



**Heritage  
Advisory Committee  
Meeting Agenda**

**Tuesday, March 5, 2019  
7 p.m.**

**Holland Room  
Aurora Town Hall**

Public Release  
February 26, 2019



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

**Date:** Tuesday, March 5, 2019

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

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### **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**

#### **4. Delegations**

- (a) Michael de Rond, Town Clerk**  
**Re: Advisory Committee Member Education and Training**
  
- (b) Adam Robb, Planner**  
**Re: Heritage Advisory Committee Update**

#### **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; and
  
  - (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
  
  - (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. HAC19-002 – Heritage Permit Application  
70-72 Centre Street East  
File: NE-HCD-HPA-19-02**

**Recommended:**

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.

**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**

**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; and

- (b) That as a condition of planning approval for the future 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.

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

**Recommended:**

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.

**6. Informational Items**

**7. Adjournment**



**Town of Aurora**

**Heritage Advisory Committee Report No. HAC19-001**

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**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:** March 5, 2019

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### **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**
  - 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.

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- A Cultural Heritage Assessment of the property was performed and it was determined that the property does not have sufficient heritage value, 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 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.

### **Neighbourhood Context**

The house was also evaluated using the Town of Aurora's Heritage Evaluation Scoresheet (see Attachment 2, page 34) and is considered Group 3, determined to warrant retention only if it is part of an intact heritage streetscape. It is also determined



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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.

### **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*.

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## **Conclusions**

A Cultural Heritage Assessment was conducted on the subject property, determining that it does not have sufficient cultural heritage value to warrant designation under the *Ontario Heritage Act*. The Assessment recommended that the north elevation stained glass window and main interior staircase design features be salvaged 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

## **Previous Reports**

None.

## **Pre-submission Review**

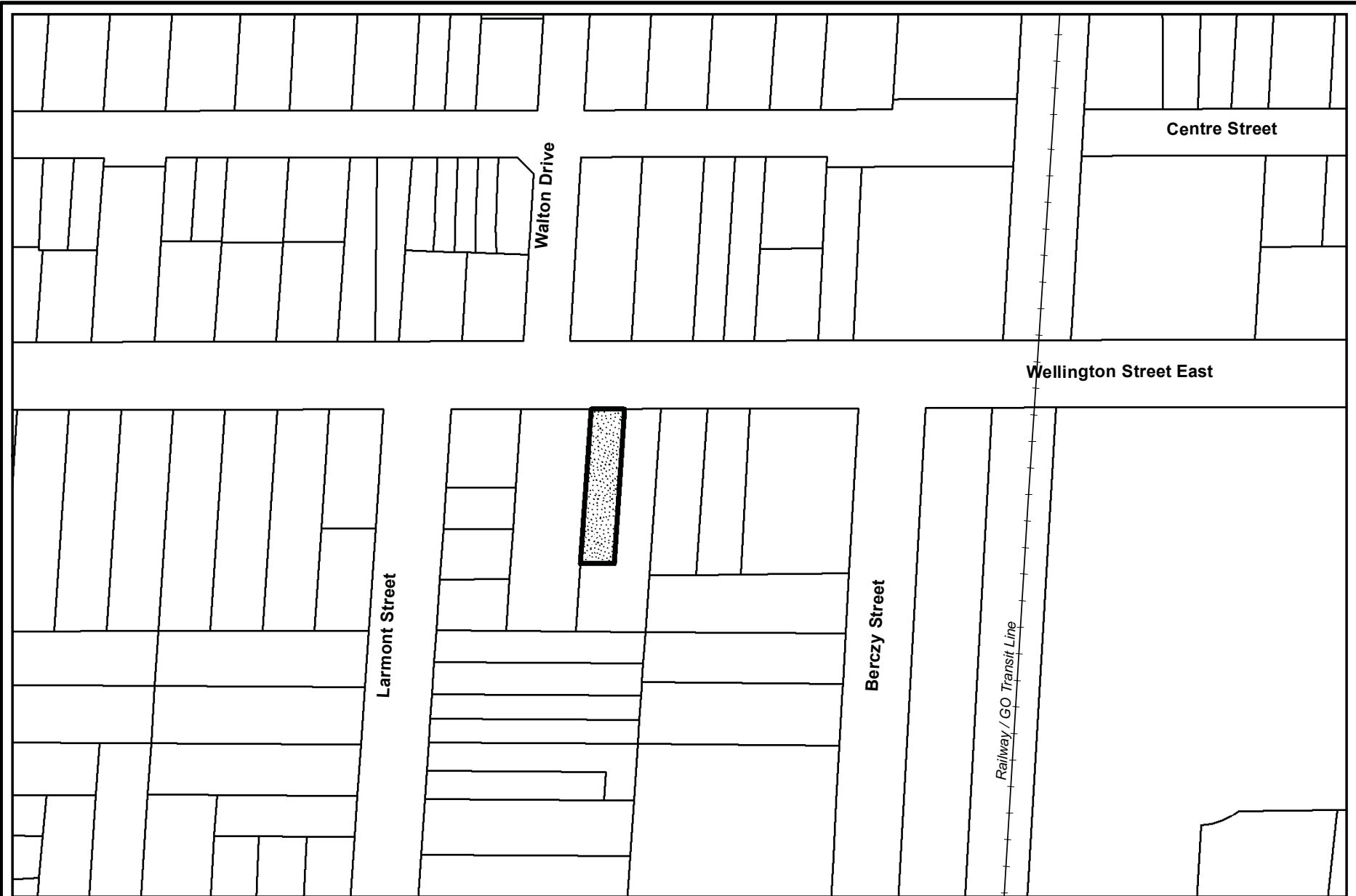
Agenda Management Team meeting review on February 19, 2019

## **Departmental Approval**



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**Lawrence Kuk  
Acting Director  
Planning and Development Services**

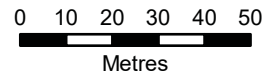


# LOCATION PLAN

HAC19-001  
97 WELLINGTON STREET EAST



**SUBJECT LANDS**



Attachment 2

## **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**

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**e-mail: [wayne.morgan@sympatico.ca](mailto: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*.

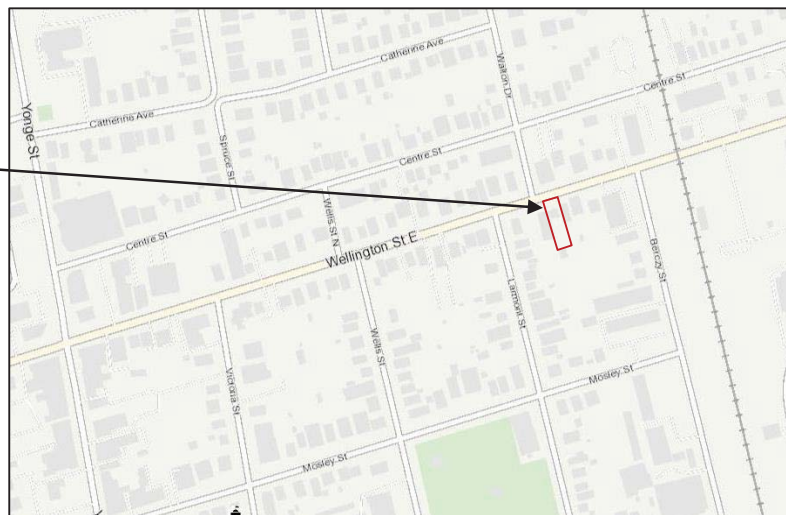
The study area contains lands and a building within part of Lot 15 in the portion of Plan 68A on the south side of Wellington Street East, which is in Lot 80 in the first concession east of Yonge Street (EYS) in the Town of Aurora. The study area is located on south side of Wellington Street East between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

## 2.0 DESCRIPTION OF THE PROPERTY AND ITS CONTEXT

### 2.1 Location

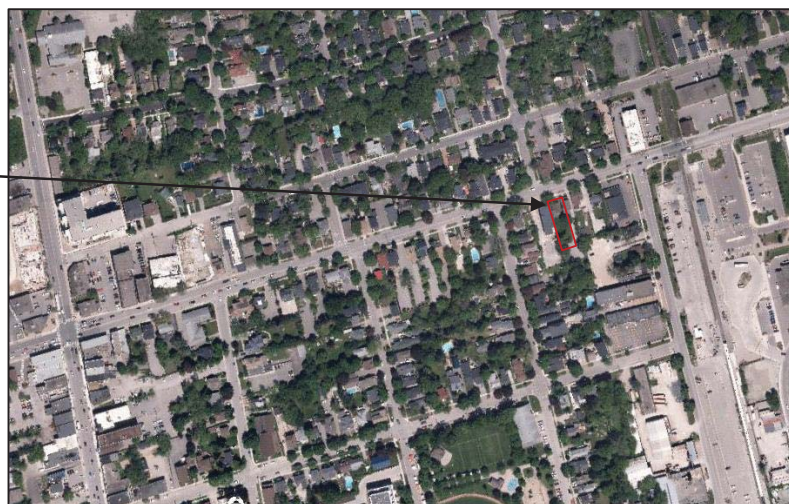
The property is located in the Town of Aurora (originally Township of Whitchurch) in the Regional Municipality (formerly County) of York, in Lot 80 in the First Concession EYS, now part of Lot 15, south side of Wellington Street, Plan 68A, on the south side of Wellington Street East between Larmont and 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  
97 Wellington Street East  
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 m<sup>2</sup> (5,449.9 ft<sup>2</sup>) 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 regions<sup>1</sup>. The Schomberg Clay Plain is described as:

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<sup>1</sup> 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 &amp; 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.”<sup>2</sup>

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

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



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

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

### **3.2 Ontario Heritage Act (OHA)**

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

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

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

### **3.3 York Region Official Plan**

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

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

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

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

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

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

### **3.5 Aurora Official Plan and Zoning By-law**

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

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

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

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

#### ***13.3 Policies for Built Cultural Heritage Resources***

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

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

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

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

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

The Town's Zoning By-law 2213-78 as amended<sup>3</sup>, 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.

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<sup>3</sup> 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.<sup>4</sup> 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.<sup>5</sup>

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.<sup>6</sup>

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.

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<sup>4</sup> Champion, Isabel, 5.

<sup>5</sup> McGillivray, Allan, 3.

<sup>6</sup> 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.<sup>7</sup>*

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.

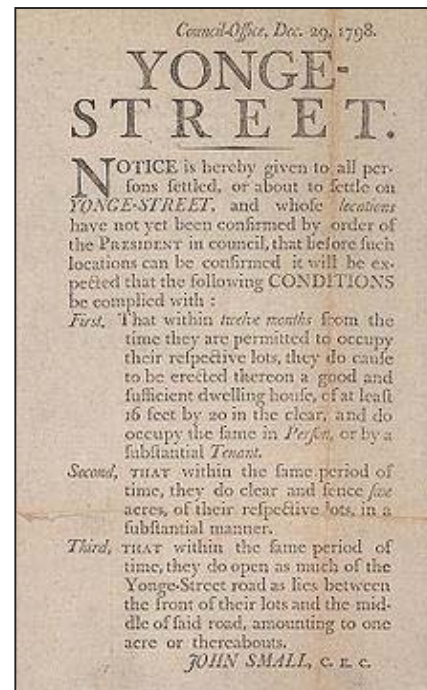
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<sup>7</sup> Chapman and Putnam, p 298.

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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.<sup>8</sup>*

*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.<sup>9</sup>*

<sup>8</sup> Whitchurch History Book Committee, pp. 41 - 43.

<sup>9</sup> 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

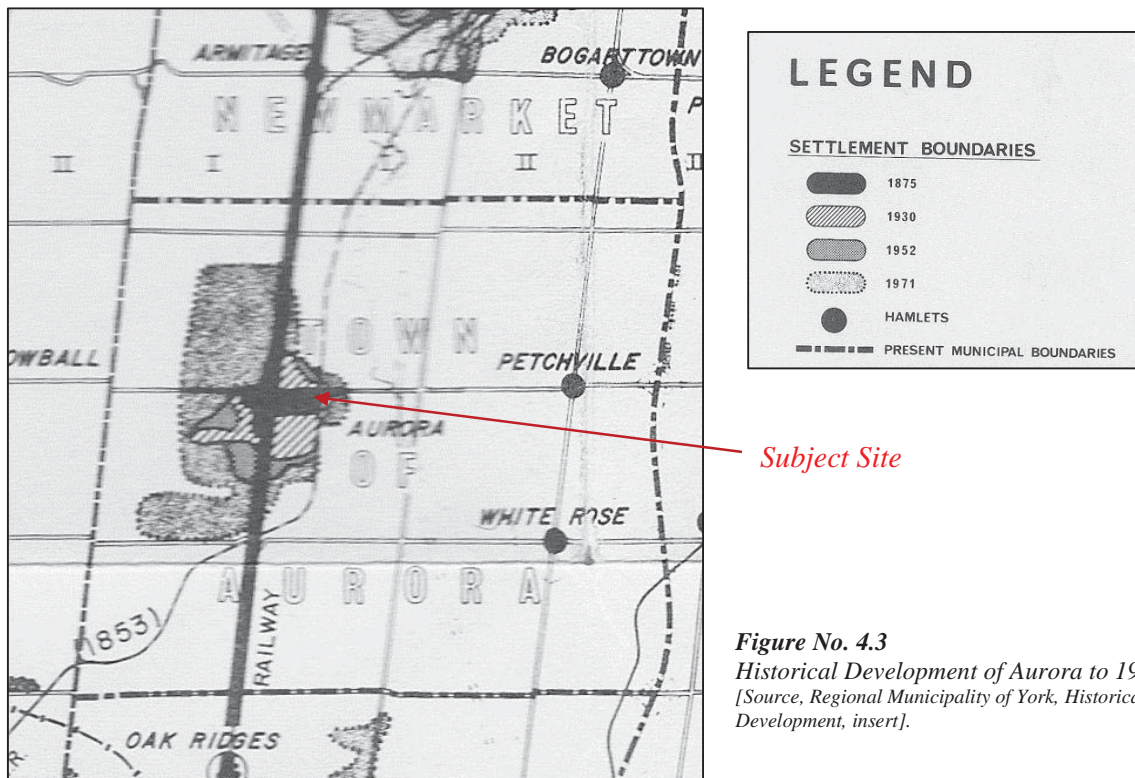


Figure No. 4.3  
Historical Development of Aurora to 1971  
[Source, Regional Municipality of York, Historical Development, insert].

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

<b>Table 4.1 HISTORICAL TIMELINES – 97 Wellington Street East (Part Lot 80, Con 1 EYS; Pt Lot 15, SS Wellington, Plan 68A)</b>	
<b>Key Date</b>	<b>Historical Event</b>
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 Crown<sup>10</sup>. 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.

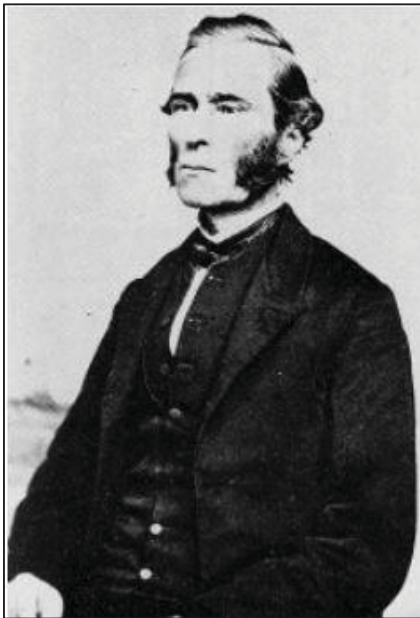
In 1816 Ansal Britton sold all 190 acres of Lot 80 to John Hartman.<sup>11</sup> In 1827, Hartman sold the west 80 acres of Lot 80 to John Wells<sup>12</sup> who, in 1836, sold the west 79 acres, which includes the subject site, to John Mosley<sup>13</sup> (? – 1874)

<sup>10</sup> Land Records, York Region, Lot 80, Con 1 EYS, Whitchurch Township, Patent.

<sup>11</sup> Ibid, Instrument No. 2795.

<sup>12</sup> Ibid, Instrument No. 3296.

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.<sup>14</sup> Henry, the descendent of a French Royalist settler, resided on lands at the north-east corner of Bayview Avenue and Bethesda Sideroad in Whitchurch Township<sup>15</sup>. 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.<sup>16</sup>

In the 1871 Census, James McGaffin, age 46, was listed as a merchant who owned 6 acres of land on which there were four houses<sup>17</sup>. 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.

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<sup>13</sup> Ibid, Instrument No. 3637.

<sup>14</sup> Ibid, Instrument No .51556.

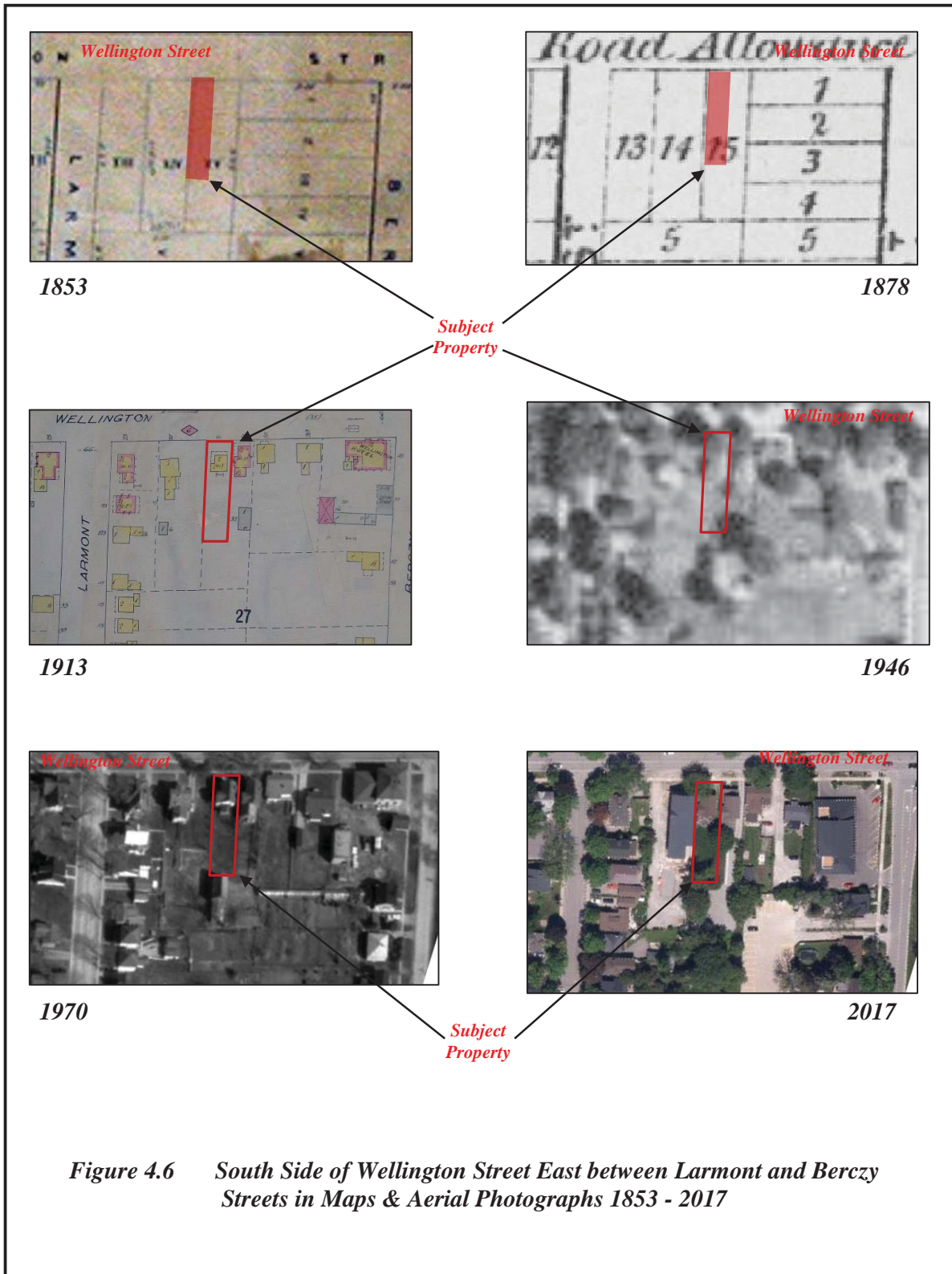
<sup>15</sup> Stamp, Chapter 3. – French Aristocracy in the Highlands of York.

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

<sup>17</sup> 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.<sup>18</sup> 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’.<sup>19</sup> He had served on the first Aurora village council in 1863<sup>20</sup>. 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 \$200<sup>21</sup> who then sold those lands to James Scott for \$310.<sup>22</sup>

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.<sup>23</sup> Scott also appears to have acquired Lot 15 for investment purposes. In 1903, Scott sold Lot 15 to George T. Browning for \$235.<sup>24</sup>

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.*<sup>25</sup>

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 Johnston<sup>26</sup>.

*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.*<sup>27</sup>

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.

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

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

<sup>20</sup> McIntyre, 136.

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

<sup>22</sup> Ibid, Instrument No. 2693.

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

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

<sup>25</sup> Aurora Banner, July 3, 1926. Obituary.

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

<sup>27</sup> Aurora Banner, August 19, 1910.

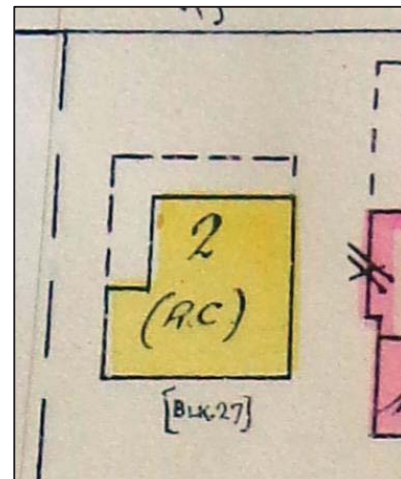
The 1911 Census (Table 4.2) lists Edward Johnston, age 38, an excise officer, living in Aurora. No information is provided in the 1911 census about the type of housing in which the persons enumerated were living.

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 Hutchinson<sup>28</sup> 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.

<sup>28</sup> 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.<sup>29</sup> In 1932 George defaulted on the mortgage and Jessie Grey acquired ownership of the property.<sup>30</sup> 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 Richards<sup>31</sup>. 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 Browne<sup>32</sup>.

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 1991<sup>33</sup> who then sold it to Lucia Palumbo and Michael Defilippis in 1997<sup>34</sup>. 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 2018<sup>35</sup>.

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

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

<sup>30</sup> Ibid, Instrument No. ?.

<sup>31</sup> Ibid, Instrument No 10449.

<sup>32</sup> Ibid, Instrument No 456296

<sup>33</sup> Ibid, Instrument No 567268

<sup>34</sup> Ibid, Instrument No R699660

<sup>35</sup> 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.<sup>36</sup>*

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 veranda<sup>37</sup></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.

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<sup>36</sup> Blumenson, p 166.

<sup>37</sup> HPI Nomination Team, 18.

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

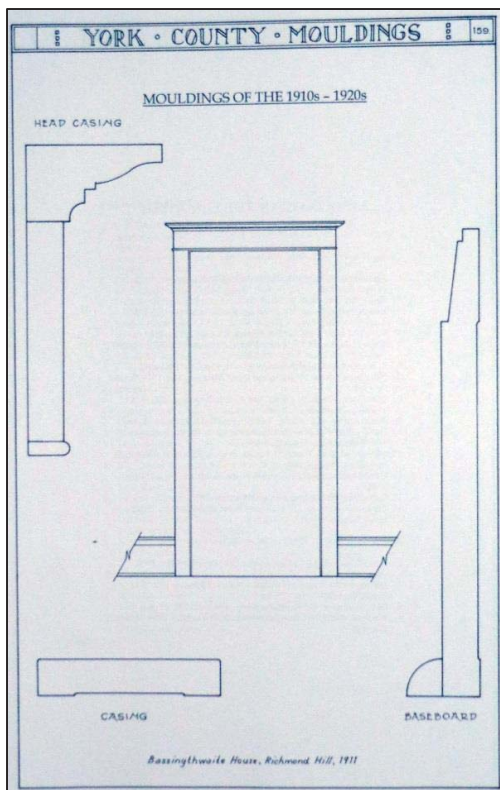


Although Room 1 has much of its original woodwork, given that most of the plaster work in the House is new, it is difficult to tell whether the opening between Rooms 1 and 2 is original. However the mouldings on this opening are skillfully done and in keeping with the classical style of the House.

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
<b>Design or Physical Value</b>		
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
<b>Historical or Associative Value</b>		
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
<b>Contextual Value</b>		
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
<b>Condition / Heritage Integrity</b>		
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 20<sup>th</sup> 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 Lot: 80 Cons: 1EYS</u> Date of Evaluation: <u>August 7, 2018</u> Name of Recorder: <u>W. Morgan</u>					<b>Group:</b>
<b>HISTORICAL</b>	<b>E</b>	<b>G</b>	<b>F</b>	<b>P</b>	<b>TOTAL</b>
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
<b>HISTORICAL TOTAL</b>					<b>34/100</b>
<b>ARCHITECTURAL</b>	<b>E</b>	<b>G</b>	<b>F</b>	<b>P</b>	<b>TOTAL</b>
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
<b>ARCHITECTURAL TOTAL</b>					<b>47/100</b>
<b>ENVIRONMENTAL</b>					<b>TOTAL</b>
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
<b>ENVIRONMENTAL TOTAL</b>					<b>41/100</b>
<b>SCORE</b>	<b>INDIVIDUAL</b>			<b>OLD AURORA</b>	
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>	
<b>TOTAL SCORE</b>	<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 m<sup>2</sup> (5,450 ft<sup>2</sup>) 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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Cultural Heritage Assessment  
97 Wellington Street East  
Town of Aurora, Ontario

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### **Maps**

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**Appendix A: Property Survey**

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

Appendix A: Property Survey

**Property Fabric**  
97 Wellington Street East



**ServiceOntario**

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

**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*

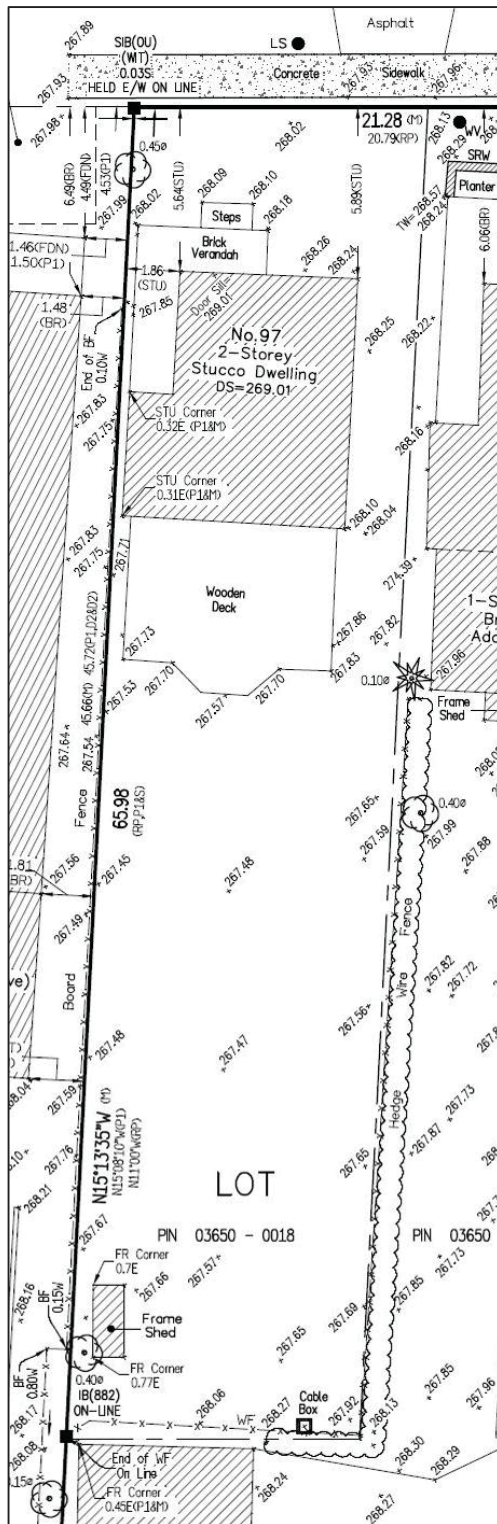


*Source: York Maps, 2017 Aerial view*

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]

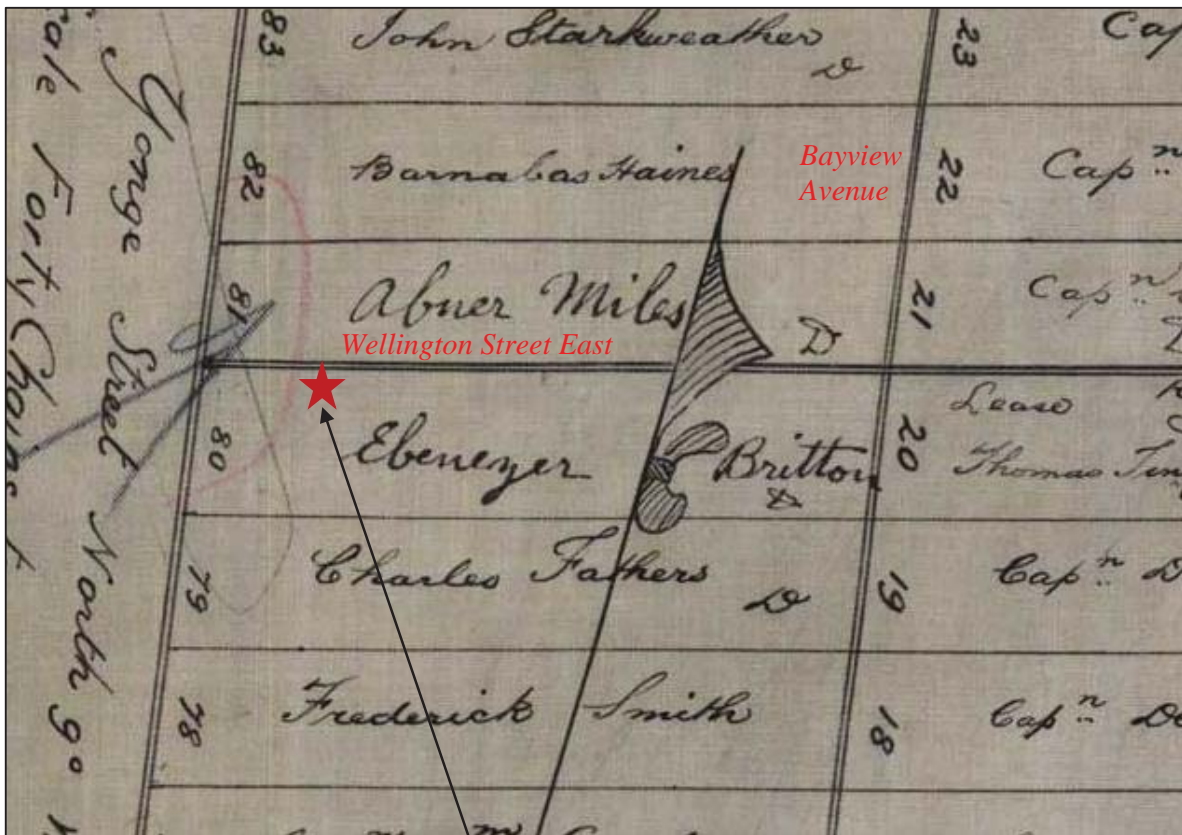


**Appendix C: Maps**

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

Appendix C - Maps

**Patent Plan**



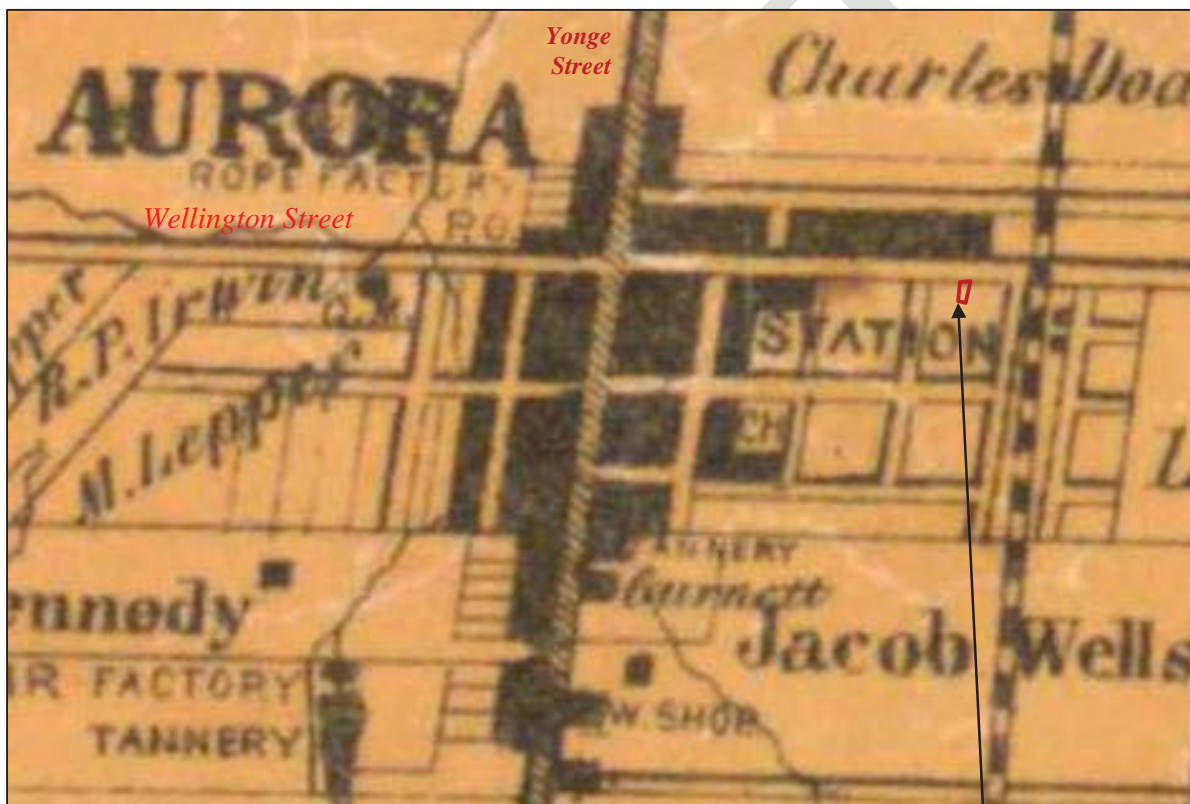
*Subject Property  
97 Wellington St E*



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

Appendix C - Maps

1860 – Tremaine



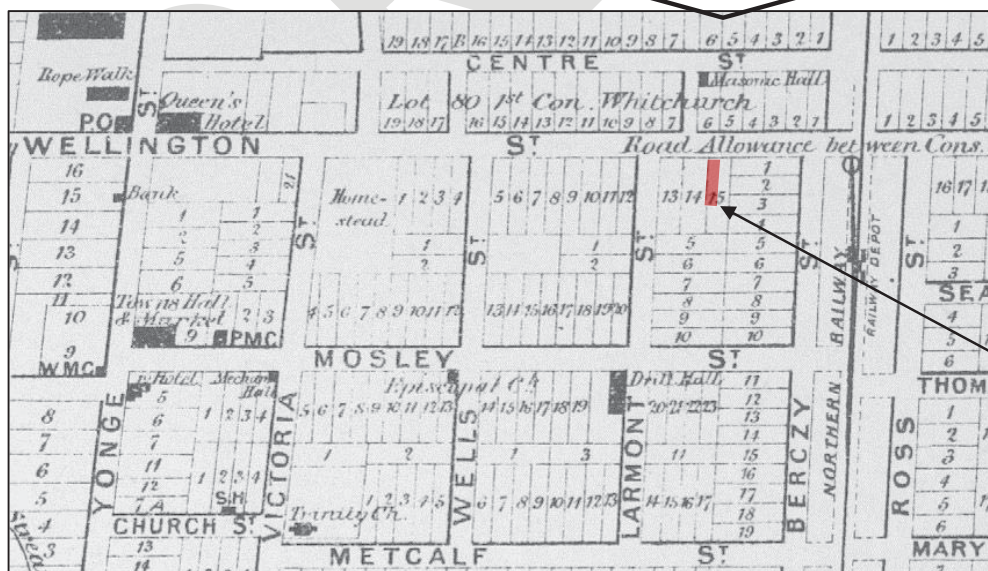
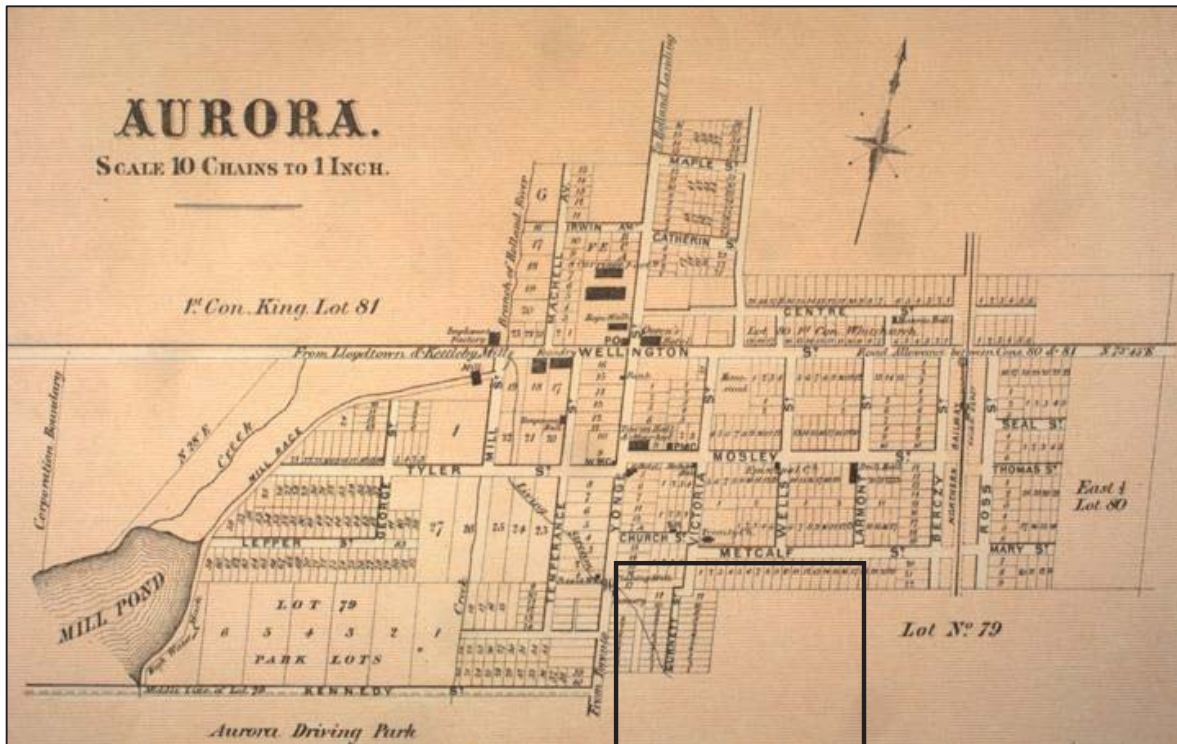
*Subject Property  
97 Wellington St E*

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

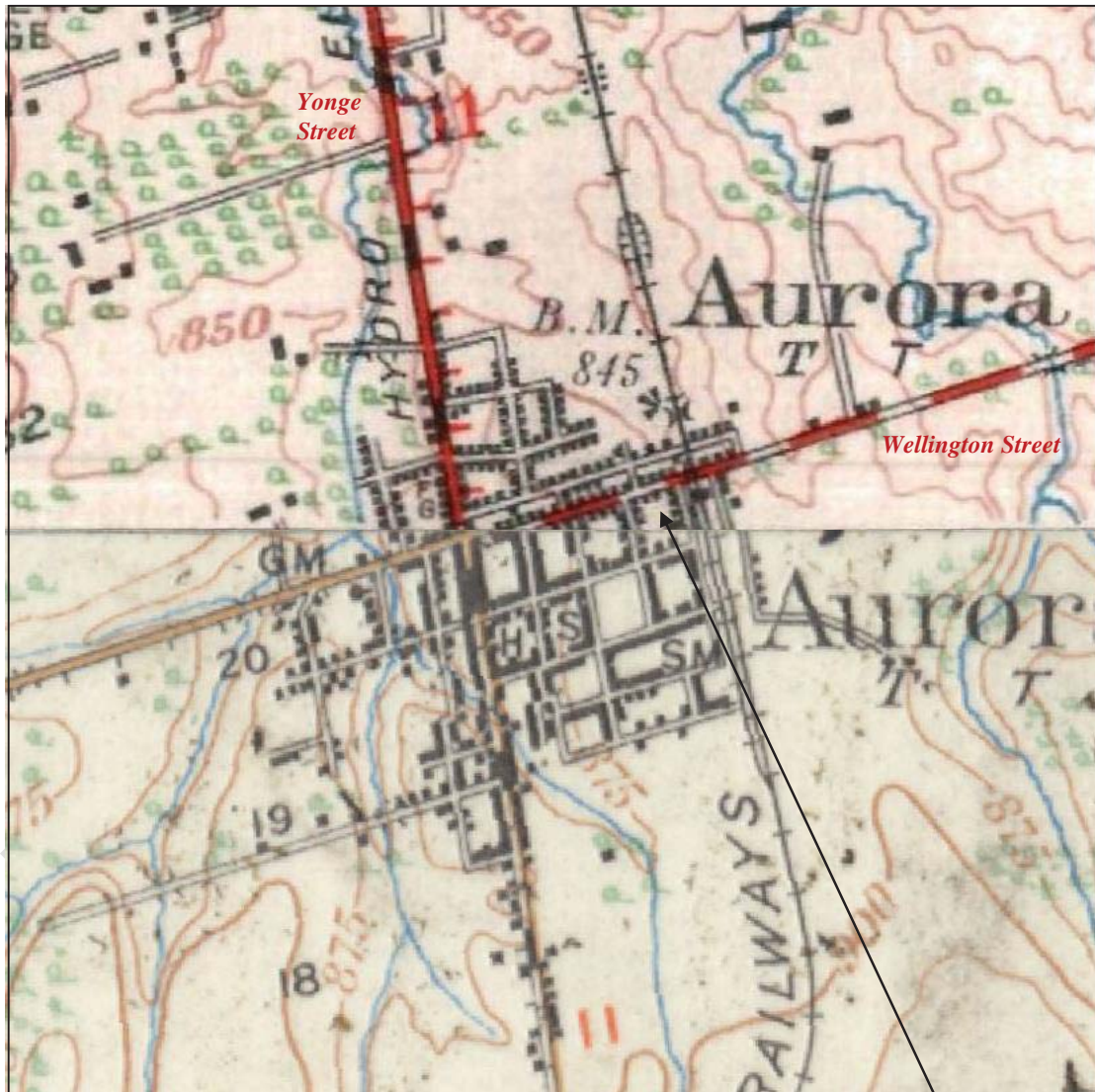
Appendix C - Maps

**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*



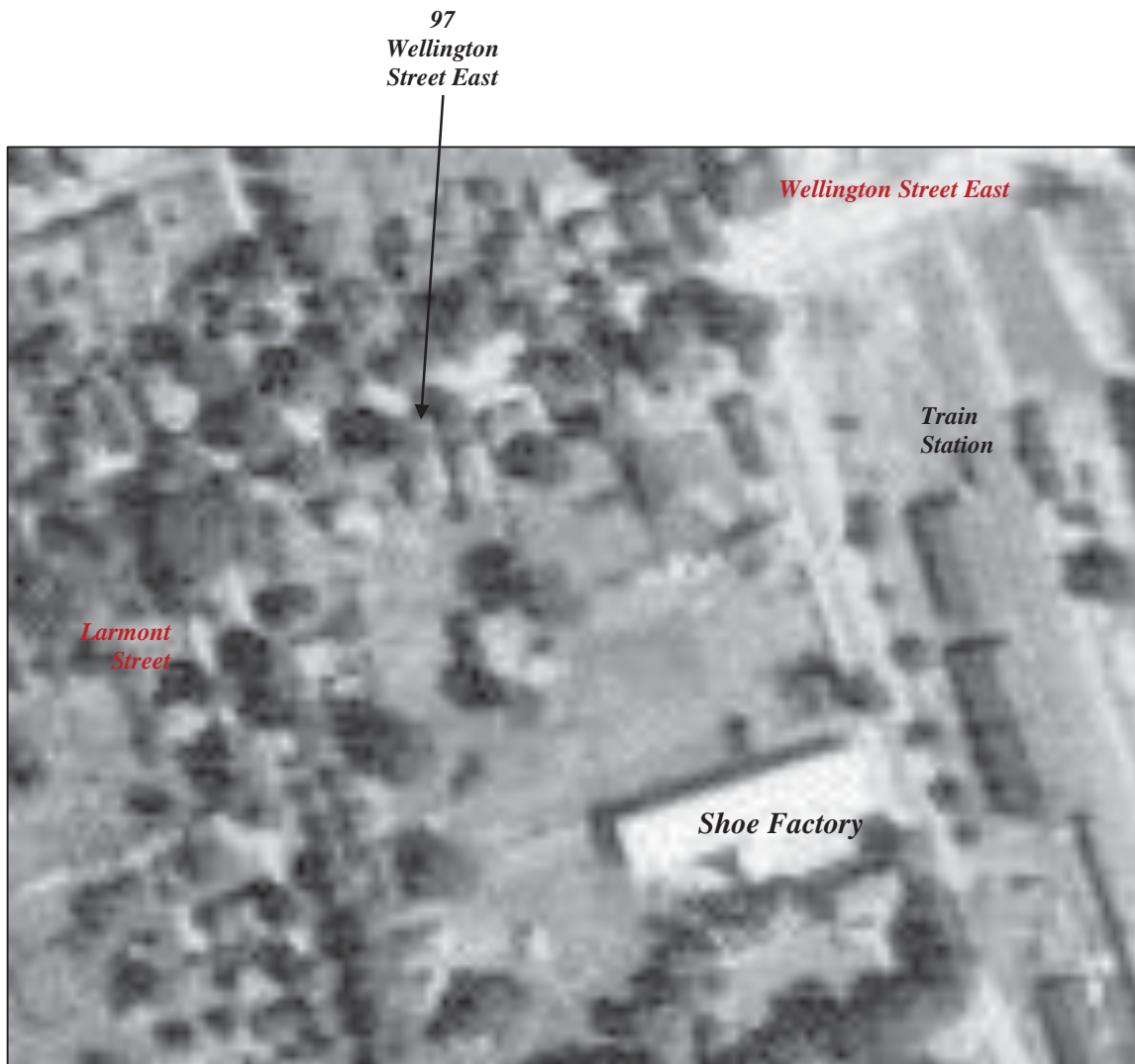
*1927*  
Source – National Airphoto Library  
Roll No. RA17-100

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

Appendix D – Aerial Photographs

*1946*

*Context*



*1946*

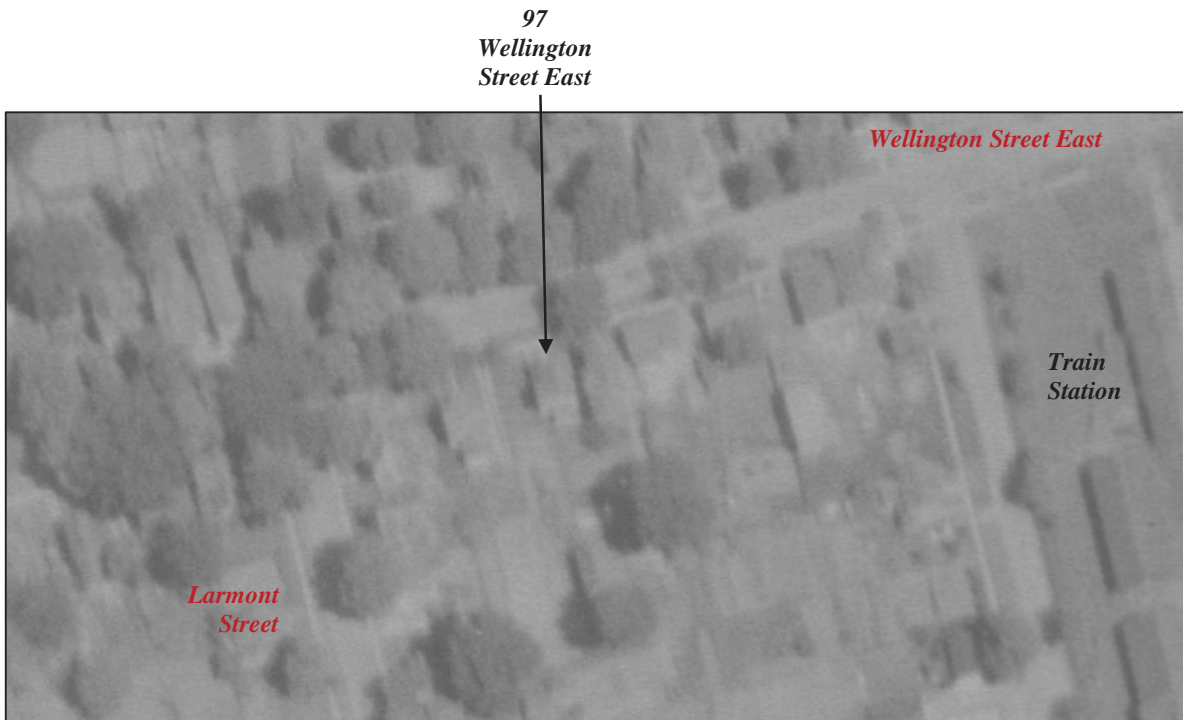
Source – National Airphoto Library  
Roll No. A10105-087

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



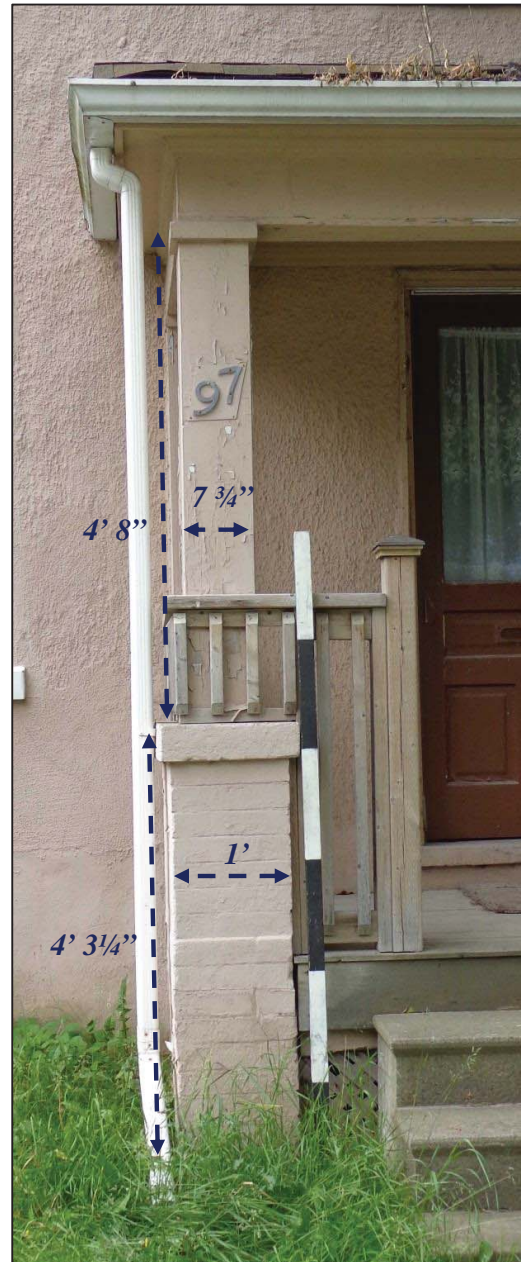
Eave Detail,  
North-East Corner

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*

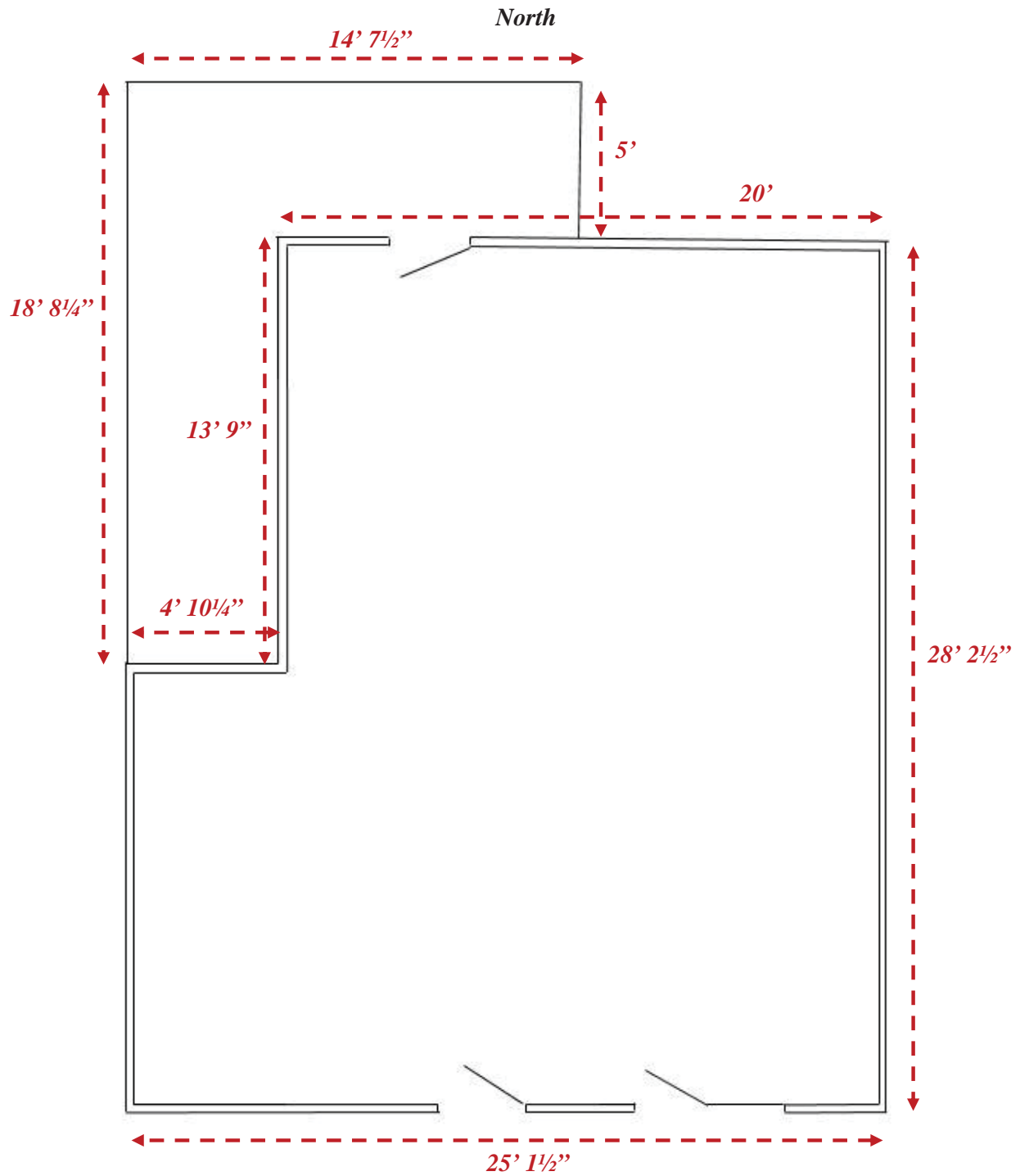


Source – Yorkmaps, 2018

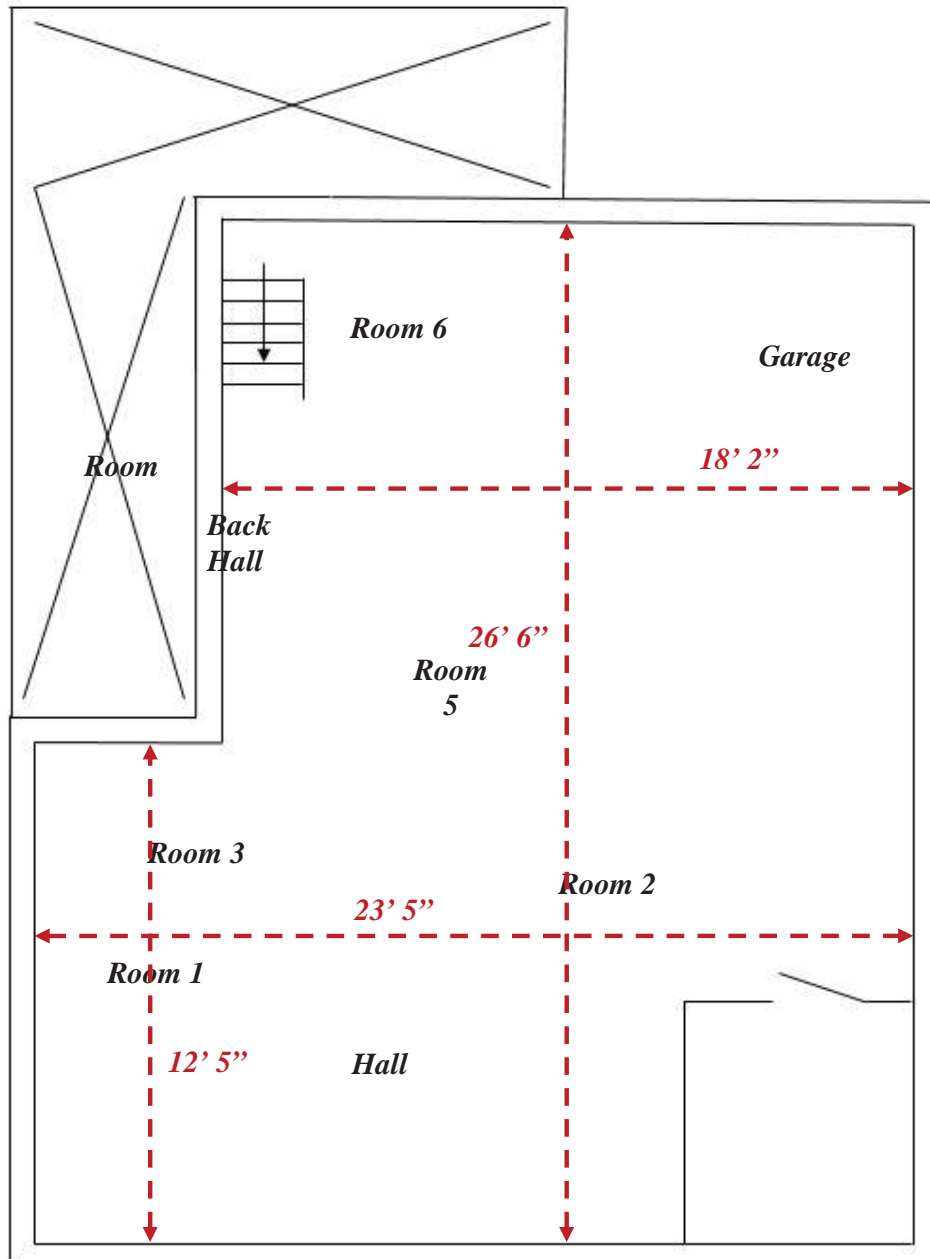
Cultural Heritage Assessment  
97 Wellington Street East  
Town of Aurora Ontario

Appendix F – 97 Wellington Street East  
Floor Plan Sketches

*Exterior*



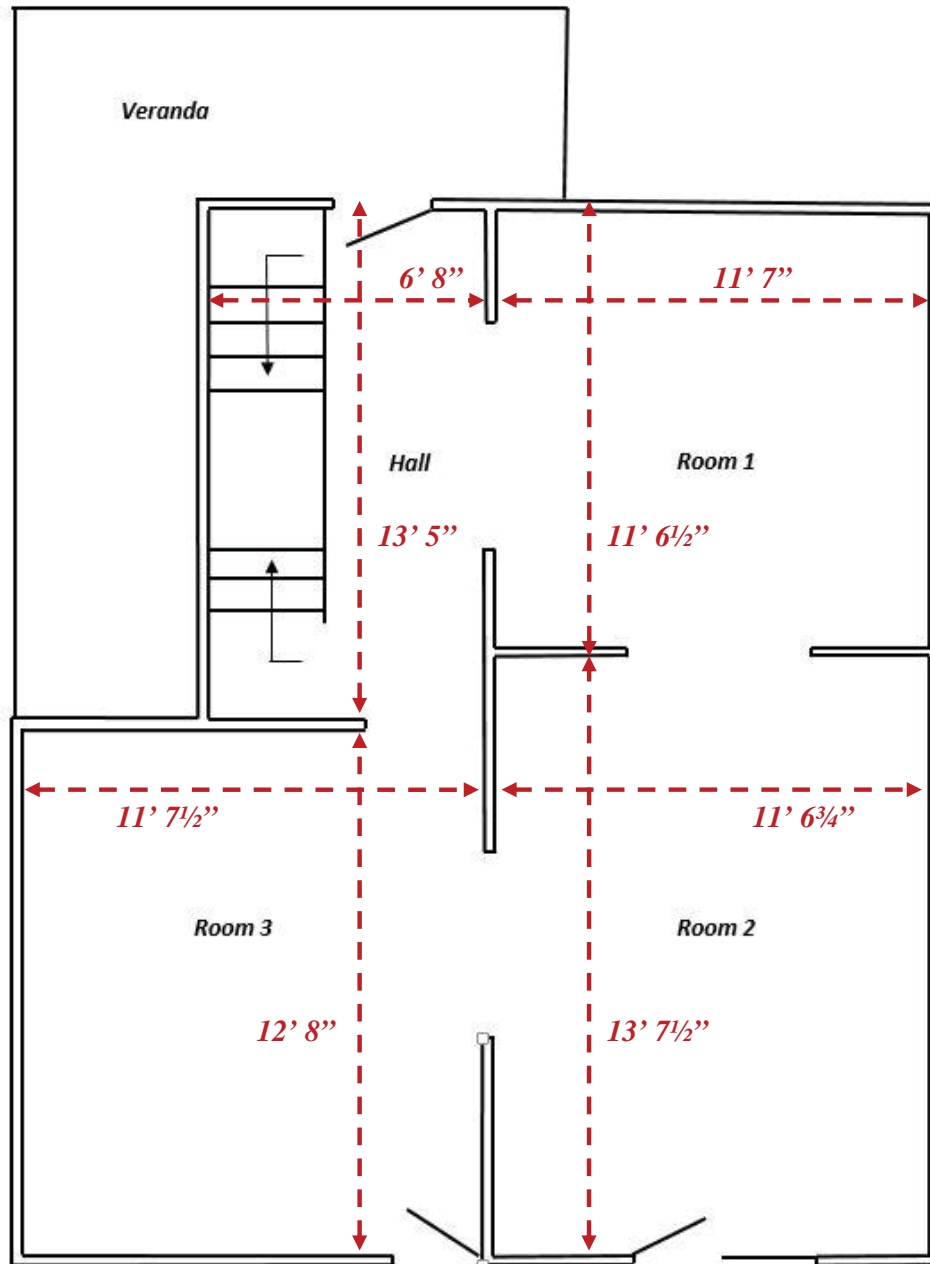
*Basement*



Cultural Heritage Assessment  
97 Wellington Street East  
Town of Aurora Ontario

Appendix F – 97 Wellington Street East  
Floor Plan Sketches

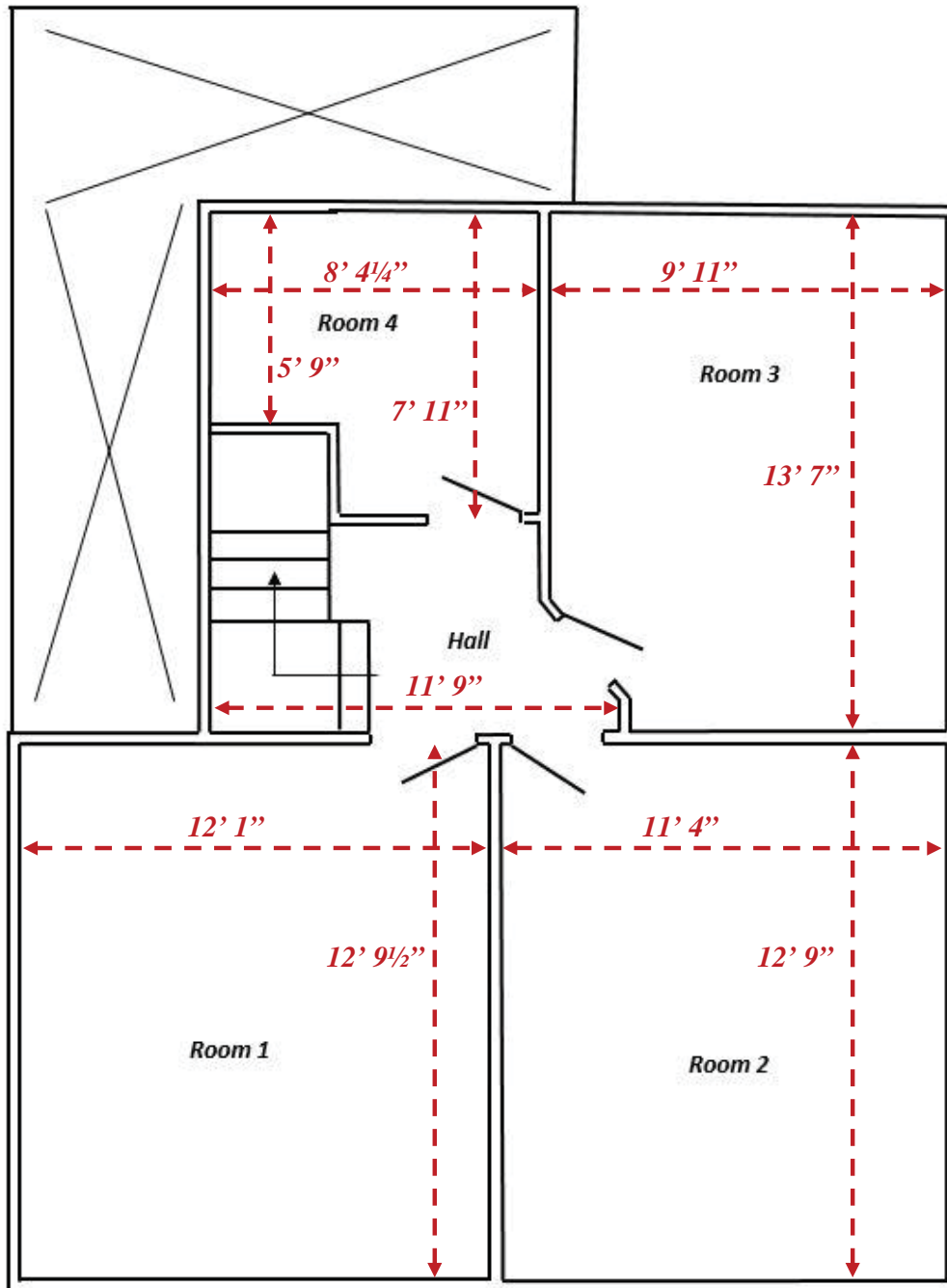
*Ground Floor*



Cultural Heritage Assessment  
97 Wellington Street East  
Town of Aurora Ontario

Appendix F – 97 Wellington Street East  
Floor Plan Sketches

*Upper Floor Plan*

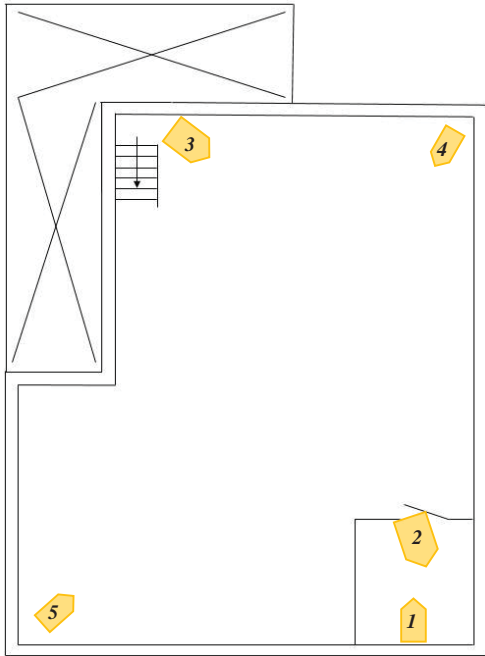


**Appendix G: 97 Wellington Street East House - Interior Photographs**

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

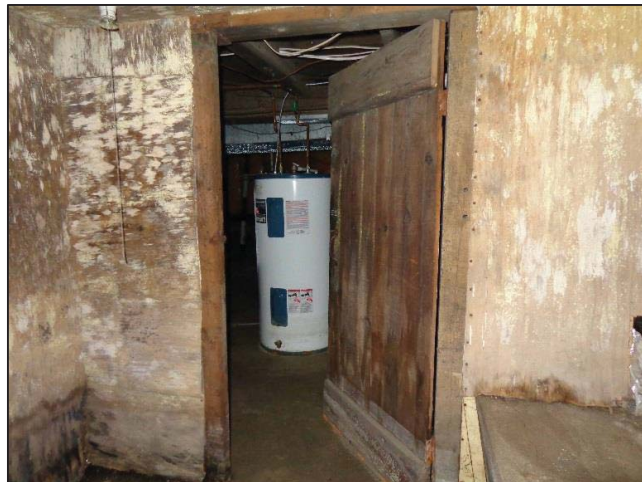
Appendix G – 97 Wellington Street East House  
Interior Photographs

*Basement*



Basement Floor Plan –  
Photograph locations

1. Cold Cellar – View north from south wall.



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



*Basement*



3. East & South Walls.

4. South & West Walls.



*Basement*

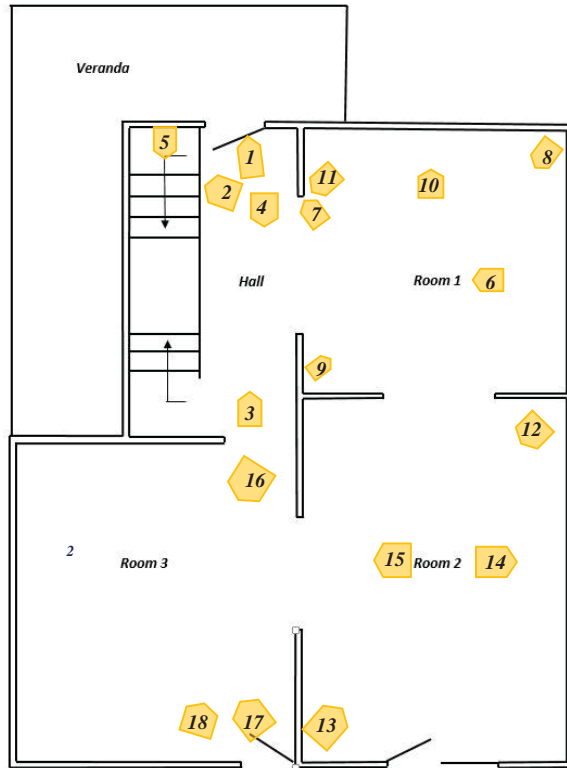


5. View from the southwest corner looking to the north and east walls.

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

Appendix G – 97 Wellington Street East House  
Interior Photographs

*Ground Floor*



Ground Floor Plan Sketch –  
Photograph locations



1. Hall – Front Door.



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

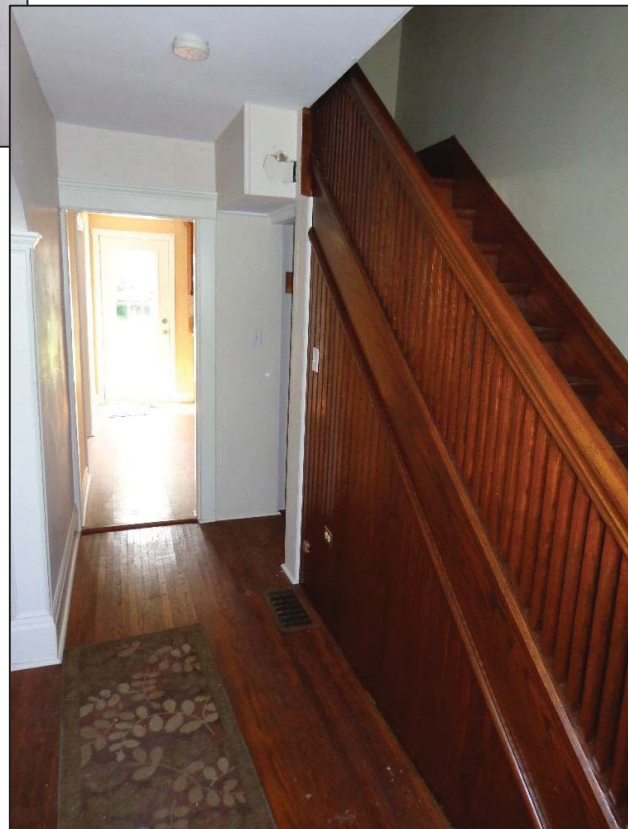
Cultural Heritage Assessment  
97 Wellington Street East  
Town of Aurora, Ontario

Appendix G – 97 Wellington Street East House  
Interior Photographs

**Ground Floor**



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



4. Hall – View South from the Front Entrance.

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

Appendix G – 97 Wellington Street East House  
Interior Photographs

*Ground Floor*

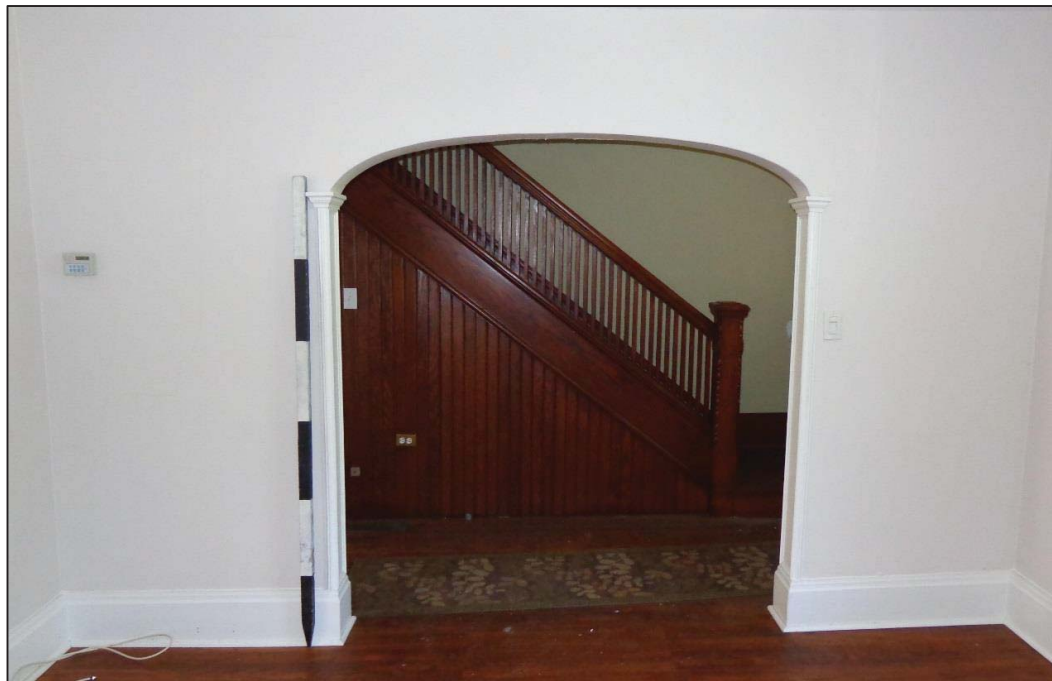


5. Hall – Staircase.



7. Room 1 –  
Pilaster on  
opening to  
Hall.

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



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

Appendix G – 97 Wellington Street East House  
Interior Photographs



*Ground Floor*

8. Room 1 – South and West Walls.

9. Room 1 – North and East Walls.



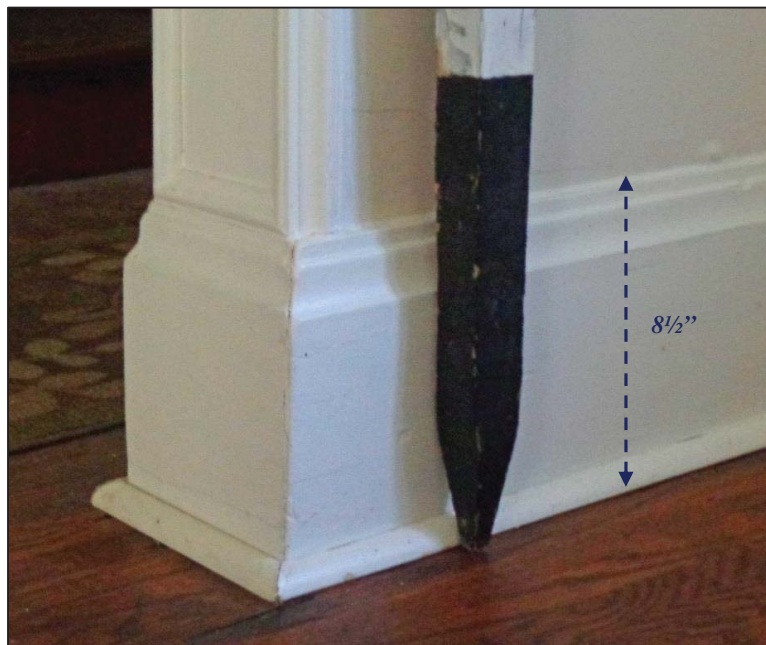
Cultural Heritage Assessment  
97 Wellington Street East  
Town of Aurora, Ontario

Appendix G – 97 Wellington Street East House  
Interior Photographs

*Ground Floor*



10. Room 1 – Window on North Wall.



11. Room 1 – Baseboard.

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

Appendix G – 97 Wellington Street East House  
Interior Photographs



*Ground  
Floor*

12. Room 2 – North and East Walls.

13. Room 2 – South and West Walls.





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

Appendix G – 97 Wellington Street East House  
Interior Photographs

*Ground Floor*



14. Room 2 – Window, East Wall.

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



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

Appendix G – 97 Wellington Street East House  
Interior Photographs



*Ground  
Floor*

16. Room 3 – East and South Walls

17. Room 3 – West and North Walls.



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

Appendix G – 97 Wellington Street East House  
Interior Photographs

---

*Ground Floor*



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

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

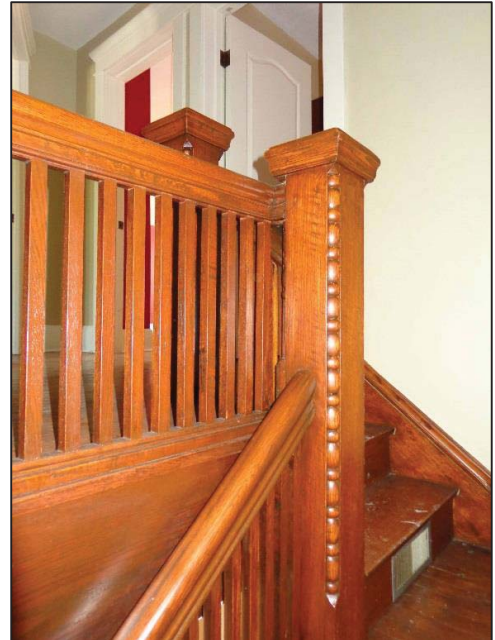
Appendix G – 97 Wellington Street East House  
Interior Photographs

*Upper Floor*



Upper Floor Plan –  
Photograph locations

1. Hall – Staircase at the top landing.



2. Hall – Staircase looking west.



Room 5 – View North to  
Exterior Door.

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

Appendix G – 97 Wellington Street East House  
Interior Photographs



*Upper Floor*

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

4. Room 1 – North and East Walls.



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

Appendix G – 97 Wellington Street East House  
Interior Photographs



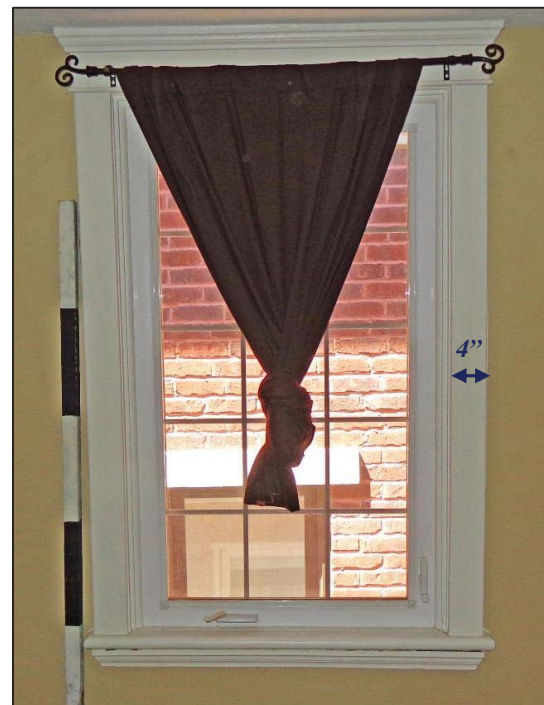
*Upper Floor*

- 5. Room 1 – South and West Walls.

- 6. Room 1 – Door, North Wall.



- 7. Room 1 – Window on West Wall.



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

Appendix G – 97 Wellington Street East House  
Interior Photographs



*Upper Floor*

8. Room 2 – West and North Walls.

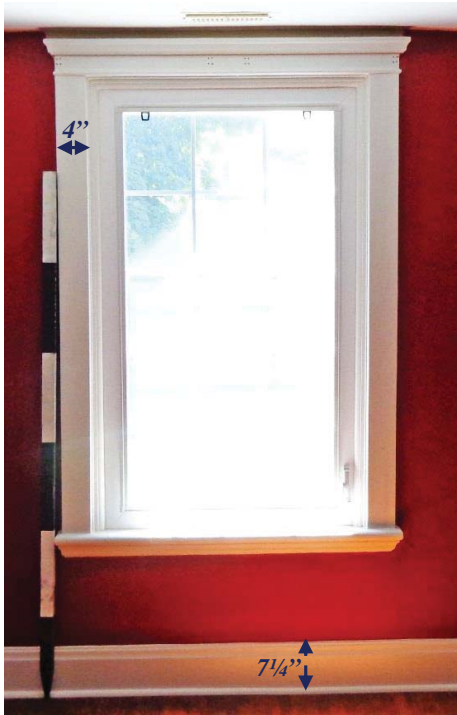
9. Room 2 – East and South Walls.



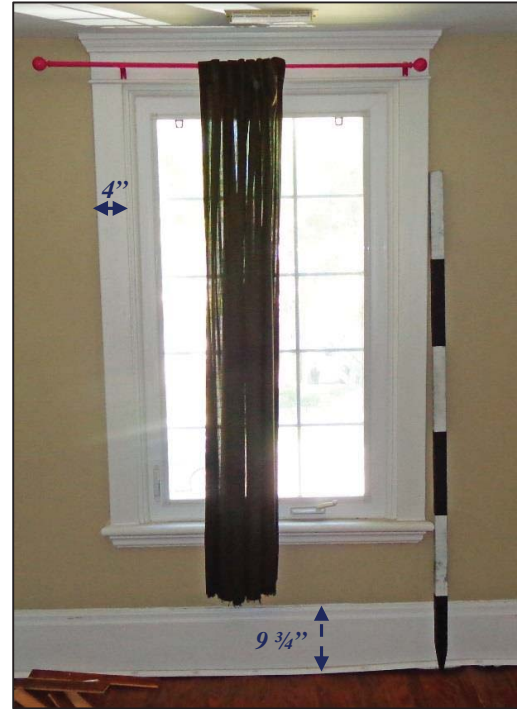
Cultural Heritage Assessment  
97 Wellington Street East  
Town of Aurora, Ontario

Appendix G – 97 Wellington Street East House  
Interior Photographs

*Upper Floor*



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



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



12. Room 3 – North and East Walls.



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

Appendix G – 97 Wellington Street East House  
Interior Photographs



*Upper Floor*

13. Room 3 – South and West Walls.

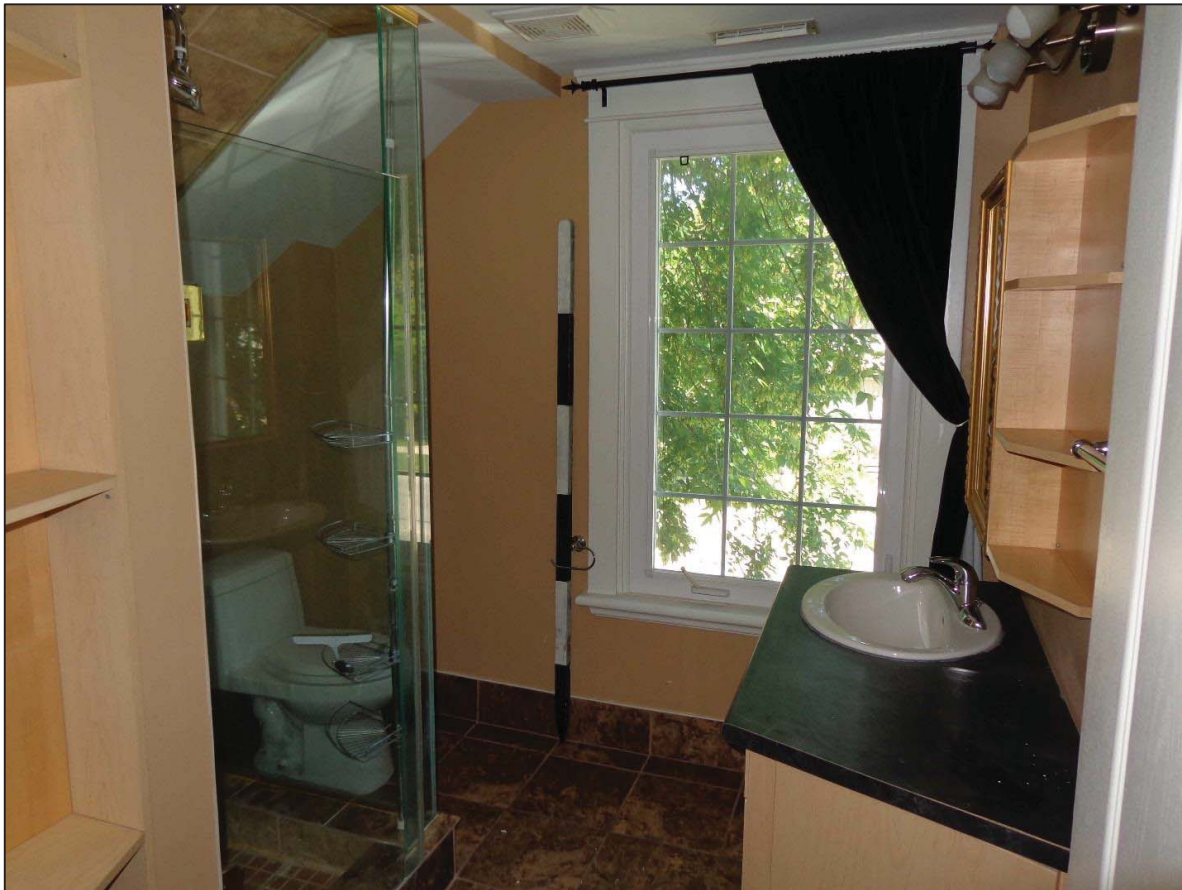
14. Room 4 – East and South Walls.



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

Appendix G – 97 Wellington Street East House  
Interior Photographs

*Upper Floor*



15. Room 4 – West and North Walls.

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

Appendix G – 97 Wellington Street East House  
Interior Photographs



*Attic*

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



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

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

Appendix G – 97 Wellington Street East House  
Interior Photographs

---

*Attic*

3. View of Roof Framing.



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

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

Appendix H – 97 Wellington Street East Property  
Landscape Photographs

*Wellington Street East*

Location Index to  
Landscape Photographs



*House,  
97 Wellington  
Street East*

*2017*  
Source – Yorkmaps

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

Appendix H – 97 Wellington Street East Property  
Landscape Photographs



*House,  
97 Wellington  
Street East*

*Parking pad*

1. Front yard looking southwest from the northeast corner.

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



*House,  
97 Wellington  
Street East*

*Parking pad*

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

Appendix H – 97 Wellington Street East Property  
Landscape Photographs

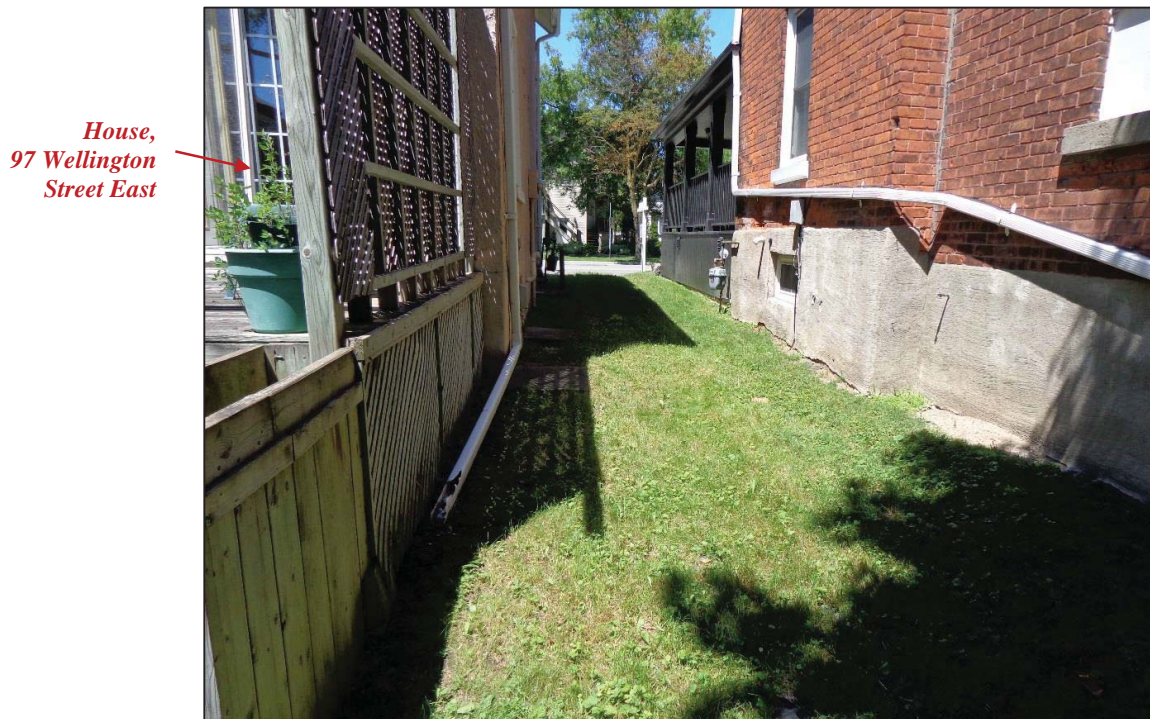


*House,  
97 Wellington  
Street East*

*Parking pad*

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

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

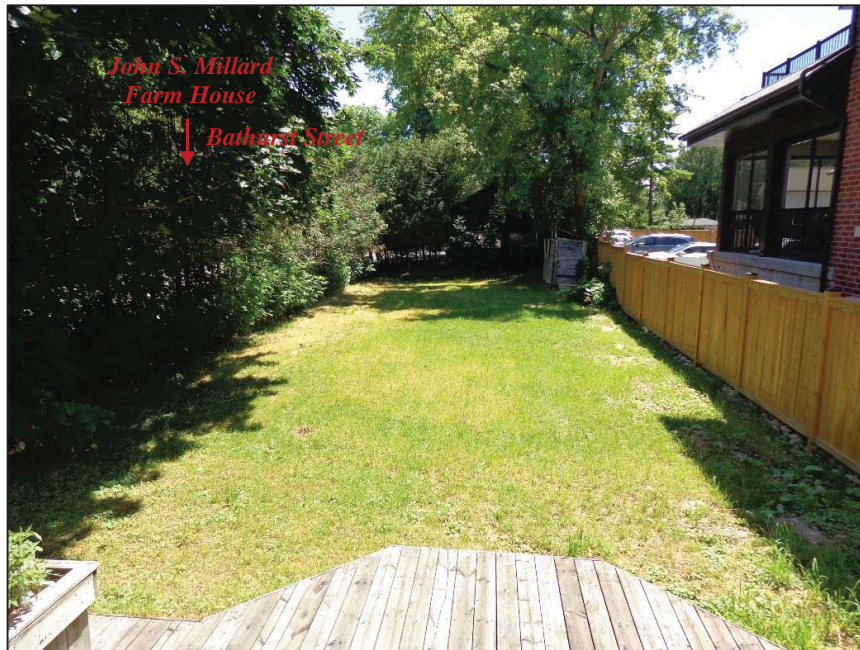


*House,  
97 Wellington  
Street East*



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

Appendix H – 97 Wellington Street East Property  
Landscape Photographs



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

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



**Appendix I: Property Ownership History**

Page 1 Municipality Aurora Lot 15 SS Wellington Plan 68A

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

***Appendix J: Assessment Roll Information***

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

***Appendix K: Ontario Heritage Act Regulation 9/06***

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

Appendix K – Ontario Heritage Act  
Regulation 9/06

CONFIDENTIAL  
Until filed with the  
Registrar of Regulations

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

**Bilingual**

reg2005.0571.e  
3-CS/CO

ONTARIO REGULATION

made under the

ONTARIO HERITAGE ACT

CRITERIA FOR DETERMINING CULTURAL HERITAGE VALUE OR INTEREST

Criteria

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

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

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

Transition

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

**Appendix L: Historic Photographs**



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

Appendix L – Historic Photographs

---



1981 – Inventory of Buildings  
Source: Aurora Archives

**Appendix M: Adjacent/Nearby Heritage Properties**

Appendix M – Adjacent/Nearby  
Heritage Properties

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



104 Wellington St E  
South Elevation

98 Wellington St E  
South Elevation

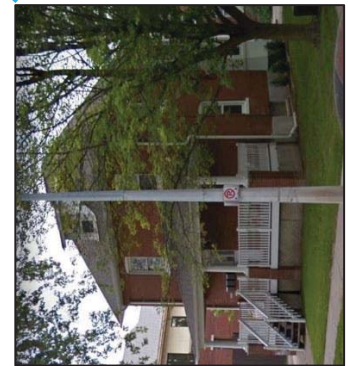
108 Wellington St E  
South Elevation



Subject  
Property



110 - 112 Wellington St E  
South Elevation



91 Wellington St E  
North Elevation



99 Wellington St E  
North Elevation

105 Wellington St E  
North Elevation



August 2018

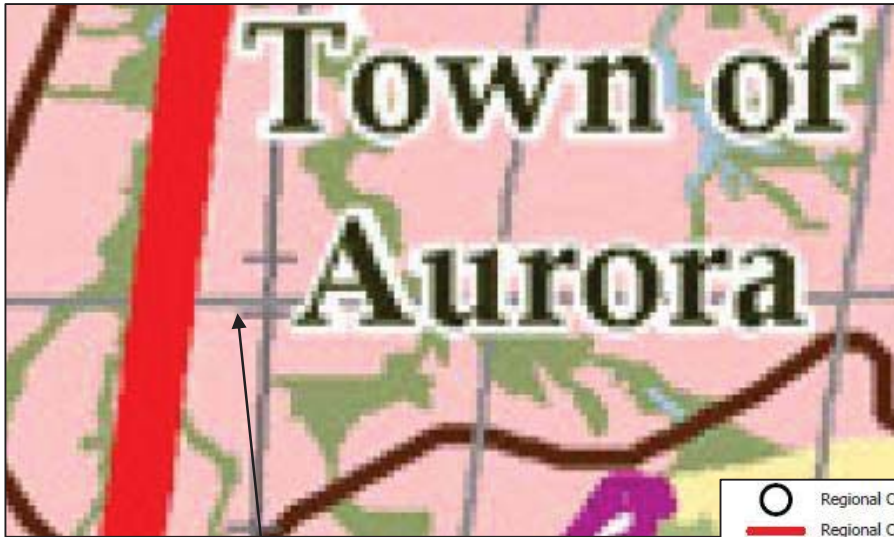
Wayne Morgan  
Heritage Planner

**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



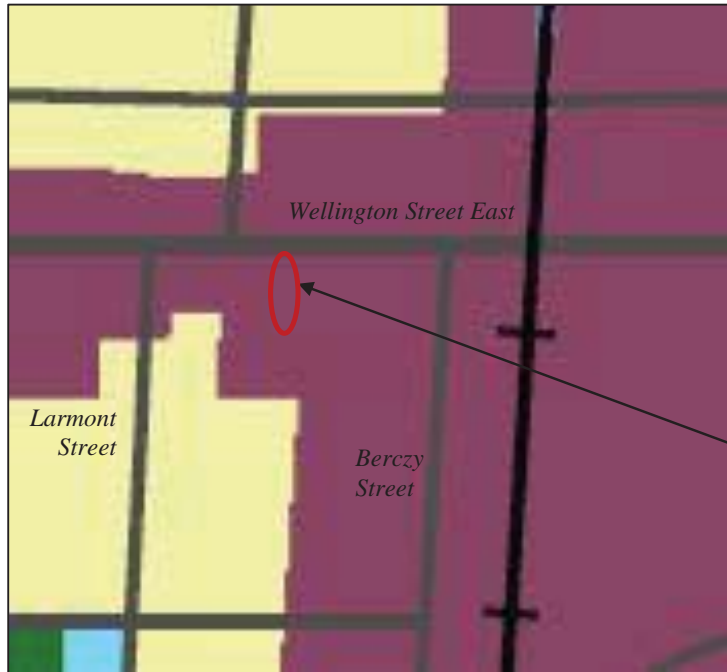
*Subject property*



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



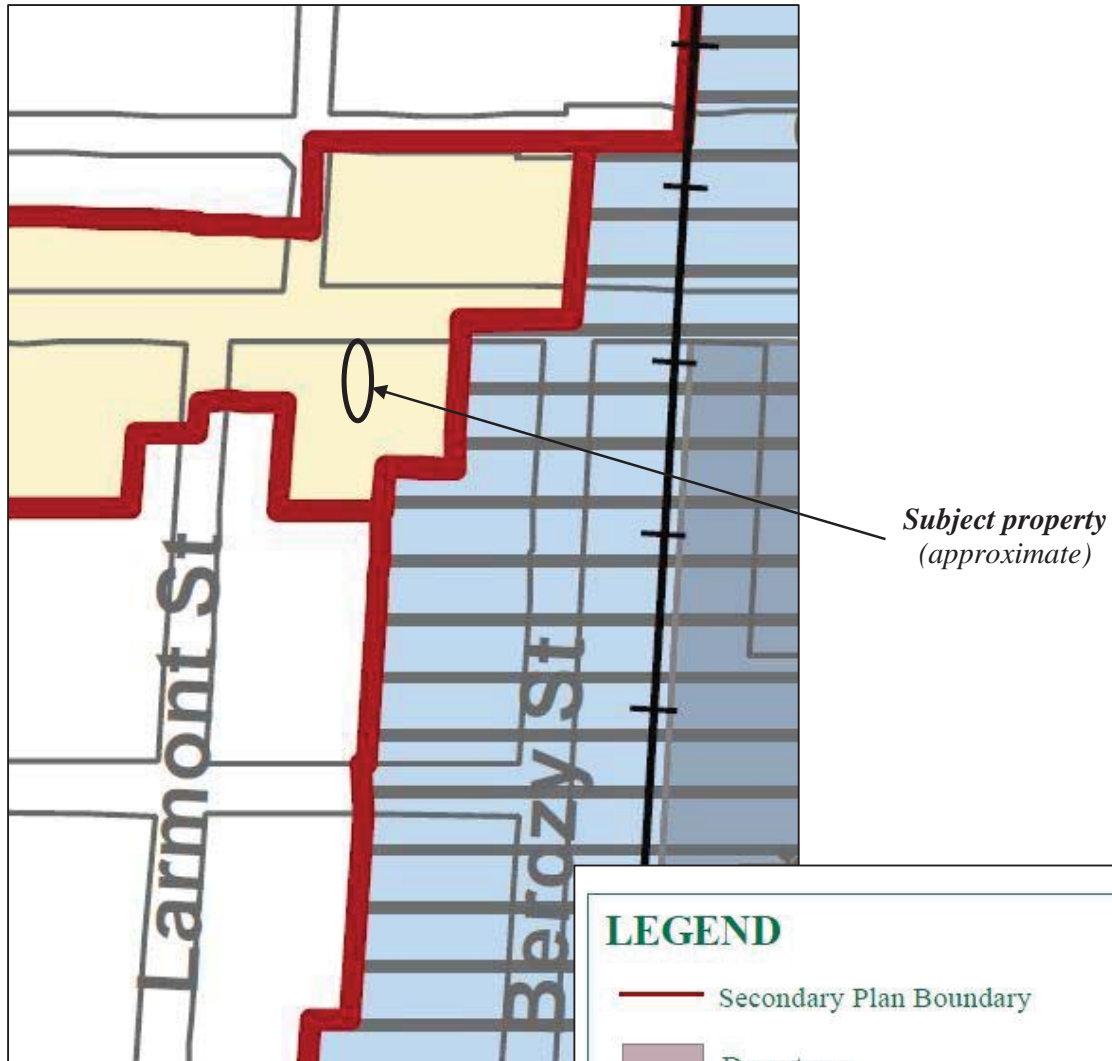
**Subject property**  
(approximate)

Land Use Designations	
<b>Greenlands System</b>	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



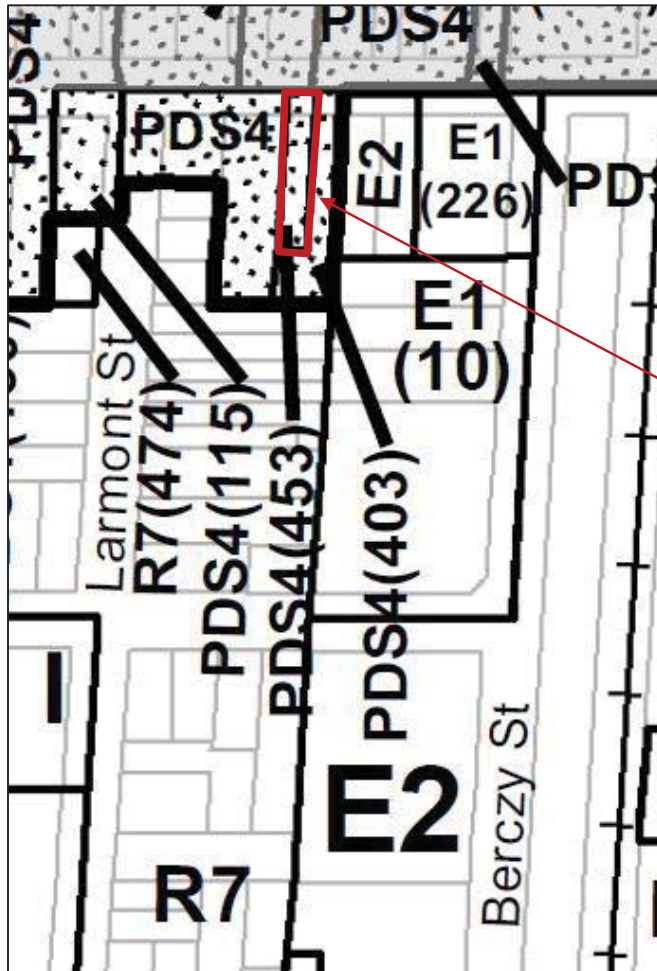
**LEGEND**

- 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**

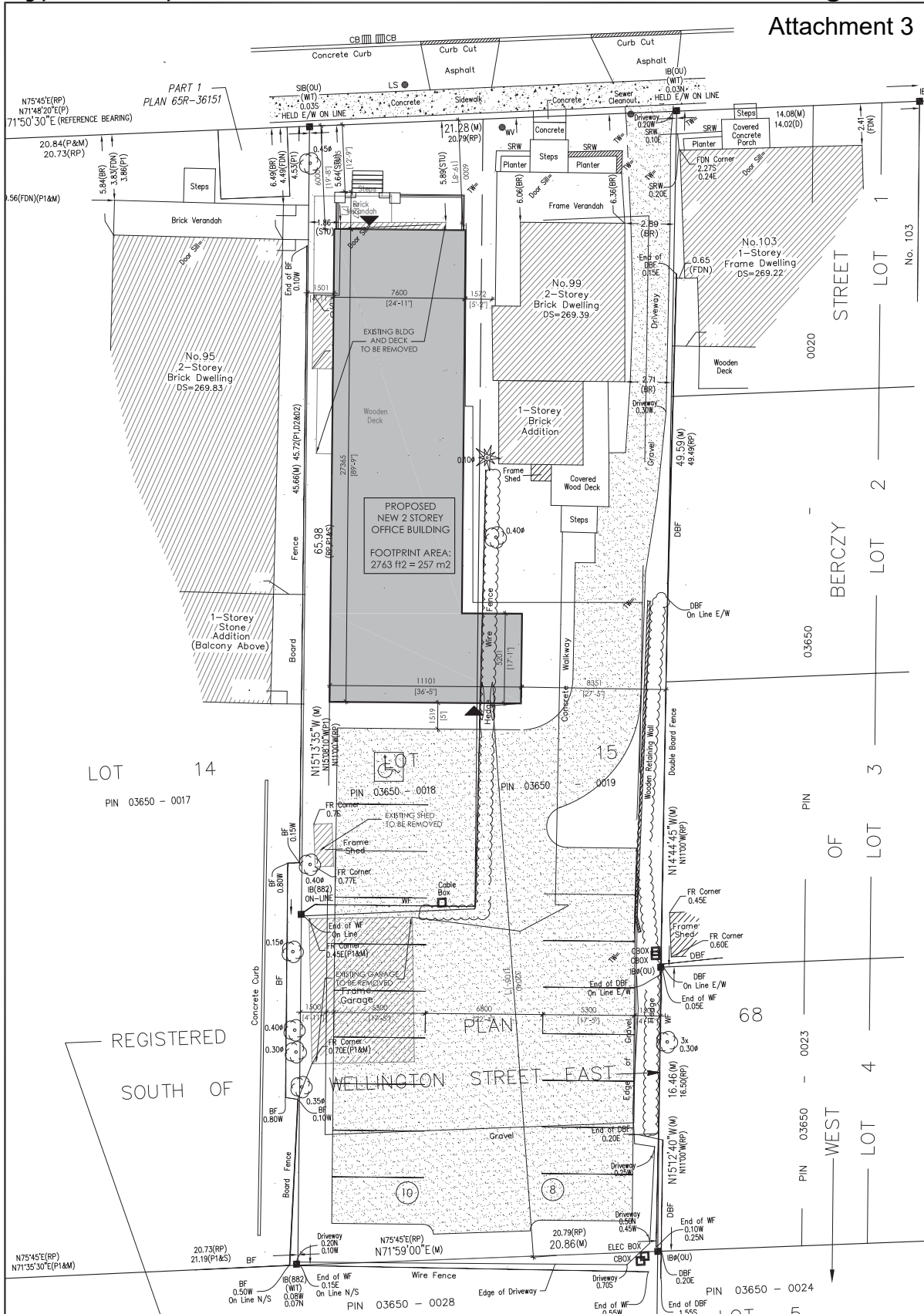
Cultural Heritage Assessment  
97 Wellington Street East  
Town of Aurora, Ontario

Appendix O – Curriculum Vitae :  
Wayne Morgan

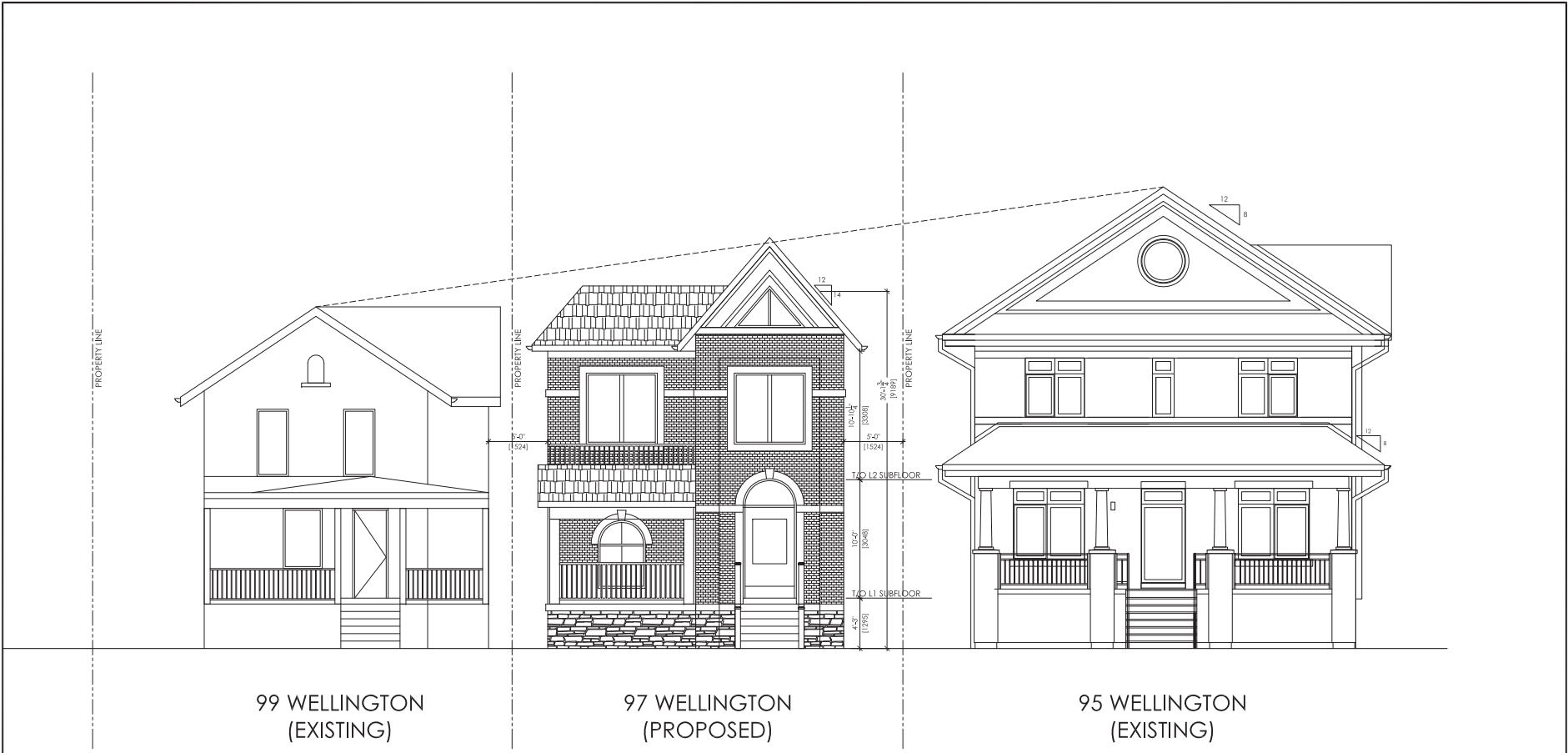
## Wayne Morgan – Curriculum Vitae

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

Attachment 3



<b>CSPACE</b> ARCHITECTURE 99 WELLINGTON ST. EAST SUITE 204 AURORA, ONT. L4G 1H9 647.588.1784 info@cspace.ca	DATE: 18.07.27	PROJECT TITLE: 97 - 99 WELLINGTON STREET EAST AURORA, ONTARIO.	DRAWING NUMBER: <b>A1.0a</b>		
	SCALE: 1 : 200	DRAWING TITLE: SITE PLAN: INITIAL MASSING CONCEPT OPTION 'A'	FILE: 18.030		
					1. 18.07.28 OWNER REVIEW NO. DATE REVISION

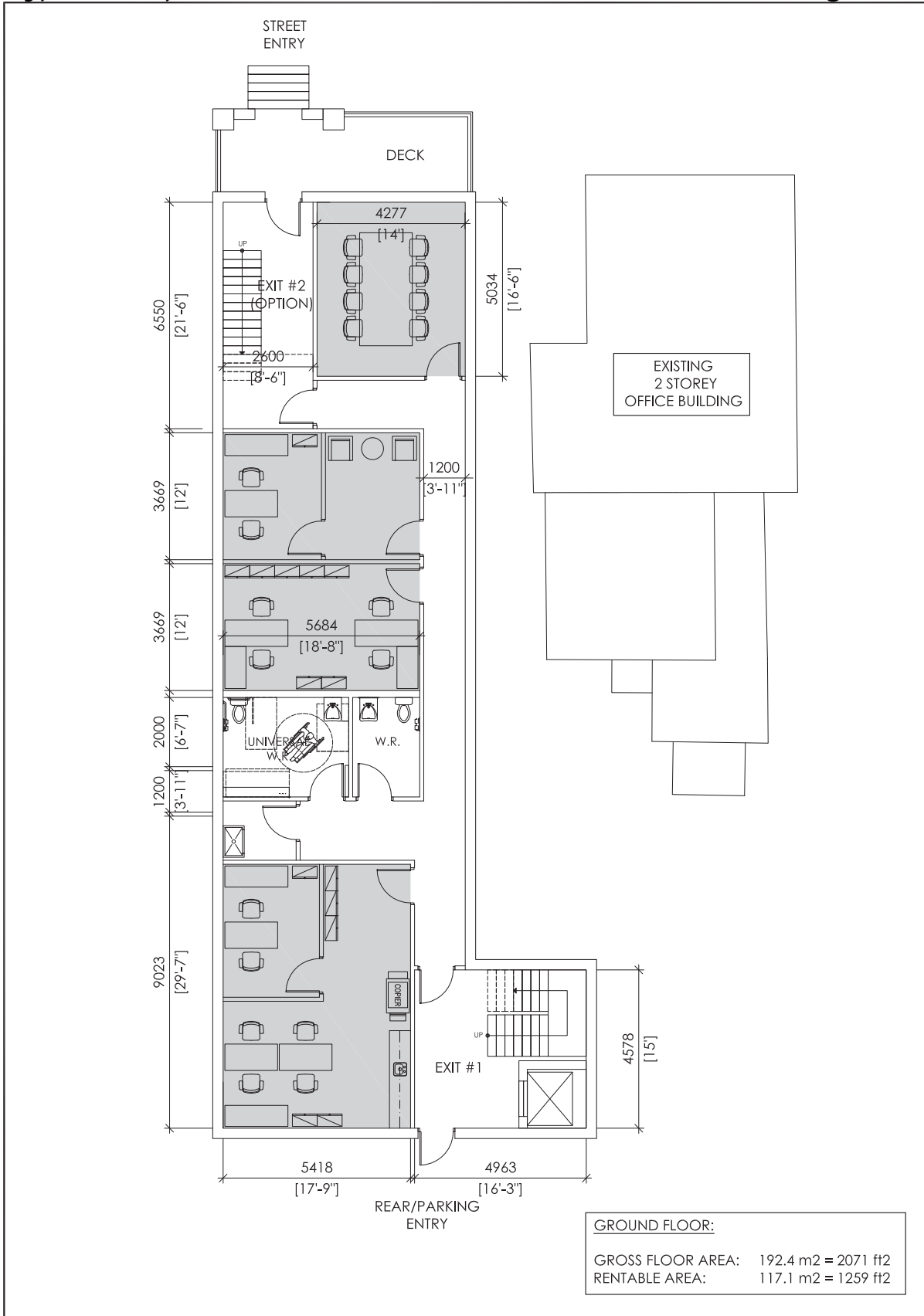


99 WELLINGTON  
(EXISTING)

97 WELLINGTON  
(PROPOSED)

95 WELLINGTON  
(EXISTING)


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



<b>CSPACE</b> ARCHITECTURE 99 WELLINGTON ST. EAST SUITE 204 AURORA, ONT. L4G 1H9 647.588.1784 info@cspace.ca	DATE: 18.07.27	PROJECT TITLE: 97 - 99 WELLINGTON STREET EAST AURORA, ONTARIO.	DRAWING NUMBER: A2.1		
	SCALE: 1 : 100	DRAWING BY: C.C.P.	DRAWING TITLE: GROUND FLOOR PLAN: SCHEMATIC		FILE: 18.030
					1. 18.07.28 OWNER REVIEW
					NO. DATE REVISION



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

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

**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:**





**Town of Aurora**

**Heritage Advisory Committee Report No. HAC19-002**

---

**Subject:** Heritage Permit Application  
70-72 Centre Street East  
File: NE-HCD-HPA-19-02

**Prepared by:** Adam Robb, Planner

**Department:** Planning and Development Services

**Date:** March 5, 2019

---

## **Recommendation**

- 1. That Report No. HAC19-002 be received; and**
- 2. That the comments from the Heritage Advisory Committee regarding the following recommendations be incorporate 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;**
  - 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.**

## **Executive Summary**

The purpose of this report is to provide Council with direction from the Heritage Advisory Committee regarding Heritage Permit Application NE-HCD-HPA-19-02 for the restoration of the property at 70-72 Centre Street, designated under Part V of the *Ontario Heritage Act* as part of the Northeast Old Aurora Heritage Conservation District.

- The house on the subject lands was constructed circa 1858 and continues to be an important contributing property to the HCD and the Centre Street streetscape.
- The proposed restoration is found to be in keeping with the policies of the Northeast Old Aurora Heritage Conservation District Plan

- The final composition of the property as proposed through the conceptual elevations and plan is in fact a better balance of the property, offering more historic character to the neighbourhood and streetscape than what currently exists.

## **Background**

The agent on behalf of the owner of the property located at 70-72 Centre Street submitted Heritage Permit Application NE-HCD-HPA-19-02 on January 11, 2019.

## **Location**

The subject property is located on the north side of Centre Street, between Spruce Street and Walton Drive (See Attachment 1). The property is approximately 325 metres east of Yonge Street and is designated under Part V of the *Ontario Heritage Act* as part of the Northeast Heritage Conservation District (By-law 4804-06.D).

## **Provisions of the Ontario Heritage Act for Part V alterations**

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

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

The Heritage Permit Application was deemed complete by staff on February 8, 2019. Council has 90 days to respond or else the Application is automatically approved.

## **Analysis**

### **History of the Property**

The Lot was registered in 1853 as Plan 107, all of which was owned by Richard Machell. The individual Lot was sold and the property was associated with the Adam and Margaret Kaiser family, which held intermittent ownership from 1858 to 1971. While

the west part of the dwelling may have been built circa 1858, the east part may have been erected after 1884, which is the year George Kaiser bought the adjacent parcel.

### **Heritage Evaluation of the Existing Building**

70 Centre and 72 Centre are joined as a duplex, however their styles are noticeably different, with both having also been altered significantly.

The west part of the house (70 Centre Street) can be best described as a Gothic Revival style “cottage”, with frame construction, a pointed centre gable, 2 storey massing and rear tail wing layout. The structure may have been built with a 3-bay front façade (centre door with flanking window openings), but has been significantly altered and unmaintained in recent years.

The east part of the house (72 Centre Street) is a gable ended frame structure with a medium pitched gable roof. This style and massing was popular from the early 19<sup>th</sup> Century as commercial storefronts with second level accommodation, but again has been significantly altered and generally unmaintained.

According to the Heritage Impact Assessment, local builders Knowles and Preston may have been hired in 1905 to change the placement of the exterior doors and windows on the property, and since the arched opening on the upper level with a wood door remains unusual in its design, suggests that a verandah was also removed as part of this process.

### **Neighbourhood Context as part of the Northeast Heritage Conservation District**

The property at 70-72 Centre Street continues to be an important contributing element in the Northeast Old Aurora Heritage Conservation District and the Centre Street streetscape. Dating back to 1858 as part of the earliest plan of subdivision within Machell’s Corners (Aurora) and then evolving to a duplex structure in the early 20<sup>th</sup> Century, the subject property helps contribute to part of the story of the continuing residential use of this part of the HCD. Its evolved style, gable roof, and setback are in keeping with the overall character of the streetscape.

The south and west facades of the dwelling are the most visible along the streetscape, and are in need of repair. Their integrity as an evolved historic component of this streetscape will be preserved as part of the restoration process.

## **Proposed Restoration**

After a review of the conceptual proposal, the Heritage Impact Assessment has determined that the restoration will not negatively impact the heritage character or streetscape, and that the designs are in keeping with the HCD Plan. The removal of the (non-heritage) garage has no visual impact on the historic ambience of the streetscape, and the removal of the upper doorway on the east side is to rectify the balance resulting from the full verandah already being lost. Ultimately, the final composition of the property outlined by the conceptual proposal (See Attachment 3) is in fact a better balance of the property, offering more historic character than what is currently existing. The restoration is much needed to maintain the integrity of the structure and will add significant value to the area.

## **Legal Considerations**

### **Heritage Permits**

'This Heritage Permit has been submitted to the Town pursuant to the provisions of the *Ontario Heritage Act*, and as such may be subject to future Conservation Review Board and/or OMB (Land Tribunal) appeal and litigation, which may require Legal Services review and comments for Council consideration. Should Council approve this heritage permit application Legal Services will also review any associated agreements required to implement final approval of this application.'

## **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.

March 5, 2019

Page 5 of 5

Report No. HAC19-002

---

## **Alternative to the Recommendation**

1. Refuse the Heritage Permit Application

## **Conclusions**

It is recommended that the Heritage Permit Application for the restoration of 70-72 Centre Street be approved. According to the Heritage Impact Assessment provided, the works will not negatively impact the heritage character of the building and will be in keeping with the principles of the Heritage Conservation District Plan. The proposed sympathetic restoration of the subject property will add value to the neighbourhood and preserve the heritage character of the area. Once a Heritage Permit Application is received, Council has ninety (90) days from the date of issuing a Notice of Receipt to: consent to the application with or without terms and conditions, or refuse the application.

## **Attachments**

- Attachment 1 – Location Plan
- Attachment 2 – Heritage Impact Assessment
- Attachment 3 – Conceptual Plan
- Attachment 4 – Heritage Inventory Information Sheet

## **Previous Reports**

None.

## **Pre-submission Review**

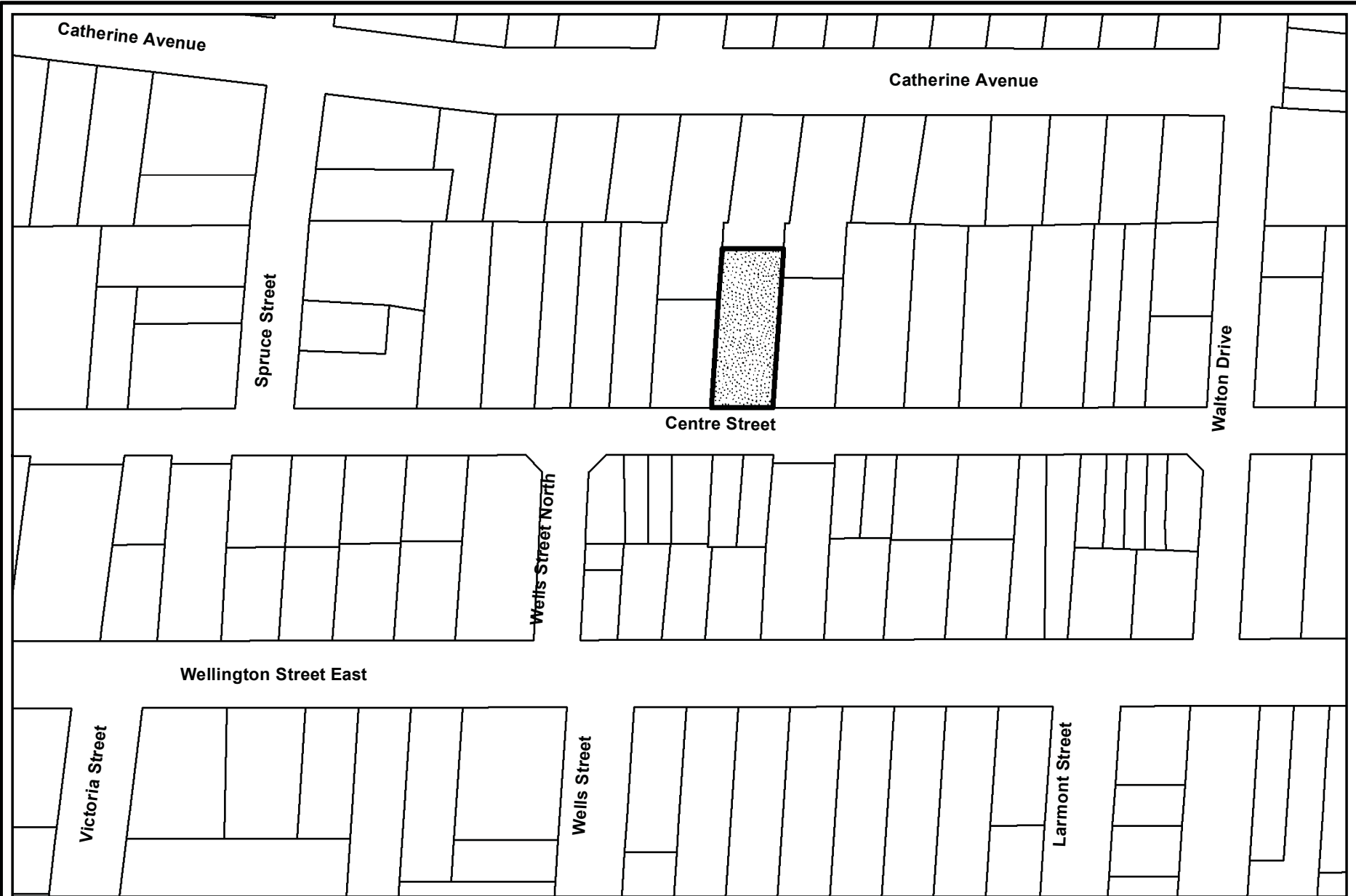
Agenda Management Team meeting review on February 19, 2019

## **Departmental Approval**



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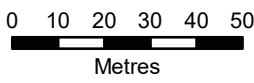
**Lawrence Kuk  
Acting Director  
Planning and Development Services**



### LOCATION PLAN

HAC19-002  
70-72 CENTRE STREET

 SUBJECT LANDS



Attachment 2

**HERITAGE IMPACT ASSESSMENT**

**70-72 CENTRE STREET  
TOWN OF AURORA**

**SU MURDOCH HISTORICAL CONSULTING  
BARRIE, ON**

**JANUARY 2019**



## **SUMMARY**

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The property at 70-72 Centre Street continues to be an important contributing element in the Northeast Old Aurora Heritage Conservation District and the Centre Street streetscape. Part of the dwelling may date to 1857 and the earliest development of this plan of subdivision (Plan 107) within Machell's Corners (Aurora). Its physical evolution to a duplex structure is part of the story of the continuing residential use of this part of the HCD. The property was associated with the Adam and Margaret Kaiser family, which held intermittent ownership from 1858 to 1971. Its evolved style, gable roof, and setback are in keeping with the overall character of the streetscape.

The south (street) and west facades of this dwelling are the most visible along the streetscape. Their integrity as an evolved historic component of this streetscape should be preserved.

## **RECOMMENDATIONS**

1. That the property owner photodocument any original construction revealed during the proposed alterations to the interior and exterior. The intent is to find evidence of the likely dates of construction of the west vs. east halves of the dwelling. Any observations on major changes, such as the original configuration of the verandah and window/door locations are also important to understanding the evolution of this structure. Minor changes do not need to be documented. This documentation could be shared with the Town of Aurora.
2. That permission be granted to demolish or remove the frame garage without further documentation.
3. That the property owner have regard for the design cautions in 7.0 of this Heritage Impact Assessment.
4. Assuming the proposal is approved, that the property owner continue to seek guidance from the Heritage Conservation District Plan on the final selection of detail elements such as window sash and door types, paint colours, etc., for those facades visible from the street.



**CONTENTS**

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**2.0 REPORT OBJECTIVE**

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- 2.2 METHODOLOGY

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- 3.1 NORTHEAST OLD AURORA HERITAGE CONSERVATION DISTRICT
- 3.2 CATEGORY OF 70-72 CENTRE STREET IN THE HCD PLAN

**4.0 HISTORY AND CHRONOLOGY OF THE PROPERTY**

- 4.1 TOWN OF AURORA HISTORY
- 4.2 EARLY OWNERS OF LOT 14, PLAN 107 (1853-1858)
- 4.3 MARAIT KAISER/ HARMAN (OWNER 1858-1884)
- 4.4 GEORGE KAISER (1884-1897)
- 4.5 STEPHEN KAISER (OWNER 1897-1903)
- 4.6 HERBERT HAIGHT (OWNER 1903-1905)
- 4.7 JOHN H. UNDERHILL (OWNER 1905-1926)
- 4.8 MARY ELLEN UNDERHILL (OWNER 1926-1954)
- 4.9 GEORGE DOUGLAS CASE AND ETHEL VERNA CASE (OWNERS 1954-1971)
- 4.10 JOHANNES M. VAN ROOYEN (OWNER 1971-1974)
- 4.11 DAVID JAMES GILHOOLY AND SHEILA GILHOOLY (OWNERS 1974-1977)
- 4.12 JAMES PRESTON JOHN THOMPSON (OWNER 1977-1982)
- 4.13 SUBSEQUENT AND CURRENT OWNERS
- 4.14 SUMMARY

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- 5.1 DATE OF CONSTRUCTION
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**7.0 PROPOSED ALTERATIONS**

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- 7.2 FRONT ELEVATION
- 7.3 REAR ELEVATION
- 7.4 WEST ELEVATION
- 7.5 EAST ELEVATION
- 7.6 ROOF PLAN

**8.0 CONCLUSION AND RECOMMENDATIONS**

**DISCLAIMER**

**SOURCES**

**SUMMARY OF HERITAGE CONSULTING CREDENTIALS AND EXPERIENCE**

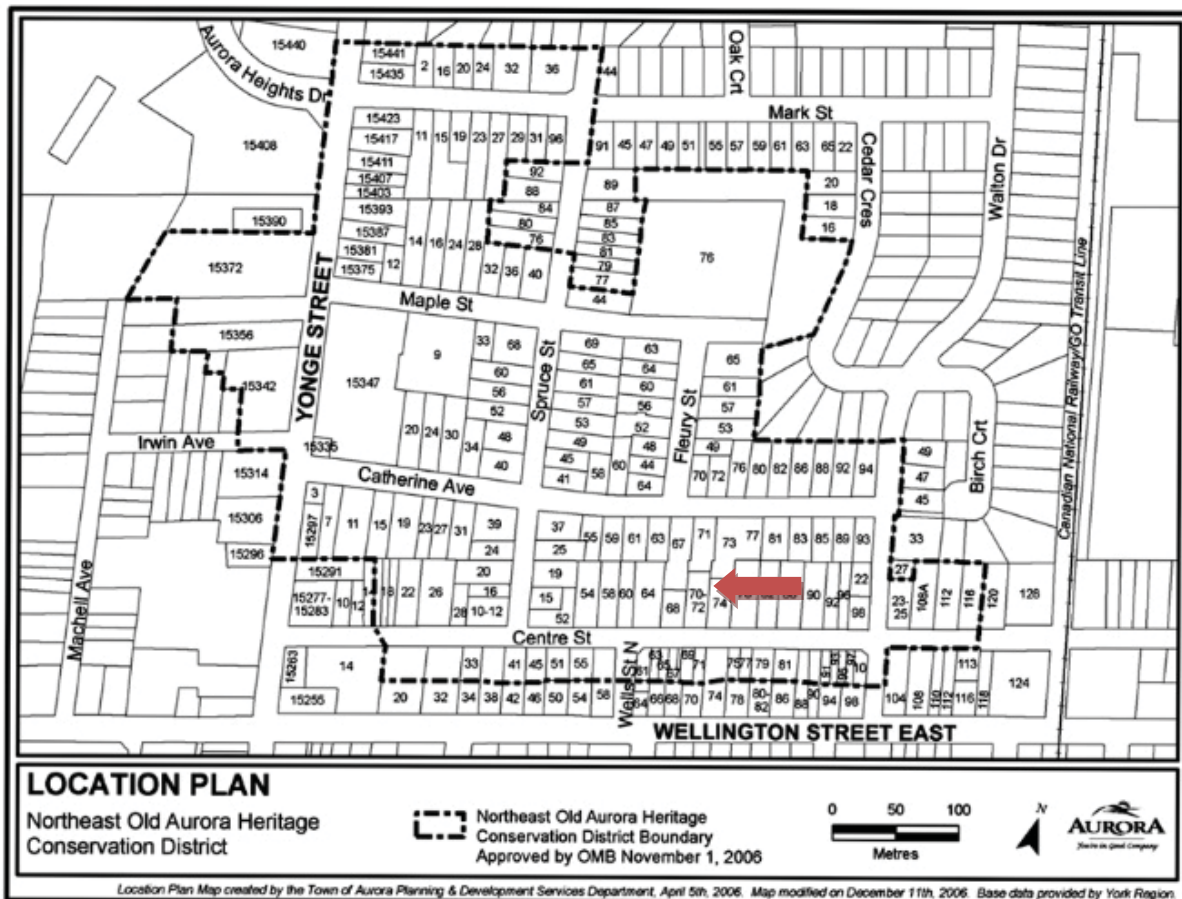
**HERITAGE IMPACT ASSESSMENT**

**70-72 CENTRE STREET, TOWN OF AURORA**

**PART LOT 14, SECOND RANGE, NORTH OF CENTRE STREET, WEST OF RAILROAD, PLAN 107, TOWN OF AURORA**

**1.0 PROPERTY DESCRIPTION**

The legal description of this property is Part Lot 14, Second Range, North of Centre Street, West of Railroad, Plan 107, Town of Aurora. This location (Figure 1) is a residential property within the Northeast Old Aurora Heritage Conservation District (“HCD”), which is protected by bylaw under Part 5 of the Ontario Heritage Act (“OHA”). It contains a dwelling fronting on the north side of Centre Street that appears to be two structures built at different dates and merged as a duplex now known as 70-72 Centre Street. No. 70 is the west part; No. 72 is the east part. There is a vintage garage northwest of the dwelling. The property is unoccupied.



**Figure 1:** Property location indicated by arrow within the Northeast Old Aurora HCD

## **2.0 REPORT OBJECTIVE**

### **2.1 TERMS OF REFERENCE**

The property owner is proposing to alter the dwelling to expand its use as rental accommodation. As this property is within the Northeast Old Aurora HCD, this proposal involves applying for a permit to alter the property under 42(1)1 of the OHA:

#### **Erection, demolition, etc.**

42 (1) No owner of property situated in a heritage conservation district that has been designated by a municipality under this Part shall do any of the following, unless the owner obtains a permit from the municipality to do so:

1. Alter, or permit the alteration of, any part of the property, other than the interior of any structure or building on the property.
2. Erect, demolish or remove any building or structure on the property or permit the erection, demolition or removal of such a building or structure.

The property is subject to the requirements of the HCD Plan, which contains design parameters for acceptable alterations and new construction.

To ensure compliance with the HCD Plan, the Town of Aurora ("Town") requires a Heritage Impact Assessment and Conservation Plan ("HIA"). This is to be compiled by a qualified heritage consultant according to the Town's HIA Guide, August 2016 ("Guide").

Su Murdoch is a member of the Canadian Association of Heritage Professionals and has experience in this type of study in Aurora and elsewhere in Ontario. This HIA has been compiled within the parameters of the *Guide*.

### **2.2 METHODOLOGY**

As the property is protected under Part 5 of the OHA, its contributing role within the HCD was evaluated in this HIA without reference to *Ontario Regulation 9/06: Criteria for Determining Cultural Heritage Value or Interest* as this only applies to individual property being considered for designation under s. 29 of the OHA.

The findings of this HIA are based on documentary research, a property title search at the York Region Land Registry Office, information provided by the Town of Aurora Museum and Archives, and a site visit to the property and neighbourhood on November 26, 2018. Conceptual drawings of proposed alterations to the dwelling were provided by the owner in December 2018.

No structural assessment or physical condition analyses of the dwelling was undertaken.

This HIA does not include the identification of archaeological resources or areas of archaeological potential. That fieldwork, if required by the Town, can only be undertaken by an archaeologist licensed under the OHA.

### **3.0 HERITAGE STATUS**

#### **3.1 NORTHEAST OLD AURORA HERITAGE CONSERVATION DISTRICT**

Part 5 of the OHA permits a municipality to protect a geographic area deemed collectively to hold cultural heritage value or interest as a Heritage Conservation District. The Northeast Old Aurora HCD was established by bylaw in 2006.

The following is the Statement of Heritage Value that identifies why this area holds cultural significance; and the Statement of Objectives in Designating the District. Every proposal for change within the HCD must be considered in the context of these statements:

#### **2.3 Statement of Heritage Value**

The Northeast Old Aurora Heritage Conservation District is a distinct community in the Town of Aurora, characterized by a wealth of heritage buildings, historic sites, and landscapes. The District is representative of the development and growth of an Ontario residential district from the mid-19th through the mid-20<sup>th</sup> centuries, in an industrializing village and town. Northeast Old Aurora is the site of the first expansion of the Village of Aurora north of Wellington Street. It originated in response to the prosperity promised by the arrival of Canada's first rail line, the Ontario Huron and Simcoe Railway. The neighbourhood developed over more than half a century, and it contains a wealth of heritage buildings spanning the period of 1860-1930, and including characteristics styles from Ontario Victorian Vernacular through Craftsman Bungalows. There is a particular wealth of late 19th century Edwardian and Queen Anne Revival houses, including a compact grouping constructed of decorative concrete block.

#### **Particular elements worthy of preservation are:**

- A wide range of historic architectural styles within a compact area.
- A high percentage of heritage buildings that remain largely intact.
- A pattern of buildings with compatible scale and site plan characteristics in the various areas of the District.
- Deep rear yards, providing mid-block green space, and generous spacing of buildings in most streetscapes.

- A village-like character created by historical road profiles, mature trees, and undisturbed topography.
- The association of historic figures with many of the houses.
- The historical lot pattern.

## **2.5 Statement of Objectives in Designating the District**

### **2.5.1 Overall Objective**

The overall objectives in designating the Northeast Old Aurora Heritage Conservation District are:

- To ensure the retention and conservation of the District's cultural heritage resources, heritage landscapes, and heritage character,
- To conserve the District's heritage value and heritage attributes, as depicted and described in the Study and Inventory, and
- To guide change so that it harmonizes as far as possible with the District's architectural, historical, and contextual character.

## **3.2 CATEGORY OF 70-72 CENTRE STREET IN THE HCD PLAN**

The property at 70-72 Centre Street is categorized in the HCD Plan as a "Heritage Building." This makes it a contributing property that has a role in supporting the Statement of Heritage Value and the Overall Objective of the HCD. The HCD Plan states the following objectives for Heritage Buildings and the acceptable approach to their conservation:

### **2.5.2 Heritage Buildings**

- To retain and conserve the heritage buildings as identified by inclusion in the *Aurora Inventory of Heritage Buildings*.
- To conserve heritage attributes and distinguishing qualities of heritage buildings, and to avoid the removal or alteration of any historic or distinctive architectural feature.
- To encourage the correction of unsympathetic alterations to heritage buildings.

- To facilitate the restoration of heritage buildings based on a thorough examination of archival and pictorial evidence, physical evidence, and an understanding of the history of the local community.

#### **4.0 HISTORY AND CHRONOLOGY OF THE PROPERTY**

##### **4.1 TOWN OF AURORA HISTORY**

“About 1804” is the beginning date of settlement at Aurora’s major intersection of Yonge and Wellington streets, with Concession 1, Whitchurch Township, on the east side of Yonge and Concession 1, King Township, on the west side. The first gristmill in the area may have been west of Yonge, near Wellington, on property patented from the Crown by William Tyler in 1805. The mill was a draw for tradespeople, labourers, and their families.

Another landowner at the Yonge and Wellington intersection was John Richard Machell. The crossroads that became Aurora was first known as Match-Ville or Machell’s Corners. “Richard Machell, Esq., Merchant” had surveyor Robert Lynn draw a “Plan of Building Lots in the Village of Match-Ville” as a subdivision of part of Lot 81, Concession 1, Whitchurch Township (Figure 2). It was registered in May 1853 as Plan 107. The property at 70-72 Centre Street is within Plan 107.

Settlement of the area transformed when the first train on the newly built Ontario, Simcoe & Huron Union Railroad line arrived on May 16, 1853. A railway station was built near the intersection of Yonge and Wellington and the frontages of the township lots were further surveyed into building lots. The railway right of way crossed Centre Street, north/south, to the east of the subject property now known as 70-72 Centre Street.

On January 1, 1854, Machell’s Corners was renamed Aurora. More industries and shops lined Yonge Street and the adjoining streets. By 1863, the population reached 700, sufficient to incorporate as a village. On January 1, 1888, it was incorporated as a Town. On January 1, 1971, the regional Town of Aurora was founded incorporating the historic town core and the bordering township lands.

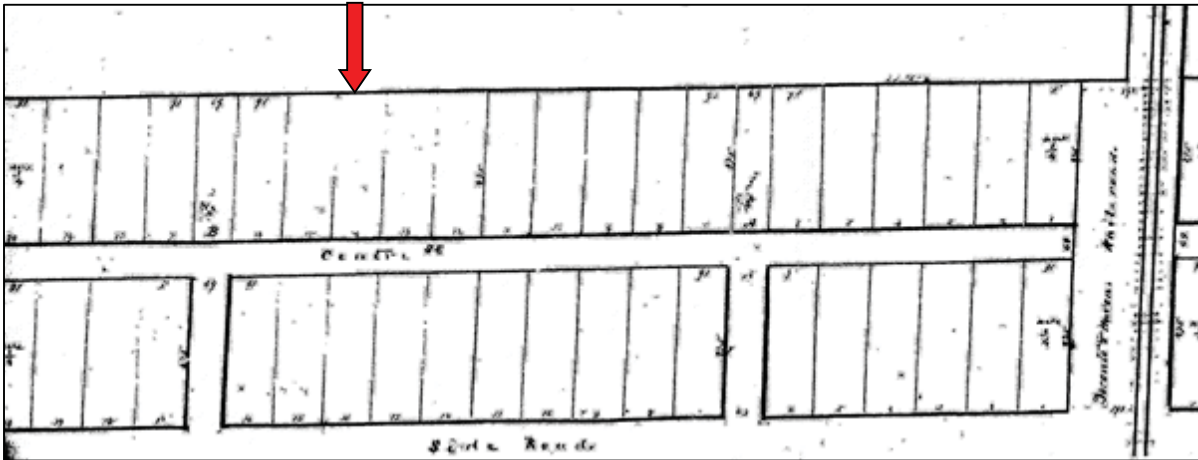
##### **4.2 EARLY OWNERS OF LOT 14, PLAN 107 (1853-1858)**

Plan 107 was registered in 1853. On September 30, 1854, Whitchurch Township merchant Richard Machell (who commissioned Plan 107) and his spouse Martha Ann sold the quarter acre of Lot 14, 2<sup>nd</sup> Range, North of Centre Street, West of Railroad, to Enoch Srigley for £17.10. This value indicates the lot was vacant. Srigley was a carpenter in Whitchurch.

On February 6, 1857, Srigley and his spouse [Mahaley] sold Lot 14 to Samuel Machell and Seth Ashton of Aurora for £95. By then, Srigley was living in Newmarket but still a carpenter. Machell

and Ashton were auctioneers.

The 1851 census for King Township places Samuel Machell, 29, and his spouse Eliza, 20, with their two year old son, living next to Richard Machell, 58, and Martha Ann, 38. Presumably, they were family relations.



**Figure 2:** Extract of Plan 107 dated 1853 indicating Lot 14. Lot 16 is to the west.

#### **4.3 MARAIT KAISER/ HARMAN (OWNER 1858-1884)**

On January 20, 1858, Samuel and Eliza Machell and Seth Ashton sold Lot 14 to Marait Kiser. The purchase price was £113. Marait Kiser is identified on the deed (Instrument 71673) as a spinster living in Whitchurch Township. This actually may be Margaret Kaiser, a widow, with seven children.

Margaret was born in Pennsylvania about 1809, the daughter of Peter and Mary More. On December 24, 1832, she married Adam Erlin Kizer (Kaiser) in a Christian Congregationalist Church in Vaughan Township. Adam Kaiser was born in 1808 in York County, the son of Peter Erlin Kaiser (1750-1820) and Anna Margareta Delabo (1771-1812).

Margaret and Adam Kaiser's first child, Sara Ann, was born in York Township about 1833. Their subsequent children were Mary, born about 1838 in York Township; George, 1840, York Township; Frances, 1845, Aurora; Elizabeth Betsy, about 1848, Whitchurch Township; Lavina, about 1853, King Township; James, about 1855, "York"; and Peter, about 1857, "York."

Adam Kaiser died in 1856.

Margaret Kaiser married William Harman on March 9, 1858, in Haldimand County. William was born May 17, 1798, the son of Henry Ludwig and Esther Harman. He married Mary Woodrow



(born 1791). They had the following children: Esther (1818-1887); William Woodrow (1821-1892); Henry (1822-1854); James (1825-1900); Obediah (1828-1927); Caroline (1829-1929); George (1843-1853); and Samuel (1840-1940). Mary Harman died in 1856.

The 1861 census enumerated William and Margaret Harman in King Township. William is described as 63, a Quaker, and Margaret, 58, also Quaker. In their household were blended family members George Kaiser, 19; Fanny Harman, 17; Elizabeth Kaiser, 14; Lavina Kaiser, 10; and James Kaiser, 6.

The 1861 census for Whitchurch also enumerated Charles Case and his spouse Sarah Ann, who may be the eldest daughter of Margaret and Adam Kaiser. In the Case household were their children Henry, 6; Betsy, 3; and Mary Ann, 2. Living with them was Mary "Kizer," 19, a servant. Mary could be the second eldest daughter of Adam and Mary Kaiser. Case was an innkeeper on Concession 1, Whitchurch, likely at Aurora. They lived in a two storey, frame dwelling.

The 1871 census enumerated William Harman, 72; Margaret, 63; and Levina Kaiser, 19, as farmers living in one household in King Township. William and Margaret were by then of Wesleyan Methodist faith. They both had German ancestry.

William Harman died on February 7, 1879, in King Township. His death certificate has the following notation: "The above named is said to be the first child born of white parents in the Township of King. Born on Lot Number 77, 1<sup>st</sup> Concession and resided there on until his death." This suggests that Margaret Kaiser moved to Lot 77, Concession 1, King, at her marriage to William in March 1858 and did not occupy Lot 14 before his death in 1879. As she retained ownership of Lot 14, any of the Harman/Kaiser children could have been the occupants.

The 1881 census lists a Margaret Harman, 72, widow, living in the King Township household of Henry and Elizabeth Case and their children. Elizabeth may have been a daughter of Margaret and Adam Kaiser.

The 1891 census for Aurora lists Mary Harman, 54, as a widow of Methodist faith. In the household were her children Henry, 20; and Wilmington, 19. The sons were labourers and of Free Church faith. Also in the household was Margaret Harman, 87, a widow. Their dwelling is described as wood, two storeys, with five rooms. It is not known if this is describing a dwelling on Lot 14. Also in 1891, a Margaret Harman, widow, 85, is in the Henry and Elizabeth Case household in King Township. It is possible that Margaret was enumerated in both locations, if staying temporarily with one household.

#### **4.4 GEORGE KAISER (1884-1897)**

Margaret Harman was living in Aurora and a widow when she sold the easterly part of Lot 14 to King Township farmer George Kaiser. This is believed to be her son with Adam Kaiser. The sale

was on May 16, 1884, for the price of \$100. This easterly part is described as follows:

Being in the form of a parallelogram extending the whole length of said Lot and twenty four feet more or less in width, being such portion of said Lot lying between the dwelling now erected thereon, and the Eastern boundary. Together with a right of way to enter said described portion by the roadway on the West side of said dwelling. But save and except the full use of the Well and Pump situate on said described portion which are and shall continue to be for the free and uninterrupted use of the whole of said Lot Number Fourteen.

Of note in this deed (Instrument 1577) is that it was originally written as Lot 16, Plan 107, and then overwritten with Lot 14. There is no road allowance on the west side of Lot 14. There is a lot marked "B" on Plan 107, on the west boundary of Lot 16, opposite a road allowance on the south side of Centre Street (Figure 2). "B" may have been reserved as a roadway. Alternatively, "roadway" may refer to the lane or driveway that exists on the west side of the dwelling.

George Kaiser was born in 1840 and married Claista Crandle in Haldimand County on May 26, 1868. The 1871 census for Aurora lists George, 30, with Claista, 24; and their daughter Emma, 2. They had four children in total: Emma, born in King City in 1869; George born in 1872; Stephen born in 1876; and Frank born in 1880. The 1871 Aurora directory lists George Kaiser as a farmer. The 1876 King Township directory has George on Concession 1, Lots 72 and 73, King, south of Aurora. In 1881, the family was enumerated in the King Township census. This suggests they were not living on Lot 14.

Margaret Harman sold the balance of Lot 14 to George Kaiser on May 11, 1895. At that date, Margaret was still a widow living in Aurora and George was a farmer living in King Township. The purchase price was \$100.

#### **4.5 STEPHEN KAISER (OWNER 1897-1903)**

George Kaiser was still a farmer in King Township when he committed suicide on December 23, 1896. Henry Bennett and George Kaiser (Jr.), described as "Administrators of George Kaiser," sold for \$100 all of Lot 14 to Stephen Kaiser on December 13, 1897. All were King Township residents. George and Stephen were the sons of George and Claista.

Margaret Kaiser died on January 19, 1899, at Whitchurch (likely while living with one of her children).

**4.6 HERBERT HAIGHT (OWNER 1903-1905)**

Stephen Kaiser was an unmarried farmer living in King Township when he sold the property for \$250 to Herbert Haight. This was on April 1, 1903. Haight was a labourer living in Aurora.

**4.7 JOHN H. UNDERHILL (OWNER 1905-1926)**

John H. Underhill was a shoemaker in Aurora when on April 8, 1905, he purchased Lot 14 from Herbert Haight for \$500. The Town report for "70 Centre Street" provides the following information:

Mr. Underhill had come to Aurora with the Underhill and Sisman shoe manufacturing company which started operations on Berczy Street in 1901; he was a cousin of one of the co-founders. He later worked at the Fleury agricultural works, possibly after Underhill and Sisman parted company and Underhill moved all its operations to Barrie.

John Underhill and his wife Mary raised five children in the house, four boys and a girl. The oldest, Frank, would serve as Aurora's mayor from 1941 until 1943. Another son, Eugene, also stayed in Aurora and was a successful dentist and popular athlete; he died in his early forties.

John Underhill contracted James Knowles and James Preston of the firm "Knowles & Preston" to undertake construction work. On January 19, 1906, Knowles and Preston filed a Mechanics and Wage Earners Lien "upon the estate of John Underhill," securing the lien against Lot 14. This was for a claim of \$40.25 in wages and \$30.85 in materials, including "lime for plastering and lathe which materials were furnished for the said John Underhill of the Town of Aurora in the County of York on or before the Twenty seventh day of December 1905."

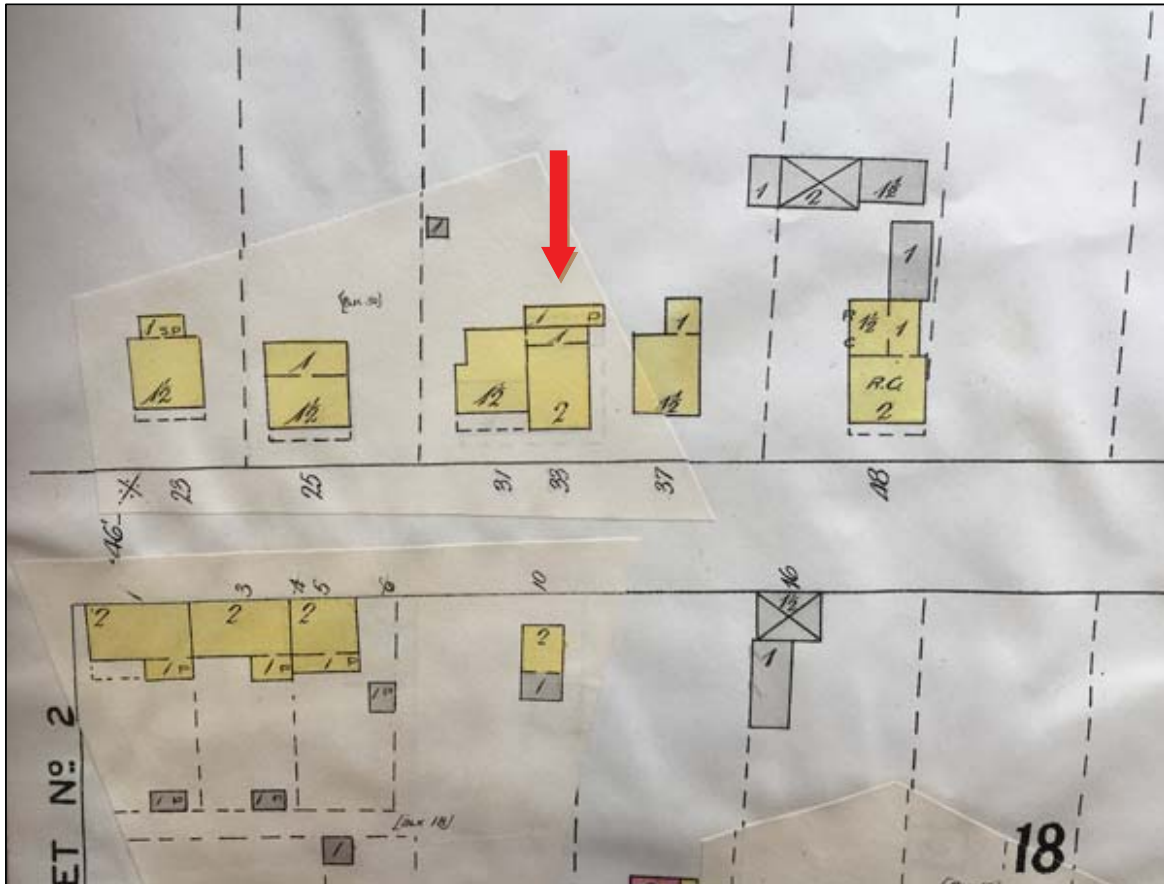
The 1911 census for Aurora lists a John Henry Underhill as a teamster for a livery. He was born about December 1859 in Canada, and was of English ancestry and Methodist faith. His spouse Mary Ellen was born in November 1872, also English, born in Canada, and Methodist. Their children were Frank Roy, born 1893; George Errol, 1895; Ethel Verna, 1895; Eugene Vanholt, 1897; and Fred William, 1900.

The 1921 census for Aurora places the Underhill family on Centre Street living in a wood, single family dwelling, with six rooms. In the household were John Henry, Mary Ellen, Frank, Earl, Jean, and Fred.

**4.8 MARY ELLEN UNDERHILL (OWNER 1926-1954)**

John H. Underhill died July 23, 1925, without a Last Will and Testament. The administrator and

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**Figure 3:** This Goad's Fire Insurance Plan dated 1904/updated to 1927 plots Nos. 31 and 33 Centre Street (now 70-72), as a frame structure, 1.5 storeys on the west and 2 storeys on the east. The solid wall between the two halves suggests that they were separate units but could be entered from the shared, one storey rear section, much like a duplex. Note the pasted overlay indicating there were changes along this stretch of Center Street between 1904 and 1927. Visible under this overlay is what appears to be a full verandah along the east and south (street) facades, and a minor reconfiguration in the one storey section. (Source of insurance plan, Town of Aurora Museum and Archives)

an heir was his son Frank R. Underhill, an accountant in Aurora, married to Wilhemine. The other heirs were George E. Underhill and Eugene V. Underhill, both of Aurora; Ethel Verna Case, wife of Douglas G. Case of the City of Toronto; Frederick W. Underhill of the City of Erie, Pennsylvania; and Mary Ellen Underhill, widow of John H. The ownership of Lot 14 was transferred to Mary Ellen.

Mary Ellen married Joseph Stephenson in 1930. On May 7, 1936, Mary Ellen Stephenson was again a widow living in Aurora when she sold the northerly 25 feet of Lot 14, to Charles A. Malloy of Aurora. He was a “gentleman” (retired). The purchase price was \$25. Figure 1 indicates how the northerly 25 feet of Lot 14 became the rear of the corresponding lot on the south side of Catherine Street.

#### **4.9 GEORGE DOUGLAS CASE AND ETHEL VERNA CASE (OWNERS 1954-1971)**

Mary Ellen (Underhill) Stephenson died on August 29, 1953. On May 5, 1954, her son and executor, Aurora insurance agent Frank Roy Underhill, sold the property to George Douglas Case and Ethel Verna Case. Ethel was a daughter of John H. Underhill and Mary Ellen (Underhill) Stephenson and sister to Frank. The sale appears to be the full quarter acre, without reference to the north 25 feet sold in 1936 to Charles Malloy (later corrected). The Town report for “70 Centre Street” provides the following information:

The Underhills’ only daughter, Ethel, married Douglas Case in 1917. He was part of an old family in the area and a great-grandson of the Margaret Kaiser (later Harman) who had owned number 70 Centre from 1858 until 1897.

The property remained in the hands of the Underhill family until 1954. John Underhill died in 1925, and in 1930 his widow married Joseph Stephenson. Following Mary Underhill Stephenson’s death at home in 1953 the property once again came into the hands of a Kaiser, more or less: it was acquired by Mary’s daughter Ethel and her husband, Douglas Case. Mr. Case was a retired banker who later did some work as a bookkeeper.

During much of the Case tenure of ownership part of the house was rented by Harold and Hilda Billing; Mr. Billing was a plumber who lived for most of his adult life on Centre Street, at various addresses.

Ethel Case died on July 9, 1962. Ownership of Lot 14 transferred to her spouse, George Case.

#### **4.10 JOHANNES M. VAN ROOYEN (OWNER 1971-1974)**

George Douglas Case sold the property to Johannes M. Van Rooyen on August 11, 1971. Both were living in Aurora. The description of that part of Lot 14 sold exempts the northerly 25 feet

sold to Charles Malloy in 1936.

**4.11 DAVID JAMES GILHOOLY AND SHEILA GILHOOLY (OWNERS 1974-1977)**

Johannes M. Van Rooyen, by then formerly of Aurora, sold the property to Aurora teacher David James Gilhooly and his spouse Sheila Gilhooly. This was on January 22, 1974. In 1977, they transferred ownership to the same David James Gilhooly. An online biography of Gilhooly provides the following information:

David Gilhooly was born in Auburn, California in 1943, but his family moved often, spending time in the Virgin Islands and Puerto Rico, where he graduated from high school. He had developed an interest in biology and archeology, and registered at the University of California at Davis as a biology major. He changed to an art major after taking a ceramics class with Robert Arneson and received his MA in 1967. Together with other ceramic artists, Robert Arneson, Peter Vandenberg, Chris Unterseher and Margaret Dodd, he established what would come to be known as California Funk Ceramic Movement. He was not exclusively working in ceramics at the time, but experimented with a variety of sculpture media. His interest in biology was evident in his full-size sculptures of animals, his elephant foot stools and, later, his frogs.

He was hired by the art department at the University of Saskatchewan where he had a considerable influence on a developing Regina ceramic art scene. He moved to Toronto and began teaching at York University. While in Ontario, he had a touring exhibition entitled "With David Gilhooly in the Frog World" and was featured on the cover of Arts Canada.

He would move to Calgary and then return to California where he departed from his figurative frog ceramics. His new medium of choice was plexiglass. The following year, he completed his giant Dagwood Sandwiches, which were then considered to be his last ceramic works. Over the years, he continued to create sculptures in plexiglass and clay.

**4.12 JAMES PRESTON JOHN THOMPSON (OWNER 1977-1982)**

David James Gilhooly and his spouse Sheila sold the property to James Preston John Thompson on August 4, 1977. Thompson is described as an Aurora businessman. David Gilhooly died in Newport, Oregon, in 2013.

**4.13 SUBSEQUENT AND CURRENT OWNERS**

James Preston John Thompson and his spouse Shirley Lynne Thompson sold part of Lot 14 to Cameron Henry Duncan and his spouse Carol Alice Duncan. Both residents of Aurora, Cameron was a municipal clerk. This was on January 13, 1982.

The Duncans sold to Carl and Christine Kenwell in 1998. The property was purchased by the current owner in 2017.

#### **4.14 SUMMARY**

On January 20, 1858, Samuel Machell and Seth Ashton sold Lot 14, 2<sup>nd</sup> Range, North of Centre Street, West of Railroad, Plan 107, to Margaret Kaiser. She had been widowed in 1856 with seven children between the ages of a few months and 23 years. The following March 1858, Margaret married William Harman, a widower with eight children. William Harman owned a homestead farm on Lot 77, Concession 1, King Township, where he is known to have resided for his lifetime. Margaret may have purchased Lot 14 for the use of one or more of her elder children. William died in 1879, at which time Margaret may have moved full or part time to Aurora to live in the household of a married daughter, possibly on Centre Street.

The legal ownership of Lot 14 remained with Margaret (Kaiser) Harman until she sold to her son George Kaiser in 1884 (easterly 24 feet) and the balance in 1895. George was a resident of Aurora in 1871 but was farming in King Township by 1881. Ownership transferred to his son Stephen in 1897. Stephen sold in 1903 to Herbert Haight who sold in 1905 to John Henry Underhill. John's spouse Mary Ellen, followed by their daughter Ethel Verna Case, owned the property until 1971. Ethel's spouse, George Douglas Case, was a great-grandson of Margaret Kaiser.

## **5.0 ARCHITECTURE**

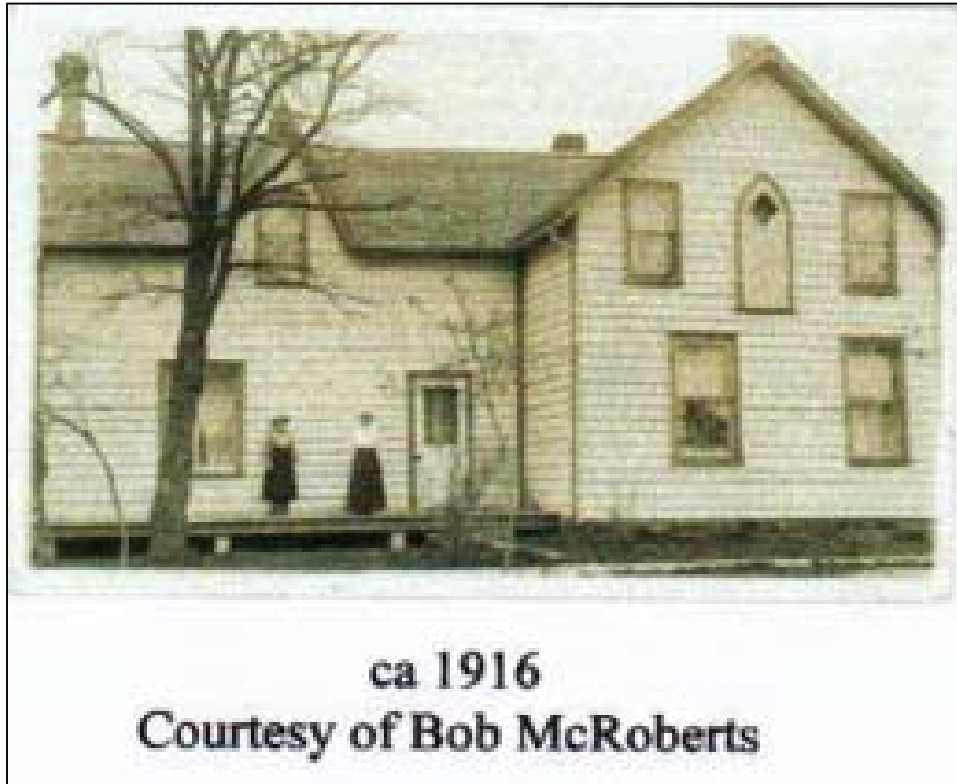
### **5.1 DATE OF CONSTRUCTION**

Lot 14 was created when Plan 107 was registered in 1853. The original owner of all the lots within Plan 107 was Richard Machell. He sold the vacant Lot 14 (and possibly other lots) to local carpenter Enoch Srigley who resold it in 1857 at a higher value. The purchasers, Samuel Machell and Seth Ashton of Aurora, were auctioneers. This arrangement from Richard Machell to Srigley to Machell and Ashton may have been a means of developing the lots with dwellings for resale.

As stated in the Town of Aurora's report "70 Centre Street," the Municipal Property Assessment Corporation file notes that the dwelling was first fully assessed for property taxes in 1858. Although MPAC records are often in error, the documentary research could support 1857 as the date of construction for the first dwelling.

The east and west halves of this dwelling each appear to be a standalone structure with full width, front facades. This is not typical of a dwelling built in an L-plan, where one section of the

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**Figure 4: Above:** South façade, about 1916 following renovations by John Underhill. The segmental shaped window in the pointed gable may be original. The lower west window appears enlarged and moved east and the door was added, changing the typical 3-bay façade design. The upper door on the east part suggests the removal of a verandah. The siding may have been replaced to accommodate the changes.

**Figure 5: Below:** South façade, 2018. Note the changes from 1916.





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**Figure 6: Above:** South façade, 2018. The east end of the roof of the west part has been extended to lap into the roof of the east part.

**Figure 7: Below:** North façade, 2018. The joint where the west and east parts meet is not well aligned. It is possible that a second storey was added to the rear tail of the west part.



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**Figure 8: Above:** North façade, 2018. Multiple finishes and enclosures indicate this section has been repeatedly altered.

**Figure 9: Below:** East façade, 2018.



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**Figure 10: Above:** South and west façades, 2018. The verandah and portico are not original.



**Figure 11: Left:** North part of west façade, 2018, with evidence of changes in door and window openings. The recessed area on left may be the original kitchen tail or wing, possibly enlarged with a second storey.

façade is proportionate in size to the other. The east part of the dwelling may have been erected by George Kaiser after 1884 when he bought “the 25 foot, parallelogram, between the dwelling and the east boundary of the property” from his mother Margaret (Kaiser) Harman. The east part of the dwelling measures 20 feet in width (see conceptual Site Plan).

John Underhill may have hired builders Knowles & Preston in 1905 to change the placement of the exterior doors and windows; remove the full east and south verandah; reconfigure the rear, one storey section; and reclad the exterior to accommodate the changes (Figures 3 and 4). He may have added a second storey to the kitchen tail of the west part.

These theories on dates of construction and alterations are based on the documentary research. Physical evidence such as the types of materials, building technology, visible renovations, and other clues revealed during the proposed alteration may provide definitive proof.

## **5.2 ARCHITECTURE**

The west part of this dwelling is an example of the economical, Gothic Revival style “cottage” promoted by 19<sup>th</sup> century academics such as J.C. Loudon and A.J. Downing and popularized by *The Canada Farmer* publication in 1865. The frame construction, pointed centre gable, 1.5/2 storey massing, and rear tail (kitchen) wing are characteristic of this style and massing. It may have been built with a 3-bay front façade (centre door with flanking window openings). The upper part of the window within the pointed gable was segmental in shape (Figure 4). Other examples of this dwelling type are evident along this streetscape, notably at 68 and 78 Centre Street (Figure 12).

The east part is a gable end, frame structure with a medium pitched gable roof. This style and massing was popular from the early 19<sup>th</sup> century as commercial storefronts with second level accommodation. Its popularity continued into the 20<sup>th</sup> century as urban dwellings. This example appears to be late 19<sup>th</sup> century but a physical examination may provide proof of its date. There are other examples along the streetscape (Figure 13).

The arched opening on the upper level, with a wood door (possibly a storm door) (Figure 4) is unusual in its design. It suggests that a verandah was removed, the roof of which was the landing for this door.

## **6.0 HCD CONTRIBUTING PROPERTY ANALYSIS**

Based on the findings of this HIA, it is evident that this continues to be an important contributing property to the HCD and the Centre Street streetscape. Part of the dwelling may date to the earliest development of this plan of subdivision (Plan 107) within Machell’s Corners. Its physical evolution to a duplex structure is part of the story of the residential use of this part of the HCD.

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**Figure 12:** No. 68 (above right) and No. 78 (below) Centre Street are examples of a 1.5/ 2 storey, frame dwelling with a pointed centre gable and 3-bay front façade. Both have been modified.



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**Figure 13: Above and Below:** The 1.5/ 2 storey, gable end form with a medium pitched gable roof is a timeless design spanning the 19<sup>th</sup> and 20<sup>th</sup> centuries..

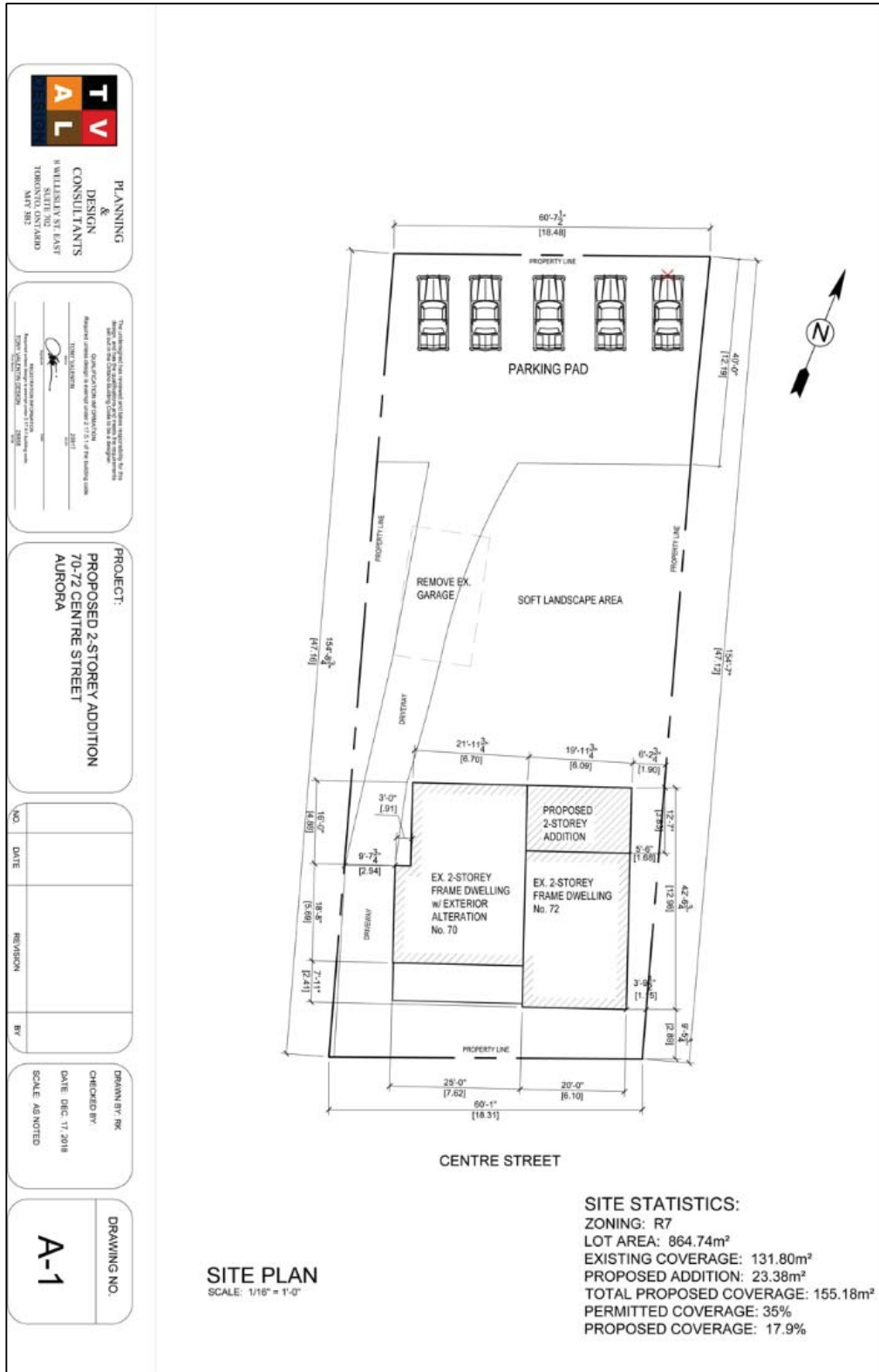


HERITAGE IMPACT ASSESSMENT, 70-72 CENTRE STREET, TOWN OF AURORA



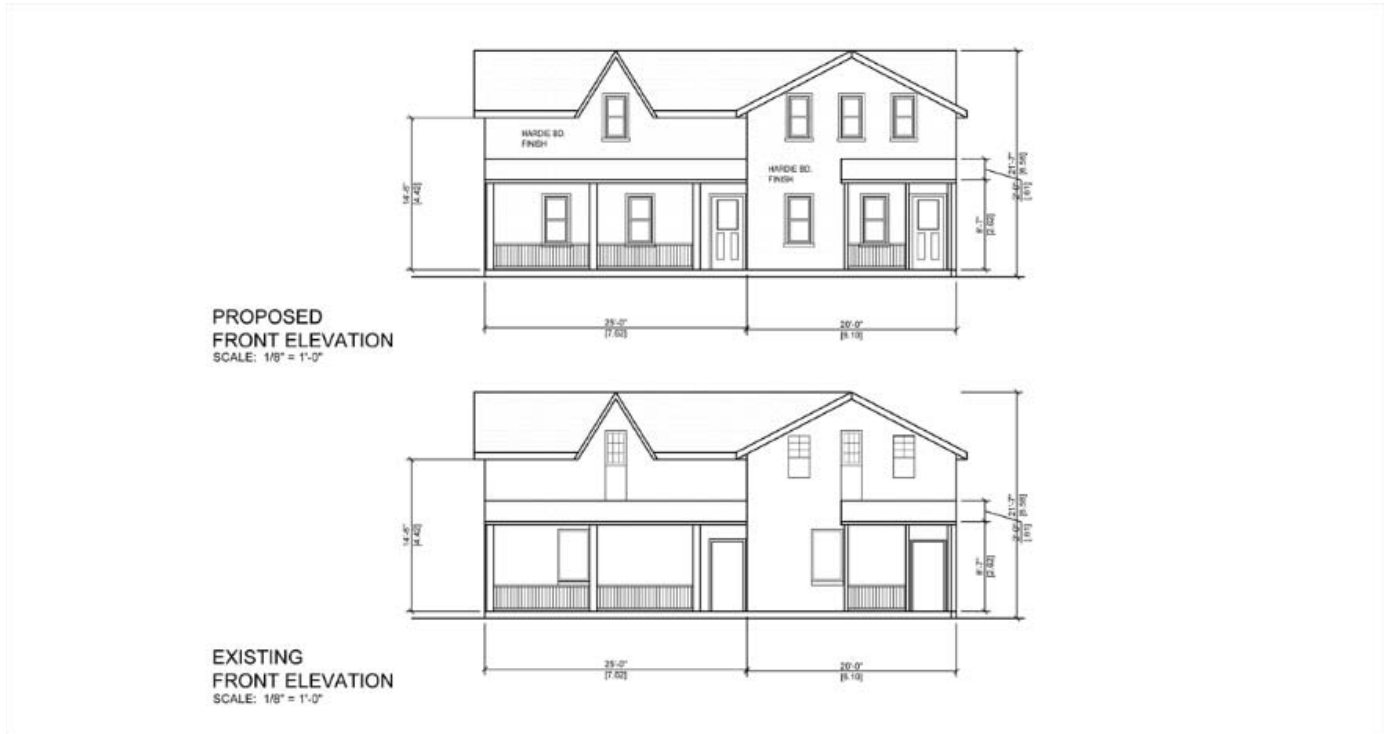
**Figure 14:** Nos. 70-72 Centre Street is the mid dwelling. Although erected at different dates, there is a uniformity in the setbacks and gable roofs along the street.

HERITAGE IMPACT ASSESSMENT, 70-72 CENTRE STREET, TOWN OF AURORA





HERITAGE IMPACT ASSESSMENT, 70-72 CENTRE STREET, TOWN OF AURORA



**TV  
AL  
DESIGN**

PLANNING & DESIGN CONSULTANTS  
8 WILLESLEY ST. EAST  
SUITE 102  
TORONTO, ONTARIO  
M4Y 1B2

The contractor has reviewed and taken responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code for an engineer.

**QUALIFICATION INFORMATION**  
Required under section 2.17.1.1 of the building code

DATE: 12/17/18

REGISTRATION NUMBER: 28888

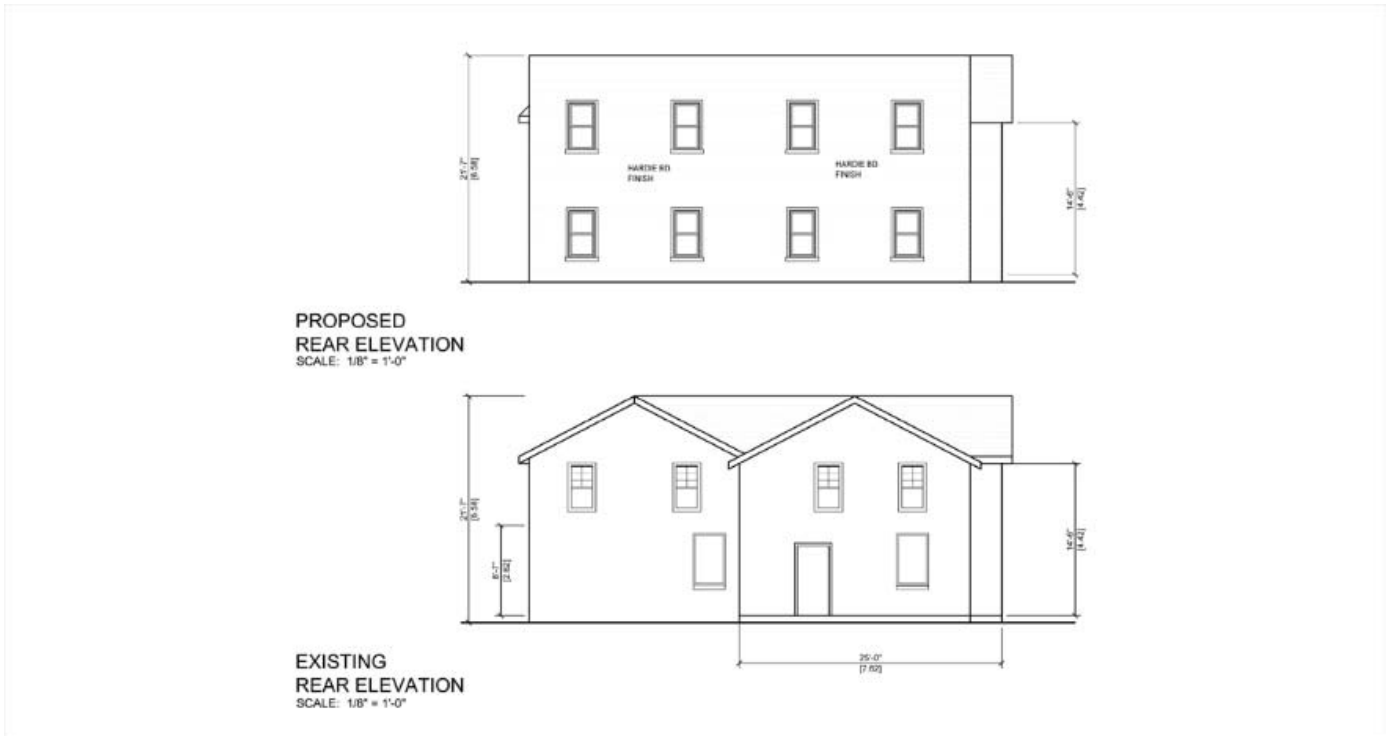
**PROJECT:**  
PROPOSED 2-STORY ADDITION  
70-72 CENTRE STREET  
AURORA

NO.	DATE	REVISION	BY

DRAWN BY: RK  
CHECKED BY:  
DATE: DEC. 17, 2018  
SCALE: AS NOTED

DRAWING NO.  
**A-5**

HERITAGE IMPACT ASSESSMENT, 70-72 CENTRE STREET, TOWN OF AURORA



**TV  
AL  
DESIGN**

PLANNING & DESIGN CONSULTANTS  
8 WILLESLEY ST. EAST  
SUITE 702  
TORONTO, ONTARIO  
M4Y 3B2

The undersigned has reviewed and given approval for this design and the qualifications and experience of the architect as set out in the Ontario Building Code when a designer.

**QUALIFICATION REQUIREMENTS**  
Required unless design is exempt under 6.17.1.1 of the building code.

**DATE** \_\_\_\_\_  
**NAME** \_\_\_\_\_  
**TITLE** \_\_\_\_\_

**REGISTERED PROFESSIONAL**  
Required unless exempt under 6.17.1.1 of the building code.  
Number of the architect: \_\_\_\_\_  
Number of the architect: \_\_\_\_\_

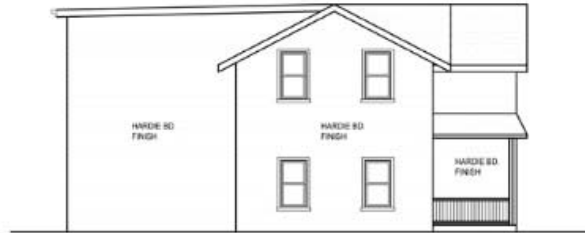
**PROJECT:**  
PROPOSED 2-STORY ADDITION  
70-72 CENTRE STREET  
AURORA

NO.	DATE	REVISION	BY

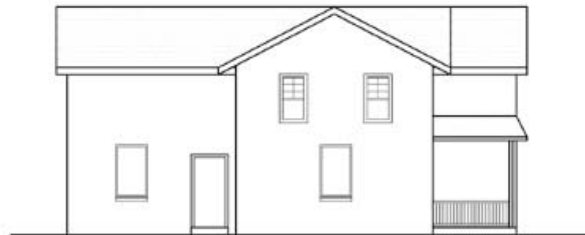
**DRAWN BY:** RK  
**CHECKED BY:**  
**DATE:** DEC. 17, 2018  
**SCALE:** AS NOTED

**DRAWING NO.:**  
**A-6**

HERITAGE IMPACT ASSESSMENT, 70-72 CENTRE STREET, TOWN OF AURORA



**PROPOSED  
WEST ELEVATION**  
SCALE: 1/8" = 1'-0"



**EXISTING  
WEST ELEVATION**  
SCALE: 1/8" = 1'-0"

**T  
V  
A  
L**  
DESIGN

PLANNING  
&  
DESIGN  
CONSULTANTS

8 WELLESLEY ST. EAST  
SUITE 702  
TORONTO, ONTARIO  
M4Y 3B2

The undersigned has reviewed and accepted responsibility for this design, and has the qualifications and meets the requirements set forth in the Ontario Building Code for a designer.

DATE OF DESIGN: 2018.11.11

DESIGNER: J. VALENZUELA

PROJECT: 70-72 CENTRE STREET

SCALE: 1/8" = 1'-0"

PROJECT NO: 18-001

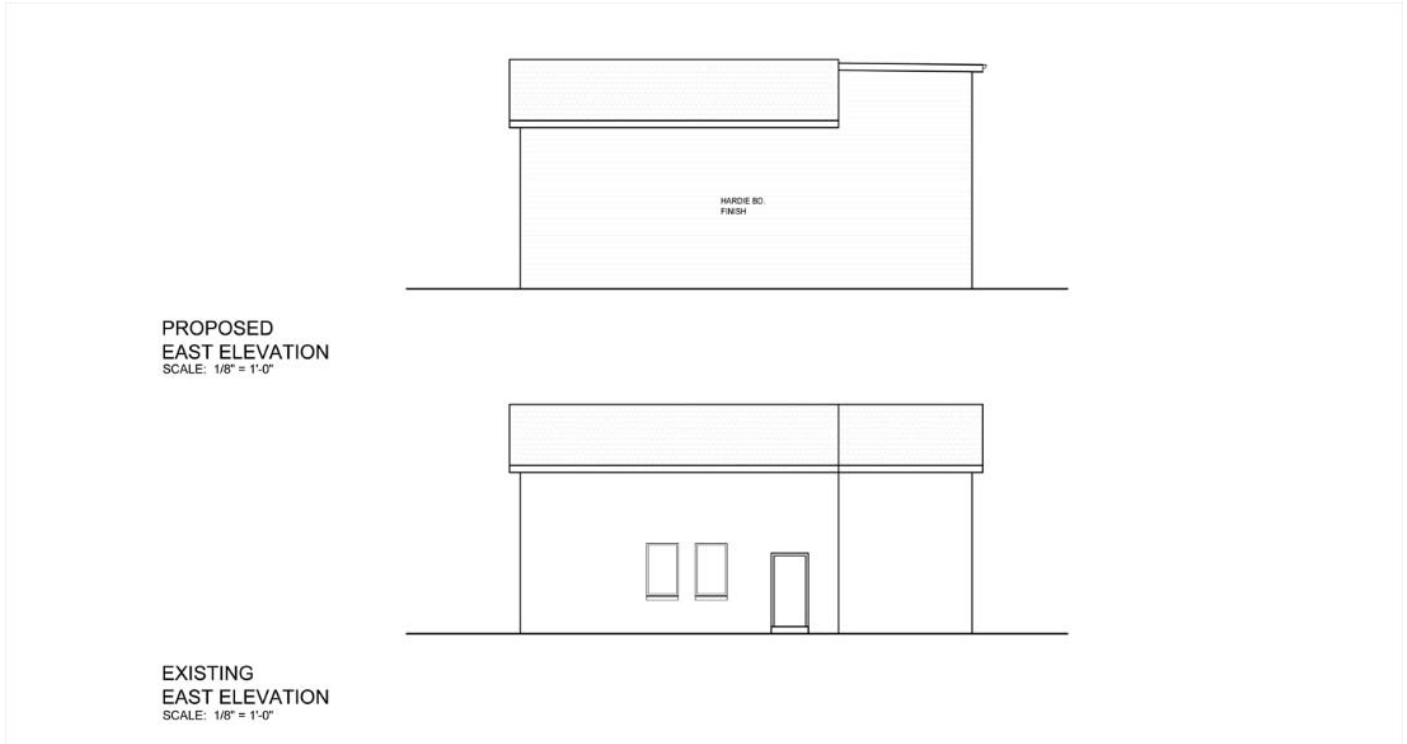
**PROJECT:**  
PROPOSED 2-STORY ADDITION  
70-72 CENTRE STREET  
AURORA

NO.	DATE	REVISION	BY

**DRAWN BY:** RK  
**CHECKED BY:**  
**DATE:** DEC. 17, 2018  
**SCALE:** AS NOTED

**DRAWING NO.**  
**A-7**

HERITAGE IMPACT ASSESSMENT, 70-72 CENTRE STREET, TOWN OF AURORA



**T V  
A L**

**PLANNING  
&  
DESIGN  
CONSULTANTS**

8 WELLESLEY ST. EAST  
SUITE 302  
TORONTO, ONTARIO  
M4Y 3B2

The architect has received and shall retain responsibility for the design and for the qualifications and meets the requirements set out in the Ontario Building Code in the design.

**QUALIFICATION INFORMATION**  
Required unless design is exempt under 2.17.5.1 of the building code

**TOM VILANTZ DESIGN** 2018  
DATE

**REGISTRATION INFORMATION**  
Required unless design is exempt under 2.17.5.1 of the building code

**TOM VILANTZ DESIGN** 2018  
DATE

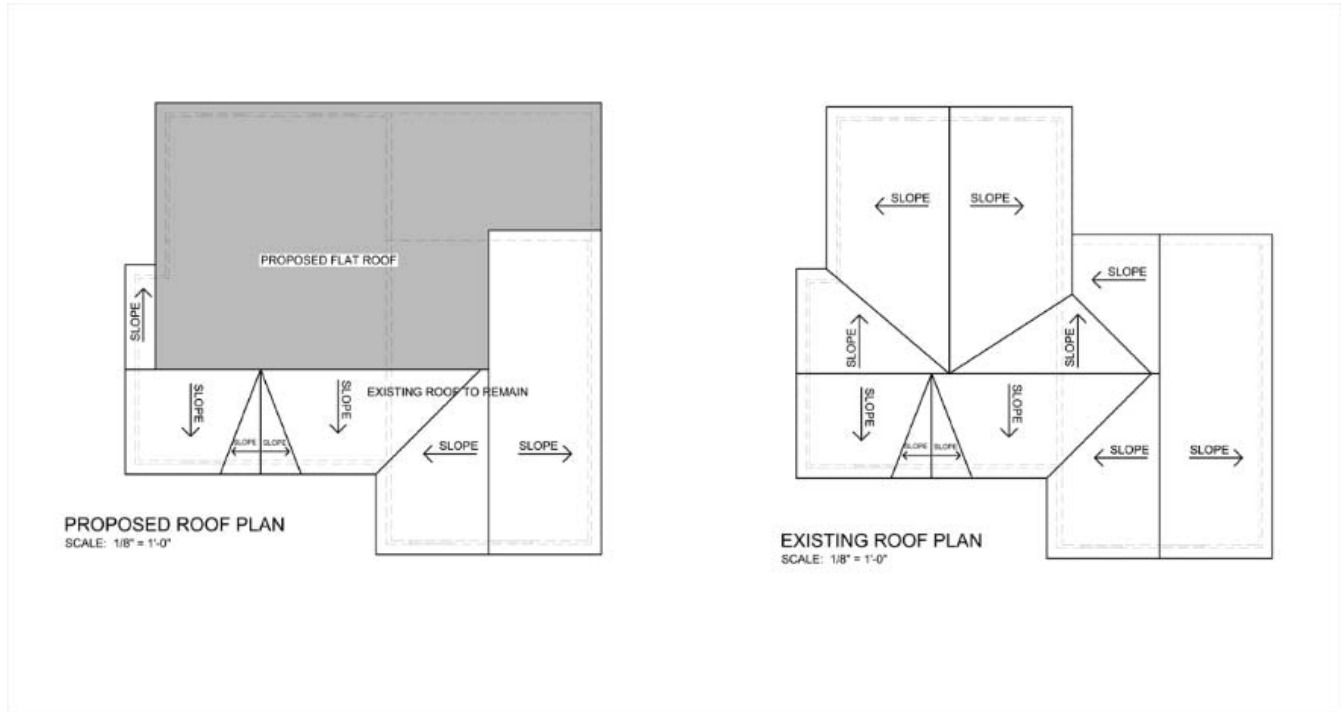
**PROJECT:**  
PROPOSED 2-STORY ADDITION  
70-72 CENTRE STREET  
AURORA

NO.	DATE	REVISION	BY

**DRAWN BY:** RK  
**CHECKED BY:**  
**DATE:** DEC. 17, 2018  
**SCALE:** AS NOTED

**DRAWING NO.**  
**A-8**

HERITAGE IMPACT ASSESSMENT, 70-72 CENTRE STREET, TOWN OF AURORA



**TV & A L DESIGN**  
PLANNING & DESIGN CONSULTANTS  
8 WILLESLEY ST. EAST  
SUITE 102  
TORONTO, ONTARIO  
M4Y 1B2

The architect has reviewed and shall be responsible for the design and that the specifications and materials requirements comply with the Ontario Building Code and a design.

QUALIFICATION INFORMATION  
Required unless design is exempt under 3.17.2.1 of the building code.

DATE: 2018

PROJECT: 70-72 CENTRE STREET

PROFESSIONAL DESIGNER  
Professional registration number: 11111 (Building Code)  
TYPICAL QUALIFICATION BOX

**PROJECT:**  
PROPOSED 2-STOREY ADDITION  
70-72 CENTRE STREET  
AURORA

NO.	DATE	REVISION	BY

DRAWN BY: BK  
CHECKED BY:  
DATE: DEC 17, 2018  
SCALE: AS NOTED

DRAWING NO.  
**A-4**

The property was associated with the Adam and Margaret Kaiser family, which held intermittent ownership from 1858 to 1971. Its style, height, setback, gable roof, and other elements are in keeping with the overall character of the streetscape (Figure 14).

## **7.0 PROPOSED ALTERATIONS**

The conceptual drawings provided in this HIA indicate the extent of the alterations being proposed by the property owner.

### **7.1 SITE PLAN**

The Site Plan indicates that the garage will be removed and the vacant northeast corner at the dwelling will be infilled with a two storey addition. The balance of the footprint of the existing dwelling will be retained.

#### **COMMENT**

The vintage garage is setback from the street at a sufficient distance that it is not integral to the streetscape. Its loss should have no impact. Its removal will give better access to out of sight parking at the rear.

The proposed two storey addition at the northeast corner should have no visual impact on the historic ambience of the streetscape.

### **7.2 FRONT ELEVATION**

#### **West Half**

It is likely that the west part of this dwelling began as a symmetrical, 3-bay façade, with a centre door and flanking window openings. As shown in Figure 4, by 1916 the window within the pointed gable was segmental in shape; and the ground level west window appears to have been enlarged and shifted east. What may have been an east window became a door opening (or the east window was removed and a door added). A verandah that may have spanned the east and south facades has been removed. Subsequently the segmental window within the gable became a doorway, opening onto the roof of a replacement (partial) verandah.

The owner's intent is to rebalance the façade by reinstating a window opening in the gable. The ground level will have two windows (left and near centre), with the door opening on the right retained. A panelled door is proposed. The verandah is unchanged.

### **East Half**

The east part is shown in Figure 4 with two ground level window openings and two smaller dimension but proportioned upper windows flanking a door opening. The upper door opening indicates the past existence of a verandah with its roof serving as a landing. Subsequently, the upper door was replaced and now has a landing onto the west end of a replacement portico (verandah); and the ground level east window has become a doorway.

The owner's intent is to replace the upper doorway with a window and retain the flanking window openings. The ground level will be similar to as proposed for the west half: two window openings (left and centre) and the existing doorway on the right. A panelled door is proposed. The portico is unchanged.

### **COMMENT**

The proposed alteration captures the traditional distinction between the west and east halves of this dwelling and retains some of the evolved changes, notably the placement of the doorways for use as a duplex. The final composition is better balanced than existing and has a more historic character.

Although the proposed loss of the historic element of an upper doorway on the east is unfortunate, the door is a replacement and its landing onto a full verandah already lost.

The Hardi Board horizontal type clapboard siding is acceptable. Colour recommendations are provided in section 9.3.4.8 of the HCD Plan.

### **7.3 REAR ELEVATION AND ROOF PLAN**

The rear elevation of this structure has undergone several reconfigurations.

The intent of the owner is to infill the vacant northeast corner with a two storey addition, integrating it with the existing two storey rear sections. To raise the existing interior ceiling height and accommodate the two storey addition, one overall flat roof is proposed for the rear section. This will remove the rear slope of the gable roof of the west half of the dwelling, except at the west end; and remove the rear section of the west face of the roof of the east half of the dwelling.

### **COMMENT**

The visual impact of the proposed flat roofed section is minimized, as discussed under West Elevation.

It is recommended that the flat roof and any servicing such as air conditioning units, stack pipes, etc., not be visible above the existing gable roof when viewing the front façade from the street.

#### **7.4 WEST ELEVATION**

The owner's intent for the south part of the west façade is to retain two upper window openings and introduce two similar openings on the ground level.

The existing (non original) ground level window opening and doorway on the north part of the west façade will be removed.

As noted under Rear Elevation and Roof Plan, the proposed flat roof of the altered rear section will cut away most of the rear slope of the historic gable roof, and meet the front slope at the existing ridgeline. A rear section of the gable roof will be maintained on the south part of the west façade roof to give the illusion of a gable end to the roof.

#### **COMMENT**

The two upper/two lower window openings is a traditional 19<sup>th</sup> century treatment of an end façade.

As the north part of the west facade is slightly recessed and not visible from the street, its lack of openings is of no consequence.

Maintaining a rear slope for the gable end on the south part of the west façade will visually complete the historic roof when viewed from the street. This treatment, combined with the recess of the north end of this façade, should minimize the visual impact of the flat roofed section.

#### **7.5 EAST ELEVATION**

The east elevation has two window and one door opening that may not be original and have been boarded closed. The intent of the owner is to eliminate these openings.

A two storey addition with a flat roof will be infilled at the vacant northeast corner. The rear part of the west slope of the gable roof of the east half of the dwelling will be removed as this area is integrated into the proposed flat roof.

#### **COMMENT**

There is no negative impact from the loss of the window and door openings on this façade.



The loss of the rear section of the west slope of the gable roof and the proposed flat roof at the northeast corner should not be visible from the street. As noted, it is recommended that the flat roof and any servicing such as air conditioning units, stack pipes, etc., not be visible above the existing gable roof when viewing the front façade from the street.

## **8.0 CONCLUSION AND RECOMMENDATIONS**

The property at 70-72 Centre Street continues to be an important contributing element in the Northeast Old Aurora Heritage Conservation District and the Centre Street streetscape. Part of the dwelling may date to 1857 and the earliest development of this plan of subdivision (Plan 107) within Machell's Corners (Aurora). Its physical evolution to a duplex structure is part of the story of the continuing residential use of this part of the HCD. The property was associated with the Adam and Margaret Kaiser family, which held intermittent ownership from 1858 to 1971. Its evolved style, gable roof, and setback are in keeping with the overall character of the streetscape.

The south (street) and west facades of this dwelling are the most visible along the streetscape. Their integrity as an evolved historic component of this streetscape should be preserved.

### **RECOMMENDATIONS**

1. That the property owner photodocument any original construction revealed during the proposed alterations to the interior and exterior. The intent is to find evidence of the likely dates of construction of the west vs. east halves of the dwelling. Any observations on major changes, such as the original configuration of the verandah and window/door locations are also important to understanding the evolution of this structure. Minor changes do not need to be documented. This documentation could be shared with the Town of Aurora.
2. That permission be granted to demolish or remove the frame garage without further documentation.
3. That the property owner have regard for the design cautions in 7.0 of this Heritage Impact Assessment.
4. Assuming the proposal is approved, that the property owner continue to seek guidance from the Heritage Conservation District Plan on the final selection of detail elements such as window sash and door types, paint colours, etc., for those facades visible from the street.

HERITAGE IMPACT ASSESSMENT, 70-72 CENTRE STREET, TOWN OF AURORA

**DISCLAIMER**

*Overall, professional judgment was exercised in gathering and analyzing the information obtained and in the formulation of the conclusions and recommendations. Like all professional persons rendering advice, the consultant does not act as absolute insurer of the conclusions reached, but is committed to care and competence in reaching those conclusions.*

**SOURCES**

Abstract of Title and related documents for Lot 14, Plan 107, Town of Aurora. York Region Land Registry Office.

Personal census enumerations, 1851-1921. Ancestry.ca.

Online genealogical records of related families. Ancestry.ca.

York County Directories Collection. Online and private collection.

Goad's Fire Insurance Plan, 1927. Town of Aurora Museum/Archives.

*Northeast Old Aurora Heritage Conservation District: The Plan, 2006.*

Town of Aurora. "70 Centre Street, Aurora: Some Notes on Its History." Typescript. Town of Aurora property files.

The assistance of Shawna White at the Town of Aurora Museum and Archives is appreciated.

HERITAGE IMPACT ASSESSMENT, 70-72 CENTRE STREET, TOWN OF AURORA



**SU MURDOCH HISTORICAL CONSULTING**

47 RODNEY STREET, BARRIE, ON L4M 4B6  
705.728.5342 MOBILE 705.737.7600 SUMURDOC@SYMPATICO.CA

**SU MURDOCH**

**SUMMARY OF HERITAGE CONSULTING CREDENTIALS AND EXPERIENCE**

Founded in 1990, projects have been completed by SU MURDOCH HISTORICAL CONSULTING for individual, corporate, and public clients across Ontario. Much of this work has involved the determination of the cultural heritage value or interest of properties and heritage impact statements.

From 2005 to 2017, Su Murdoch served part time as Vice Chair for the Conservation Review Board. This is a provincial adjudicative tribunal that hears appeals under the Ontario Heritage Act.

SU MURDOCH is a professional member in good standing of the Canadian Association of Heritage Professionals.

**EDUCATION**

- Bachelor of Arts (McMaster University)
- Certificate in Cultural Landscape Theory and Practice (Willowbank Centre)
- Certificate in Adjudication for Administrative Agencies, Boards and Tribunals (Osgoode Hall Law School)
- Archival Principles and Administration certification (Ottawa University and National Archives Canada)
- Related research skills training

**AWARDS**

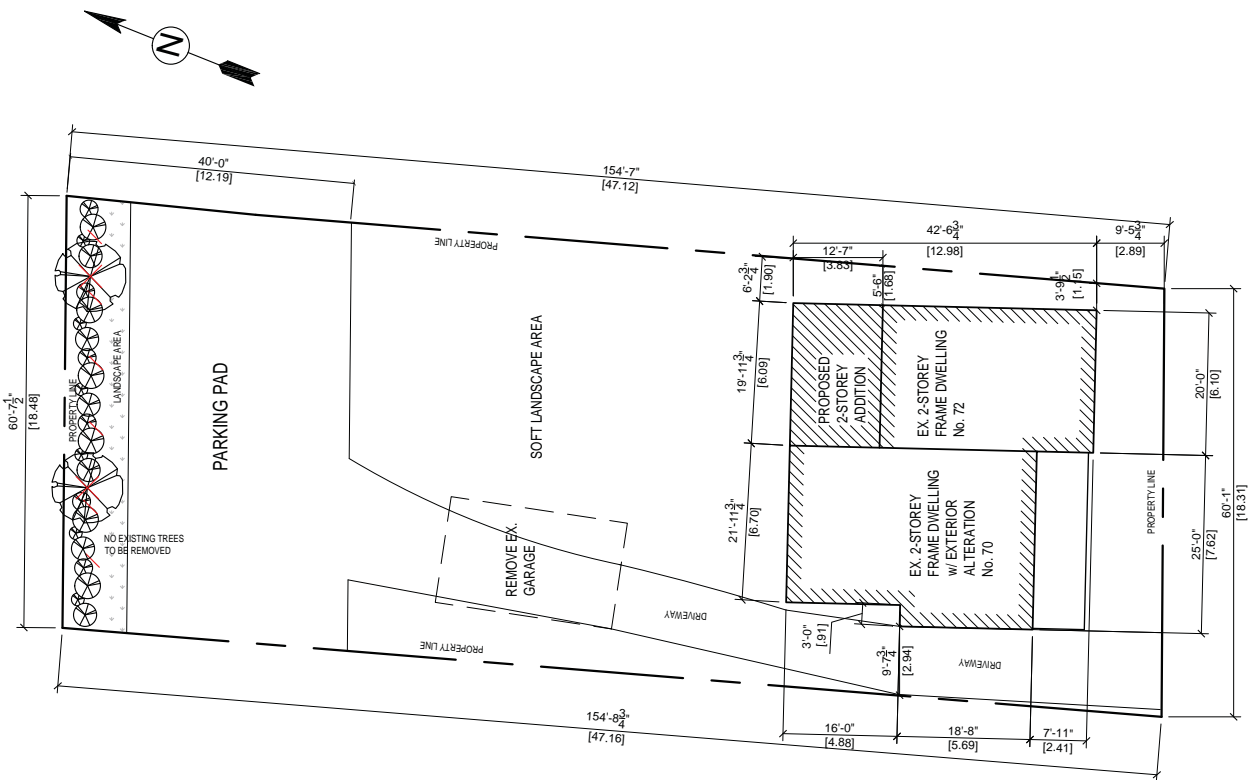
- Canadian Association of Heritage Professionals, Conservation Project Award “Small and Lovely” for the Oro African Church, National Historic Site
- Town of Markham Heritage Award of Excellence
- Ontario Historical Society Fred Landon Award for Best Regional History Publication (*Beautiful Barrie: The City and Its People: An Illustrated History*)
- Ontario Heritage Trust Community Heritage Achievement Award
- Ontario Historical Society Special Award of Merit
- City of Barrie Heritage Conservation Awards

**RELEVANT PROJECTS**

AVAILABLE ON REQUEST

**SITE STATISTICS:**  
 ZONING: R7  
 LOT AREA: 864.74m<sup>2</sup>  
 EXISTING COVERAGE: 131.80m<sup>2</sup>  
 PROPOSED ADDITION: 23.38m<sup>2</sup>  
 TOTAL PROPOSED COVERAGE: 155.18m<sup>2</sup>  
 PERMITTED COVERAGE: 35%  
 PROPOSED COVERAGE: 17.9%

**SITE PLAN**  
 SCALE: 1/16" = 1'-0"



CENTRE STREET

**T V**  
**A L**  
**DESIGN**

**PLANNING & DESIGN CONSULTANTS**  
 8 WELLESLEY ST. EAST  
 SUITE 702  
 TORONTO, ONTARIO  
 M4Y 3B2

The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.

**QUALIFICATION INFORMATION**  
 Required unless design is exempt under 2.17.6.1 of the building code.

**TONY VALENTIN** 20917  
PROFESSIONAL DESIGNER

**REGISTRATION INFORMATION**  
 Required unless design is exempt under 2.17.4.1 building code.

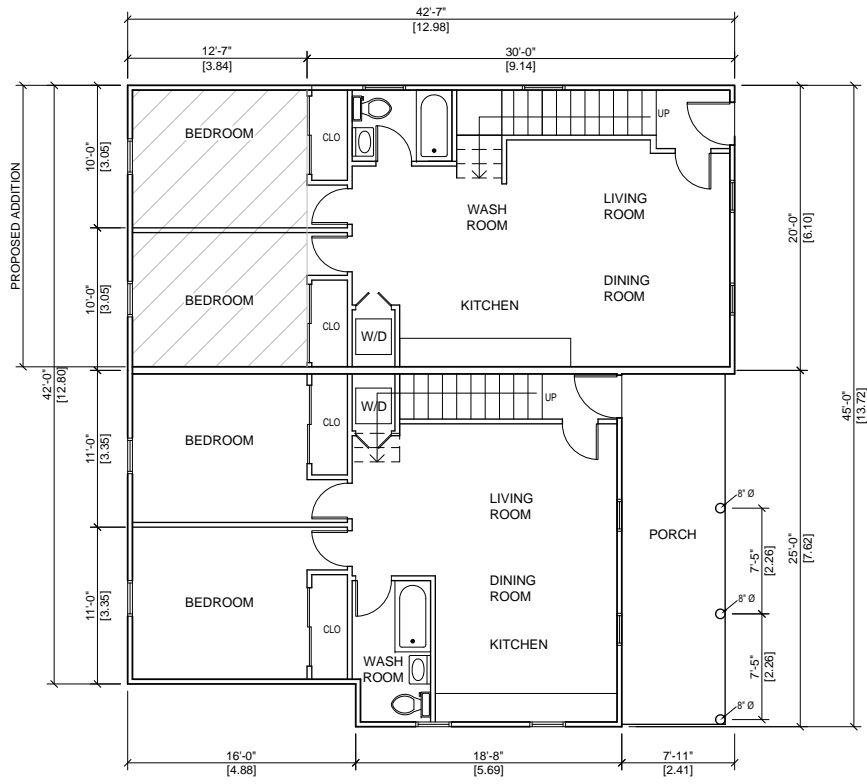
**TONY VALENTIN DESIGN** 28856  
PROFESSIONAL DESIGNER

**PROJECT:**  
**PROPOSED 2-STORY ADDITION**  
**70-72 CENTRE STREET**  
**AURORA**

NO.	DATE	REVISION	BY

**DRAWN BY:** RK  
**CHECKED BY:**  
**DATE:** DEC. 17, 2018  
**SCALE:** AS NOTED

**DRAWING NO.**  
**A-1**



**PROPOSED  
 FIRST FLOOR PLAN**  
 SCALE: 1/8" = 1'-0"

**T V  
 A L  
 DESIGN**

**PLANNING  
 &  
 DESIGN  
 CONSULTANTS**

8 WELLESLEY ST. EAST  
 SUITE 702  
 TORONTO, ONTARIO  
 M4Y 3B2

The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.

**QUALIFICATION INFORMATION**  
 Required unless design is exempt under 2.17.6.1 of the building code.

TONY VALENTIN 20917  
NAME BCO

*(Signature)*  
DATE

**REGISTRATION INFORMATION**  
 Required unless design is exempt under 2.17.4 building code.

TONY VALENTIN DESIGN 28856  
FIRM NAME BCO

**PROJECT:**  
 PROPOSED 2-STOREY ADDITION  
 70-72 CENTRE STREET  
 AURORA

NO.	DATE	REVISION	BY

**DRAWN BY:** RK

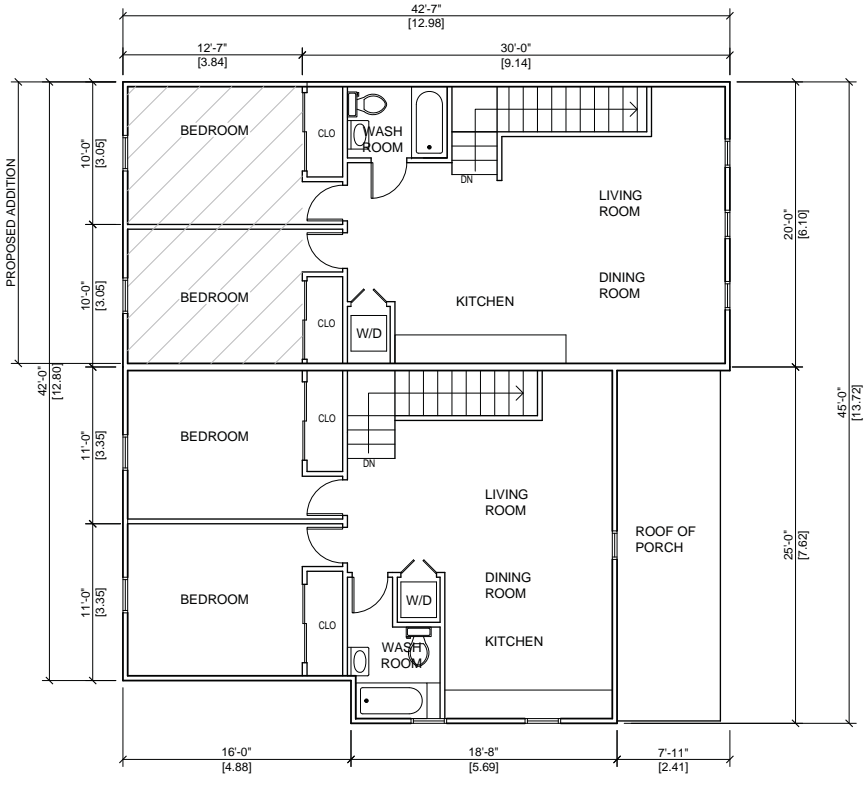
**CHECKED BY:**

**DATE:** DEC. 17, 2018

**SCALE:** AS NOTED

**DRAWING NO.**

A-2



**PROPOSED  
 SECOND FLOOR PLAN**  
 SCALE: 1/8" = 1'-0"

**T V  
 A L  
 DESIGN**

PLANNING  
 &  
 DESIGN  
 CONSULTANTS

8 WELLESLEY ST. EAST  
 SUITE 702  
 TORONTO, ONTARIO  
 M4Y 3B2

The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.

QUALIFICATION INFORMATION  
 Required unless design is exempt under 2.17.6.1 of the building code.

TONY VALENTIN 20917  
 Designer

REGISTRATION INFORMATION  
 Required unless design is exempt under 2.17.4.4 building code.

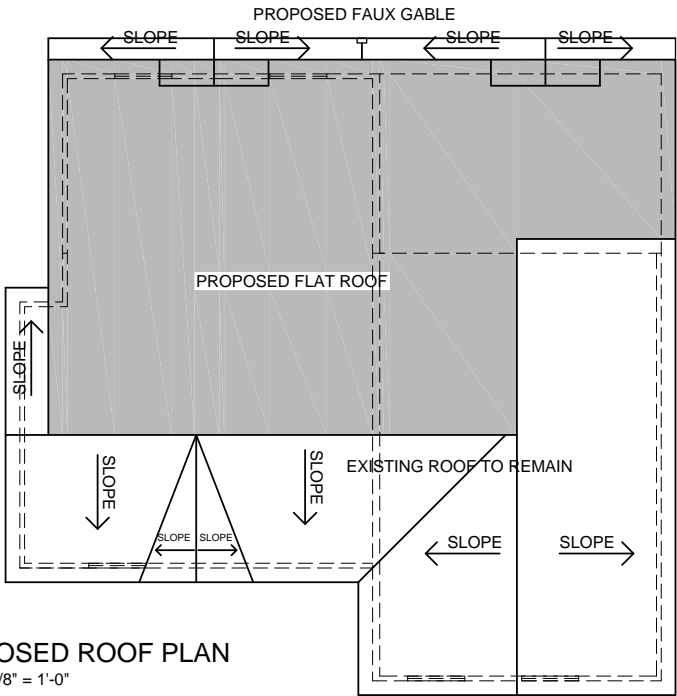
TONY VALENTIN DESIGN 28856  
 Firm Name

PROJECT:  
**PROPOSED 2-STOUREY ADDITION  
 70-72 CENTRE STREET  
 AURORA**

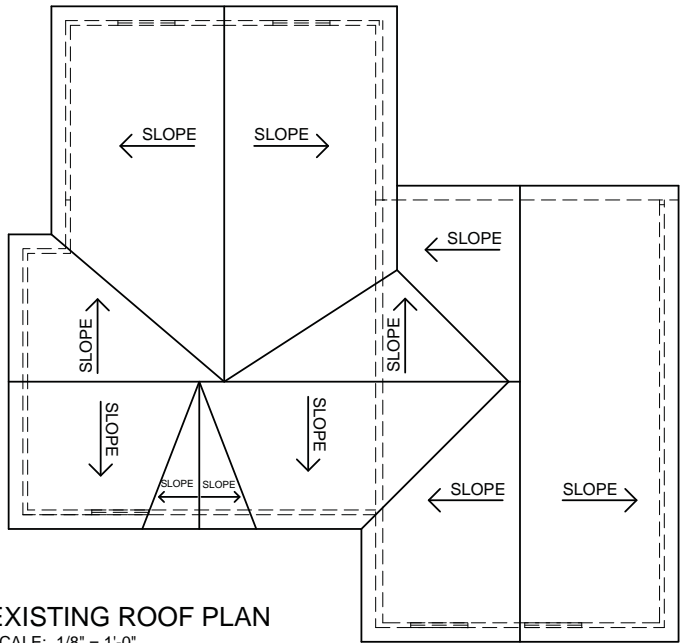
NO.	DATE	REVISION	BY

DRAWN BY: RK  
 CHECKED BY:  
 DATE: DEC. 17, 2018  
 SCALE: AS NOTED

DRAWING NO.  
**A-3**



**PROPOSED ROOF PLAN**  
 SCALE: 1/8" = 1'-0"



**EXISTING ROOF PLAN**  
 SCALE: 1/8" = 1'-0"



**PLANNING & DESIGN CONSULTANTS**  
 8 WELLESLEY ST. EAST  
 SUITE 702  
 TORONTO, ONTARIO  
 M4Y 3B2

The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.

**QUALIFICATION INFORMATION**  
 Required unless design is exempt under 2.17.6.1 of the building code.

TONY VALENTIN 20917  
DATE SCB



**REGISTRATION INFORMATION**  
 Required unless design is exempt under 2.17.4.1 building code.

TONY VALENTIN DESIGN 28856  
DATE SCB

**PROJECT:**  
 PROPOSED 2-STOREY ADDITION  
 70-72 CENTRE STREET  
 AURORA

NO.	DATE	REVISION	BY

**DRAWN BY:** RK  
**CHECKED BY:**  
**DATE:** DEC. 17, 2018  
**SCALE:** AS NOTED

**DRAWING NO.**  
 A-4



PROPOSED  
 FRONT ELEVATION  
 SCALE: 1/8" = 1'-0"



EXISTING  
 FRONT ELEVATION  
 SCALE: 1/8" = 1'-0"

**T V  
 A L  
 DESIGN**

PLANNING  
 &  
 DESIGN  
 CONSULTANTS

8 WELLESLEY ST. EAST  
 SUITE 702  
 TORONTO, ONTARIO  
 M4Y 3B2

The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.

QUALIFICATION INFORMATION  
 Required unless design is exempt under 2.17.5.1 of the building code.

TONY VALENTIN 20917  
 ARCHT. ONT. REG. NO.

REGISTRATION INFORMATION  
 Required unless design is exempt under 2.17.4.1 building code.

TONY VALENTIN DESIGN 28858  
 ARCHT. ONT. REG. NO.

PROJECT:

PROPOSED 2-STOREY ADDITION  
 70-72 CENTRE STREET  
 AURORA

NO.	DATE	REVISION	BY

DRAWN BY: RK

CHECKED BY:

DATE: DEC. 17, 2018

SCALE: AS NOTED

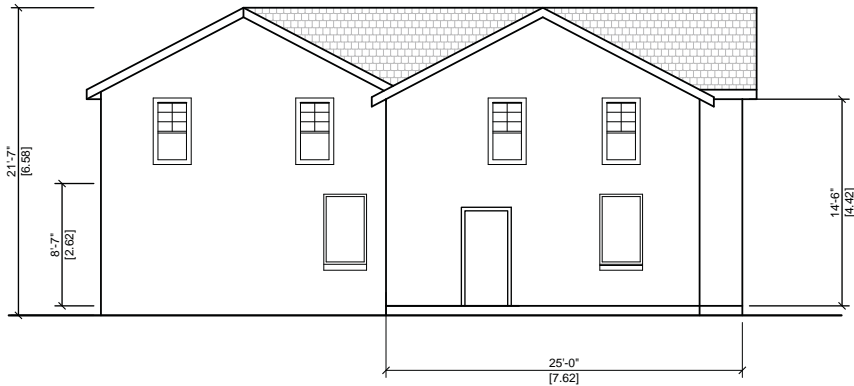
DRAWING NO.

A-5





PROPOSED  
 REAR ELEVATION  
 SCALE: 1/8" = 1'-0"



EXISTING  
 REAR ELEVATION  
 SCALE: 1/8" = 1'-0"

**PLANNING  
 &  
 DESIGN  
 CONSULTANTS**  
 8 WELLESLEY ST. EAST  
 SUITE 702  
 TORONTO, ONTARIO  
 M4Y 3B2

The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.

QUALIFICATION INFORMATION  
 Required unless design is exempt under 2.17.6.1 of the building code.

TONY VALENTIN 20917  
DATE SIGNATURE

REGISTRATION INFORMATION  
 Required unless design is exempt under 2.17.4.1 building code.

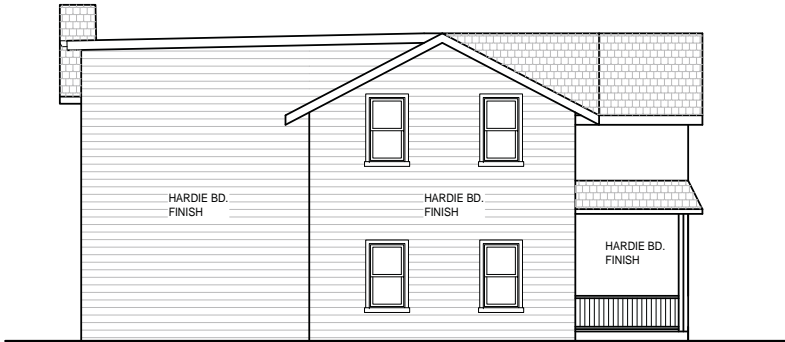
TONY VALENTIN DESIGN 28856  
DATE SIGNATURE

PROJECT:  
 PROPOSED 2-STORY ADDITION  
 70-72 CENTRE STREET  
 AURORA

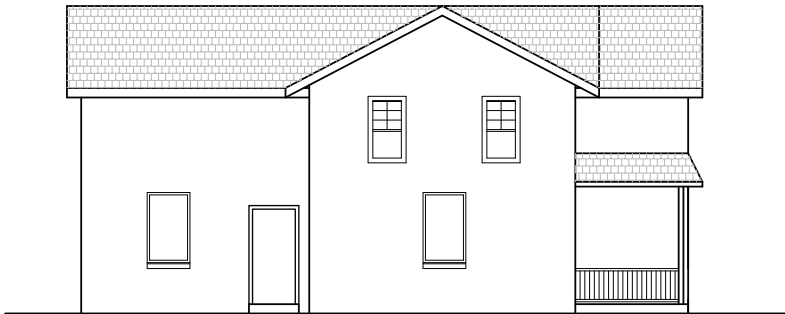
NO.	DATE	REVISION	BY

DRAWN BY: RK  
 CHECKED BY:  
 DATE: DEC. 17, 2018  
 SCALE: AS NOTED

DRAWING NO.  
**A-6**



**PROPOSED  
WEST ELEVATION**  
SCALE: 1/8" = 1'-0"



**EXISTING  
WEST ELEVATION**  
SCALE: 1/8" = 1'-0"

**PLANNING  
&  
DESIGN  
CONSULTANTS**  
8 WELLESLEY ST. EAST  
SUITE 702  
TORONTO, ONTARIO  
M4Y 3B2

The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.

**QUALIFICATION INFORMATION**  
Required unless design is exempt under 2.17.5.1 of the building code.

TONY VALENTIN      20917  
NAME      BCID



REGISTERED DESIGNER

**REGISTRATION INFORMATION**  
Required unless design is exempt under 2.17.4.1 building code.

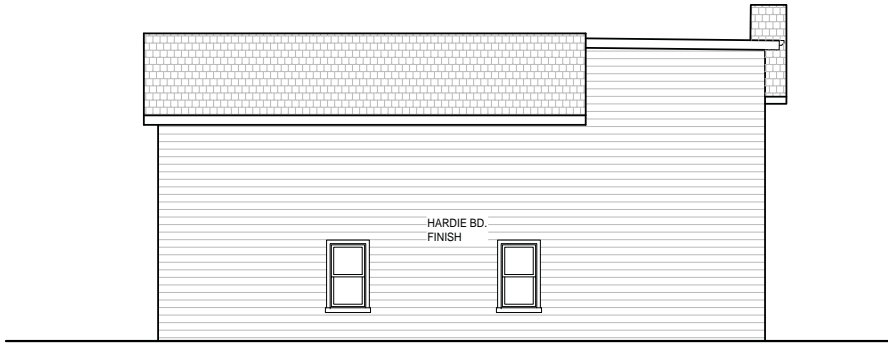
TONY VALENTIN DESIGN      28856  
FIRM NAME      BCID

**PROJECT:**  
PROPOSED 2-STOUREY ADDITION  
70-72 CENTRE STREET  
AURORA

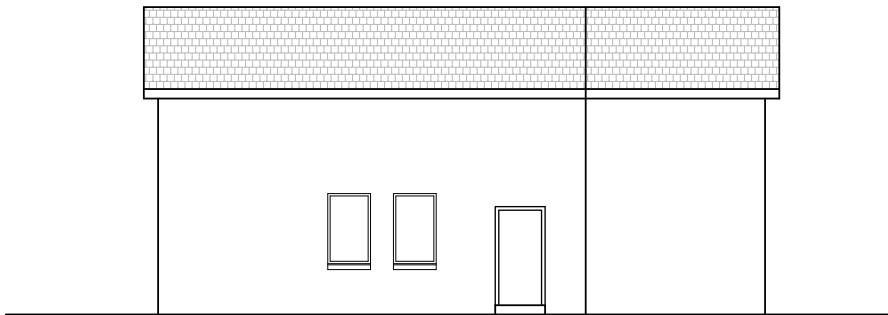
NO.	DATE	REVISION	BY

DRAWN BY: RK  
CHECKED BY:  
DATE: DEC. 17, 2018  
SCALE: AS NOTED

DRAWING NO.  
**A-7**



PROPOSED  
 EAST ELEVATION  
 SCALE: 1/8" = 1'-0"



EXISTING  
 EAST ELEVATION  
 SCALE: 1/8" = 1'-0"

PLANNING  
 &  
 DESIGN  
 CONSULTANTS  
 8 WELLESLEY ST. EAST  
 SUITE 702  
 TORONTO, ONTARIO  
 M4Y 3B2

The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.

QUALIFICATION INFORMATION  
 Required unless design is exempt under 2.17.5.1 of the building code.

TONY VALENTIN 20917  
NAME BCR



REGISTRATION INFORMATION  
 Required unless design is exempt under 2.17.4.1 building code.

TONY VALENTIN DESIGN 28856  
FIRM NAME BCR

PROJECT:  
 PROPOSED 2-STOREY ADDITION  
 70-72 CENTRE STREET  
 AURORA

NO.	DATE	REVISION	BY

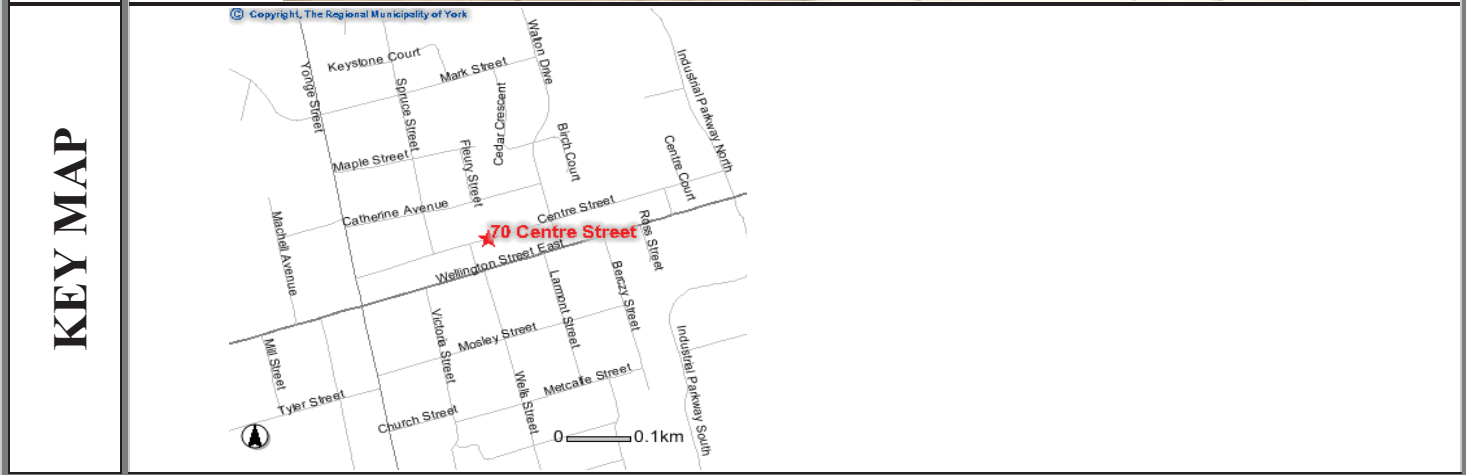
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DRAWING NO.  
 A-8

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

<b>SITE</b>	Address: 70 Centre Street	Attachment 4
	Former Address:	
	Legal Description: PLAN: 107 LOT: 14	

<b>STATUS</b>	Current Use: Residence	Original use: Residence
	Heritage Status: Listed & Designated Pt V	By-law No. & Date: 4804-06.D
	Official Plan: Stable Neighbourhood Residential	Zoning: R5 (Special mixed density)
	HCD: NE Old Aurora	Plaques:



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

**ARCHITECTURE**

**GENERAL INFORMATION:**

<b>Address:</b>	70 Centre Street	<b>Builder:</b>	
<b>Construction Date:</b>	c1858	<b>Architect:</b>	
<b>Architectural Style:</b>	Ontario House	<b>Original Owner:</b>	Mrs. Margaret Kaiser
<b>Heritage Easement:</b>		<b>Historical Name:</b>	

**GENERAL DESCRIPTION:**

<b>Floor Plan:</b>		<b>Storey:</b>	1 ½
<b>Foundation Materials:</b>			
<b>Exterior Wall Materials:</b>	Wood siding		
<b>Roof Type:</b>	Gable; centre gable with door	<b>Windows:</b>	Original “4-pane” windows.
<b>Entrance:</b>		<b>Bays:</b>	

**UNIQUE FEATURES:**

<b>Chimney (s):</b>	Evidence of “bracket chimneys” for stove pipes.	<b>Special Windows:</b>	
<b>Dormers:</b>		<b>Porch/Verandah:</b>	Front verandah with 2 <sup>nd</sup> storey door on to roof of porch
<b>Roof Trim:</b>		<b>Door Trim:</b>	
<b>Window Trim:</b>		<b>Other:</b>	#70 is joined with #72. However, their styles are noticeably different.

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

Historical Society files include:

Town of Aurora files include:

PHOTOS:

HISTORICAL PHOTO

Photo date: 1916



Photo date: 1981



INVENTORY PHOTO

Photo date: 1995



HISTORY

The Aurora Inventory of Heritage Buildings was compiled by the Aurora Heritage Advisory Committee (LACAC) between 1976 and 1981. The completed inventory was adopted by Council and released in 1981. On September 26, 2006 Aurora Council at its meeting No. 06-25, has officially changed the name of the Aurora Inventory of Heritage Building to the "**Aurora Register of Property of Cultural Heritage Value or Interest**" and all property included in the Inventory were transferred to the Register.



**Town of Aurora**

**Heritage Advisory Committee Report No. HAC19-003**

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**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: March 5, 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; and**
  - b) That as a condition of planning approval for the future 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.**

### **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-20<sup>th</sup> century plaster-clad one storey cottage, a late 19<sup>th</sup> Century bank barn (with significant alteration), a post 1927 residence and coniferous and hedgerow landscaping.

- A Cultural Heritage Assessment of the property was 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).
- 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.

Characteristics of 1625 St. John's Sideroad include:

- a 2 storey post-1927 frame residence
- a late 19<sup>th</sup> Century bank barn (significantly altered and unmaintained)
- remains of an early 20<sup>th</sup> Century concrete silo or cistern
- an early 20<sup>th</sup> Century outbuilding with a mid 20<sup>th</sup> Century addition
- a detached mid 20<sup>th</sup> 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 20<sup>th</sup> 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.

Due to either significant alteration, deterioration, or the 20<sup>th</sup> Century dates of construction, none of these features are deemed warranted for cultural heritage designation under the *Ontario Heritage Act*. The subject property does not have significant architectural/design, historical, or contextual value as per Ontario Regulation 9/06 (See Attachment 2).

Also, according to the Cultural Heritage Assessment, none of the features are worth preserving for incorporation into any future redevelopment.

### **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 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.

March 5, 2019

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Report No. HAC19-003

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## **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*.

## **Conclusions**

A Cultural Heritage Assessment was conducted on the subject property, determining that it does not have sufficient cultural heritage value or warrant designation under the *Ontario Heritage Act*. The Assessment considered the property as a whole, as well as individual components and structures. 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

March 5, 2019

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Report No. HAC19-003

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Attachment 4 – Heritage Inventory Information Sheet

### **Previous Reports**

None.

### **Pre-submission Review**

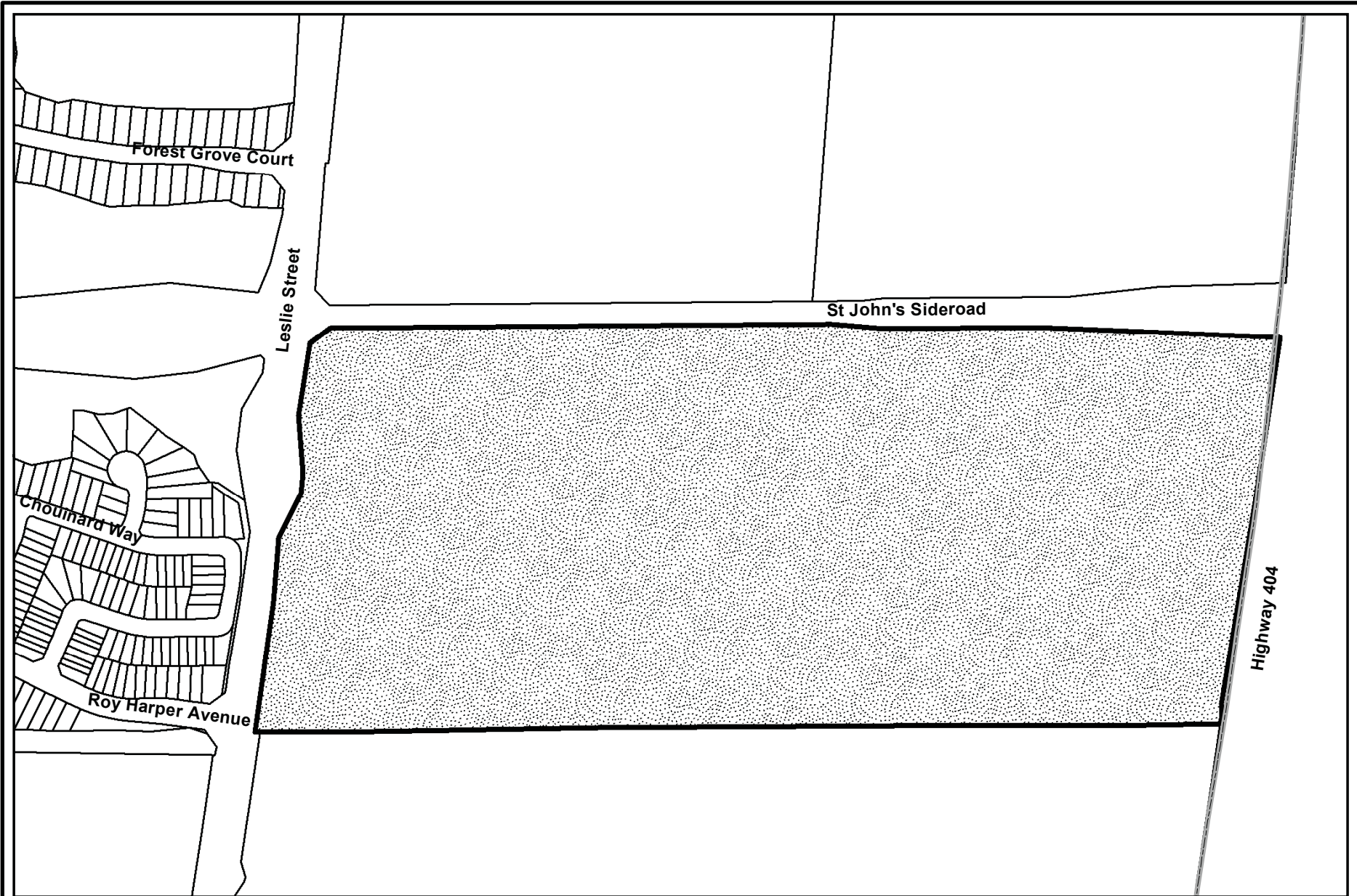
Agenda Management Team meeting review on February 19, 2019

### **Departmental Approval**



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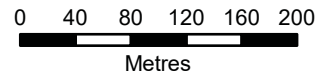
**Lawrence Kuk  
Acting Director  
Planning and Development Services**



### LOCATION PLAN

HAC19-003  
1625-1675 ST. JOHNS SIDEROAD

 **SUBJECT LANDS**



Attachment 2

December 12, 2018

**Heritage Impact Assessment for 1625-1675 St. John's  
Sideroad, Aurora, Ontario**



*Prepared for:* Humphries Planning Group Inc.

*Prepared by:* Chris Uchiyama, M.A., CAHP

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

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

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

## 1 Introduction

This Land Archaeology Ltd. was retained by Humphries Planning Group inc. to prepare a Heritage Impact Assessment (HIA) for the property located at 1625-1675 St. John Sideroad in the Town of Aurora, Ontario (Figure 1). The purpose of this HIA is to review the cultural heritage value or interest (CHVI) of the property and to provide recommendations, with respect to potential impacts on the property's CHVI. This study will also outline the applicable local or provincial planning and policy framework and identify any future work that may be required in further phases of development to identify and mitigate potential negative impacts on cultural heritage values (if identified).

This HIA was prepared by Chris Uchiyama, MA, CAHP (see Appendix A: Author Qualifications). A site visit was undertaken on August 31, 2018.

The property is currently listed on the Town of Aurora's Heritage Register as a non-designated property under Section 27, Part IV of the *Ontario Heritage Act* (OHA).

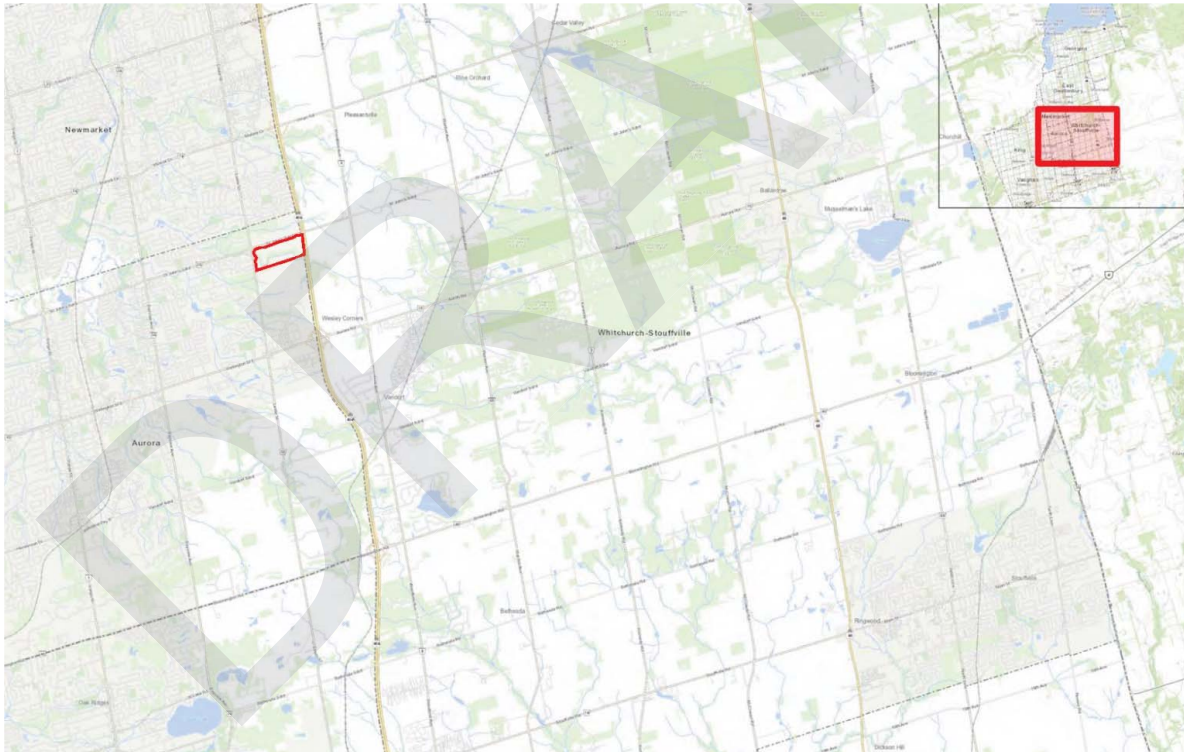


Figure 1: Location of 1625-1675 St. John's Sideroad (Base map source: York Region, 2018).

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

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## **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.<sup>1</sup> When a municipality is undertaking land use planning decisions related to development or site alteration, decisions must be consistent with the PPS.<sup>2</sup> 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".<sup>3</sup> 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."<sup>4</sup> 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*."<sup>5</sup>

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).<sup>6</sup> 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

---

<sup>1</sup> PPS 2014, Part I: Preamble.

<sup>2</sup> PPS 2014, Part III: How to Read the Provincial Policy Statement.

<sup>3</sup> PPS 2014, s. 2.6.1 and 2.6.2.

<sup>4</sup> PPS 2014, s. 6.0, Definitions, at p. 49.

<sup>5</sup> PPS 2014, s. 6.0, Definitions, at p. 40.

<sup>6</sup> OHA, Part IV, s. 29.

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

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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*.<sup>7</sup>

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."<sup>8</sup> 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.<sup>9</sup>

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.<sup>10</sup>

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.

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<sup>7</sup> Province of Ontario, Growth Plan for the Greater Golden Horseshoe. 2017: 2.

<sup>8</sup> Ibid: 2.

<sup>9</sup> Ibid: 39.

<sup>10</sup> Ibid: 40.

(footnote continued)

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

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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.<sup>11</sup>

#### **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."<sup>12</sup> 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;

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<sup>11</sup> Ibid: 48.

<sup>12</sup> York Region, *York Regional Official Plan – Office Consolidation: April 2016*: 50.

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

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- 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."<sup>13</sup> 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).

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<sup>13</sup> Ibid: 154.

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In addition to general cultural heritage policies and policies related to built heritage resources, this assessment considered the policies for cultural heritage landscapes outlined in Section 13.4. As the subject property is not listed on any inventory of cultural heritage landscapes, Section 13.4 (b) was determined to be relevant to the current studies. It states:

- i. Significant cultural heritage landscapes shall be designated under the Ontario Heritage Act, or established as Areas of Cultural Heritage Character as appropriate.

In order to address this policy, the evaluation of the subject property (per O.Reg. 9/06) considered not only individual structures and components, but the property and all of its components as a potential cultural heritage landscape.

#### **2.1.4 Aurora Northeast (2c) Secondary Plan**

The Town of Aurora Official Plan Amendment (OPA) 73, Aurora 2C Secondary Plan Area was adopted by Council in September 2010 and approved by the Ontario Municipal Board (OMB) in September 2011. The subject property is located within this Secondary Plan Area, known also as the Aurora Northeast (2c) Secondary Plan. The subject property is **not** included in Appendix II, Cultural Heritage Resources.

The conservation of significant cultural heritage features and landscapes is identified in the principles of the Secondary Plan. Policies related to cultural heritage are outlined in Section 5.0 *Conserving Cultural Heritage Resources and Archaeology*. Relevant Secondary Plan policies have been addressed, above, in Section 2.1.3 of this report.

#### **2.1.5 Heritage Impact Assessments and Conservation Plans Guide (2016)**

The Town of Aurora has prepared a guidance document (the HIA guidelines) outlining the objective, policy and legislative framework, and required content for HIAs submitted to the Town. Section 3.3 of the HIA guidelines provides the framework for evaluation of potential cultural heritage resources against O.Reg.9/06 criteria.

Per the HIA guidelines, the following contents are required:

- i. An outline of the methods employed in the study (see Section 2 of this document);
- ii. Description of the property and context in detail including all necessary surveys, maps and plans (see Section 3 of this document);
- iii. Description of the proposed development in detail (see Section 5 of this document);
- iv. An outline of applicable planning and heritage policies, guidelines and resources including (but not limited to):
  - a. The Planning Act;
  - b. Provincial Policy Statement, 2014;
  - c. Ontario Heritage Act;
  - d. York Region Official Plan;
  - e. Town of Aurora Official Plan;
  - f. Standards and Guidelines for the Conservation of Historic Places; and

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- g. The Ontario Heritage Tool Kit. (see Section 2.1 of this document)
- v. Description of the heritage status of the subject property and adjacent properties (see Section 3 of this document);
- vi. Historical research including (but not limited to):
  - a. Title search;
  - b. Tax assessment records;
  - c. Archival research (Aurora Historical Society);
  - d. County Atlas; and
  - e. Fire Insurance Plans. (see Section 3.1 of this document)
- vii. Description of the subject lands with an analysis of cultural heritage landscapes, archaeological sites, natural heritage sites and built heritage resources noting all cultural features (including barns, accessory structures, fences, outbuildings, etc.) as per the definitions found in Provincial Policy Statement, 2014 (see Section 3.2 of this document);
- viii. If the proposed development or site alteration has been determined to have no adverse impact to identified significant heritage resources, the Heritage Impact Assessment must outline the rationale for such a recommendation (see Section 7 of this document);
- ix. A description of the identified heritage resources have [sic] been determined to be of significant cultural heritage value or interest (see Section 4.1 of this document);
- x. Evaluation of the identified significant resources in terms of the criteria as outlined in the Ontario Heritage Act and Ontario Regulation 9/06 (see Section 4 of this document);
- xi. A Statement of Significance for each significant heritage resource identified in relation to Ontario Regulation 9/06 including a description of the significant heritage attributes (see Section 4.1 of this document);
- xii. A summary of the integrity and condition of identified heritage resources (see Section 3.2 of this document);
- xiii. A detailed description of impacts of proposed developments on the identified heritage resources noting the degree or severity of the impact (see Section 5.2 of this document);
- xiv. Recommendations for mitigation, conservation, and commemoration noting how these recommendations will address the impacts that have been identified (see Section 6.2 and 7 of this document);

Note: Where an impact on a cultural heritage resource has been identified and the proposed conservation or mitigative measures including avoidance are considered ineffective, other conservation or mitigative measures and alternatives for the proposed development or site alteration must be recommended.

- xv. Recommendations regarding additional studies (e.g. Conservation Plans) (see Section 7 of this document);

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- xvi. Recommendations for implementation and monitoring (see Section 7 of this document);

Note: This is a schedule and reporting structure for implementing the recommended conservation or mitigative or avoidance measures, and monitoring the cultural heritage resource as the development or site alteration progresses.

- xvii. Addendums, Appendices and References (works cited) (see Section 9 and Appendices of this document);
- xviii. Digital photographs with captions (provided on a data stick or disk).

#### **2.1.6 Additional Guidance Material**

Section 13.3 (i) of the Town's OP requires that heritage resources be protected and conserved in accordance with the *Standards & Guidelines for the Conservation of Historic Places in Canada* (2010), the *Appleton Charter for the Protection and Enhancement of the Built Environment* (1983), and other recognized heritage protocols and standards. The *Ontario Heritage Toolkit* – in particular the guides on *Heritage Property Evaluation* and *Heritage Resources in the Land Use Planning Process* have – also informs the current study.

## **2.2 Background Research**

In order to identify any value-defining historical associations and to better understand the property within its broader context, a wide variety of sources (listed in Section 9) were reviewed.

## **2.3 Site Analysis**

A site visit was undertaken on August 31, 2018 in order to document the current conditions of the property and its surroundings. A description of the property, images, and the findings of the site visit can be found in Section 3.2.

## **2.4 Evaluation of Cultural Heritage Value or Interest**

As previously noted, the evaluation of the CHVI of the property involved a review of the land-use history of the property, its current conditions, and current context. O.Reg.9/06 criteria were applied to the evaluation. This assessment considered the property as a whole, as well as individual components or structures.

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### **3 Introduction to the Subject Property**

The subject property is located at 1625-1675 St. John's Sideroad in the Town of Aurora. It is an approximately 89.94-acre parcel located in the west half of Lot 25, Concession 3, in the historic Whitchurch Township, County of York (Plan 65R-36629).

The property is located on the south side of St. John's Sideroad, bounded to the west by Leslie Street and to the east by Highway 404 (Figure 1). Observed land use in the surrounding area is transitioning from rural to suburban. 1625-1675 St. John's Sideroad is located within the Aurora Northeast (2c) Secondary Plan Area and is designated in the OP as Business Park 1, with an Environmental Protection Area. A key physiographic feature of the subject property is Weslie Creek - one of four major tributaries of the East Holland River - and its steep, treed valley which run through the south half of the property (Figure 2). The topography of the subject property is rolling and complex.

The subject property generally presents as two connected but distinct complexes, comprising 1625 and 1675 St. John's Sideroad.

Key features of the smaller of the two complexes, 1625 St. John's Sideroad, include:

- a two-storey, post-1927 frame residence;
- a late 19<sup>th</sup> century bank barn (with significant 20<sup>th</sup> century intervention);
- remains of an early 20<sup>th</sup> century concrete silo or cistern;
- an early 20<sup>th</sup> century outbuilding with a mid-20<sup>th</sup> century addition; and,
- a detached mid-20<sup>th</sup> 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-20<sup>th</sup> 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.<sup>14</sup>

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)<sup>15</sup>, 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

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<sup>14</sup> 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).

<sup>15</sup> 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.<sup>16</sup>

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<sup>16</sup> 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 km<sup>2</sup> 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.<sup>17</sup>

### **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.<sup>18</sup> John Stegman laid out the plan for the Township of Whitchurch around 1800, shortly after the arrival of the first Euro-Canadian settlers.<sup>19,20</sup> 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.<sup>21</sup> 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.<sup>22</sup>

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.<sup>23</sup> Early settlers came from a number of backgrounds, but the most cohesive early group were Quakers from a variety of American locations initially led by Timothy Rogers from Vermont, who was offered a significant portion of land to make settlement viable in Whitchurch.<sup>24</sup> Others included Hessians paid in land by the British government, and still others were Mennonites who settled in the southeast and especially in Stouffville.<sup>25</sup> The first patents for land in the latter eighteenth century in Whitchurch Township

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<sup>17</sup> 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>

<sup>18</sup> Barkey, *Whitchurch Township*, (Toronto, Stoddart Publishing, 1993), 40.

<sup>19</sup> Miles & Co., *Illustrated Historical Atlas of the Township of York*, (Toronto, 1878), xv.

<sup>20</sup> As second survey in 1869 redrew a number of lot lines (Mulvany and Adam, *History of Toronto and County of York*, (Toronto, 1885), 145)

<sup>21</sup> Barkey, *Whitchurch Township*, 12.

<sup>22</sup> Ibid, 14.

<sup>23</sup> Ibid.

<sup>24</sup> Ibid.

<sup>25</sup> 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.<sup>26</sup> 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.<sup>27</sup> 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.<sup>28</sup> 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...".<sup>29</sup> At the time, the Township had "four grist and thirteen saw mills".<sup>30</sup> Indeed, the major centres (Aurora, New Market, and Stouffville) of the Township grew large enough to incorporate and were administratively separate.<sup>31</sup>

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%).<sup>32</sup> 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.<sup>33</sup> These rails relied heavily on the lumber industry, and as they became more common they radically affected the

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<sup>26</sup> Archeoworks Inc., *Stage 2 AA*, 10.

<sup>27</sup> Barkey, *Whitchurch Township*, 16.

<sup>28</sup> Ibid, 17.

<sup>29</sup> Smith, *Smith's Canadian Gazetteer*, 219.

<sup>30</sup> Ibid.

<sup>31</sup> Barkey, *Whitchurch Township*, 17.

<sup>32</sup> Ibid, 21-22.

<sup>33</sup> 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 3<sup>rd</sup> Concession of the Township of Whitchurch (now within the Town of Aurora) in a Crown Patent in January of 1828.<sup>34</sup> 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.<sup>35</sup> Tremaine's *York County Atlas* clearly shows Thomas Coates occupied the property as early as 1860.<sup>36</sup> 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.<sup>37</sup> The census indicates that Coates and his wife Lydia were living in a one-storey frame house with their seven children.<sup>38</sup> 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 structures<sup>39</sup> at the time (Figure 3).<sup>40</sup> 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.<sup>41</sup>

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.<sup>42</sup> Graham then sold the northwest 50 acres of the lot in 1922 to Albert and Ola Finney.<sup>43</sup> 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.

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<sup>34</sup> Ontario Land Abstracts. York Region (65), Whitchurch; Stouffville, Book 236, 1.

<sup>35</sup> Ibid.

<sup>36</sup> George Tremaine, *York County Atlas*, (Toronto, 1860).

<sup>37</sup> Library and Archives Canada. *Census Returns For 1861*; Roll: C-1089-1090.

<sup>38</sup> Library and Archives Canada. *Census of Canada, 1881*. Statistics Canada Fonds, Record Group 31-C-1. LAC microfilm C-13162 to C-13286.

<sup>39</sup> 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.

<sup>40</sup> Miles & Co. *Illustrated historical atlas of the county of York* (Toronto, 1878).

<sup>41</sup> Ontario Land Abstracts. York Region (65), Whitchurch; Stouffville, Book 236, 1.

<sup>42</sup> Ibid, sheet 1.

<sup>43</sup> Ibid.

(footnote continued)

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An air photo from 1927 (Figure 4) and a Department of Militia and Defence topographic map from 1929 (Figure 5) show structures pertaining to the farmstead at 1625 St. John's Sideroad were located near the intersection of St. John's Sideroad and Leslie Street.<sup>44</sup> In 1939<sup>45</sup> Sifton sold the property to Whitchurch Investment Ltd. (Figure 5).<sup>46</sup> 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.<sup>47</sup> 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).<sup>48</sup> 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.<sup>49</sup> Notably, in August of 1977, Hill N' Dale – an equestrian company well-known for its horse breeding<sup>50</sup> – began buying portions of the lot.<sup>51</sup> By 1987, Hill N' Dale had purchased most of the original western 100 acres, save some portions that had been divided into smaller lots.<sup>52</sup> Since the 1970s, the property has remained relatively unchanged (Figure 7).

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<sup>44</sup> Department of National Defense, Geographical Section. OCUL Scholars Geoportal. Topographical maps, 1929-1939.

<sup>45</sup> Ontario Land Abstracts. York Region (65), Whitchurch; Stouffville, Book 236, 1.

<sup>46</sup> Ibid.

<sup>47</sup> Ontario Land Abstracts. York Region (65), Whitchurch; Stouffville, Book 236, sheet 2.

<sup>48</sup> York Region. York Maps; Images layer. Aerial photographs: 1970.

<sup>49</sup> Ontario Land Abstracts. York Region (65), Whitchurch; Stouffville, Book 236, sheet 3.

<sup>50</sup> Hill N' Dale. *Hill N' Dale History*.

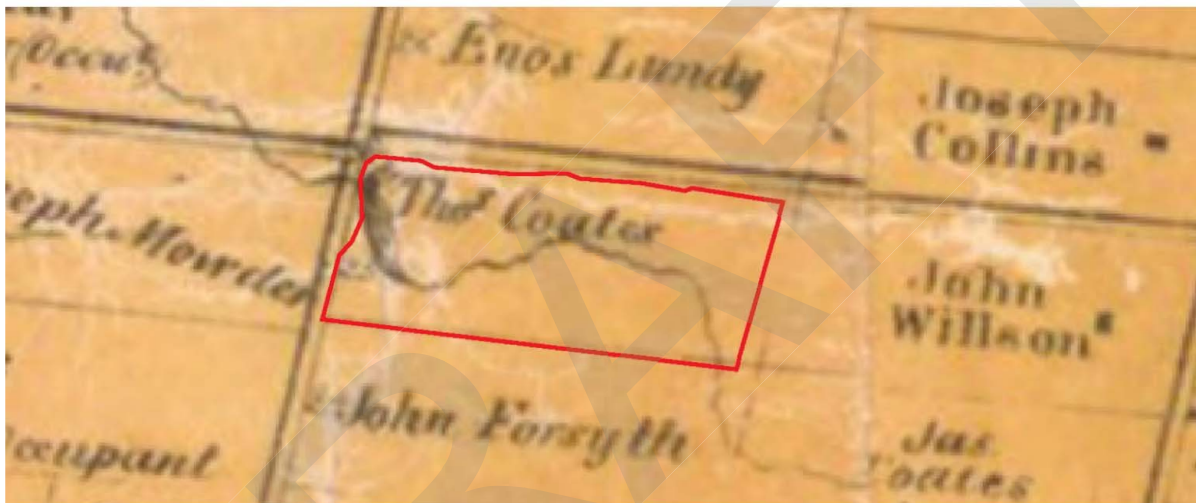
<sup>51</sup> Ontario Land Abstracts. York Region (65), Whitchurch; Stouffville, Book 236, sheet 3.

<sup>52</sup> Ibid, sheet 4.

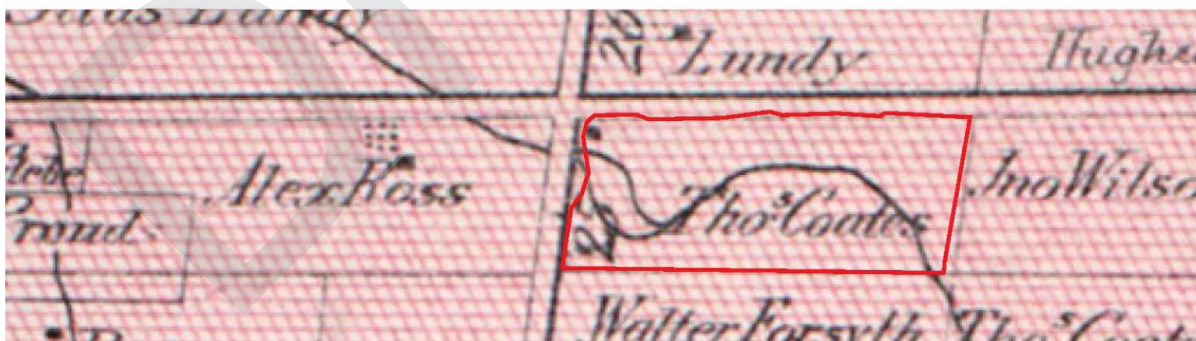
Heritage Impact Assessment: 1625-75 St. John's Sideroad, Aurora ON

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

Stegman, 1802 (revised 1857)



Tremaine, 1860



Miles & Co., 1878

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



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 19<sup>th</sup> century bank barn (Figure 8, #2);
- remains of an early 20<sup>th</sup> century concrete silo or cistern (Figure 8, #3);
- an early 20<sup>th</sup> century outbuilding with a mid-20<sup>th</sup> century addition (Figure 8, #4); and,
- a detached mid-20<sup>th</sup> 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-20<sup>th</sup> 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 19<sup>th</sup> century are extant along the front and side elevations (Photo 11 to Photo 14) - there is evidence of significant intervention in the mid-20<sup>th</sup> century. This 20<sup>th</sup> century intervention includes a complete rebuilding of the rear (south) foundation wall and the replacement and bracing of interior beams and walls (Photo 15 to Photo 17).



Photo 11: Barn, front (north) facade (CU 2018).

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Photo 12: Front (north) of barn, cistern/silo base on right (CU 2018)



Photo 13: Barn, east facade (CU 2018).

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Photo 14: Barn, west facade (CU 2018).



Photo 15: Barn, south facade (CU 2018).

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Photo 16: Barn interior (CU 2018).



Photo 17: Detail, barn interior (CU 2015).

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*Outbuilding*

A second, two-storey outbuilding is located immediately west of the barn. This outbuilding is a simple, wood-clad, rectangular structure on a concrete foundation with a metal, gable roof. Additions were added along the west and south sometime between 1927 and 1954 and there is evidence of 20<sup>th</sup> century intervention for expansion, maintenance, and change of use (Photo 18 to Photo 20).



Photo 18: Outbuilding, north facade (CU 2018).

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



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

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*Garage*

A small, one-storey, frame garage is located to the north of the two-storey outbuilding. It was constructed on a roughly square plan, sometime between 1954 and 1970. The structure is wood-clad, with a simple hipped roof (Photo 21 and Photo 22).



Photo 21: Garage, north elevation (CU 2018).



Photo 22: Garage, south elevation (CU 2018).



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### 3.3.3 1675 St. John's Sideroad

Key features of 1675 St. John's Sideroad, also known as the Nighswander Equestrian Centre, include:

- a two-storey, brick clad, c.1960 residence (Figure 9, #1 and Photo 24);
- a c.1960, T-shaped equestrian complex (Figure 9, #2 and Photo 25 to Photo 27);
- a mid-20<sup>th</sup> 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-20<sup>th</sup> century date of construction of the majority of the landscape and its components, the small cottage, north of the c.1960 residence is the focus of the physical description below. **It should be noted that the interior of the cottage was not accessed, due to significant safety concerns.**

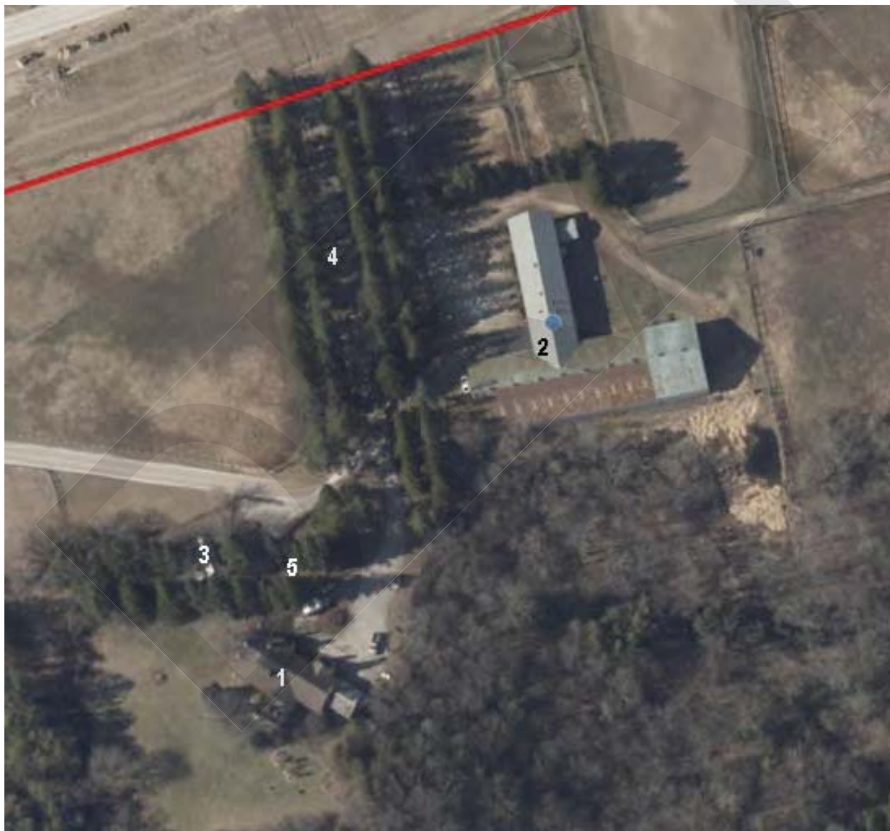


Figure 9: 1675 St. John's Sideroad, building complex, current conditions (base map source: YorkMaps, 2018)

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Photo 23: View of 1675 St. John's Sideroad, from St. John's Sideroad at Highway 404 (GoogleEarthPro, July 2018).



Photo 24: 1675 St. John's Sideroad, circa 1960 residence (CU 2018).

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



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

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



Photo 28: Treed laneway (CU 2018).

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



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

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Photo 31: Fields east of equestrian barns (CU 2018).

### *Cottage*

The modest one-storey, plaster-clad cottage at 1675 St. John Sideroad was constructed sometime between 1927 and 1954 – likely in the 1940s or early 1950s when the property appears to have been developed as an equestrian centre, under the ownership of Whitchurch Investments.

The interior of the cottage, could not be accessed during the site visit due to health and safety concerns.

The modest, one-storey cottage appears to be of wood frame construction with plaster cladding (Photo 32 to Photo 37). The structure is built on a roughly rectangular plan with a gable roof – additions on either side have shed roofs. The roof is clad in metal. Openings are rectangular, and irregular in form, size and location. Although the windows on the front (north) elevation are six-over-one sash windows, the remaining windows appear to be of varying sizes and ages. It is possible that the six-over-ones were reused from another source when this modest cottage was constructed. The foundation appears to be concrete, and there does not appear to be a cellar or basement. The structural integrity of the building has been severely compromised and the floors and ceilings have visibly shifted (Photo 36).

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



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

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



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



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



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

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**4 Evaluation of Cultural Heritage Value or Interest**

The property at 1625-1675 St. John's Sideroad was evaluated against criteria outlined under *Ontario Regulation 9/06 Criteria for Determining Cultural Heritage Value or Interest under the Ontario Heritage Act*. A summary of the evaluation is provided, below, in Table 1.

Table 1: Evaluation of Property, Ontario Regulation 9/06 Criteria

O.Reg.9/06 Criteria	Criteria Met (Y/N)	Justification
The property has design value or physical value because it,		
i. is a rare, unique, representative or early example of a style, type, expression, material, or construction method,	N	The subject property and its built and landscape components do not constitute rare, unique, representative or early examples of any particular styles, types, expressions, materials, or construction methods, individually or as a potential cultural heritage landscape.  All of the extant components are vernacular, and are not attributable to specific types or styles. With the exception of portions of the bank barn and barn at 1625 St. John's Sideroad, all of the structures and designed landscape components post-date 1927. Although portions of the outbuildings appear to date to the late 19 <sup>th</sup> century, they were significantly altered in the mid-20 <sup>th</sup> 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 <sup>th</sup> century vernacular construction methods and the late 19 <sup>th</sup> century outbuildings have been subject to substantial intervention throughout the 20 <sup>th</sup> century. The property does not meet this criterion.
The property has historical value or associative value because it,		
i. has direct associations with a theme, event, belief, person, activity,	N	The extant structures and components do not appear to have any direct

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O.Reg.9/06 Criteria	Criteria Met (Y/N)	Justification
organization or institution that is significant to a community,		associations that would satisfy this criterion.
ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or	N	The property does not appear to have the potential to yield information that contributes to an understanding of a community or culture.
iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	N	The builder/designer is unknown. The property does not meet this criterion.
The property has contextual value because it,		
i. is important in defining, maintaining or supporting the character of an area,	N	The property and its components do not define, maintain or support the character of the surrounding area from a cultural heritage perspective.
ii. is physically, functionally, visually or historically linked to its surroundings, or	N	The property at 1625-1675 St. John's Sideroad is not physically, functionally, visually, or historically linked to its surroundings.
iii. is a landmark.	N	1625-1675 St. John's Sideroad is not a landmark and does not meet this criterion.

#### 4.1 Findings

Based on the review of background materials and review of the property's design and physical condition, the property at 1625-1675 St. John's Sideroad does not satisfy the criteria outlined under *Ontario Regulation 9/06 Criteria for Determining Cultural Heritage Value or Interest under the Ontario Heritage Act (O.Reg.9/06)*. The property is **not a good candidate** for designation under Part IV of the OHA. A summary of the evaluation is provided in Table 1.

## 5 Description of the Proposed Development or Site Alteration

### 5.1 Proposed Development or Site Alteration

A Conceptual Site Plan is included in this document as Appendix B and below as Figure 10. The proposed development of the property involves the west half of the subject property and would result in the demolition and removal of all structures currently situated on the property, as described in Sections 3.3.2 and 3.3.3, above.

The proposal includes plans for:

- a 213, 844 square foot industrial building with 199 surface parking spaces, fronting St. John's Sideroad;
- an office building with a footprint of 14,196 square feet and 46 surface parking spaces, fronting Leslie Street;
- a retail building with a footprint of 20,641 square feet and 115 surface parking spaces, fronting Leslie Street; and,
- a gas station at the southeast corner of St. John's Sideroad and Leslie Street.

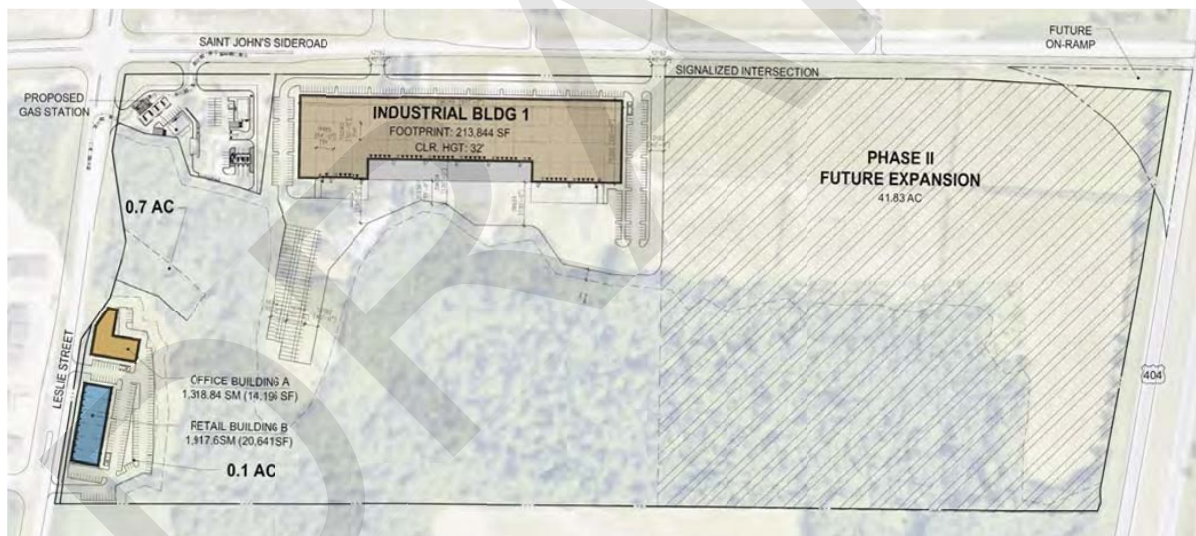


Figure 10: Proposed Site Plan (Ware Malcomb, 2018).

### 5.2 Impact Assessment

The assessment of potential impacts involved a review of proposed project activities and design in as they relate to cultural heritage resources on and adjacent to the property.

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Potential project-related negative impacts that were considered as part of this HIA include the following seven potential impacts outlined in the *MTCS Info Sheet #5 Heritage Impact Assessments and Conservation Plans*:

**Destruction or removal** of any, or part of, a heritage building, structure, or identified heritage attribute.

**Alteration** of a building, structure or landscape in a manner that is not sympathetic or is incompatible with the historic fabric and appearance.

**Shadows** created that alter the appearance of a heritage attribute or change the viability of a natural feature or plantings, such as a garden;

**Isolation** of a building, structure, or feature from its surrounding environment.

**Obstruction** of views from or of a cultural heritage resource, landscape or attribute, where the view has been identified as a heritage attribute.

**Change in Use** that results in the loss or deterioration of a heritage resource, landscape, or attribute.

**Land disturbances** that result in damage to below-grade archaeological resources or alteration of historical patterns or topography.

Given that the subject property has been evaluated against the criteria for determining cultural heritage value or interest outlined in O.Reg.9/06 (see Section 4) and the property has been determined to **not satisfy** those criteria. The development proposal, which seeks to demolish the extant structures, will not have a negative impact on any cultural heritage resources or heritage attributes.

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## **6 Mitigation Options, Conservation Methods, and Proposed Alternatives**

### **6.1 Considered Alternatives**

As a general best practice for heritage conservation, minimal intervention should be the guiding principle for all work.

This alternative essentially sees the retention of the residential structure in situ with a focus on conserving the identified heritage attributes. Retention is generally the preferred alternative with respect to structures of cultural heritage value or interest, in the absence other factors.

Evaluation of the retention option generally includes consideration of the physical limitations for incorporating the former residence into any proposed new development. This includes issues related to structural integrity, Building Code Compliance, and possible Designated Substances.

In this case, the subject property and its components do not satisfy the criteria outlined in O.Reg. 9/06 and this alternative has not been deemed appropriate.

### **6.2 Mitigation Strategies**

As such no negative impact has been identified and no specific mitigation measures have been identified.

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## **7 Recommended Conservation Strategy**

Based on the review of background materials and review of the property's design and physical condition, the property at 1625-1675 St. John's Sideroad does not satisfy the criteria outlined under *Ontario Regulation 9/06 Criteria for Determining Cultural Heritage Value or Interest under the Ontario Heritage Act (O.Reg.9/06)*. The property is **not a good candidate** for designation under Part IV of the OHA. A summary of the evaluation is provided in Table 1.

As such no negative impact has been identified and no specific mitigation measures have been identified.

Notwithstanding these findings, an opportunity to recover construction materials from the extant barn has been identified and it is recommended that the proponent work with the Town of Aurora to determine if these materials would be of benefit to the Town of Aurora and might be salvaged and transferred to the Town through the Architectural Salvage Program (see Appendix C).

## **8 Closure**

This report has been prepared by This Land Archaeology Inc. on behalf of Humphries Planning Group Inc.. Any use of this report by a third party is the responsibility of said third party.

We trust that this report satisfies your current needs. Please contact the undersigned should you require any clarification or if additional information is identified that might have an influence on the findings of this report.

Christienne Uchiyama, M.A., CAHP

Heritage Consultant

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2010 *The Regional Municipality of York Official Plan.* 2016 Office Consolidation. [https://www.york.ca/wps/wcm/connect/yorkpublic/0dc3cfc2-2e0f-49d2-b523-dc7c14b08273/15001\\_yropConsolidation2016AccessibleMay42016.pdf?MOD=AJPERES](https://www.york.ca/wps/wcm/connect/yorkpublic/0dc3cfc2-2e0f-49d2-b523-dc7c14b08273/15001_yropConsolidation2016AccessibleMay42016.pdf?MOD=AJPERES)

2018 York Maps. Aerial photographs: 1954, 1970, 1978, 1988, 1995, 2002, 2009.

## **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

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### **Appendix A: Author Qualifications**

Christienne Uchiyama, M.A., CAHP is an Associate with This Land Archaeology. She is also Principal and Manager of Heritage Consulting Services at Letourneau Heritage Consulting Inc. and currently sits on the Board of Directors for the Canadian Association of Heritage Professionals. Ms. Uchiyama is a heritage consultant with over a decade of experience in the research and assessment of cultural heritage resources in Ontario. She is a member of the Canadian Association of Heritage Professionals and graduated from the Heritage Conservation Masters program at Carleton University. Her thesis focused on the identification and assessment of impacts on cultural heritage resources in the context of Environmental Assessment. Since 2003 she has provided cultural heritage planning advice, support and expertise as a member of numerous multi-disciplinary project teams for projects across Ontario. Her specialties include the development of Cultural Heritage Evaluation Reports and Heritage Impact Assessments.

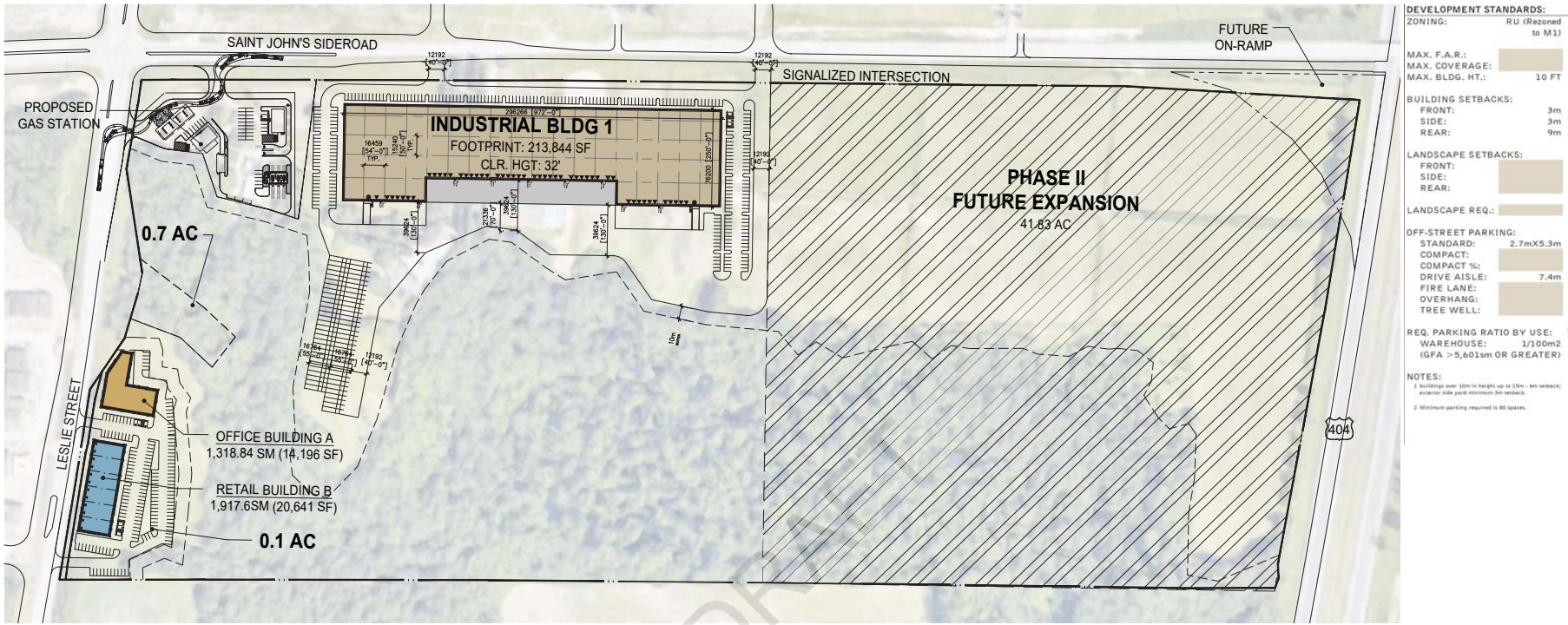
Ms. Uchiyama has written or co-authored more than 100 technical cultural heritage reports, including archaeological license reports, collections management materials, inventories, cultural heritage evaluation reports, heritage impact assessments, and cultural heritage landscapes policy documents. Throughout the course of these projects, she has developed a thorough understanding of provincial evaluation and assessment methodologies, cultural landscapes, provincial regulatory processes, historical research, and archaeology. Ms. Uchiyama has a great deal of experience undertaking Cultural Heritage Evaluations under both O.Reg.9/06 and 10/06. She has prepared Statements of Cultural Heritage Value or Interest for dozens of properties.

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

---

**Appendix B : Site Plan**

DRAFT



**DEVELOPMENT STANDARDS:**

ZONING: RU (Rezoned to M1)

MAX. F.A.R.: [ ]  
 MAX. COVERAGE: [ ]  
 MAX. BLDG. HT.: 10 FT

**BUILDING SETBACKS:**  
 FRONT: 3m  
 SIDE: 3m  
 REAR: 9m

**LANDSCAPE SETBACKS:**  
 FRONT: [ ]  
 SIDE: [ ]  
 REAR: [ ]

**LANDSCAPE REQ.:** [ ]

**OFF-STREET PARKING:**  
 STANDARD: 2.7mX5.3m  
 COMPACT: [ ]  
 COMPACT %: [ ]  
 DRIVE AISLE: 7.4m  
 FIRE LANE: [ ]  
 OVERHANG: [ ]  
 TREE WELL: [ ]

**REQ. PARKING RATIO BY USE:**  
 WAREHOUSE: 1/100m2  
 (GFA >= 5,601sm OR GREATER)

**NOTES:**  
 1 Buildings over 12m in height up to 12m - 6m setback, maximum side yard minimum 3m setback.  
 2 Minimum parking required is 80 spaces.

PROJECT DATA:			
<b>SITE AREA:</b>			
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	
<b>PHASE I PROJECT DATA:</b>			
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		
<b>PARKING REQUIRED:</b>			
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** TOR16-0085-00 SHEET  
 4-DEC-2018 1

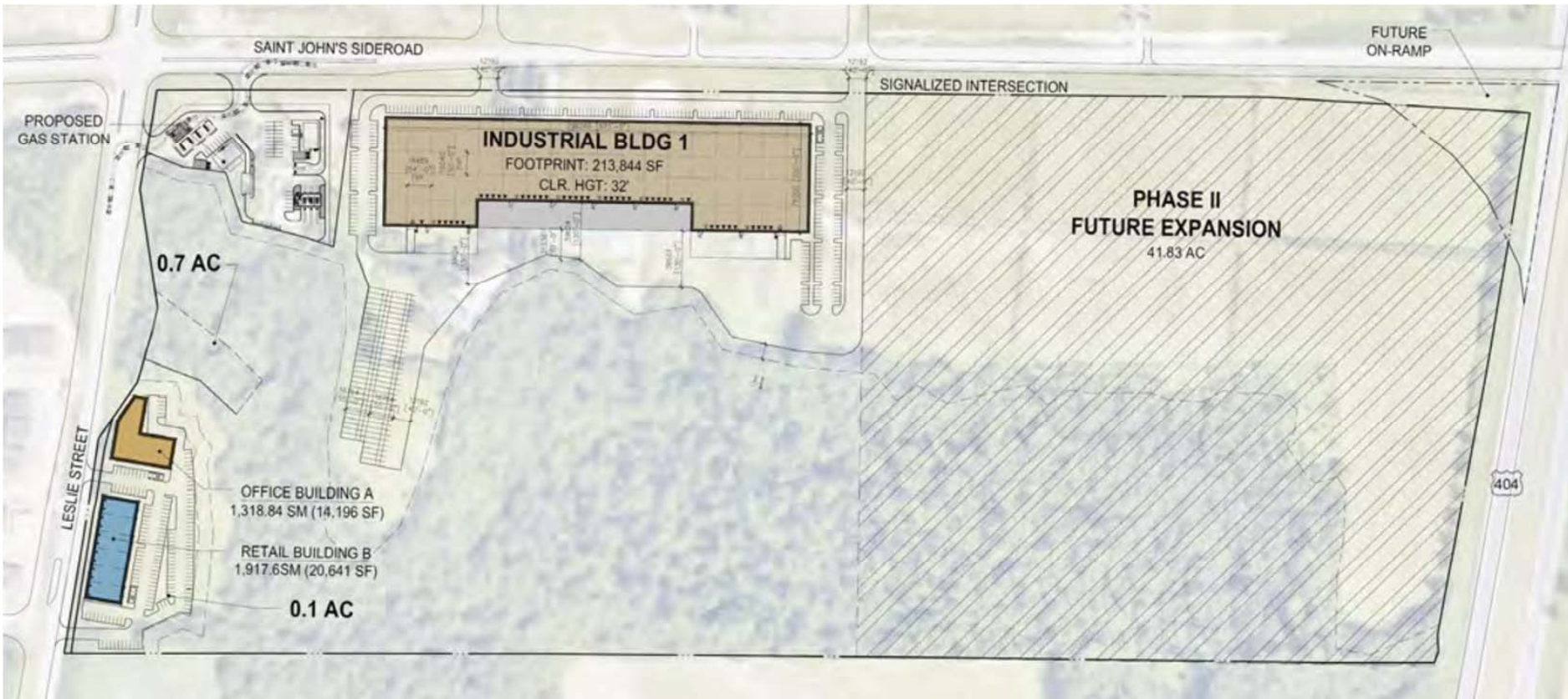
Heritage Impact Assessment: 1625-75 St. John's Sideroad, Aurora ON

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**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)**

<b>SITE</b>	<p>Address: 1675 St John's Sideroad East <span style="float: right;">Attachment 4</span>                  Former Address:                  Legal Description: CONCESSION: 3E PART LOT: 25 (98.662ac.)</p>
<b>STATUS</b>	<p>Current Use: Residence <span style="margin-left: 150px;">Original use: Residence</span>                  Heritage Status: Listed <span style="margin-left: 150px;">By-law No. &amp; Date:</span>                  Official Plan: Rural <span style="margin-left: 150px;">Zoning: RU (Rural)</span>                  HCD: <span style="margin-left: 150px;">Plaques:</span></p>
<b>PHOTOGRAPH</b>	
<b>KEY MAP</b>	This area is currently blank in the provided image



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

**ARCHITECTURE**

**GENERAL INFORMATION:**

<b>Address:</b>	1675 St John's Sideroad East	<b>Builder:</b>	
<b>Construction Date:</b>	C1900	<b>Architect:</b>	
<b>Architectural Style:</b>	Worker's House Estate Cottage	<b>Original Owner:</b>	
<b>Heritage Easement:</b>		<b>Historical Name:</b>	

**GENERAL DESCRIPTION:**

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

**UNIQUE FEATURES:**

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



**Town of Aurora**

**Heritage Advisory Committee Report No. HAC19-004**

---

**Subject:** Heritage Permit Application  
22 Church Street  
File: HPA-19-03

**Prepared by:** Adam Robb, Planner

**Department:** Planning and Development Services

**Date:** March 5, 2019

---

## **Recommendation**

- 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;**
  - 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.**

## **Executive Summary**

The purpose of this report is to provide Council with direction from the Heritage Advisory Committee regarding Heritage Permit Application HPA-19-03 for the addition to the property at 22 Church Street. The proposed addition is part of the Town of Aurora Library Square revitalization project, and will create up to 26,000 square feet of community and cultural space.

- The subject property, known as the Aurora Cultural Centre or “Church Street School”, is designated under Part IV of the *Ontario Heritage Act* (By-law 2390-

80), listed on the Canadian Register of Historic Places, and recognized under Easement to the Ontario Heritage Trust.

- The Church Street School was constructed in 1885-86 and is one of the finest remaining examples of a High Victorian designed public school in Ontario.
- According to the Heritage Impact Assessment provided, there will be minimal to no impact on the character-defining elements of the heritage resource through sympathetic placement, massing and materiality of the addition.

## **Background**

### **Location**

The Church Street School, municipally known as 22 Church Street, is located in the historic centre of the Town of Aurora. As part of the Aurora Cultural Precinct, the property is in an area with a high concentration of built heritage and cultural landscapes in Aurora's downtown core. The Church Street School is approximately 95 metres east of Yonge Street, at the northwest corner of the Church Street and Victoria Street intersection. It is directly adjacent to the Aurora Public Library to the west and across the road from the Part IV designated Trinity Anglican Church to the east. It is part of the Town's Library Square revitalization project.

### **Provisions of the Ontario Heritage Act for alterations to designated properties**

The subject property was designated in 1980 under Part IV of the *Ontario Heritage Act*. Section 33(1) of the *Act* states that,

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

The Heritage Permit Application was deemed complete by staff on February 8, 2019. Council has 90 days to respond to the Application or else the Application is automatically approved.

### **The Ontario Heritage Trust supports the addition**

Being a building of high heritage significance, the exterior and scenic character of the property are also protected by an Ontario Heritage Trust conservation easement. The Ontario Heritage Trust was circulated the plans and elevations for the proposed addition, and gave their comments and initial support for the project and design on January 23, 2019. The Ontario Heritage Trust comments were addressed in the Heritage Impact Assessment (See Attachment 2). Protection of this important heritage resource will continue to be achieved through Staff consultation with the Ontario Heritage Trust throughout the development process.

## **Analysis**

### **History of the Property**

The Church Street School was designed by architect Thomas Kennedy and built in 1885-86 by William Crane and Son. It is known significantly for its role as a school house from 1886-1951 and intermittently from 1963-68. Designed to house 400 students, the Church Street School was built to replace an 1858 structure at the same location. Reflecting the confidence in Aurora's future, the large school house was designed to accommodate the anticipated growth in population in the area due to the arrival of the "Ontario, Simcoe and Huron Union Railway" in 1853. Of the many schools that existed in Ontario, when the Church Street School was built, it was noted by the regional school inspector that the Church Street School was one of the finest in the Province.

### **Heritage Evaluation of the Existing Building**

The existing character defining elements that contribute to the heritage value of the "High Victorian" designed 22 Church Street, as per designation By-law 2390-80 include:

- Symmetrical, 2 storey, rectangular plan with projecting, gabled bays;
- Low pitched hip roof with cross gables;
- Yellow brick construction upon a granite fieldstone foundation with scoring;
- Extensively patterned and corbelled brickwork, especially that of the cornice and projecting bays;
- Straight-line, parapet gables with ornamental sheet-metal coping and finials;
- Long, narrow, rectangular and round headed windows with double-hung, 2 over 2 wooden sashes and operable transom lights;

- Open belfry with elaborately turned and scroll-cut wooden detailing, and distinctive ogee shaped roof with finial and iron weathervane;
- Huge rectangular rooftop monitor heavily bracketed with blind windows;
- Divided front entrances with wooden, paneled double doors and transom lights;
- Dominant position in the streetscape of the historic centre of Aurora; and
- Setback from the street with a broad front lawns and mature specimen trees.

### **Impact Mitigation Measures and Conformity to Town Objectives**

As outlined in the Heritage Impact Assessment, there will be minimal or no impact on the character defining elements of the heritage resource (See Attachment 2). The new addition will be sympathetic and distinguishable from the heritage building. The visual impacts of the proposed development will be mitigated by:

- Providing a roof level height that does not exceed the height of the heritage building;
- Articulating the form of the new addition to respond to the massing of the heritage building;
- Designing the mass of the new addition to maintain the visual prominence of the heritage building;
- Insetting a new glass atrium to provide visual relief between the masses of the heritage building and the new rear addition and also ensure that the rear elevation of the heritage building remains legible;
- Introducing new materiality for the addition that will be sympathetic to, yet distinguishable from the heritage building.

In addition to the mitigation efforts listed above, the new addition also conforms to the guiding principles of the Aurora Cultural Precinct/Library Square Project Concept Plan by creating a community hub, thinking big, enhancing connections, creating a downtown destination, and building on community assets.

### **Neighbourhood Context**

As part of the Library Square project, the proposed addition will serve as an integral part in the revitalization of Aurora's historic downtown core. The Library Square project will add multi-season programming and activation space to the area, and the proposed addition to the subject property will complement this community hub by offering much needed community theatre, studio, and program space.

The proposed addition will also be sympathetic to the character of the area and other surrounding heritage buildings.

### **Proposed Addition**

The proposed redevelopment anticipates the retention of the original building in its entirety, removal of a later (non-heritage) addition circa 2001, and construction of a new approximately 35,000 square foot rear addition (See Attachment 3).

The new rear addition and public square will provide:

- A new universally accessible primary entrance to the Cultural Centre. The building currently does not meet AODA standards;
- New landscaped public open space in place of the existing parking lots to the east and west of the subject property;
- Over 26,000 square feet of community and cultural space, including a performing arts theatre and various studio space;
- Brick repointing and floor repairs to the existing property as part of the new construction;
- Expansion of the public realm on site;
- Opportunities for activation and programming in collaboration with the Aurora Public Library;
- Passive appreciation of the heritage building through seating and integration into the square.

## **Legal Considerations**

### **Heritage Permits**

'This Heritage Permit has been submitted to the Town pursuant to the provisions of the *Ontario Heritage Act*, and as such may be subject to future Conservation Review Board and/or OMB (Land Tribunal) appeal and litigation, which may require Legal Services review and comments for Council consideration. Should Council approve this heritage permit application Legal Services will also review any associated agreements required to implement final approval of this application.'

### **Financial Implications**

There are no financial implications.

March 5, 2019

Page 6 of 7

Report No. HAC19-004

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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***.

## **Alternative to the Recommendation**

1. Refuse the Heritage Permit Application

## **Conclusions**

It is recommended that the Heritage Permit Application for the addition to 22 Church Street be approved. According to the Heritage Impact Assessment provided, the addition will rehabilitate the site and conserve the cultural heritage value of the building by having minimal to no impact on the character-defining elements of the property. As part of the Library Square revitalization project, the addition will be an integral component in making the downtown a 'destination' and in providing community and cultural space for visitors and residents of Aurora alike. Once a Heritage Permit Application is received, Council has ninety (90) days from the date of issuing a Notice of Receipt to: consent to the application with or without terms and conditions, or refuse the application.

## **Attachments**

- Attachment 1 – Location Plan
- Attachment 2 – Heritage Impact Assessment (2019)
- Attachment 3 – Conceptual Plans
- Attachment 4 – Heritage Inventory Information Sheet

## **Previous Reports**

None.

March 5, 2019

Page 7 of 7

Report No. HAC19-004

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**Pre-submission Review**

Agenda Management Team meeting review on February 19, 2019

**Departmental Approval**



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**Lawrence Kuk  
Acting Director  
Planning and Development Services**

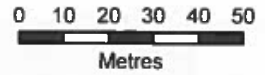




**LOCATION PLAN**

HAC19-004  
22 CHURCH STREET

 **SUBJECT LANDS**



**ATTACHMENT 1**

Map created by the Town of Aurora Planning and Development Department, February 11, 2019. Base Data Provided by York Region.

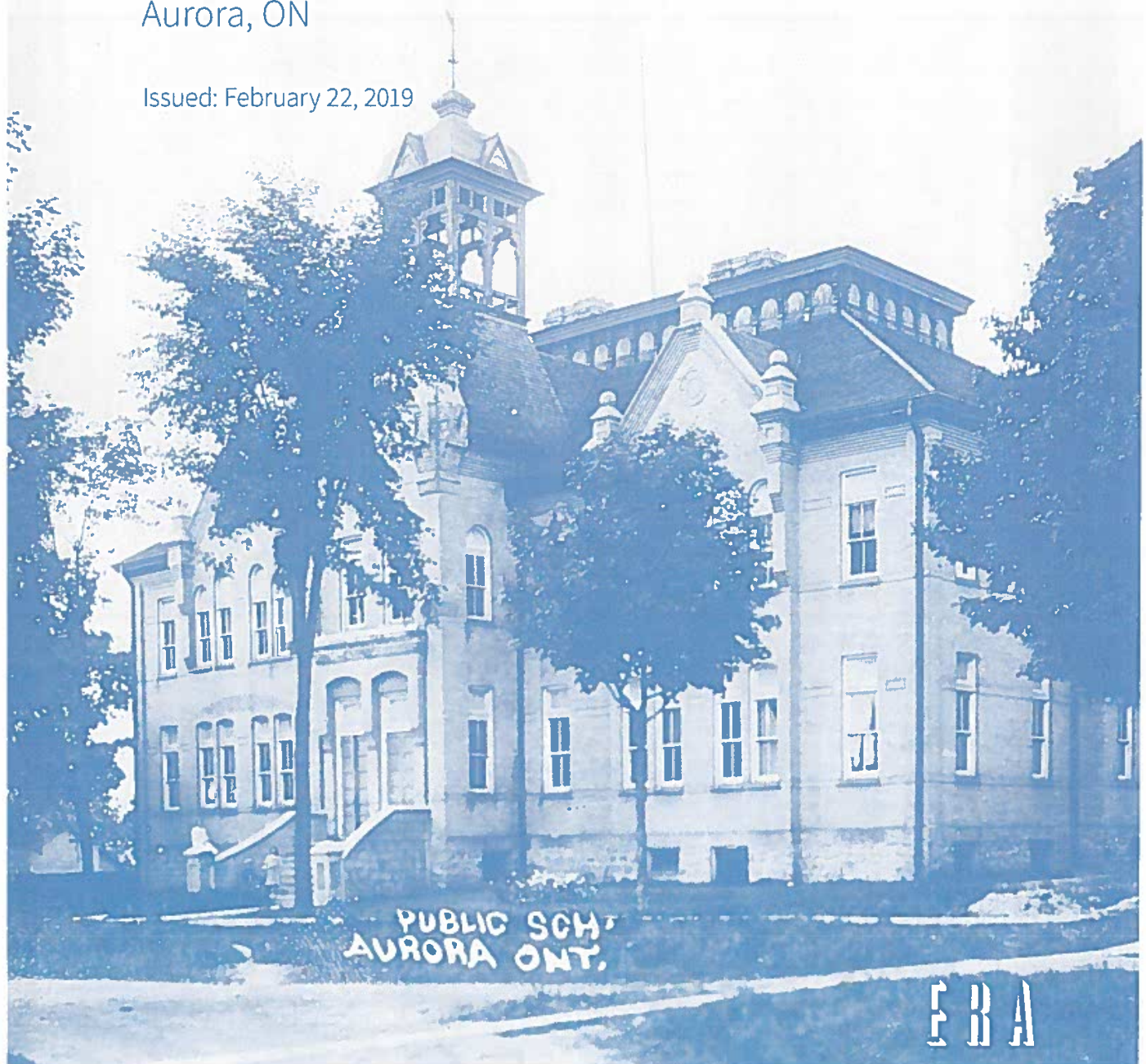
ATTACHMENT 2

# AURORA CULTURAL CENTRE

## HERITAGE IMPACT ASSESSMENT

22 Church Street & 52-56 Victoria Street  
Aurora, ON

Issued: February 22, 2019



COVER PAGE: Public School, Aurora Ont. (Aurora Archives, n.d.)

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Prepared for:  
Planning Partnership  
1255 Bay Street, Suite 500  
Toronto, ON M5R 2A9  
(416) 975-1556

Prepared by:  
ERA Architects Inc.  
625 Church Street, Suite 600  
Toronto, ON M4Y 2G1  
(416) 963-4497

Project: #18-090-01  
Prepared by: PE/JQ/AC/EC

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## EXECUTIVE SUMMARY

### Background

This Heritage Impact Assessment (HIA), prepared for the Town of Aurora by ERA Architects Inc. (ERA), assesses the impact of a proposed redevelopment on the cultural heritage resources located at 22 Church Street, Aurora.

The development site is comprised of 22 Church Street and 52-56 Victoria Street ("the Site"). The Site is currently occupied by a two-storey brick school building and a surface parking lot. Structures at 52 and 56 Victoria Street were recently removed.

### Cultural Heritage Value

The Site is designated under Part IV of the Ontario Heritage Act by By-law 2390-80. The Site was designated for its "Late Victorian" design and association with the Church Street School.

### Proposed Development

The proposed redevelopment anticipates the retention of the original building in its entirety, removal of the later rear addition, and construction of a new rear addition. A new landscaped public square will also be provided to the west of the building.

### Impact on Heritage Resources

The proposed development will have minimal to no impact on the heritage resource's character-defining elements.

### Mitigation

The physical impacts of the removal and replacement of the rear addition will be mitigated through careful integration of new construction with the heritage fabric.

The visual impacts of the proposed development will be mitigated by:

- Providing a roof level height that does not exceed the height of the heritage building;
- Articulating the form of the new addition to respond to the massing of the heritage building;
- Designing the mass of the new addition to maintain the visual prominence of the heritage building;
- Insetting a new glass atrium to a) provide visual relief between the masses of the heritage building and new rear addition, and b) to ensure that the rear elevation of the heritage building remains legible; and
- Introducing new materiality for the addition that will be sympathetic to, yet distinguishable from, the heritage building.

### Conclusion

The proposed development will rehabilitate the Site and conserve the cultural heritage value of the school building at 22 Church Street. The proposed design mitigates any impacts on the heritage resource, through its placement, massing and materiality.

Overall, the proposed development provides an improved condition for the Site, while providing new and improved public and community space for the Town of Aurora.



## 1 INTRODUCTION

### 1.1 Scope of the Report

ERA Architects (Inc. ERA) has prepared this Heritage Impact Assessment (HIA) to assess the impact of the proposed development on the potential heritage resources at 22 Church Street (“the Site”).

The purpose of an HIA, according to the Town of Aurora’s Heritage Impact Assessment Guide, is to determine if any cultural heritage resources may be adversely impacted by a specific proposed development or site alteration.

This report was prepared with reference to the following:

- Ontario’s Provincial Policy Statement (2014);
- Ontario Regulation 9/06 Criteria for Determining Cultural Heritage Value or Interest;
- The Standards and Guidelines for the Conservation of Historic Places in Canada (2010);
- Ontario Heritage Tool Kit;
- Region of York Official Plan (2010);
- The Town of Aurora Official Plan (2010);
- Aurora Cultural Precinct/Library Square Project Concept Plan; and
- Town of Aurora Heritage Impact Assessment and Conservation Plan Guide (2017).



## 1.2 Site Description and Context

The Site is located on the northwest corner of Church Street and Victoria Street in the Town of Aurora.

It contains a two-storey brick school building and surface parking lot at 22 Church Street. Two buildings on the Site have recently been removed, including:

- A one-storey building, which hosted a Baptist Church, at 56 Victoria Street; and
- A one-storey building, which hosted offices, at 52 Victoria Street.

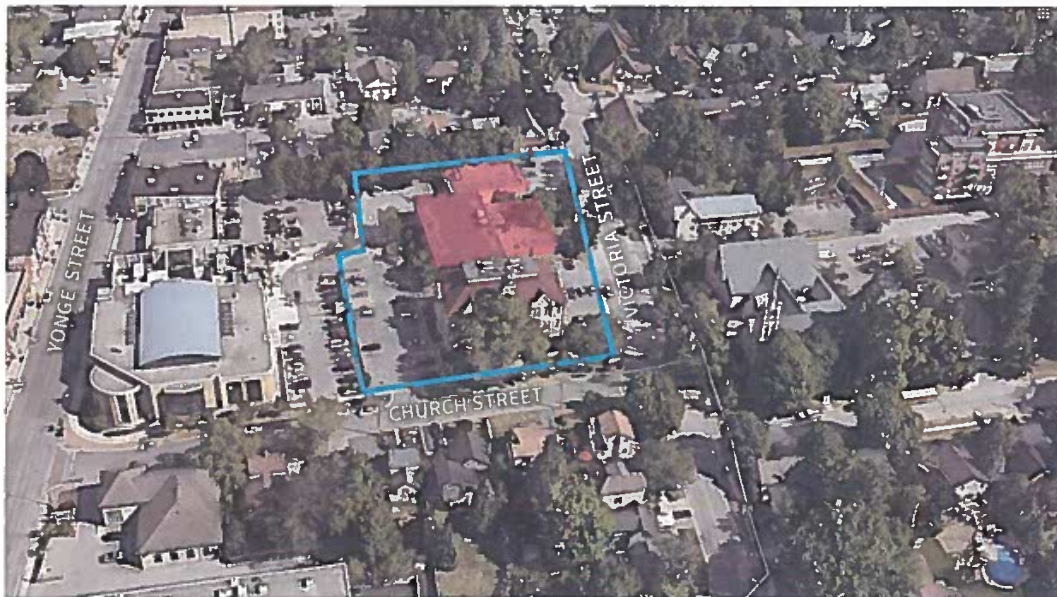
The Site is surrounded by a wide range of uses including: residential to the north and south; a church and school to the east; and a public library and commercial uses to the west along Yonge Street.



Property map with Site in blue (York Region Maps; Annotated by ERA, 2019).



Aerial view with the Site outlined blue, buildings identified in pink have since been removed (Google Maps, 2017; Annotated by ERA, 2019).



Axonometric view with the Site identified in blue, buildings identified in pink have since been removed (Google Maps, 2017; Annotated by ERA, 2019).

1.3 Context Photographs



South elevation of 22 Church Street (ERA, 2018).



North elevation of 22 Church Street (ERA, 2018).



Looking north on Victoria Street Street, Site on the left (ERA, 2018).



Looking south on Victoria Street Street, Site on the right (ERA, 2018).



Looking east on Church Street, Site on the left (ERA, 2018).





79 Victoria Street (ERA, 2018).



View looking west on Church Street, showing south side properties at 13-33 Church Street (Google Images, 2019).



View looking east on Church Street with properties at 13-33 Church Street on the right (Google Images, 2019).



View looking north-east on Victoria Street, showing properties at 33 Mosley Street, 63 and 67 Victoria Street (Google Images, 2019).



View looking west on Mosley Street showing properties at 11-27 Mosley Street (Google Images, 2019).



View looking east on Mosley Street showing properties at 11-27 Mosley Street (Google Images, 2019).

## 2 BACKGROUND AND RESEARCH ANALYSIS

The Designation By-law for the property at 22 Church Street provides a short description for the reasons of designation (see Appendix I). The Canadian Heritage Register Listing provides a more in depth Statement of Significance and is as follows:

### Description of Historic Place

The school at 22 Church Street, known as the Church Street School, is situated in the historic centre of the Town of Aurora. The two-storey, yellow brick school building was designed in a High Victorian manner by architect Thomas Kennedy and was constructed from 1885-86.

The exterior of the building and the scenic character of the property are protected by an Ontario Heritage Trust conservation easement. The property is also designated by the Town of Aurora under Part IV of the Ontario Heritage Act (By-law 2390-80).

### Heritage Value

Located at the north-west corner of Church and Victoria Streets, the Church Street School is situated in the historic centre of Aurora, and is a dominant landmark structure. Enhanced by a deep set-back and landscaping, the Church Street School contributes to Aurora's period streetscape and the neighbourhood character.

The Church Street School, historically known as Aurora Public School, is significant for its role as a school house from 1886-1951 and intermittently from 1963-68. Designed to house 400 students, the Church Street School was built to replace an 1858 structure, at the same location. Reflecting the confidence in Aurora's future, the Church Street School was unusually substantial in size character for a village of fewer than 2000 residents and 210 students. The school house was designed to accommodate the anticipated growth in population in the area, due to the arrival of the Ontario, Simcoe and Huron Union Railway, in 1853. The Church Street School also represents the era of rapid expansion of educational facilities in Ontario between 1871 and 1885, when a total of 71 school houses were newly built or expanded.

Church Street School is one of the finest remaining examples of a High Victorian designed public school in Ontario. Built in 1885-86 at a substantial cost, over \$12,000, the structure was designed with eight large classrooms, each with a cloakroom and a capacity for 50 students.



Barrie architect, Thomas Kennedy, of the firm Kennedy, Gaviller and Holland designed the school and William Crane and Son of Newmarket was responsible for its construction. The exterior of the Church Street School incorporates a variety of fashionable period styles giving it a highly eclectic character. Round headed windows, especially those grouped together and decreasing in size, exemplify the Romanesque Revival style, as does the extensive corbelling of the brick, and the parapet gables. Intricately patterned brickwork, long narrow windows, and the heavily turned, wooden detailing of the belfry with its ogee shaped, Jacobean style roof are elements indicative of a strong Queen Anne Revival style. A huge rooftop monitor, heavily bracketed with rounded blind windows references the Italianate style, which was still enjoying popularity at the time of the school's construction. Separate boys and girls entrances are found in the divided doorways of the front entrance. Of the many schools that existed in Ontario, when the Church Street School was built, it was noted by the regional school inspector, that the Church Street School was one of the finest in the Province.

#### Character-defining Elements

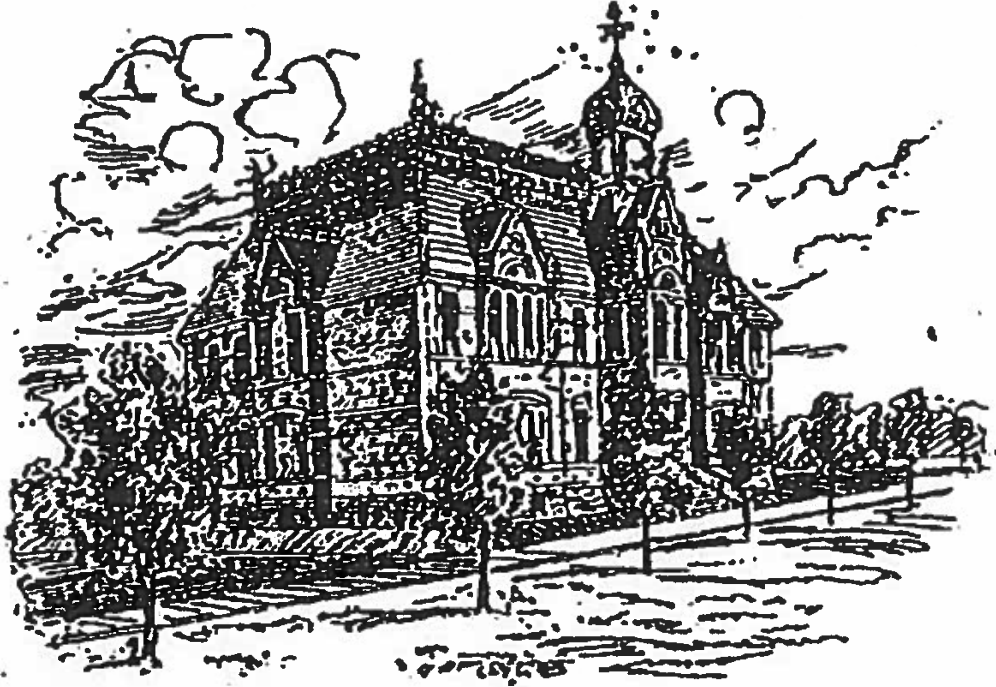
Character-defining elements that contribute to the heritage value of the Church Street School include its:

- symmetrical, two-storey, rectangular plan with projecting, gabled bays
- low pitched hip roof with cross gables
- yellow brick construction upon a granite fieldstone foundation with scoring
- extensively patterned and corbelled brickwork, especially that of the cornice and projecting bays
- straight-line, parapet gables with ornamental sheet-metal coping and finials
- long, narrow, rectangular and round headed windows with double-hung, 2 over 2 wooden sashes and operable transom lights

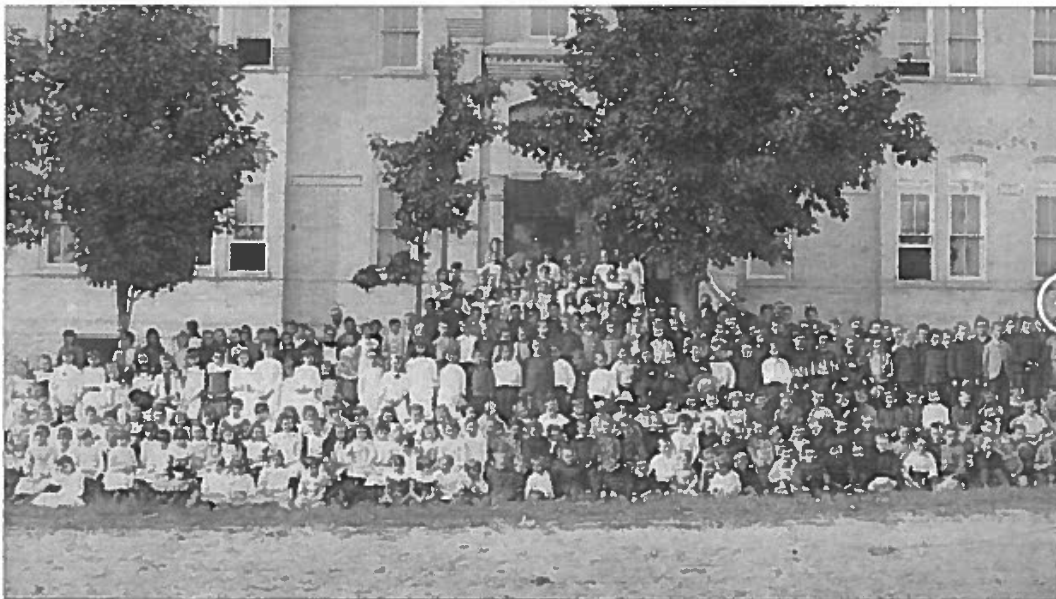
- open belfry with elaborately turned and scroll-cut wooden detailing, and distinctive ogee shaped roof with finial and iron weathervane
- huge rectangular rooftop monitor heavily bracketed with blind windows
- divided front entrances with wooden, paneled double doors and transom lights
- dominant position in the streetscape of the historic centre of Aurora
- setback from the street with a broad front lawn and mature specimen trees



Poster of Aurora School c. 1910 (Aurora Archives).



Sketch of the school building c. 1898 (Aurora Archives).



Class photo in front of school c. 1889 (Aurora Archives).



School children playing to the north of the school building , date unkown (Aurora Archives).



Bicycle club, date unkown (Aurora Archives)

## 2.1 Building Alterations

The building has undergone minor exterior alterations since its construction in 1885-86.

As noted in an edition of the Aurora Banner, the original wooden steps and walkway were replaced with concrete in 1906.

On December 8, 1949, the Aurora Banner noted the construction of fire escapes at the east and west sides of the school building (see photo below). The fire escapes have since been removed.

In 2001, a rear addition was constructed to host an elevator and stairwell.



Southwest view of the school showing fire escape at east elevation, date unknown (Aurora Archives).

### 3 PLANNING & HERITAGE POLICY CONTEXT

#### *Overview*

The following documents comprise the policy framework relevant to the heritage considerations on the property:

- Ontario's Provincial Policy Statement, 2014 (the "PPS");
- The Standards and Guidelines for the Conservation of Historic Places in Canada ("Standards and Guidelines");
- Region of York Official Plan, 2010;
- The Town of Aurora Official Plan, 2010; and
- Aurora Cultural Precinct/Library Square Project Concept Plan.

These documents encourage or require conservation of heritage properties in a manner that ensures their cultural heritage value is retained.

The heritage policy framework must be evaluated within the broader policy context. The PPS 2014, Official Plan and Standards and Guidelines encourage decision-makers to consider all of the relevant policies pertaining to a development proposal and to understand how they work together.

#### *Provincial Policy Statement*

The PPS provides policies to ensure development and site alteration is not permitted on lands adjacent to protected heritage property except when the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved.

#### *Standards and Guidelines*

The Standards and Guidelines, along with international charters and agreements, establish the guiding principles for conservation of built heritage resources in Canada.

#### *Region of York Official Plan*

The Region of York identifies its diverse cultural heritage as a unique attribute that enhances quality of life. As such, the Region's Official Plan provides policies that promote and conserve cultural heritage resources. An objective of the Official Plan is to conserve and promote cultural heritage and its value and benefit to the community, as well as to encourage access to core historic areas.

*Town of Aurora Official Plan*

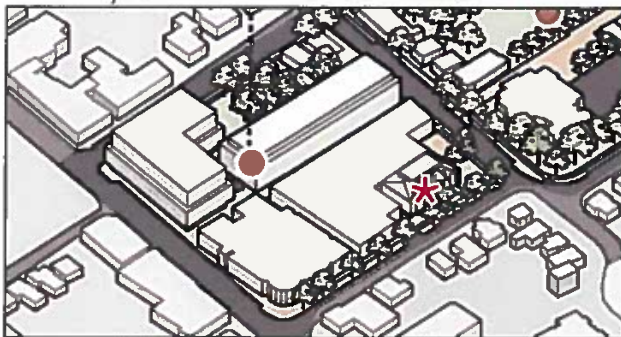
Section 13 of the Official Plan sets forth the mechanisms and parameters for heritage conservation in the Town of Aurora. The Official Plan provides that alteration, removal or demolition of heritage attributes on designated heritage properties will be avoided. It states the core principle for all conservation projects is the protection, maintenance and stabilization of existing cultural heritage attributes and features rather than their removal or replacement.

*Aurora Cultural Precinct / Library Square Project  
Concept Plan*

This three-block Precinct contains the highest concentration of built heritage and cultural landscapes in Aurora's downtown core. It is the Town's hope to create a new cultural hub that will serve as a focal point for residents and tourists. The reinvestment in and redevelopment of the Precinct is guided by Aurora's 2014 Cultural Master Plan.

The Concept Plan anticipates the redevelopment of the Site, indicating the location of parking and community amenity space surrounding the school building (see graphic on following page). The Concept Plan identifies seven guiding principles, which should be considered in all proposed developments within the Precinct:

- Think big and local;
- Create a hub of artistic creation, innovation, production and presentation;
- Enhance connections;
- Consider context and scale;
- Create a destination;
- Build on existing community assets; and
- Support active transportation.



Initial rendering of Block One plan



Detailed rendering of Block One plan

Excerpts of Block One of the Town of Aurora presentation to Council on the Cultural Precinct Concept Plan (December 8th), heritage building indicated by a red asterisk (Town of Aurora, 2015; Annotated by ERA, 2019).



## 4 ASSESSMENT OF EXISTING CONDITION

ERA inspected the building's exterior at grade and its interior during a site visit on January 10, 2019. This inspection included a walk-through of each floor, including the basement, accessible attic space and a visual inspection of the exterior perimeter of the building. The floors are occupied by offices, archives, galleries, storage, ancillary or multi-purpose rooms. Generally, the building is well maintained; the exterior exhibits some deterioration or damage and the interior exhibits limited water damage on the second floor perimeters of Multi-Purpose 2 and the stairwell.

General observations are summarized below by elevation.

### *South Elevation (Principal)*

- The wood windows, frames and sills appear to be in good condition. One window has a bird's nest in it, which should be removed.
- The wood doors appear to be in good condition.
- The brickwork appears to be in fair-to-good condition with localized areas of environmental soiling, cracks and open mortar joints above some window lintels, isolated areas of brick delamination and areas of mortar loss. Some



Windows at the south elevation (ERA, 2019).

*The building components were graded using the following assessment terms:*

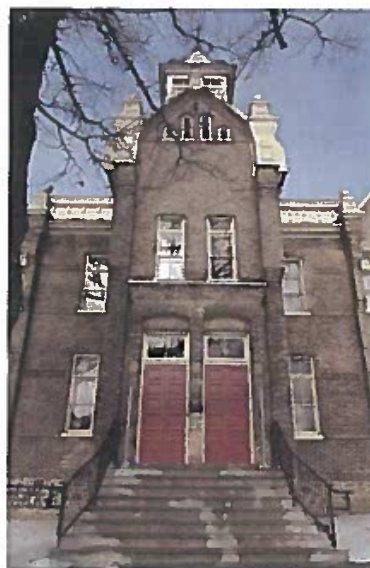
**Excellent:** Superior aging performance. Functioning as intended; no deterioration observed.

**Good:** Normal Result. Functioning as intended; normal deterioration observed; no maintenance anticipated within the next five years.

**Fair:** Functioning as intended; Normal deterioration and minor distress observed; maintenance will be required within the next three to five years to maintain functionality.

**Poor:** Not functioning as intended; significant deterioration and distress observed; maintenance and some repair required within the next year to restore functionality.

**Defective:** Not functioning as intended; significant deterioration and major distress observed, possible damage to support structure; may present a risk; must be dealt with immediately.



Main entrance (ERA, 2019).

- bricks, especially near the main entrance doors, are cracked all the way through and/or fairly extensively eroded. These should be replaced.
- The stone foundations appear to be in good condition, with some surface soiling. Two basement windows near the main entrance were previously bricked in.
- Overall the woodwork on the main elevation, including decorative details and wood details around the eave projections, appears to be in good condition. One location of soffit damage and some localized areas of flaking paint were noted.
- The metal flashings appear to be in good condition.
- The rain water conveying system appear to be functioning as intended and in good condition.



Bricked in window at the south elevation (ERA, 2019).



South elevation, detail of wood soffit damage (ERA, 2019).

*West Elevation*

- The wood windows, frames and sills appear to be in good condition.
- The brickwork appears to be in fair-to-good condition with areas of environmental soiling, areas of efflorescence, cracks and open mortar joints above some window lintels, localized areas of brick delamination or damaged bricks, and areas of mortar loss and ghosting on bricks from removed fire escape stairs.
- The stone foundations appear to be in good condition, with some surface soiling. One basement window near the southwest corner was previously modified to accommodate a door.
- The woodwork appears to be in good condition. There is damage to the wood soffit at one location.
- The rain water conveying system appear to be functioning as intended and in good condition.



Foundation and basement windows at west elevation (ERA, 2019).



West elevation stone foundation and basement window, showing cracked mortar joints above window (ERA, 2019).



Ghosting on brick from removed fire escape stairs at west elevation (ERA, 2019).

*North Elevation*

- The wood windows, frames and sills appear to be in good condition. Some damaged concrete sills with material loss were noted.
- The brickwork appears to be in fair-to-good condition with areas of environmental soiling, an area of parging, cracks and open mortar joints above some window lintels, localized areas of brick delamination or damaged bricks, obsolete ferrous metal fasteners, small holes in individual bricks, and areas of mortar loss.
- The stone foundations appear to be in good condition. Four basement windows were previously bricked in.
- The wood work appears to be in good condition.
- The rain water conveying system appear to be functioning as intended and in good condition.



Detail of stone foundation and basement window at west elevation (ERA, 2019).



Later addition at north elevation (ERA, 2019).



Detail of brick at north elevation (ERA, 2019).



West end of north elevation (ERA, 2019).

*East Elevation*

- The wood windows, frames and sills appear to be in good condition.
- The brickwork appears to be fair-to-good condition with areas of environmental soiling, areas of efflorescence, cracks and open mortar joints above some window lintels, localized areas of brick delamination or damaged brick, obsolete ferrous metal fasteners, small holes in individual bricks, areas of mortar loss and ghosting from removed fire escape stairs.
- The stone foundations appear to be in good condition with some surface soiling. Two basement window brick lintels were previously replaced with concrete lintels, which are currently cracked all the way through.
- The woodwork appears to be in good condition.
- The rain water conveying system appear to be functioning as intended and in good condition.



Foundation and basement windows at east elevation (ERA, 2019).



Windows at east elevation (ERA, 2019).



East elevation, showing detail of cracked concrete lintel and cracked and open mortar joints (ERA, 2019).



East elevation, showing area of efflorescence (ERA, 2019).

## 5 DESCRIPTION OF PROPOSED DEVELOPMENT

### 5.1 Summary of Proposed Development

The proposed redevelopment anticipates the retention of the original building in its entirety, removal of the later rear addition, and construction of a new rear addition.

The new rear addition will provide a new universally accessible primary entrance. The proposed development will also provide new landscaped public open spaces in place of the existing parking lots to the east and west of the school building.

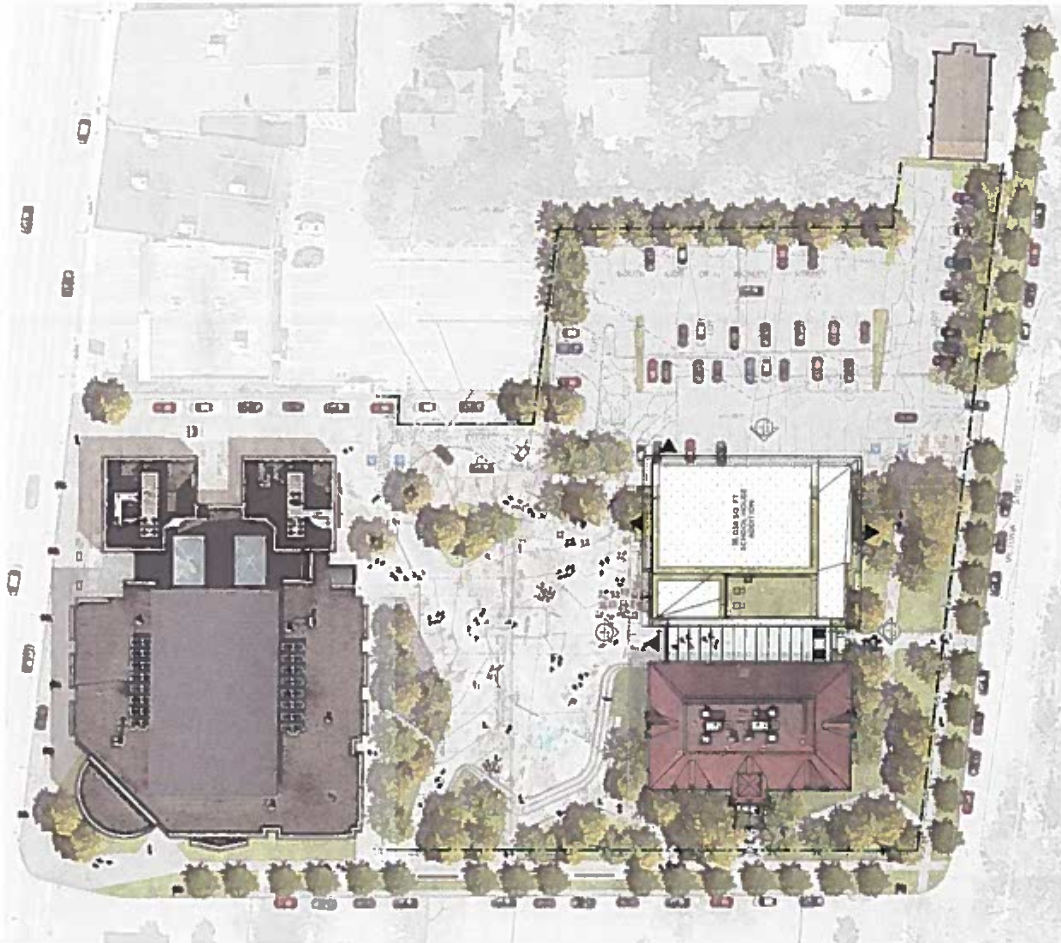
Restoration and conservation work for the existing building has not been proposed as part of redevelopment; however, brick repointing and floor repairs will be undertaken by the Town of Aurora in coordination with new construction.



Rendering of the proposed south-east elevation (RAW, 2019).



Rendering of the proposed north-west elevation (RAW, 2019).



Proposed development overlaid on rendered landscape plan (The Planning Partnership, 2018; Annotated by ERA, 2018).



Above| Interior renderings (RAW, 2019).



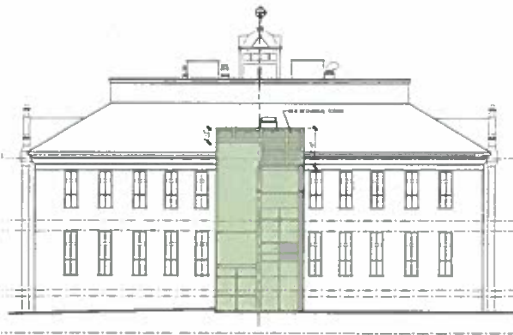
5.2 Proposed Elevations and Alterations



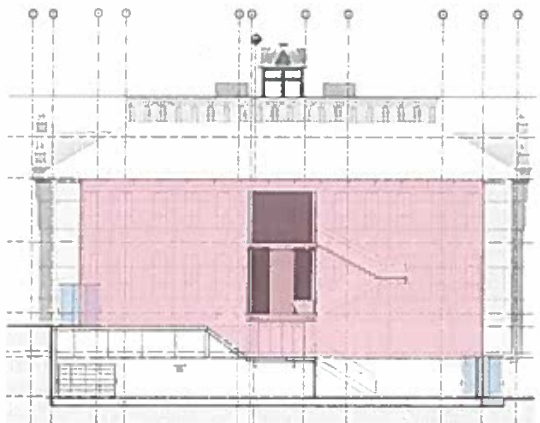
Existing south elevation (Lynch & Comisso, 2006).



Proposed south elevation, showing new construction behind the heritage building in pink (RAW, 2019; Annotated by ERA, 2019).



Existing north elevation, rear addition to be removed in green (Lynch & Comisso, 2006; Annotated by ERA, 2018).

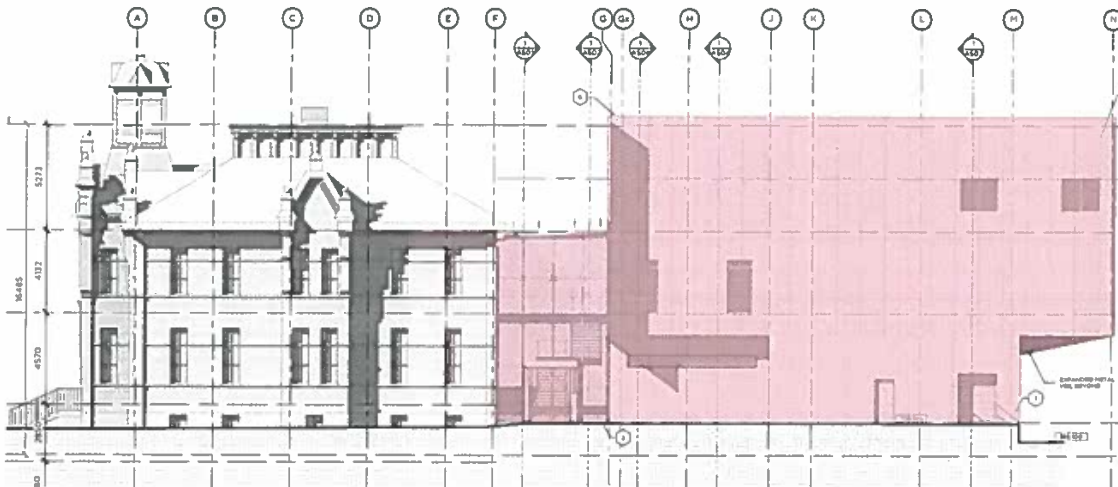


Proposed north elevation, area with new construction shown in pink, showing the exposed north elevation of heritage building. Blue areas show projected vestibules set into glass atrium (RAW, 2019; Annotated by ERA, 2019).





Existing east elevation, showing rear addition to be removed in blue (Lynch & Comisso; Annotated by ERA, 2018).



Proposed east elevation, showing new construction in pink (RAW, 2019; Annotated by ERA, 2019).

## 6 ASSESSMENT OF PROPOSED DEVELOPMENT

### 6.1 Summary of Impacts

The following table identifies impacts of the proposal on heritage properties (City of Toronto's Heritage Impact Assessment Terms of Reference, 2014). This assessment has been completed based on the drawing set dated February 6, 2019.

Possible Effect	Assessment
Destruction of any, or part of any, significant heritage attributes or features	The building is to be retained in its entirety, with the exception of the removal of a later addition.
Alteration that is not sympathetic, or is incompatible, with the historic fabric and appearance	The proposed design is sympathetic to and distinguishable from the historic fabric.
Shadows created that alter the appearance of a heritage attribute or change the viability of an associated natural feature or plantings, such as a garden	A shadow study has yet be prepared, though minimal impact is anticipated.
Isolation of a heritage attribute from its surrounding environment, context or a significant relationship	No isolation, as the heritage building will be retained in its entirety.
Direct or indirect obstruction of significant views or vistas within, from, or of built and natural features	The new construction will not obstruct significant views of the historic building.
A change in land use (such as rezoning a church to a multi-unit residence) where the change in use negates the property's cultural heritage value	N/A
Land disturbances such as a change in grade that alters soils, and drainage patterns	The west elevation will be regraded to facilitate a public square.
Other possible effects (specify if any)	N/A

6.2 Impact on Character-defining Elements

Character-defining Elements (as described in the Statement of Significance)	Impact
Symmetrical, two storey, rectangular plan with projecting, gabled bays	<b>No impact.</b> The proposed addition provides for full building retention. The glass atrium will be inset allowing for its three-dimensional form and rectangular plan to be read.
Low pitched hip roof with cross gables	<b>No impact.</b> The roof will be retained in its entirety. The proposed development maintain a roof level that does not exceed the height of the heritage building.
Yellow brick construction upon a granite fieldstone foundation with scoring	<b>Minimal impact.</b> The later rear addition is to be removed. A shoring wall will be installed below grade, and the existing exposed foundation walls will not be altered. The grade at the west elevations will be lowered to expose more of the granite fieldstone. The portion of the north foundation wall that is currently exposed will be visible in the new atrium. Materiality of new construction will not compete with existing buff brick.
Extensively patterned and corbeled brickwork, especially that of the cornice and projecting bays	<b>Minimal impact.</b> New construction will only penetrate or seek support from the existing building at the perimeter of the glazed atrium and at the first and second level floor slab connections. A series of gaskets and seals will affix the new construction to the original north facade (see diagram A502).
Straight-line, parapet gables with ornamental sheet-metal coping and finials	<b>No impact.</b> The new construction will not be altering or obstructing views of the existing gables.

<b>Character-defining Elements</b> (as described in the Statement of Significance)	<b>Impact</b>
Long, narrow, rectangular round headed windows with double-hung, 2 over 2 wooden sashes and operable transom lights	<p><b>No additional impact.</b> The centremost windows on the north elevation were altered for the existing rear addition. Current apertures (the exit door and elevator door openings) will be merged to provide one clear span opening on each floor.</p> <p>The existing original windows on the north elevation will be featured within the new atrium. Placement of columns within the new atrium will ensure no interference with their visibility.</p>
Open belfry with elaborately turned and scroll-out wooden detailing, and distinctive ogee shaped roof with finial and iron weather-vane	<p><b>No impact.</b> The open belfry will be retained and will project above the new construction for its views.</p>
Huge rectangular rooftop monitor heavily bracketed with blind windows	<p><b>No impact.</b> The roof will be retained.</p>
Divided front entrances with wooden, paneled double doors and transom lights	<p><b>No impact.</b> There are no proposed alterations to the front (south) facade.</p>
Dominant position in the streetscape of the historic centre of Aurora	<p><b>No impact.</b> The position of the building will not be changed. The new development allows for the heritage buildings three-dimensional form to be read from the street.</p>
Setback from the street with a broad front lawn and mature specimen trees	<p><b>No impact.</b> The proposed development will improve the setting of the heritage building, with a new public square replacing the surface parking lot that currently exists to the west.</p>

6.3 Conformity to Aurora Cultural Precinct/Library Square  
Project Concept Plan

The proposed development conforms to, and provides a more improved condition than anticipated in the Concept Plan. The Concept Plan anticipates the redevelopment of the Site, indicating a much larger footprint at than what is proposed. It also anticipates that the new rear addition will slightly protrude beyond the front and side setbacks, making it visible from the intersection of Victoria and Church Streets as well as the intersection of Yonge and Church Streets. The proposed development supports the seven guiding principles contained in the Cultural Precinct Plan, identified in the chart below.

Guiding Principle	Proposed Development's Conformity
Think big and local	The proposed development uses innovative design elements. It anticipates the integration of land uses, providing flexible community spaces and programming in order to catalyze opportunities for the future of all Aurora residents.
Create a hub of artistic creation, innovation, production and presentation	The proposed development will provide resources necessary to foster the establishment of cultural initiatives, organizations and enterprises, and encourage uses that promote, produce, create and present culture.
Enhance connections	The proposed development will invest in the public realm, providing a public square to the west of the building and a permeable pedestrian connection through the glassed enclosure that will connect the heritage building and the new rear addition. Pedestrian pathways will also be provided to the north and east of the building.
Consider context and scale	The size of the proposed addition is roughly the same as the heritage building, and is much smaller than anticipated by the Concept Plan. Its layered uses allow for more efficient use of land.
Create a destination	The proposed development will be a destination in Aurora, with its mix of uses, innovative architecture, and the provision of both indoor and outdoor public amenities.
Build on existing community assets	The proposed development builds on the existing strength of the heritage resource, removing an unsympathetic addition, and facilitating its adaptive reuse.
Support active transportation	The proposed development incorporates high quality pedestrian infrastructure while rationalizing parking spaces.

## 7 CONSERVATION AND MITIGATION STRATEGY

### 7.1 Conservation Approach

The conservation approach for the Site is rehabilitation and restoration.

The proposed development is designed to conserve the heritage value and character-defining features of the existing building by:

- Retaining the building in its entirety;
- Removing the later unsympathetic addition; and
- Providing a new addition that is sympathetic to and distinguishable from the heritage building.

**Rehabilitation:** *the action or process of making possible a continuing or compatible contemporary use of an historic place, or an individual component, while protecting its heritage value.*

**Restoration:** *the action or process of accurately revealing, recovering or representing the state of an historic place, or of an individual component, as it appeared at a particular period in its history, while protecting its heritage value.*

**Preservation:** *the action or process of protecting, maintaining, and/or stabilizing the existing materials, form, and integrity of a historic place or of an individual component, while protecting its heritage value.*

*Source: Standards and Guidelines for the Conservation of Historic Places in Canada (2010).*

### 7.2 Conservation Scope

Restoration and conservation work for the existing building has not been proposed as part of redevelopment; however, brick repointing and floor repairs will be undertaken by the Town of Aurora in coordination with new construction. Further details about conservation work will need to be provided through an Alteration Request Form submission, as per Ontario Heritage Trust (the "Trust") requirements.

ERA and the project team have been in ongoing conversations with the Trust. On December 19, 2019, ERA and the Trust visited the Site and attended a team meeting to discuss the proposed addition. Following the site visit, on January 23, 2019 the Trust provided comments on the development proposal. Overall, the Trust supports the proposed development and comments were provided that reference the following items:

- Placement and size, including size of the building height and footprint, and changes in grade;
- Compatibility and distinguishability, including materials; and
- Impacts to the north elevation, including connections to heritage fabric, windows and existing openings.

Please refer to the forthcoming Addendum letter that outlines ERA's response to the Trust's comments.



### 7.3 Mitigation Strategies

The physical impacts of the removal and replacement of the rear addition will be mitigated through careful integration of new construction with the heritage fabric.

The visual impacts of the proposed development will be mitigated by:

- Providing a roof level height that does not exceed the height of the heritage building;
- Articulating the form of the new addition to respond to the massing of the heritage building;
- Designing the mass of the new addition to maintain the visual prominence of the heritage building;
- Insetting a new glass atrium to a) provide visual relief between the masses of the heritage building and new rear addition, and b) to ensure that the rear elevation of the heritage building remains legible; and
- Introducing new materiality for the addition that will be sympathetic to, yet distinguishable from, the heritage building.

The existing building's primary entrance currently does not meet accessibility standards as outlined by the Accessibility for Ontarians with Disabilities (AODA). Bringing heritage buildings up to AODA standards typically results in an impact to the physical fabric of the building. To minimize physical impacts, the new addition introduces an accessible primary entrance oriented towards Victoria Street.

Furthermore, the proposed development will improve the setting of the heritage building, with a new public square replacing the surface parking lot that currently exists to the west (see below). The new public square will:

- Expand the public realm on Site;
- Allow for passive appreciation of the heritage building by providing seating; and
- Provide opportunities for activation and programming in collaboration with the Aurora Public Library.

These new expanded, high quality indoor and outdoor community spaces will support the realization of the Aurora Cultural Precinct/Library Square Project. The proposed design limits the buildable area while providing new open space at grade. In addition, it supports the seven guiding principles contained in the Cultural Precinct Plan, which build on the Aurora Cultural Master Plan.



Current setting (above) and rendering of proposed landscape plan (below) (Google Maps, 2017; The Planning Partnership, 2018).

## 8 CONCLUSION

The proposed development will rehabilitate the Site and conserve the cultural heritage value of the school building at 22 Church Street. The proposed design mitigates any impacts on the heritage resource through its placement, massing and materiality.

Overall, the proposed development provides an improved condition for the Site, while providing new and improved public and community space for the Town of Aurora.

## 9 PROJECT PERSONNEL

### Philip Evans

Philip Evans is a principal of ERA Architects and the founder of small. In the course of his fourteen-year career, he has led a range of conservation, adaptive reuse, design, and feasibility planning projects. Philip is a professional member of CAHP.

### Janice Quieta

Janice Quieta, OAA, is an associate with ERA Architects. She received her Master of Architecture degree from Dalhousie University after completing a Bachelor of Architectural Science degree at Ryerson University.

### Amy Calder

Amy Calder is a project manager with ERA Architects. She holds a Master of Arts (Planning) from the University of Waterloo, a Bachelor of Arts (Studio Arts & Art History) from the University of Guelph, and a Certificate in Digital Graphic Design from Humber College.

### Emily Collins

Emily Collins is a planner with ERA Architects. She received her Bachelor of Environmental Studies with a major in Honours Planning from the University of Waterloo.

## 10 REFERENCES

Province of Ontario. (2014). Provincial Policy Statement.

Province of Ontario. (2006). Ontario Regulation 9/06 Criteria for Determining Cultural Heritage Value or Interest.

Parks Canada. (2010). The Standards and Guidelines for the Conservation of Historic Places in Canada.

Province of Ontario. (2006). Ontario Heritage Tool Kit.

Region of York. (2010). Official Plan.

Town of Aurora. (2010). Official Plan.

Town of Aurora. (2015). Aurora Cultural Precinct/Library Square Project Concept Plan.

Town of Aurora. (2014). Aurora Cultural Master Plan.

Town of Aurora. (2017). Town of Aurora Heritage Impact Assessment and Conservation Plan Guide.

Town of Aurora. (1980). By-law 2390-80: Designation By-law for 22 Church Street.

Parks Canada. (2008). Church Street School: Statement of Significance. Canada's Historic Places.

Town of Aurora Museum & Archives

11 APPENDIX

Appendix I: Designation By-law

BY-LAW #2390-80

A BY-LAW TO DESIGNATE THE PROPERTY KNOWN AS 22 CHURCH STREET, AURORA, AS BEING ARCHITECTURAL AND/OR HISTORICAL VALUE OF INTEREST.

WHEREAS Section 29 of The Ontario Heritage Act, 1974, authorized the Council of a municipality to enact By-laws to designate real property, including all buildings and structures thereon, to be of architectural or historic value of interest; and

WHEREAS the Council of the Corporation of the Town of Aurora has caused to be served on the owners of the lands and premises known as Church Street School, 22 Church Street, Aurora, and upon the Ontario Heritage Foundation, value of intention to so designate the afore said real property and has caused such notice of intention to be published in the same newspaper having general circulation in the municipality once for each of three consecutive weeks; and

WHEREAS the reason for designation is that it is an excellent example of "Late Victorian" architectural style with elaborately patterned brickwork. It represents an example of the importance placed upon education in the 1880's and 1890's. Aurora was not a wealthy town when this school was built; nevertheless, the town employed an architect to design one of the finer public schools of the period.

WHEREAS no notice of objection to the proposed designation was received within the time limit for objections by the Clerk of the Municipality.

THEREFORE the Council of the Corporation of the Town of Aurora enacts as follows:-

- (1) There is designated as being of architectural and historical value or interest the real property known as Church Street School as 22 Church Street, Aurora, more particularly described in Schedule "A" hereto.
- (2) The Municipal Solicitor is hereby authorized to cause a copy of this By-law to be registered against the property described in Schedule "A" hereto in the proper land registry office.

-2-

- (3) The Clerk is hereby authorized to cause a copy of this By-law to be served on the owner of the aforesaid property and on the Ontario Heritage Foundation and to cause notice of passing of this By-law to be published in the same newspaper having general circulation in the municipality once for each of three consecutive weeks.

READ A FIRST AND SECOND TIME THIS 20th DAY OF October, 1980

George D. Timpon  
Mayor

K.B. Rodger  
Clerk

READ A THIRD TIME AND FINALLY PASSED THIS 3rd DAY OF November, 1980.

George D. Timpon  
Mayor

K.B. Rodger  
Clerk

---







ERA Architects Inc.  
#600-625 Church St  
Toronto ON, M4Y 2G1

**Date:** February 22, 2019 **Sent by:** EMAIL  
**To:** Adam Robb  
Planner, Planning and Development Services  
Town of Aurora  
100 John West Way, Box 1000, Aurora ON L4G 6J1  
905-727-3123 ext. 4349  
**Subject:** **RE: 22 Church Street & 52-56 Victoria Street — Addendum to  
Heritage Impact Assessment**

Dear Adam,

This letter is a follow up to the Ontario Heritage Trust's (the "Trust") preliminary comments (the "comments") with regard to the proposed addition to 22 Church Street & 52-56 Victoria Street, the Aurora Cultural Centre, which was formerly known as the Church Street School (the "Subject Site"), issued by email on January 23, 2019.

Overall, the Trust commented that it "is supportive of the Library Square project and the addition to the Church Street School." Additional comments asked for clarification on and further information about aspects of the proposed design, with reference to:

1. **Placement and size, including size of the building height and footprint, and changes in grade;**
2. **Compatibility and distinguishability, including materials; and**
3. **Impacts to the north elevation, including connections to heritage fabric, windows and existing openings.**

This letter responds to the Trust's comments, as well as clarifies the information presented in and is to be read in conjunction with the Heritage Impact Assessment dated February 8, 2019, prepared by ERA Architects Inc ("ERA").

**1. PLACEMENT AND SIZE**

With regards to placement and size, the Trust sought clarification of whether or not the height and footprint could be reduced to further minimize impacts, and elaboration on impacts as a result of changing grade around the building.

ERA worked with the client and project team from August to September of 2018 to reduce the height and scale of the proposed addition. As such, the current proposed height and building footprint have been thoroughly considered and designed in direct response to heritage consultation feedback. Technical requirements and the building program influence the height and footprint as presented. The minor roof parapet protrusion that extends above the new roof accommodates technical requirements for drainage, as well as technical equipment for the proposed theatre space. The minor footprint protrusion beyond the footprint of the historic building also accommodates the proposed building program as it is required to accommodate functions such as front and back of house space for the theatre.



ERA Architects Inc.  
#600-625 Church St  
Toronto ON, M4Y 2G1

The Trust also asked for clarification with regards to the impacts, if any, of the proposed lowering of grade level around the Church Street School, in particular with regards to the west foundation wall of the existing building. To mitigate any potential impact to the foundation, areas along the foundation where the grade will be lowered will be structurally underpinned. The existing field stone construction of the foundation will continue to the new grade level to match the existing foundation in material and construction method. The potential for additional impacts will be considered as the project moves forward, and the team will continue to communicate with the Trust as design challenges are worked through.

## **2. COMPATIBILITY AND DISTINGUISHABILITY**

The Trust's comments referenced the importance of materials selection "in ensuring the addition is harmonious, but distinguishable from the historic building." We agree with this comment. The consultant team will maintain continuous dialogue with the Trust as the material palette for the addition is refined through the design process.

## **3. IMPACTS TO THE NORTH ELEVATION**

As the Trust notes in their comments, "the glass atrium ... allows the north elevation of the school to remain legible." Minimal impacts to the existing heritage fabric are anticipated, as existing openings will be used to connect the existing and new buildings. The Trust expressed its expectation that "all existing windows will be retained including their glazing," and requested further clarification of impacts as a result of enclosing the north elevation.

With regards to connections to the heritage fabric, details will be articulated in the design development stage. The elevation provided on the following page shows where the new structure will be connected to the heritage building (indicated in pink).

ERA will work with the consultant team and a code consultant to detail the required fire separation and the approach for treating the existing windows on the north elevation. This approach will also be coordinated with the Trust.

The existing openings that will be used to connect the heritage building and the proposed addition will require widening to accommodate the new link between the two structures. The openings are not in their original condition, as they have been altered by the 2001 addition of a staircase and an elevator core at the rear of the building.

The Trust also expressed its expectation "that all outstanding repairs to the Church Street School ...be completed and form part of the scope of work for the Library Square project." The property is currently in good condition as there have been ongoing maintenance efforts. ERA will describe necessary repairs in the Alteration Request Form to be submitted to the Trust prior to approvals, and will provide the Town of Aurora and/or the Trust with a Conservation Plan should one be required.

## **CONCLUSION**



ERA Architects Inc.  
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Toronto ON, M4Y 2G1

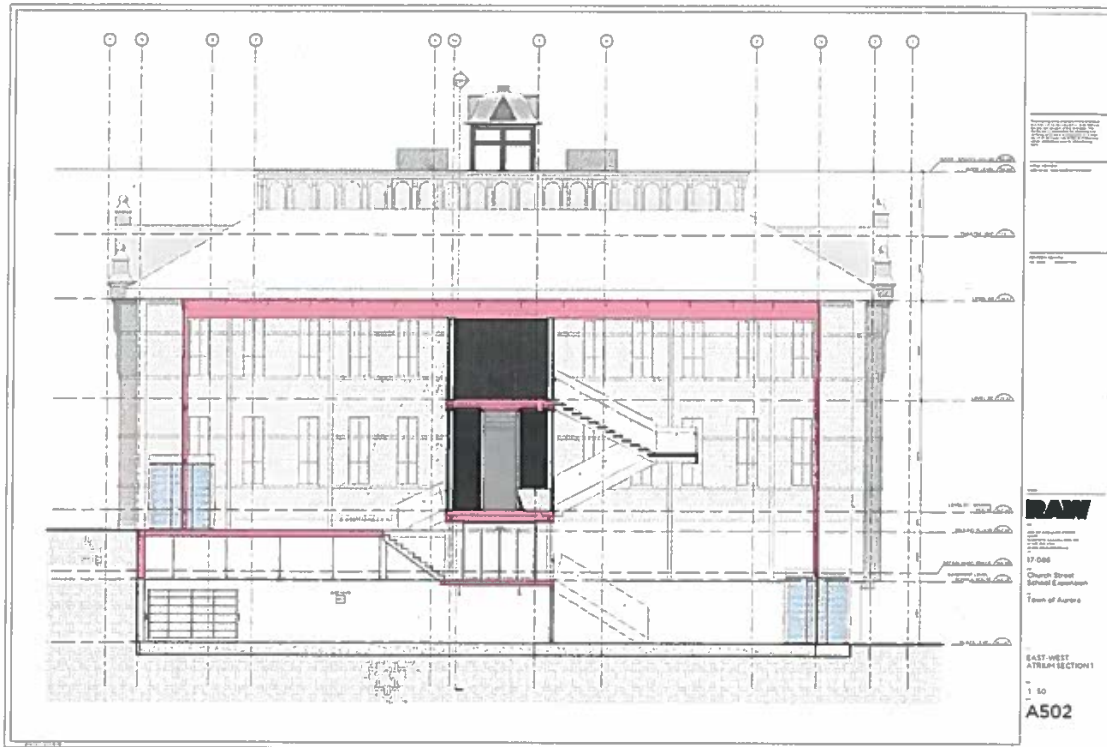
ERA and the project team will continue to coordinate with the Trust to ensure their preliminary comments are addressed through the design development process. Should further information be required, please feel free to contact us for clarification.

Sincerely,

A handwritten signature in black ink, appearing to read 'Philip Evans'.

Philip Evans  
Partner, ERA Architects Inc.

**ERA** ERA Architects Inc.  
#600-625 Church St  
Toronto ON, M4Y 2G1



Section showing the exposed north elevation of the heritage building with proposed connections between the existing building and new structure shaded in pink (RAW, 2018; Annotated by ERA, 2018).



# Church Street School Expansion

## 22 Church Street

Town of Aurora

Project: 17-086  
Date: 2019-02-06  
Issued for: 100% SCHEMATIC DESIGN

**PROJECT DIRECTORY**

**ARCHITECTURAL**

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317 ADELAIDE STREET WEST, SUITE 405  
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T 416 599 9729  
E RRC@RAWDESIGN.CA  
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**MECHANICAL & ELECTRICAL**

SMITH + ANDERSEN CONSULTING ENGINEERING  
500 4211 YONGE STREET  
TORONTO, ONTARIO, M2P 2A9  
W WWW.SMITHANDANDERSEN.COM

**CODE**

MATTEO GILFILLAN & ASSOCIATES  
10 DIRECTOR COURT, SUITE 203  
VAUGHAN, ONTARIO, L4L 7E8  
W WWW.MGACODES.COM

**ACOUSTIC**

NDVUS ENVIRONMENTAL  
150 RESEARCH LANE, SUITE 105  
GUELPH, ONTARIO, N1G 4T2  
W WWW.NDVUSENV.COM

**THEATRE, LIGHTING, A/V**

MCLD  
95 GOULBURN AVE.  
OTTAWA, ONTARIO, K1N 8C9  
W WWW.MCLD.CA

**STRUCTURAL**

BLACKWELL ENGINEERING  
134 PETER STREET, SUITE 1301  
TORONTO, ONTARIO, M5V 2H2  
W WWW.BLACKWELL.CA

**ENVELOPE**

ENTUITIVE ENGINEERING  
2000 UNIVERSITY AVENUE, 7TH FLOOR  
TORONTO, ONTARIO, M5H 3C5  
W WWW.ENTUITIVE.COM

**PLANNING + LANDSCAPE**

THE PLANNING PARTNERSHIP  
1255 BAY STREET, SUITE 500  
TORONTO, ONTARIO, M5R 2A9  
W WWW.PLANPART.CA

**COSTING**

TURNER & TOWNSEND  
2 ST. CLAIR AVE W, 12TH FL.  
TORONTO, ONTARIO, M4V 1L5  
W WWW.TURNERANDTOWNSEND.COM

**HERITAGE**

ERA ARCHITECTS INC.  
625 CHURCH ST, SUITE 600,  
TORONTO, ONTARIO, M4Y 2G1  
W WWW.ERAARCH.CA

ARCHITECTURAL DRAWING LIST	
SHEET NUMBER	SHEET NAME
000 GENERAL	GENERAL NOTES
100-200 PLANS	
A100	SITE PLAN
A101	PLAZA LEVEL PLAN
A101A	PLAZA LEVEL PLAN
A102	SCHOOL HOUSE BASEMENT LEVEL PLAN
A102A	SCHOOL HOUSE BASEMENT PLAN
A201	GROUND FLOOR PLAN
A201A	GROUND FLOOR PLAN
A202	SECOND FLOOR PLAN
A202A	THEATRE LEVEL PLAN
A202B	THEATRE LEVEL PLAN - BANQUET LAYOUT
A202C	THEATRE LEVEL PLAN - CONFERENCE LAYOUT
A203	THIRD FLOOR PLAN
A203A	THIRD LEVEL PLAN
A204	THEATRE GRAND LEVEL PLAN
A204A	THEATRE GRAND LEVEL
A205	ROOF PLAN
200 REFLECTED CEILING PLANS	
A301	PLAZA LEVEL REFLECTED CEILING PLAN

ARCHITECTURAL DRAWING LIST	
SHEET NUMBER	SHEET NAME
A301A	SCHOOL HOUSE BASEMENT REFLECTED CEILING PLAN
A302	GROUND FLOOR REFLECTED CEILING PLAN
A303	SECOND FLOOR REFLECTED CEILING PLAN
A304	THIRD FLOOR REFLECTED CEILING PLAN
400 ELEVATIONS	
A401	NORTH-SOUTH ELEVATIONS
A402	WEST ELEVATION
A404	EAST ELEVATION
500 SECTIONS	
A501	NORTH-SOUTH BUILDING SECTION
A502	NORTH-SOUTH BUILDING SECTION
A502	EAST-WEST BUILDING SECTION 1
A502	EAST-WEST BUILDING SECTION 2
A502A	EAST-WEST BUILDING SECTION 1
A504	EAST-WEST BUILDING SECTION 3
A504A	EAST-WEST BUILDING SECTION 3
A505	EAST-WEST BUILDING SECTION 2
A505A	EAST-WEST BUILDING SECTION 2
A506	WEST-EAST BUILDING SECTION
A506A	WEST-EAST BUILDING SECTION

RAW DESIGN INC. 317 ADELAIDE STREET WEST, SUITE 405 TORONTO, ONTARIO M5V 1P9 T 416 599 9729 E RRC@RAWDESIGN.CA W WWW.RAWDESIGN.CA

RAW DESIGN INC. 317 ADELAIDE STREET WEST, SUITE 405 TORONTO, ONTARIO M5V 1P9 T 416 599 9729 E RRC@RAWDESIGN.CA W WWW.RAWDESIGN.CA

SMITH + ANDERSEN CONSULTING ENGINEERING 500 4211 YONGE STREET TORONTO, ONTARIO M2P 2A9 W WWW.SMITHANDANDERSEN.COM



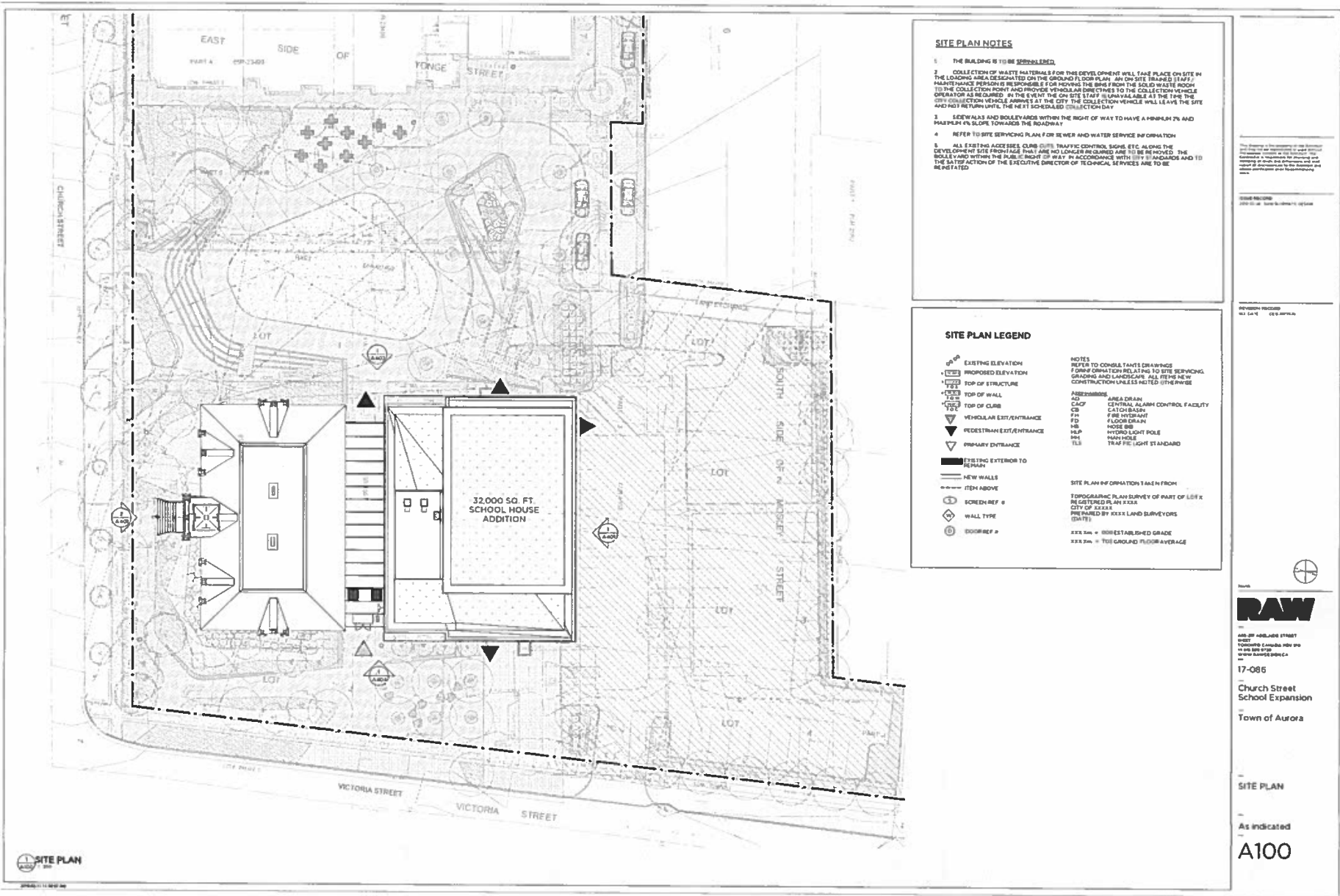
400 ST. HUBERT STREET  
TORONTO, ONTARIO M5G 1R9  
WWW.RAWDESIGN.CA

17-086  
Church Street School Expansion  
Town of Aurora

COVER

A00C





**SITE PLAN NOTES**

1. THE BUILDING IS TO BE **RENOVATED**.
2. COLLECTION OF WASTE MATERIALS FOR THIS DEVELOPMENT WILL TAKE PLACE ON SITE IN THE LOADING AREA DESIGNATED ON THE GROUND FLOOR PLAN. AN ON-SITE TRAIKED STAFF/ MAINTENANCE PERSON IS RESPONSIBLE FOR MOVING THE BRMS FROM THE SOLID WASTE ROOM ORATOR AS REQUIRED. IN THE EVENT THE ON-SITE STAFF IS UNAVAILABLE AT THE TIME THE CITY COLLECTION VEHICLE ARRIVES AT THE SITE, THE COLLECTION VEHICLE WILL LEAVE THE SITE AND NOT RETURN UNTIL THE NEXT SCHEDULED COLLECTION DAY.
3. SEWER LINES AND BOLLIVARDS WITHIN THE RIGHT OF WAY TO HAVE A MINIMUM 1% AND MAXIMUM 4% SLOPE TOWARDS THE ROADWAY.
4. REFER TO SITE SERVICING PLAN FOR SEWER AND WATER SERVICE INFORMATION.
5. ALL EXISTING ACCESSES (CURB) TRAFFIC CONTROL SIGNS, ETC. ALONG THE DEVELOPMENT SITE FRONTAGE THAT ARE NO LONGER REQUIRED ARE TO BE REMOVED. THE BOLLIVARD WITHIN THE PUBLIC RIGHT OF WAY IN ACCORDANCE WITH CITY STANDARDS AND TO THE SATISFACTION OF THE EXECUTIVE DIRECTOR OF TECHNICAL SERVICES ARE TO BE RELOCATED.

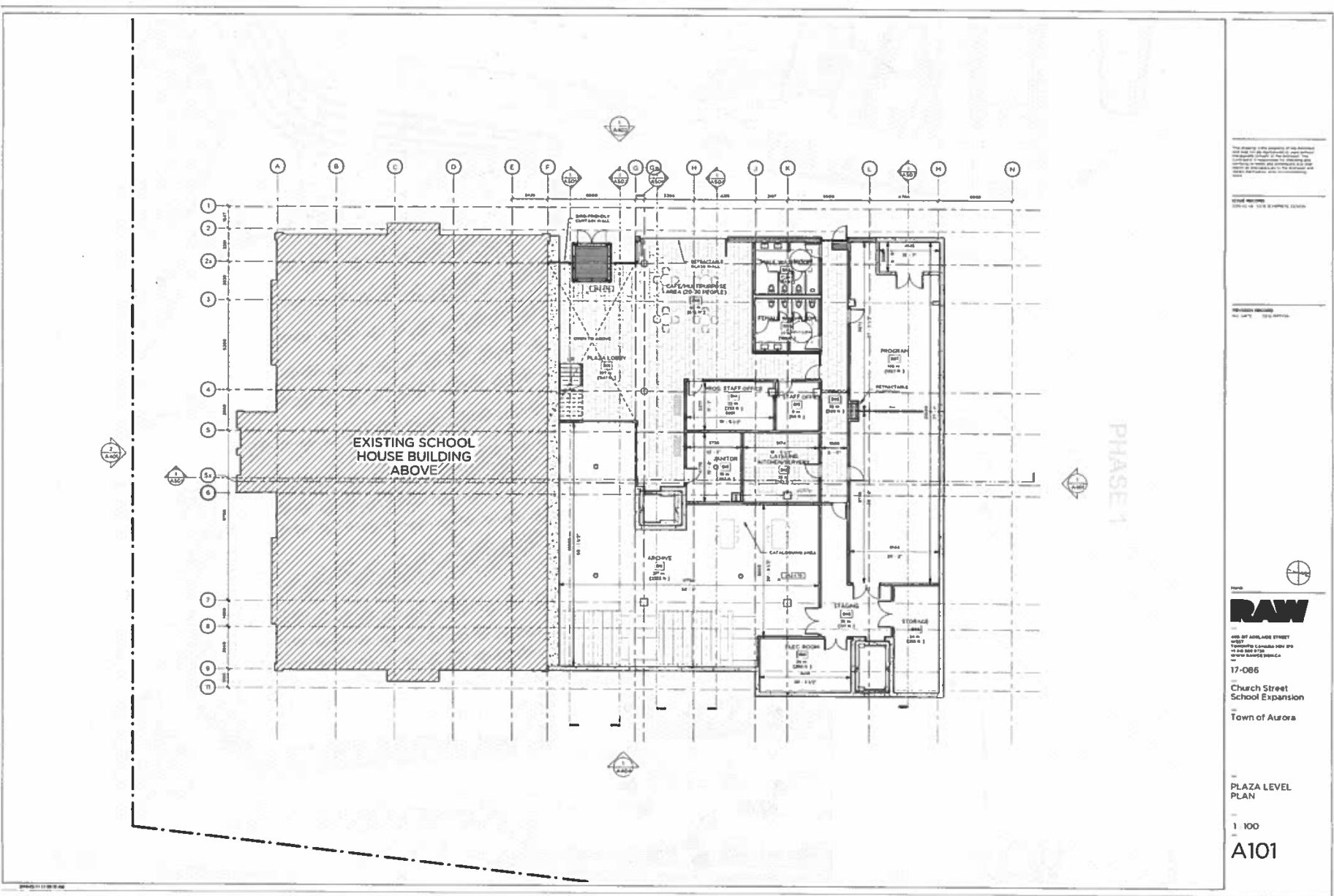
**SITE PLAN LEGEND**

<ul style="list-style-type: none"> <li>EXISTING ELEVATION</li> <li>PROPOSED ELEVATION</li> <li>TOP OF STRUCTURE</li> <li>TOP OF WALL</li> <li>TOP OF CURB</li> <li>VEHICULAR EXIT/ENTRANCE</li> <li>PEDESTRIAN EXIT/ENTRANCE</li> <li>PRIMARY ENTRANCE</li> <li>EXISTING EXTERIOR TO REPAIR</li> <li>NEW WALLS</li> <li>ITEM ABOVE</li> <li>SCREEN REF #</li> <li>WALL TYPE</li> <li>DOOR REF #</li> </ul>	<p><b>NOTES</b></p> <p>REFER TO CONSULTANT'S DRAWINGS FOR INFORMATION RELATING TO SITE SERVICING, GRADING AND LANDSCAPE. RETEVE NEW CONSTRUCTION UNLESS NOTED OTHERWISE.</p> <p><b>ABBREVIATIONS</b></p> <ul style="list-style-type: none"> <li>AD AREA DRAIN</li> <li>CACF CENTRAL ALARM CONTROL FACILITY</li> <li>CB CATCH BASIN</li> <li>PH FIRE HYDRANT</li> <li>FD FLOOR DRAIN</li> <li>HB HOSE BIB</li> <li>HLP HYDRO LIGHT POLE</li> <li>MH MAN HOLE</li> <li>TLS TRAFFIC LIGHT STANDARD</li> </ul> <p>SITE PLAN INFORMATION TAKEN FROM:              TOPOGRAPHIC PLAN SURVEY OF PART OF LOT # 1 REGISTERED PLAN # 1234              CITY OF AURORA              PREPARED BY XXX LAND SURVEYORS (DATE)</p> <p>XXX 2m = 100' ESTABLISHED GRADE              XXX 2m = 100' GROUND FLOOR AVERAGE</p>
--	--

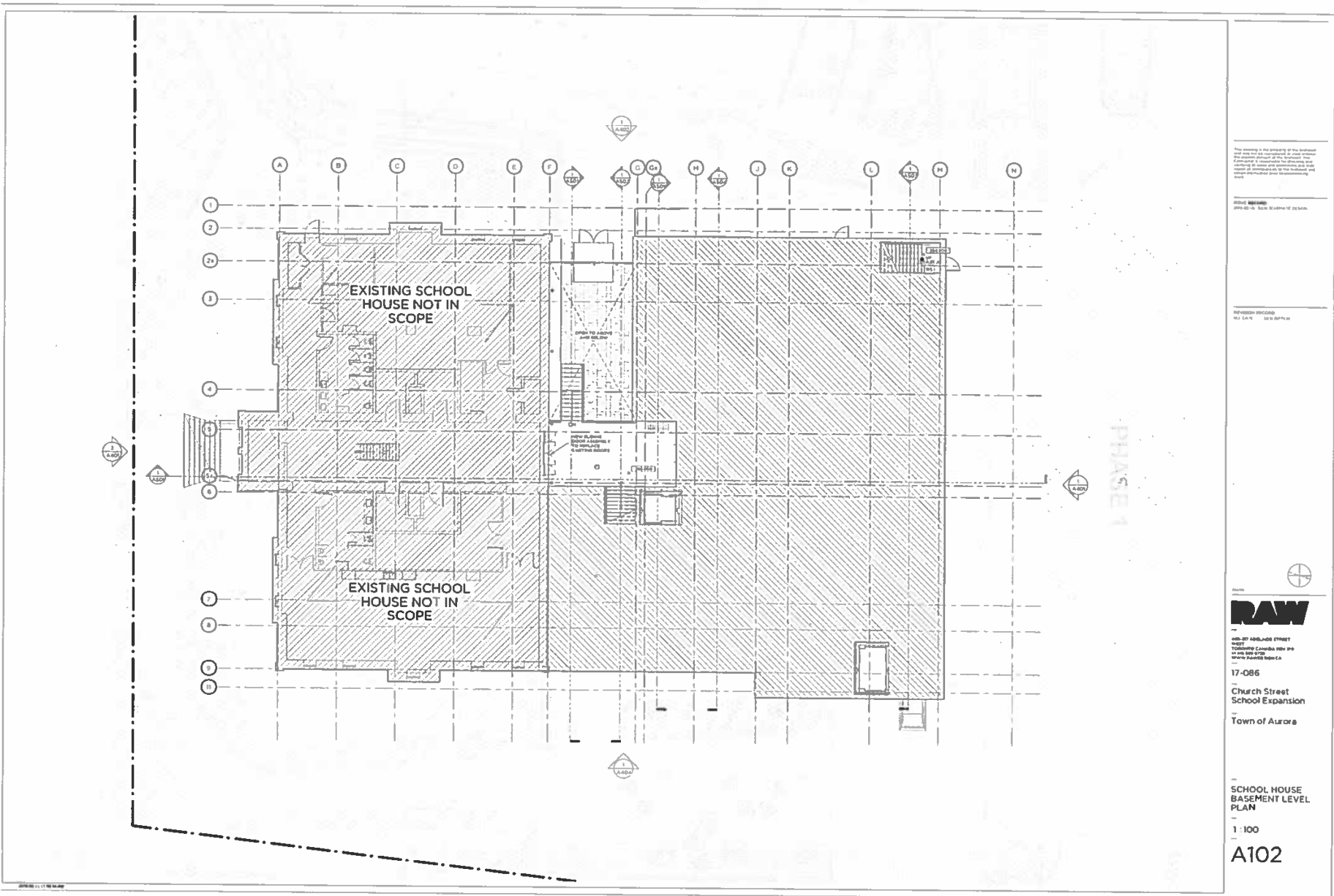
RAW  
 17-085  
 Church Street School Expansion  
 Town of Aurora

SITE PLAN  
 As indicated  
 A100

SITE PLAN







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DATE: 08/10/17  
 PROJECT: 17-086 - Church Street School Expansion

PROJECT: 17-086 - Church Street School Expansion

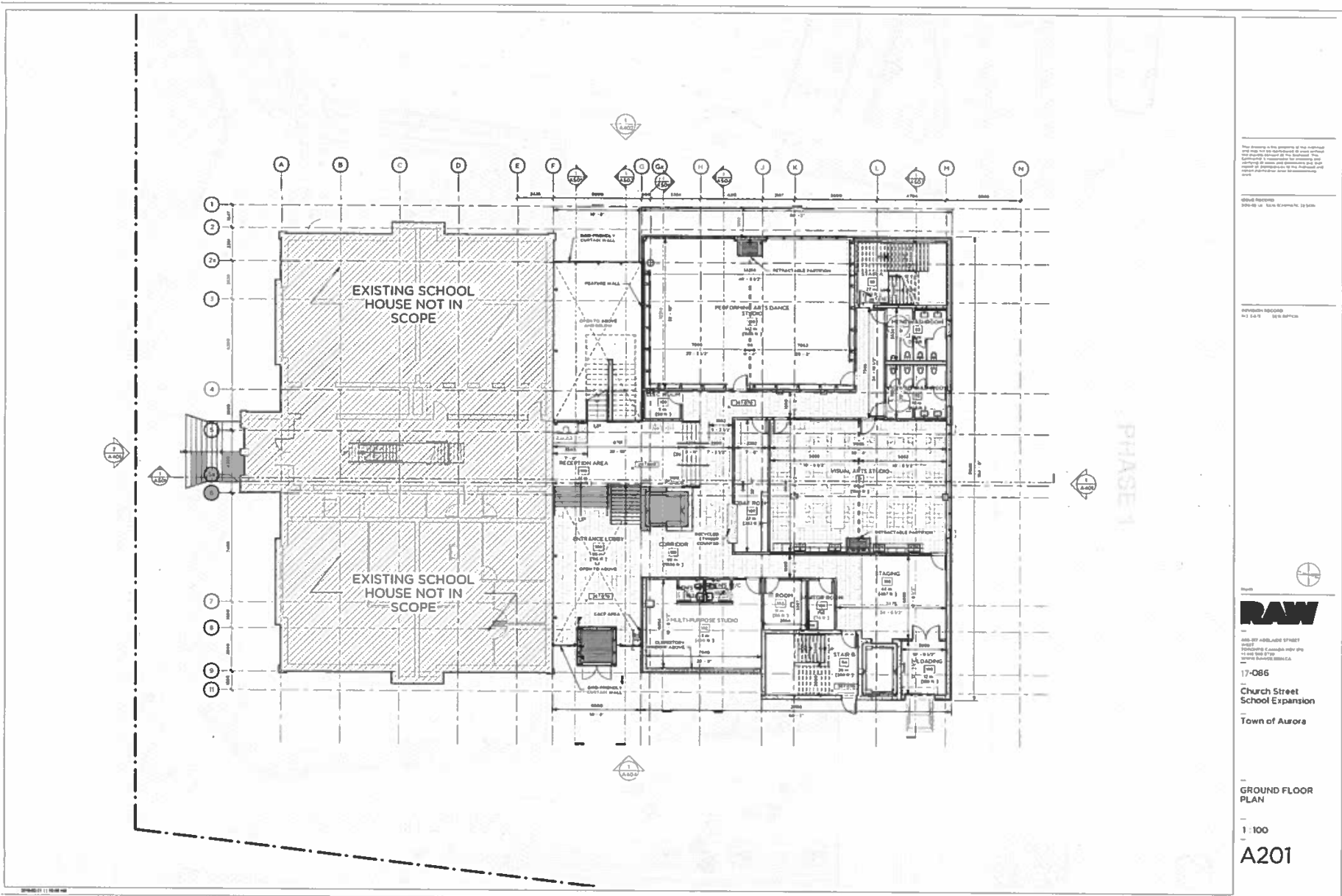


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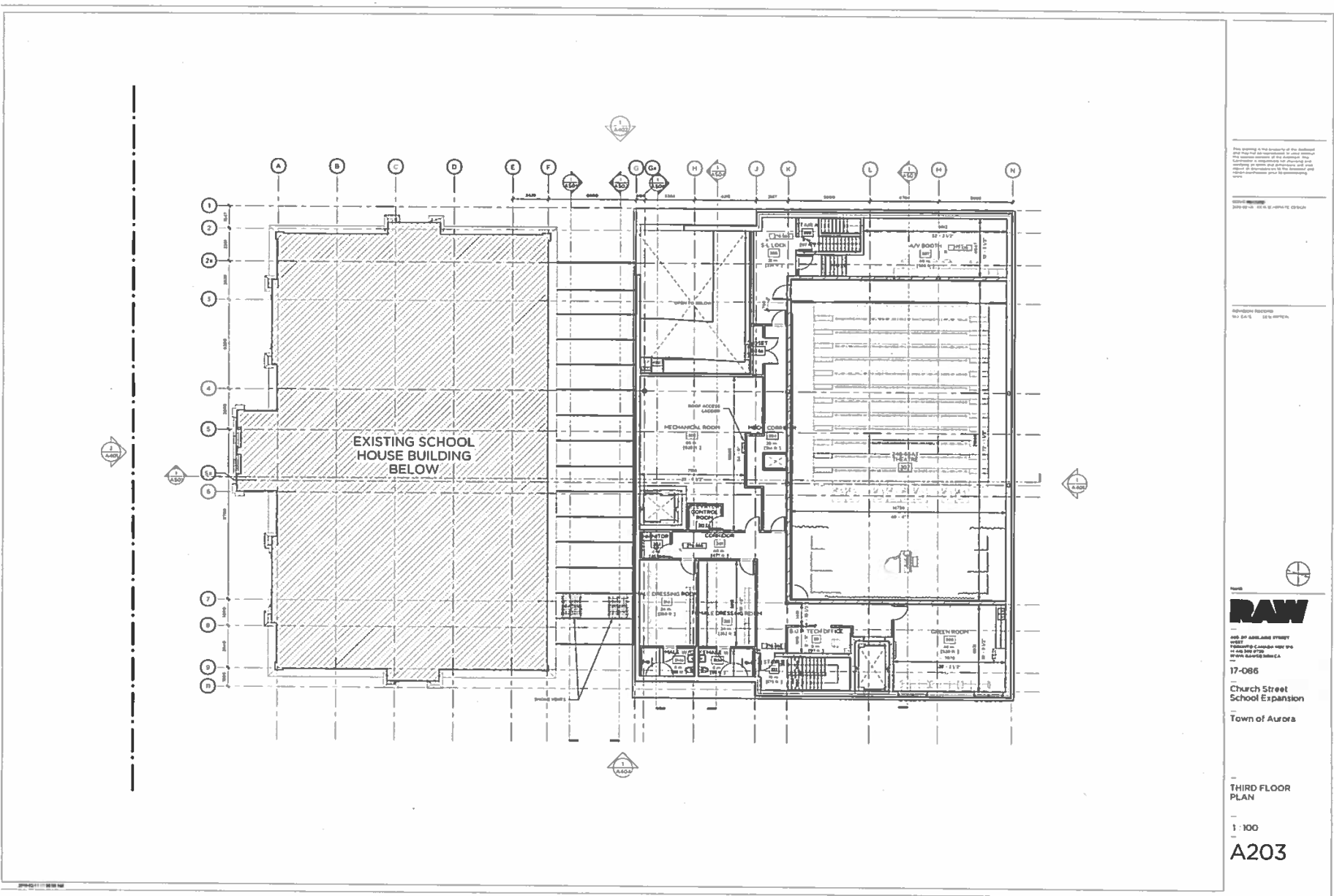
605 37 108-108 STREET  
 SUITE 100  
 AURORA, CO 80012-3725  
 WWW.RAWARCHITECTS.COM

17-086  
 Church Street  
 School Expansion  
 Town of Aurora

SCHOOL HOUSE  
 BASEMENT LEVEL  
 PLAN  
 1:100  
 A102







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DATE REVISION  
 2018-07-05 10:00 AM BY JAMES P. COLEMAN

ADDITION REVISION  
 2018-07-05 10:00 AM BY JAMES P. COLEMAN



**RAW**

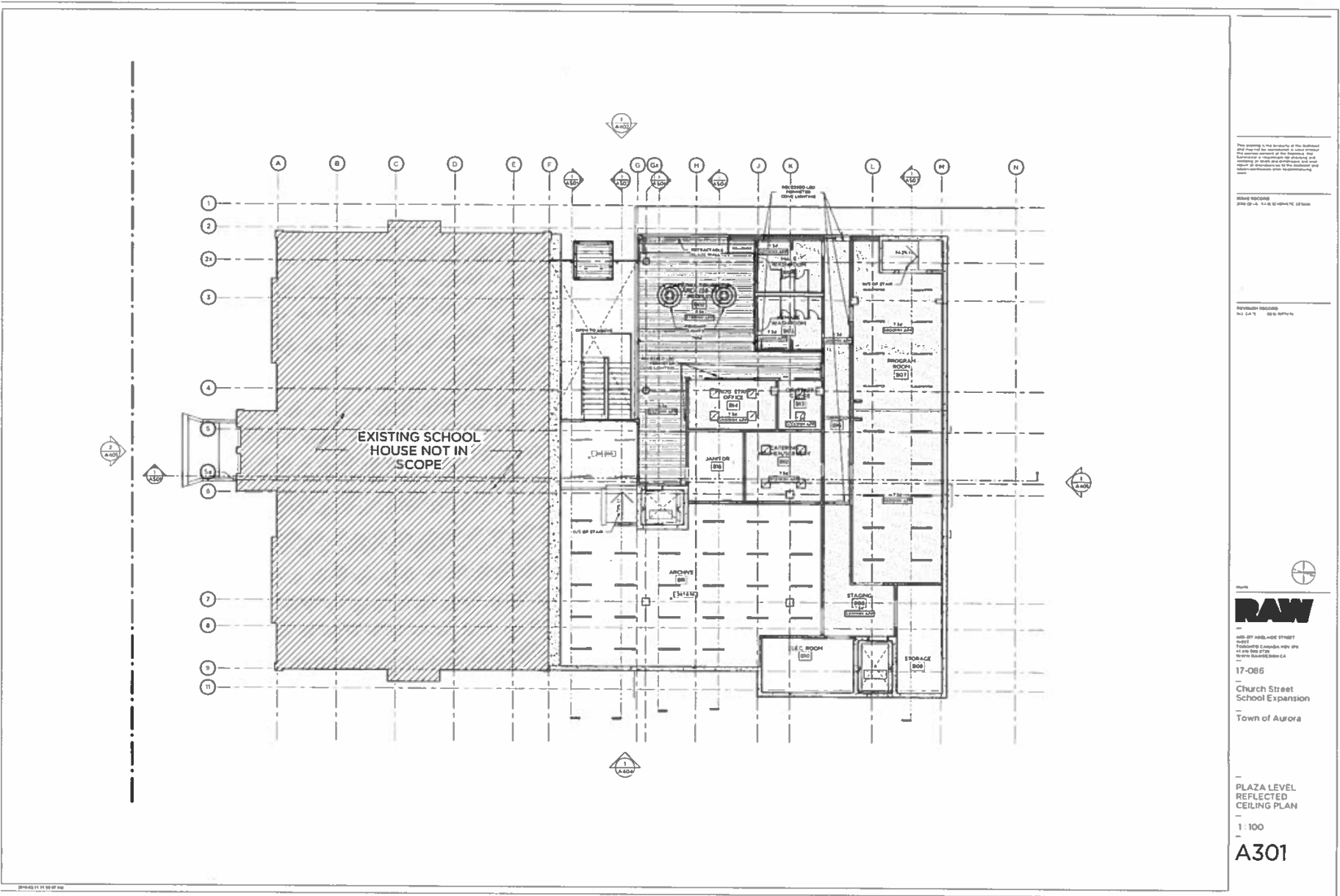
100% OF AVAILABLE FLOOR  
 100%  
 PROJECT NUMBER 17-086  
 100% 100% 100%  
 100% 100% 100%

17-086  
 Church Street  
 School Expansion  
 Town of Aurora

THIRD FLOOR PLAN  
 1 = 100  
 A203







The owner is the authority of the building and should be responsible for any structural or mechanical modifications to existing and proposed structural and mechanical systems and equipment in accordance with applicable codes and standards.

ISSUE RECORD  
 2018-03-14 11:45 02-00047-10 10 Issues

REVISION RECORD  
 01/14/18 0000000000



**RAW**

400 WEST WASHINGTON STREET  
 SUITE 200  
 TORONTO, ONTARIO M5V 1W7  
 416.593.8725  
 WWW.RAWARCHITECTS.COM

17-085  
 Church Street  
 School Expansion  
 Town of Aurora

PLAZA LEVEL  
 REFLECTED  
 CEILING PLAN  
 1 : 100  
**A301**

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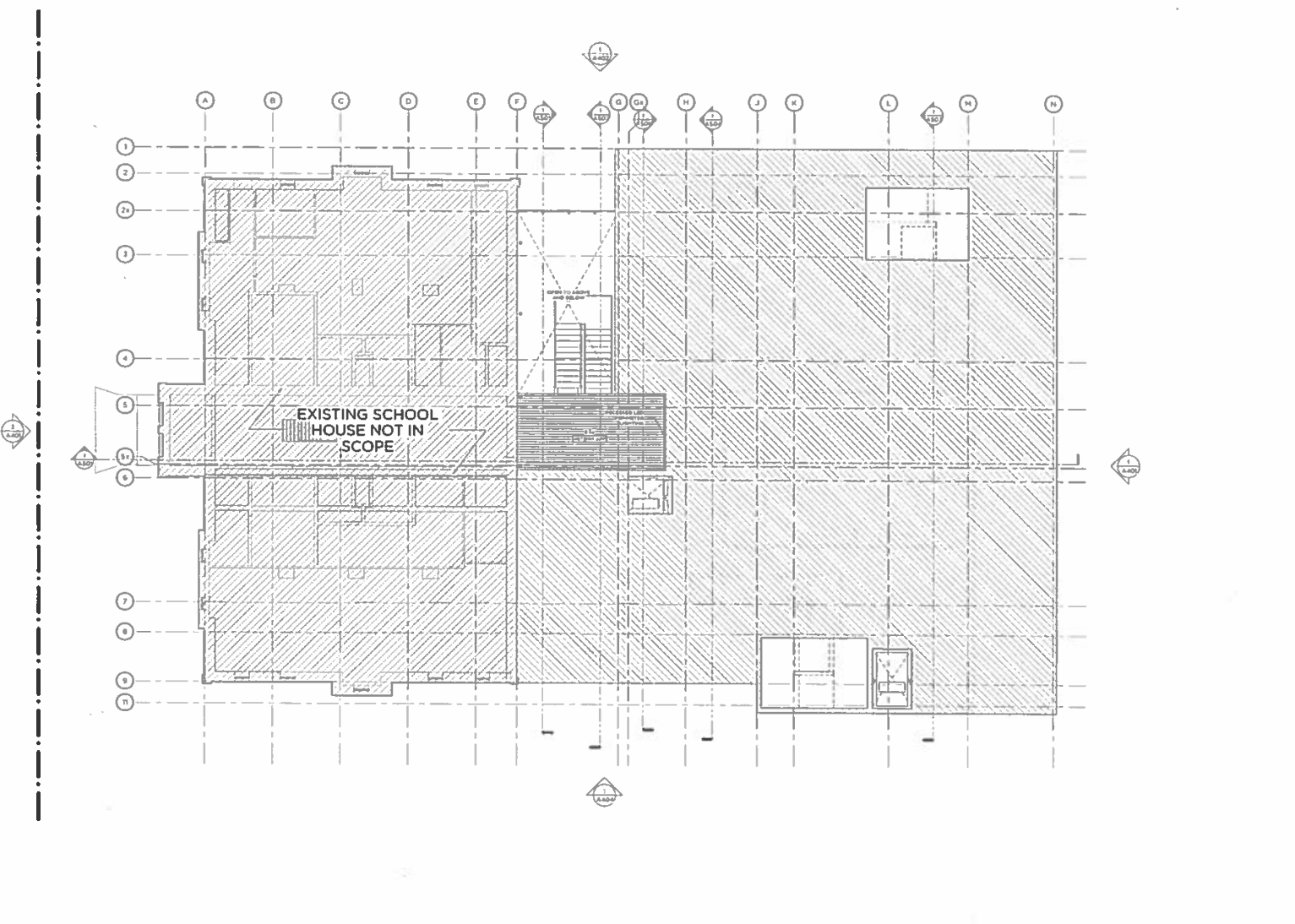
ISSUE RECORD  
 2019.03.05 Issue 01 - REVISED

REVISION RECORD  
 NO. DATE BY

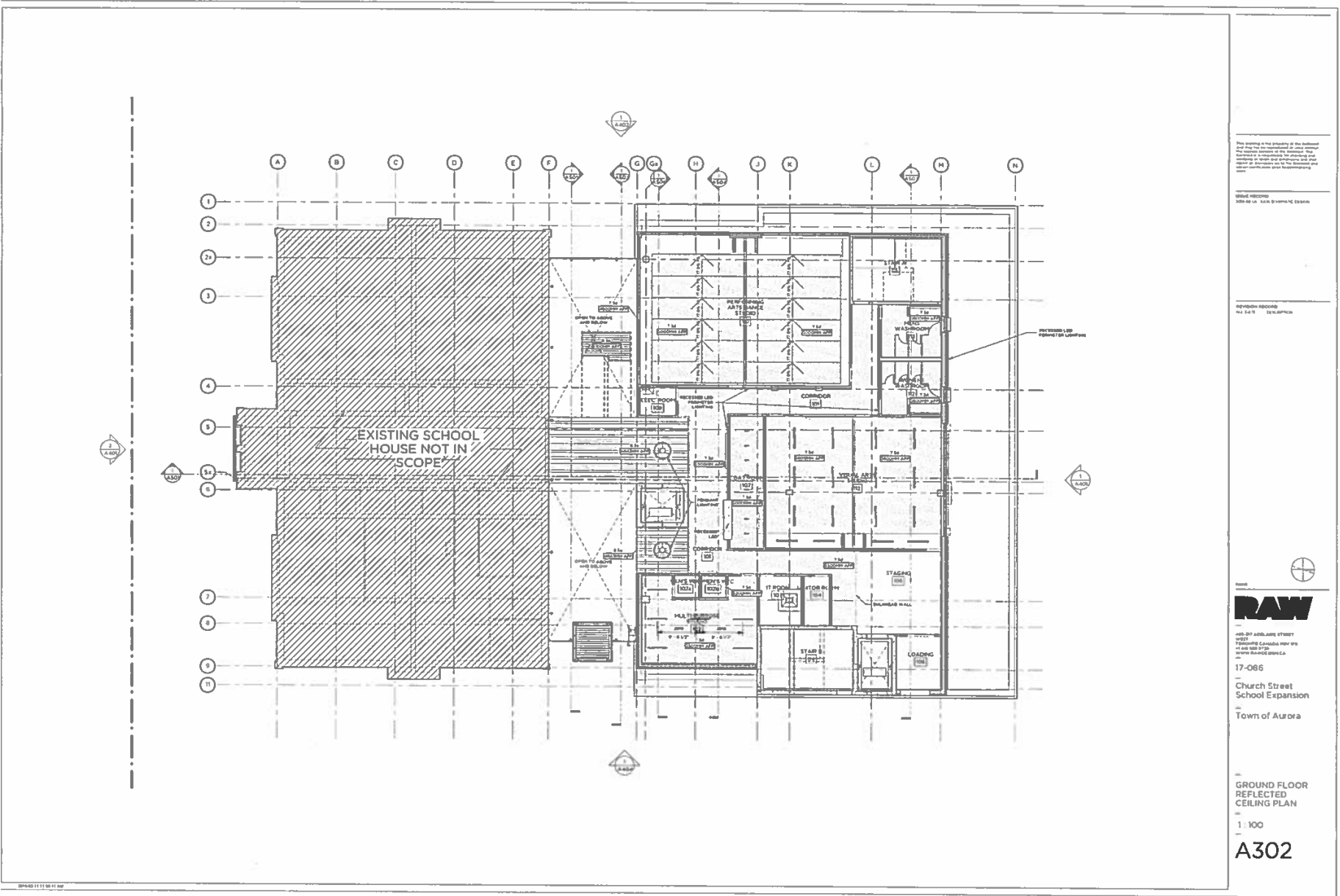
RAW

RAW  
 17-085  
 Church Street  
 School Expansion  
 Town of Aurora

SCHOOL HOUSE  
 BASEMENT  
 REFLECTED  
 CEILING PLAN  
 1/100  
 A301a







This drawing is the property of the Engineer and Engineer-in-Charge. It is to be used only for the project and for the purposes stated on the drawing. It is not to be used for any other purpose without the written consent of the Engineer-in-Charge.

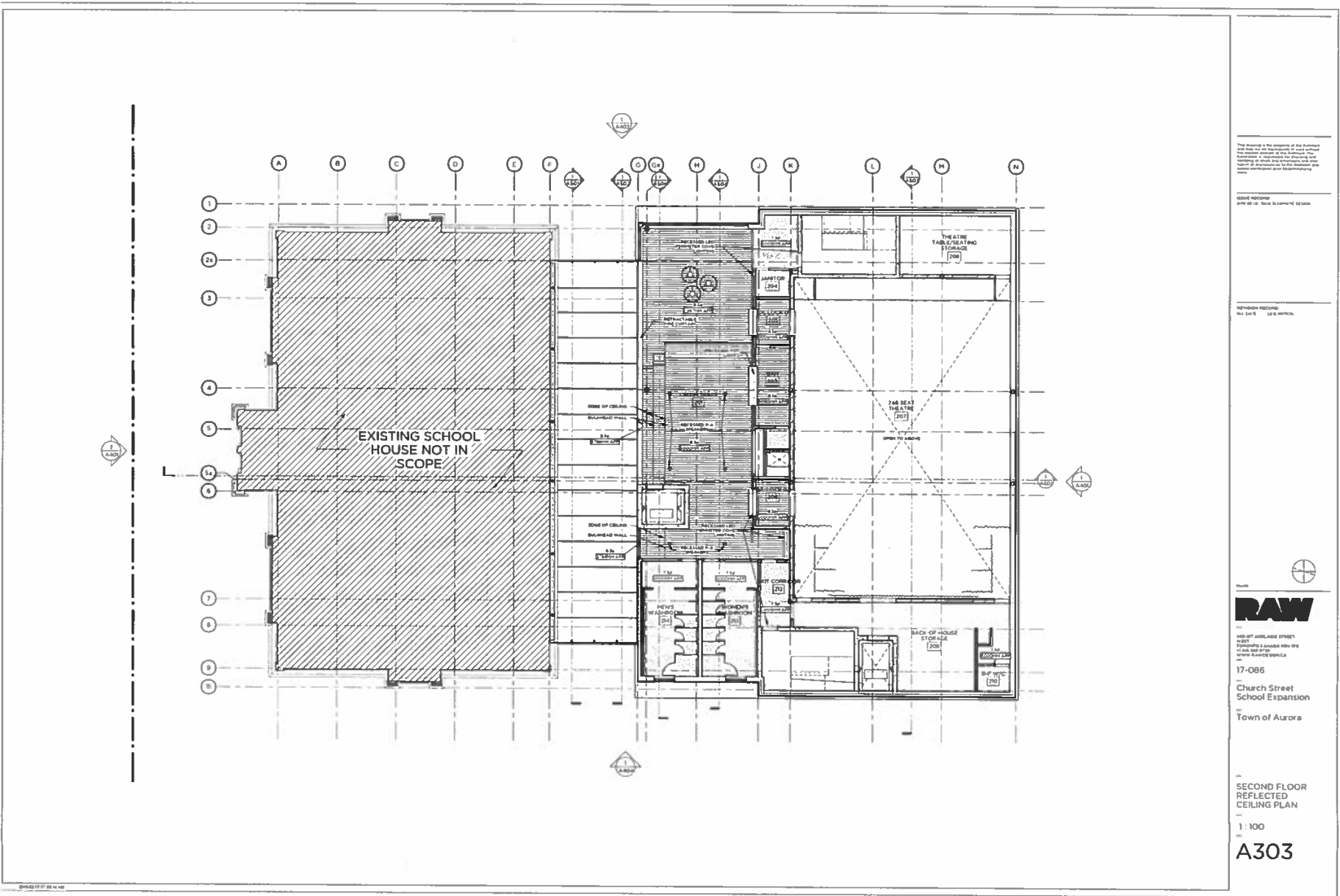
UNLESS INDICATED OTHERWISE, ALL DIMENSIONS ARE IN METERS.

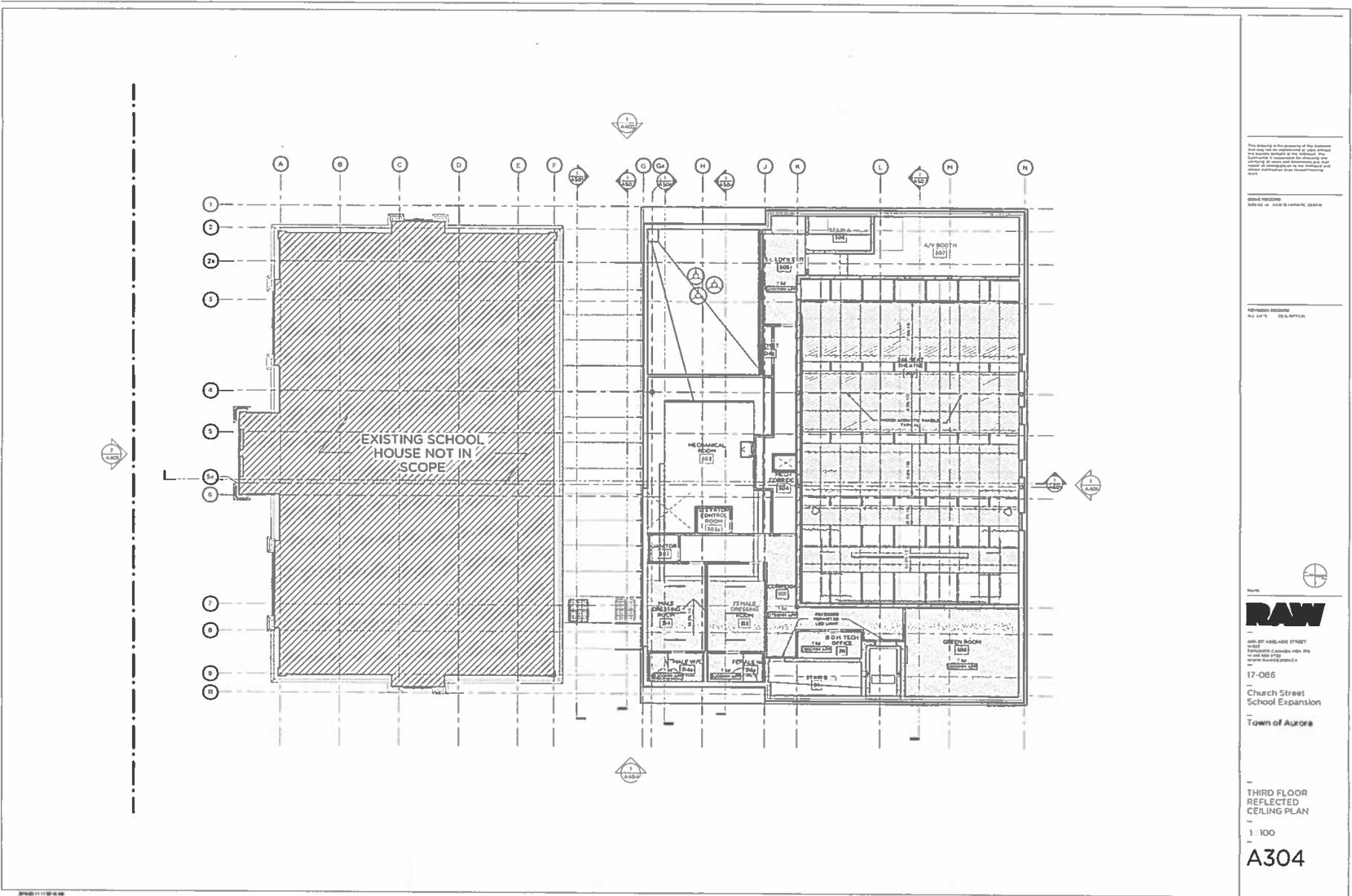
REVISIONS INDICATED BY DATE AND DESCRIPTION

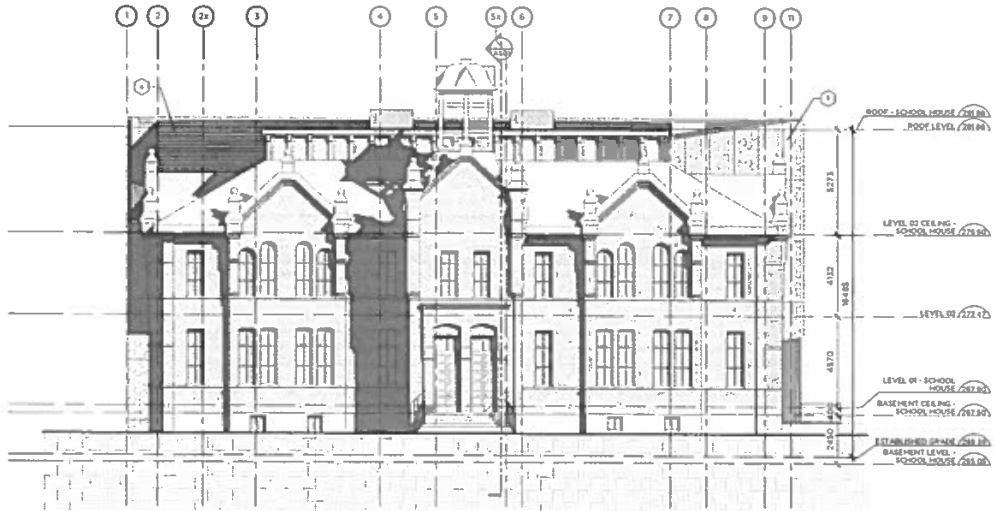


17-086  
 Church Street School Expansion  
 Town of Aurora

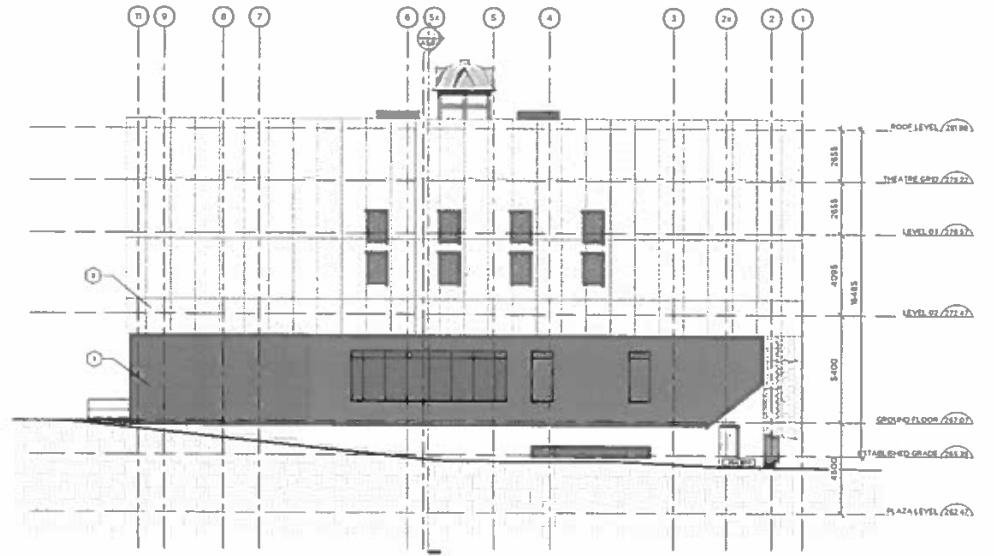
GROUND FLOOR  
 REFLECTED  
 CEILING PLAN  
 1:100  
 A302







2 SOUTH ELEVATION



1 NORTH ELEVATION

**MATERIALS LEGEND**

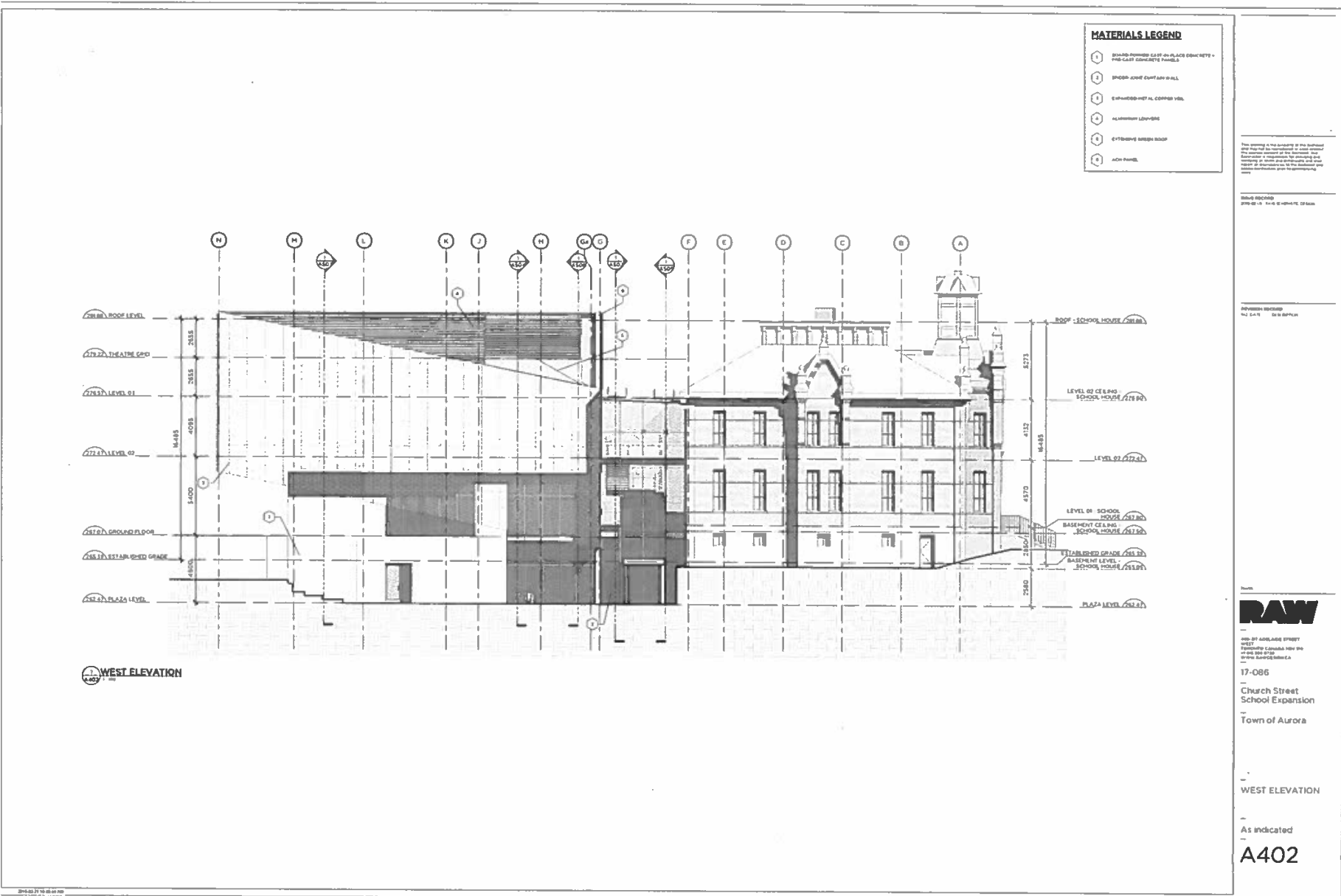
- 1 BRICK - RED BROWN CLAY ANTI-SLIP COEFFICIENT 0.75 PER C.A. OF CONCRETE PANELS
- 2 SPIDER - WHITE CURTAIN WALL
- 3 EMPANELLED METAL CORNER VES.
- 4 ALUMINUM LANTERNS
- 5 EXTENDED BRICK ROOF
- 6 GCM PANEL

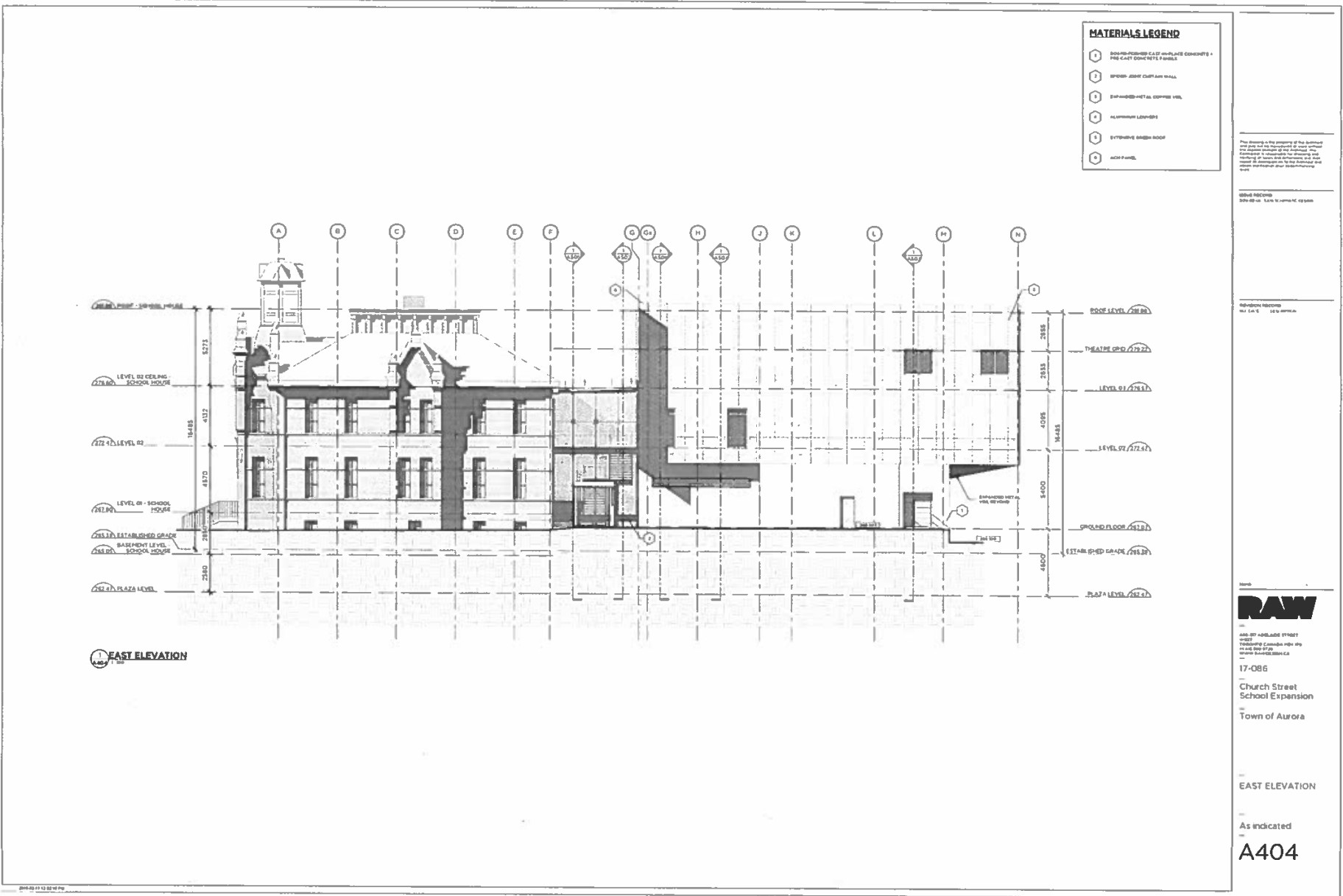
The owner, in the absence of the author, shall be responsible for obtaining the necessary approvals for reviewing the drawings and for the construction and installation of the proposed work.

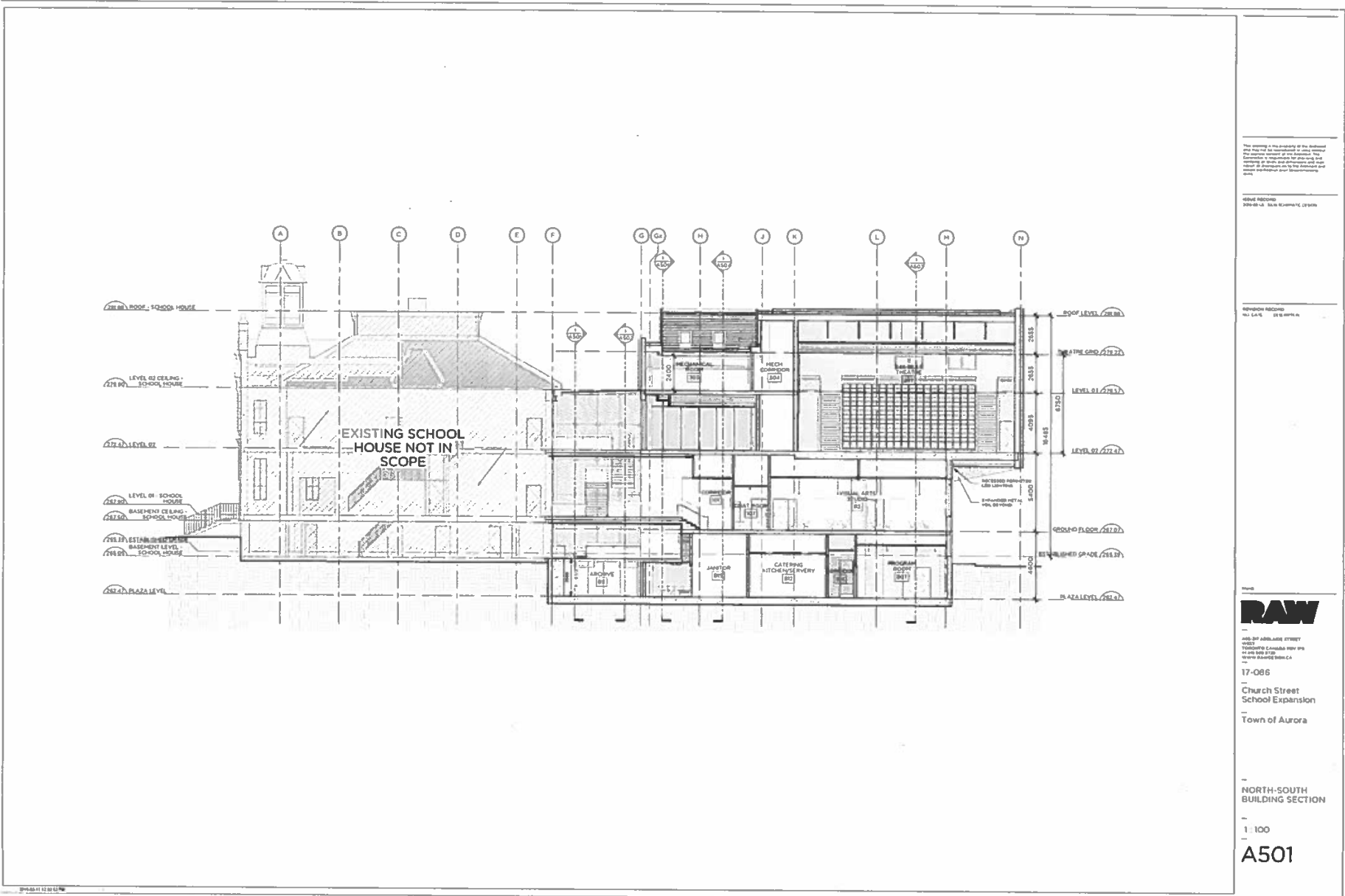
SCALE RECORD  
 1/8" = 1'-0" (1/4" = 3'-0")

REVISION RECORD  
 NO. DATE DESCRIPTION

RAW  
 ARCHITECTURE  
 17-066  
 Church Street  
 School Expansion  
 Town of Aurora  
 NORTH-SOUTH  
 ELEVATIONS  
 As indicated  
 A401







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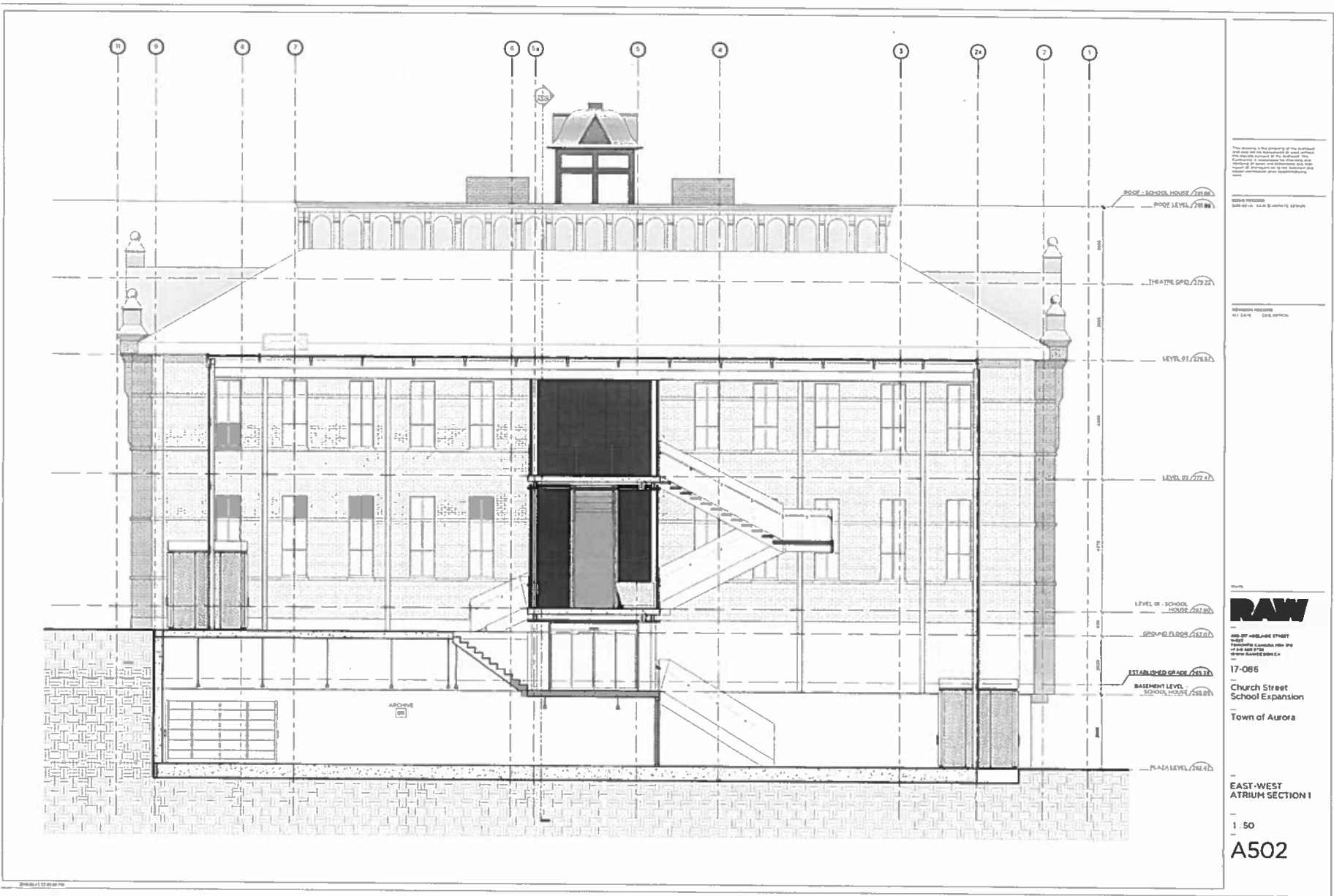
REVISED RECORD  
 2019-03-05: S.A. KAMRAT, CIVIL

REVISION RECORD  
 NO. DATE BY

RAW  
 445-87 HERRIDGE STREET  
 VANCOUVER CANADA V6V 1P6  
 TEL: 604 682 8722  
 WWW.RAWARCHITECTS.COM

17-085  
 Church Street  
 School Expansion  
 Town of Aurora

NORTH-SOUTH  
 BUILDING SECTION  
 1:100  
 A501



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DATE PREPARED  
 2018-02-04 A.A.M. & J.P.M.P. ARCH.

REVISIONS  
 NO 2/4/18 C.D.R. ARCH.

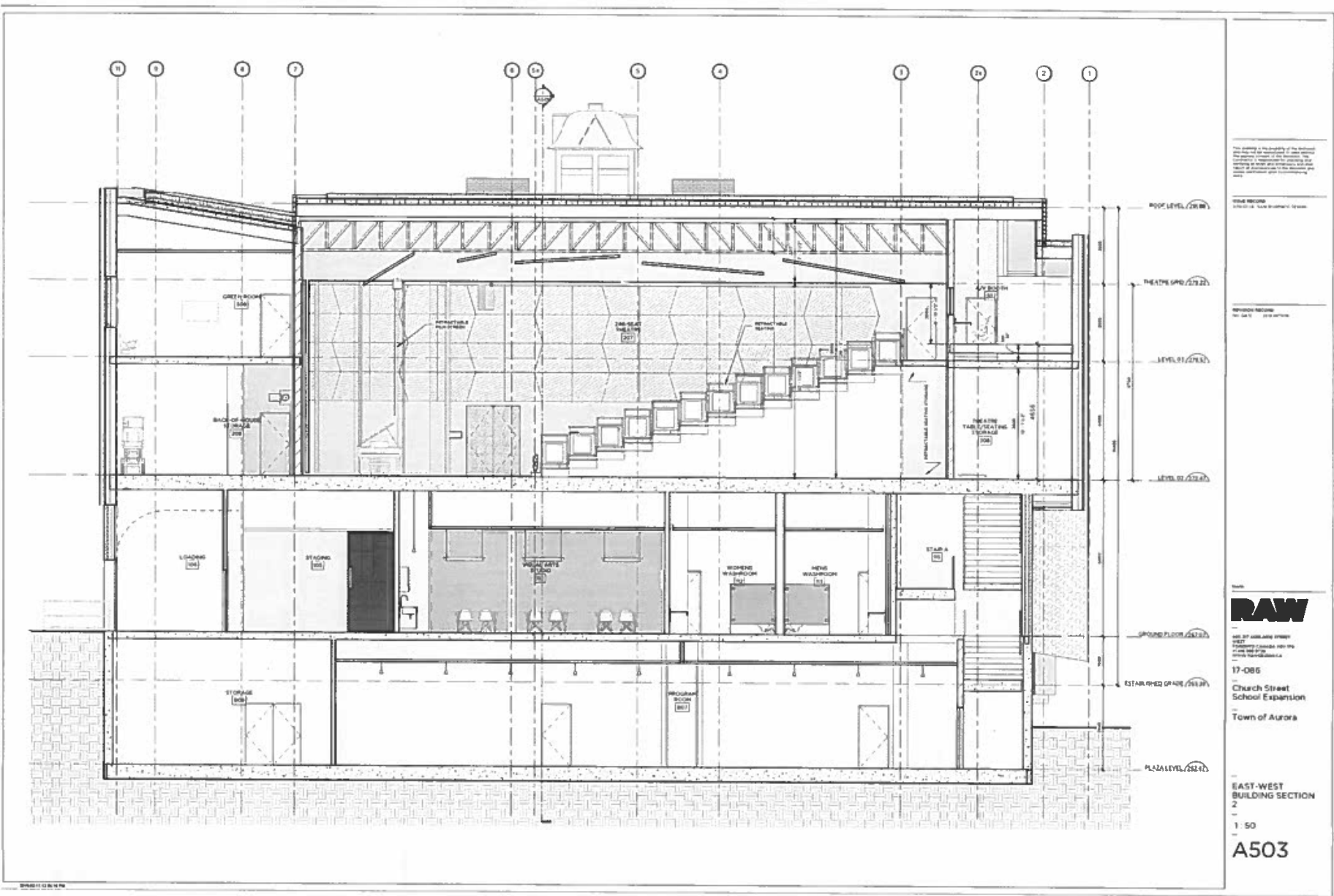
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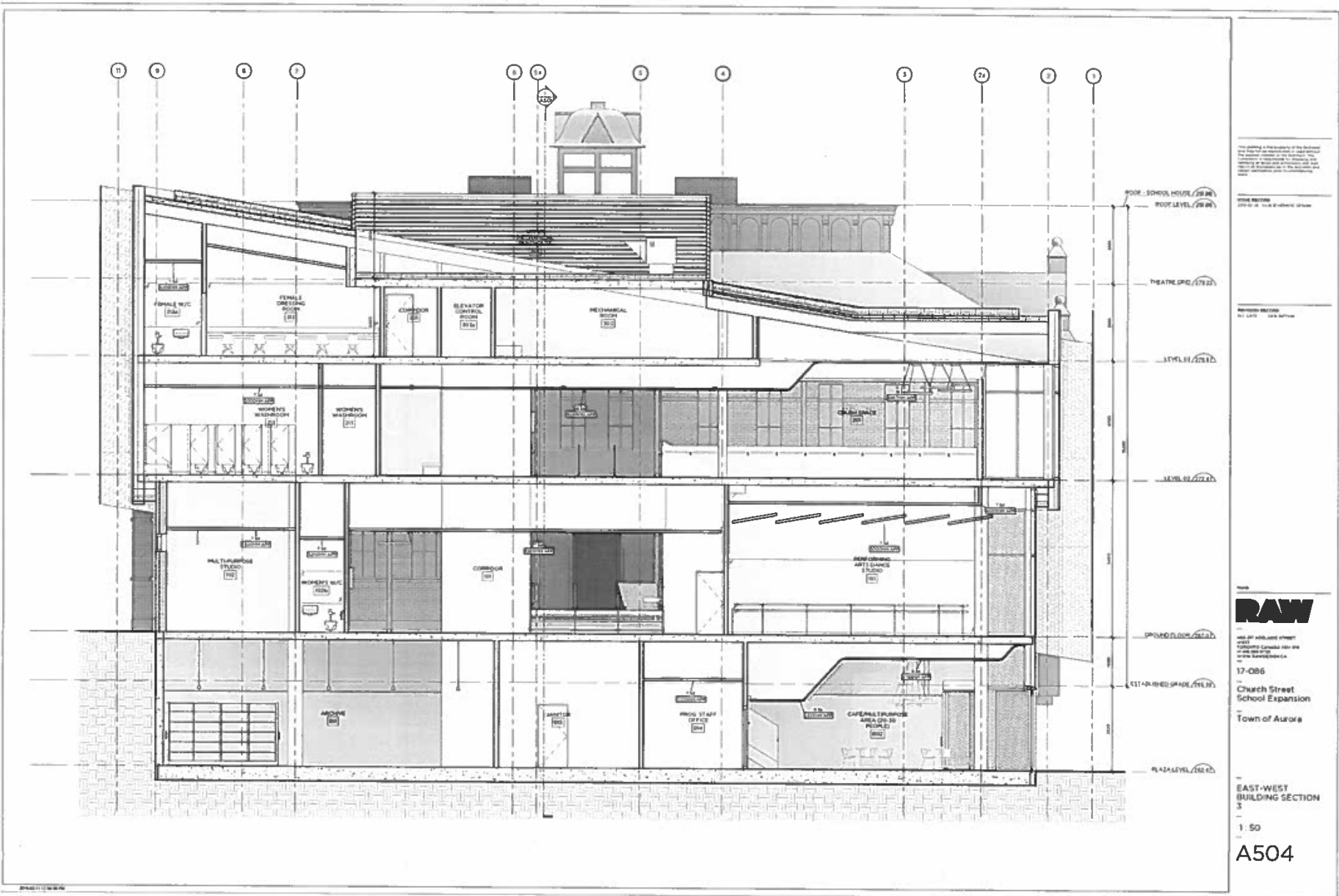
400 WEST HIGHLAND STREET  
 TORONTO, ONTARIO M5V 1P6  
 TEL: 416-593-9776  
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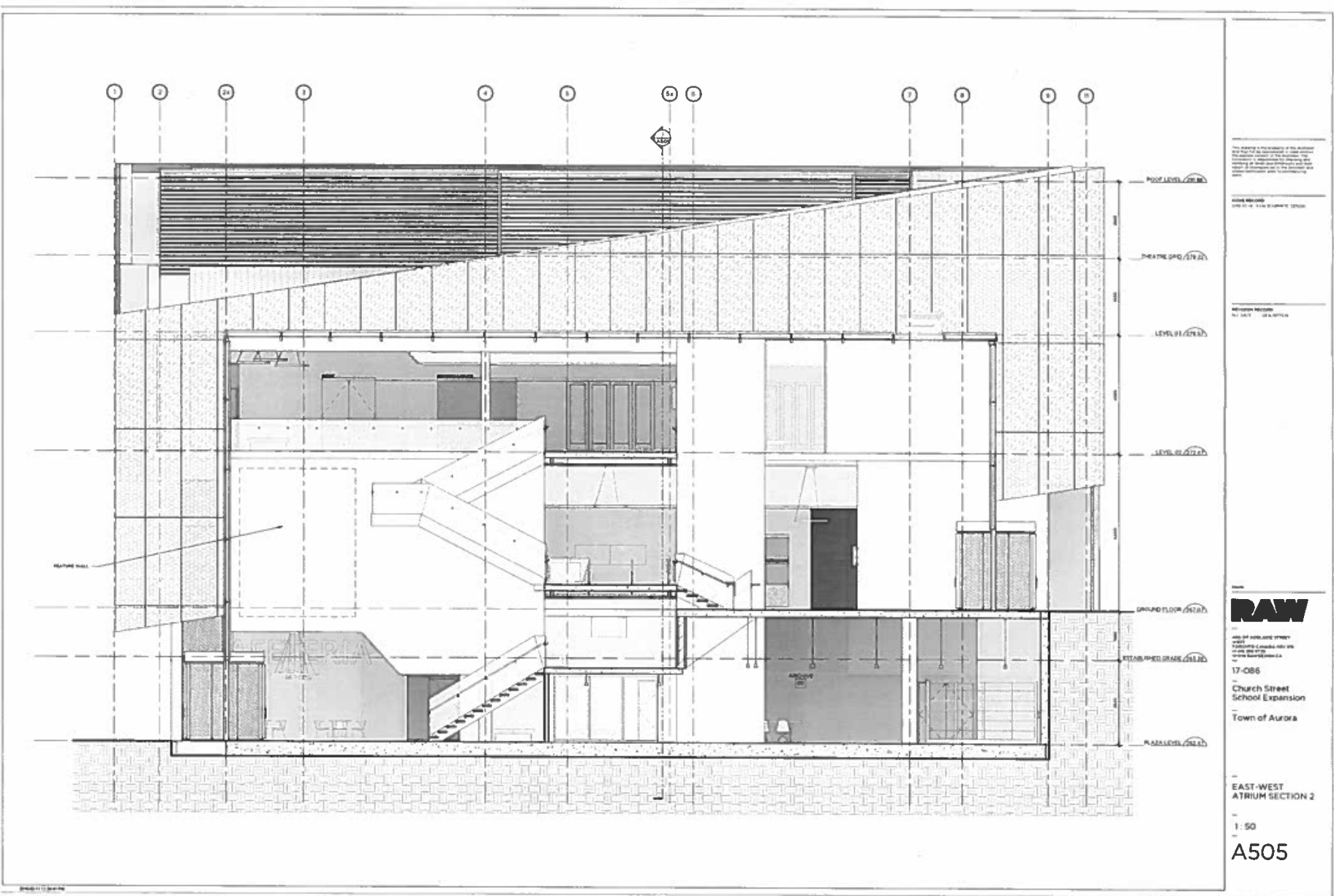
17-086  
 Church Street  
 School Expansion  
 Town of Aurora

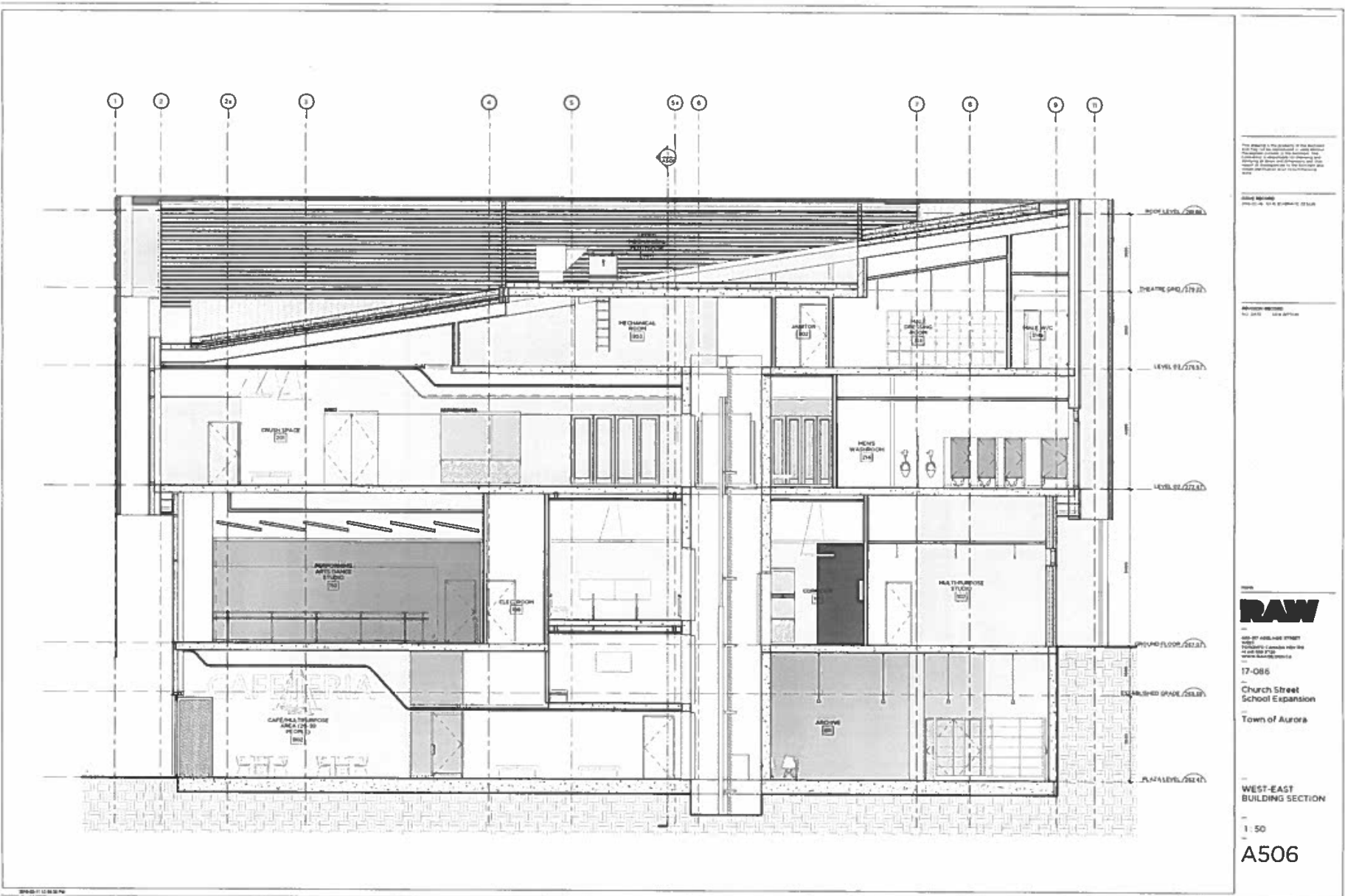
EAST-WEST  
 ATRIUM SECTION I  
 1/50  
 A502






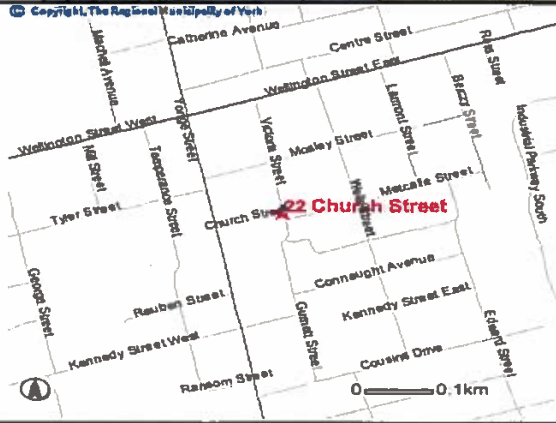






**ATTACHMENT 4**

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

<b>SITE</b>	<p>Address: 22 Church Street</p> <p>Former Address:</p> <p>Legal Description:                      PLAN: 68                      PART LOTS: 1-4</p>
<b>STATUS</b>	<p>Current Use: Non-profit, museum, recreation facility, cultural center</p> <p>Original use: Public school</p> <p>Heritage Status: CIHB, OHA 1980, OHF 1981, Listed &amp; designated Pt IV</p> <p>By-law No. &amp; Date: 2390-80</p> <p>Official Plan: Institutional</p> <p>Zoning: Institutional</p> <p>HCD:                      Plaques: Designation plaque (2008)</p>
<b>PHOTOGRAPH</b>	
<b>KEY MAP</b>	

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

**ARCHITECTURE**

**GENERAL INFORMATION:**

<b>Address:</b>	22 Church Street	<b>Builder:</b>	William Cane and Sons
<b>Construction Date:</b>	1886	<b>Architect:</b>	Thomas Kennedy
<b>Architectural Style:</b>	Civic Building Late Victorian Style	<b>Original Owner:</b>	
<b>Heritage Easement:</b>		<b>Historical Name:</b>	Church Street School

**GENERAL DESCRIPTION:**

<b>Floor Plan:</b>		<b>Storey:</b>	2
<b>Foundation Materials:</b>	Rough Stone		
<b>Exterior Wall Materials:</b>	Yellow Brick		
<b>Roof Type:</b>	Hip; 5 gables	<b>Windows:</b>	
<b>Entrance:</b>		<b>Bays:</b>	

**UNIQUE FEATURES:**

<b>Chimney (s):</b>		<b>Special Windows:</b>	
<b>Dormers:</b>		<b>Porch/Verandah:</b>	
<b>Roof Trim:</b>		<b>Door Trim:</b>	
<b>Window Trim:</b>		<b>Other:</b>	Metal decorative features

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

HISTORY

**Historical Society files include:**

The Church St. School was built 1885 to replace smaller brick school on the same site, is one of the earliest school in Aurora, and it gains strong historical value. Officially opened in Sep 1888 as elementary school and then became high school from 1888-1892.

**Town of Aurora files include:**

**PHOTOS:**

**HISTORICAL PHOTO**

Photo date: 1918



**INVENTORY PHOTO**

Photo date: 1990-95



The Aurora Inventory of Heritage Buildings was compiled by the Aurora Heritage Advisory Committee (LACAC) between 1976 and 1981. The completed inventory was adopted by Council and released in 1981. On September 26, 2006 Aurora Council at its meeting No. 06-25, has officially changed the name of the Aurora Inventory of Heritage Building to the "Aurora Register of Property of Cultural Heritage Value or Interest" and all property included in the Inventory were transferred to the Register.