



**Heritage
Advisory Committee
Meeting Agenda**

**Monday, April 1, 2019
7 p.m.**

**Holland Room
Aurora Town Hall**

Public Release
March 25, 2019



Town of Aurora Heritage Advisory Committee Meeting Agenda

Date: Monday, April 1, 2019

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

Appointment of Committee Chair and Vice-Chair

Recommended:

That a Committee member be appointed as Chair of the Heritage Advisory Committee; and

That a Committee member be appointed as Vice Chair of the Heritage Advisory Committee.

1. Approval of the Agenda

Recommended:

That the agenda as circulated by Legislative Services be approved.

2. Declarations of Pecuniary Interest and General Nature Thereof

3. Receipt of the Minutes

Heritage Advisory Committee Meeting Minutes of March 5, 2019

Recommended:

That the Heritage Advisory Committee meeting minutes of March 5, 2019, be received for information.

4. Delegations

5. Matters for Consideration

**1. HAC19-001 – 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. HAC19-001 be received; and
2. That the comments from the Heritage Advisory Committee regarding the following recommendations be incorporated into a report to General Committee:
 - (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 in the event of a demolition application, the north elevation stained glass window and all woodwork from the main interior staircase from the ground to the upper floors be salvaged in accordance with the Town of Aurora's Architectural Salvage Program Guide and re-used in any potential development on site; and
 - (c) That prior to the issuance of a Building Permit, future building elevations be subject to Planning Staff approval or review by the Design Review Panel to ensure that the design of any replacement building is done sympathetically.

**2. HAC19-003 – 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. HAC19-003 be received; and
2. That the comments from the Heritage Advisory Committee regarding the following recommendations be incorporated into a report to General Committee:
 - (a) That the 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 approval 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 approval 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.

6. Informational Items

7. Adjournment



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

Date: Tuesday, March 5, 2019

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

Committee Members: Neil Asselin, John Green, Matthew Kinsella, Jeff Lanthier, Hoda Soliman, Councillor Sandra Humfryes, Mayor Tom Mrakas (ex-officio)

Members Absent: Bob McRoberts

Other Attendees: Councillor Wendy Gaertner, Councillor Rachel Gilliland, Councillor Michael Thompson, Robin McDougall, Director of Community Services, Adam Robb, Planner, and Linda Bottos, Council/Committee Coordinator

Appointment of Committee Chair and Vice Chair

It was agreed that Councillor Humfryes act as Chair for the meeting, and that the Chair and Vice Chair of the Committee would be discussed and appointed at the next meeting on April 1, 2019.

The Chair called the meeting to order at 7:03 p.m.

Introductions were made around the table.

1. Approval of the Agenda

**Moved by Neil Asselin
Seconded by Jeff Lanthier**

That the agenda as circulated by Legislative Services be approved.

Carried

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Tuesday, March 5, 2019

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2. Declarations of Pecuniary Interest and General Nature Thereof

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

3. Receipt of the Minutes

None

4. Delegations

(a) Michael de Rond, Town Clerk

Re: Advisory Committee Member Education and Training

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 Neil Asselin

Seconded by John Green

That the comments of the delegation be received for information.

Carried

(b) Adam Robb, Planner

Re: Heritage Advisory Committee Update

Mr. Robb presented an update including the Committee's role in preserving the Town's heritage resources, matters under the *Ontario Heritage Act, 1990*, other research and advisory duties, and ongoing heritage projects in Town.

Moved by John Green

Seconded by Neil Asselin

That the comments of the delegation be received for information.

Carried

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Tuesday, March 5, 2019

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5. Matters for Consideration

1. HAC19-001 – Request to Remove a Property from the Aurora Register of Properties of Cultural Heritage Value or Interest, 97 Wellington Street East

Staff introduced the consultant, Mr. Chris Pretotto of Cspace Architecture, who presented a brief overview of the intent of the delisting request including the demolition of the existing structure and construction of a new, two-storey office building, designed sympathetically to the adjacent properties.

The Committee consented on a two-thirds vote to allow a member of the public to speak to the item.

Mr. David Heard provided some historical background connected to previous owners of the property and requested that the Committee consider ways to incorporate elements of the existing structure, including the stained glass transom, into the proposed new building.

The Committee expressed concerns regarding the Cultural Heritage Assessment attached to the staff report and suggested that the Town perform its own assessment. The Committee further suggested that there might be an opportunity to incorporate the existing building into the proposed design. Staff noted that the recommendation includes salvaging the stained glass window and woodwork from the main interior staircase.

Motion to refer

Moved by Neil Asselin

Seconded by Matthew Kinsella

1. That Report No. HAC19-001 – Request to Remove a Property from the Aurora Register of Properties of Cultural Heritage Value or Interest, 97 Wellington Street East, be referred back to staff for further assessment of the property by the Heritage Evaluation Working Group and a report back to the Committee at the April 1, 2019 meeting.

**Motion to refer
Carried**

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**2. HAC19-002 – Heritage Permit Application, 70-72 Centre Street East, File:
NE-HCD-HPA-19-02**

Staff provided a brief overview of the report and background, noting that the architectural features would be retained and the proposal is in keeping with the Northeast Old Aurora Heritage Conservation District Plan.

The Committee inquired about various aspects of the proposed restoration and materials, and expressed general support for the staff recommendations.

**Moved by John Green
Seconded by Jeff Lanthier**

1. That Report No. HAC19-002 be received; and
2. That the comments from the Heritage Advisory Committee regarding the following recommendations be incorporated into a report to General Committee:
 - (a) That Heritage Permit Application NE-HCD-HPA-19-02 be approved to permit the restoration of the subject property and removal of the frame garage as shown on the submitted plans; and
 - (b) That the property owner photodocument any original construction revealed during the proposed restoration of the property; and
 - (c) That the property owner continue to seek guidance from Town staff and the Heritage Conservation District Plan on the final selection of detail elements visible from the street.

Carried

**3. HAC19-003 – Request to Remove a Property from the Aurora Register of
Properties of Cultural Heritage Value or Interest, 1625-1675
St. John's Sideroad**

Staff provided a brief overview of the report and background, noting that a Heritage Evaluation Working Group scoresheet had not been completed and the heritage impact assessment determined that the property does not meet the criteria for designation.

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Tuesday, March 5, 2019

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The Committee discussed and inquired about various aspects of the property including any options to designate the wood lot as a cultural landscape, salvage the fieldstones and barn foundation, and pay homage to its pastoral and equestrian history through the future design of buildings, fencing and landscaping on the property.

Motion to refer

Moved by Matthew Kinsella

Seconded by Neil Asselin

1. That Report No. HAC19-003 – Request to Remove a Property from the Aurora Register of Properties of Cultural Heritage Value or Interest, 1625-1675 St. John's Sideroad, be referred back to staff for further assessment of the property by the Heritage Evaluation Working Group and a report back to the Committee at the April 1, 2019 meeting.

Motion to refer

Carried

4. HAC19-004 – Heritage Permit Application, 22 Church Street, File: HPA-19-03

The Committee consented to consider Item 4 prior to consideration of Item 1.

Staff introduced members of the project team for the Library Square and Church Street School House Addition project, including: David Leinster of The Planning Partnership; Roland Colthoff and Thomas Nemeskeri of RAW Design Inc.; and Philip Evans of ERA Architects Inc., who provided an overview of the proposed Church Street School addition as part of the Library Square redevelopment, and answered questions.

Moved by Neil Asselin

Seconded by John Green

That the consultants' presentation be received for information.

Carried

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The Committee inquired about various aspects of the proposed addition and expressed concerns and suggestions regarding the roofline height and style, external patina and massing of the building veil, building depth and stability, water table, visual impact of all four sides, shadowing, and design of addition more sympathetic to the existing building. The consultants acknowledged the comments of the Committee and noted they will be taken into consideration.

Moved by Neil Asselin

Seconded by Matthew Kinsella

1. That Report No. HAC19-004 be received; and
2. That the comments from the Heritage Advisory Committee regarding the following recommendations be incorporated into a report to General Committee:
 - (a) That Heritage Permit Application HPA-19-03 be approved to permit the addition to the subject property as shown on the submitted plans; and
 - (b) That the property owner photodocument any original construction revealed during the proposed addition to the property; and
 - (c) That Planning staff continue to liaise with the Ontario Heritage Trust and ensure the addition remains sympathetic of the heritage resource through all phases of the development.

Carried

6. Informational Items

None

7. New Business

Staff advised that the process of establishing a Design Review Panel (DRP) is underway, noting that DRP meetings will also be held bi-monthly, alternating with the Heritage Advisory Committee meetings.

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8. Adjournment

Moved by John Green

Seconded by Neil Asselin

That the meeting be adjourned at 9:16 p.m.

Carried

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



Town of Aurora

Heritage Advisory Committee Report No. HAC19-001

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: April 1, 2019

Recommendation

- 1. That Report No. HAC19-001 be received; and**
- 2. That the comments from the Heritage Advisory Committee regarding the following recommendations be incorporated into a report to General Committee:**
 - 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 in the event of a demolition application, the north elevation stained glass window and all woodwork from the main interior staircase from the ground to the upper floors be salvaged in accordance with the Town of Aurora's Architectural Salvage Program Guide and re-used in any potential development on site; and**
 - c) That prior to the issuance of a Building Permit, future building elevations be subject to Planning Staff approval 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 provide Council with recommendations from the Heritage Advisory Committee 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 house on the property 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 and elevations for a new 2 storey office development on the property.

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.

Provisions of the Ontario Heritage Act for the delisting process

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

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

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

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

Analysis

History of the Property

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

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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 can be salvaged in accordance with the Town of Aurora's Architectural Salvage Program Guide and be re-used in any potential 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 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 new 2 storey office building (See Attachment 3).

Any replacement building on the property will be designed sympathetically, and 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 replacement building with the gable end facing Wellington Street.

Legal Considerations

None.

Financial Implications

There are no financial implications.

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Communications Considerations

No communication required.

Link to Strategic Plan

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

Alternatives to the Recommendation

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

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 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

April 1, 2019

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Report No. HAC19-001

Previous Reports

None.

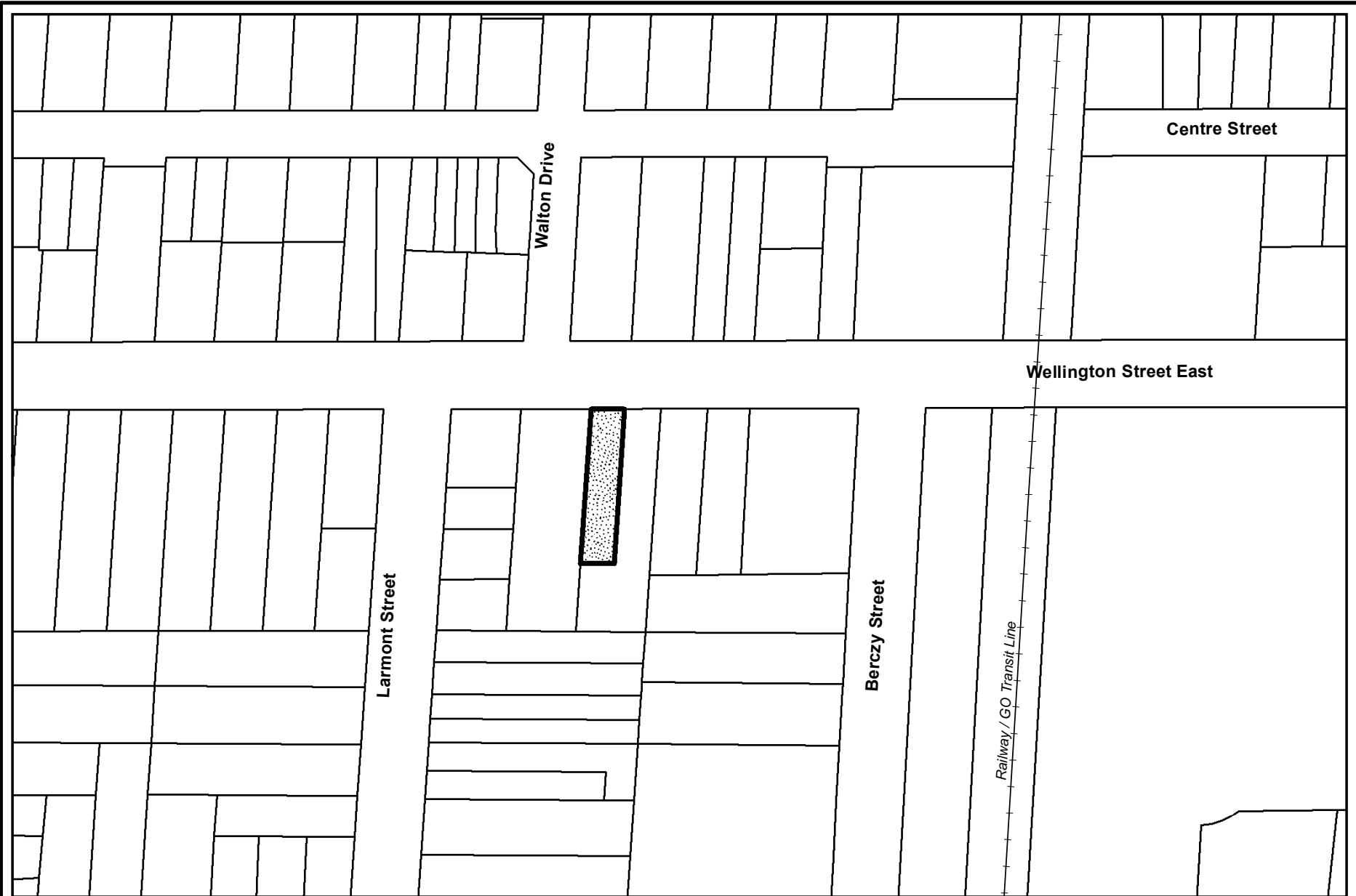
Pre-submission Review

Agenda Management Team meeting review on March 14, 2019

Departmental Approval



**Lawrence Kuk, MCIP, RPP
Acting Director
Planning and Development Services**

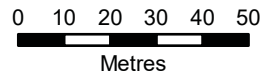


LOCATION PLAN

HAC19-001
97 WELLINGTON STREET EAST



SUBJECT LANDS



CULTURAL HERITAGE ASSESSMENT



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

Tel: 905-722-5398

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.

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

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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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97 Wellington Street East
Town of Aurora, 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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97 Wellington Street East
Town of Aurora, Ontario

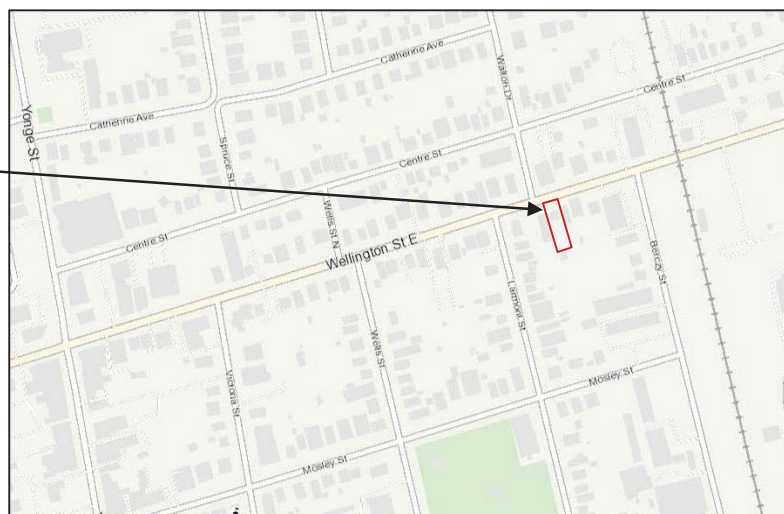
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2.0 DESCRIPTION OF THE PROPERTY AND ITS CONTEXT

2.1 Location

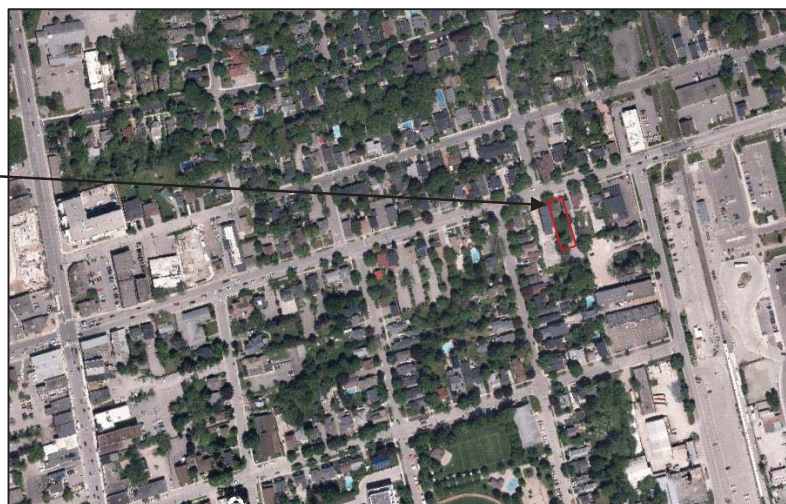
The property is located in the Town of Aurora (originally Township of Whitchurch) in the Regional Municipality (formerly County) of York, in Lot 80 in the First Concession EYS, now part of Lot 15, south side of Wellington Street, Plan 68A, on the south side of Wellington Street East between Larmont and 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].*

Cultural Heritage Assessment
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Town of Aurora, Ontario

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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.

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.*

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 with the range of the Toronto milk shed and some of the farms became fluid milk suppliers.⁷

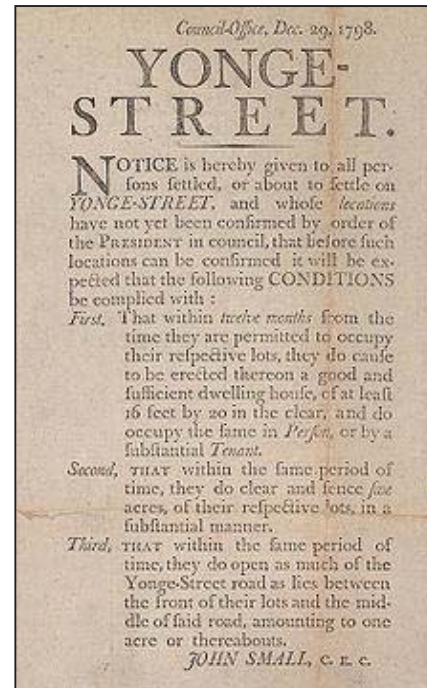
Initial European settlement of the Aurora area was stimulated by the development of Yonge Street including the creation of lots adjacent to the street, settlement of those adjacent lots and the clearing of Yonge Street. Five years later addition settlement was stimulated by the survey of the rest of 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

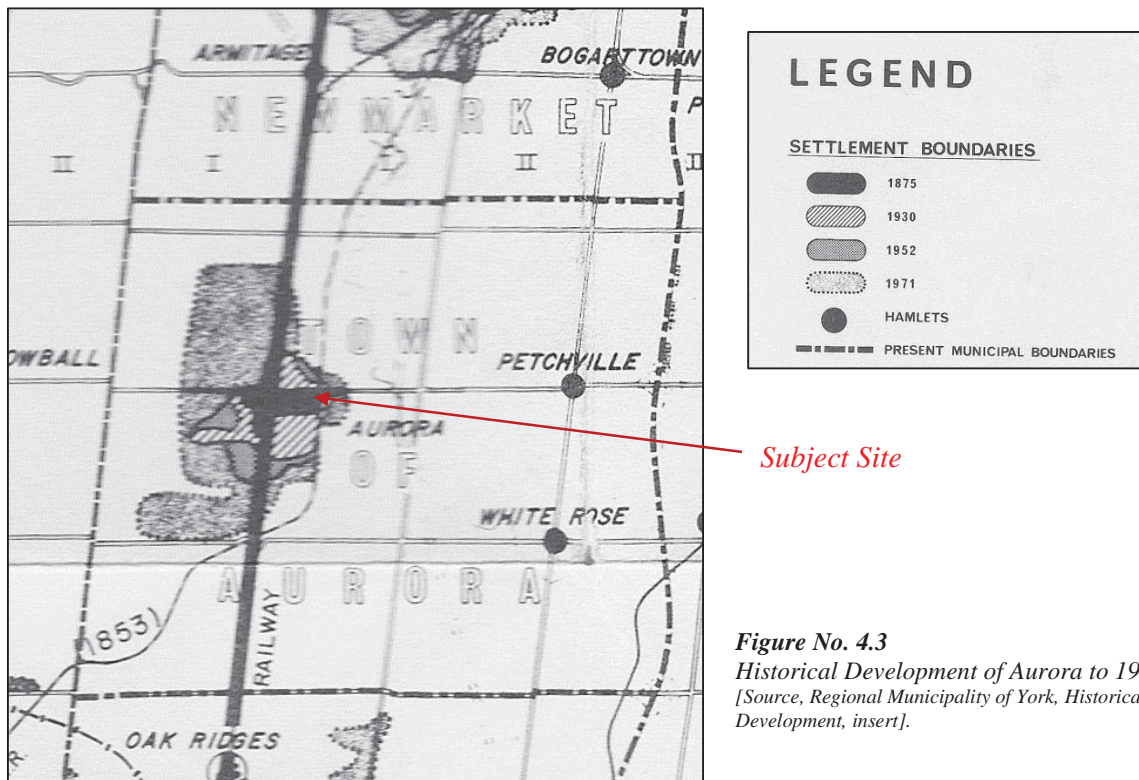


Figure No. 4.3
Historical Development of Aurora to 1971
[Source, Regional Municipality of York, Historical Development, insert].

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.

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.

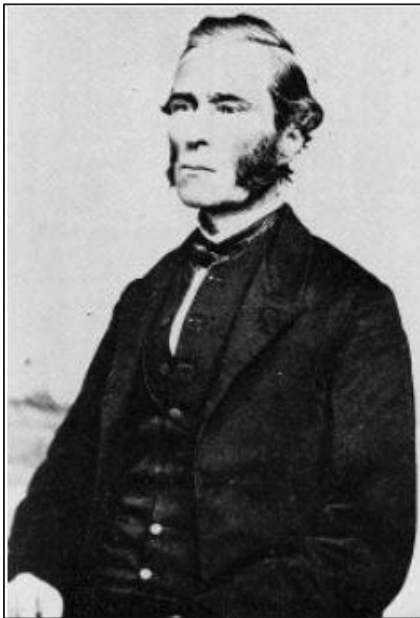


Figure No. 4.4
John Mosley
[Source, Aurora Museum
& Archives].



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.

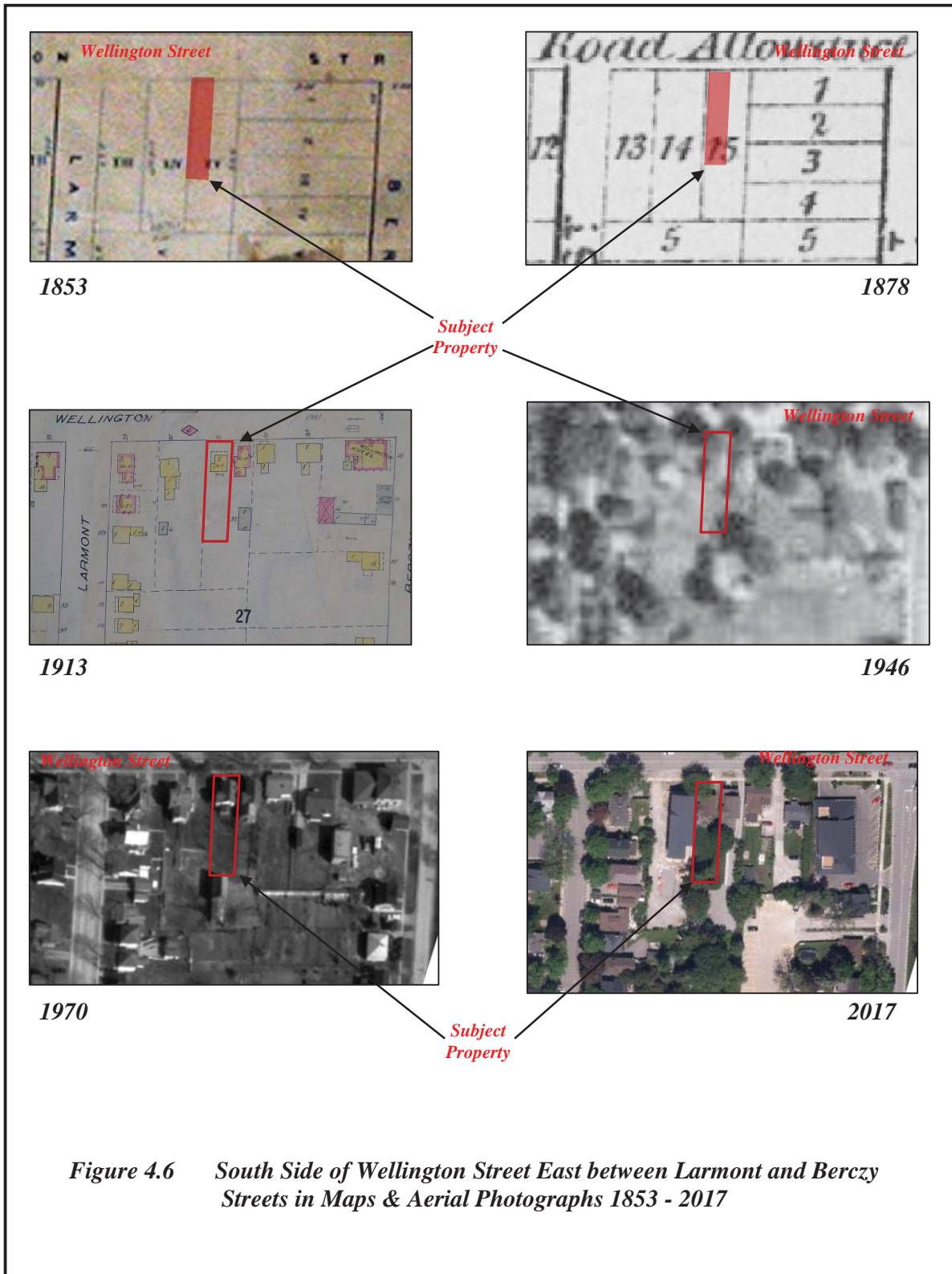
¹⁵ Stamp, Chapter 3. – French Aristocracy in the Highlands of York.

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 ¾ 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.

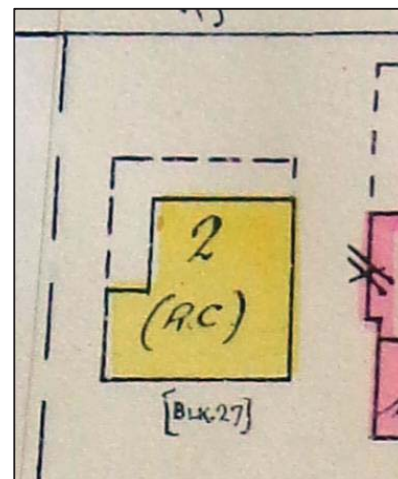
The 1911 Census (Table 4.2) lists Edward Johnston, age 38, an excise officer, living in Aurora. No information is provided in the 1911 census about the type of housing in which the persons enumerated were living.

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*

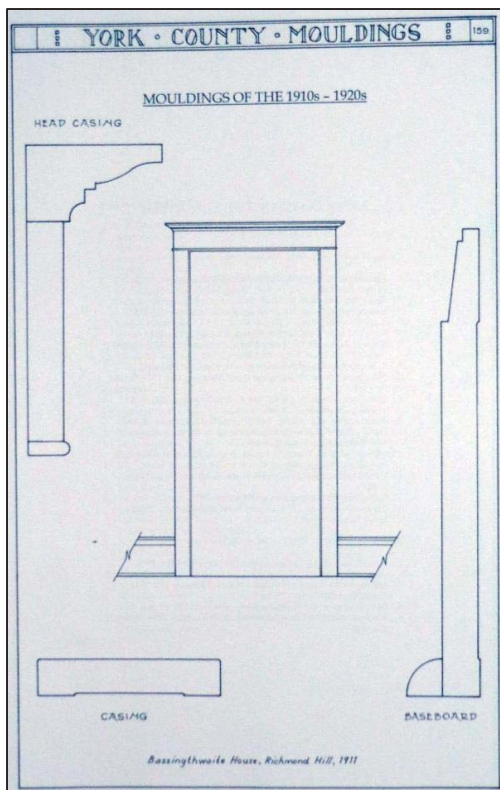


Although Room 1 has much of its original woodwork, given that most of the plaster work in the House is new, it is difficult to tell whether the opening between Rooms 1 and 2 is original. However the mouldings on this opening are skillfully done and in keeping with the classical style of the House.

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.

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.

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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</u> Lot: <u>80</u> Cons: <u>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				0/10
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 type="text"/>			<input 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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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

SCALE
 0 25 Meters

PROPERTY INDEX MAP
 YORK REGION (No. 65)

LEGEND

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

0449
08050

North ↑

THIS IS NOT A PLAN OF SURVEY

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

Ontario

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

Appendix A: Property Survey

Property Fabric
97 Wellington Street East



Subject Property

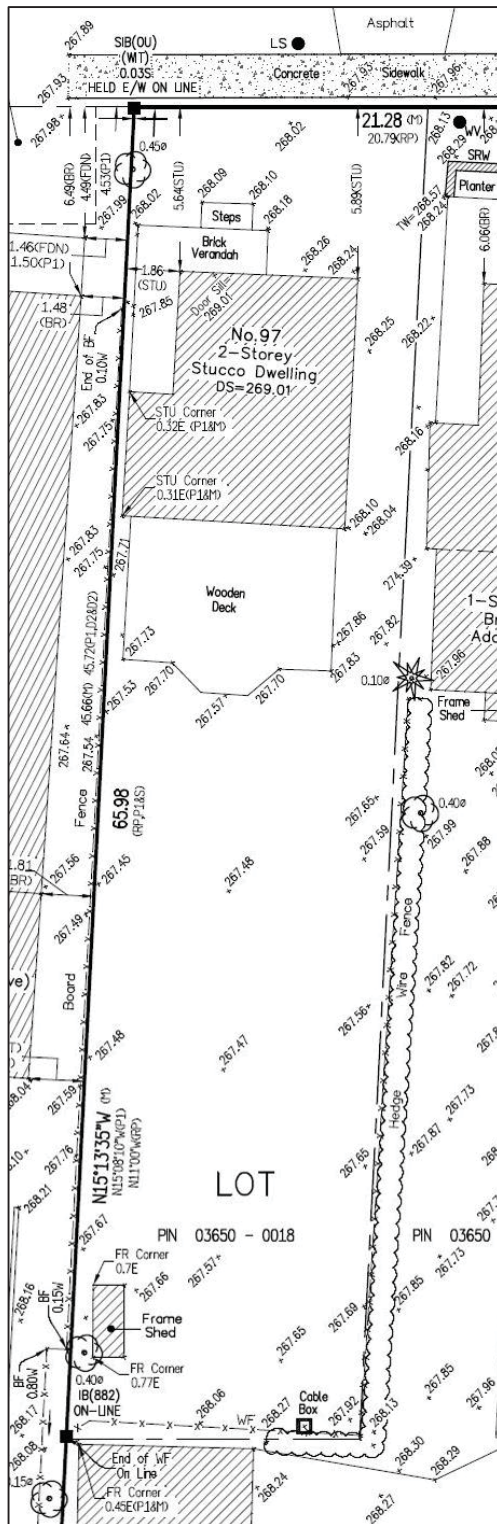


Source: York Maps, 2017 Aerial view

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

*97 Wellington
Street East*



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]

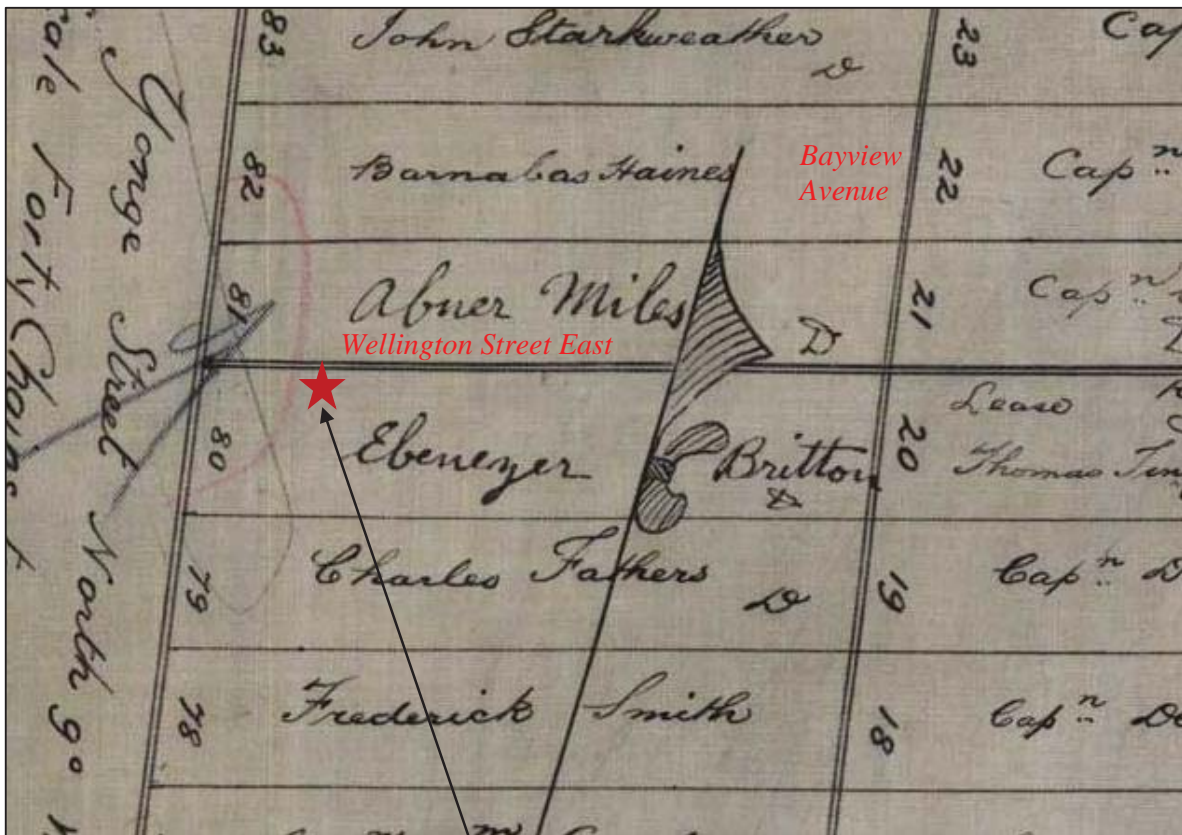


Appendix C: Maps

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

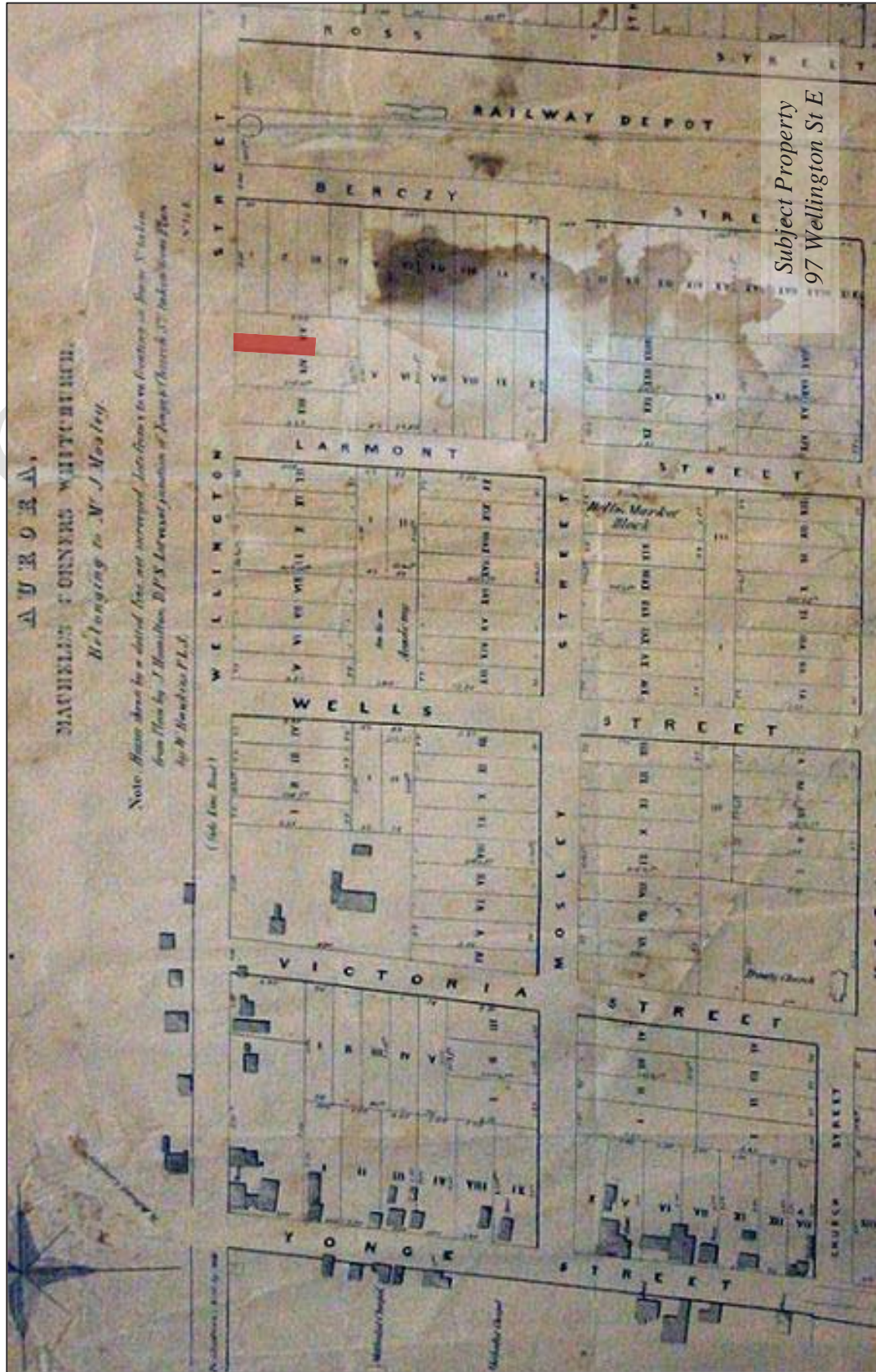
Appendix C - Maps

Patent Plan



*Subject Property
97 Wellington St E*

1853



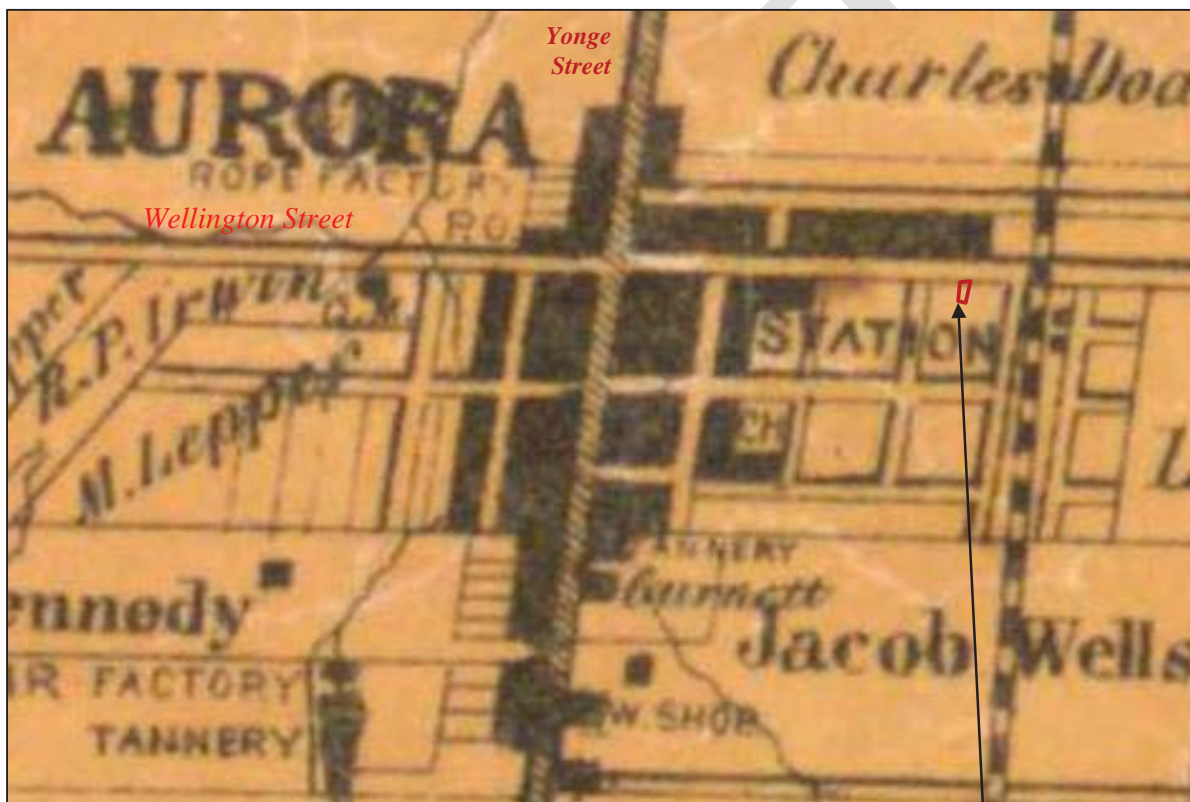
August 2018

Wayne Morgan
Heritage Planner

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

Appendix C - Maps

1860 – Tremaine



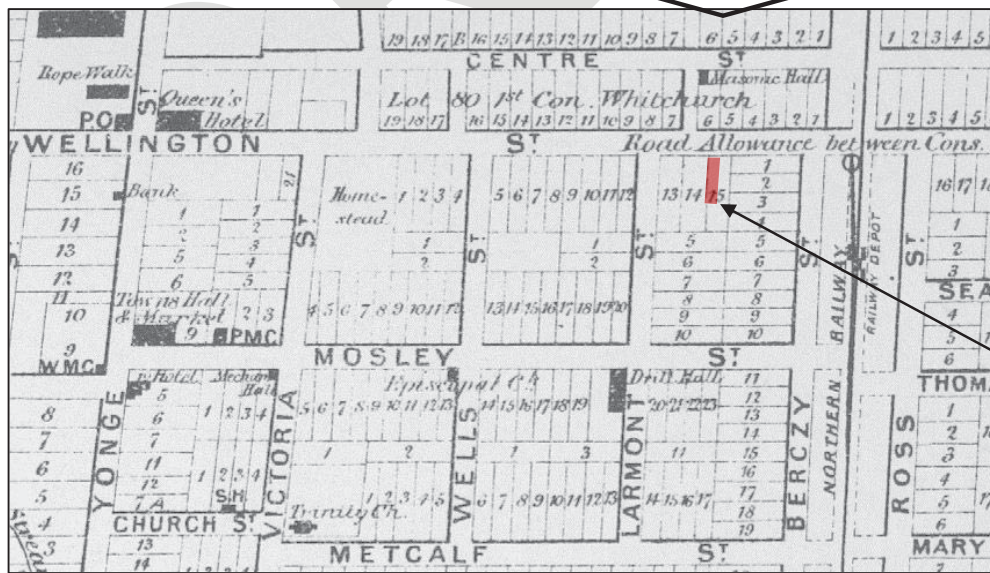
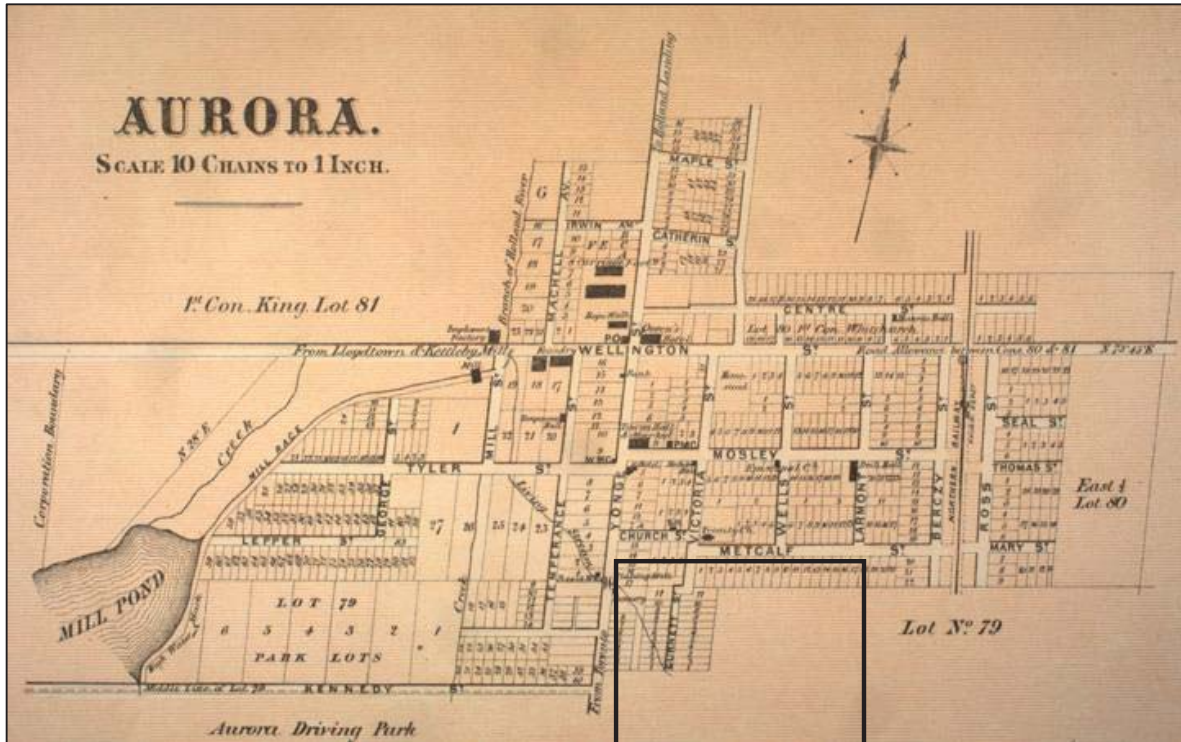
*Subject Property
97 Wellington St E*

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

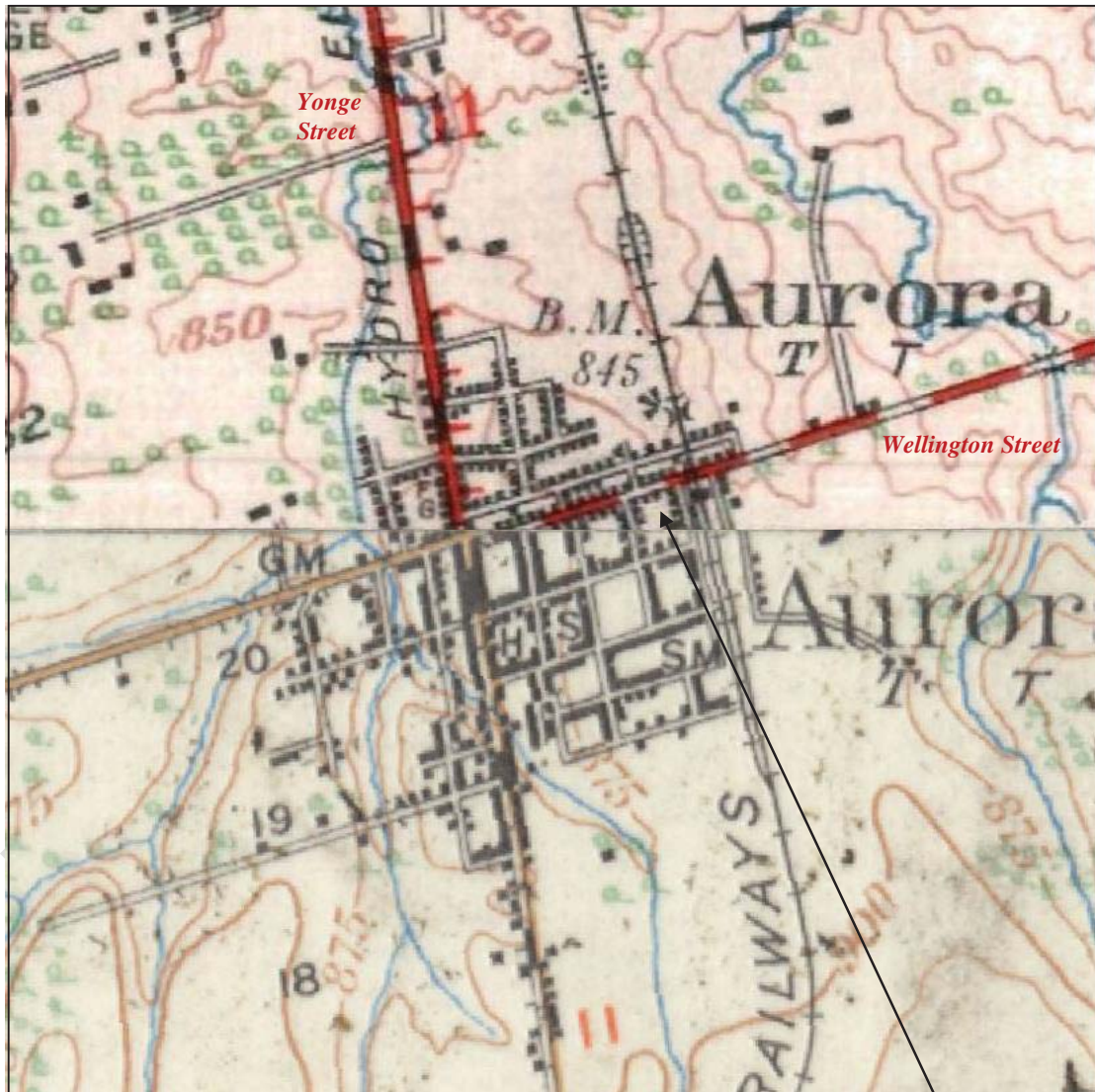
Appendix C - Maps

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

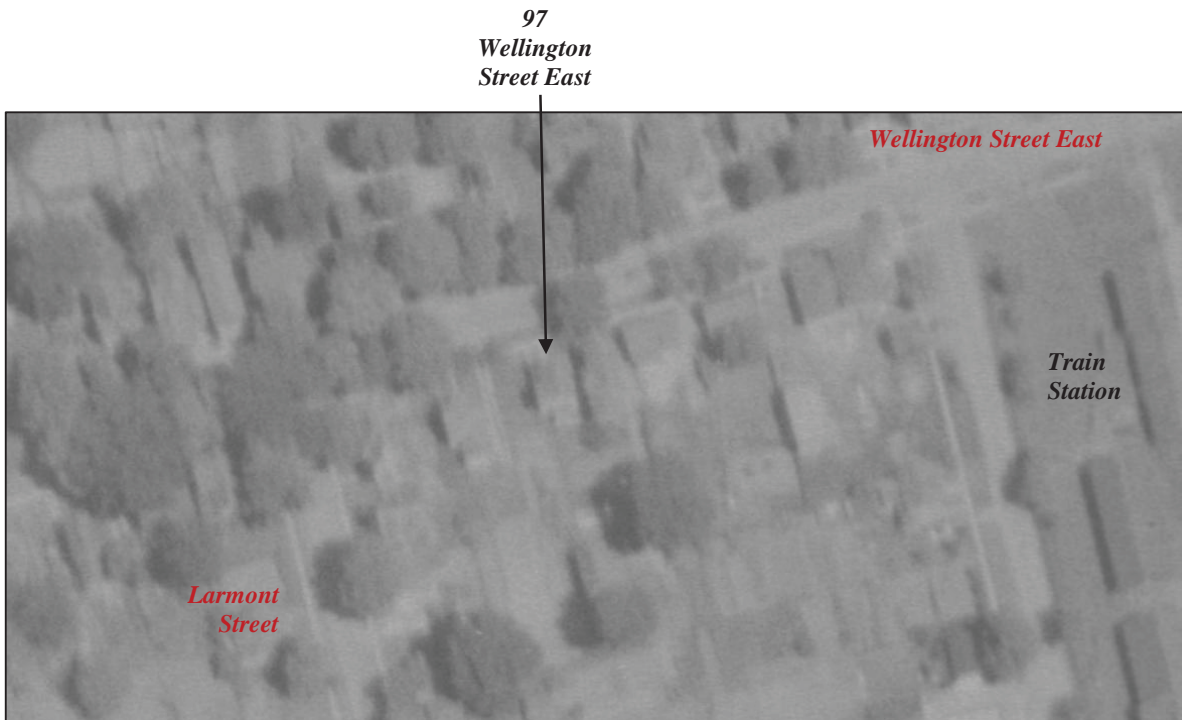
Source – National Airphoto Library
Roll No. A10105-087

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



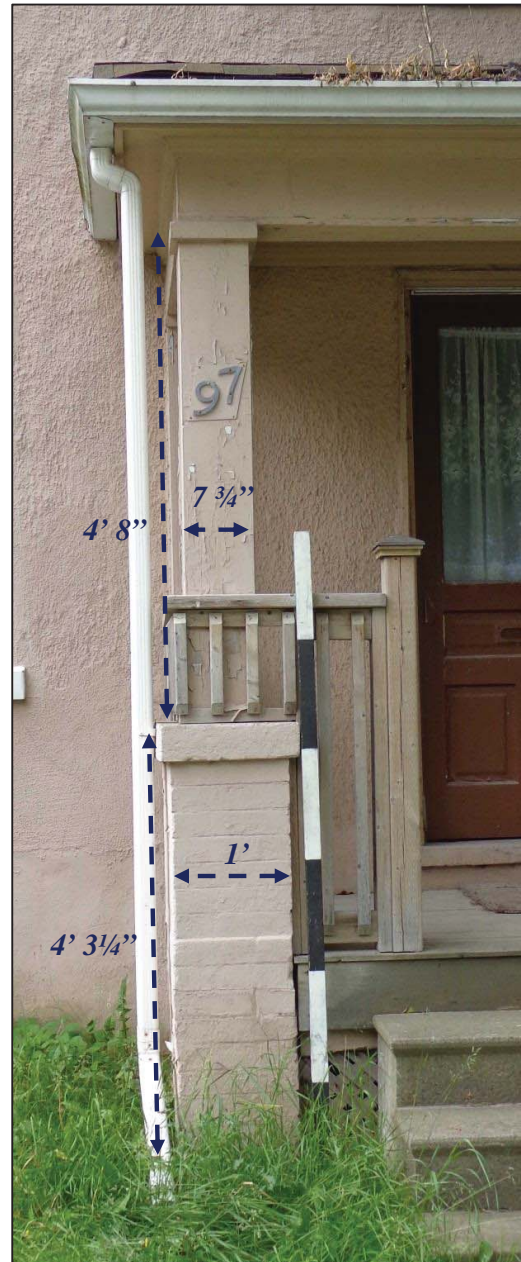
Eave Detail,
North-East Corner

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

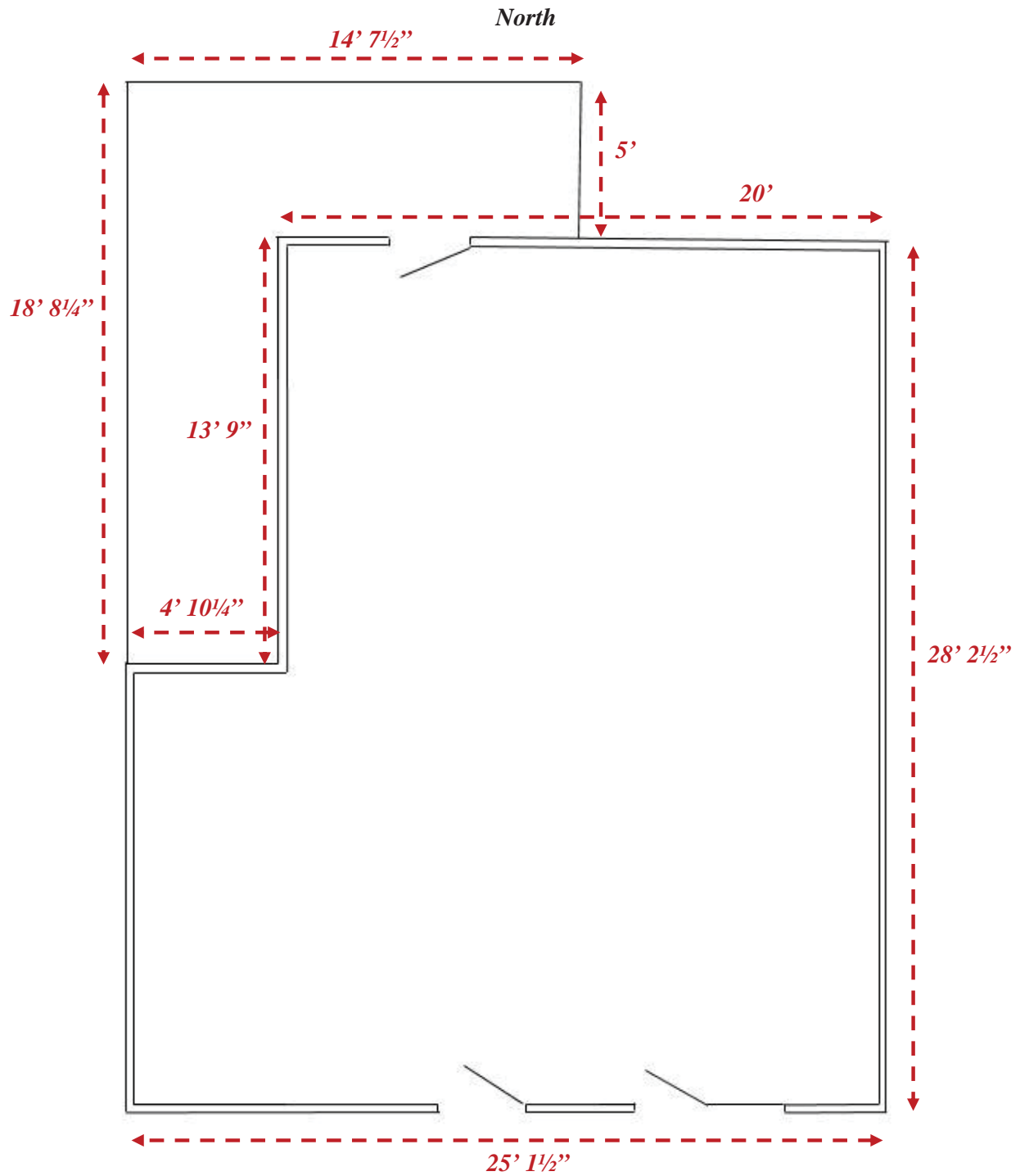


Source – Yorkmaps, 2018

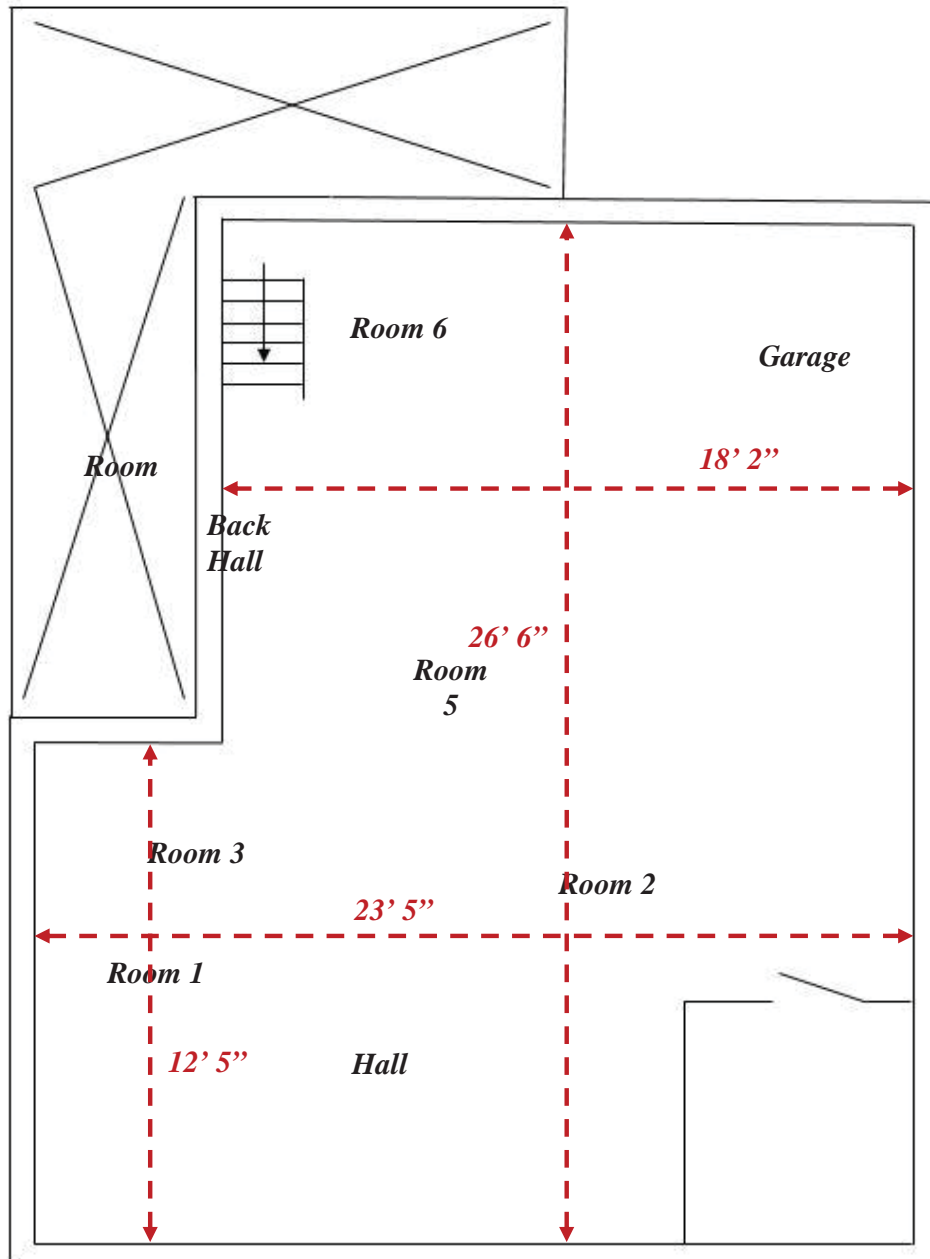
Cultural Heritage Assessment
97 Wellington Street East
Town of Aurora Ontario

Appendix F – 97 Wellington Street East
Floor Plan Sketches

Exterior



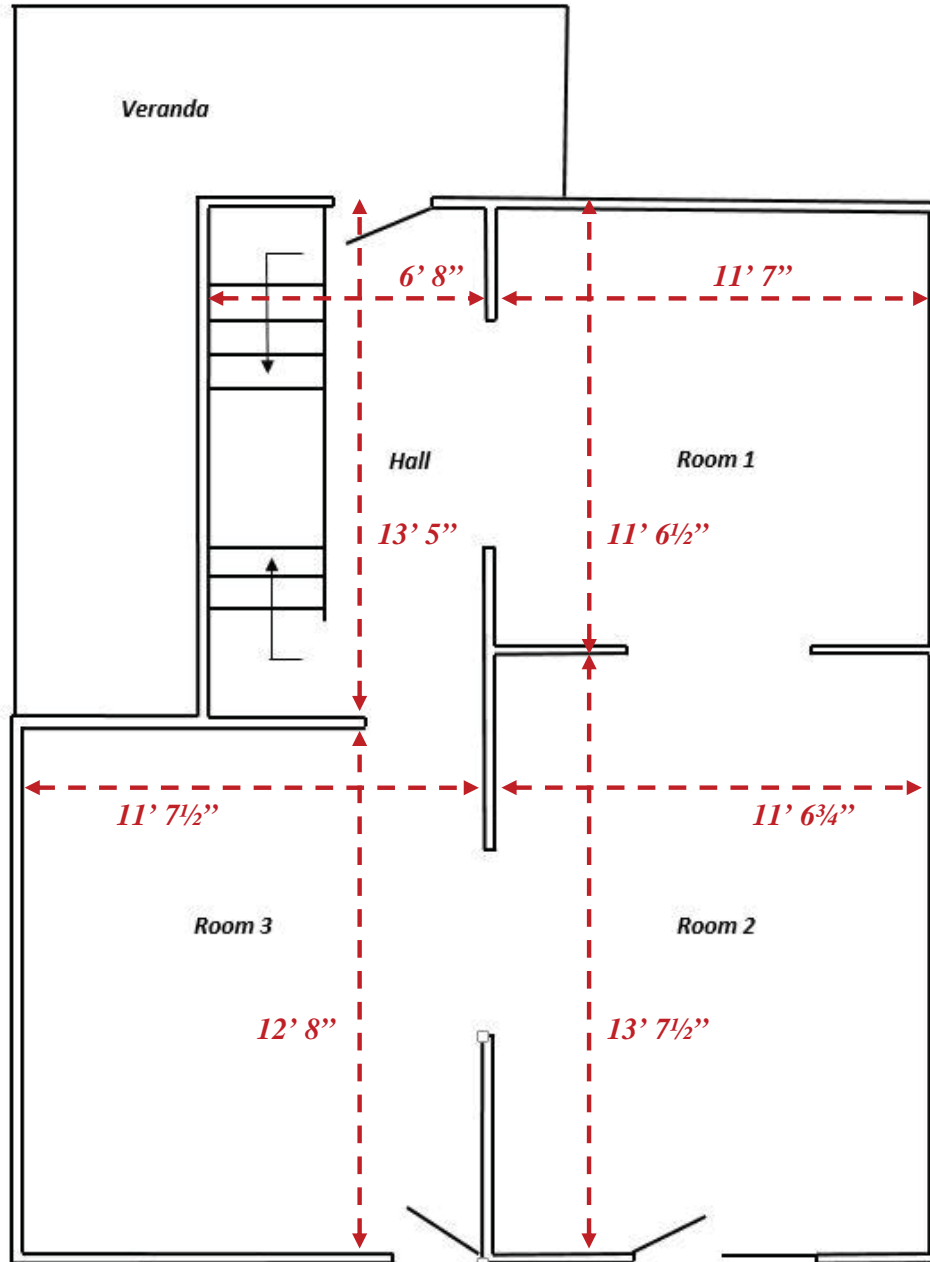
Basement



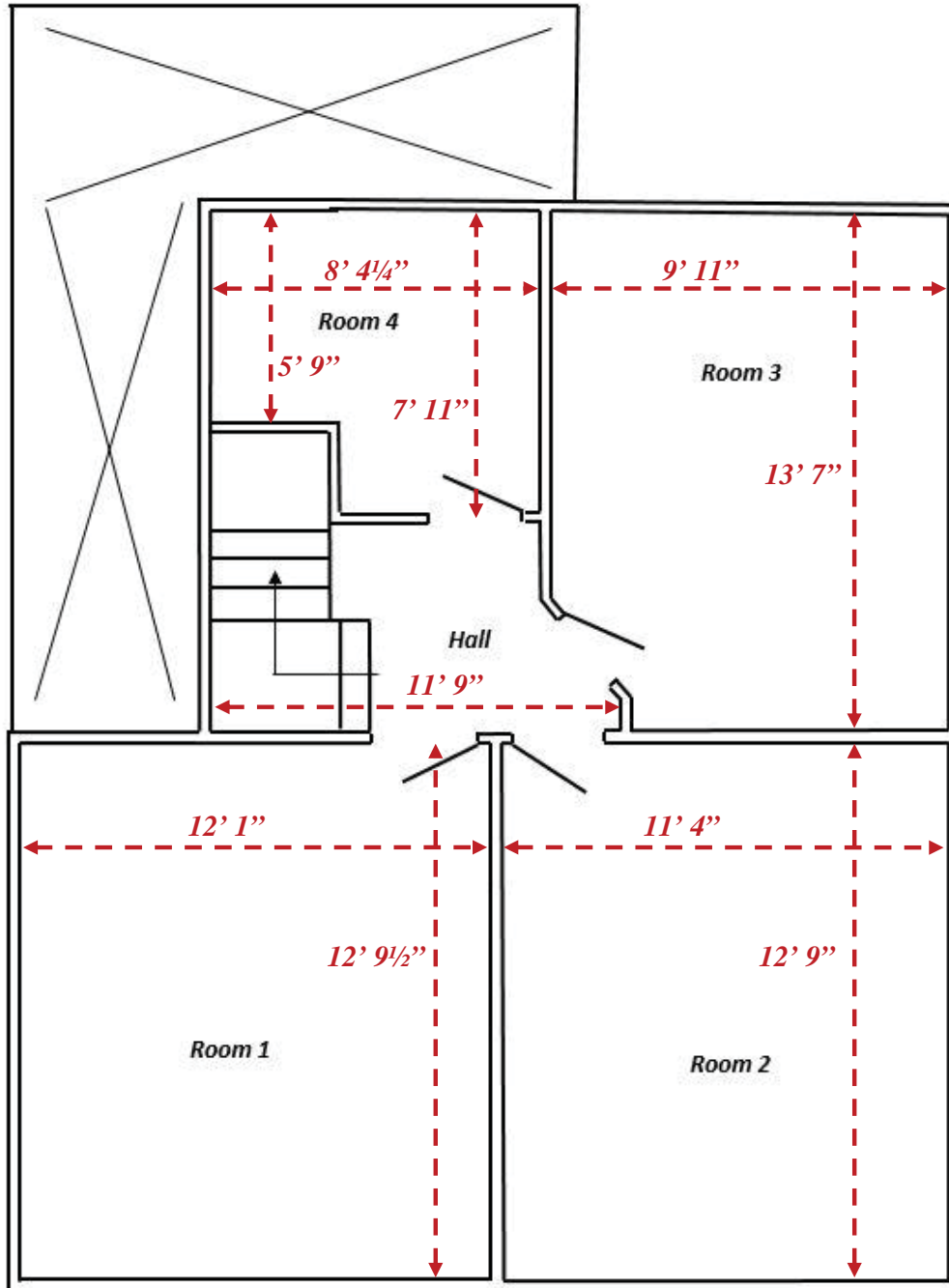
Cultural Heritage Assessment
97 Wellington Street East
Town of Aurora Ontario

Appendix F – 97 Wellington Street East
Floor Plan Sketches

Ground Floor

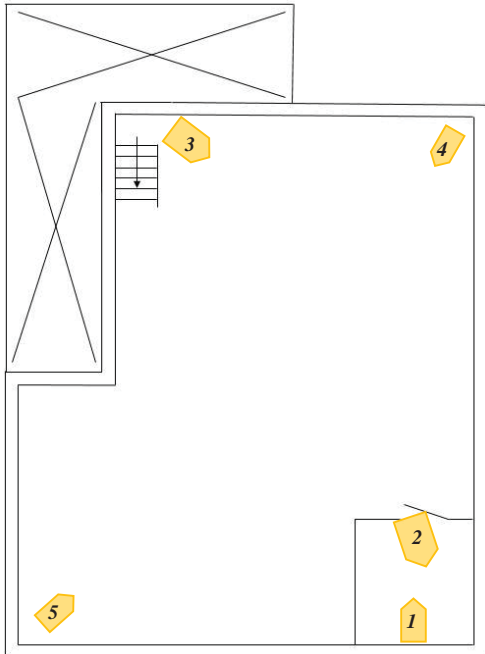


Upper Floor Plan



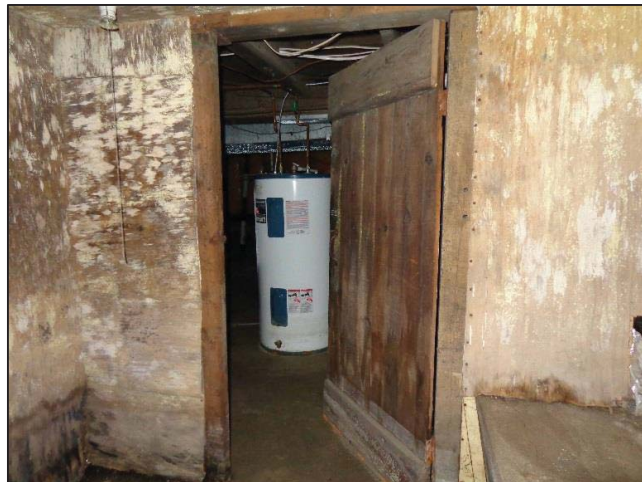
Appendix G: 97 Wellington Street East House - Interior Photographs

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



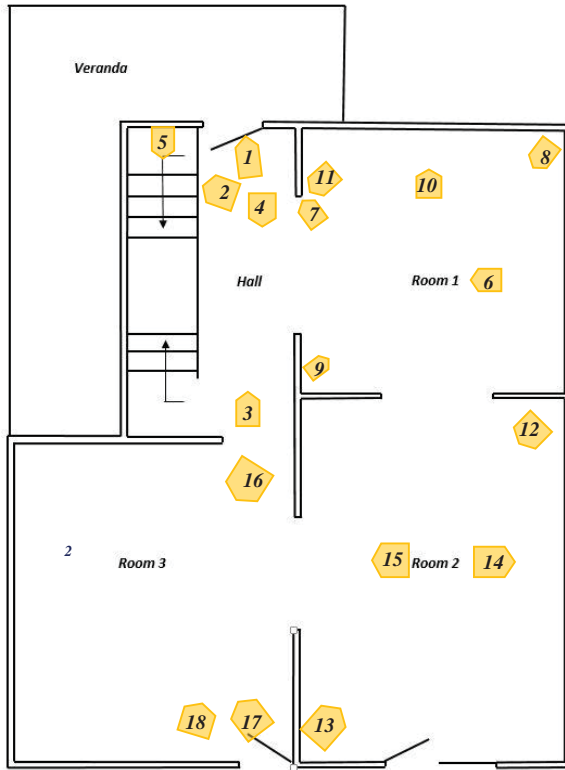
5. View from the southwest corner looking to the north and east walls.

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.

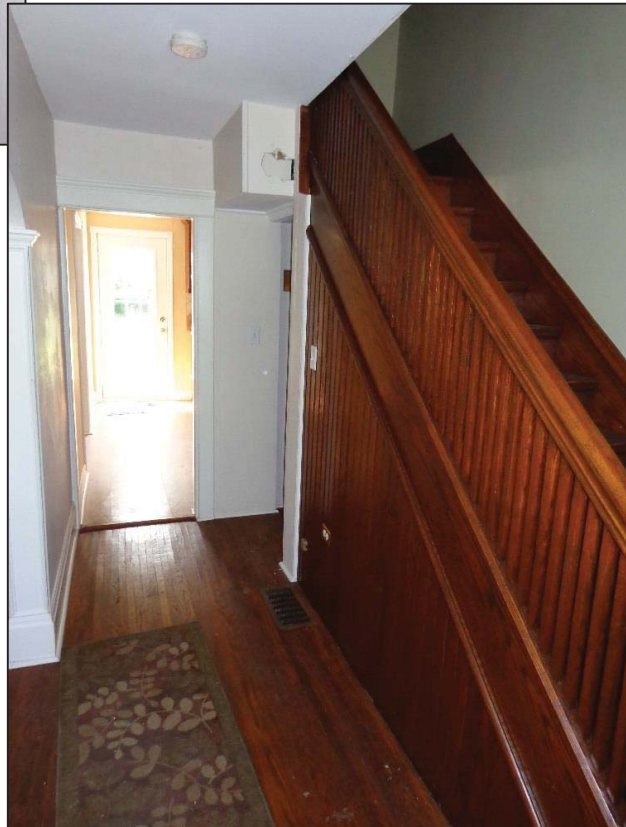
Cultural Heritage Assessment
97 Wellington Street East
Town of Aurora, Ontario

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

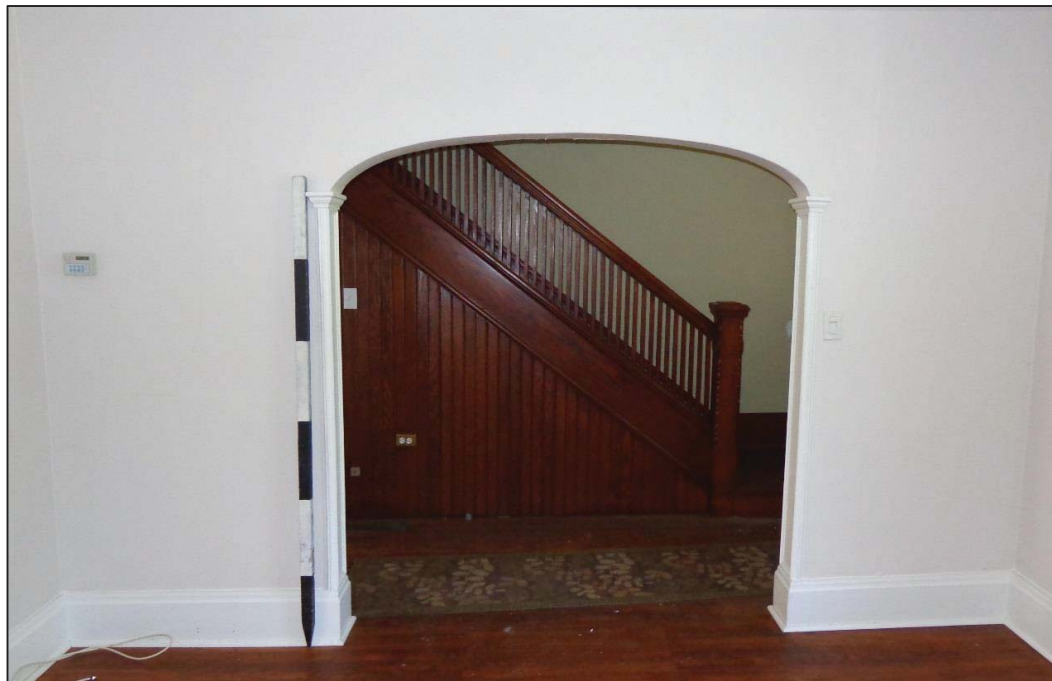


5. Hall – Staircase.



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.



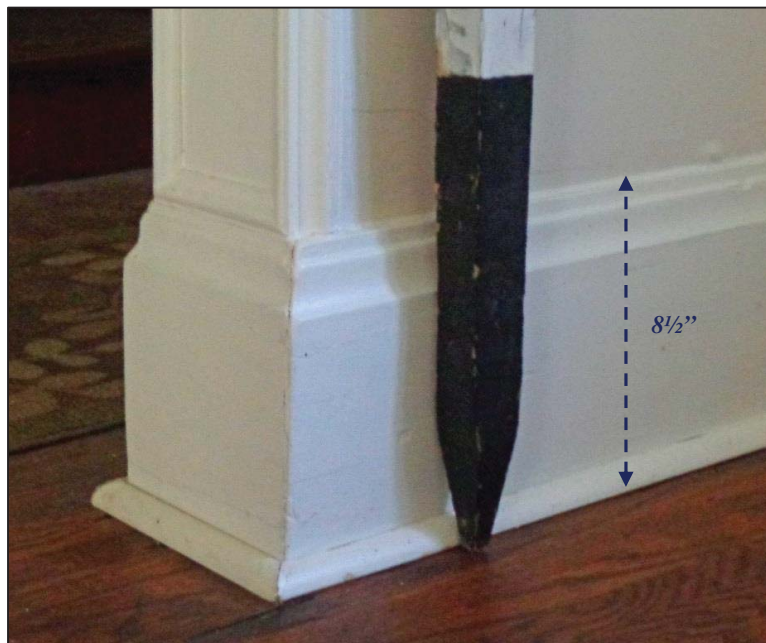
Cultural Heritage Assessment
97 Wellington Street East
Town of Aurora, Ontario

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



14. Room 2 – Window, East Wall.

Ground Floor

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

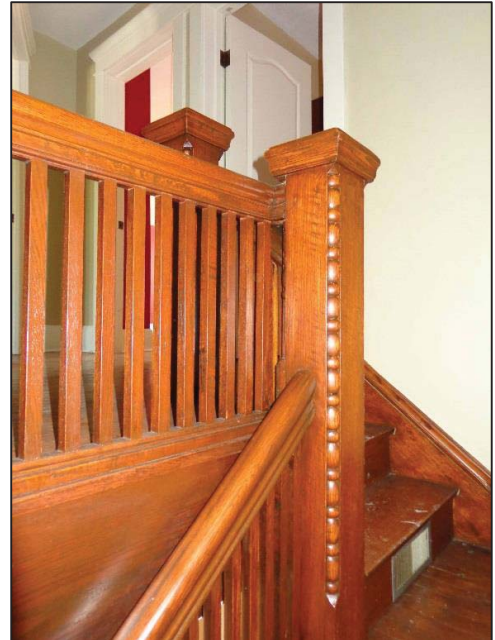
Appendix G – 97 Wellington Street East House
Interior Photographs

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



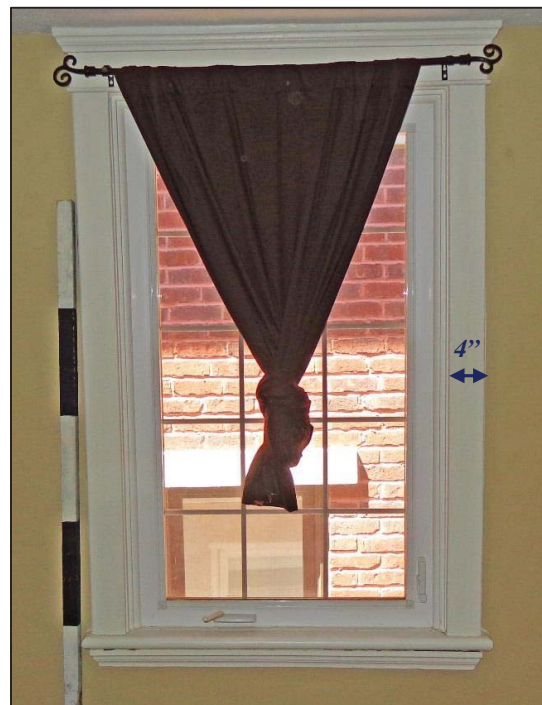
Upper Floor

- 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.

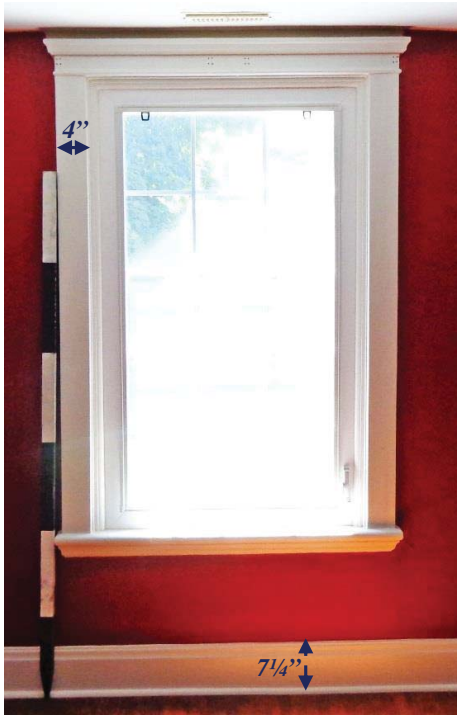
9. Room 2 – East and South Walls.



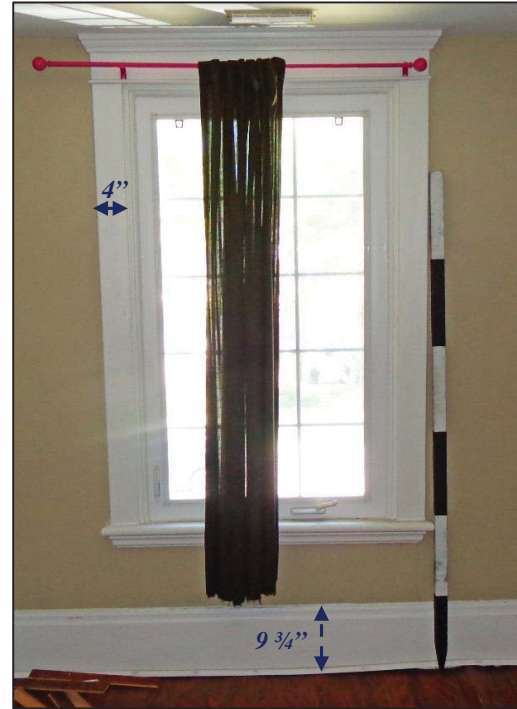
Cultural Heritage Assessment
97 Wellington Street East
Town of Aurora, Ontario

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.

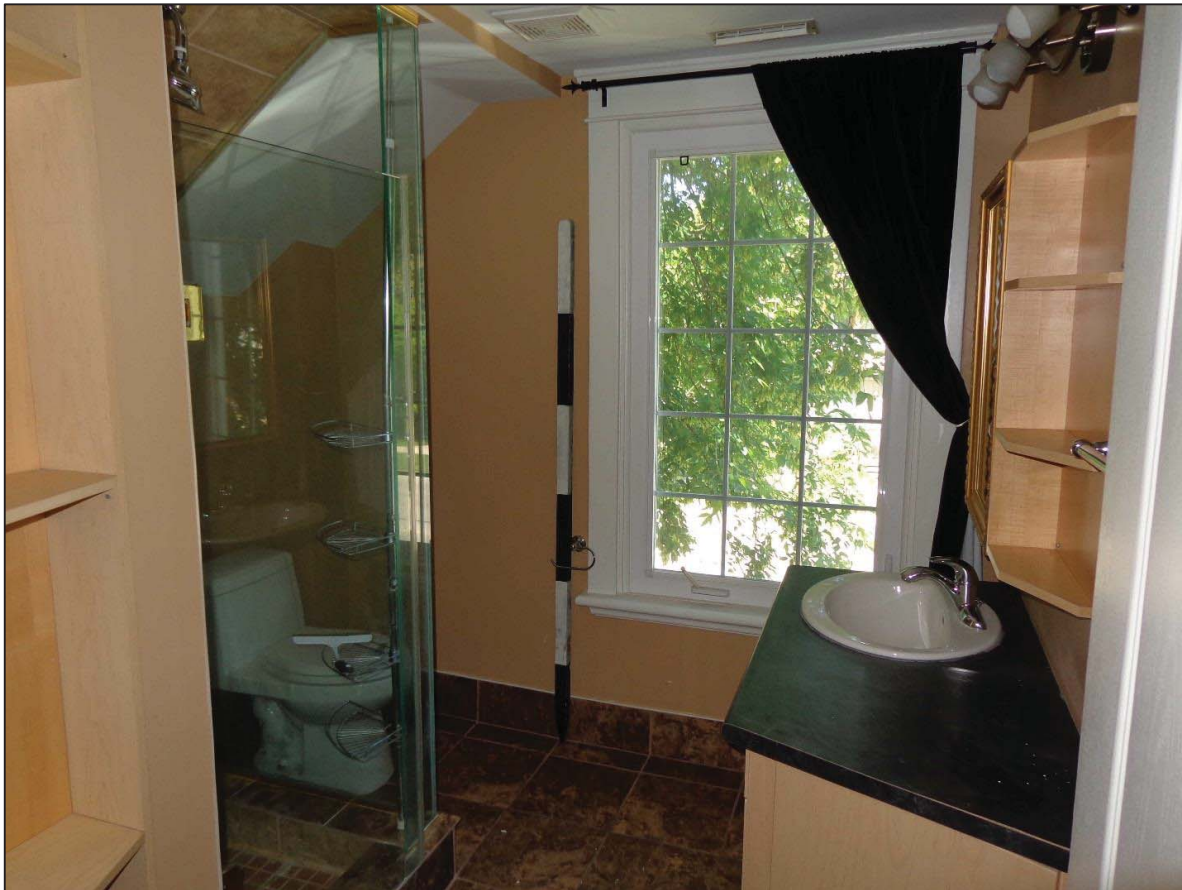
14. Room 4 – East and South Walls.



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

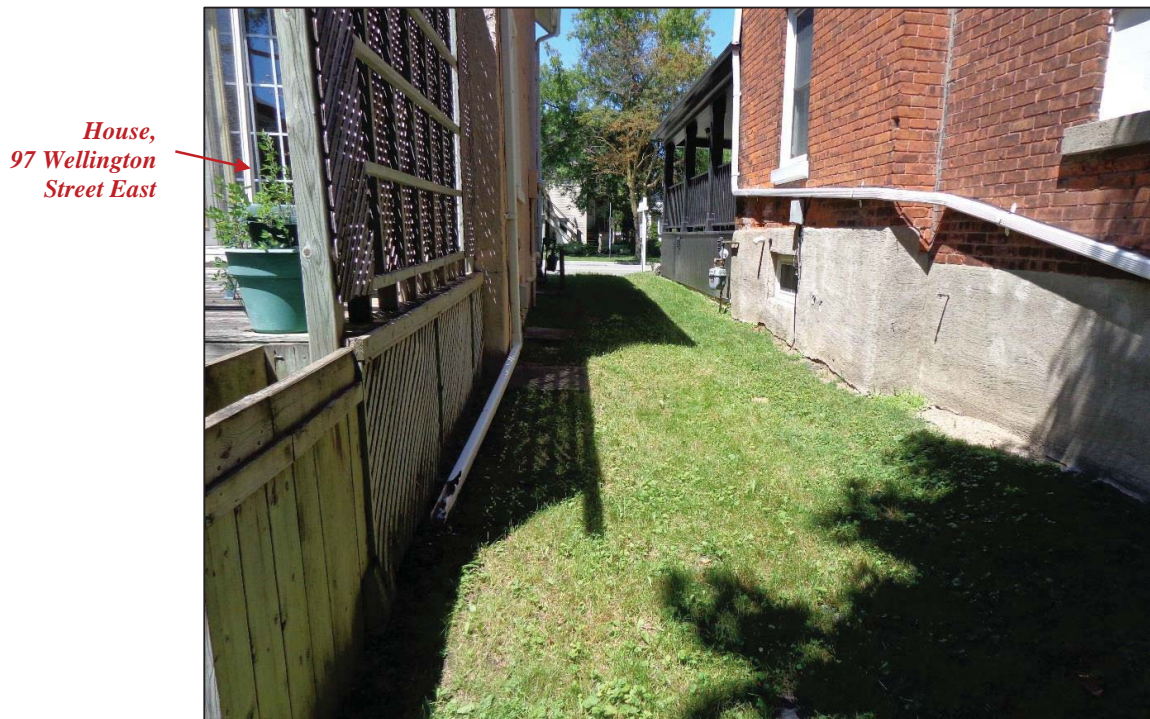
Cultural Heritage Assessment
97 Wellington Street East
Town of Aurora, Ontario

Appendix H – 97 Wellington Street East Property
Landscape Photographs



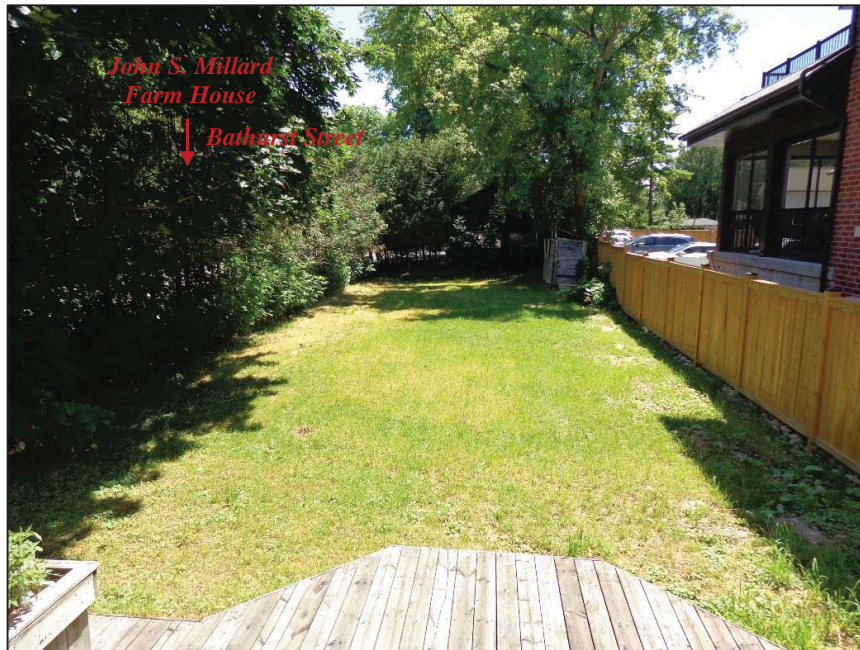
3. East side yard, view south from the sidewalk at Wellington Street East

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



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*



Wellington St E

*Subject
Property*



*105 Wellington St E
North Elevation*



*99 Wellington St E
North Elevation*



*91 Wellington St E
North Elevation*

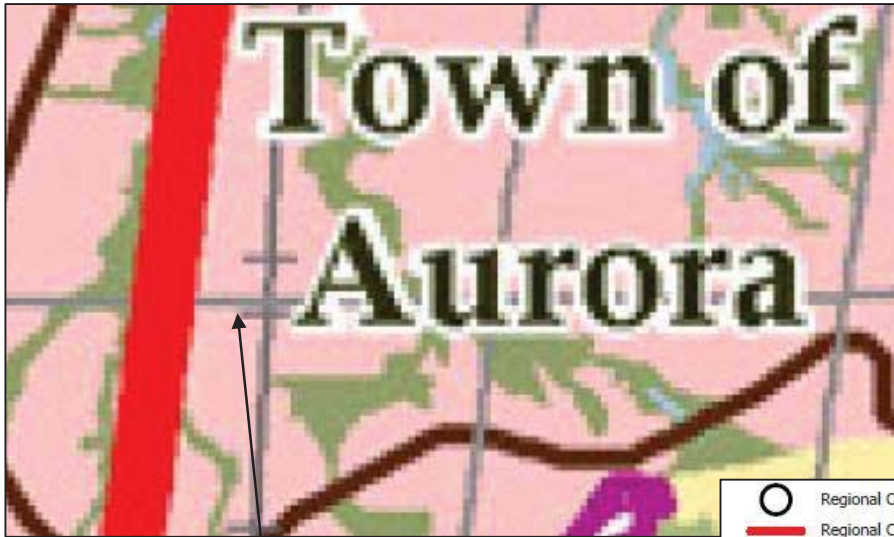


**Appendix N: Town of Aurora and Region of York
Planning Document Maps**

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



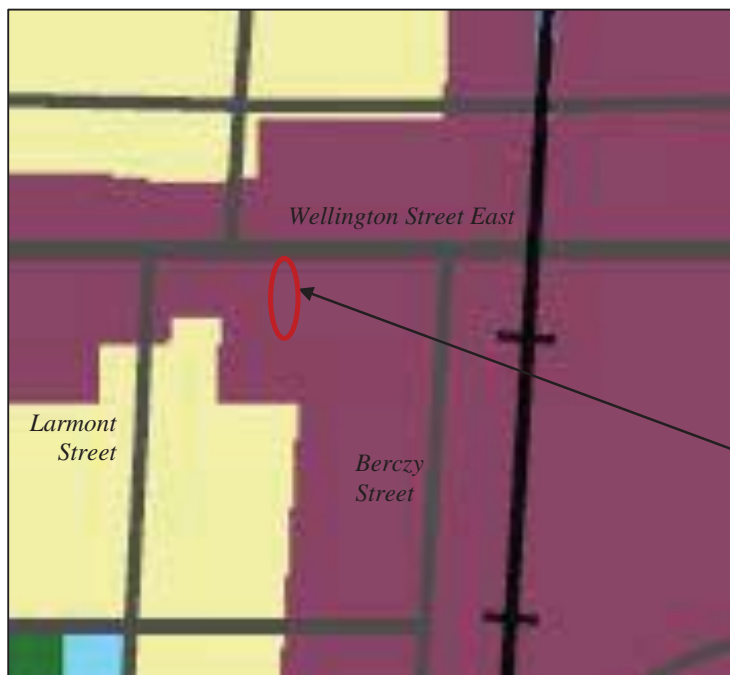
Subject property



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



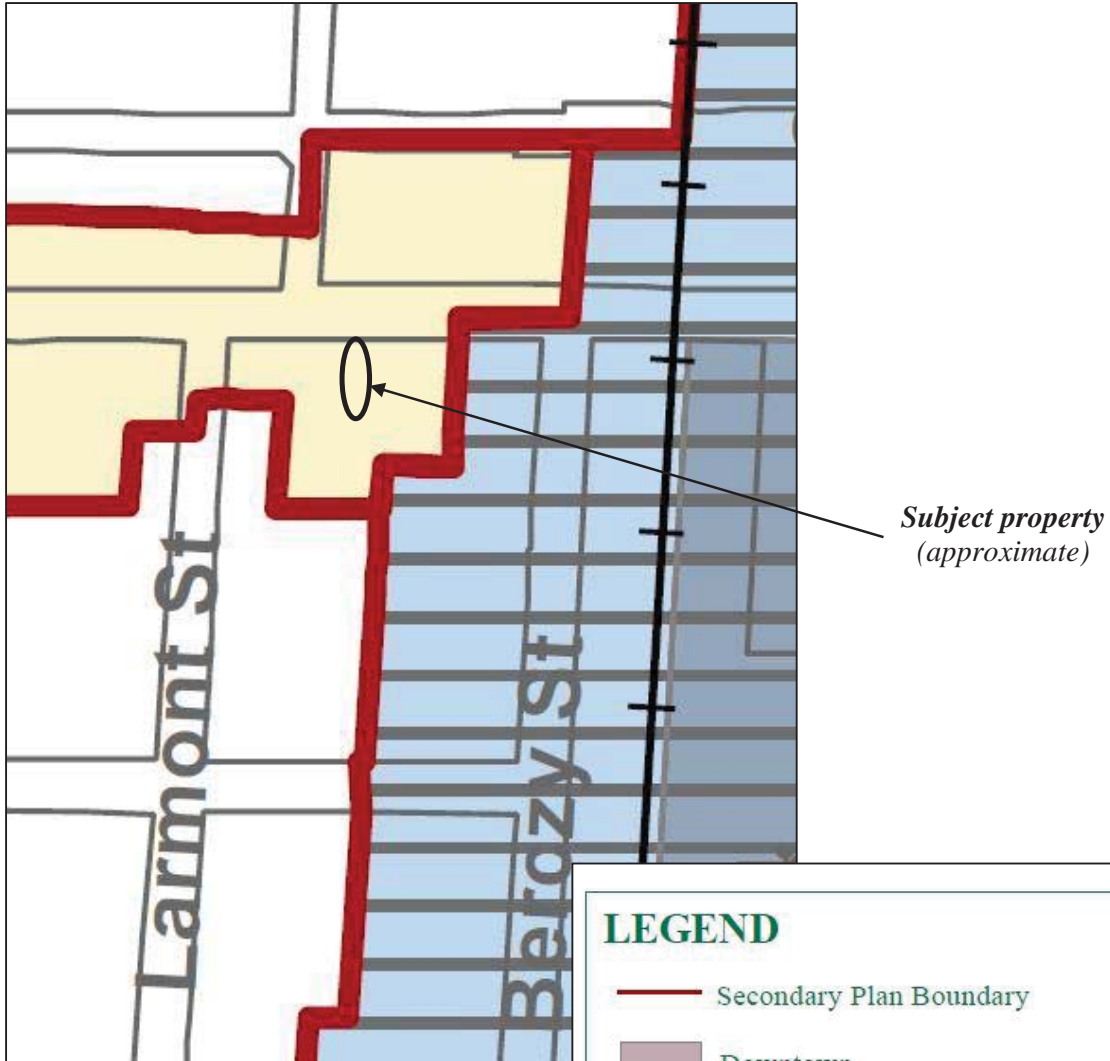
*Subject property
(approximate)*

Land Use Designations	
Greenlands System	Suburban Residential
Environmental Protection	Existing Commercial
Private Parkland	Existing Major Institutional
Public Parkland	Existing Employment - General Industrial
The Aurora Promenade	Existing Employment - Light Industrial/Service
Stable Neighbourhoods	Existing Employment - Brownfield Industrial
Estate Residential	

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



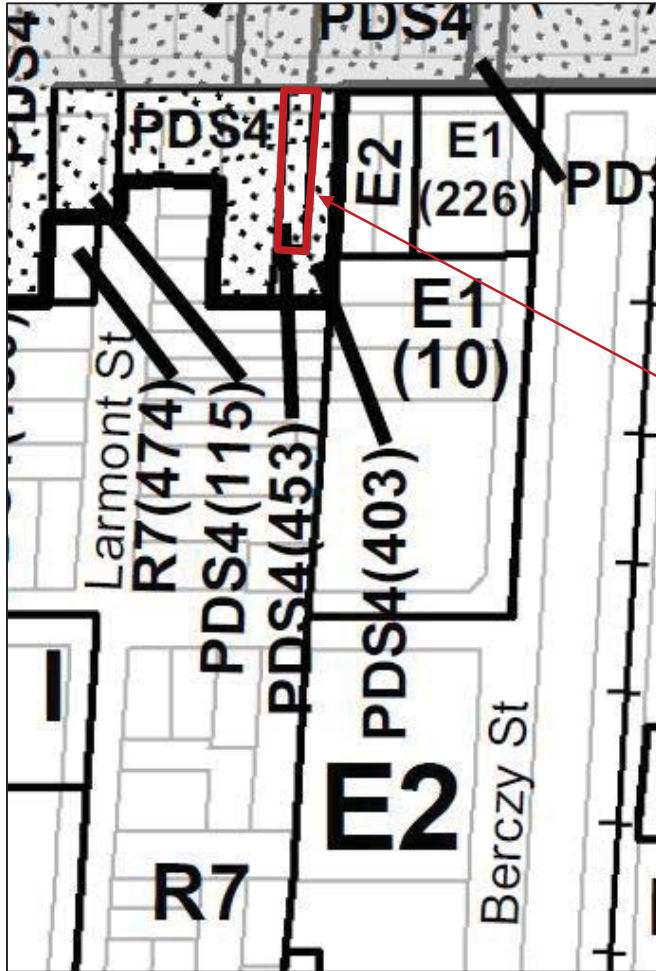
LEGEND

- 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

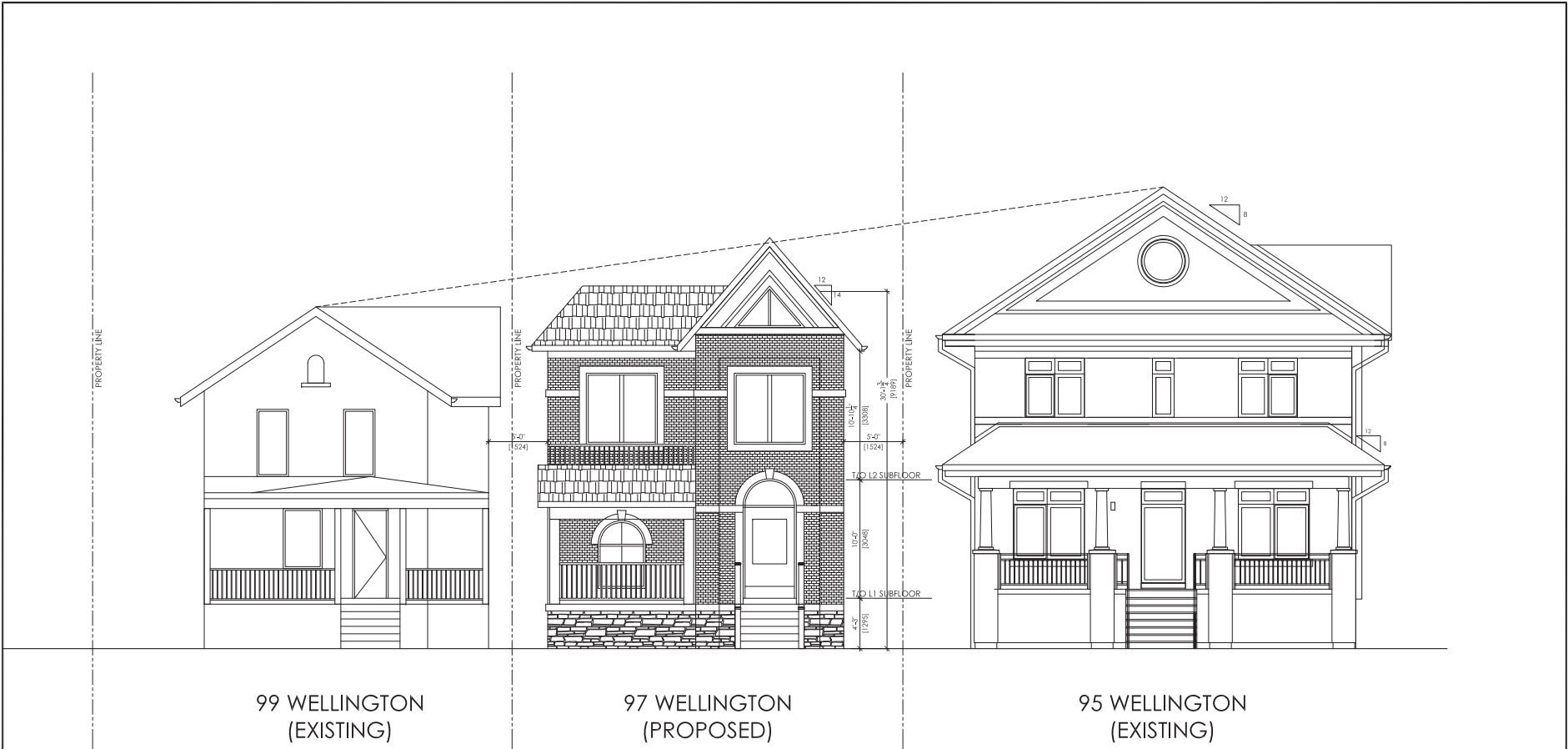
Appendix O: Curriculum Vitae : Wayne Morgan

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	

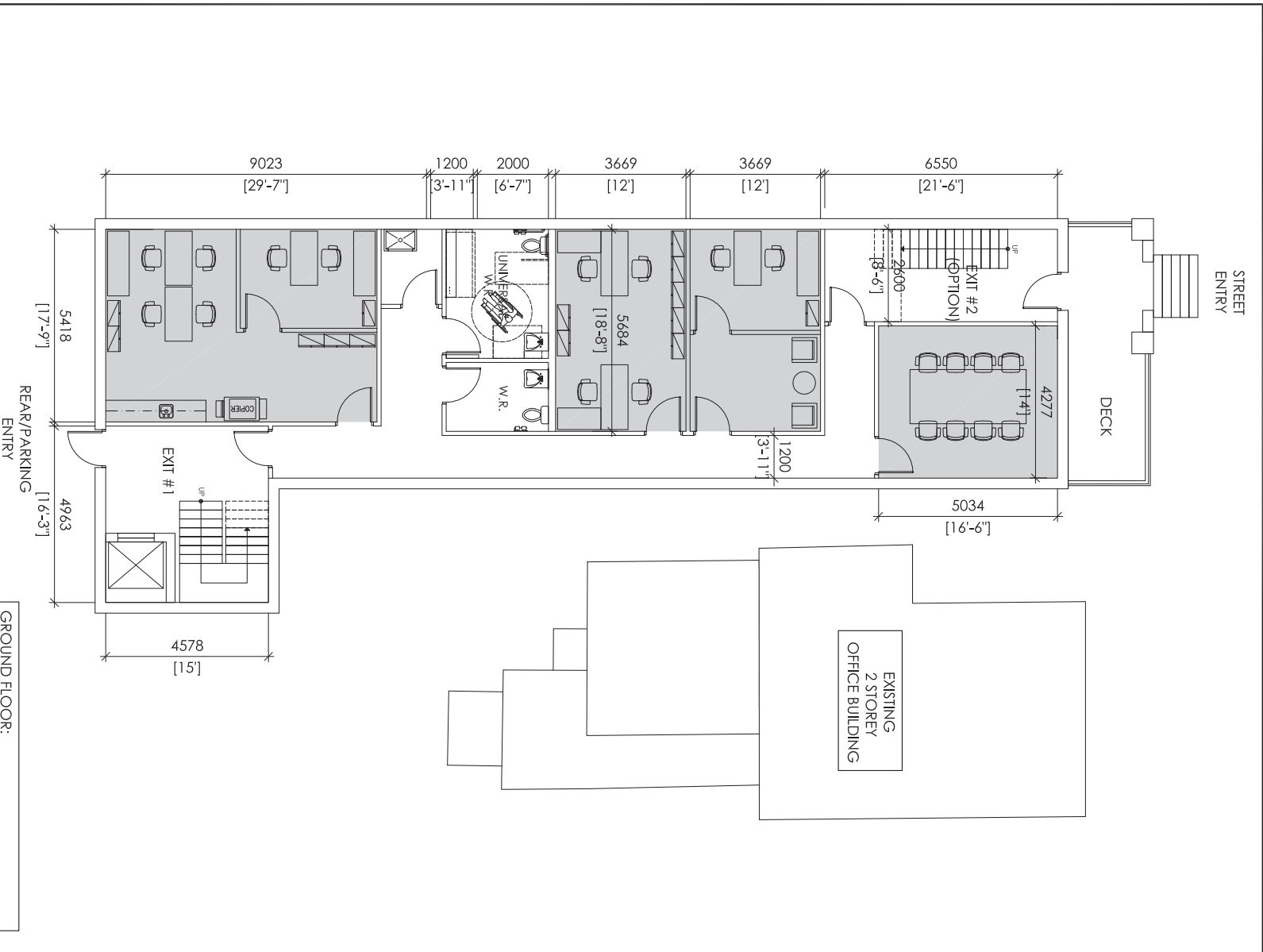


99 WELLINGTON
(EXISTING)

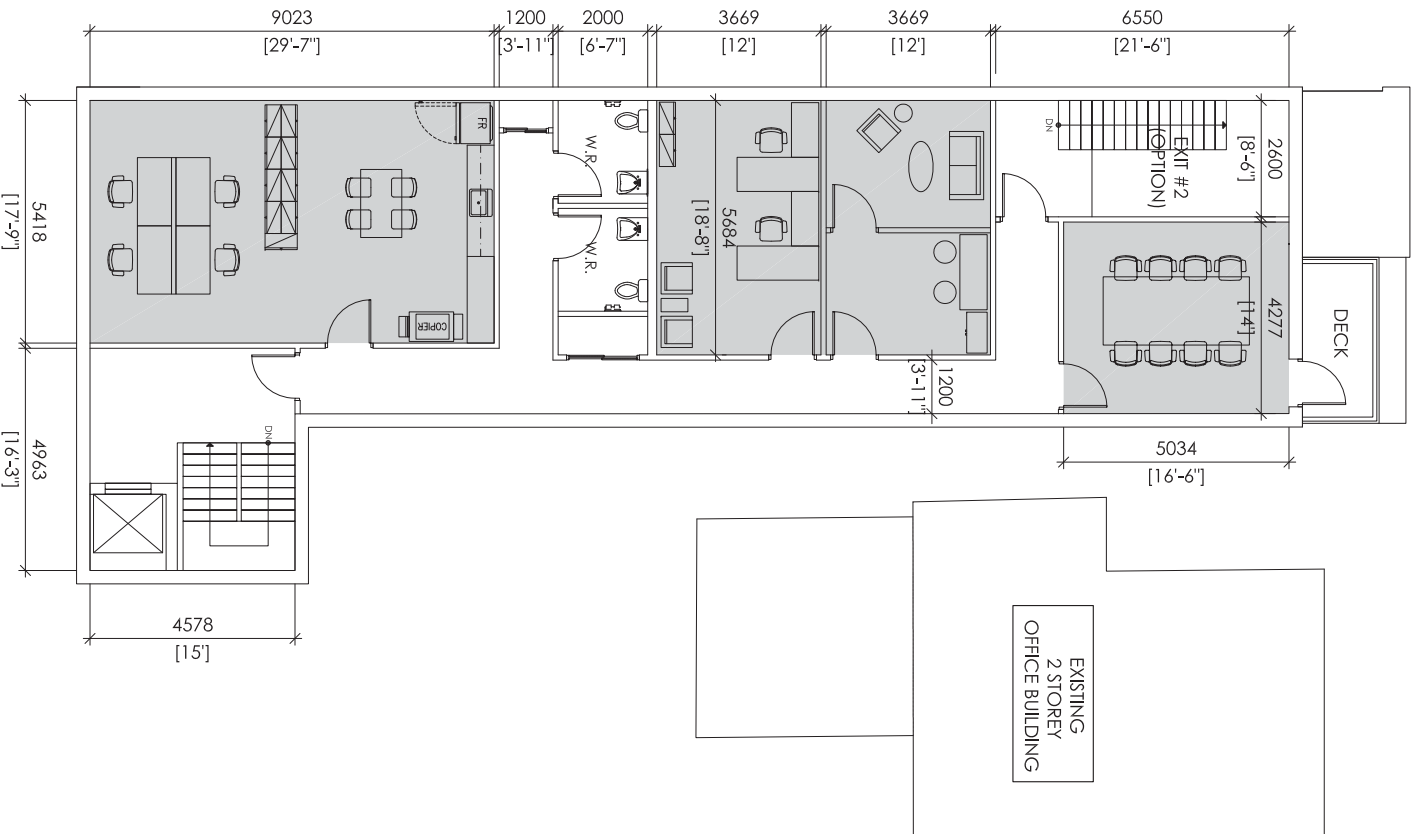
97 WELLINGTON
(PROPOSED)

95 WELLINGTON
(EXISTING)

CSPACE ARCHITECTURE 99 WELLINGTON ST. EAST SUITE 204 AURORA, ONT. L4G 1H9 647.588.1784 info@cspace.ca	 DATE: 18.07.15 SCALE: 1/8" = 1'-0"	PROJECT TITLE: 97 - 99 WELLINGTON STREET EAST AURORA, ONTARIO.	DRAWING NUMBER: A3.1a	FILE: 18.030				
					DRAWN BY: C.C.P.	DRAWING TITLE: NORTH (WELLINGTON ST.) ELEVATION: MASSING CONCEPT		
					NO.	DATE	REVISION	
					1.	18.07.15	OWNER REVIEW	



CSPACE ARCHITECTURE		DATE: 18.07.27		PROJECT TITLE: 97 - 99 WELLINGTON STREET EAST		DRAWING NUMBER: A2.1									
99 WELLINGTON ST., EAST SUITE 204 AURORA, ONT. L4G 1H9 647.588.1784 info@cspace.ca		SCALE: 1 : 100		DRAWING TITLE: AURORA, ONTARIO.		FILE: 18.030									
DRAWN BY: C.C.P.		PROJECT TITLE: 97 - 99 WELLINGTON STREET EAST		DRAWING TITLE: GROUND FLOOR PLAN: SCHEMATIC		FILE: 18.030									
								<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> </tbody> </table>		NO.	DATE	REVISION	1.	18/07/28	OWNER REVIEW
NO.	DATE	REVISION													
1.	18/07/28	OWNER REVIEW													



SECOND FLOOR:
 GROSS FLOOR AREA: 192.4 m² = 2071 ft²
 RENTABLE AREA: 125.1 m² = 1347 ft²

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: A2.2		<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: SECOND FLOOR PLAN: SCHEMATIC	FILE: 18.030	DRAWN BY: C.C.P.																																

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

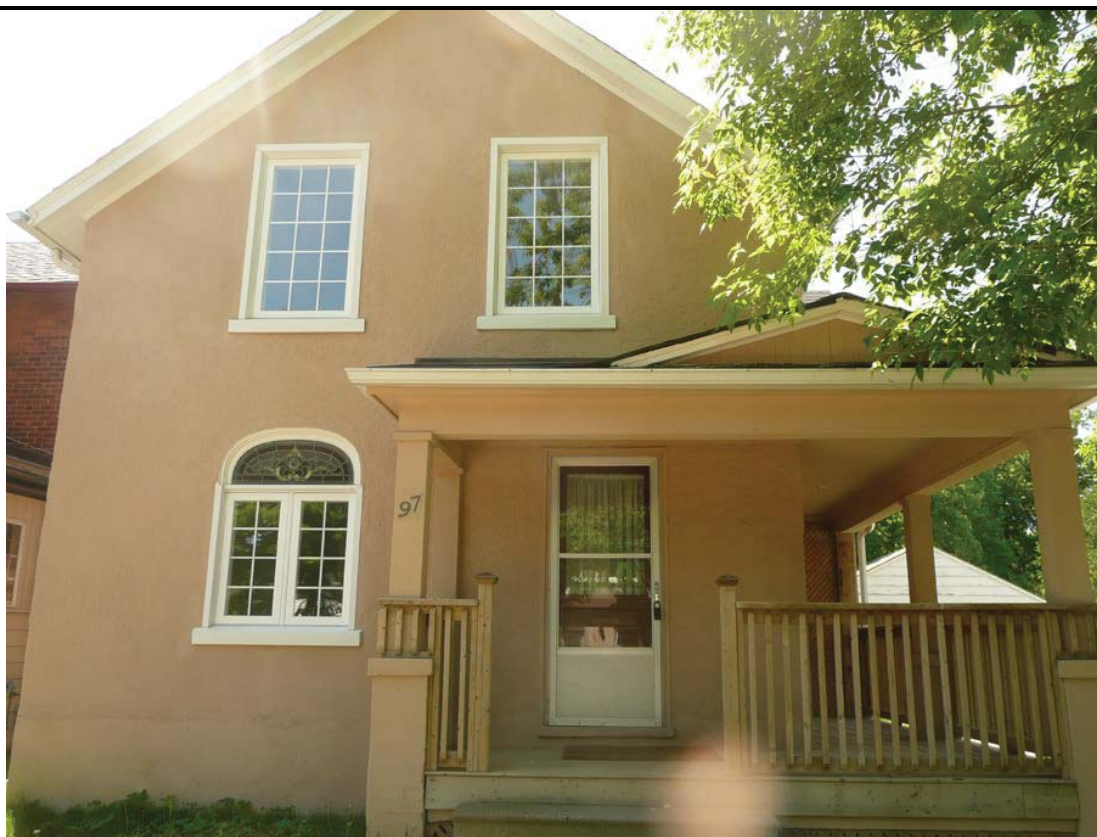
SITE

Address: 97 Wellington Street East
Former Address:
Legal Description: Lot 15 Registered Plan 68

STATUS

Current Use: Residential	Original use: Residence
Heritage Status: Listed non-designated	By-law No. & Date:
Official Plan:	Zoning: R5
HCD: n/a	Plaques: n/a

PHOTOGRAPH



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:

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>
<u> </u>
<u> </u>
DESIGN/DETAILS/CRAFTSMANSHIP:
<u>Massing and footprint remain unchanged, however many alterations are present. Not the finest example of Edwardian Classicism.</u>
<u> </u>
<u> </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>
<u> </u>
<u> </u>
DESIGN/BUILDER/ARCHITECT:
<u>George T. Browning</u>
<u> </u>
<u> </u>
INTERIOR ELEMENTS:
<u>Large wooden staircase from ground to upper floor is worthy of salvaging</u>
<u> </u>
<u> </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	<u>20</u>	10	0	/30
Trends/Patterns/Themes	40	27	<u>14</u>	0	/40
Events	15	10	5	<u>0</u>	/15
Persons/Groups	15	10	5	<u>0</u>	/15
Archaeological (Bonus)	10	7	3	<u>0</u>	/10
Historic Grouping (Bonus)	10	7	3	<u>0</u>	/10
HISTORICAL TOTAL					34 /100

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



Town of Aurora

Heritage Advisory Committee Report No. HAC19-003

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: April 1, 2019

Recommendation

- 1. That Report No. HAC19-003 be received; and**
- 2. That the comments from the Heritage Advisory Committee regarding the following recommendations be incorporated into a report to General Committee:**
 - a) That the 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 approval 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 approval 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.**

Executive Summary

The purpose of this report is to provide Council with recommendations from the Heritage Advisory Committee regarding the request to remove the property located at 1625-1675 St. John's Sideroad from the Aurora Register of Properties of Cultural Heritage Value or Interest.

- 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, it is recommended that a heritage plaque be erected and 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.

Provisions of the Ontario Heritage Act for the delisting process

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

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

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

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

Analysis

History of the Property

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.

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 and 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 primarily 'Business Park 1', with portions of land also designated 'Environmental Protection'. No development would be permitted on these 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 would be protected through the Planning review process.

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 structures on the subject

April 1, 2019

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property to construct a new multi-phase commercial, industrial, and retail 'Business Park' development (See Attachment 3).

The Cultural Heritage Assessment evaluated the subject property against the criteria for determining cultural heritage value or interest as outlined by the *Ontario Heritage Act* (See Attachment 2), and the property was determined to not satisfy any of those criteria. Therefore the concept plan, which seeks to demolish the extant structures, 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 adding a 'Business Park' use on the subject lands.

Legal Considerations

None.

Financial Implications

There are no financial implications.

Communications Considerations

No communication required.

Link to Strategic Plan

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

Alternatives to the Recommendation

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

April 1, 2019

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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, which aligns 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

None.

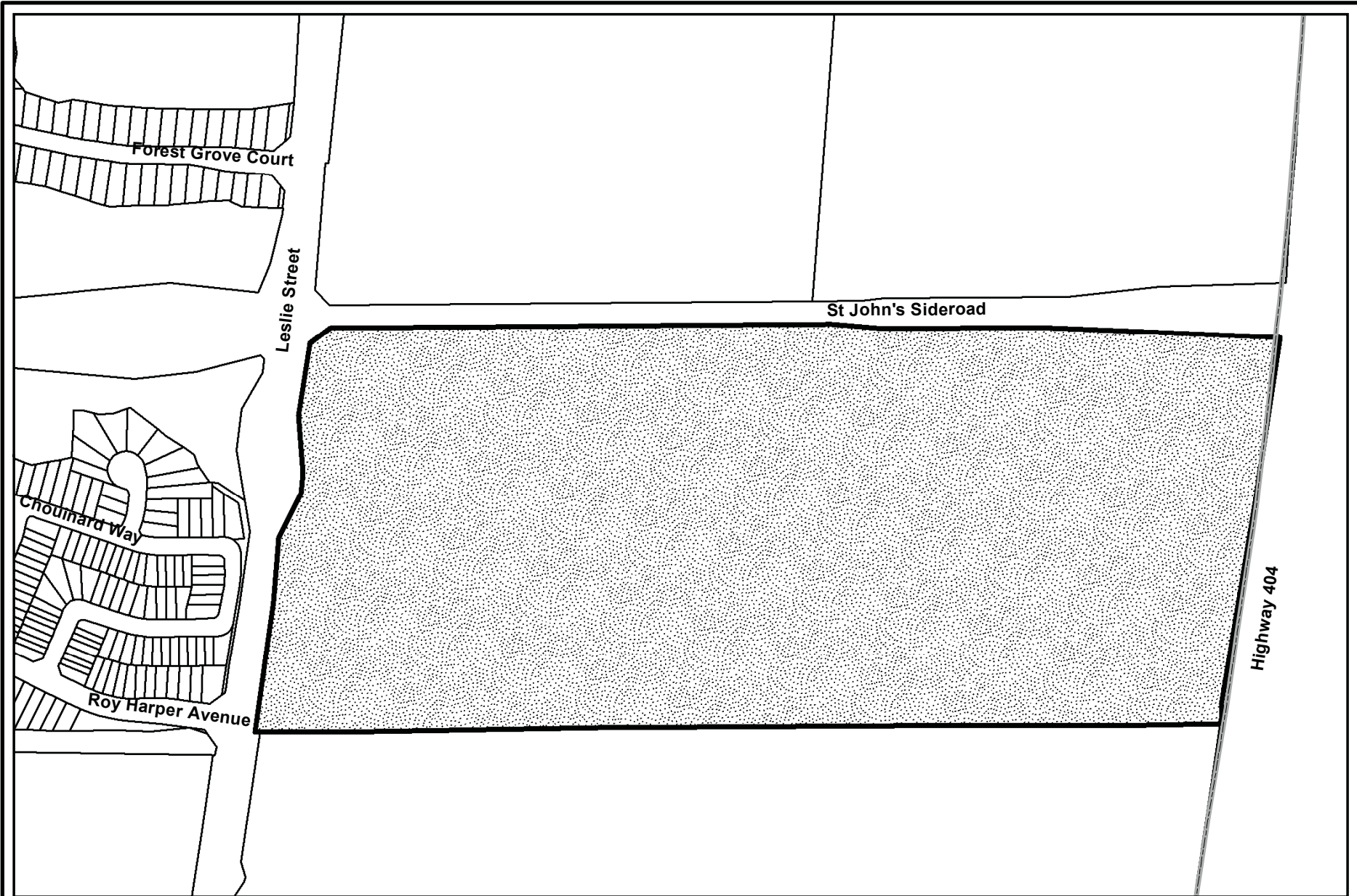
Pre-submission Review

Agenda Management Team meeting review on March 14, 2019

Departmental Approval



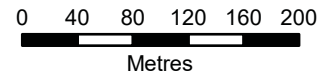
**Lawrence Kuk, MCIP, RPP
Acting Director
Planning and Development Services**



LOCATION PLAN

HAC19-003
1625-1675 ST. JOHNS SIDEROAD

 **SUBJECT LANDS**



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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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).

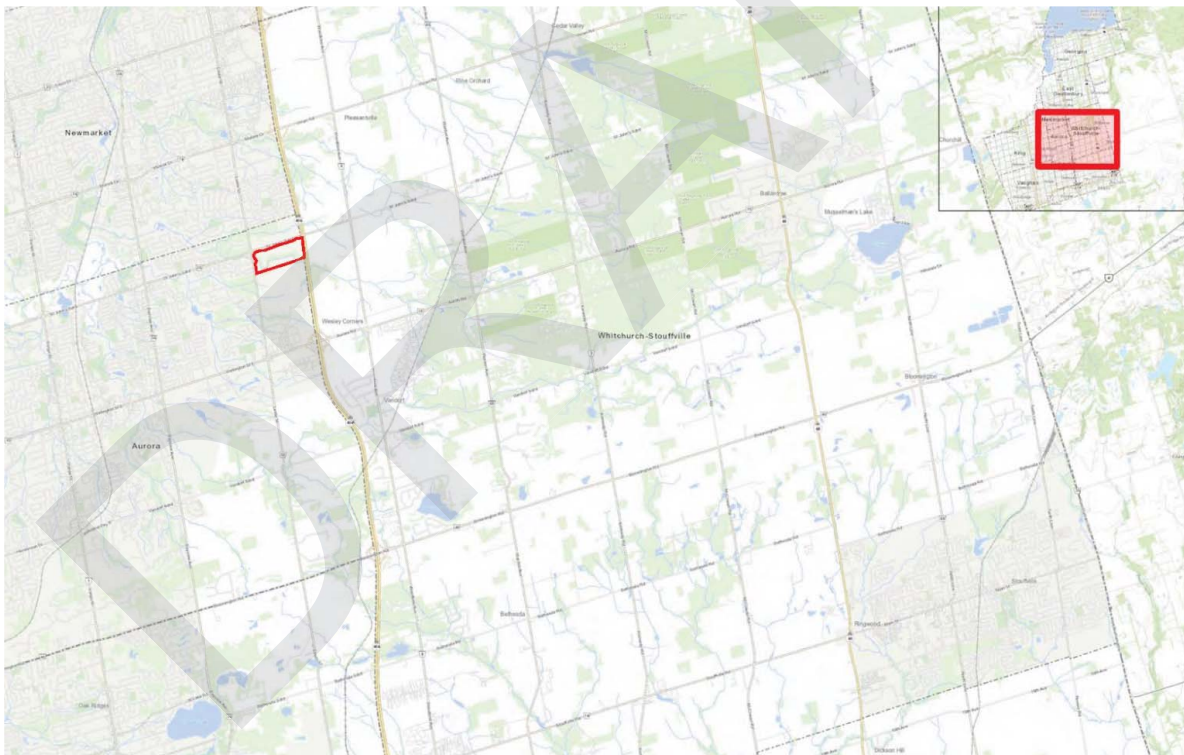


Figure 1: Location of 1625-1675 St. John's Sideroad (Base map source: York Region, 2018).

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)

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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.

Heritage Impact Assessment: 1625-75 St. John's Sideroad, Aurora ON

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

Heritage Impact Assessment: 1625-75 St. John's Sideroad, Aurora ON

- 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)

Heritage Impact Assessment: 1625-75 St. John's Sideroad, Aurora ON

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*.

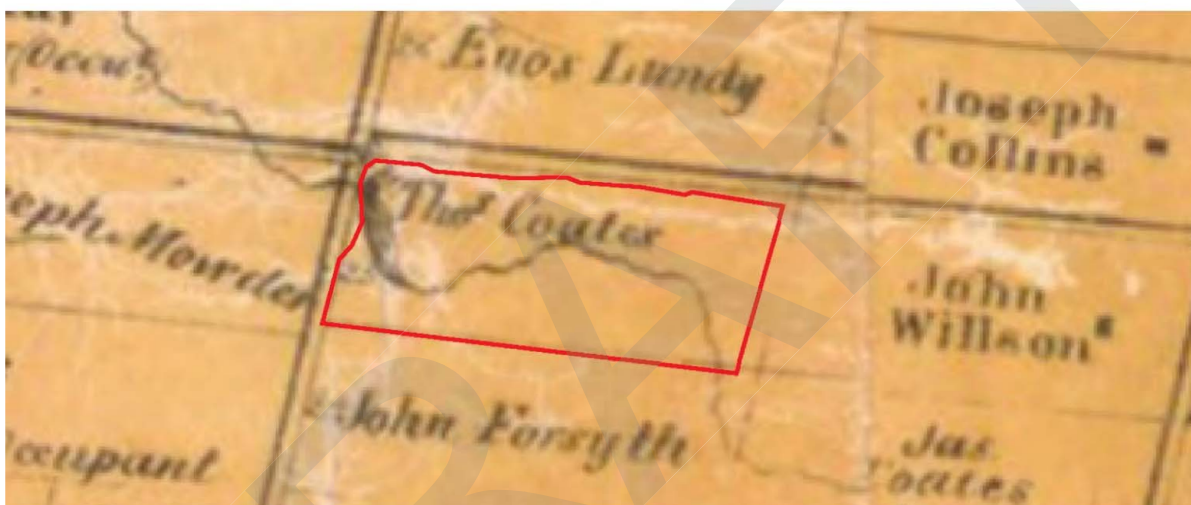
⁵¹ Ontario Land Abstracts. York Region (65), Whitchurch; Stouffville, Book 236, sheet 3.

⁵² Ibid, sheet 4.

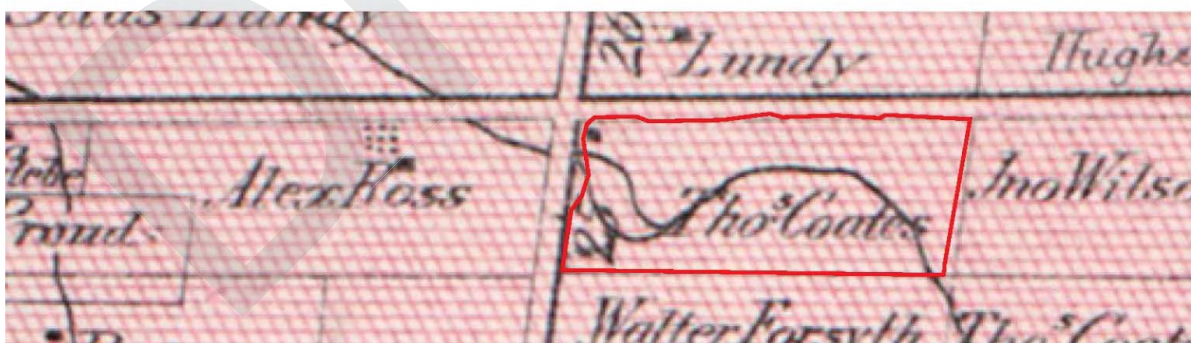
Heritage Impact Assessment: 1625-75 St. John's Sideroad, Aurora ON

Wood	26	J. Fulton	James Fulton	Peter
Leon	25	Cap ^m W. Graham	James S.L.	
ker	24	Qui'fee now John W. Kay	Cap ^m W. Graham	John Ge in fee
ker	23	Cap ^m W. Graham	Cap ^m W. Graham	Abraham

Stegman, 1802 (revised 1857)



Tremaine, 1860



Miles & Co., 1878

Figure 3: 1625-1675 St. John's Sideroad, 19th century morphology.

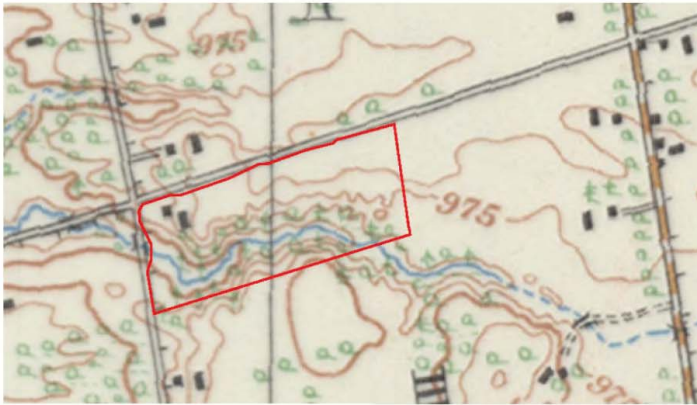
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Figure 4: 1927 Air Photo of property (NAPL, RA18, No.56)

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1929



1935



1939

Figure 5: 1929, 1935, and 1939 Topographic Maps showing Property (DND, 1929, 1935, 1939).

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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).

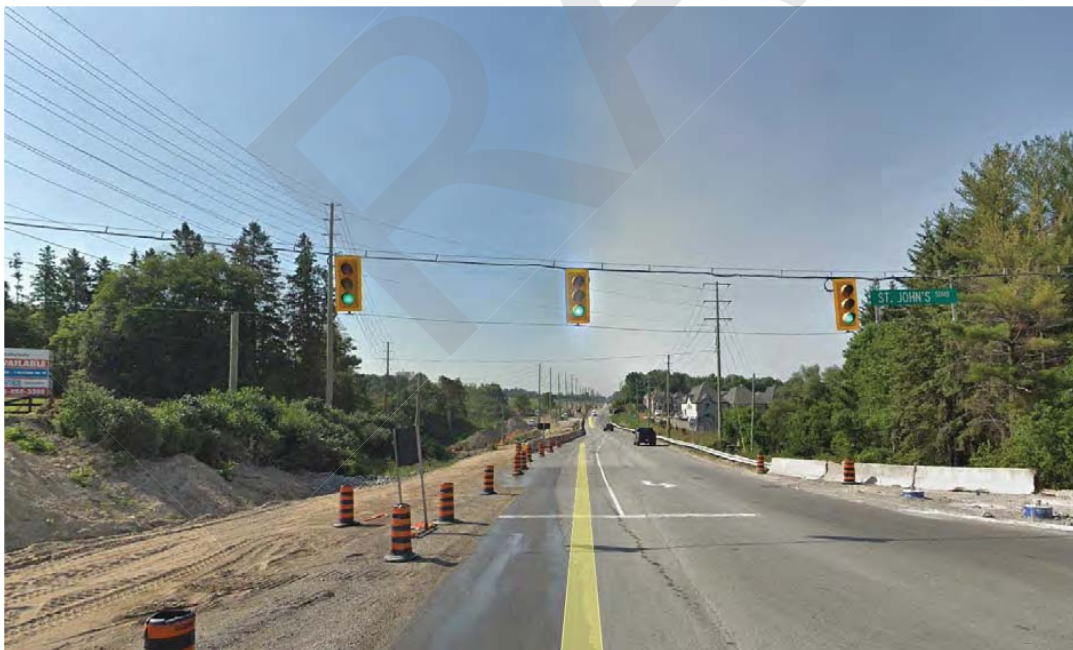


Photo 3: View along Leslie Street, looking south from St. John's Sideroad (subject property on the left) (GoogleEarthPro, July 20184).

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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).

Heritage Impact Assessment: 1625-75 St. John's Sideroad, Aurora ON

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).

Heritage Impact Assessment: 1625-75 St. John's Sideroad, Aurora ON



Photo 19: Outbuilding, east elevation foundations (CU 2018).



Photo 20: Outbuilding, mid-20th century addition, west facade (CU 2018).

Heritage Impact Assessment: 1625-75 St. John's Sideroad, Aurora ON

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).

Heritage Impact Assessment: 1625-75 St. John's Sideroad, Aurora ON

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.**

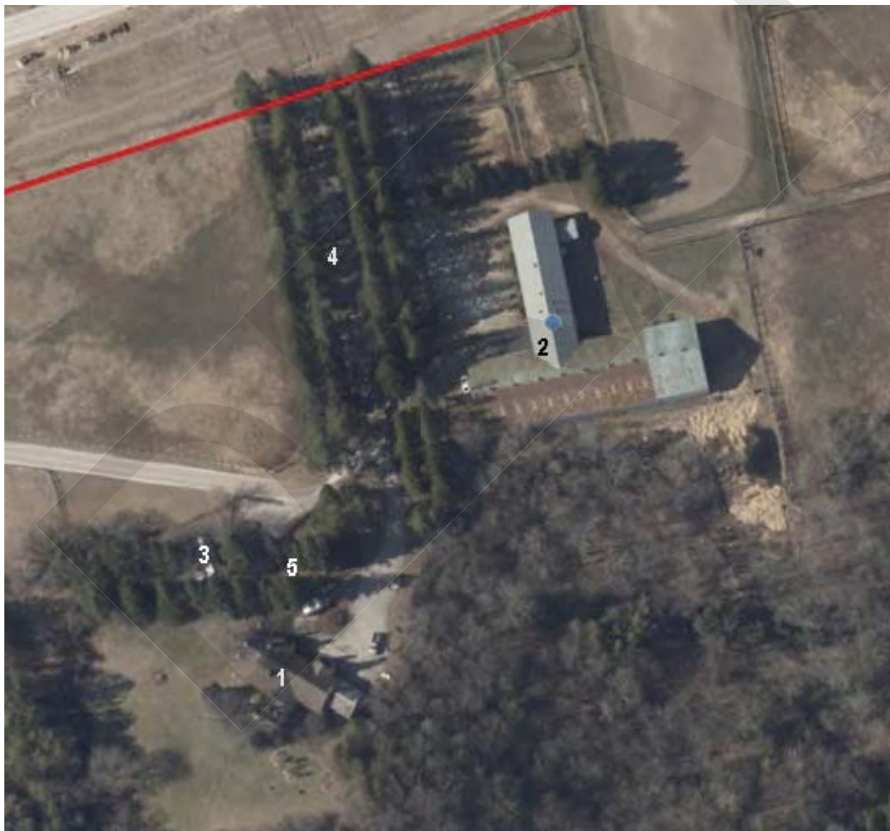


Figure 9: 1675 St. John's Sideroad, building complex, current conditions (base map source: YorkMaps, 2018)

Heritage Impact Assessment: 1625-75 St. John's Sideroad, Aurora ON



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).

Heritage Impact Assessment: 1625-75 St. John's Sideroad, Aurora ON



Photo 25: c.1960 equestrian complex, looking west (CU 2018).



Photo 26: c.1960 equestrian complex (CU 2018).

Heritage Impact Assessment: 1625-75 St. John's Sideroad, Aurora ON



Photo 27: c.1960 equestrian complex, looking southwest (CU 2018).



Photo 28: Treed laneway (CU 2018).

Heritage Impact Assessment: 1625-75 St. John's Sideroad, Aurora ON



Photo 29: Formal circle in front of residence (CU 2018).



Photo 30: Paddocks and fields east of residence (CU 2018).

Heritage Impact Assessment: 1625-75 St. John's Sideroad, Aurora ON



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).

Heritage Impact Assessment: 1625-75 St. John's Sideroad, Aurora ON



Photo 32: Cottage, north facade (CU 2018).



Photo 33: Cottage, east facade (CU 2018).

Heritage Impact Assessment: 1625-75 St. John's Sideroad, Aurora ON



Photo 34: Cottage, south facade (CU 2018).



Photo 35: Cottage, west facade (CU 2018).

Heritage Impact Assessment: 1625-75 St. John's Sideroad, Aurora ON



Photo 36: Cottage, interior. Note significant tilt of floor and walls. (CU 2018).



Photo 37: Cottage, detail of cladding (CU 2018).

Heritage Impact Assessment: 1625-75 St. John's Sideroad, Aurora ON

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

Heritage Impact Assessment: 1625-75 St. John's Sideroad, Aurora ON

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.

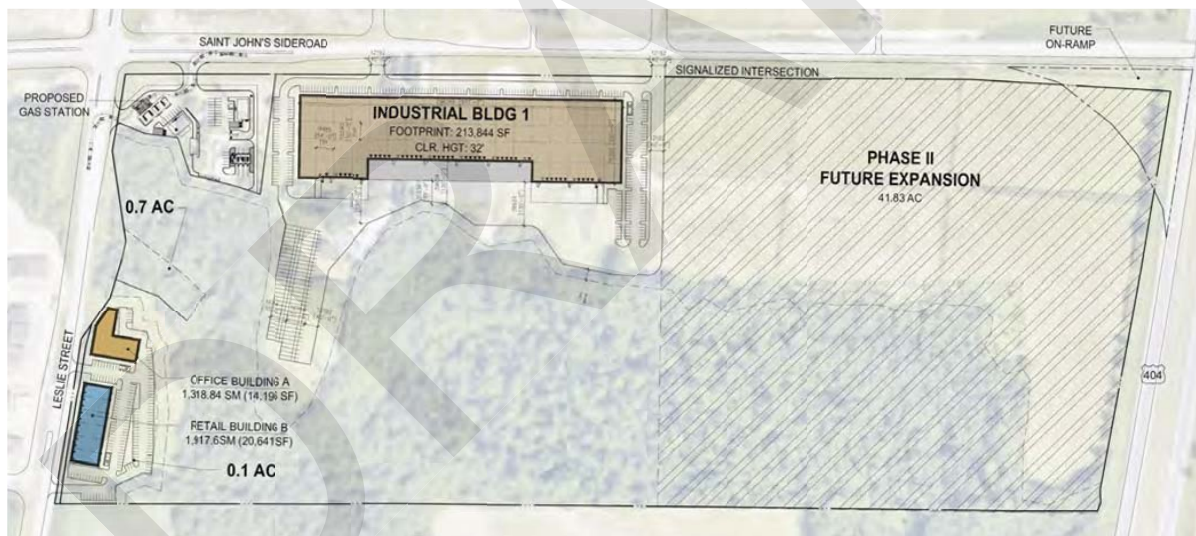


Figure 10: Proposed Site Plan (Ware Malcomb, 2018).

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.

Heritage Impact Assessment: 1625-75 St. John's Sideroad, Aurora ON

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.

Heritage Impact Assessment: 1625-75 St. John's Sideroad, Aurora ON

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.

Heritage Impact Assessment: 1625-75 St. John's Sideroad, Aurora ON

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

Heritage Impact Assessment: 1625-75 St. John's Sideroad, Aurora ON

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9.1 Legislation

Ontario Heritage Act, R.S.O. 1990, c. O.18

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.

Heritage Impact Assessment: 1625-75 St. John's Sideroad, Aurora ON

Appendix A: Author Qualifications

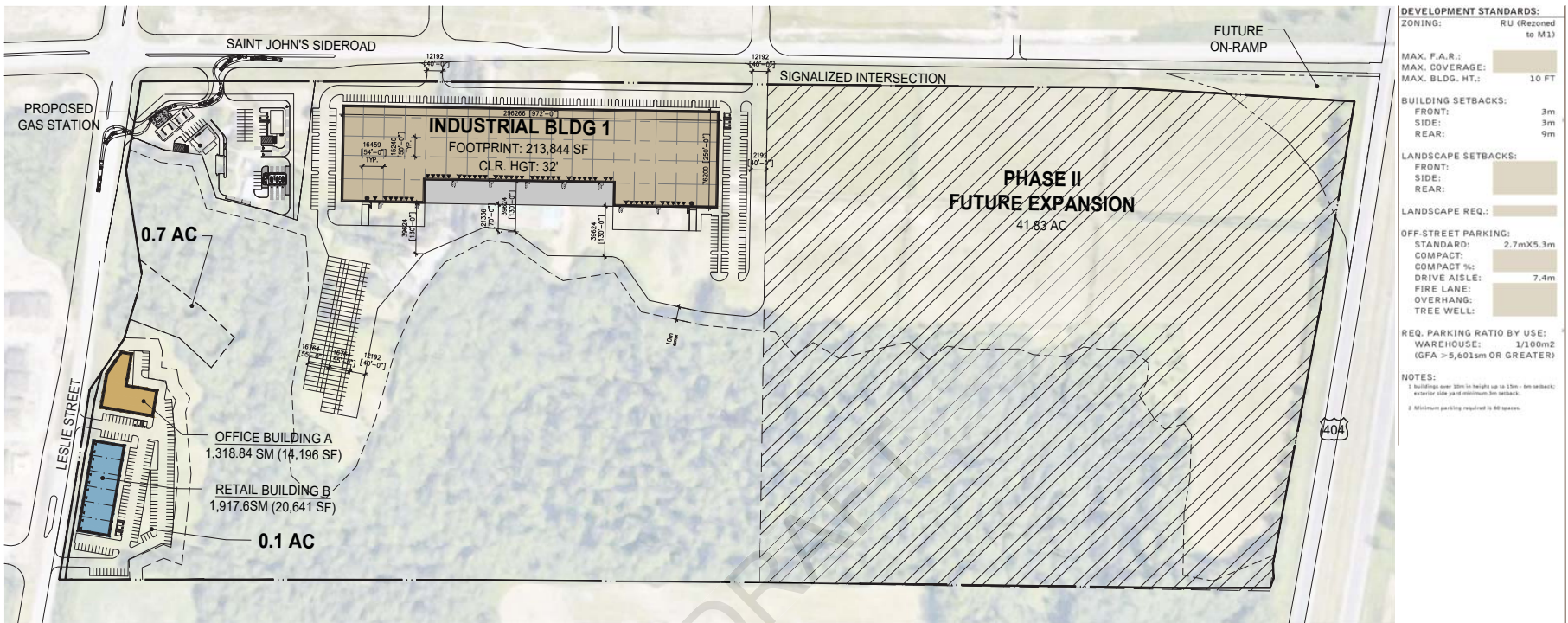
Christienne Uchiyama, M.A., CAHP is an Associate with This Land Archaeology. She is also Principal and Manager of Heritage Consulting Services at Letourneau Heritage Consulting Inc. and currently sits on the Board of Directors for the Canadian Association of Heritage Professionals. Ms. Uchiyama is a 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 up to 12m - 6m setback, maximum side yard minimum 3m 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

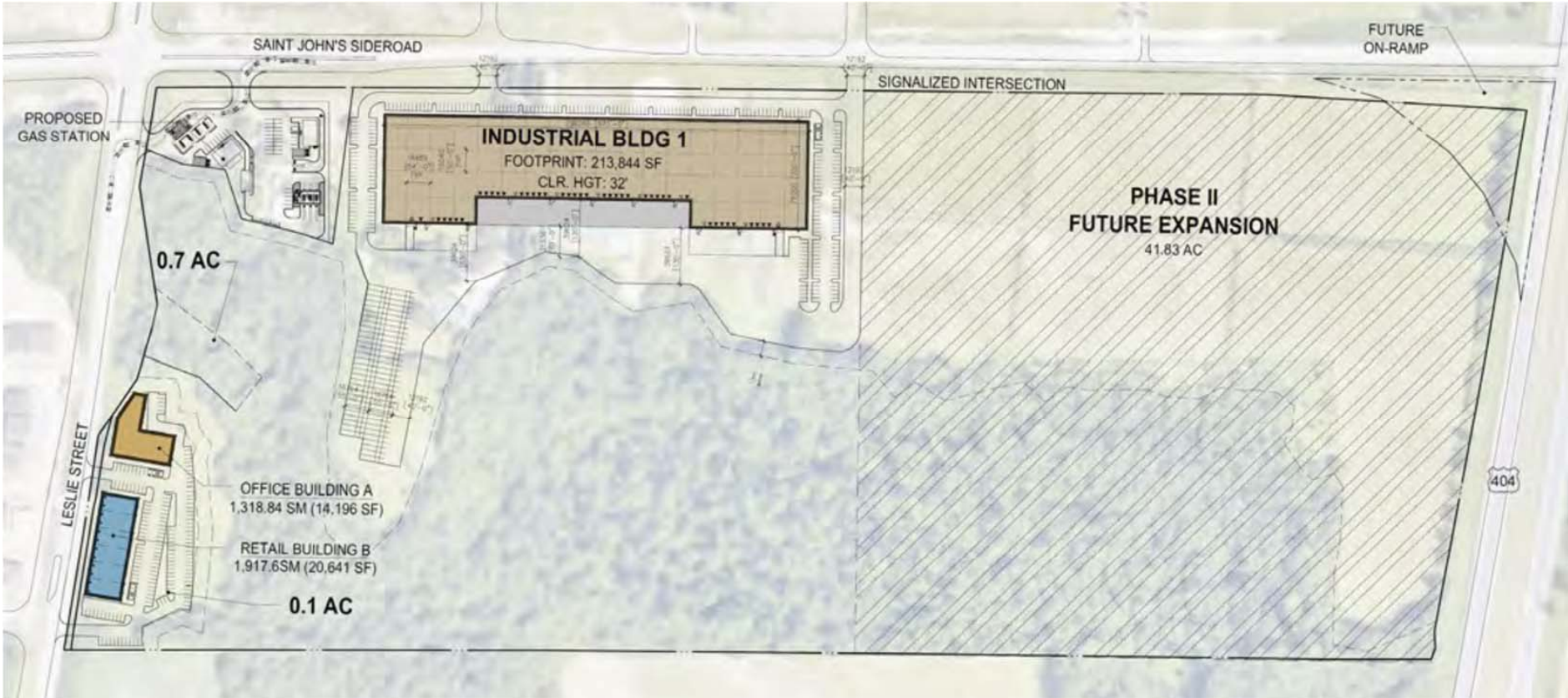
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Heritage Impact Assessment: 1625-75 St. John's Sideroad, Aurora ON


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 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	Builder:	
Construction Date:	C1900	Architect:	
Architectural Style:	Worker's House Estate Cottage	Original Owner:	
Heritage Easement:		Historical Name:	

GENERAL DESCRIPTION:

Floor Plan:		Storey:	1
Foundation Materials:			
Exterior Wall Materials:			
Roof Type:	Tin roof	Windows:	6/1 sash
Entrance:		Bays:	

UNIQUE FEATURES:

Chimney (s):	Centre	Special Windows:	
Dormers:		Porch/Verandah:	
Roof Trim:		Door Trim:	
Window Trim:		Other:	

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: 1625-1675 St. John's Sideroad
 Legal Description: Whitchurch Township (Plan 65R-36629) Lot: 25 Cons: 3
 Date of Evaluation: March 7, 2019 Name of Recorder: Adam Robb
 Group: 3

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	E	G	F	P	TOTAL
Design Compatibility	40	27	14	0	/40
Community Context	20	13	7	0	/20
Landmark	20	13	7	0	/20
Site	20	13	7	0	/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 type="text"/>

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