



**Heritage
Advisory Committee
Meeting Agenda**

Monday, June 3, 2019

7 p.m.

**Holland Room
Aurora Town Hall**

Public Release
May 27, 2019



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

Date: Monday, June 3, 2019

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

1. Approval of the Agenda

Recommended:

That the agenda as circulated by Legislative Services be approved.

2. Declarations of Pecuniary Interest and General Nature Thereof

3. Receipt of the Minutes

Heritage Advisory Committee Meeting Minutes of April 1, 2019

Recommended:

That the Heritage Advisory Committee meeting minutes of April 1, 2019, be received for information.

4. Delegations

5. Matters for Consideration

**1. HAC19-005 – Request to Remove a Property from the Aurora Register of Properties of Cultural Heritage Value or Interest
84 Mosley Street East**

Recommended:

1. That Report No. HAC19-005 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 84 Mosley Street be removed from the Aurora Register of Properties of Cultural Heritage Value or Interest; and
 - (b) That prior to the issuance of a Building Permit, future building elevations be subject to review by Planning staff and/or the Design Review Panel to ensure the sympathetic design of any replacement building.

**2. HAC19-006 – Request to Remove a Property from the Aurora Register of Properties of Cultural Heritage Value or Interest
11 Irwin Avenue**

Recommended:

1. That Report No. HAC19-006 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 11 Irwin Avenue be removed from the Aurora Register of Properties of Cultural Heritage Value or Interest; and

- (b) That prior to the issuance of a Building Permit, future building elevations be subject to review by Planning staff and/or the Design Review Panel to ensure the sympathetic design of any replacement building.

6. Informational Items

3. Memorandum from Heritage Planner Re: Heritage Updates

Recommended:

- 1. That the memorandum regarding Heritage Updates be received for information.

7. Adjournment



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

Date:	Monday, April 1, 2019
Time and Location:	7 p.m., Holland Room, Aurora Town Hall
Committee Members:	Neil Asselin (Chair), Bob McRoberts (Vice Chair), John Green, Matthew Kinsella, Jeff Lanthier, Hoda Soliman, Councillor Sandra Humfryes, Mayor Tom Mrakas (ex-officio, departed at 7:10 p.m.)
Members Absent:	None
Other Attendees:	Adam Robb, Planner, and Ishita Soneji, Council/Committee Coordinator

The Committee Coordinator called the meeting to order at 7 p.m.

Appointment of Committee Chair and Vice Chair

The Committee Coordinator opened the floor to nominations for the Chair and Vice Chair of the Heritage Advisory Committee for the 2018-2022 Term.

Jeff Lanthier nominated Neil Asselin as Chair. There being no other nominations, Neil Asselin was appointed Chair of the Committee.

Councillor Humfryes nominated Bob McRoberts as Vice Chair. There being no other nominations, Bob McRoberts was appointed Vice Chair of the Committee.

Neil Asselin assumed the Chair at 7:07 p.m.

1. Approval of the Agenda

Moved by Bob McRoberts

Seconded by Matthew Kinsella

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That the agenda as circulated by Legislative Services be approved.

Carried

2. Declarations of Pecuniary Interest and General Nature Thereof

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

3. Receipt of the Minutes

Heritage Advisory Committee Meeting Minutes of March 5, 2019

Moved by Councillor Humfryes

Seconded by John Green

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

Carried

4. Delegations

None

5. Matters for Consideration

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

Staff introduced Mr. Wayne Morgan, Heritage Planner, representing the owners of 97 Wellington Street East, who presented an overview of the Cultural Heritage Assessment that he conducted on the subject property based on the history of the site, and provided details of the site examination, and comparisons with the Provincial and Aurora heritage criteria. He mentioned that the property is not part of the historic streetscape and requested that the property be removed from the register.

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**Moved by Councillor Humfryes
Seconded by Bob McRoberts**

That the presentation be received for information.

Carried

The Committee and staff discussed about the possibilities of incorporating the existing building into the proposed designs, and staff noted that salvaging the north stained glass window and woodwork from the main interior staircase would be required as per the recommendation, and that any future alterations would be subject to the Design Review Panel approval and review.

**Moved by Councillor Humfryes
Seconded by Matthew Kinsella**

1. That Report No. HAC19-001 be received; and
2. That the comments from the Heritage Advisory Committee regarding the following recommendations be incorporated into a report to General Committee:
 - (a) That the property located at 97 Wellington Street East be removed from the Aurora Register of Properties of Cultural Heritage Value or Interest;
 - (b) That in the event of a demolition application, the north elevation stained glass window and all woodwork from the main interior staircase from the ground to the upper floors be salvaged in accordance with the Town of Aurora's Architectural Salvage Program Guide and re-used in any potential development on site; and
 - (c) That prior to the issuance of a Building Permit, future building elevations be subject to Planning Staff approval or review by the Design Review Panel to ensure that the design of any replacement building is done sympathetically.

Carried

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

Staff provided a brief overview of the report and background, noting that a Heritage Working Group Evaluation has been added and that an additional staff recommendation has been added to ensure retention of any landscape sightlines present on the site.

The Committee discussed and inquired about the implications of any unwarranted demolition and the options for storing and future use of salvaged fieldstones, and the means of retaining the equestrian history through the future designs.

**Moved by Matthew Kinsella
Seconded by Jeff Lanthier**

1. That Report No. HAC19-003 be received; and
2. That the comments from the Heritage Advisory Committee regarding the following recommendations be incorporated into a report to General Committee:
 - (a) That the property located at 1625-1675 St. John’s Sideroad be removed from the Aurora Register of Properties of Cultural Heritage Value or Interest;
 - (b) That as a condition of a future Draft Plan of Subdivision approval for the proposed Business Park, the owner, at their expense, be required to name future streets and erect a heritage plaque commemorating the equestrian history of the property to the satisfaction of the Town; and
 - (c) That as a condition of a future Draft Plan of Subdivision approval for the proposed Business Park, the owner, at their expense, prepare a Views Study to evaluate the potential for retaining any landscape sightlines present on the site; **and**

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- (d) **That as a condition of a future Draft Plan of Subdivision, the owner contribute to the Heritage Reserve Fund at an amount to be determined by staff; and**
- (e) **That the owner store the salvaged fieldstones of the barn foundation for future use in the Town or within the proposed development.**

Carried as amended

6. Informational Items

Staff provided the following updates to the Committee:

- The designation appeal period for 50-100 Bloomington Road West (De La Salle College) passed without any appeals, and a designation by-law is forthcoming.
- The heritage designation by-law for 124 Wellington Street East was passed by Council on March 26, 2019.
- The designation for various properties on Yonge Street has been appealed, and a pre-hearing settlement is forthcoming.
- The heritage designation of 136 Wellington Street East has been appealed, and staff will be following through the appeal process.
- The recruitment of members to the Design Review Panel (DRP) is currently underway.

7. Adjournment

**Moved by John Green
Seconded by Hoda Soliman**

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

Carried



Town of Aurora

Heritage Advisory Committee Report No. HAC19-005

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

Prepared by: Adam Robb, Planner

Department: Planning and Development Services

Date: June 3, 2019

Recommendation

- 1. That Report No. HAC19-005 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 84 Mosley Street be removed from the Aurora Register of Properties of Cultural Heritage Value or Interest;**
 - b) That prior to the issuance of a Building Permit, future building elevations be subject to review by Planning Staff and/or the Design Review Panel to ensure the sympathetic design of any replacement building.**

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 84 Mosley Street from the Aurora Register of Properties of Cultural Heritage Value or Interest.

- The house on the property was constructed circa 1874 and can be described as a 1-storey Ontario Worker's Cottage clad in stucco.
- A Cultural Heritage Assessment and Heritage Working Group Evaluation of the property were undertaken and it was determined that the property does not have sufficient heritage value to warrant designation.
- The owner has submitted a conceptual site plan to replace the existing building with a 2-storey, Georgian-style single detached dwelling, which would be subject

to site plan control because the property is located within the Town Park Stable Neighbourhood.

Background

The owner of the property located at 84 Mosley Street 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 21, 2019.

Location

The subject property is located on the north side of Mosley Street, east of Wells Street and west of Lamont Street (See Attachment 1). It is across the road from the Armoury and is considered part of the Town Park Stable Neighbourhood. The property is listed and non-designated on the Aurora Register of Properties of Cultural Heritage Value or Interest.

Analysis

History of the Property

The construction date of the house at 84 Mosley Street can be readily established. In 1873, the builder, William Atkinson, purchased the property. In late 1874 Mr. Atkinson sold the land to Elizabeth Wheeler for \$500, which was several times what he had paid for it and enough to include a modest cottage. Based on the assessment rolls, by 1877, Mrs. Wheeler had a tenant. Therefore, the house was most likely built around 1874.

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-storey frame structure clad in stucco. It has a hipped roof and a small porch extending from the front façade. It is designed as a vernacular interpretation of a Regency Cottage, best exemplified as an Ontario Worker's Cottage. It has been altered, although the basic form, massing, fenestration and roof shape of the structure remain intact.

Based on the assessments performed, the property at 84 Mosley Street 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 William Atkinson and occupied only briefly by descendants of the Davis family; and has only marginal contextual value, being a non-significant site within the context of the community. Overall, the property does not contribute to or enhance the heritage character of the area.

The Heritage Evaluation Working Group also performed an objective evaluation of the subject property on May 3, 2019 (See Attachment 5). The Evaluation Criteria for assessing the cultural heritage value of buildings was developed by the Town in consultation with its Municipal Heritage Committee. As per Section 13.3 e) of the Official Plan, priority will be given to designating all Group 1 heritage resources. The Evaluation found the subject property to score Group 3, with an overall rating of 41.2/100.

Neighbourhood Context

The subject property is located directly across from the Armoury and Town Park. Being located in this historically prominent area of the Town, the subject property does possess some historical value, but due to significant alteration and general neglect, cannot be considered a valued component of the neighbourhood streetscape.

Proposal

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, Georgian-style single detached residential 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 Mosley Street. Final elevations will be subject to review by Planning Staff and/or the Design Review Panel as well as approval under the Stable Neighbourhoods Site Plan Control By-law (#6106-18) to ensure the sympathetic design of the property and compatibility with the local area.

Legal Considerations

According to Section 27 of the Ontario Heritage Act (the "Act"), a municipal register of cultural heritage value or interest may include properties that have not been designated under the Act, but that Council believes to be of cultural heritage value or interest.

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Before deciding to remove a property from the list, Council shall consult with the Heritage Advisory Committee.

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

At the time of writing this report, a demolition permit has not been submitted to the Town.

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

None.

Conclusions

A Cultural Heritage Assessment and Heritage Working Group Evaluation were conducted on the subject property, determining that it does not have sufficient cultural heritage value to warrant designation under the *Ontario Heritage Act*. The Owner is seeking to eventually demolish the existing property to build a new, Georgian-style single detached residential property. The final elevations of any replacement building will be subject to review by the Design Review Panel as well as approval under the Stable Neighbourhoods Site Plan Control By-law (#6106-18) to ensure the sympathetic

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redevelopment of the site.

It is recommended that 84 Mosley Street be removed from the Register of Properties of Cultural Heritage Value or Interest.

Attachments

- Attachment 1 – Location Plan
- Attachment 2 – Cultural Heritage Assessment/Report
- Attachment 3 – Conceptual Site Plan for Single Detached Residential Property
- Attachment 4 – Heritage Inventory Information Sheet
- Attachment 5 – Heritage Evaluation Working Group Scoresheet

Previous Reports

None.

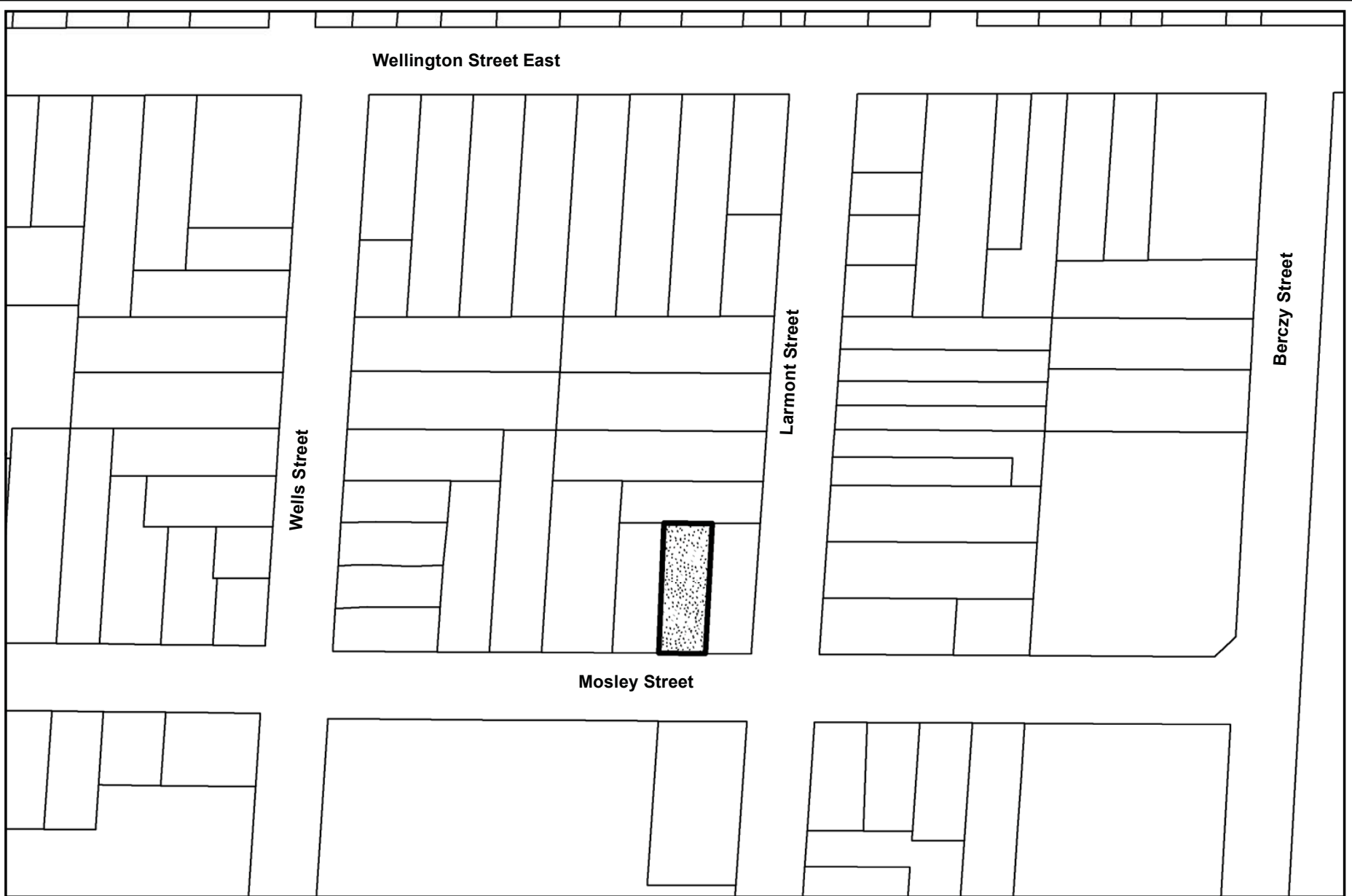
Pre-submission Review

Agenda Management Team meeting review on May 16, 2019

Departmental Approval



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

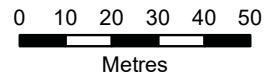


LOCATION PLAN

HAC19-005
84 MOSLEY STREET



SUBJECT LANDS



Attachment #2

Cultural Heritage Property Report and Assessment

**84 Mosley Street, Aurora
c. 1874**



May 2019

PROPERTY STATUS SHEET

Street Address: 84 Mosley Street
Roll Number: 1946000040394000000
Short Legal Description: PLAN 68 PART LOTS 19, 20
Names of Owners: Farid Ameryoun
Owners Mailing Address: 84 Mosley Street, Aurora, Ontario, L4G 1H1
Structure Type: Ontario Worker's Cottage, framing: wood or steel studs in bearing wall
Original Use: Residential
Construction Date: 1874
Present Use: Residential
Heritage Status: Listed, Non-designated
Report Completed by: Adam Robb, Town Heritage Planner
Michelle Johnson, Town Curator
Jacqueline Stuart
Comments: No Heritage Plaque ever issued
Owner requesting removal from Heritage Register as a 'Listed' property
Zoned R7 Special Mixed Density Residential
Property subject to Stable Neighbourhoods Site Plan Control (By-law 6106-18) requiring Planning Staff review for any new build, detached garage or addition over 50 square metres
Any new construction on-site would also be subject to review by the Town of Aurora Design Review Panel

HISTORICAL BACKGROUND

The house presently standing at number 84 Mosley Street is likely to have been erected during the 1873 or 1874 construction season.

From the land ownership records (see attached notes) we know that the land, already part of plan of subdivision number 68, was sold to builder/developer William Atkinson in 1873.¹

Almost as soon as he had purchased some seventeen lots, including this one, in this neighbourhood in 1873, William Atkinson began advertising in the local paper that he had already built some houses in this “very pleasant part of town” and would “build to suit” on those of his lots which were still vacant.² Mr. Atkinson was a former carriage builder who, after a visit to San Francisco, changed to house-building and particularly favoured the variations of the “painted ladies” style he had seen in California. The outstanding example of his work is “The Carpenter’s House” at 69 Wellington Street East.



84 Mosley Street in September 2014.
Google Street View.

It has not been possible to determine with certainty the construction date of the future number 84 Mosley because of missing primary documents, especially assessment records. It is known that in late 1874 Mr. Atkinson sold the land to Mrs. Elizabeth Wheeler for \$500: a trifling sum in today’s terms, but several times what he had paid for it and enough to include a modest cottage. From the assessment rolls we know that by at least 1877 (several rolls are missing) Mrs. Wheeler had a tenant.³

¹ All information in these notes about the ownership of the land on which 84 Mosley stands has been taken from the abstract indexes for lots 19 and 20, north side of Mosley, in Plan 68, and, for most transactions, the full legal instruments themselves. The abstract indexes are available online at OnLand.ca and at Land Registry Office 065 in Aurora, and the deeds and other instruments may also be seen at the Land Registry Office.

² The advertisement was dated 22 May 1873 and ran for at least two years: see, for example, *Aurora Banner*, 12 February 1875.

³ The assessment information in these notes has been taken from the microfilmed rolls available at the Aurora Museum & Archives. There are many gaps in the early years. See attached notes.

The property was sold to John Allen of Newmarket in 1878. The only cash payment recorded for the purchase was in the amount of one dollar, but the deed noted that “other things” had been taken into account. Possibly it was a family transaction, although no connection has been found between Mr. Allen and Mrs. Wheeler. Perhaps other properties were involved. The assessment rolls do not survive to confirm it, but it is probable that during Mr. Allen’s tenure the house continued to be occupied by tenants, since he was a prosperous gentleman living in the town to the north.

The house changed hands again in 1881, the purchaser being a young carpenter, David Boynton. The value of the property, for taxation purposes, increased somewhat during his ownership: perhaps he used his woodworking skills to improve the dwelling – the extension at the rear could date from that period.

Mr. Boynton moved to West Toronto Junction but rented out his Aurora property before selling to a fellow carpenter, Albert Cummer, in 1891. Within days the house was sold again, the new purchaser being Lydia Davis, widow of George L. Davis. She was, perhaps not entirely coincidentally, a sister of the John Allen of Newmarket who had owned the property from February of 1878 until October of 1881.⁴ Mrs. Davis herself lived at the north-west corner of Mosley and Larmont, next to the house which is the subject of these notes.

The Davises were among the oldest families in Aurora. Mrs. Davis’s late husband, George Davis (1809–1871) was a son of a Samuel Davis who had purchased a Yonge Street lot north of Wellington in 1807.⁵ Although Mrs. Davis died in 1893,⁶ the Mosley Street house would remain in the ownership of this family until 1919.

Lydia Davis’s grandson, George James Davis – great-grandson of that original Samuel Davis – acquired the property in 1898. He mortgaged it in 1906 and after his death in 1919⁷ his widow, Elizabeth, sold the house to the mortgagee, James Crockart. George and Elizabeth Davis had themselves moved to Bradford.

The new owner, Mr. Crockart, was a livestock dealer by trade. He did not live in the Mosley Street house during his almost thirty-year ownership of the property. One of his tenants, however, had a particularly long tenure. Fred Street and his wife, Elizabeth, occupied the house from at least 1925 until Mr. Street’s death in 1940, and Mrs. Street appears to have stayed on there until at least 1945. Mr. Street, born in England, came to Aurora after service in the first world war and worked at the Collis tannery on Tyler Street, where he was a foreman at the time of his death.⁸

⁴ *Newmarket Era*, 17 April 1891, page 3, “Death of John Allen, Esq.”

⁵ Samuel Davis purchased lot 82, concession one east of Yonge Street in 1807. See instrument 1054, Ontario Land Registry Office, Aurora.

⁶ See Find A Grave at www.findagrave.com for photograph of grave marker at Newmarket Cemetery. Her husband, George L. Davis, was buried in the Quaker burial ground at Newmarket.

⁷ *Aurora Banner*, 4 April 1919: death of George Davis.

⁸ *Newmarket Era*, 21 March 1940, page 5, “Collis foreman dies at forty-six.”

James Crockart sold number 84 Mosley in 1949 to the couple who were then his tenants, Alex and Iola McLean. Mr. McLean was a shoemaker at the time, quite probably working for the Sisman Shoe company in town. He died in 1974, and Mrs. McLean in 1990.⁹ After the death of Iola McLean the property was transferred to their children, Karl McLean and Anita McLean, and that transfer marks the end of the coverage of these notes.

HISTORICAL EVALUATION:

The property is considered to have limited historical value because it does not represent a direct association with a significant theme, event, belief or person. The subject property does not have the potential to yield significant information that contributes to an understanding of Aurora's community or culture, and has marginal historical association being constructed by William Atkinson, a local Aurora builder who crafted other worker's housing in the area. The association with descendants of the Davis family is only marginally significant in terms of heritage value. Finer examples of Mr. Atkinson's work exists in Aurora and is designated – 69 Wellington Street East.

ARCHITECTURAL EVALUATION

84 Mosley Street is a square, hipped roof building clad in stucco. It can be classified as an early Ontario Worker Cottage, although the architectural integrity of the property is severely diminished due to unsympathetic alterations and general neglect.

The property is not considered a rare, unique or early example of a style or architectural expression and does not display a high degree of craftsmanship or artistic merit. It is not a unique or fine example of a Worker Cottage within the Aurora context.

CONTEXTUAL EVALUATION:

Despite being located within the Old Aurora Town Park area, 84 Mosley Street is not considered to be a landmark or critical component of the community context. The design compatibility of the existing structure has been compromised due to alterations and neglect, so that the property is not considered to enhance the public realm and heritage character of the area.

⁹ Dates for deaths of Alex and Iola McLean given in instrument 561420, registered February 1, 1991. Ontario Land Registry Office, Aurora.

84 Mosley Street, Aurora: Plan 68, part lots 19 and 20, north side Mosley

Notes from land ownership records (1873–1991)

instrument number	instrument type	instrument date	registration date	grantor	grantee	consideration \$	notes
401	Bargain & Sale	5 Mar 1873	12 Nov 1873	John Mosley	William Atkinson	1,200.00	lots 19 & 20, N side Mosley, and 15 other ¼-acre lots
570	B&S	6 Nov 1874	27 Nov 1874	William Atkinson	Elizabeth Wheeler, wife of Ephraim Wheeler	500.00	part lots 19 & 20, N side Mosley [see end of notes for description]
927	B&S	6 Feb 1878	12 Feb 1878	Elizabeth Wheeler & Ephraim Wheeler	John Allen	1.00 “amongst other things”	as above
1295	B&S	8 Oct 1881	10 Oct 1881	John Allen	David M. Boynton	350.00	as above
2492	B&S	7 Dec 1891	15 Dec 1891	David M. Boynton	Albert E. Cummer	125.00 & interest & assumption of mortgage	as above
2496	B&S	19 Dec 1891	23 Dec 1891	Albert Cummer	Lydia A. Davis	135.00 & assumption of mortgage	as above
2927	Deed	11 Jul 1898	2 Aug 1898	William H. Conover & executors of Lydia A. Davis	George J. Davis	40.00	as above
3513	Mortgage	17 Apr 1906	18 Apr 1906	George J. Davis	James Crockart	225.00	as above
5914	B&S	30 Oct 1919	30 Oct 1920	administrator of estate of late George J. Davis	James Crockart	1,250.00	as above

instrument number	instrument type	instrument date	registration date	grantor	grantee	consideration \$	notes
10046	Grant	28 May 1949	1 Jun 1949	James Crockart	Alexander McLean & Iola Olive McLean	2,500.00	as above
561420	Transfer	–	1 Feb 1991	estate of Iola Olive McLean	Anita Lorraine McLean & Karl Victor McLean [children of Iola McLean]		as above

B&S: Bargain & Sale: normal sale transaction

consideration: amount paid; at some periods actual amount shown, at other times only words “value of consideration” and nominal amount of \$1 or \$2 required

grant: usually normal sale transaction

instrument: legal document

transfer: usually normal sale transaction

see next page for property descriptions

description of property in instruments 570, 927, 1295, 2492:

commencing at a point in south boundary of lot 20, five feet east from south-west angle of lot 20, thence:

- N 9° W 125 feet, thence
- S 74° W sixty-nine links & $\frac{14}{33}$ link [slightly over forty-five feet] to within ten feet of west limit of lot 19, thence
- S 9° E one hundred and twenty-five feet to Mosley Street, thence
- N 74° E sixty-nine links & $\frac{14}{33}$ link to point of beginning

description of property in instruments 2927, 5914, 10046:

commencing at a point in north limit of Mosley Street distant forty-five feet west from Larmont Street, thence:

- west along Mosley Street forty-five feet to land of Enoch J. Chandler, thence
- north parallel to Larmont Street one hundred and twenty-five feet to land of James White, thence
- east parallel to Mosley Street forty-five feet to within forty-five feet of Larmont Street, thence
- south parallel to Larmont Street one hundred and twenty-five feet to point of beginning

instrument 561420 gives municipal address of property: 84 Mosley Street

**Notes from assessment rolls re
84 Mosley Street, Aurora**

The assessment rolls are useful sources for dating buildings and for finding out more about the people who lived in or used the structures. However, there can be problems or challenges:

- many of the Aurora assessment rolls from the early years (1860s through 1880s) are missing entirely or have pages missing
- early assessors frequently omitted the plan and lot number – the legal description
- street numbers were not used in the rolls until 1951
- an error, once made, tended to be carried forward year after year.

The notes below reflect changes or indicate lack of change over a period of years.

1875 *missing*

1877 E. Wheeler, freeholder [owner]; Mosley; value for taxation purposes \$300
householder [tenant]: Abram Heiser?

missing rolls

1882 David Boynton, age 24, woodworker, freeholder; north side Mosley; value \$300

1888 David Boynton, age 30, carpenter, freeholder; north side Mosley; value \$450

1891 David Boynton, freeholder; non-resident; north side Mosley; value \$450
tenant: John W. Barker, age 29, tanner

1892 Mrs. George Davis, widow, freeholder
(a) north side Mosley, vacant, value \$400
(b) corner Mosley & Larmont, value \$575
(c) vacant house in North Ward

1893 Mrs. George Davis widow, freeholder; north side Mosley; value \$400
tenant: William Kiss, carpenter

1894 estate of late Mrs. Davis, freeholder; north side Mosley; value \$400
tenant: Joseph Akey, age 70, labourer

1898 estate of late Mrs. Davis, freeholder; north side Mosley; value \$250
tenant: Joseph Akey, labourer

1899 George Davis, teamster, freeholder; north side Mosley, value \$250
tenant: Joseph Akey, labourer

1900 George Davis, teamster, freeholder; north side Mosley, value \$250

value for taxation purposes now split into land and building(s) on land

1905 George Davis, teamster, freeholder; north side Mosley, plan 68, lot 19- ;
value of land \$50, of building(s) \$350
tenant: James Lavelle, age 25

1910 George Davis, teamster, freeholder; Mosley, plan 68, lot 14 [sic];
value of land \$75, or building(s) \$325

general reassessment during 1912

1913 George Davis, teamster, freeholder; Mosley; value of land \$350, of building(s) \$450

1919 George Davis, freeholder, non-resident; Mosley, part lot 19; value of land \$420,
of building(s) \$540

written in: "died"

tenant: J. J. Kirkpatrick, tanner

1920 James Crockart, cattle dealer, freeholder; Mosley, part lot 19; value of land \$420,
of building(s) \$540

tenant: J. J. Kirkpatrick, tanner

1925 James Crockart, livestock dealer, freeholder; north side Mosley; value of land \$400,
of building(s) \$500

tenants: Mr. & Mrs. Fred Street

1930 James Crockart, livestock dealer, owner; north side Mosley; value of land \$400, of building(s) \$500

tenants: Fred Street, age 36, tanner, and Mrs. Street

1935 James Crockart, livestock dealer, owner; north side Mosley; value of land \$400, of building(s) \$500

tenants: Fred Street, age 41, tanner, and Mrs. Street, age 40

1941 James Crockart, owner; north side Mosley, lot 19; value of land \$400, of building(s) \$500

tenant: Mrs. Fred Street, widow, age 45

rolls missing

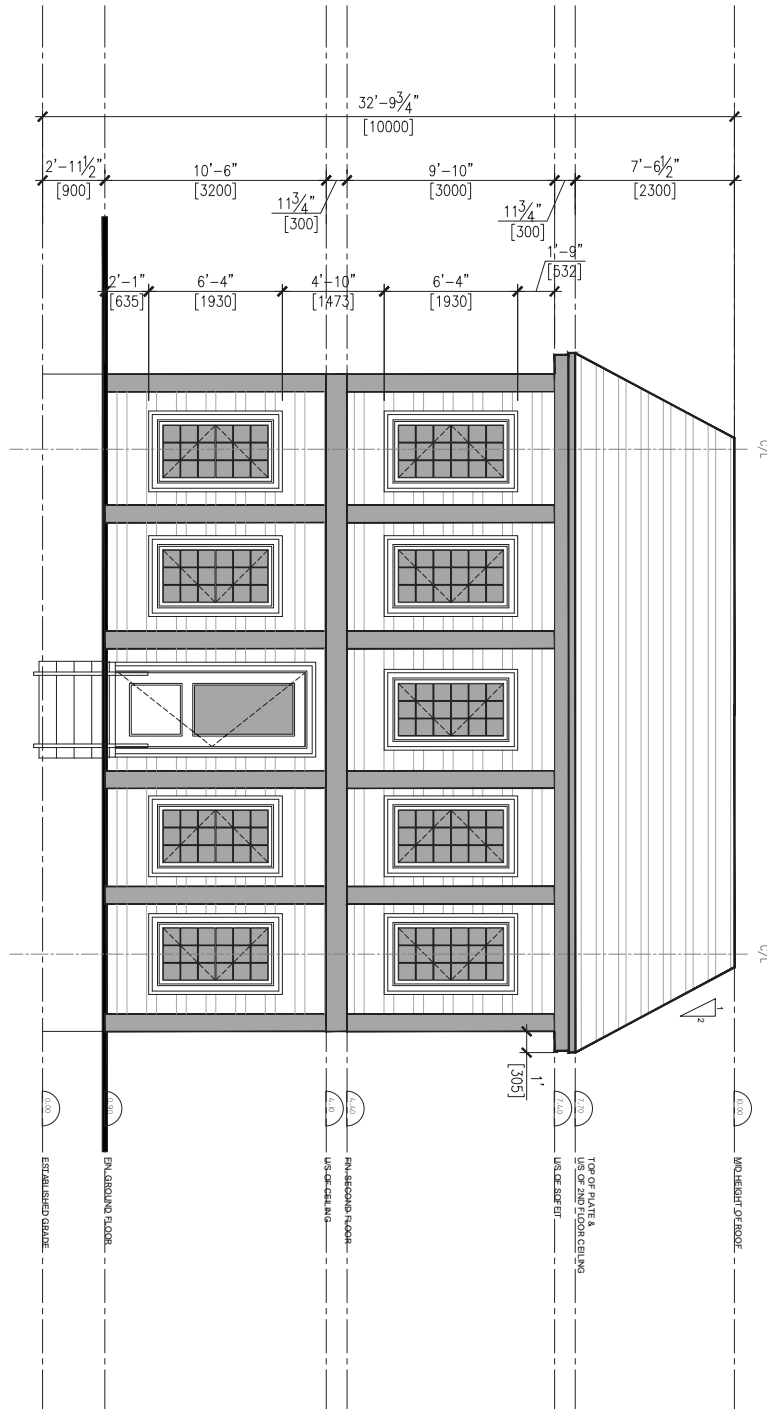
1949 James Crockart, owner; north side Mosley, part lots 19, 20; value of land \$360, of building(s) \$640

tenants: Alex McLean, age 43, shoemaker, and Mrs. McLean, age 37

written in: "sold [to McLean]"

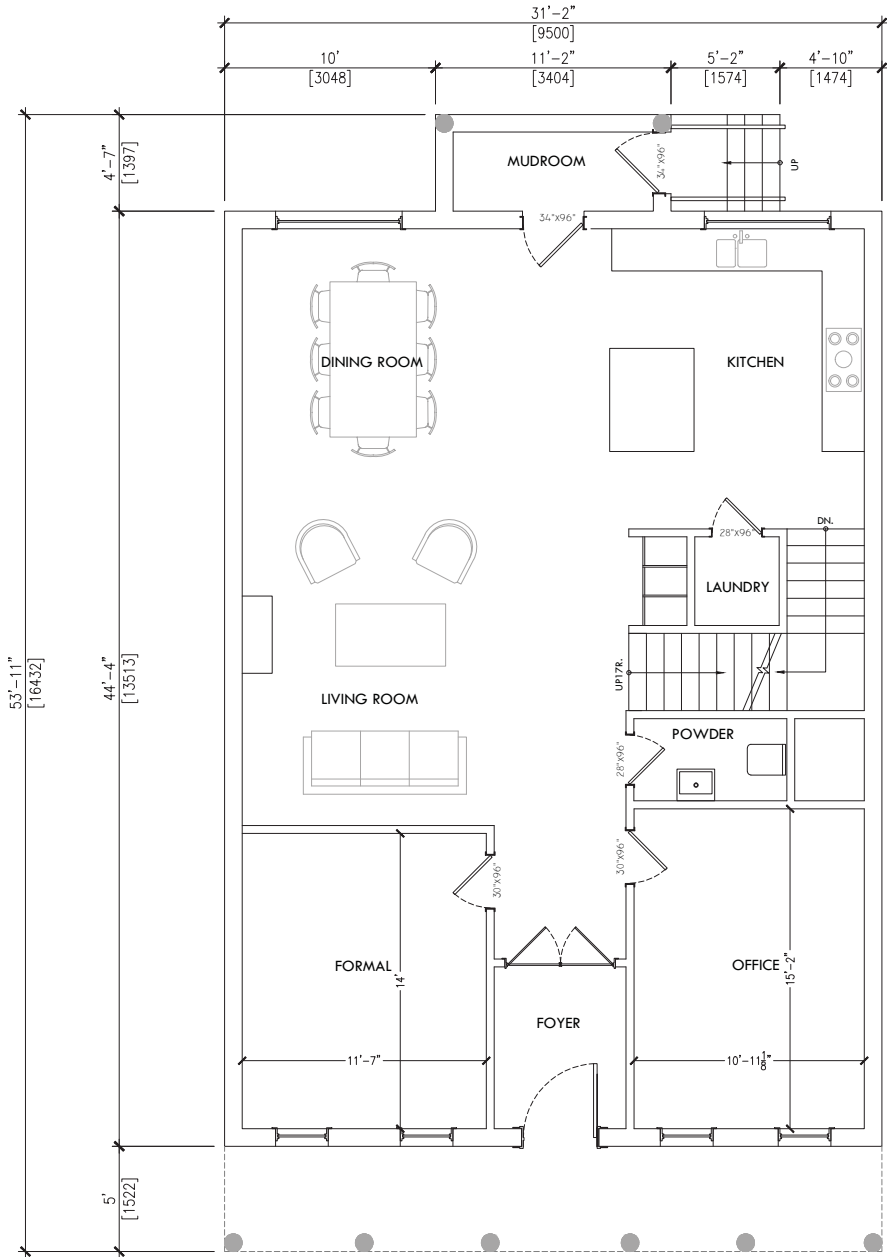
1951 Alex McLean, age 44, shoemaker, owner, and Mrs. Alex McLean, age 49, owner; north side Mosley, number 84, lot 19; value of land \$400, of building(s) \$600

end of available assessment rolls

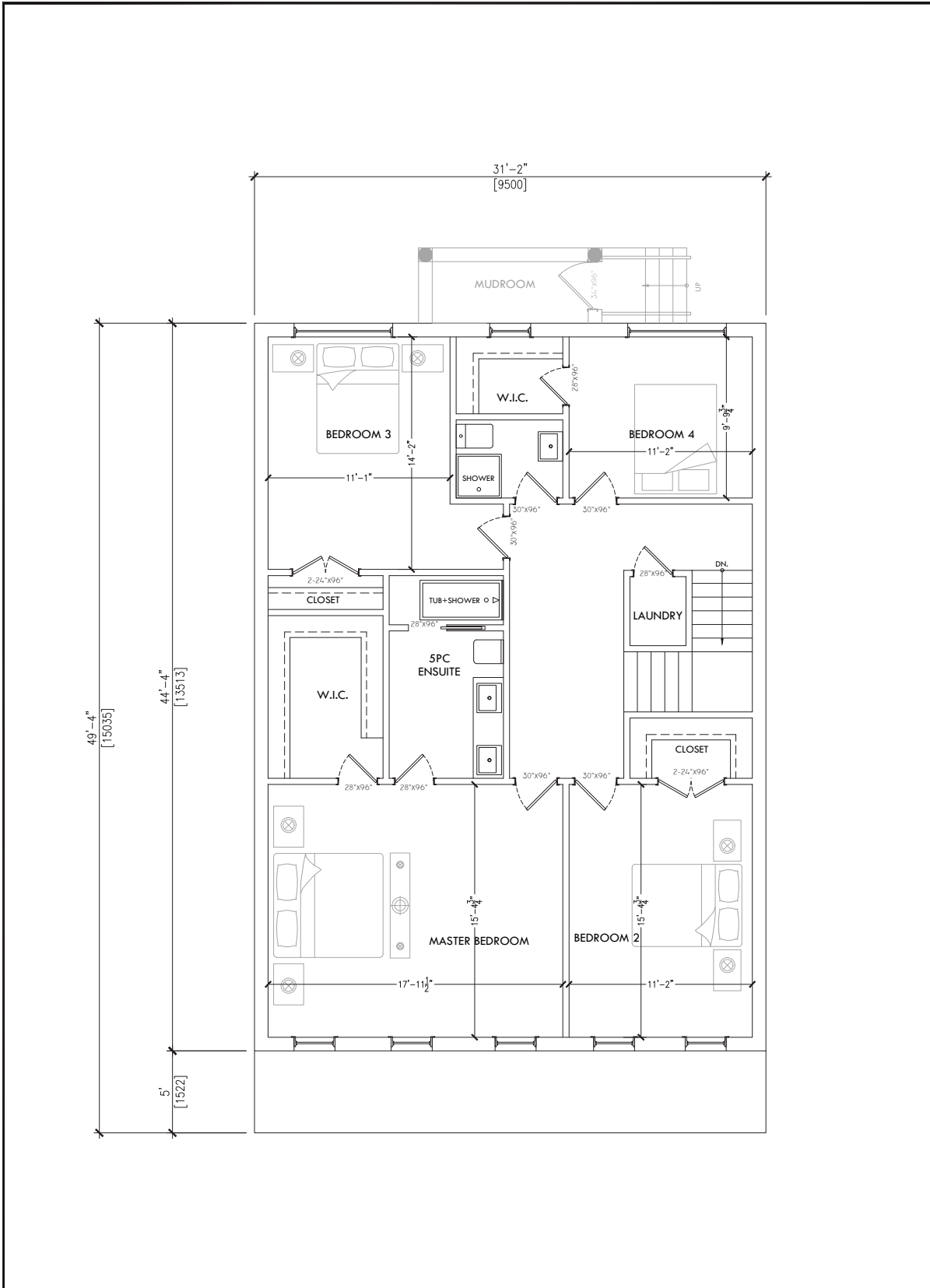


Attachment #3

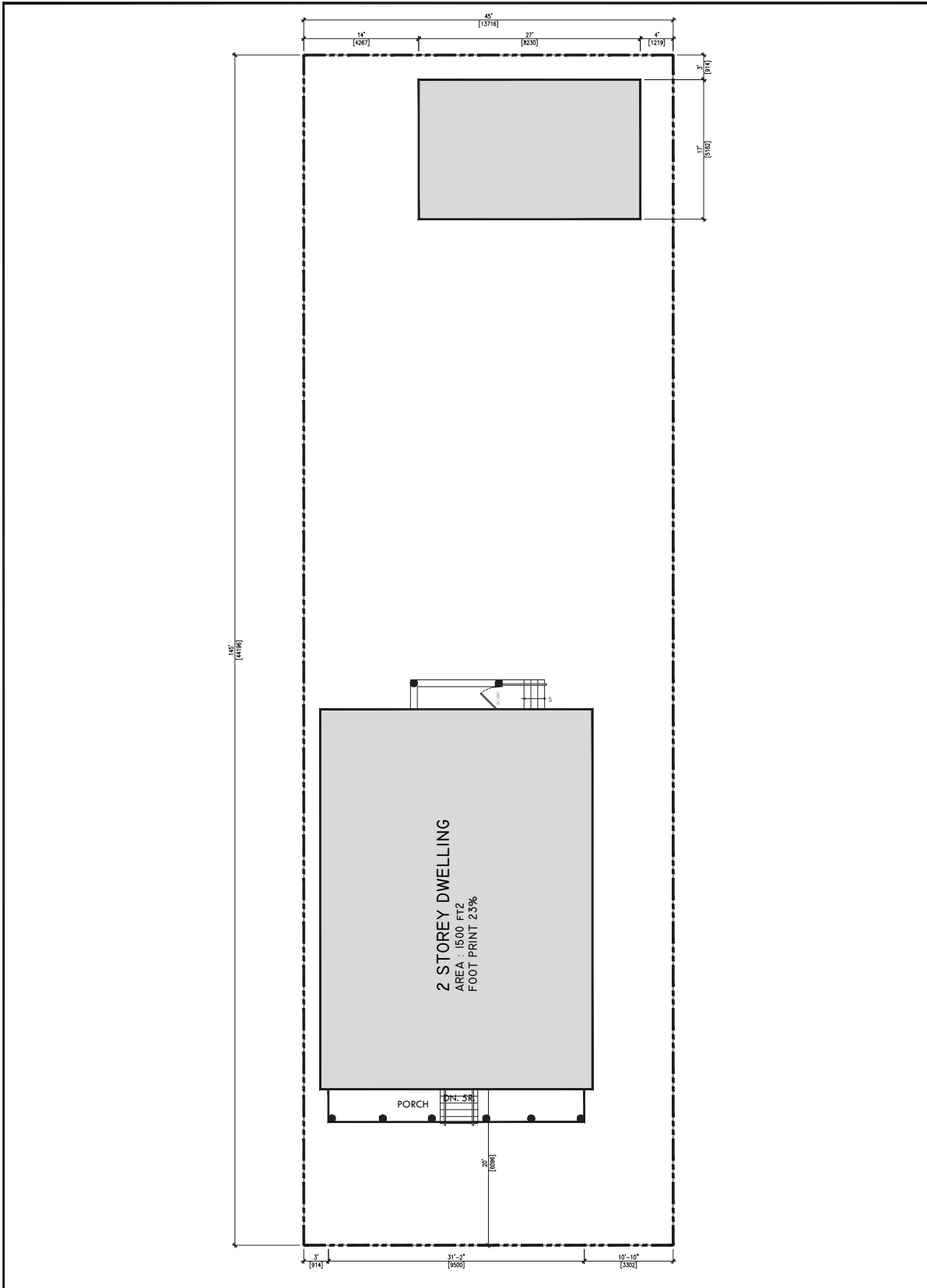
<h1>A4</h1>	<p>SHEET TITLE FRONT ELEVATION SCALE 3:16"=1'</p>	<p>AMERYOUN DESIGN GROUP 118 WELLINGTON STREET EAST AURORA, ONTARIO</p>
<p>ADDRESS : 84 MOSLEY STREET AURORA, ONTARIO</p>		



<p>A2</p>	<p>SHEET TITLE GROUND FLOOR SCALE 3:16"=1'</p>	<p>AMERYOUN DESIGN GROUP 118 WELLINGTON STREER EAST AURORA, ONTARIO</p>
<p>ADDRESS : 84 MOSLEY STREET AURORA, ONTARIO</p>		




<p>A3</p>	<p>SHEET TITLE FIRST FLOOR SCALE 3:16"=1'</p>	<p>AMERYOUN DESIGN GROUP 118 WELLINGTON STREET EAST AURORA, ONTARIO</p>
<p>ADDRESS : 84 MOSLEY STREET AURORA, ONTARIO</p>		



<h1>A1</h1>	SHEET TITLE	AMERYOUN DESIGN GROUP 118 WELLINGTON STREET EAST AURORA, ONTARIO
	SITE PLAN SCALE 3:32" = 1'	
ADDRESS : 84 MOSLEY STREET AURORA, ONTARIO		

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

SITE	<p>Address: 84 Mosley Street</p> <p>Former Address:</p> <p>Legal Description: PLAN:68 PART LOTS: 19, 20</p>
STATUS	<p>Current Use: Residence Original use: Residence</p> <p>Heritage Status: Listed By-law No. & Date:</p> <p>Official Plan: Urban residential Zoning: R5 (Special mixed density)</p> <p>HCD: Plaques:</p>
PHOTOGRAPH	
KEY MAP	This cell is currently empty in the provided image

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

ARCHITECTURE

GENERAL INFORMATION:

Address:	84 Mosley Street	Builder:	
Construction Date:	C1895-1925? TBD	Architect:	
Architectural Style:	Ontario Cottage	Original Owner:	
Heritage Easement:		Historical Name:	

GENERAL DESCRIPTION:

Floor Plan:		Storey:	
Foundation Materials:			
Exterior Wall Materials:			
Roof Type:	Truncated hip	Windows:	
Entrance:		Bays:	

UNIQUE FEATURES:

Chimney (s):		Special Windows:	
Dormers:		Porch/Verandah:	Open shed-roof porch added
Roof Trim:		Door Trim:	
Window Trim:		Other:	

HISTORY

Historical Society files include:

Town of Aurora files include:

PHOTOS:

HISTORICAL PHOTO	1995 INVENTORY PHOTO
Photo date	Photo date

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.

Attachment #5

HERITAGE BUILDING EVALUATION: SCORESHEET

Municipal Address: <u>84 MOSLEY ST</u>	Group: 3
Legal Description: <u>PLAN 68, LOT 19+20</u> Lot: _____ Cons: _____	
Date of Evaluation: <u>MAY 3, 2019</u> Name of Recorder: <u>ADAM ROBB</u>	

HISTORICAL	E	G	F	P	TOTAL
Date of Construction	30	20	10	0	/30
Trends/Patterns/Themes	40	27 → 20 ←	14	0	/40
Events	15	10	5	0	/15
Persons/Groups	15	10	5	0	/15
Archaeological (Bonus)	10	7	3	0	/10
Historic Grouping (Bonus)	10	7	3	0	/10
HISTORICAL TOTAL					70 /100

ARCHITECTURAL	E	G	F	P	TOTAL
Design	20	13	7	0	/20
Style	30	20	10	0	/30
Architectural Integrity	20	13	7	0	/20
Physical Condition	20	13	7	0	/20
Design/Builder	10	7	3	0	/10
Interior (Bonus)	10	7	3	0	/10
ARCHITECTURAL TOTAL					34 /100

ENVIRONMENTAL/CONTEXTUAL					TOTAL
Design Compatibility	40	27	14	0	/40
Community Context	20	13	7	0	/20
Landmark	20	13	7	0	/20
Site	20	13	7	0	/20
ENVIRONMENTAL/CONTEXTUAL TOTAL					34 /100

SCORE	INDIVIDUAL	OLD AURORA
Historical Score	X 40% = _____	70 X 20% = 14
Architectural Score	X 40% = _____	34 X 35% = 11.9
Enviro/Contextual Score	X 20% = _____	34 X 45% = 15.3
TOTAL SCORE	<input style="width:50px; height:20px;" type="text"/>	<input style="width:50px; height:20px;" type="text" value="41.2"/>

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

Heritage Advisory Committee Report No. HAC19-006

Subject: Request to Remove a Property from the Aurora Register of Properties of Cultural Heritage Value or Interest
11 Irwin Avenue

Prepared by: Adam Robb, Planner

Department: Planning and Development Services

Date: June 3, 2019

Recommendation

- 1. That Report No. HAC19-006 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 11 Irwin Avenue be removed from the Aurora Register of Properties of Cultural Heritage Value or Interest;**
 - b) That prior to the issuance of a Building Permit, future building elevations be subject to review by Planning Staff and/or the Design Review Panel to ensure the sympathetic design of any replacement building.**

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 11 Irwin Avenue from the Aurora Register of Properties of Cultural Heritage Value or Interest.

- The house on the property was constructed sometime between 1954-1960 and can be described as a 1.5 storey frame structure with a side gable main roof and a large front dormer.
- A Cultural Heritage Assessment and Heritage Working Group Evaluation of the property were performed and it was determined that the property does not have sufficient heritage value to warrant designation.
- The owner has submitted a conceptual site plan to replace the existing building with a 2-storey, single detached dwelling with a built form that takes cues from a

typical 2-storey, hipped roof Edwardian architectural form commonly constructed in southern Ontario in the early 20th century.

Background

The owner of the property located at 11 Irwin Avenue submitted an Application to request that the subject property be removed from the Aurora Register of Properties of Cultural Heritage Value or Interest on April 30, 2019.

Location

The subject property is located on the south side of Irwin Avenue, east of Machell Avenue and west of Yonge Street (See Attachment 1). It is located within the Old Town character area as defined by the Aurora Promenade Plan, which requires sensitive infill considerations for streetscape improvements. The property is listed and non-designated on the Aurora Register of Properties of Cultural Heritage Value or Interest.

Analysis

History of the Property

The approximate construction date of the house at 11 Irwin Avenue can be readily established. Goad's 1913 and 1927 Fire Insurance Plans do not show any structure on the subject property. An air photo of the area dated 1954 does not show a structure either. The existing structure is first present in the 1960 Fire Insurance Plan for the street. Therefore, the house was most likely built sometime between 1954 and 1960.

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 1.5 storey frame structure clad in stucco. The property has a side gable main roof and a large front gable dormer in the centre of the front main roof slope with a large coupled window. It is designed as a vernacular interpretation of the Craftsman architectural style. It has been altered, although the basic form, massing, fenestration and roof shape of the structure remain intact.

Based on the assessments performed, the property at 11 Irwin Avenue 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 minimal historical or associative value being constructed in only the mid 20th century; and has only marginal contextual value, being a non-significant site within the Old Aurora area. Overall, the property does not contribute to or enhance the Irwin Avenue streetscape.

The Heritage Evaluation Working Group also performed an objective evaluation of the subject property on May 3, 2019 (See Attachment 5). The Evaluation Criteria for assessing the cultural heritage value of buildings was developed by the Town in consultation with its Municipal Heritage Committee. As per Section 13.3 e) of the Official Plan, priority will be given to designating all Group 1 heritage resources. The Evaluation found the subject property to score Group 3, with an overall rating of 32.25/100.

Neighbourhood Context

The subject property is located within the Old Aurora area, within the northwest block of the Yonge and Wellington intersection. While the property supports the mid-20th Century built history of Irwin Avenue, it cannot be considered a valued component of the neighbourhood streetscape due to a lack of originality and unsympathetic alterations. The property is not subject to Site Plan Control under the Stable Neighbourhoods By-law.

Proposal

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, Edwardian-style single detached residential 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 Irwin Avenue. Final elevations will be subject to review by Planning Staff and/or the Design Review Panel to ensure the sympathetic design of the property and compatibility within the local area.

Legal Considerations

According to Section 27 of the Ontario Heritage Act (the "Act"), a municipal register of cultural heritage value or interest may include properties that have not been designated under the Act, but that Council believes to be of cultural heritage value or interest.

June 3, 2019

Page 4 of 5

Report No. HAC19-006

Before deciding to remove a property from the list, Council shall consult with the Heritage Advisory Committee.

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

At the time of writing this report, a demolition permit has not been submitted to the Town.

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

None.

Conclusions

A Cultural Heritage Assessment and Heritage Working Group Evaluation were conducted for the subject property, determining that it does not have sufficient cultural heritage value to warrant designation under the *Ontario Heritage Act*. The Owner is seeking to eventually demolish the existing property to build a new, Edwardian-style single detached residential property. The final elevations of any replacement building will be subject to review by Planning Staff and/or the Design Review Panel to ensure the sympathetic redevelopment of the site.

June 3, 2019

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Report No. HAC19-006

It is recommended that 11 Irwin Avenue be removed from the Register of Properties of Cultural Heritage Value or Interest.

Attachments

Attachment 1 – Location Plan

Attachment 2 – Cultural Heritage Assessment/Heritage Impact Assessment

Attachment 3 – Conceptual Site Plan for Single Detached Residential Property

Attachment 4 – Heritage Inventory Information Sheet

Attachment 5 – Heritage Evaluation Working Group Scoresheet

Previous Reports

None.

Pre-submission Review

Agenda Management Team meeting review on May 16, 2019

Departmental Approval



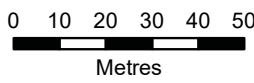
**David Waters, MCIP, RPP PLE
Director
Planning and Development Services**



LOCATION PLAN

HAC19-006
11 IRWIN AVENUE

 SUBJECT LANDS



Heritage Impact Assessment

11 Irwin Avenue

Town of Aurora, Ontario



ROBINSON
EST. 1999
HERITAGE CONSULTING

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Client/Proponent Contact Information

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93 Maurier Blvd.
Maple, Ontario L6A 0V1
mehraj.sarwor@ontario.ca
647-632-9504

Figure 1 - 11 Irwin Avenue, Aurora (Photo: RHC 2019)



Figure 2 - Location of subject property within current parcel fabric. (York Region Mapping, 2019)



1.0 Executive Summary

The property owner has requested the removal of 11 Irwin Avenue from the Town of Aurora’s Register of Cultural Heritage Resources in preparation for a subsequent demolition and the construction of a larger single-family home on the subject property.

A Heritage Impact Assessment (HIA) has been prepared to confirm the cultural heritage value or interest of 11 Irwin Avenue and to identify the impacts associated with the proposed demolition and how this may impact the heritage character of Irwin Avenue within the Old Town area of Aurora. Recommendations as to how negative impacts may be avoided or mitigated are provided.

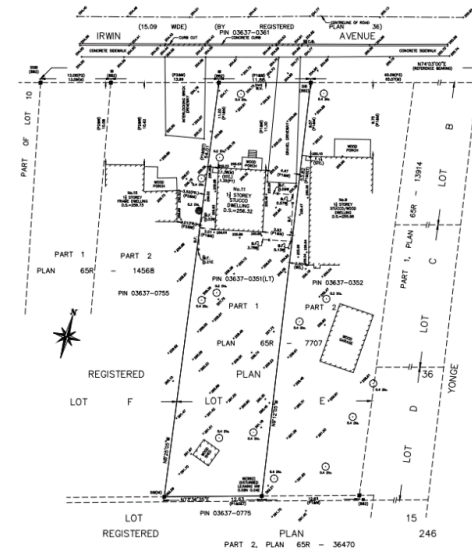
Aurora is situated just north of the Oak Ridges Moraine and borders Newmarket in the north, Richmond Hill in the south, King City in the west and Whitchurch–Stouffville in the east. The subject property is located on the south side of Irwin Avenue within the block that is northwest of the intersection of Yonge Street and Wellington Street.

11 Irwin Avenue has been listed on the Town’s heritage register as a non-designated heritage property, and the property satisfies one of the three criteria used to determine cultural heritage value. The dwelling’s simple form is similar to several other houses built on Irwin Avenue. It has little cultural heritage value as an individual building as it was built with very little originality in the latest period of development on Irwin Avenue. The subject building does have limited contextual value in the way it supports the mid-

Figure 3 - Subject property within 2018 air photo. (York Region Mapping, 2019)



Figure 4 - Surveyor's Real Property Report, Part 1 - Plan of Part of Lot E, Registered Plan 36, Town of Aurora, Regional Municipality of York (Mandarin Surveyors Limited, July 2018)



20th century built history of Irwin Avenue within the periphery of the Old Town area of the Town of Aurora. RHC concludes that the existing listed heritage building would be most appropriately conserved as a built heritage resource that contributes to a heritage conservation district in the Irwin Avenue area. RHC does not feel that that the existing listed built heritage resource at 11 Irwin Avenue contains enough cultural heritage value of its own to merit protection by individual designation under the Ontario Heritage Act. RHC is of the opinion that the ideal development scenario would be a proposal to make a sympathetic addition to the rear of the existing house. However, the property owner has opted to pursue demolition and replacement in order to gain the square footage they desire through height and depth.

The property owner proposes to replace the existing building with a 2-storey, single detached dwelling with a built form that takes cues from a typical 2-storey, hip roof house form commonly constructed in southern Ontario in the early 20th century. RHC has made recommendations that may serve to further improve the design so that it is more compatible with the historic streetscape of Irwin Avenue.

2.0 Study Rationale and Methodology

This study was undertaken according to guidelines set out in the Ontario Ministry of Tourism, Culture, and Sport's booklet "Heritage - Resources in the Land Use Planning Process" from the *Ontario Heritage Toolkit*. A Heritage Impact Assessment is a study that:

- evaluates the significance of a cultural heritage resource;
- determines the impact that a proposed development or site alteration will have on a cultural heritage resource;
- recommends an overall approach to the conservation of the cultural heritage resource.

Guidance on the preparation of Heritage Impact Assessments is provided in the Town of Aurora's Heritage Impact Assessments and Conservation Plans Guide (2017). This report has been prepared in accordance with the guide and contains the following:

- a) a location plan showing and describing the contextual location of the site, a proposed site plan, and proposed building elevations;
- b) identification and evaluation of all potentially affected cultural heritage resource(s)
- c) a description of the proposed development or site alteration;
- d) a description of the effects upon the cultural heritage resource(s) by the proposed development and/or site alteration;
- f) a description of the measures necessary to mitigate the adverse effects of the development and/or site alteration upon the cultural heritage resource(s), including:
 - the means by which the existing cultural heritage resources shall be integrated within the proposed development and/or site alteration; and,
 - any photographic records, maps, or other documentary materials found during the historical research of the property as well as present-day photographs taken during research; and,
- g) a detailed list of cited materials.

Research was conducted using archival and secondary source material gathered from online and Town of Aurora online resources, land registry records and historical county atlas maps. A site inspection and exterior photographic documentation was undertaken by Robinson Heritage Consulting on April 25, 2019. The day of the inspection was cold and sunny.

3.0 Legislation and Policy Framework

3.1 Planning Act

Part 1, Section 2 of the Ontario Planning Act identifies matters of provincial interest, which includes the conservation of significant features of architectural, cultural, historical, archaeological, or scientific interest. Section 3 of the Planning Act allows the Province to issue policy statements on matters of provincial interest. In respect of the exercise of any authority that affects a planning matter, Section 3 of the Planning Act requires that decisions affecting planning matters “shall be consistent with” policy statements issued under the Act.

3.2 Provincial Policy Statement 2014

The Provincial Policy Statement (issued under the authority of Section 3 of the Planning Act) was introduced in 2005 and updated April 30, 2014. PPS (2014), Section 2: Wise Use and Management of Resources, states that

Ontario's long-term prosperity, environmental health, and social well-being depend on conserving biodiversity, protecting the health of the Great Lakes, and protecting natural heritage, water, agricultural, mineral, and cultural heritage, and archaeological resources for their economic, environmental, and social benefits.

Policy 2.6.1, in Section 2.6: Cultural Heritage and Archaeology states that “significant built heritage resources and significant cultural heritage landscapes shall be conserved”.

The 2014 Provincial Policy Statement provides definitions of key terms in the heritage planning process.¹

Built heritage resource: means a building, structure, monument, installation, or any manufactured remnant that contributes to a property's cultural heritage value or interest as identified by a community, including an 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.

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

Heritage attributes: means the principal features or elements that contribute to a protected heritage property's cultural heritage value or interest, and may include the property's built or manufactured elements, as well as natural landforms, vegetation, water features, and its visual setting (including significant views or vistas to or from a protected heritage property). Heritage attributes may also have what are defined in the federal Standards and Guidelines for the Conservation of Historic Properties in Canada as *character-defining elements* or the materials, forms, location, spatial configurations, uses and cultural associations or meanings that contribute to the heritage value of an historic place, which must be retained in order to preserve its heritage value.²

3.3 Ontario Heritage Act

Typically, the significance of a built heritage resource is identified by evaluation criteria that define the characteristics that have cultural heritage value or interest to local, provincial, or federal jurisdictions. Criteria to define local cultural heritage significance is prescribed in Ontario Regulation 9/06 made pursuant to section 29(1) (a) of the Ontario Heritage Act.

¹ <https://www.ontario.ca/document/provincial-policy-statement-2014/60-definitions>

² <https://www.historicplaces.ca/media/18072/81468-parks-s+g-eng-web2.pdf>

3.3.1 Ontario Regulation 9/06

A property may be designated under Section 29 of the Ontario Heritage Act if it meets one or more of the following criteria for determining 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.

The assessment of potential impact by development on cultural heritage resources is guided by Ministry of Culture, Tourism and Sport (MCTS) InfoSheet #5 – *Heritage Impact Assessments and Conservation Plans* contained within *Ontario Heritage Tool Kit* booklet *Cultural Heritage Resources in the Land Use Planning Process: Cultural Heritage and Archaeology Policies of the Ontario Provincial Policy Statement, 2005*.³

MCTS InfoSheet #5 describes “Principles in the Conservation of Historic Properties” as:

³ http://www.mtc.gov.on.ca/en/publications/Heritage_Tool_Kit_Heritage_PPS_infoSheet.pdf. As indicated above, the Provincial Policy Statement was updated in 2014.

Respect for Documentary Evidence

Do not base restoration on conjecture.

Respect for Original Location

Do not move buildings unless there is no other means to save them.

Respect for Historic Material

Repair/conservate rather than replace building materials and finishes, except where absolutely necessary.

Respect for Original Fabric

Repair with like materials.

Respect for the Building's History

Do not restore to one period at the expense of another period.

Reversibility

Alterations should allow a resource to return to its original conditions.

Legibility

New work to be distinguishable from old.

Maintenance

With continuous care, future restoration will not be necessary.

Negative impacts on a cultural heritage resource identified in MCTS InfoSheet #5 include, but are not limited to:

- Destruction of any, or part of any, significant heritage attributes or features;
- Alteration 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 heritage attribute from its surrounding environment, context or a significant relationship;
- A change in land use such as rezoning a battlefield from open space to residential use, allowing new development or site alteration to fill in the formerly open spaces;
- Land disturbances such as a change in grade that alters soils, and drainage patterns that adversely affect an archaeological resource.

MCTS InfoSheet #5 recommends methods of minimizing or avoiding a negative impact on a cultural heritage resource. These include, but are not limited to:

- Alternative development approaches

- Isolating development and site alteration from significant built and natural features and vistas
- Design guidelines that harmonize mass, setback, setting, and materials
- Limiting height and density
- Allowing only compatible infill and additions
- Reversible alterations
- Buffer zones, site plan control, and other planning mechanism

3.4 Town of Aurora Official Plan

The general cultural heritage policies of the Town of Aurora Official Plan⁴ give the municipality 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.

On September 26, 2006, Aurora Town Council officially added the properties noted in the Aurora Inventory of Heritage Buildings to the Aurora Register of Properties of Cultural Heritage Value or Interest. Properties that have been listed on the Town of Aurora’s Register of Cultural Heritage Resources have been endorsed by Council as having significant cultural heritage value. Designated and heritage resource areas are shown on Schedule D of the Aurora Official Plan (Figures 5 and 6).

The properties 8, 9, 11, 15, 17 and 21 Irwin Avenue have all been listed on the Aurora Register of Properties of Cultural Heritage Value or Interest⁵ as non-designated properties and to date the municipality has not indicated any intention to designate the properties individually or as a heritage conservation district under the Ontario Heritage Act.

Figure 5 - Schedule 'D' Heritage Resource Areas, from Town of Aurora Official Plan (Revised 2015)

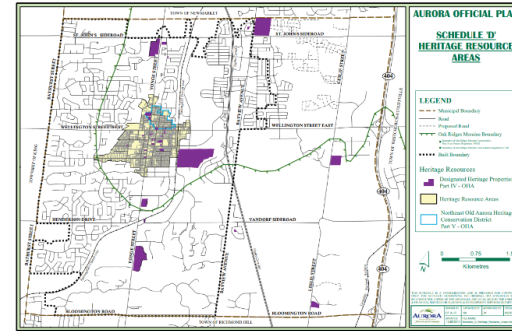
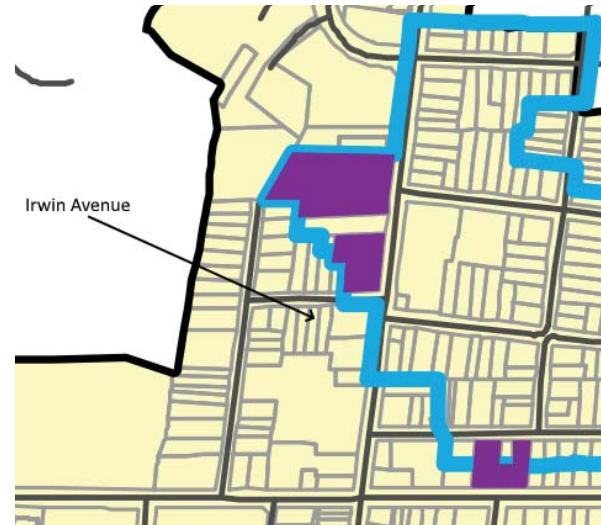


Figure 6 - Detail from Schedule 'D' Heritage Resource Areas, from Town of Aurora Official Plan (Revised 2015). Subject property location added by RHC.



⁴ Town of Aurora Official Plan, (Revised 2015), Section 13.2 (b) ii.

⁵ Aurora Register of Properties of Cultural Heritage Value or Interest (2018), p.7 of 16

The identification and evaluation of cultural heritage resources within the Town of Aurora must be based on the following core values:

- i. aesthetic, design or physical value;
- ii. historical or associative value; and/or,
- iii. contextual value.

This Heritage Impact Assessment makes recommendations as to the subject property's cultural heritage value based on the criteria for determining cultural heritage value or interest - Ontario Regulation 9/06 under the Ontario Heritage Act.

According to Official Plan policy, 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.

Council may require that a heritage impact assessment be prepared by a qualified professional to the satisfaction of the Town, 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 attributes are not adversely affected. Mitigation measures and/or alternative development approaches shall be required as part of the approval conditions to ameliorate any potential adverse impacts that may be caused to the designated heritage resources and their heritage attributes.

According to the Town of Aurora Official Plan policies, due consideration will be given to the following factors in reviewing Heritage Impact Assessment applications:

- 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.

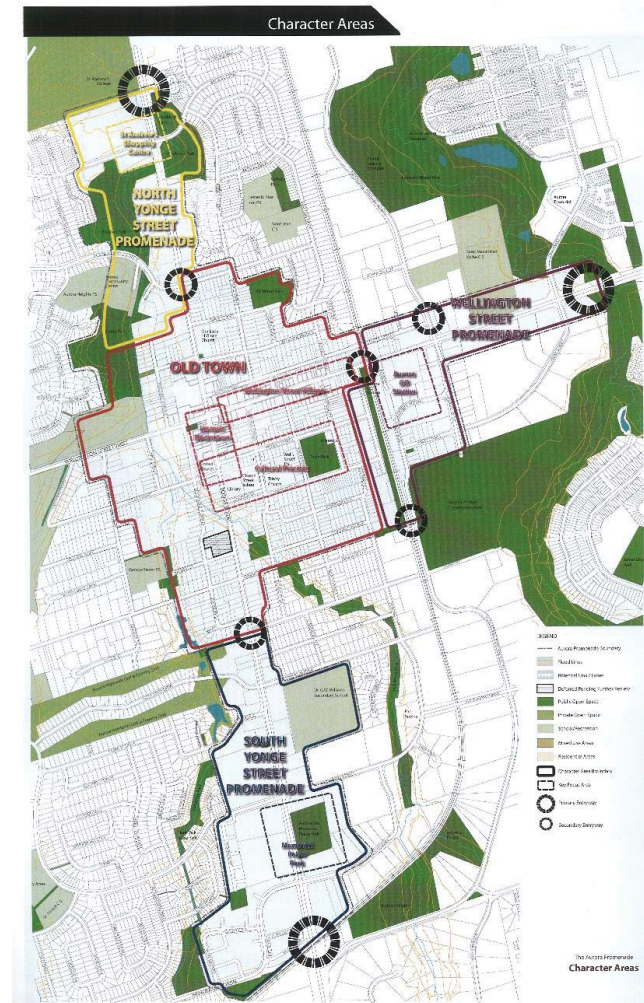
The Aurora Promenade

The policies for the Aurora Promenade are found within Section 11 of the Town of Aurora Official Plan. The policies were developed based on the Aurora Promenade Concept Plan and are further implemented through the proposed Streetscape Design & Implementation Plan.

The Aurora Promenade Concept Plan - Urban Design Strategy identifies the need to conduct a detailed Streetscape Design & Implementation Plan for key sections of Yonge and Wellington Streets, with the specific goal of accommodating redevelopment and integrating it with the established historic character. The Plan sets out specific design recommendations for each different typology within each character area (Figure 7). The Plan includes recommendations for enhanced streetscapes, as well as design strategies for several focus areas, intersections and gateways. General furnishing and signage guidelines provide direction for property owners, as well as provide a guide for Town Staff when evaluating applications.

The Aurora Promenade Concept Plan and Urban Design Strategy seeks to “reinforce the character of the residential neighbourhoods”.⁶

Figure 7 - The Aurora Promenade Character Areas



⁶ The Aurora Promenade Concept Plan and Urban Design Strategy (p.10)

11 Irwin Avenue is located in the “Old Town” Character Area of the Town of Aurora. (Figures 8 and 9)

The Old Town encompasses the historic Downtown Aurora, focused on Yonge and Wellington Streets, and supporting heritage residential neighbourhoods. This area presents opportunities for sensitive infill, continued preservation of the heritage character, improved streetscapes and exceptional public spaces.⁷

Figure 8 - Detail from Aurora Promenade Character Area Map.



Figure 9 - The Aurora Promenade Land Use Framework indicating the subject property's land use designation as Neighbourhood - Old Town adjacent to the Upper Downtown Area. The flood line passes through the middle of the subject property.



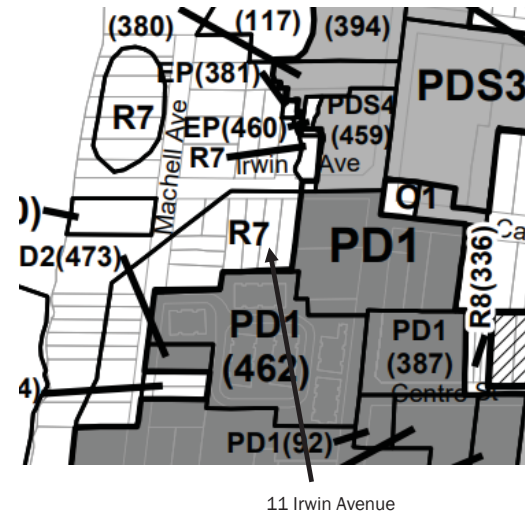
⁷ The Aurora Promenade Concept Plan and Urban Design Strategy (p.10)

The Town of Aurora Zoning Bylaw (dated February 2018) indicates 11 Irwin Avenue as being within a Special Mixed Density Residential Zone R7 (Figure 10). The R7 zone allows single detached, semi-detached, duplex, triplex and double duplex dwelling units.

The property owner is proposing to construct a new 2-storey, single detached home on the subject property. The minimum requirements for single detached dwellings in the R7 zone include:

- 15 m Lot Frontage
- 6 m Front Yard depth
- 1.5 m Interior Side Yard setback for a 2-storey dwelling
- 35 % Lot Coverage
- 10 m Maximum Building Height

Figure 10 - Detail from Town of Aurora Zoning By-law.



4.0 Historical Summary

4.1 Indigenous People

Human presence in the area of Greater Toronto and York Region dates back at least 11,000 years as the continental glacier the Laurentide Ice Sheet receded. Groups of indigenous people followed the animals they hunted. York Region is predominately comprised of the traditional lands of the Anishinaabe, Haudenosaunee and Huron-Wendat. There are 1,453 archeological sites listed this area with the five most significant archeological sites in York Region belonging to indigenous peoples, particularly the Huron-Wendat.

The largest and most complex site is the Mantle Site which was occupied from 1500 to 1530 by approximately 2000 people. Surrounded by a three-row palisade, ninety- five longhouses made up this community. Not far from this large site another village was established in the area of the Town of Aurora at the southeast corner of Kennedy Road and Vandorf Sideroad and is approximately 3.4 hectares in size. It is believed that these people relocated from the Mantle Site in approximately 1550.

4.2 York County

Established on June 16, 1792 York County was part of the Home District in Upper Canada and included what is now Toronto, Halton, Peel and York regions and portions of Durham and Hamilton with the seat of government in Toronto. In 1793, Lieutenant-Governor John Graves Simcoe issued an order to have Yonge Street extended up to Holland Landing. This was opened along its length between the year 1794 and 1796 with the government issuing land parcels by 1797.

In 1816, large areas of York County were transferred to the new counties of Wentworth and Halton Counties with the creation of Peel County following in 1851 formed from the western flank and Ontario County formed by the eastern flank of York County. The next major change occurred just over 100 years later when all portions of York County south of Steeles Ave were severed to form Metropolitan Toronto and in 1970 the name change to the Regional Municipality of York was adopted.

4.2 Town of Aurora

After Lieutenant-Governor John Graves Simcoe had Yonge Street extended up to Holland Landing in 1793 it wasn't long before the first house was built in the area that would become Aurora in 1795 at what is now Yonge Street and Catherine Avenue. By 1801, fourteen homes were in this area and seeing the opportunity Richard Machell became the first merchant at the crossroads of Yonge and Wellington Streets in 1804 and the little hamlet became known

Figure 11 - Tremaine's Map of the County of York (1860)



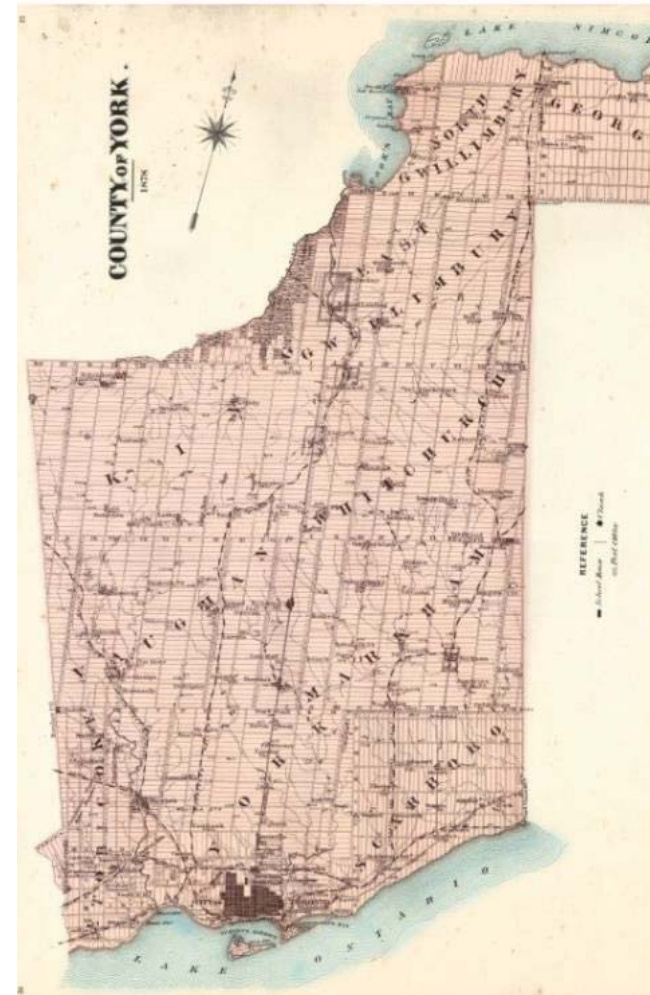
and Machell's Corners. Charles Doan would follow establishing his business as well as becoming the first postmaster of the small community. By 1827, grist and flour mills were established and other industries followed including the Fleury plough foundry in 1859. The community had grown to 100 residents by 1851

Originally named Whitchurch, Doan worked to have the name changed to Aurora, named for the goddess of the dawn, in 1854. Machell preferred Match-ville due to the match factory established in the town but the name Aurora was more popular and won the vote. This same year when the railway was established from Toronto through Aurora with the first locomotive in Ontario, named Toronto, heralding and era of prosperity allowing the agricultural goods of the county to reach the markets of Toronto. Prosperity increase population with 700 recorded in 1863 and 1200 by 1869. Aurora was incorporated as a village in 1863 with Charles Doan as its first reeve. At the time is was the largest settlement in the county with several industries, five churches, school with 210 students and two weekly newspapers. It was also quite a centre for Quakerism. By 1881 the population is recorded as 2,107 and grew to 1540 by 1888.

Aurora was the childhood home of Lester B. Pearson (1897-1972) who was prime minister of Canada from 1963 to 1968. Son of the manse, his father was the Methodist minister Reverend Edwin Pearson.

Aurora is renown for its preservation of heritage and was awarded the Prince of Wales Prize for Municipal Heritage Leadership in 2008 followed by the Lieutenant Governors Ontario Heritage Award for Community Leadership in heritage conservation and promotion.

Figure 12 – Map of the County of York within the Illustrated Historical Atlas of the County of York (1878).



4.3 Early Maps and Plans of King Township and the Village of Aurora

Similar to Tremaine’s 1860 map (Figure 11), the Illustrated Historical Atlas of the County of York (published in 1878) (Figures 12, 13 and 14) shows large parcels in the eastern portion of the west half of Lot 81 in Concession 1 of King Township owned separately by Robert Irwin and Marshall Irwin. The east half of Lot 81 had become part of the Village of Aurora as of 1863. The basic street fabric of the village indicates Irwin Avenue and Machell Avenue northwest of the intersection of Yonge and Wellington Streets.

A plan of the Village Aurora from the Illustrated Historical Atlas of the County of York (1878) shows the lot fabric created by the Registered Plan 32. Lot E is indicated on the south side of Irwin Avenue (Figure 14).

Figure 13 – Detail from map of King Township within the Illustrated Historical Atlas of the County of York (1878).

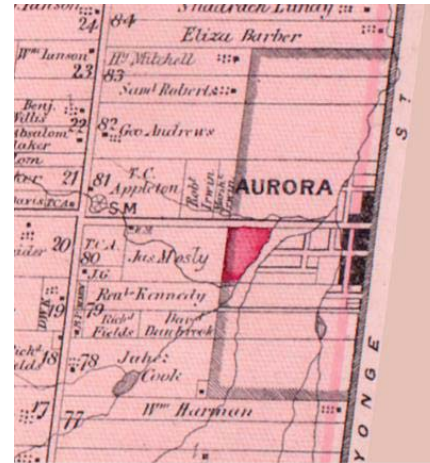
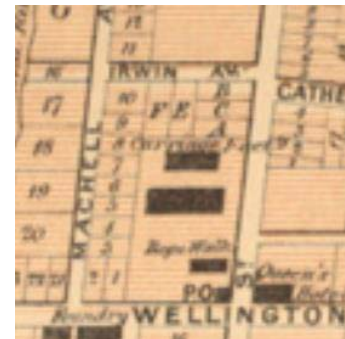


Figure 14 - Detail from a plan of the Village Aurora from the Illustrated Historical Atlas of the County of York (1878) showing Lot E on south side of Irwin Avenue.



4.5 Fire Insurance Plans of the Town of Aurora

Goad's 1904 Fire Insurance Plan of the Town of Aurora was revised in 1913 with paper pasted over a portion of the south side of Irwin Avenue (Figure 15). Only one dwelling is indicated on the east half of Lot E with a street number of 20 Irwin Avenue (known today as 9 Irwin Avenue). No houses have been built yet on the north side of Irwin Avenue. 20 Irwin Avenue is shown as a 1.5-storey, wood frame house. Three wood frame houses are indicated in what is now a tree-covered lot at the southwest corner of Irwin Avenue and Yonge Street. Irwin Avenue is unchanged on the 1927 Fire Insurance Plan (Figure 16).

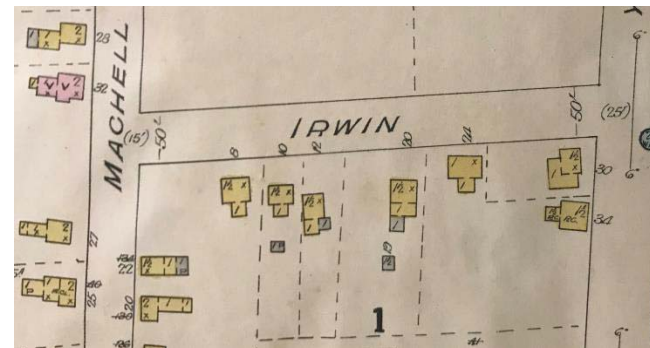
In an air photo dated 1954 (Figure 17), shadow created by the west gable wall of the houses on the south side of Irwin Avenue does not appear where it would be expected if 11 Irwin Avenue had been built by that time.

The 1960 Fire Insurance Plan (Figure 18) indicates all the dwellings we see today on Irwin Avenue. It appears that when building occurred on the north side of Irwin Avenue, the street addressing changed to even numbers on the north side and odd numbers on the south side. 11 Irwin Avenue is shown has a 1.5-storey, wood frame dwelling with a rough cast stucco exterior.

Figure 15 - Fire Insurance Plan of the Town of Aurora, surveyed 1904 (revised 1913). (Source: Town of Aurora Archives)



Figure 16 - Fire Insurance Plan for the Town of Aurora, 1927 (Source: Town of Aurora Archives)



4.6 Ownership and Land Title Abstract

The land title abstracts for the Town of Aurora in the County of York indicate that the subject real property is part of Lot E on Plan 36 registered before 1882. The entire Lot E was sold from Richard Wells to Henry Machell in 1882 for \$285. The sale of Lot E (1/3 acre) from the executors of Henry Machell's estate to William Hiller was registered in 1905 at the cost of \$150. It is likely that the dwelling now known as 9 Irwin Avenue was built during the early part of the Hiller ownership of Lot E. In 1951, the will of Charlotte Hiller transferred ownership of Lot E through Treasurer's consent to her executors (John J. Hiller and wife; Lena Hiller; Minnie Warner; Owen Barr and wife; Phyllis Pervis; Charles Murray and wife; and Wilfred Murray and wife). In the same year the entire lot was granted to Owen Barr and Margaret Barr (as joint tenants) for \$1,750. It is likely that dwelling at 11 Irwin Avenue was constructed during the period control of the executors or following the granting of the property to Owen and Margaret Barr.

Owen Barr is described in the 1935 and 1940 Canadian Voters Lists as a builder and mason respectively and as a farmer in 1945.

Figure 17 - 1954 air photo (Image: York Region Mapping, 2019)

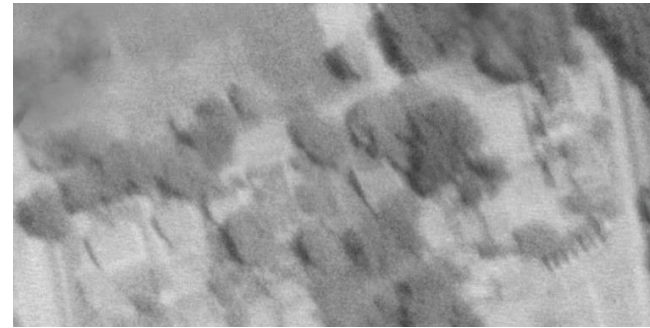
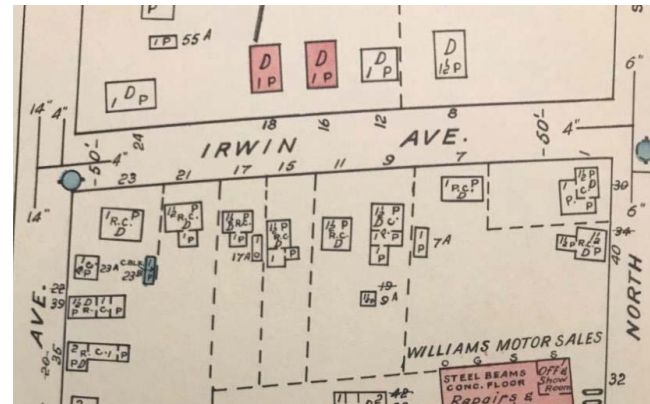


Figure 18 - Fire Insurance Plan of the Town of Aurora, surveyed 1960. (Source: Town of Aurora Archives)



5.0 Property Description

The subject property contains a 1.5-storey, detached dwelling (Figure 19) with a side gable main roof and a large front gable dormer in the centre of the front main roof slope with a large coupled window. The rear main roof slope has a shed roof roof dormer with a large coupled window and a smaller, single window at the bathroom (Figure 23). The building measures approximately 20' wide by 23' deep. Sketch floor plans of the basement, ground floor and second floor are provided in Figures 24, 25 and 26.

A red brick chimney rises from the front slope near the roof ridge in the middle of the left half of the main roof (Figure 22). The chimney was constructed of pressed red brick with three courses of corbelled brick near the top. The front wall of the main floor has a large single pane window flanked by narrow, 1-over-1 hung sash windows (Figure 22). These three sashes still have what appear to be their original wood storm sashes. This and the triple-pane basement windows appear to be the only original windows extant in the house.

The front door is now sheltered by a metal awning supported by thin metal supports on a simple, wood porch railing. This awning is not visible on the 1981 photograph from the Town of Aurora Heritage Inventory (Figure 20). The simple balustrade pattern created with basic lumber and the thick lattice covering the porch underside appear they may be old enough to have been part of the original house (Figure 22).

Figure 19 - View to north corner (Photo: RHC 2019)



Figure 20 - Photo of 11 Irwin Avenue in 1981 (Image: Town of Aurora Inventory of Buildings)



The side door hood is of simple construction with a gable roof, a panelled front wall and supported by wooden struts (Figure 22).

The 1981 photograph also shows one mature tree in the front yard but closer to the driveway. This would be the mature tree that is referred to in the “Setting” category of the Aurora Building Inventory page. The existing tree is well established but is clearly a younger replacement tree (Figure 21).

Figure 21 - Front view. (Photo: RHC 2019)



Figure 22 - Chimney; front right window; side door hood; front porch steps and railing. (Photos: RHC 2019)



Figure 23 - View from slope at rear. (Photo: RHC 2019)



Figure 26 - Sketch plan of basement.
(RHC 2019)

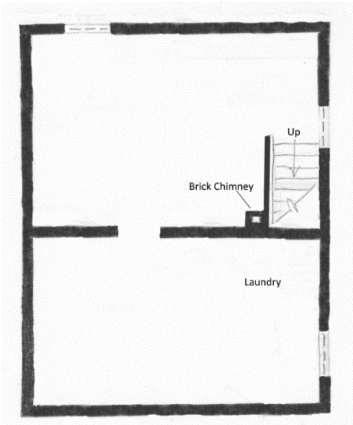


Figure 24 - Sketch plan of ground floor.
(RHC 2019)

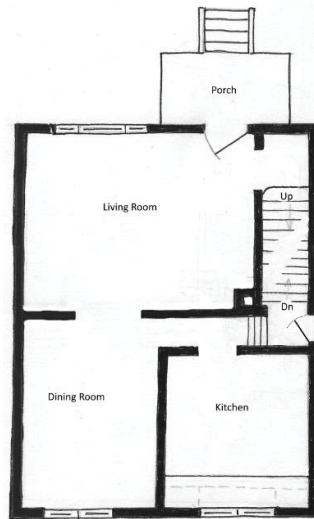
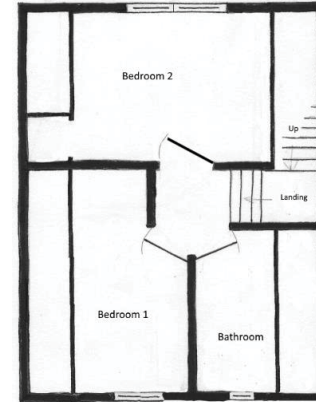


Figure 25 - Sketch plan of second floor.
(RHC 2019)



Interior Features

The front door opens into the living room with a door to the left leading to a small front hall at the foot of the stairs along the east wall to the second floor. (Figures 27 and 28).

All rooms in this house have simple wooden features, for example crown moulding and baseboards. The floors of the living room and dining room are oak hardwood strip flooring while the kitchen and side door hall are covered in vinyl.

The stair on the east wall has a landing at the mid-point and leads to a small upper hall that has two bedroom doors and a door to the bathroom (Figures 31 and 34). The stairs, upper hall and bedroom floors are carpeted.

Figure 27 - From door into living room. (Photo: RHC 2019)



Figure 28 - Living room to stairs. (Photo: RHC 2019)



The simple interior door handles and hinges and forced air heating grates appear to be typical mid-20th century stock materials (Figure 29). Interior walls appear to be clad with a gypsum type board as opposed to plaster.

The kitchen cupboards and shelves appear to be built in place from plywood typical of the era and have simple curved edge detail. (Figure 29).

The basement stairs off the kitchen lead to a plain basement with a cast concrete laundry sink, a poured concrete floor and concrete block foundation walls (Figures 32 and 33). Above the main floor joists is a diagonally laid subfloor that appears to have utilized various type of salvaged tongue and groove boards. Further economies were made by installing 2"x 10" floor joists with every fourth increased to 2"x 12".

Figure 29 - Kitchen cupboard; crown molding; door hinge; door handles. (Photo: RHC 2019)



Figure 30 - Kitchen. (Photo: RHC 2019)

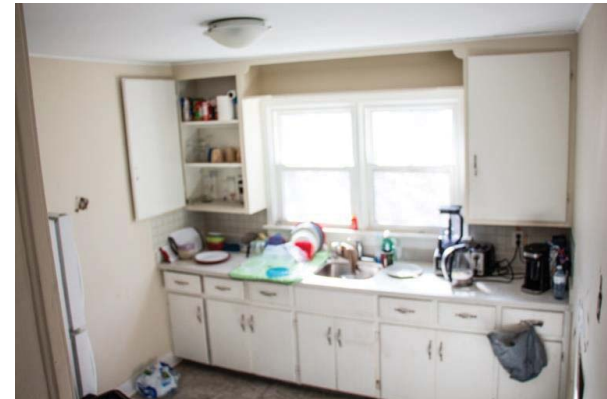


Figure 32 - Basement stair; concrete laundry sink under basement window. (Photo: RHC 2019)



Figure 33 - Concrete block basement wall with strapping; diagonal main floor boards seen from basement, (Photo: RHC 2019)



Figure 31 - stair from front hall; stair landing. (Photo: RHC 2019)

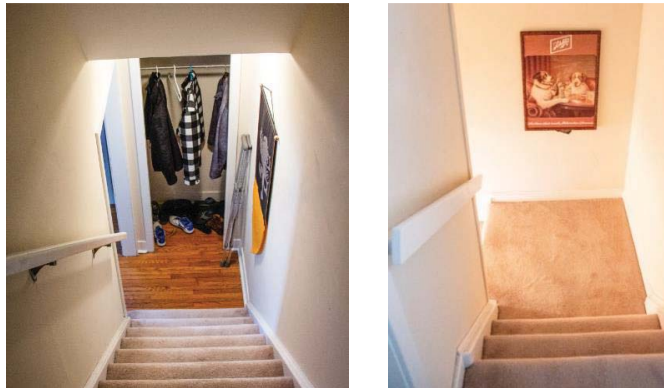
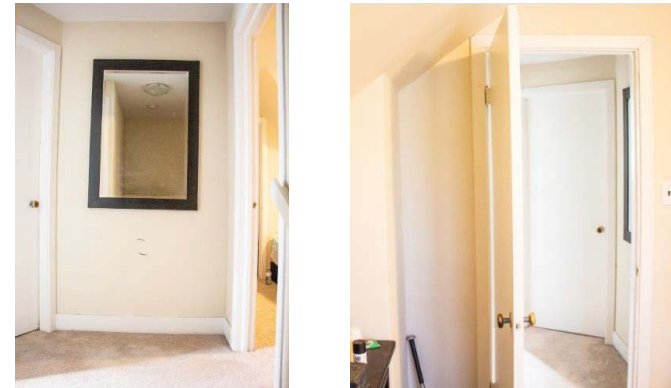


Figure 34 - Upper hall; view from bedroom to hall. (Photo: RHC 2019)



5.1 Description of Adjacent Protected Heritage Properties

The south side of Irwin Avenue was built upon by 1904 as illustrated in the 1904 Fire Insurance Plan of the Town of Aurora (Figure 15) which was revised in 1913. At that time the houses on the south side were addressed with even numbers (8, 10, 12 and 20 correspond to today's 21, 17, 15 and 9 Irwin Avenue respectively).⁸ All five of these dwellings are 1.5-storey, wood frame houses. All but 15 Irwin Avenue (a front gable design) have side gable designs with a small gable in the central bay of the front elevation. The only additional information provided on the 1927 fire plan is the indication that the roof of each of these four houses was clad in wood (Figure 16).

The 1960 Fire Insurance Plan (Figure 18) shows the completion of building activity to date on Irwin Avenue with the building of 8, 12, 16, 18, 24 on the north side and 23 on the south side. 8 Irwin Avenue is a front gable design whereas 23 Irwin Avenue is a side gable design and two gable roof dormers (Figure 36). Both of these last two buildings are likely contemporary to 11 Irwin Avenue as they share common architectural elements such as the gable roof dormers as well as coupled and tripled windows.

Figure 35 - Irwin Avenue south side, showing 9 and 11 with 15 added by RHC as an inset within dotted lines. (Images: Google Street View 2009)



Figure 36 - Irwin Avenue south side, showing 17, 21 and 23. (Image: Google Street View 2009)



⁸ An address of 16 Irwin Avenue may have been anticipated but was stroked out. 24 Irwin Avenue has been demolished.

The single-storey, hip roof bungalow houses on the north side of Irwin Avenue were clearly constructed in the post-Second World War housing boom period after 1945 (Figure 37). 18 and 16 Irwin Avenue are indicated as being brick construction. The houses at 8, 11 and 23 Irwin Avenue have architectural characteristics that reflect the earlier wood frame building forms from the pre-war period and these three may have been constructed about the same time.

Figure 37 - Irwin Avenue north side, showing 18, 16, 10 and 8. (Image: Google Street View 2009)



Figure 38 - Irwin Avenue north side, showing 18, 16, 10 and 8. (Image: Google Street View 2009)



The following criteria (in the left column of Table1) are prescribed by Ontario Regulation 9/06 under the Ontario Heritage Act for determining cultural heritage value or interest: In the opinion of Robinson Heritage Consulting, the property known as 11 Irwin Avenue in the Town of Aurora, has limited cultural heritage value.

<p>1. The property has design value or physical value because it,</p> <ul style="list-style-type: none"> 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. 	<p>11 Irwin Avenue does not have design value or physical value because it,</p> <ul style="list-style-type: none"> - is not a rare, unique, representative, or early example of a style, type, expression, material, or construction method, - it does not display a high degree of craftsmanship or artistic merit, - it does not demonstrate a high degree of technical or scientific achievement.
<p>2. The property has historical value or associative value because it,</p> <ul style="list-style-type: none"> 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. 	<p>11 Irwin Avenue does not have historical value or associative value because it,</p> <ul style="list-style-type: none"> - does not have direct associations with a theme, event, belief, person, activity, organization, or institution that is significant to the Town of Aurora or the Region of York, - does not yield, or have the potential to yield, information that contributes to an understanding of a community or culture, - it does not demonstrate or reflect the work or ideas of an architect, artist, builder, designer, or theorist who is significant to the Town of Aurora or the Region of York.
<p>3. The property has contextual value because it,</p> <ul style="list-style-type: none"> i. is important in defining, maintaining, or supporting the character of an area, 	<p>11 Irwin Avenue has limited contextual value because it,</p> <ul style="list-style-type: none"> - it has some importance in defining, maintaining, or supporting the character of the Irwin Avenue area,

<p>ii. is physically, functionally, visually, or historically linked to its surroundings, or iii. is a landmark.</p>	<p>-it is not physically, functionally, visually, or historically linked to its surroundings, and - is not a landmark in the Old Town area in the Town of Aurora or in the Region of York.</p>
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6.0 Guidance on Proposed Development, Impacts and Mitigation

6.1 Proposed Development

The owner proposes to demolish the existing dwelling and the small, wood frame shed at 11 Irwin Avenue to make way for the construction of a detached, 2-storey, single family dwelling with a building area of just over 174 square metres and a covered front porch of just under 17 sq m. The new building height would be 8.76 metres measured from the average grade to the mid-slope of the main hip roof.

The proposed new dwelling is illustrated by plan and elevation drawings prepared by Architectonica Ltd. (O. Bukovynska and Velizar Genov, Architect) Copies of these plans were provided to RHC by the property owner and have been included in this report as:

- Figure 39 Surveyor's Real Property Report
- Figure 40 Site Plan (A1)
- Figure 41 Basement Plan (A2)
- Figure 42 Ground Floor Plan (A3)
- Figure 43 Second Floor Plan (A4)
- Figure 44 Front - North Elevation and Rear - South Elevation (A5)
- Figure 45 East Elevation (A6)
- Figure 46 West Elevation (A7)

Comments on Architect's Drawings

Site Plan

The front wall of the new dwelling would align with that of 9 Irwin Avenue. The existing dwelling front lines up with the front wall of 15 Irwin Avenue. The owner has attempted to retain an orientation for the new dwelling within its side yard lot lines that is similar to those of the neighbouring houses to help maintain the character of Irwin Avenue.

The front yard of the new design utilizes the same curb cut and proposes parking in front of the house parallel the front wall of the house. It appears that the existing mature fruit tree in the front yard would be retained in the landscape plan.

Front - North Elevation

The proposed dwelling has taken design cues from the typical 2-storey, Edwardian hip roof home with a full width front porch and grouped hung window sashes.

6.2 Recommendations for Further Mitigation

Robinson Heritage Consulting recommends the following additional mitigation measures to create a more compatible design that would serve to further conserve the integrity of the cultural heritage character of Irwin Avenue as an early and historic street in the Town of Aurora.

1. Roof cladding should mimic weathered wood shakes
2. Stucco cladding should mimic traditional roughcast stucco seen on the existing house
3. The small gable in the centre of the front roof may be proportionately too small for this size of house. Consider a larger front attic gable wall, possibly with a pent roof form (with the front eave across the entire front).
4. The proponent should provide a clearer detail of the proposed exterior window surrounds. Lug sills with a casing all around the window opening have been indicated for some windows while others have no casing and a sill that is flush to the window jambs. The detail of the window heads should be confirmed.
5. There is no known precedent of the use of brick as a mullion between two coupled window sashes on a stucco clad house. Use the same windows as the front elevation. Consider using coupled or tripled window sash instead on the side elevations.

6. The front porch wall beside the front door should be indicated as being stucco clad.
7. Retain the mature tree in front and healthy mature trees at side and in back of the property. Introduce plantings where possible along the sides of the building to break up the long sidewall visually.

7.0 Conclusion

RHC is of the opinion that although 11 Irwin Avenue has been listed on the Town's heritage register as a non-designated heritage property, the property satisfies just one of the three criteria used to determine cultural heritage value. The dwelling's simple form is similar to several other houses built on Irwin Avenue but it has little cultural heritage value as an individual building as it was built with very little originality and in the latest period of development on Irwin Avenue. The subject building does have limited contextual value in the way it supports the mid-20th century built history of Irwin Avenue within the periphery of the Old Town area of the Town of Aurora. RHC concludes that the existing listed heritage building would be most appropriately conserved as a built heritage resource that contributes to a heritage conservation district in the Irwin Avenue area. RHC does not feel that that the existing listed built heritage resource at 11 Irwin Avenue contains enough cultural heritage value of its own to merit protection by individual designation under the Ontario Heritage Act.

RHC is of the opinion that if the property owner requires more floor space, the ideal development scenario for 11 Irwin Avenue would be a proposal to make a sympathetic addition to the rear of the existing house. However, the property owner has opted to pursue demolition and replacement with completely new building.

The property owner proposes to replace the existing building with a 2-storey, single detached dwelling with a built form that takes cues from a typical 2-storey, hip roof house form commonly constructed in southern Ontario in the early 20th century. RHC has made recommendations that may serve to further improve the design of the replacement building so that it is more compatible with the historic streetscape of Irwin Avenue.

Figure 39 - Surveyor's Real Property Report, Part 1 - Plan of Part of Lot E, Registered Plan 36, Town of Aurora, Regional Municipality of York (Mandarin Surveyors Limited, July 2018)

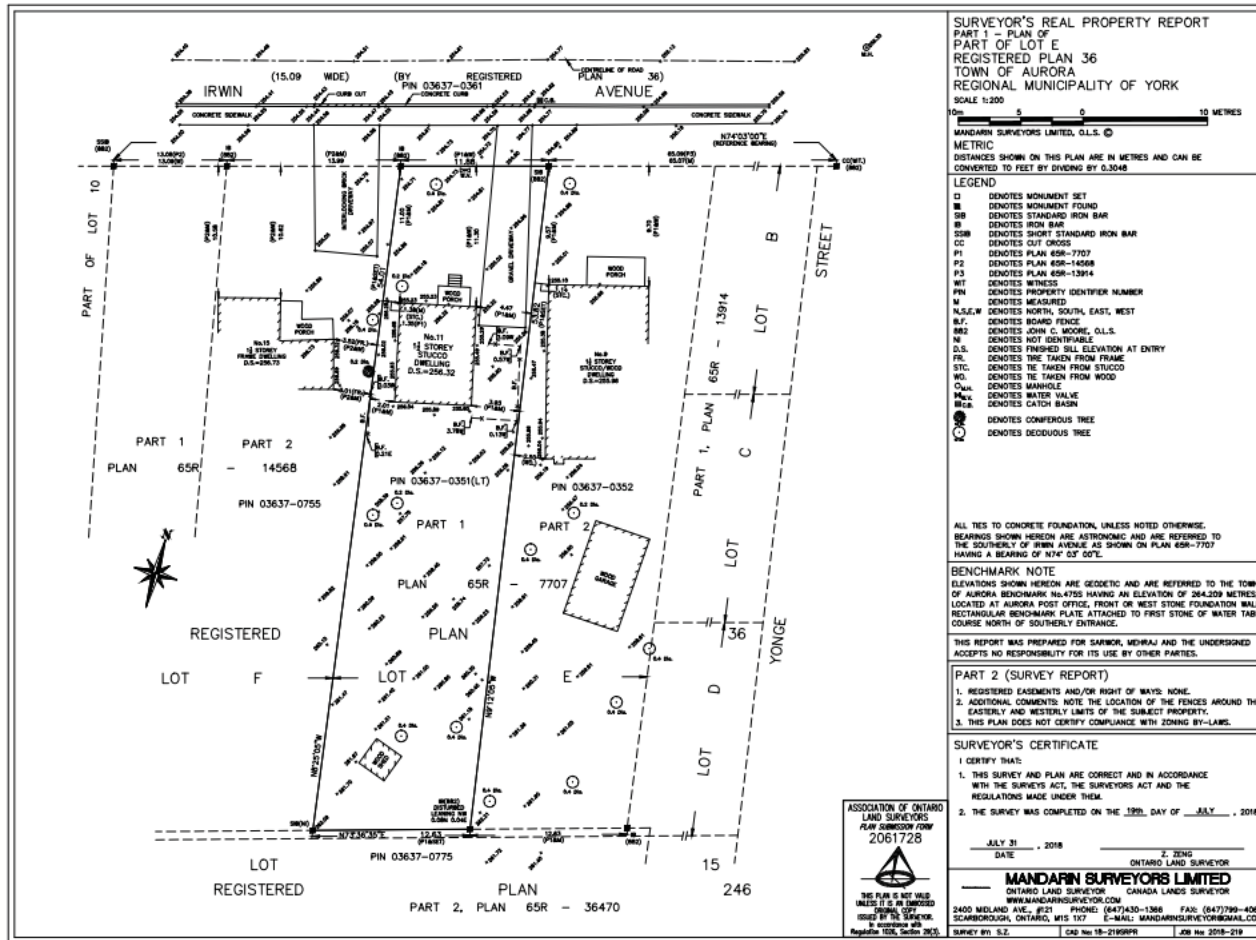


Figure 40 – Site Plan - A1 (Image: Architectonica Ltd, O. Bukovynska and Velizar Genov, Architect)

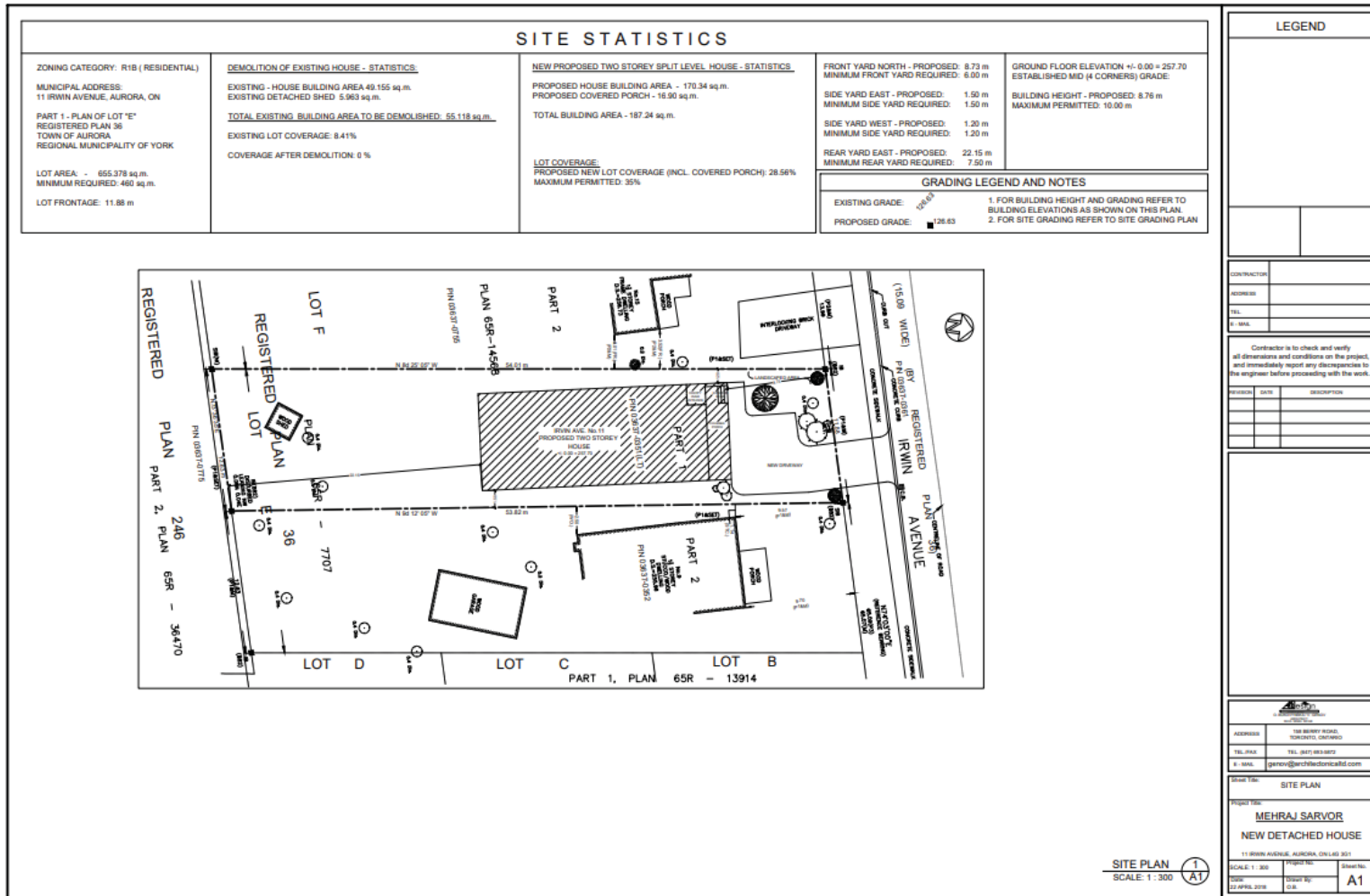


Figure 41 – Basement Plan - A2 (Image: Architectonica Ltd, O. Bukovynska and Velizar Genov, Architect)

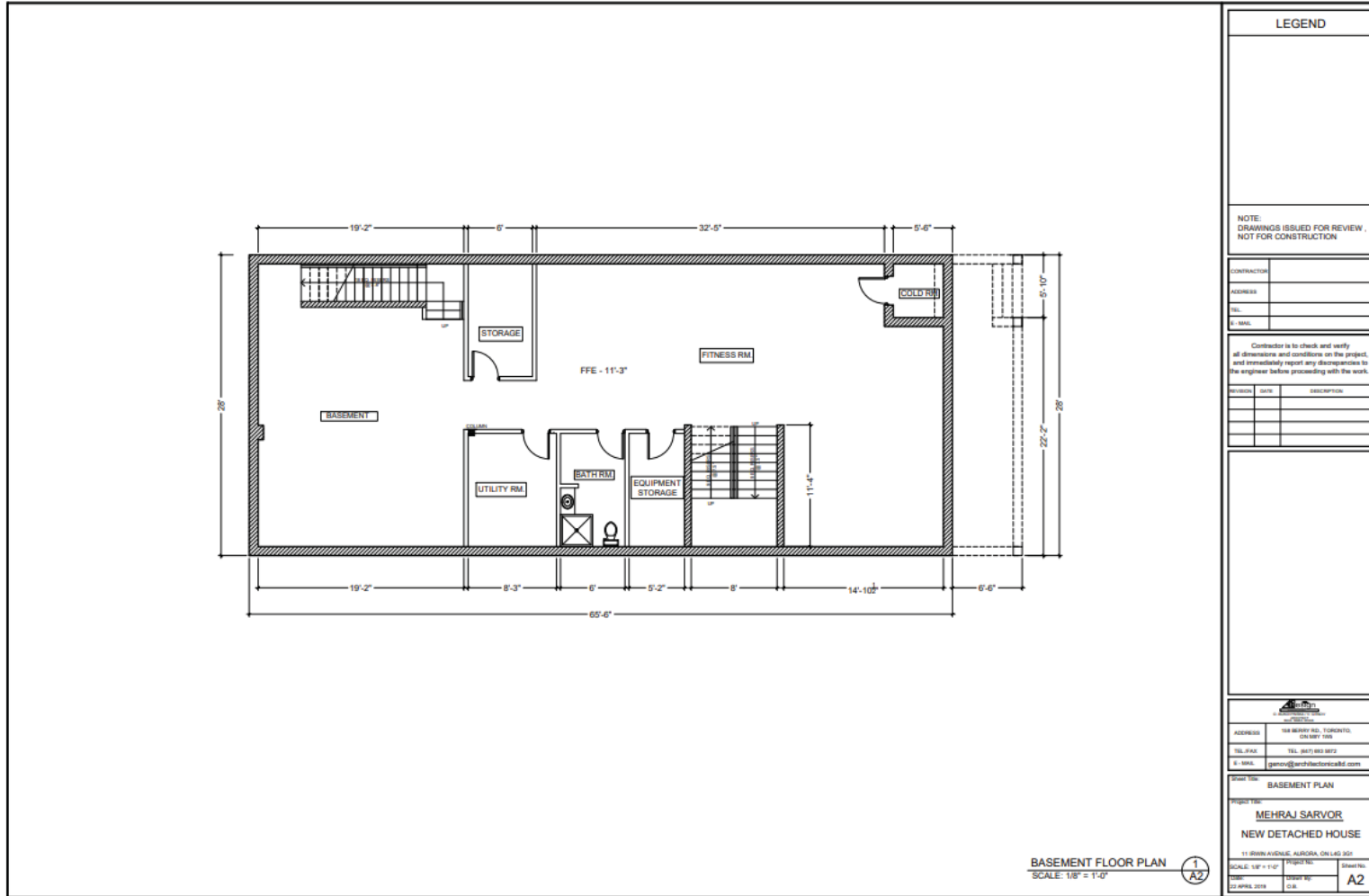
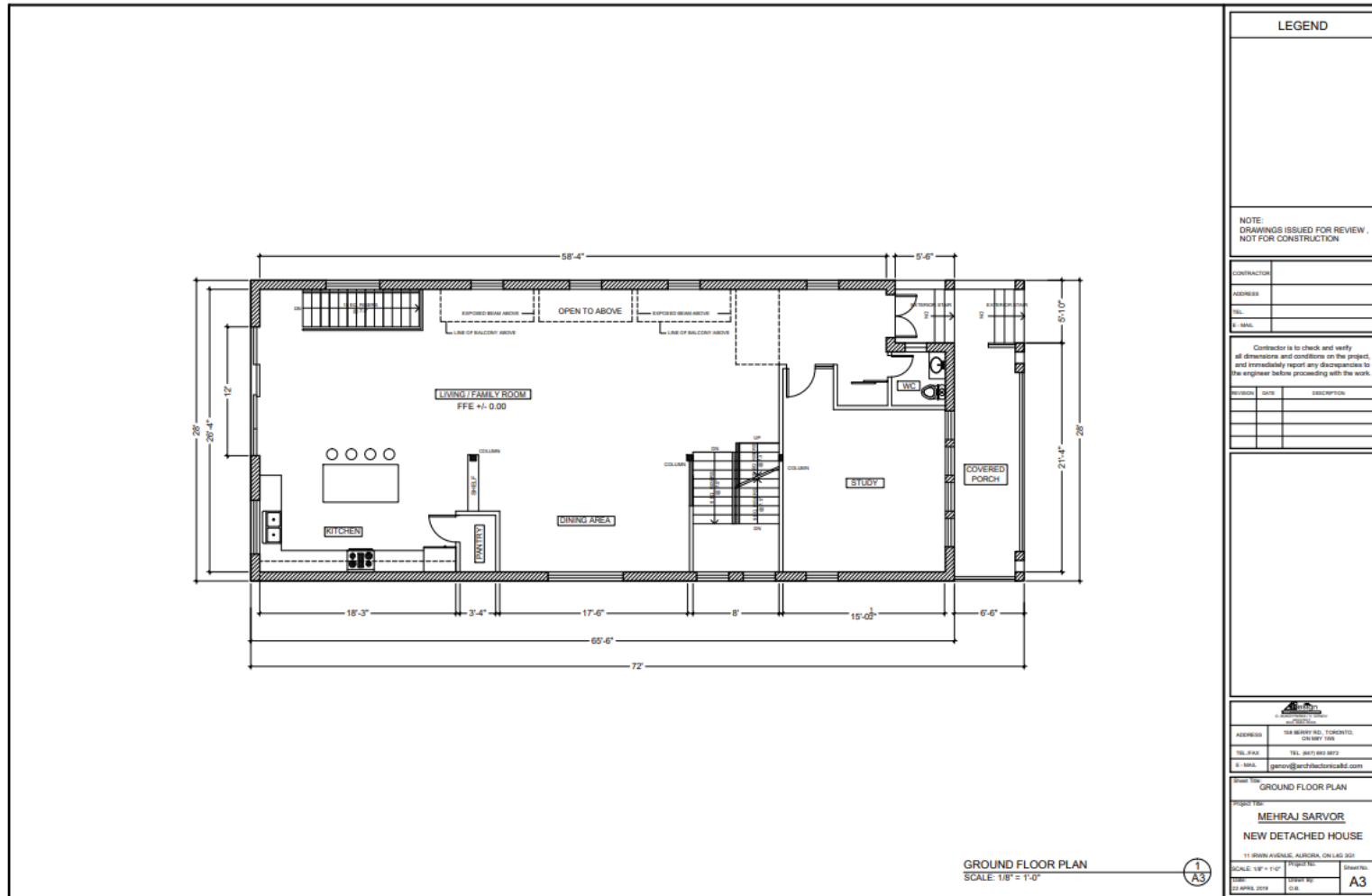


Figure 42 – Ground Floor Plan – A3 (Image: Architectonica Ltd, O. Bukovynska and Velizar Genov, Architect)



LEGEND	
NOTE: DRAWINGS ISSUED FOR REVIEW, NOT FOR CONSTRUCTION	
CONTRACTOR	
ADDRESS	
TEL.	
E-MAIL	
Contractor is to check and verify all dimensions and conditions on the project, and immediately report any discrepancies to the engineer before proceeding with the work.	
REVISION	DATE DESCRIPTION
ARCHITECTONICA LTD. ARCHITECTS	
ADDRESS	108 BURNBY RD., TORONTO, ON M6Y 1Y6
TEL./FAX	TEL. 9471-8831/8872
E-MAIL	genov@architectonica ltd.com
Project Title: GROUND FLOOR PLAN	
Project Name: MEHRAJ SARVOR NEW DETACHED HOUSE	
11 IRWIN AVENUE, AURORA, ON L4G 3G1	
SCALE: 1/8" = 1'-0"	Sheet No. A3
DATE: 02 APRIL 2019	D.R.

Figure 43 - Second Floor Plan - A4 (Image: Architectonica Ltd, O. Bukovynska and Velizar Genov, Architect)

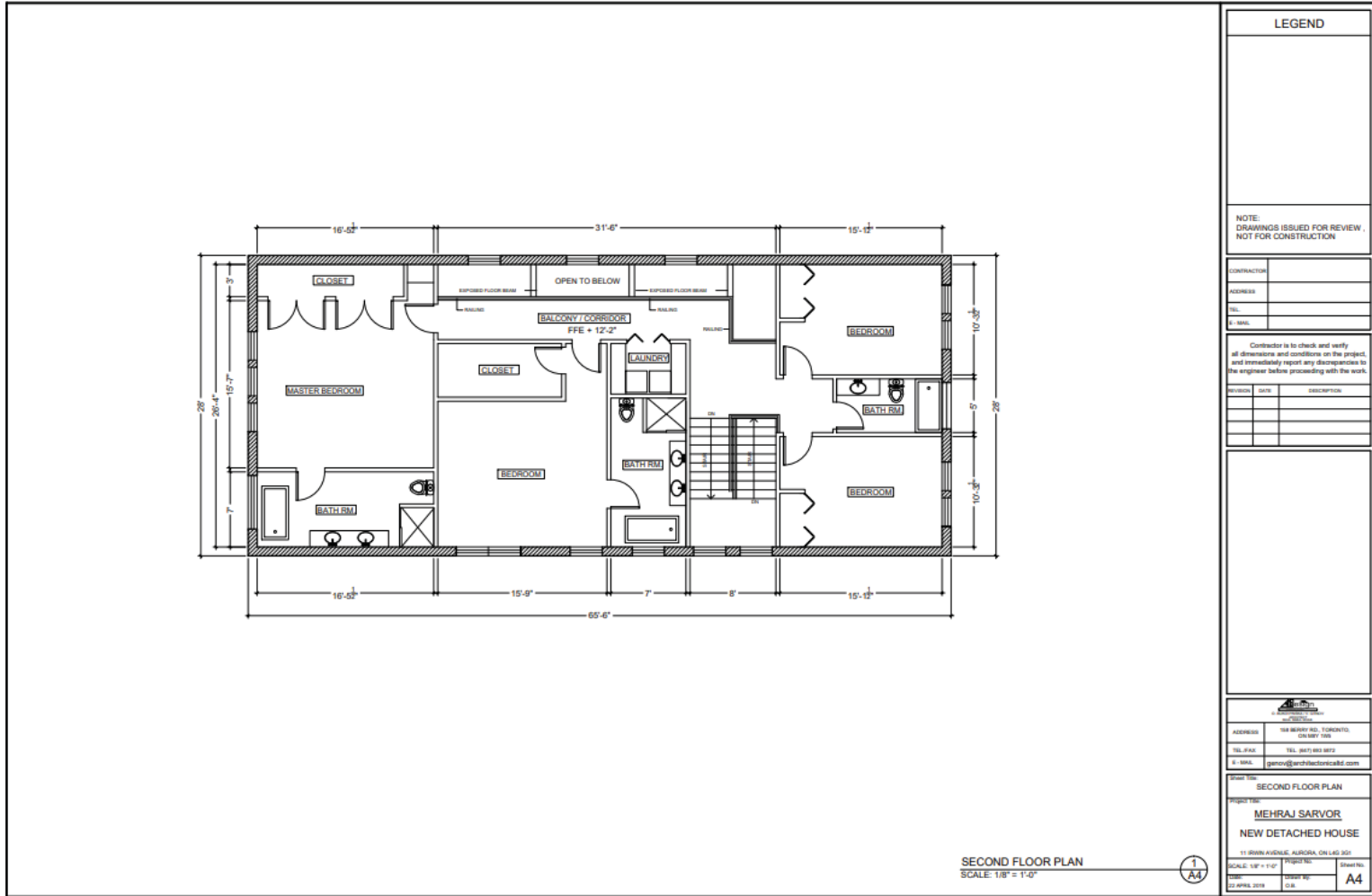


Figure 44 – Front - North Elevation and Rear South Elevation – A5 (Image: Architectonica Ltd, O. Bukovynska and Velizar Genov, Architect)

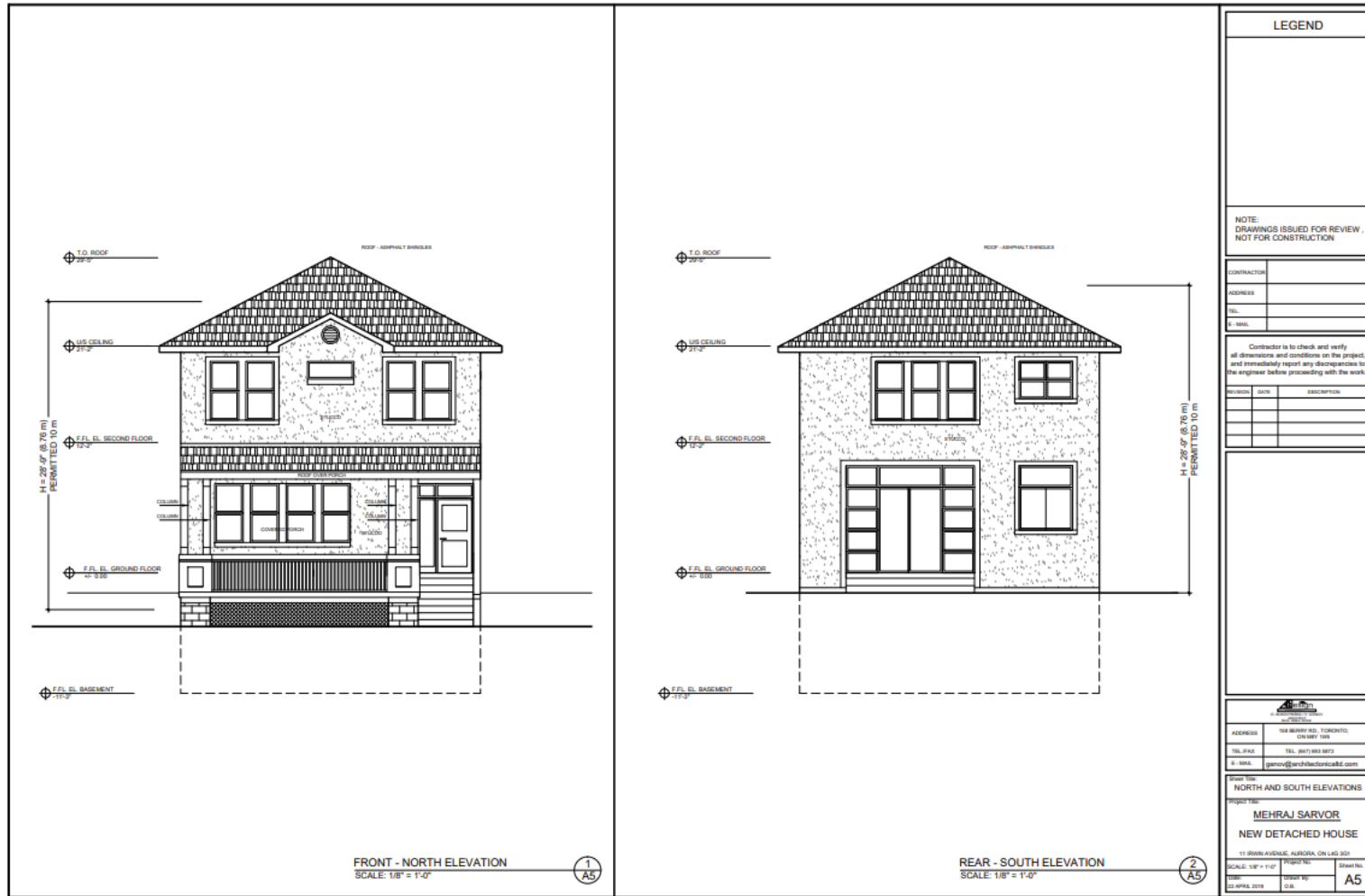
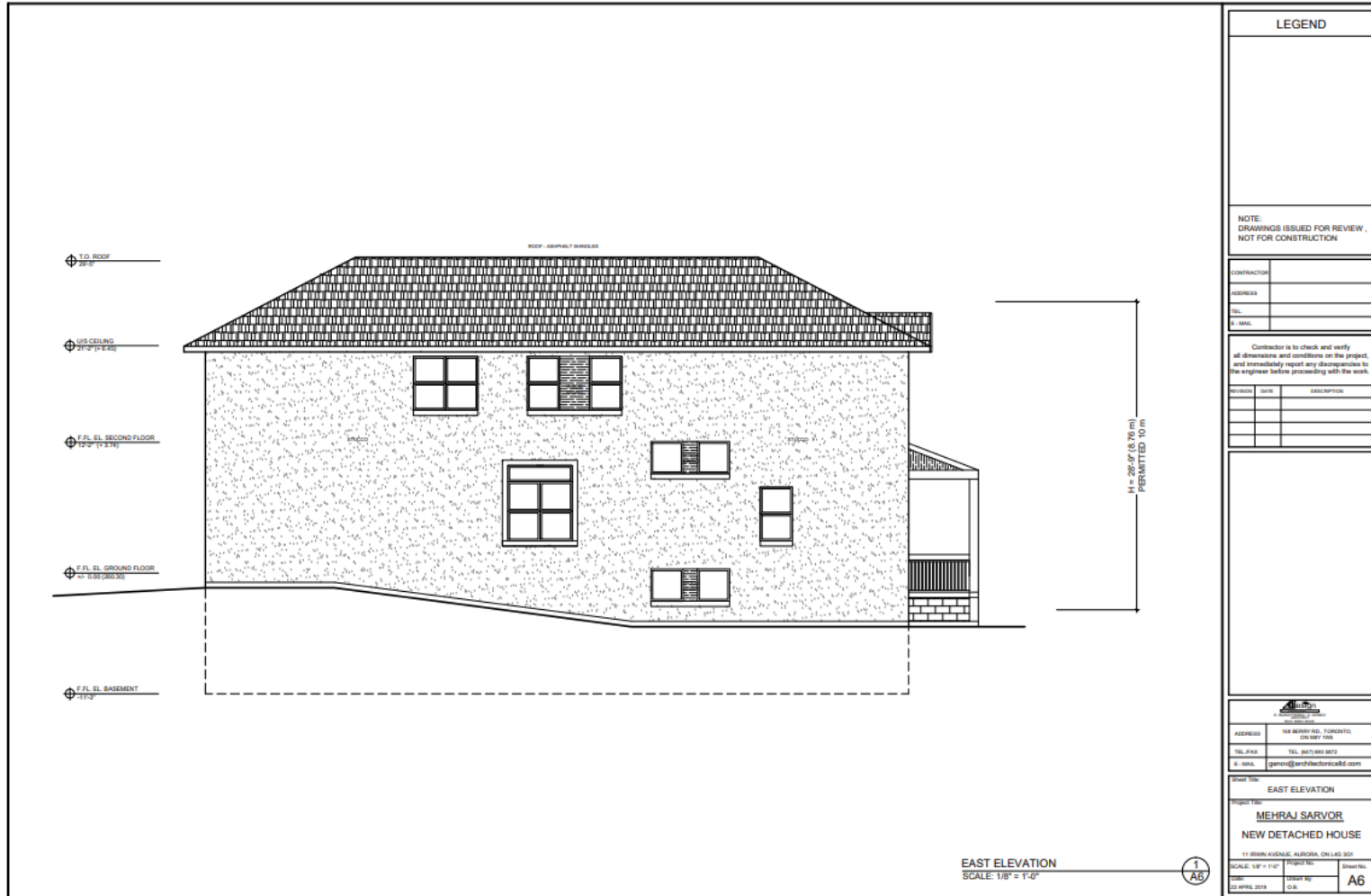


Figure 45 - East Elevation – A6 (Image: Architectonica Ltd, O. Bukovynska and Velizar Genov, Architect)



LEGEND

NOTE:
DRAWINGS ISSUED FOR REVIEW,
NOT FOR CONSTRUCTION

CONTRACTOR:	
ADDRESS:	
TEL:	
E-MAIL:	

Contractor to check and verify all dimensions and conditions on the project, and immediately report any discrepancies to the engineer before proceeding with the work.

REVISION	DATE	DESCRIPTION

Architectonica Ltd.
Architects

ADDRESS:	104 BERRY RD, TORONTO, ON M5Y 1W5
TEL/FAX:	TEL: (416) 463-8872
E-MAIL:	genov@architectonica.ca

Sheet Title: **EAST ELEVATION**

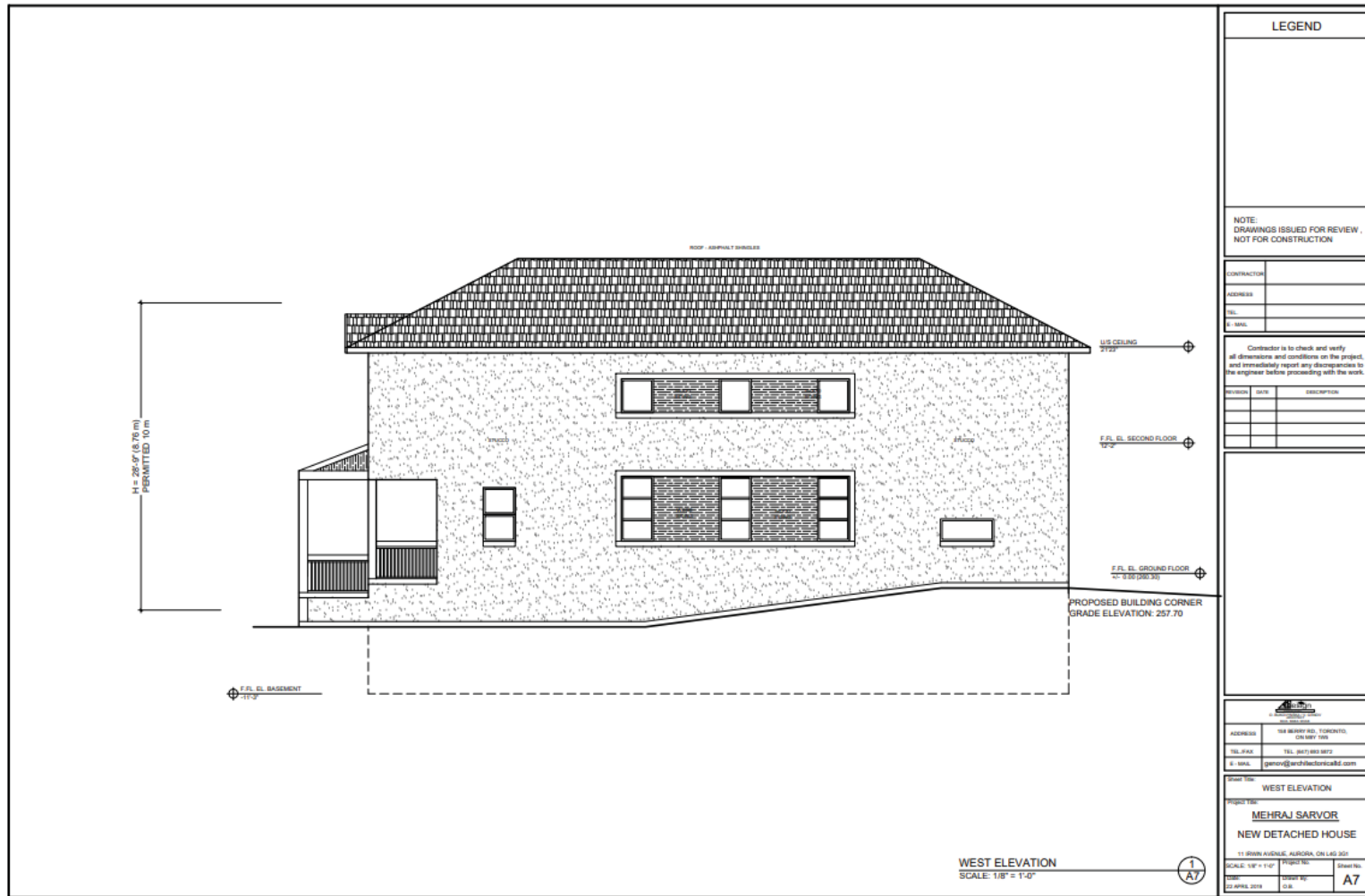
Project Title: **MEHRAJ SARVOR
NEW DETACHED HOUSE**

11 IRWIN AVENUE, AURORA, ON L4G 3J4

SCALE: 1/8" = 1'-0"	Project No:	Sheet No:
DATE: 22 APRIL 2018	DRAWN BY:	D.S.A.

A6

Figure 46 – West Elevation - A7 (Image: Architectonica Ltd, O. Bukovynska and Velizar Genov, Architect)



Information Sources

Maps

Google Maps, 2009 - 2018

Tremaine's Map of the County of York (1860)

Ontario Historical County Maps Project

<http://maps.library.utoronto.ca/hgis/countymaps/york/index.html>

McGill County Atlas Project

Illustrated Historical Atlas of the County of York. (Toronto: Miles & Co., 1878)

<http://digital.library.mcgill.ca/CountyAtlas/searchmapframes.php>

Policy and Legislation

Ontario Heritage Act, R.S.O. 1990, c. 0.18

Ontario Regulation 9/06 (under the *Ontario Heritage Act*)

Planning Act, R.S.O. 1990, c. P.13

Provincial Policy Statement (2014), Policy 2.6.3.

"Heritage Property Evaluation: A Guide to Listing, Researching and Evaluating Cultural Heritage Property in Ontario Communities" from the *Ontario Heritage Toolkit*, (Toronto: Queen's Printer for Ontario, 2006) available online at:

http://www.mtc.gov.on.ca/en/publications/Heritage_Tool_Kit_HPE_Eng.pdf

"Heritage Resources in the Land Use Planning Process" from the *Ontario Heritage Toolkit*. Ministry of Tourism, Culture, and Sport (Toronto: Queen's Printer for Ontario, 2000)

Region of York Online Mapping (GIS) – Recreation and Culture

Town of Aurora Official Plan, September 2010

Town of Aurora, The Aurora Promenade Concept Plan Urban Design Strategy

<https://www.aurora.ca/TownHall/Documents/Planning%20Services/The%20Aurora%20Promenade%20Concept%20Plan%20-%20September%202010.pdf>

Town of Aurora Inventory of Buildings, Vol. 1 #1.

Aurora Register of Properties of Cultural Heritage Value or Interest

Town of Aurora, Heritage Impact Assessments and Conservation Plans Guide (2017)

<https://www.aurora.ca/TownHall/Documents/Heritage%20Advisory%20Committee/Heritage%20Impact%20Assessments%20and%20Conservation%20Plans%20Guide.pdf>

Town of Aurora Zoning Bylaw (dated February 2018)

General

<https://www.thecanadianencyclopedia.ca/en/article/aurora>

<http://aurorahs.com/>

<http://looklocalmagazine.com/newmarketaurora/blog/2017/04/20/aurorashistory/> Charlotte Ottaway

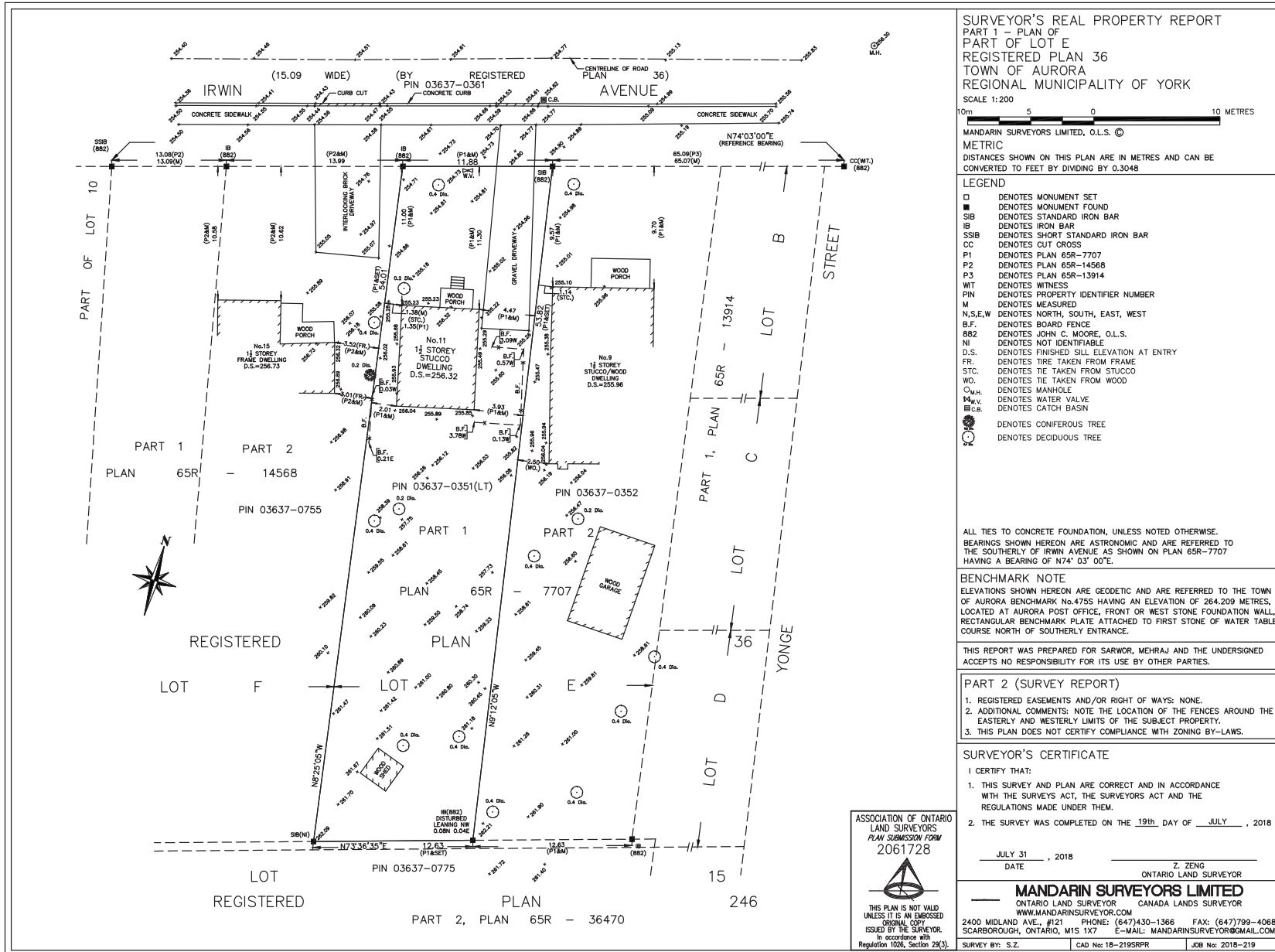
OnLand: Ontario Land Registry Access <https://www.onland.ca/ui/>

<http://www.yorktownship.com/our-township/history/>

<https://www.ontariogenealogy.com/uppercanadadistrictmaps.html>

<https://www.yorkregion.com/whatson-story/7767082-inhabited-for-centuries-5-indigenous-archeological-sites-in-york-region/>

Attachment #3



SITE STATISTICS

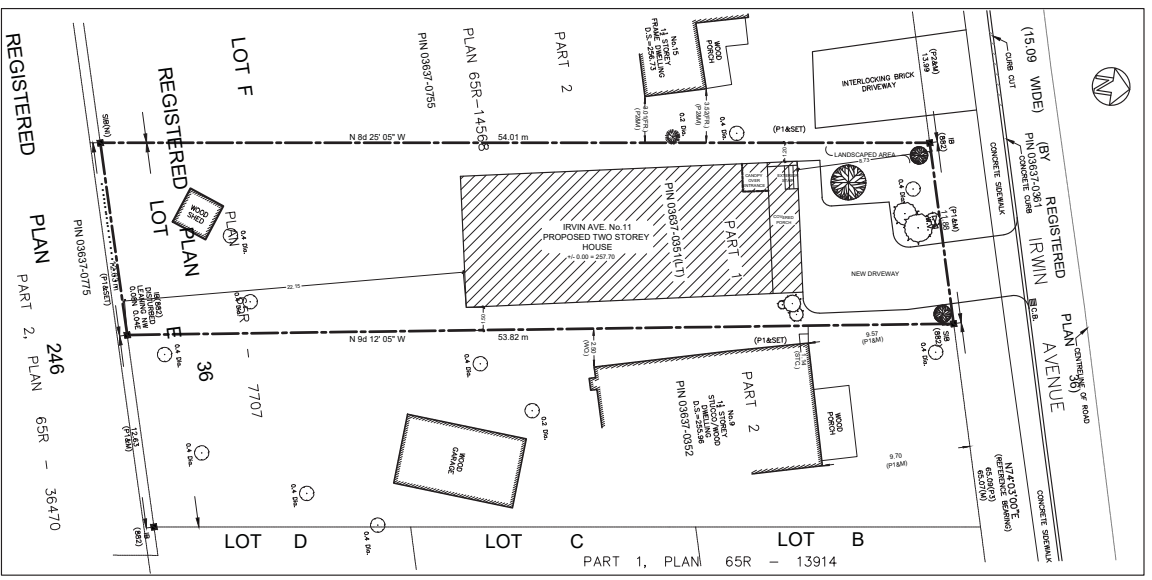
<p>ZONING CATEGORY: R1B (RESIDENTIAL)</p> <p>MUNICIPAL ADDRESS: 11 IRWIN AVENUE, AURORA, ON</p> <p>PART 1 - PLAN OF LOT "E" REGISTERED PLAN 36 TOWN OF AURORA REGIONAL MUNICIPALITY OF YORK</p> <p>LOT AREA: - 655.378 sq.m. MINIMUM REQUIRED: 460 sq.m.</p> <p>LOT FRONTAGE: 11.88 m</p>	<p><u>DEMOLITION OF EXISTING HOUSE - STATISTICS:</u></p> <p>EXISTING - HOUSE BUILDING AREA 49.155 sq.m. EXISTING DETACHED SHED 5.963 sq.m.</p> <p><u>TOTAL EXISTING BUILDING AREA TO BE DEMOLISHED: 55.118 sq.m.</u></p> <p>EXISTING LOT COVERAGE: 8.41%</p> <p>COVERAGE AFTER DEMOLITION: 0 %</p>	<p><u>NEW PROPOSED TWO STOREY SPLIT LEVEL HOUSE - STATISTICS:</u></p> <p>PROPOSED HOUSE BUILDING AREA - 170.34 sq.m. PROPOSED COVERED PORCH - 16.90 sq.m.</p> <p>TOTAL BUILDING AREA - 187.24 sq.m.</p> <p><u>LOT COVERAGE:</u> PROPOSED NEW LOT COVERAGE (INCL. COVERED PORCH): 28.56% MAXIMUM PERMITTED: 35%</p>	<p>FRONT YARD NORTH - PROPOSED: 8.73 m MINIMUM FRONT YARD REQUIRED: 6.00 m</p> <p>SIDE YARD EAST - PROPOSED: 1.50 m MINIMUM SIDE YARD REQUIRED: 1.50 m</p> <p>SIDE YARD WEST - PROPOSED: 1.20 m MINIMUM SIDE YARD REQUIRED: 1.20 m</p> <p>REAR YARD EAST - PROPOSED: 22.15 m MINIMUM REAR YARD REQUIRED: 7.50 m</p>	<p>GROUND FLOOR ELEVATION +/- 0.00 = 257.70 ESTABLISHED MID (4 CORNERS) GRADE:</p> <p>BUILDING HEIGHT - PROPOSED: 8.76 m MAXIMUM PERMITTED: 10.00 m</p>
<p>GRADING LEGEND AND NOTES</p> <p>EXISTING GRADE: 126.63</p> <p>PROPOSED GRADE: 126.63</p> <p>1. FOR BUILDING HEIGHT AND GRADING REFER TO BUILDING ELEVATIONS AS SHOWN ON THIS PLAN. 2. FOR SITE GRADING REFER TO SITE GRADING PLAN</p>				

LEGEND

CONTRACTOR	
ADDRESS	
TEL	
E-MAIL	

Contractor is to check and verify all dimensions and conditions on the project, and immediately report any discrepancies to the engineer before proceeding with the work.

REVISION	DATE	DESCRIPTION



SITE PLAN 1
SCALE: 1 : 300 A1

genov
ARCHITECTURAL LTD.

158 BERRY ROAD,
TORONTO, ONTARIO

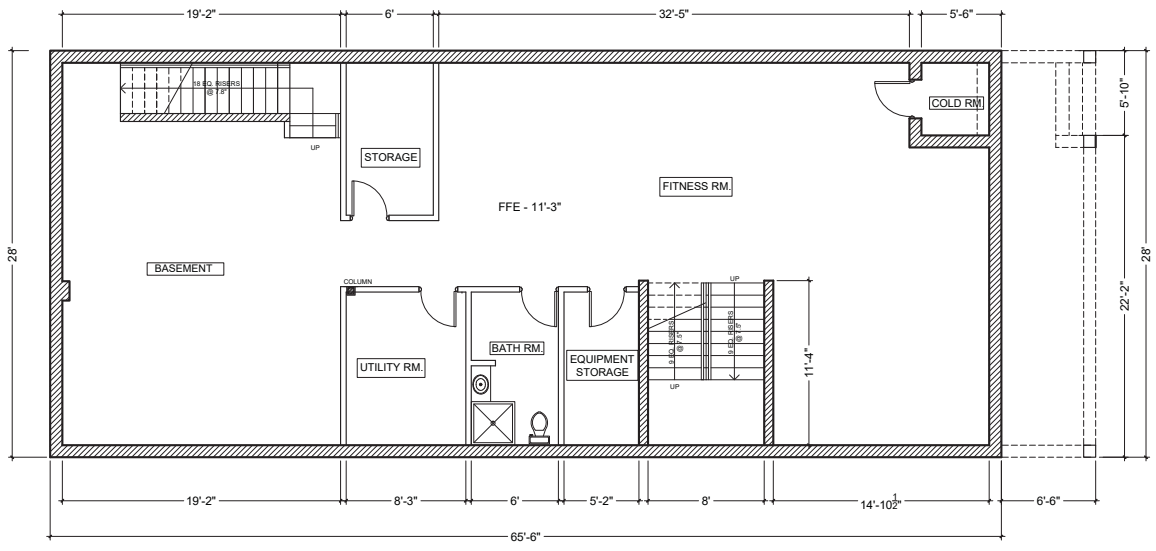
TEL/FAX TEL (416) 693-5872
E-MAIL genov@architecturaltd.com

Sheet Title: SITE PLAN

Project Title: MEHRAJ SARVOR
NEW DETACHED HOUSE

11 IRWIN AVENUE, AURORA, ON L4G 3G1

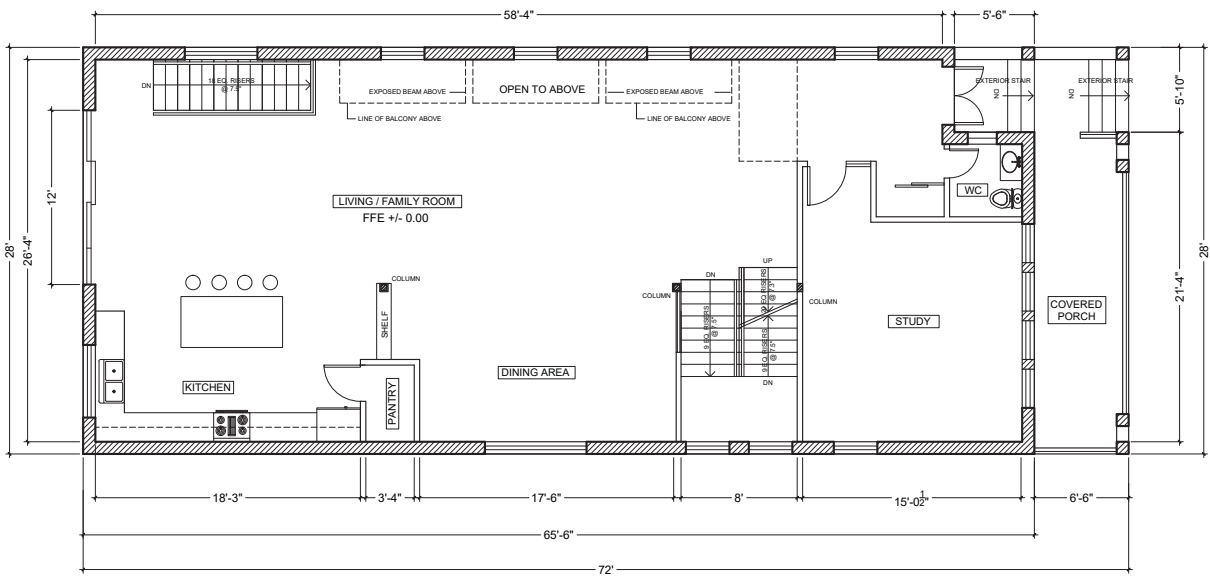
SCALE: 1 : 300	Project No.	Sheet No.
Date: 22 APRIL 2018	Drawn By: C.B.	A1



BASEMENT FLOOR PLAN
 SCALE: 1/8" = 1'-0"

1
 A2

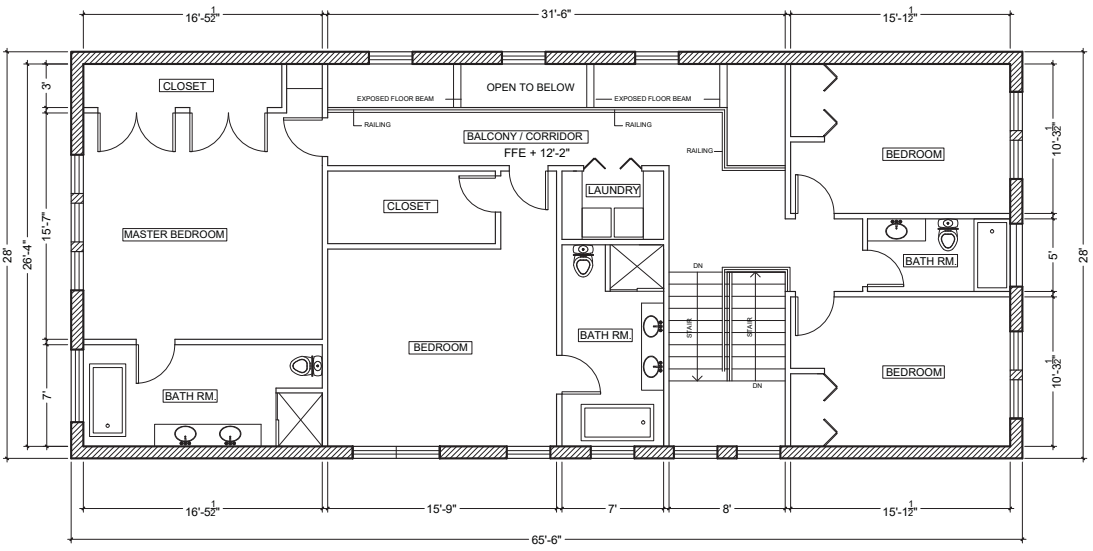
LEGEND		
NOTE: DRAWINGS ISSUED FOR REVIEW, NOT FOR CONSTRUCTION		
CONTRACTOR		
ADDRESS		
TEL.		
E-MAIL		
Contractor is to check and verify all dimensions and conditions on the project, and immediately report any discrepancies to the engineer before proceeding with the work.		
REVISION	DATE	DESCRIPTION
ADDRESS	158 BERRY RD., TORONTO, ON M5Y 1W5	
TEL./FAX	TEL. (647) 693 5872	
E-MAIL	genov@architecturaltd.com	
Sheet Title: BASEMENT PLAN		
Project Title: MEHRAJ SARVOR NEW DETACHED HOUSE		
11 IRWIN AVENUE, AURORA, ON L4G 3G1		
SCALE: 1/8" = 1'-0"	Project No.	Sheet No.
Date: 22 APRIL 2019	Drawn By: C.B.	A2



GROUND FLOOR PLAN
 SCALE: 1/8" = 1'-0"

1
 A3

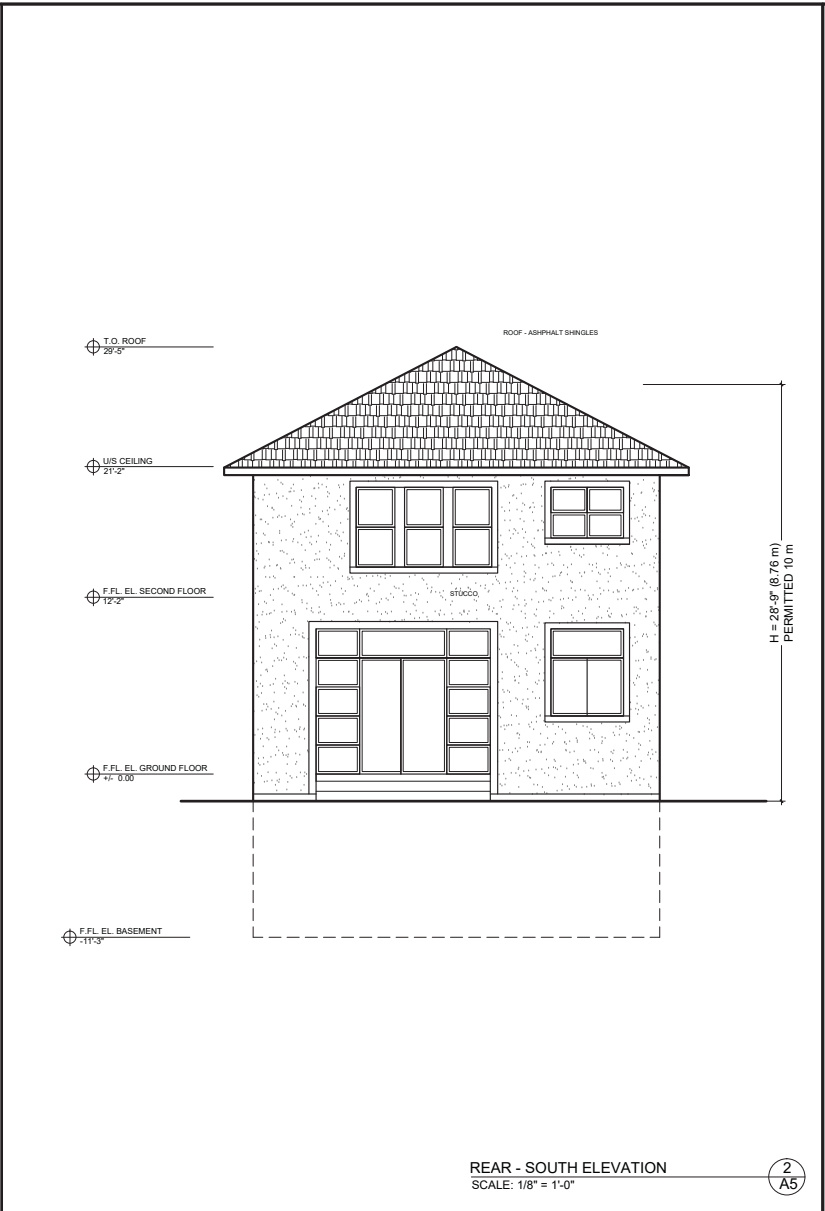
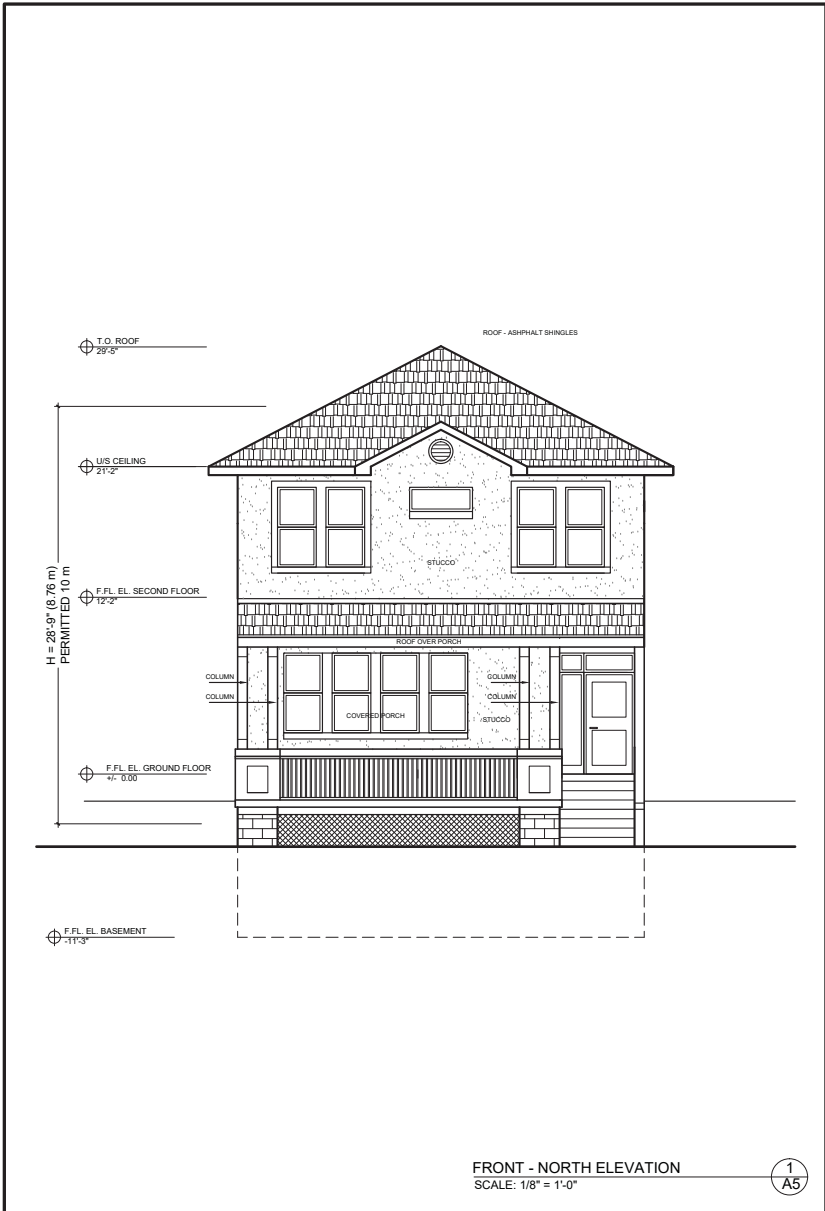
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NOTE: DRAWINGS ISSUED FOR REVIEW, NOT FOR CONSTRUCTION		
CONTRACTOR		
ADDRESS		
TEL		
E-MAIL		
Contractor is to check and verify all dimensions and conditions on the project, and immediately report any discrepancies to the engineer before proceeding with the work.		
REVISION	DATE	DESCRIPTION
Sheet Title: GROUND FLOOR PLAN		
Project Title: MEHRAJ SARVOR NEW DETACHED HOUSE		
11 IRWIN AVENUE, AURORA, ON L4G 3G1		
SCALE: 1/8" = 1'-0"	Project No.	Sheet No.
Date: 22 APRIL 2019	Drawn By: C.B.	A3



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

1
 A4

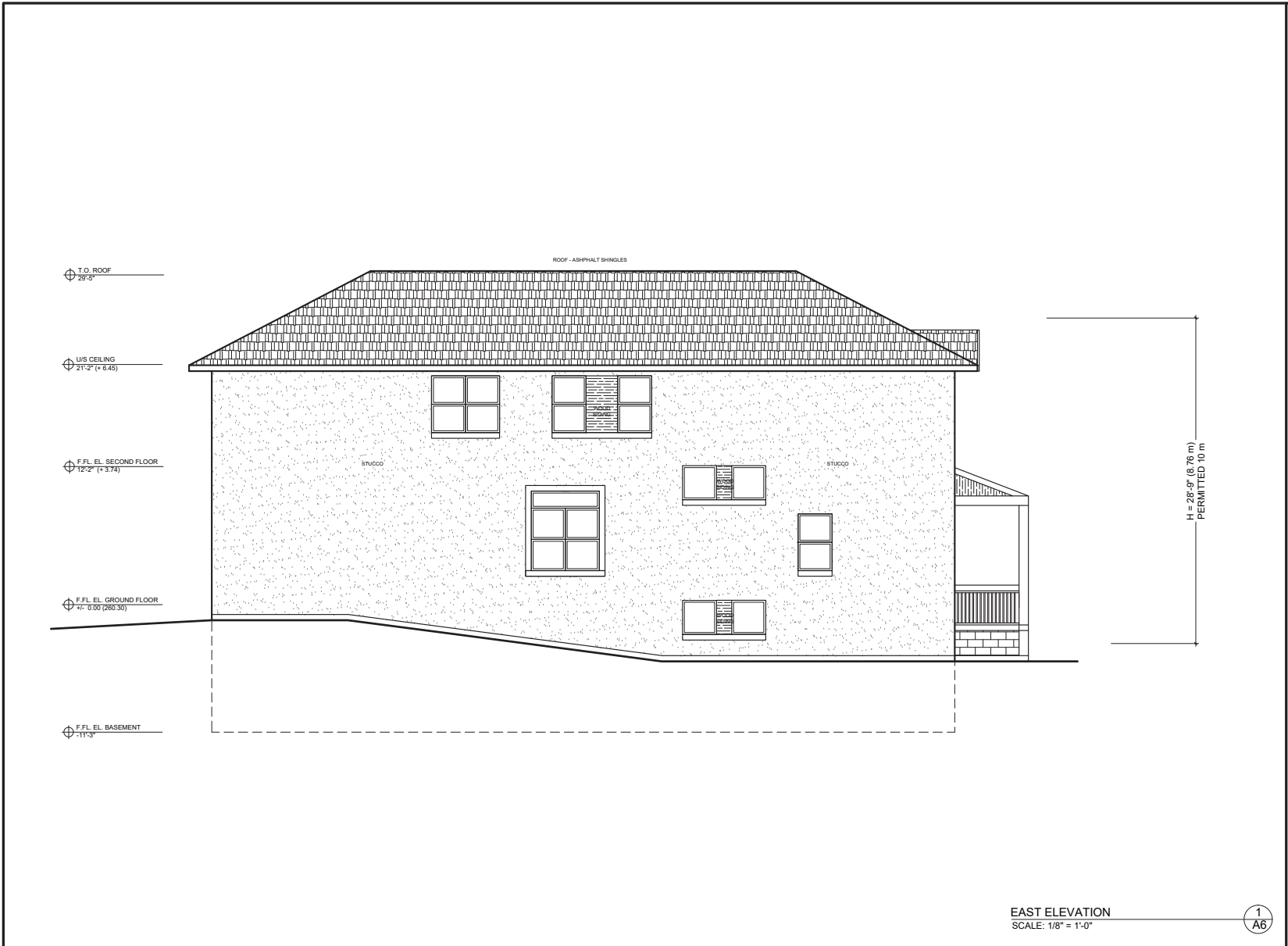
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NOTE: DRAWINGS ISSUED FOR REVIEW, NOT FOR CONSTRUCTION		
CONTRACTOR		
ADDRESS		
TEL.		
E-MAIL		
Contractor is to check and verify all dimensions and conditions on the project, and immediately report any discrepancies to the engineer before proceeding with the work.		
REVISION	DATE	DESCRIPTION
ADDRESS	158 BERRY RD., TORONTO, ON M5Y 1W5	
TEL./FAX	TEL. (647) 693 5872	
E-MAIL	genov@architecturaltd.com	
Sheet Title: SECOND FLOOR PLAN		
Project Title: MEHRAJ SARVOR NEW DETACHED HOUSE		
11 IRWIN AVENUE, AURORA, ON L4G 3G1		
SCALE: 1/8" = 1'-0"	Project No.	Sheet No.
Date: 22 APRIL 2019	Drawn By: C.B.	A4




LEGEND		
NOTE: DRAWINGS ISSUED FOR REVIEW, NOT FOR CONSTRUCTION		
CONTRACTOR		
ADDRESS		
TEL		
E-MAIL		
Contractor is to check and verify all dimensions and conditions on the project, and immediately report any discrepancies to the engineer before proceeding with the work.		
REVISION	DATE	DESCRIPTION
ADDRESS 158 BERRY RD., TORONTO, ON M5Y 1W5 TEL/FAX TEL: (416) 693 5872 E-MAIL genov@architecturaltd.com		
Sheet Title: NORTH AND SOUTH ELEVATIONS		
Project Title: MEHRAJ SARVOR NEW DETACHED HOUSE		
11 IRWIN AVENUE, AURORA, ON L4G 3G1		
SCALE: 1/8" = 1'-0"	Project No.	Sheet No.
Date: 22 APRIL 2019	Drawn By: C.B.	A5

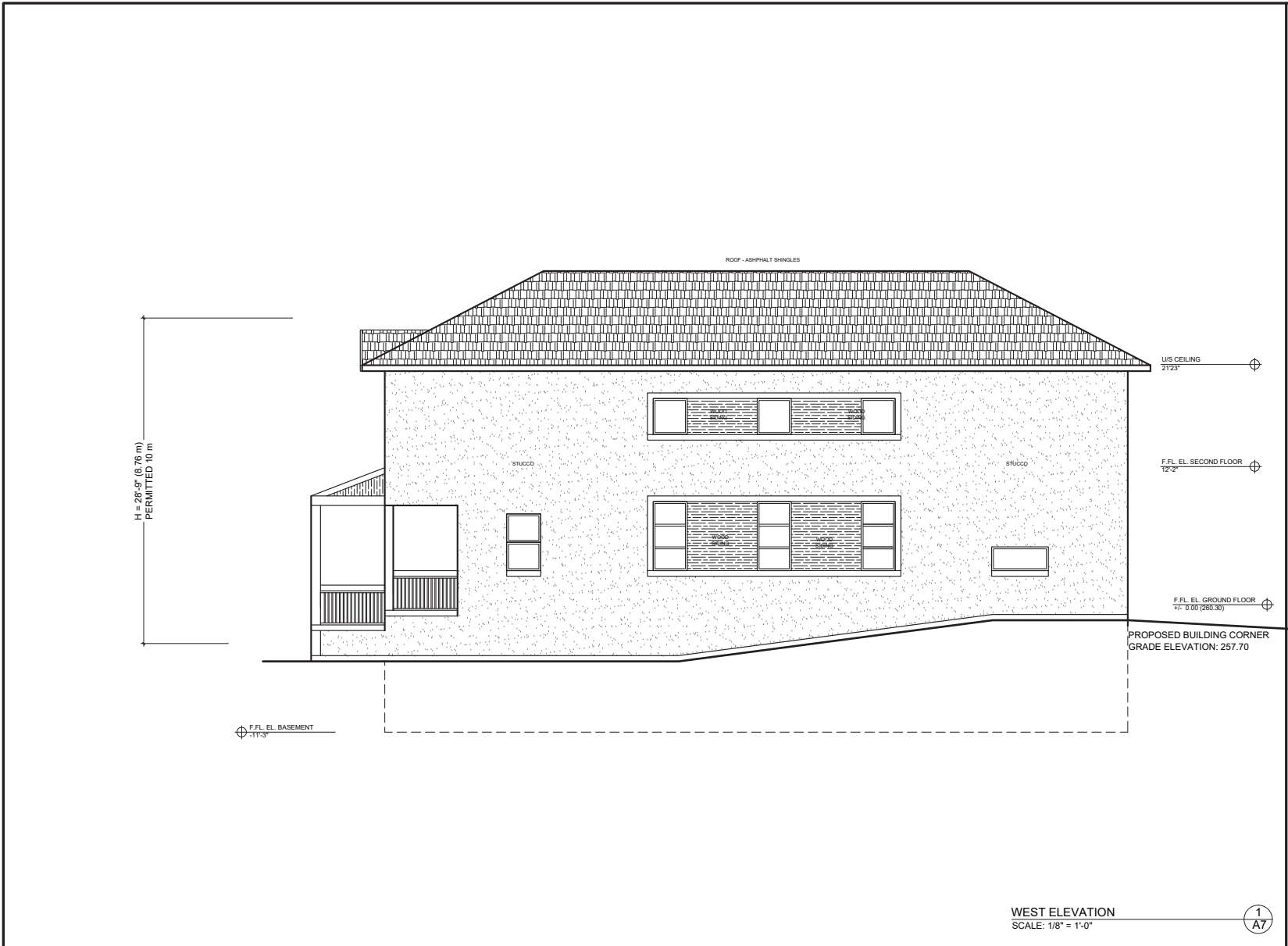
FRONT - NORTH ELEVATION
SCALE: 1/8" = 1'-0" 1
A5


REAR - SOUTH ELEVATION
SCALE: 1/8" = 1'-0" 2
A5



LEGEND	
NOTE: DRAWINGS ISSUED FOR REVIEW, NOT FOR CONSTRUCTION	
CONTRACTOR	
ADDRESS	
TEL	
E-MAIL	
Contractor is to check and verify all dimensions and conditions on the project, and immediately report any discrepancies to the engineer before proceeding with the work.	
REVISION	DATE DESCRIPTION
	
ADDRESS	158 BERRY RD., TORONTO, ON M5Y 1W5
TEL./FAX	TEL: (416) 693 5872
E-MAIL	genov@architecturaltd.com
Sheet Title:	
EAST ELEVATION	
Project Title:	
MEHRAJ SARVOR	
NEW DETACHED HOUSE	
11 IRWIN AVENUE, AURORA, ON L4G 3G1	
SCALE: 1/8" = 1'-0"	Project No.
Date: 22 APRIL 2019	Drawn By: C.B.
	Sheet No. A6

1
A6



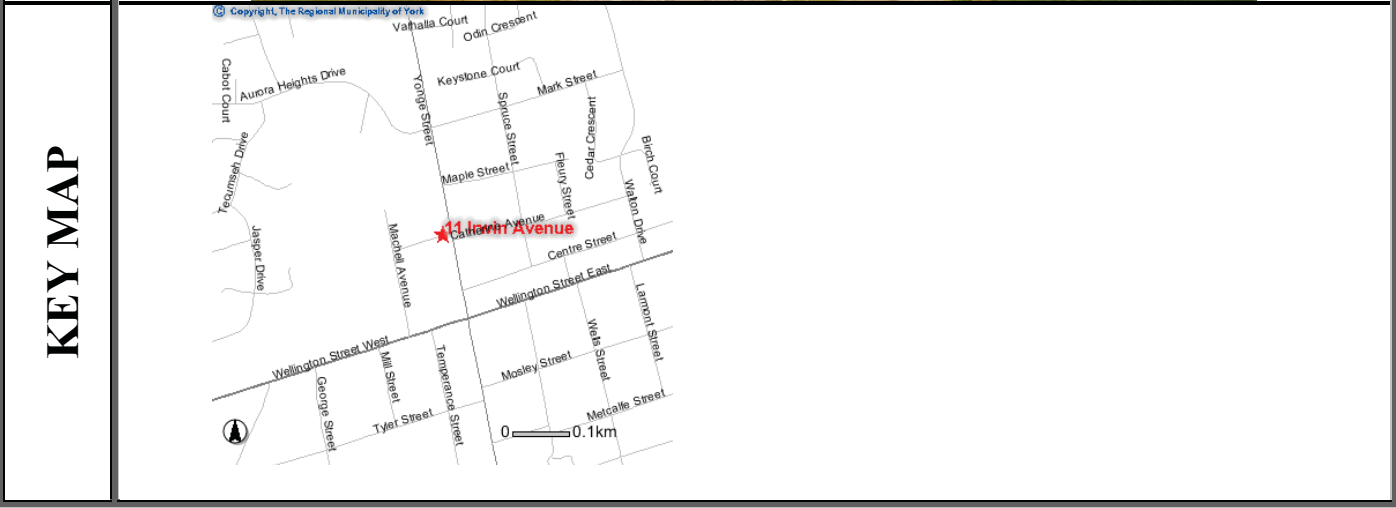
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NOTE: DRAWINGS ISSUED FOR REVIEW, NOT FOR CONSTRUCTION	
CONTRACTOR	
ADDRESS	
TEL	
E-MAIL	
Contractor is to check and verify all dimensions and conditions on the project, and immediately report any discrepancies to the engineer before proceeding with the work.	
REVISION	DATE DESCRIPTION
 Aeston ARCHITECTURAL INC. 158 BERRY RD., TORONTO, ON M5Y 1W5 TEL./FAX: TEL: (416) 693 5872 E-MAIL: genov@architecturaltd.com	
Sheet Title: WEST ELEVATION	
Project Title: MEHRAJ SARVOR NEW DETACHED HOUSE	
11 IRWIN AVENUE, AURORA, ON L4G 3G1	
SCALE: 1/8" = 1'-0"	Project No. _____
Date: 22 APRIL 2019	Drawn By: C.B.
	Sheet No. A7

1
A7

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

SITE	Address: 11 Irwin Avenue Former Address: Legal Description: PLAN: 36 PART BLOCK: E
-------------	--

STATUS	Current Use: Residence Original use: Residence Heritage Status: Listed & Undesignated By-law No. & Date: Official Plan: Stable Neighbourhood Residential Zoning: R7 (Special mixed density) HCD: Plaques:
---------------	--



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

ARCHITECTURE

GENERAL INFORMATION:

Address:	11 Irwin Avenue	Builder:	
Construction Date:	C1915, 1970's alterations	Architect:	
Architectural Style:	Bungalow	Original Owner:	
Heritage Easement:		Historical Name:	

GENERAL DESCRIPTION:

Floor Plan:		Storey:	1 ½
Foundation Materials:			
Exterior Wall Materials:			
Roof Type:	Gable/shed	Windows:	
Entrance:		Bays:	

UNIQUE FEATURES:

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

HISTORY

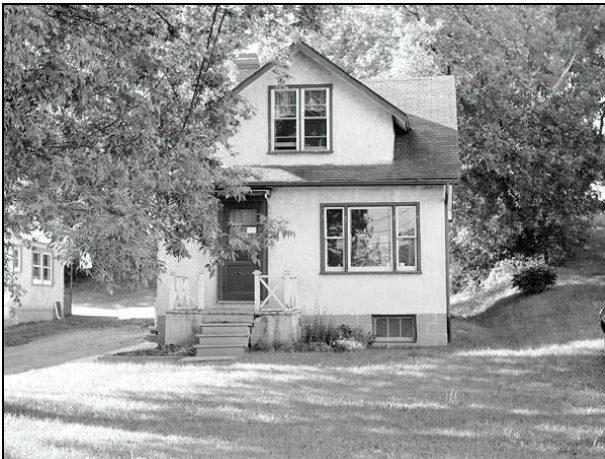
Historical Society files include:

Town of Aurora files include:

PHOTOS:

HISTORICAL PHOTO

Photo date: 1981



INVENTORY PHOTO

Photo date

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.

Attachment #5

HERITAGE BUILDING EVALUATION: SCORESHEET

Municipal Address: <u>11 IRWIN AVENUE</u>	Group: 3
Legal Description: <u>PLAN 36, PTBLK E</u> Lot: _____ Cons: _____	
Date of Evaluation: <u>MAY 3, 2019</u> Name of Recorder: <u>ADAM ROBB</u>	

HISTORICAL	E	G	F	P	TOTAL
Date of Construction	30	20	10	0	/30
Trends/Patterns/Themes	40	27	14	0	/40
Events	15	10	5	0	/15
Persons/Groups	15	10	5	0	/15
Archaeological (Bonus)	10	7	3	0	/10
Historic Grouping (Bonus)	10	7	3	0	/10
HISTORICAL TOTAL					31/100

ARCHITECTURAL	E	G	F	P	TOTAL
Design	20	13	7	0	/20
Style	30	20	10	0	/30
Architectural Integrity	20	13	7	0	/20
Physical Condition	20	13	7	0	/20
Design/Builder	10	7	3	0	/10
Interior (Bonus)	10	7	3	0	/10
ARCHITECTURAL TOTAL					31/100

ENVIRONMENTAL/CONTEXTUAL	TOTAL
Design Compatibility	/40
Community Context	/20
Landmark	/20
Site	/20
ENVIRONMENTAL/CONTEXTUAL TOTAL	
	34/100

SCORE	INDIVIDUAL	OLD AURORA
Historical Score	X 40% = _____	31 X 20% = <u>6.20</u>
Architectural Score	X 40% = _____	31 X 35% = <u>10.85</u>
Enviro/Contextual Score	X 20% = _____	34 X 45% = <u>15.30</u>
TOTAL SCORE	<input type="text"/>	32.35

GROUP 1 = 70-100

GROUP 2 = 45-69

GROUP 3 = 44 or less



100 John West Way
Box 1000
Aurora, Ontario
L4G 6J1
Phone: 905-727-3123 ext. 4349
Email: arobb@aurora.ca
www.aurora.ca

**Town of Aurora
Planning and Development
Services**

Memorandum

Date: June 3, 2019
To: Members of the Heritage Advisory Committee
From: Adam Robb, Planner
Re: **Heritage Updates**

Recommendations

- 1. That the memorandum regarding Heritage Updates be received for information.**

Background

The members of the Heritage Advisory Committee requested updates on the following topics from staff:

- 1. Comprehensive Review of all properties on the Heritage Register** – The comprehensive review of all properties on the Heritage Register will be going forward. Some ‘Listed’ properties that are not considered to have heritage value should be removed, while other ‘Listed’ properties should be brought forward for designation.
- 2. 15 Yonge Street properties** – A Pre-Hearing Settlement Conference for the 15 Yonge Street properties under appeal for heritage designation was held on May 15, 2019, with a further Resolution Meeting scheduled for June, 2019. The resolution meeting is the next step in the process and is used as an opportunity to reach a settlement with the appellants. The Town maintains that these are prime heritage resources worthy of designation.
- 3. An evaluation of all funds and previous contributions made to the Heritage Reserve Fund** – the evaluation is being undertaken, with a request made to the Finance Department. This evaluation will help track what has been received and also help when determining contribution amounts to determine from Owners.

Heritage Updates
June 3, 2019

-2-

Heritage Advisory Committee

4. **Heritage Recognition Awards** – the awards can be implemented, but there is sometimes issues with giving awards/plaques to 'Listed' properties as was done in the past, as this gives the impression that they are designated, when in fact they are not. Several homeowners have called the Planning Department requesting their house be plaqued, but when it is suggested that designation be pursued they turn away. Be mindful that homeowners want the recognition via a plaque but not necessarily the responsibility of designation. Also, the general public has inquired about plaqued properties confusing them as being designated. Heritage Awards should be given to Part IV or V properties, as recognized under the Ontario Heritage Act.

5. **Unlawful Demolition and Demolition by Neglect** – Town By-law 5489-13 already prescribes maintenance standards for heritage buildings. This however only applies to designated properties. There is still some overlap with the general property maintenance standards by-law, but further protection of Listed properties will be necessary. This can be maintained by by-law enforcement of properties on the Heritage Register. The Heritage Register has been forwarded to By-law enforcement for tracking and monitoring of all properties on the List. Furthermore, the Town is evaluating prosecution efforts against Owners who unlawfully demolish heritage structures, and the Town is considering adding a Letter of Credit as security on Owners who apply for demolition permits on Listed or Designated Heritage Structures. This will enable Town Staff and the Heritage Committee to fully review Listed properties before approving any demolition, otherwise the Owner will risk losing their Letter of Credit.

Attachments

None.