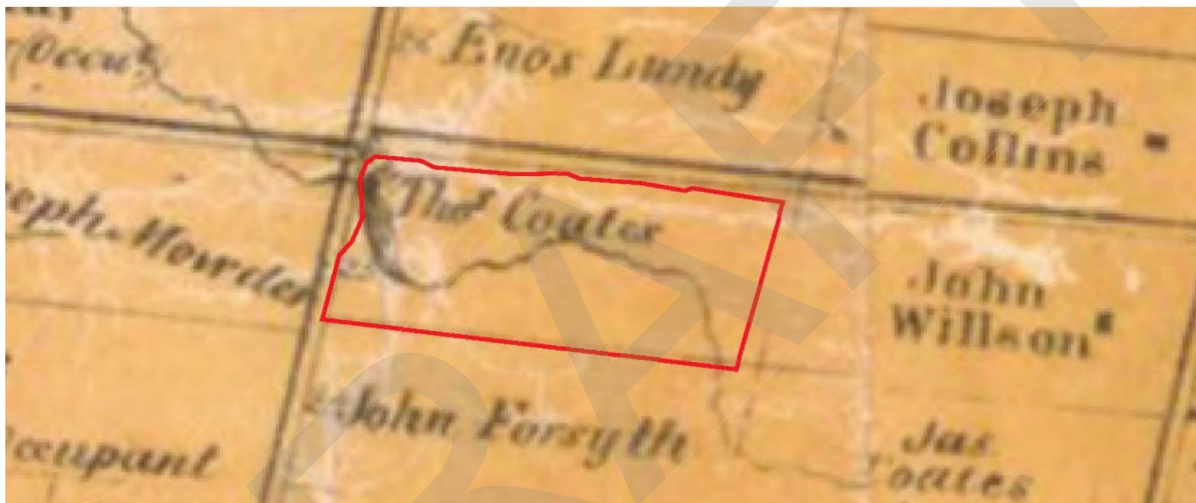
⁵¹ Ontario Land Abstracts. York Region (65), Whitchurch; Stouffville, Book 236, sheet 3.

⁵² Ibid, sheet 4.

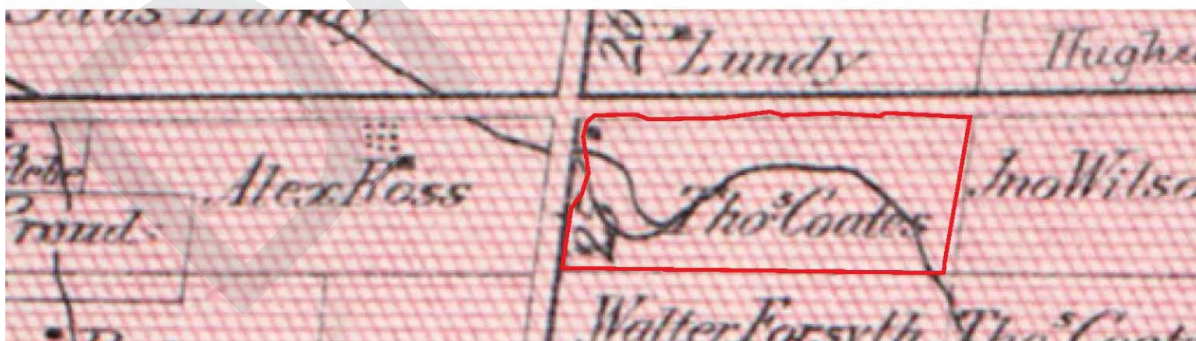
Heritage Impact Assessment: 1625-75 St. John's Sideroad, Aurora ON

Wood	26	J. Fulton	James Fulton	Peter
Leon	25	Cap. W. Graham	James S.L.	
ker	24	Qui fee now John W. Kay	Cap. W. Graham	John Ge in fee
ker	23	Cap. W. Graham	Cap. W. Graham	Abraham

Stegman, 1802 (revised 1857)



Tremaine, 1860



Miles & Co., 1878

Figure 3: 1625-1675 St. John's Sideroad, 19th century morphology.

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Figure 4: 1927 Air Photo of property (NAPL, RA18, No.56)

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1929



1935



1939

Figure 5: 1929, 1935, and 1939 Topographic Maps showing Property (DND, 1929, 1935, 1939).



Figure 6: 1954 Air Photo of Property (University of Toronto, 1954).

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1970



1978



1988

Figure 7: Property Morphology, 1970, 1978, 1988 (York Region).

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3.3 Existing Conditions

3.3.1 Context

The subject property is located at 1625-1675 St. John's Sideroad in the Town of Aurora. It is an approximately 89.94-acre parcel located in the west half of Lot 25, Concession 3, in the historic Whitchurch Township, County of York (Plan 65R-36629).

The property is located on the south side of St. John's Sideroad, bounded to the west by Leslie Street and to the east by Highway 404 (Figure 1). Observed land use in the surrounding area is transitioning from rural to suburban (Photo 1 to Photo 3). 1625-1675 St. John's Sideroad is located within the Aurora Northeast (2c) Secondary Plan Area and is designated in the OP as Business Park 1, with an Environmental Protection Area. A key physiographic feature of the subject property is Weslie Creek - one of four major tributaries of the East Holland River - and its steep, treed valley which run through the south half of the property (Figure 2). The topography of the subject property is rolling and complex.



Photo 1: View from 1362 St. John's Sideroad, looking north-northwest towards subdivision west of Leslie Street and north of St. John's Sideroad (CU 2018)

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Photo 2: View of area north of subject property, looking northwest from Highway 404 along St. John's Sideroad (GoogleEarthPro, July 2018).



Photo 3: View along Leslie Street, looking south from St. John's Sideroad (subject property on the left) (GoogleEarthPro, July 20184).

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3.3.2 1625 St. John's Sideroad

The subject property generally presents as two connected but distinct complexes, comprising 1625 and 1675 St. John's Sideroad.

Key features of the smaller of the two complexes, 1625 St. John's Sideroad (Figure 8), include:

- a two-storey, post-1927 frame residence (Figure 8, #1);
- a late 19th century bank barn (Figure 8, #2);
- remains of an early 20th century concrete silo or cistern (Figure 8, #3);
- an early 20th century outbuilding with a mid-20th century addition (Figure 8, #4); and,
- a detached mid-20th century garage (Figure 8, #5).



Figure 8: 1625 St. John's Sideroad, current conditions (base map source: YorkMaps, 2018)

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Photo 4: View of 1625 St. John's Sideroad from the base of the laneway, looking south towards house (right) and barn (CU 2018).

Residence

As described in Section 3.2.2, the residence at 1625 St. John's Sideroad appears to have been constructed by Victor Sifton sometime after he purchased the property in July 1927. The one-and-a-half-storey frame residence is constructed on a rectangular plan with a side gable roof. The structure is clad in vertical wood siding, with red brick cladding at the northwest corner – running from the brick chimney on the north façade, across the bay window, terminating at the recessed front entrance (Photo 5 to Photo 7). On the front (west) elevation, there are two simple dormers on the second floor. A long dormer runs along the rear (east) elevation. An attached two-car garage is located on the south (side) elevation (Photo 6 and Photo 10). Review of air photos indicates that this was added between 1970 and 1978. Size and locations of openings are irregular and there is evidence of significant intervention and replacement.

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Photo 5: 1625 St. John's Sideroad, north façade (CU 2018).



Photo 6: 1625 St. John's Sideroad, west (front) façade (CU 2018).

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Photo 7: 1625 St. John's Sideroad, west (front) façade, showing attached two-car garage (CU 2018).



Photo 8: 1625 St. John's Sideroad, south façade (CU 2018).

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Photo 9: 1625 St. John's Sideroad, east façade from along access road (CU 2018).



Photo 10: View of 1625 St. John's Sideroad, rear (east) façade (CU 2018).

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Barn

One of the key components of 1625 St. John's Sideroad considered for its cultural heritage value or interest, is the roughly 14m x 15m barn located south of the residence. The structure is constructed on a rectangular plan with an aluminum gable roof. Its design makes use of the existing topography, being one storey on the front (north) façade and two storeys at the rear and sides (Photo 11 to Photo 15). The foundation of a mid-20th century concrete silo or cistern is located along the north façade (Photo 12). The structure is clad in horizontal wood cladding and - although portions of the fieldstone foundation likely dating to the late 19th century are extant along the front and side elevations (Photo 11 to Photo 14) - there is evidence of significant intervention in the mid-20th century. This 20th century intervention includes a complete rebuilding of the rear (south) foundation wall and the replacement and bracing of interior beams and walls (Photo 15 to Photo 17).



Photo 11: Barn, front (north) facade (CU 2018).

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Photo 12: Front (north) of barn, cistern/silo base on right (CU 2018)



Photo 13: Barn, east facade (CU 2018).

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Photo 14: Barn, west facade (CU 2018).



Photo 15: Barn, south facade (CU 2018).

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Photo 16: Barn interior (CU 2018).



Photo 17: Detail, barn interior (CU 2015).

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Outbuilding

A second, two-storey outbuilding is located immediately west of the barn. This outbuilding is a simple, wood-clad, rectangular structure on a concrete foundation with a metal, gable roof. Additions were added along the west and south sometime between 1927 and 1954 and there is evidence of 20th century intervention for expansion, maintenance, and change of use (Photo 18 to Photo 20).



Photo 18: Outbuilding, north facade (CU 2018).

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Photo 19: Outbuilding, east elevation foundations (CU 2018).



Photo 20: Outbuilding, mid-20th century addition, west facade (CU 2018).

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Garage

A small, one-storey, frame garage is located to the north of the two-storey outbuilding. It was constructed on a roughly square plan, sometime between 1954 and 1970. The structure is wood-clad, with a simple hipped roof (Photo 21 and Photo 22).



Photo 21: Garage, north elevation (CU 2018).



Photo 22: Garage, south elevation (CU 2018).

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3.3.3 1675 St. John's Sideroad

Key features of 1675 St. John's Sideroad, also known as the Nighswander Equestrian Centre, include:

- a two-storey, brick clad, c.1960 residence (Figure 9, #1 and Photo 24);
- a c.1960, T-shaped equestrian complex (Figure 9, #2 and Photo 25 to Photo 27);
- a mid-20th century, plaster-clad, one-storey cottage (Figure 9, #3);
- a long laneway with flanked by double rows of coniferous trees, terminating at a formal circle in front of the main residence (Figure 9, #4 and Photo 28 to Photo 29);
- a double hedgerow between the residence and cottage (Figure 9, #5); and,
- open and rolling paddocks, pastures, and fields (Photo 30 and Photo 31).

Given the late-20th century date of construction of the majority of the landscape and its components, the small cottage, north of the c.1960 residence is the focus of the physical description below. **It should be noted that the interior of the cottage was not accessed, due to significant safety concerns.**

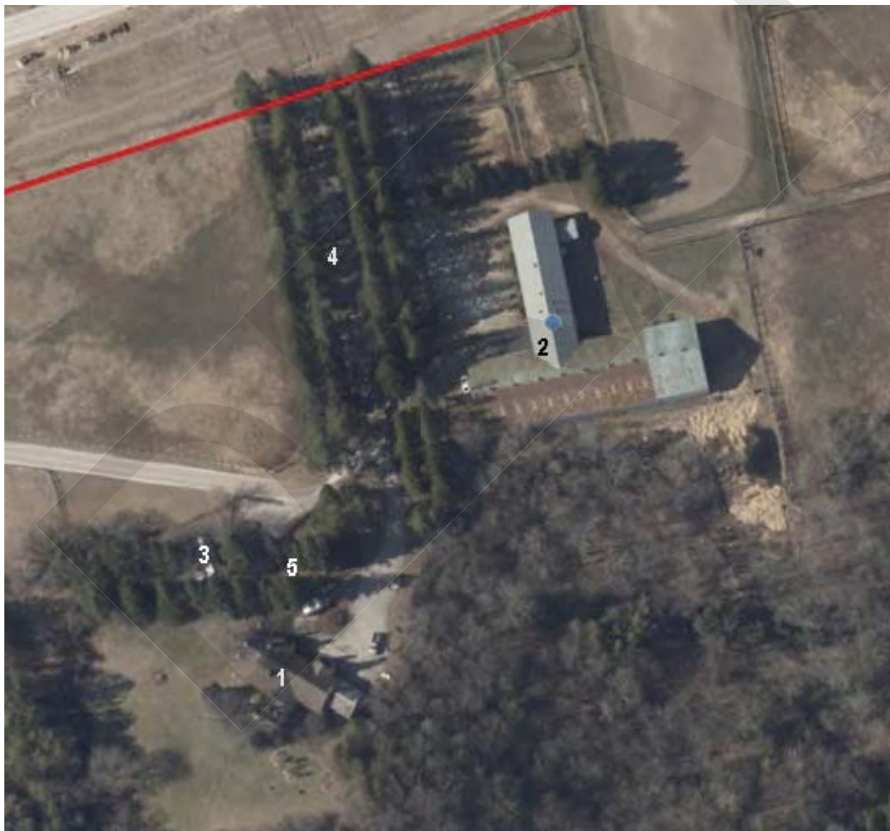


Figure 9: 1675 St. John's Sideroad, building complex, current conditions (base map source: YorkMaps, 2018)

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Photo 23: View of 1675 St. John's Sideroad, from St. John's Sideroad at Highway 404 (GoogleEarthPro, July 2018).



Photo 24: 1675 St. John's Sideroad, circa 1960 residence (CU 2018).

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Photo 25: c.1960 equestrian complex, looking west (CU 2018).



Photo 26: c.1960 equestrian complex (CU 2018).

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Photo 27: c.1960 equestrian complex, looking southwest (CU 2018).



Photo 28: Treed laneway (CU 2018).

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Photo 29: Formal circle in front of residence (CU 2018).



Photo 30: Paddocks and fields east of residence (CU 2018).

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Photo 31: Fields east of equestrian barns (CU 2018).

Cottage

The modest one-storey, plaster-clad cottage at 1675 St. John Sideroad was constructed sometime between 1927 and 1954 – likely in the 1940s or early 1950s when the property appears to have been developed as an equestrian centre, under the ownership of Whitchurch Investments.

The interior of the cottage, could not be accessed during the site visit due to health and safety concerns.

The modest, one-storey cottage appears to be of wood frame construction with plaster cladding (Photo 32 to Photo 37). The structure is built on a roughly rectangular plan with a gable roof – additions on either side have shed roofs. The roof is clad in metal. Openings are rectangular, and irregular in form, size and location. Although the windows on the front (north) elevation are six-over-one sash windows, the remaining windows appear to be of varying sizes and ages. It is possible that the six-over-ones were reused from another source when this modest cottage was constructed. The foundation appears to be concrete, and there does not appear to be a cellar or basement. The structural integrity of the building has been severely compromised and the floors and ceilings have visibly shifted (Photo 36).

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Photo 32: Cottage, north facade (CU 2018).



Photo 33: Cottage, east facade (CU 2018).

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Photo 34: Cottage, south facade (CU 2018).



Photo 35: Cottage, west facade (CU 2018).

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Photo 36: Cottage, interior. Note significant tilt of floor and walls. (CU 2018).



Photo 37: Cottage, detail of cladding (CU 2018).

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4 Evaluation of Cultural Heritage Value or Interest

The property at 1625-1675 St. John's Sideroad was evaluated against criteria outlined under *Ontario Regulation 9/06 Criteria for Determining Cultural Heritage Value or Interest under the Ontario Heritage Act*. A summary of the evaluation is provided, below, in Table 1.

Table 1: Evaluation of Property, Ontario Regulation 9/06 Criteria

O.Reg.9/06 Criteria	Criteria Met (Y/N)	Justification
The property has design value or physical value because it,		
i. is a rare, unique, representative or early example of a style, type, expression, material, or construction method,	N	The subject property and its built and landscape components do not constitute rare, unique, representative or early examples of any particular styles, types, expressions, materials, or construction methods, individually or as a potential cultural heritage landscape. All of the extant components are vernacular, and are not attributable to specific types or styles. With the exception of portions of the bank barn and barn at 1625 St. John's Sideroad, all of the structures and designed landscape components post-date 1927. Although portions of the outbuildings appear to date to the late 19 th century, they were significantly altered in the mid-20 th century.
ii. displays a high degree of craftsmanship or artistic merit, or	N	The components that comprise the subject property appear to have been constructed using methods and techniques which were common for its age of construction and intervention and do not meet this criterion.
iii. demonstrates a high degree of technical or scientific achievement.	N	The modest design, decoration, and methods of construction that remain are consistent with mid-20 th century vernacular construction methods and the late 19 th century outbuildings have been subject to substantial intervention throughout the 20 th century. The property does not meet this criterion.
The property has historical value or associative value because it,		
i. has direct associations with a theme, event, belief, person, activity,	N	The extant structures and components do not appear to have any direct

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O.Reg.9/06 Criteria	Criteria Met (Y/N)	Justification
organization or institution that is significant to a community,		associations that would satisfy this criterion.
ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or	N	The property does not appear to have the potential to yield information that contributes to an understanding of a community or culture.
iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	N	The builder/designer is unknown. The property does not meet this criterion.
The property has contextual value because it,		
i. is important in defining, maintaining or supporting the character of an area,	N	The property and its components do not define, maintain or support the character of the surrounding area from a cultural heritage perspective.
ii. is physically, functionally, visually or historically linked to its surroundings, or	N	The property at 1625-1675 St. John's Sideroad is not physically, functionally, visually, or historically linked to its surroundings.
iii. is a landmark.	N	1625-1675 St. John's Sideroad is not a landmark and does not meet this criterion.

4.1 Findings

Based on the review of background materials and review of the property's design and physical condition, the property at 1625-1675 St. John's Sideroad does not satisfy the criteria outlined under *Ontario Regulation 9/06 Criteria for Determining Cultural Heritage Value or Interest under the Ontario Heritage Act (O.Reg.9/06)*. The property is **not a good candidate** for designation under Part IV of the OHA. A summary of the evaluation is provided in Table 1.

5 Description of the Proposed Development or Site Alteration

5.1 Proposed Development or Site Alteration

A Conceptual Site Plan is included in this document as Appendix B and below as Figure 10. The proposed development of the property involves the west half of the subject property and would result in the demolition and removal of all structures currently situated on the property, as described in Sections 3.3.2 and 3.3.3, above.

The proposal includes plans for:

- a 213, 844 square foot industrial building with 199 surface parking spaces, fronting St. John's Sideroad;
- an office building with a footprint of 14,196 square feet and 46 surface parking spaces, fronting Leslie Street;
- a retail building with a footprint of 20,641 square feet and 115 surface parking spaces, fronting Leslie Street; and,
- a gas station at the southeast corner of St. John's Sideroad and Leslie Street.

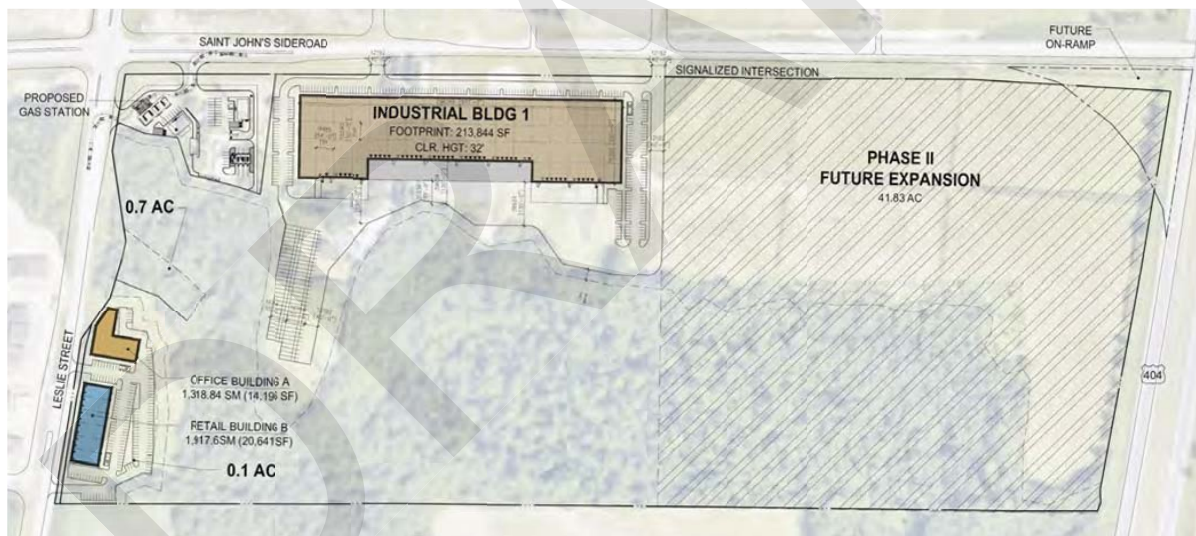


Figure 10: Proposed Site Plan (Ware Malcomb, 2018).

5.2 Impact Assessment

The assessment of potential impacts involved a review of proposed project activities and design in as they relate to cultural heritage resources on and adjacent to the property.

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Potential project-related negative impacts that were considered as part of this HIA include the following seven potential impacts outlined in the MTCS *Info Sheet #5 Heritage Impact Assessments and Conservation Plans*:

Destruction or removal of any, or part of, a heritage building, structure, or identified heritage attribute.

Alteration of a building, structure or landscape in a manner that is not sympathetic or is incompatible with the historic fabric and appearance.

Shadows created that alter the appearance of a heritage attribute or change the viability of a natural feature or plantings, such as a garden;

Isolation of a building, structure, or feature from its surrounding environment.

Obstruction of views from or of a cultural heritage resource, landscape or attribute, where the view has been identified as a heritage attribute.

Change in Use that results in the loss or deterioration of a heritage resource, landscape, or attribute.

Land disturbances that result in damage to below-grade archaeological resources or alteration of historical patterns or topography.

Given that the subject property has been evaluated against the criteria for determining cultural heritage value or interest outlined in O.Reg.9/06 (see Section 4) and the property has been determined to **not satisfy** those criteria. The development proposal, which seeks to demolish the extant structures, will not have a negative impact on any cultural heritage resources or heritage attributes.

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6 Mitigation Options, Conservation Methods, and Proposed Alternatives

6.1 Considered Alternatives

As a general best practice for heritage conservation, minimal intervention should be the guiding principle for all work.

This alternative essentially sees the retention of the residential structure in situ with a focus on conserving the identified heritage attributes. Retention is generally the preferred alternative with respect to structures of cultural heritage value or interest, in the absence other factors.

Evaluation of the retention option generally includes consideration of the physical limitations for incorporating the former residence into any proposed new development. This includes issues related to structural integrity, Building Code Compliance, and possible Designated Substances.

In this case, the subject property and its components do not satisfy the criteria outlined in O.Reg. 9/06 and this alternative has not been deemed appropriate.

6.2 Mitigation Strategies

As such no negative impact has been identified and no specific mitigation measures have been identified.

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7 Recommended Conservation Strategy

Based on the review of background materials and review of the property's design and physical condition, the property at 1625-1675 St. John's Sideroad does not satisfy the criteria outlined under *Ontario Regulation 9/06 Criteria for Determining Cultural Heritage Value or Interest under the Ontario Heritage Act (O.Reg.9/06)*. The property is **not a good candidate** for designation under Part IV of the OHA. A summary of the evaluation is provided in Table 1.

As such no negative impact has been identified and no specific mitigation measures have been identified.

Notwithstanding these findings, an opportunity to recover construction materials from the extant barn has been identified and it is recommended that the proponent work with the Town of Aurora to determine if these materials would be of benefit to the Town of Aurora and might be salvaged and transferred to the Town through the Architectural Salvage Program (see Appendix C).

8 Closure

This report has been prepared by This Land Archaeology Inc. on behalf of Humphries Planning Group Inc.. Any use of this report by a third party is the responsibility of said third party.

We trust that this report satisfies your current needs. Please contact the undersigned should you require any clarification or if additional information is identified that might have an influence on the findings of this report.

Christienne Uchiyama, M.A., CAHP
Heritage Consultant

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9.1 Legislation

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Ontario Regulation 9/06: Criteria for Determining Cultural Heritage Value or Interest under Ontario Heritage Act, R.S.O. 1990, c. O.18

Ontario Heritage Act Ontario Regulation 10/06: Criteria for Determining Cultural Heritage Value or Interest of Provincial Significance under Ontario Heritage Act, R.S.O. 1990, c. O.18.

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Appendix A: Author Qualifications

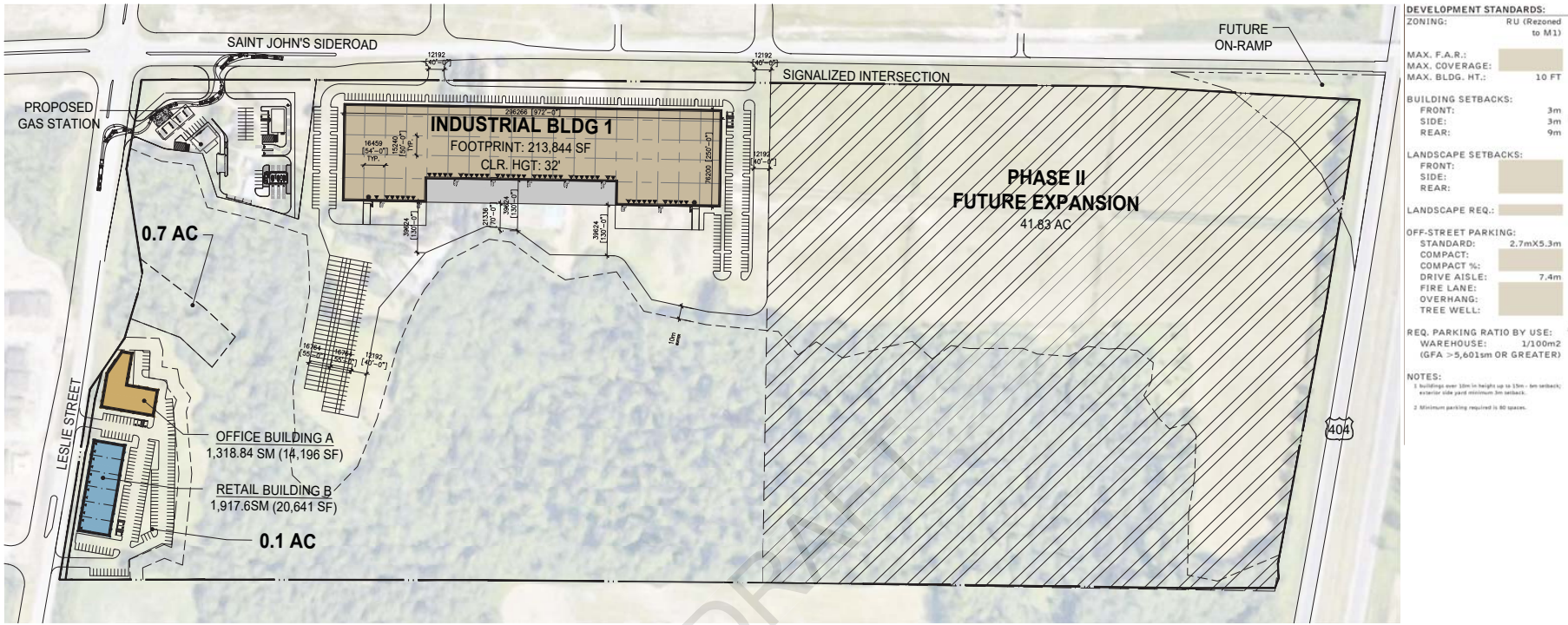
Christienne Uchiyama, M.A., CAHP is an Associate with This Land Archaeology. She is also Principal and Manager of Heritage Consulting Services at Letourneau Heritage Consulting Inc. and currently sits on the Board of Directors for the Canadian Association of Heritage Professionals. Ms. Uchiyama is a heritage consultant with over a decade of experience in the research and assessment of cultural heritage resources in Ontario. She is a member of the Canadian Association of Heritage Professionals and graduated from the Heritage Conservation Masters program at Carleton University. Her thesis focused on the identification and assessment of impacts on cultural heritage resources in the context of Environmental Assessment. Since 2003 she has provided cultural heritage planning advice, support and expertise as a member of numerous multi-disciplinary project teams for projects across Ontario. Her specialties include the development of Cultural Heritage Evaluation Reports and Heritage Impact Assessments.

Ms. Uchiyama has written or co-authored more than 100 technical cultural heritage reports, including archaeological license reports, collections management materials, inventories, cultural heritage evaluation reports, heritage impact assessments, and cultural heritage landscapes policy documents. Throughout the course of these projects, she has developed a thorough understanding of provincial evaluation and assessment methodologies, cultural landscapes, provincial regulatory processes, historical research, and archaeology. Ms. Uchiyama has a great deal of experience undertaking Cultural Heritage Evaluations under both O.Reg.9/06 and 10/06. She has prepared Statements of Cultural Heritage Value or Interest for dozens of properties.

Heritage Impact Assessment: 1625-75 St. John's Sideroad, Aurora ON

Appendix B : Site Plan

DRAFT



DEVELOPMENT STANDARDS:

ZONING: RU (Rezoned to M1)

MAX. F.A.R.: []
 MAX. COVERAGE: []
 MAX. BLDG. HT.: 10 FT

BUILDING SETBACKS:
 FRONT: 3m
 SIDE: 3m
 REAR: 9m

LANDSCAPE SETBACKS:
 FRONT: []
 SIDE: []
 REAR: []

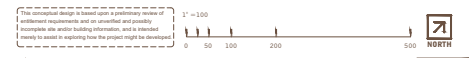
LANDSCAPE REQ.: []

OFF-STREET PARKING:
 STANDARD: 2.7mX5.3m
 COMPACT: []
 COMPACT %: []
 DRIVE AISLE: 7.4m
 FIRE LANE: []
 OVERHANG: []
 TREE WELL: []

REQ. PARKING RATIO BY USE:
 WAREHOUSE: 1/100m2
 (GFA >= 5,601sm OR GREATER)

NOTES:
 1 Buildings over 12m in height use 12m - 6m setback, except for side yard minimum 6m setback.
 2 Minimum parking required is 80 spaces.

PROJECT DATA:			
SITE AREA:			
GROSS:	90.76 AC		
	367,293.01 SM	3,953,505 SF	
PHASE I LOT AREA:	48.93 AC		
	198,012.86 SM	2,131,391 SF	
PHASE II LOT AREA:	41.83 AC		
	169,280.15 SM	1,822,115 SF	
PHASE I PROJECT DATA:			
INDUSTRIAL BUILDING 1	19,866.78 SM	213,844 SF	
OFFICE BUILDING A	1,318.84 SM	18,196 SF	
RETAIL BUILDING B	1,917.60 SM	20,641 SF	
TOTAL FOOTPRINT:	23,103.22 SM	248,681 SF	
TOTAL BUILDING GFA:	23,103.22 SM	248,681 SF	
F.A.R.	0.12		
PARKING REQUIRED:			
INDUSTRIAL BLDG 1 @ 1.0/100SM	199		
OFFICE BUILDING A @ 3.5/100SM	46		
RETAIL BUILDING B @ 6/100SM	115		
STANDARD NO. PARKING SPACES:	361		
REQ. ACCESSIBLE:	10		
TOTAL PARKING REQUIRED:	371		
TOTAL PARKING PROVIDED:	411		



Conceptual Site Plan - PHASE I

Saint John's Side Road
 Aurora, ON Canada

WARE MALCOMB

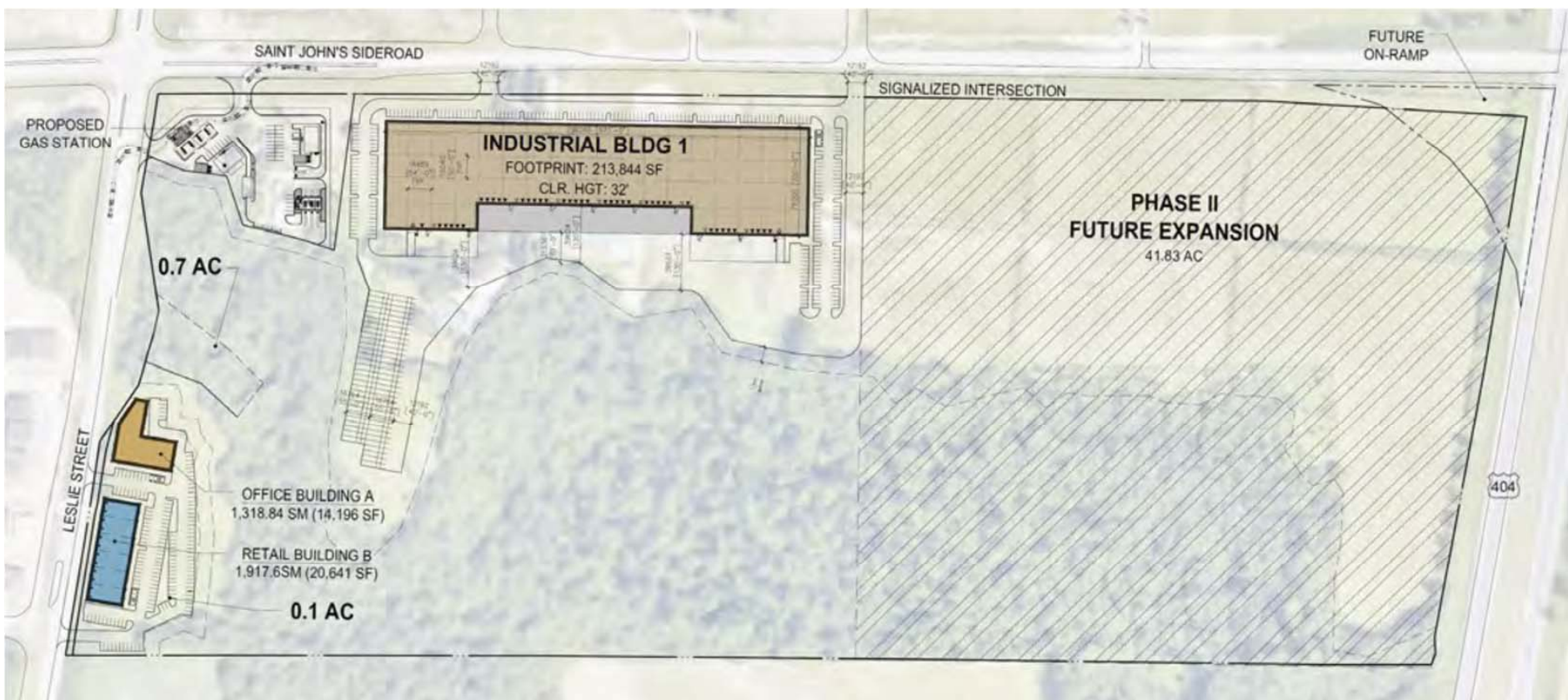
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Heritage Impact Assessment: 1625-75 St. John's Sideroad, Aurora ON


Appendix C : Town of Aurora Architectural Salvage Program Guide

DRAFT

Conceptual Proposal
1625-1675 St. John's Sideroad



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

SITE	<p>Address: 1675 St John's Sideroad East Attachment 4 Former Address: Legal Description: CONCESSION: 3E PART LOT: 25 (98.662ac.)</p>
STATUS	<p>Current Use: Residence Original use: Residence Heritage Status: Listed By-law No. & Date: Official Plan: Rural Zoning: RU (Rural) HCD: Plaques:</p>
PHOTOGRAPH	
KEY MAP	This area is currently blank in the provided image

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

ARCHITECTURE

GENERAL INFORMATION:

Address: 1675 St John's Sideroad
East
Construction Date: C1900
Architectural Style: Worker's House Estate
Cottage

Builder:
Architect:
Original Owner:
Historical Name:

Heritage Easement:

GENERAL DESCRIPTION:

Floor Plan:
Foundation Materials:
Exterior Wall Materials:
Roof Type: Tin roof
Entrance:

Storey: 1
Windows: 6/1 sash
Bays:

UNIQUE FEATURES:

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

Special Windows:
Porch/Verandah:
Door Trim:
Other:

Attachment 5

HERITAGE BUILDING EVALUATION: IDENTIFICATION

Municipal Address: 1625-1675 St. John's Sideroad
Legal Description: Whitchurch Township (Plan 65R-36629) Lot: 25 Conc: 3
Building Name: Nighswander Equestrian Centre
Inventory Identification: Listed, non-designated

Date of Construction: 1926 Additions to Building: several across farmstead

Original Use: Farmstead Original Owner: John Willson and Thomas Coates
Current Use: Farmstead/Equestrian Current Owner: Weslie Creek Developments Inc.

Current Zoning: RU - Rural Official Plan Designation: Business Park 1

Name of Recorder: Adam Robb
Date of Evaluation: March 7, 2019
Committee Review: March 5, deferred to April 1

Photograph



Date of Photo: July 2018 View: multiple Negative: n/a Credit: This Land Arch. Inc.

HERITAGE BUILDING EVALUATION: ARCHITECTURAL REVIEW

Prepared By: HAC - Heritage Evaluation Working Group

Date: March 7, 2019

STYLE OF BUILDING:

Worker's Estate, Farmstead, Equestrian Barn

DESIGN/DETAILS/CRAFTSMANSHIP:

one and a half storey framed residence with wood siding and gable roof with two dormers

Ontario Cottage and Barns also present, but falling into disrepair.

ARCHITECTURAL INTEGRITY/PHYSICAL CONDITION:

Ontario Cottage, estate dwelling and Ontario barn have numerous mid 20th century alterations
structural integrity compromised, neglected and unmaintained

DESIGN/BUILDER/ARCHITECT:

Victor Sifton, after he purchased the property in 1927.

INTERIOR ELEMENTS:

Ornate dove-tail and post-and-beam construction of barn.

SUMMARY/COMMENTS ON ARCHITECTURAL SIGNIFICANCE:

the structures on the property are severely neglected and have numerous unsympathetic alterations

HERITAGE BUILDING EVALUATION: ENVIRO/CONTEXTUAL REVIEW

Prepared By: HAC - Heritage Evaluation Working Group Date: March 7, 2019

DESIGN COMPATIBILITY WITH STREETScape/ ENVIRONS:

The property was evaluated as potentially having favourable viewplanes, being located on high ground overlooking the Town.

COMMUNITY CONTEXT:

Rural character area

LANDMARK STATUS:

none

SITE:

South side of St. John's Sideroad in between Leslie Street and Highway 404

SITE SKETCH:



HERITAGE BUILDING EVALUATION: HISTORICAL REVIEW

Prepared By: HAC - Heritage Evaluation Working Group Date: March 7, 2019
Date of Construction: 1926 Factual or Estimated: F E
Sources: LACAC Records, Land Registry and Census Information

TRENDS/PATTERNS/THEMES:

Reflects early agricultural patterns, but is not a significant historical contribution to the theme.

EVENETS OR PERSONS:

Nighswander Equestrian Centre
Victor Sifton

ARCHAEOLOGICAL RESOURCES:

n/a, Archeological Assessment required as part of future Business Park development

HISTORIC GROUPING OF BUILDINGS:

n/a

SUMMARY/COMMENTS ON HISTORICAL SIGNIFICANCE:

The property may possess marginal historical value based on its date of construction and ownership, but it not considered significant enough to warrant designation.

HISTORICAL SOURCES:

LACAC Aurora Records, Land Registry and Census Information

HERITAGE BUILDING EVALUATION: SCORESHEET

Municipal Address: <u>1625-1675 St. John's Sideroad</u>	Group: 3
Legal Description: <u>Whitchurch Township (Plan 65R-36624) Lot: 25</u> Cons: <u>3</u>	
Date of Evaluation: <u>March 7, 2019</u> Name of Recorder: <u>Adam Robb</u>	

HISTORICAL	E	G	F	P	TOTAL
Date of Construction	30	20	10	0	/30
Trends/Patterns/Themes	40	27	14	0	/40
Events	15	10	5	0	/15
Persons/Groups	15	10	5	0	/15
Archaeological (Bonus)	10	7	3	0	/10
Historic Grouping (Bonus)	10	7	3	0	/10
HISTORICAL TOTAL					33/100

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

ENVIRONMENTAL/CONTEXTUAL	TOTAL
Design Compatibility	/40
Community Context	/20
Landmark	/20
Site	/20
ENVIRONMENTAL/CONTEXTUAL TOTAL	
	27/100

SCORE	INDIVIDUAL	OLD AURORA
Historical Score	X 40% = <u>13.2</u>	X 20% = _____
Architectural Score	X 40% = <u>0</u>	X 35% = _____
Enviro/Contextual Score	X 20% = <u>5.4</u>	X 45% = _____
TOTAL SCORE	18.6	<input style="width:50px; height:20px;" type="text"/>

GROUP 1 = 70-100

GROUP 2 = 45-69

GROUP 3 = 44 or less