



**Heritage
Advisory Committee
Meeting Agenda**

**Monday, June 1, 2020
7 p.m.**

Video Conference

Public Release
May 27, 2020



Town of Aurora Heritage Advisory Committee Meeting Agenda

Date: Monday, June 1, 2020

Time and Location: 7 p.m., Video Conference

Note: This meeting will be held electronically as per Section 20.1 of the Town's Procedure By-law No. 6228-19, as amended, due to the COVID-19 State of Emergency.

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 February 3, 2020

Recommended:

That the Heritage Advisory Committee meeting minutes of February 3, 2020, be received for information.

4. Delegations

- (a) **Douglas Reeve, co-owner of 67 Catherine Avenue**
Re: Item 1 – HAC20-005 – Major Heritage Permit Application File: HPA-2019-08, 67 Catherine Avenue

- (b) **Claudio Brutto, representing Cedartrail Developments Inc.**
Re: Item 2 – HAC20-006 – Heritage Street Naming for Cedartrail Subdivision File: SUB-2014-04 – 14288 Yonge Street

- (c) **Wayne Morgan, agent for owner of 15074 Yonge Street**
Re: Item 3 – HAC20-007 – Heritage Designation and Consent Application for 15074 Yonge Street (Poplar Villa)

5. Matters for Consideration

- 1. **HAC20-005 – Major Heritage Permit Application File: HPA-2019-08
67 Catherine Avenue**

Recommended:

- 1. That Report No. HAC20-005 be received; and
 - 2. That the Heritage Advisory Committee's comments regarding Heritage Permit Application File: HPA-2019-08 be received and referred to staff for consideration and action as appropriate.
- 2. **HAC20-006 – Heritage Street Naming for Cedartrail Subdivision File:
SUB-2014-04 – 14288 Yonge Street**

Recommended:

- 1. That Report No. HAC20-006 be received; and
- 2. That the Heritage Advisory Committee's comments regarding heritage street naming for Cedartrail Subdivision File: SUB-2014-04 at 14288 Yonge Street be received and referred to staff for consideration and action as appropriate.

3. HAC20-007 – Heritage Designation and Consent Application for 15074 Yonge Street (Poplar Villa)

Recommended:

1. That Report No. HAC20-007 be received; and
2. That the Heritage Advisory Committee's comments regarding the heritage designation for 15074 Yonge Street be received and referred to staff for consideration.

4. HAC20-008 – Streetscape Improvements for the Northeast Old Aurora Heritage Conservation District

Recommended:

1. That Report No. HAC20-008 be received; and
2. That the Heritage Advisory Committee's comments regarding streetscape improvements for the Northeast Old Aurora Heritage Conservation District Plan be received and referred to staff for consideration and action as appropriate.

6. Informational Items

7. Adjournment



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

Date: Monday, February 3, 2020
Time and Location: 7 p.m., Holland Room, Aurora Town Hall
Committee Members: Jeff Lanthier (Chair), Hoda Soliman (Vice Chair), Neil Asselin, John Green, Councillor Sandra Humfryes (arrived 7:08 p.m.), Matthew Kinsella, Bob McRoberts
Members Absent: None
Other Attendees: Carlson Tsang, Planner, Linda Bottos, Council/Committee Coordinator

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

1. Approval of the Agenda

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

That the agenda as circulated by Legislative Services be approved, with the exception that Item 4 be considered prior to consideration of Item 3.

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 December 9, 2019

Heritage Advisory Committee Meeting Minutes
Monday, February 3, 2020

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**Moved by Bob McRoberts
Seconded by Neil Asselin**

That the Heritage Advisory Committee meeting minutes of December 9, 2019, be received for information.

Carried

4. Delegations

None

5. Matters for Consideration

- 1. HAC20-001 – Major Heritage Permit Application
15032 Yonge Street (Elmwood Lodge: The Reuben J. Kennedy House), File: HPA-2019-07**

Staff provided a brief overview of the report noting staff's recommendation to defer the application pending review of a damage assessment report on the condition of the existing shutters on a designated building.

The Committee inquired about various aspects of the shutters, offered suggestions regarding restoration assistance, and expressed support for staff's recommendation to defer the application.

**Moved by Matthew Kinsella
Seconded by Hoda Soliman**

1. That Report No. HAC20-001 be received; and
2. That the Heritage Advisory Committee's comments regarding Major Heritage Permit Application File: HPA-2019-07 be received and referred to staff for consideration and action as appropriate.

Carried

**2. HAC20-002 – Minor Heritage Permit Application
80 George Street, File: HPA-2019-06**

Staff gave a brief overview of the report noting staff's support of the proposed replacement of five windows and one side entrance door as it would not adversely affect the original heritage character of the building.

The Committee inquired about the wraparound porch and staff agreed to investigate whether it was part of the original elements in relation to the heritage designation.

Moved by Matthew Kinsella

Seconded by Neil Asselin

1. That Report No. HAC20-002 be received; and
2. That the Heritage Advisory Committee's comments regarding Minor Heritage Permit Application File: HPA-2019-06 be received and referred to staff for consideration and action as appropriate.

Carried

**3. HAC20-003 – Draft Terms of Reference for the Review of the Town's
Register of Properties of Cultural Heritage Value or Interest**

Staff provided a brief overview of the report and draft Terms of Reference regarding the proposal to retain a consultant to conduct a comprehensive review and update of the Town's Register, including the prioritization of listed properties for potential designation.

The Committee inquired about various aspects of the proposed Terms of Reference including the process phases, roles and responsibilities, and interim progress reporting, and staff provided clarification. The Committee suggested that the Aurora Museum & Archives and Regional information be included as resources for data collection and that the consultant submit all phase-based deliverables. The Committee further suggested that the Town's heritage conservation district properties be prioritized in the review and that an interim process for building permit requests be implemented to protect listed heritage properties until the review is completed. The Committee also expressed interest in participating on the proposed steering committee.

**Moved by Matthew Kinsella
Seconded by Hoda Soliman**

1. That Report No. HAC20-003 be received; and
2. That the Committee comments on the Draft Terms of Reference for the comprehensive review of the Town's Register of Properties of Cultural Heritage Value or Interest be received and referred to staff for consideration and action as appropriate.

Carried

6. Informational Items

4. Memorandum from Planner

Re: Alterations to a Listed Heritage Property – 46 Mosley Street

The Committee consented to allow the applicant to speak to the Committee.

Staff gave a brief overview of the memorandum regarding a building permit application for an existing dwelling that is a listed, non-designated property.

The Committee inquired about the process for its input on listed heritage properties and expressed concern regarding the absence of a review by the evaluation working group. Staff provided clarification on the requirements of the *Ontario Heritage Act* and advised that Committee input is being sought prior to heritage staff providing comments on the application to Building Services.

The applicant assured the Committee that they are working within the appropriate guidelines and are willing to work with staff to protect the building's heritage and compatibility within the neighbourhood.

The Committee agreed to provide comments on the design of the proposal to staff via email for consideration by staff and the applicant prior to approval of the building permit application.

Heritage Advisory Committee Meeting Minutes
Monday, February 3, 2020

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**Moved by Matthew Kinsella
Seconded by John Green**

1. That the memorandum regarding Alterations to a Listed Heritage Property – 46 Mosley Street be received for information.

Carried

7. Adjournment

**Moved by Matthew Kinsella
Seconded by Neil Asselin**

That the meeting be adjourned at 8:29 p.m.

Carried



100 John West Way
Aurora, Ontario
L4G 6J1
(905) 727-3123
aurora.ca

Town of Aurora

Delegation Request

Legislative Services

This Delegation Request form and any written submissions or background information for consideration by either Council or Committees of Council must be submitted to Legislative Services.

Council or Committee Meeting Date:

June 1, 2020

Subject:

Application of one story rear addition to 67 Catherine Ave. with a 6 foot easterly jut out from original house foot print with a street facing entrance.

Name of Spokesperson:

Douglas Reeve

Name of Group or Person(s) being Represented (if applicable):

Douglas Reeve & Shawn Bilbe
Owners of 67 Catherine Ave.

Brief Summary of Issue or Purpose of Delegation:

Discuss renovation scope and alignment with Aurora Heritage guidance. The nominal impact on "street scape" of Catherine Ave.

Have you been in contact with a Town staff or
Council member regarding your matter of interest?

Yes

No

If yes, with whom?

Carlson Tsang, Planner

Date:

February 11, 2020



I acknowledge that the Procedure By-law permits five (5) minutes for Delegations.



100 John West Way
Aurora, Ontario
L4G 6J1
(905) 727-3123
aurora.ca

Town of Aurora

Delegation Request

Legislative Services

This Delegation Request form and any written submissions or background information for consideration by either Council or Committees of Council must be submitted to Legislative Services.

Council or Committee Meeting Date:

June 1, 2020

Subject:

Proposed street name for the private driveway to be built at 14288 Yonge Street.

Name of Spokesperson:

Claudio Brutto

Name of Group or Person(s) being Represented (if applicable):

Cedartrail Developments Inc.

Brief Summary of Issue or Purpose of Delegation:

Town Heritage staff initially had a condition that the proposed private driveway on this development commemorate the Cannon Farmhouse by referencing it in the street name. However, the name "Cannon Valley Court" was adopted by another private lane in the vicinity of the Subject Property. As such, we have been advised by Town Heritage staff that we will be unable to use the word "Cannon", and are now strongly encouraged to move forward with the names "Dodaro Court" or "North Star Lane" as neither of them exist within York Region. The Cannon Farmhouse will still be commemorated through a plaque that will be placed at the entrance of the proposed subdivision.

Our 1st street name choice is "Dodaro Court". The purpose of requesting this name is because Mr. Frank Dodaro, the applicant, is granting 2 acres (0.79 ha) of Open Space lands at no cost to the Town of Aurora. This a significant donation of environmental lands which will contribute to the environmental protection in this area. Mr. Dodaro has also been a community builder in York Region and since the year 1990 has built over 1600 homes for families that now call York Region home.

Frank Dodaro is also a proud supporter of numerous York Region events such as the United Way – York Region, The Living City Foundation, Global Kingdom Ministries, Opera York, and the Mackenzie Health Hospital.

On behalf of Frank Dodaro, principal of Cedartrail Developments Inc. and North Star Homes, we respectfully request the name of Dodaro Court or North Star Lane be favourably considered.

We trust the Town considers the proposed street names to be appropriate. Should staff or the public have any questions we will gladly provide further input at the Heritage Committee Meeting.

Have you been in contact with a Town staff or Council member regarding your matter of interest?

Yes



No



If yes, with whom?

Matthew Peverini, Mark Lemmon, and Carlson Tsang

Date:

January 10, 2020



I acknowledge that the Procedure By-law permits five (5) minutes for Delegations.



100 John West Way
Aurora, Ontario
L4G 6J1
(905) 727-3123
aurora.ca

Town of Aurora

Delegation Request

Legislative Services

This Delegation Request form and any written submissions or background information for consideration by either Council or Committees of Council must be submitted to Legislative Services.

Council or Committee Meeting Date:

June 1, 2020

Subject:

Heritage Advisory Committee

Name of Spokesperson:

Wayne Morgan, Heritage Planner

Name of Group or Person(s) being Represented (if applicable):

Brian Atkins, Agent for Owner of 15074 Yonge Street, Youthdale Limited.

Brief Summary of Issue or Purpose of Delegation:

To discuss Committee of Adjustment application and Heritage Evaluation Report for Consent to Sever one lot.

Have you been in contact with a Town staff or Council member regarding your matter of interest?

Yes

No

If yes, with whom?

Carlson Tsang, Planner

Date:



I acknowledge that the Procedure By-law permits five (5) minutes for Delegations.



Subject: Major Heritage Permit Application File: HPA-2019-08
67 Catherine Avenue

Prepared by: Carlson Tsang, Planner/Heritage Planning

Department: Planning and Development Services

Date: June 1, 2020

Recommendation

- 1. That Report No. HAC20-005 be received; and,**
- 2. That the Heritage Advisory Committee's comments regarding Heritage Permit Application File: HPA-2019-08 be referred to staff for consideration and action as appropriate.**

Executive Summary

This report provides the Heritage Advisory Committee with the necessary information to comment on Heritage Permit Application HPA-2019-08 to allow an addition to an existing dwelling at 67 Catherine Avenue. The proposal will include partial demolition of the rear portion of the existing building.

- Staff support the applicant's proposal to partially demolish the existing rear addition to accommodate the proposed new addition.
- Staff are of the opinion that the proposed addition will have minimal impact on the streetscape character and therefore have no objection to the approval of the application.

Background

67 Catherine Avenue is approximately 1,034.11 m² (11,131 ft²) in size and is located on the south side of Catherine Avenue, north of Wellington Street East and east of Yonge Street (See Attachment 1). The property was designated in 2006 under Part V of the Ontario Heritage Act as part of the Northeast Old Aurora Heritage Conservation District.

The property contains a two-storey residential dwelling constructed circa 1912. The building reflects an Edward Classic architectural style, characterized by a low-sloped hipped roof with

June 1, 2020

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Report No. HAC20-005

a bricked chimney and two gabled dormers. The windows are primarily multi-paned (6/1 or 4/1) double-hung windows on concrete sills. The front elevation features a decorative stained glass window near the main entrance and a wood verandah that is supported by three classical columns on brick piers. The building has a two-storey addition at the rear that extends approximately 4 m (13.12 ft) beyond its main wall (See Attachment 2).

Parking is provided in a detached one-car garage located immediately east of the dwelling. The driveway has sufficient room to accommodate two additional parking spaces. Mature vegetation exists on the property including two large canopy trees in the front yard.

There is no historical information available for the subject property in the municipal archive.

Heritage Designation

In 2006, Town Council passed By-Law 4809-06.D to designate 67 Catherine Street under Part V of the Ontario Heritage Act as part of the Northeast Old Aurora Heritage Conservation District. Town Council also passed By-Law 4809-06.D to adopt the “Northeast Old Aurora Heritage Conservation District Plan” as the document to guide the preservation, redevelopment and alteration of the properties and streetscapes located within the boundaries of the District.

67 Catherine Avenue is not individually designated under Part IV of the Ontario Heritage Act, which means there is not a by-law registered on title that identifies site-specific attributes to be protected.

Heritage Permit Application

The owner of 67 Catherine Avenue submitted a heritage permit application to remove the east portion of the existing rear addition, and construct a new 28.9 m² (311 ft²) addition with an attached covered deck (See Attachment 3). The new addition is designed with a flat roof and will primarily be clad in board and batten. There will be four tall windows with individual rectangular transoms on the south elevation; three lite windows and a double glazed door on the west elevation; and four tall windows on the east elevation. The proposed development would result in a 1.88 m (6.16 ft) projection into the east side yard with a red-brick façade that includes a new entrance door facing the street. The proposal also includes a new double French door with a Juliette balcony at the south west corner of the building.

Analysis

Staff support the applicant's proposal to partially demolish the existing rear addition to accommodate the proposed new addition.

Based on historical aerial photos, the existing rear addition was constructed as early as the 1950's. There is no evidence to suggest that the addition contributes to the heritage value of the existing building. The addition does not exhibit any unique design features or demonstrate any architectural significance. Staff do not anticipate that the proposed partial demolition of the addition will adversely affect the heritage integrity of the building. Further, given the addition has always been located entirely behind the main building since it was constructed, there will be minimal impact on the streetscape character as a result of the proposed partial demolition.

Staff are of the opinion that the proposed addition will have minimal impact on the streetscape character and therefore have no objection to the approval of the application.

Section 9.1.2.5 of the District Plan indicates that additions should be located to the rear or an inconspicuous side where they are not visible from the street. The proposed addition is located at the south-east corner of the main building, where only half of the structure will be exposed to the public view. The addition will be appropriately setback by approximately 20 m (65.61 ft) from the street to help mitigate its visual impact from public view. Also, the detached garage and the large mature trees in the front yard will provide screening to further reduce the proposed addition's presence on the street.

Section 4.2 of the District Plan provides that additions to existing buildings should be limited to a maximum depth of 16.8 m (55.11 ft) to ensure the protection of the outdoor amenity space of neighboring properties. An additional depth of 2.1 m (6.91 ft) would be allowed if the lot is longer than 50.4 m (165.35 ft). The subject property is more than 56 m (183.72 ft) in length and therefore is allowed to build to a maximum depth of 18.9 m (62 ft). The proposed addition would increase the total building depth to approximately 16.9 m (55.5 ft), which is consistent with the design objective of the District Plan. Staff also note that the proposed addition is generally in alignment with the adjacent homes and will respect the established rear yard setback pattern of the neighborhood.

Section 9.1.2.1 of the District Plan stresses the importance to maintain generous spacing between buildings in the district formed by side yard driveways. The portion of the new addition that will be visible on the street is located between the house and the detached

garage. As such the new addition will not result in any obstruction on the physical separation between the side yard driveway and the adjacent property to the east. The spatial relationship between the buildings would remain generally the same as the present condition.

Section 9.2.3 of the District Plan encourages that windows should make up between 15% and 20% of a wall to achieve an appropriate balance of glazing on a building. Staff note that the proposed south elevation contains a total of seven windows, two double glazed doors and seven transoms. Staff requested the applicant reduce the amount of glazing, particularly from the French door and windows on the new addition, to be more in line with the guidelines of the District Plan. However the applicant would like to proceed with the application as submitted.

Legal Considerations

Under Section 42 of the Ontario Heritage Act, any developments or alterations that would potentially impact the heritage character of a property located within a Heritage Conservation District requires Council's consent. This legislative requirement is implemented in the Town of Aurora through the process of a Heritage Permit Application, which is subject to Council's approval in consultation with the Heritage Advisory Committee. Council must make a decision on a heritage permit application within 90 days after the notice of receipt is served on the applicant, otherwise Council shall be deemed to have consented to the application. Council may extend the review period of a heritage application without any time limit under the Ontario Heritage Act provided it is agreed upon by the owner.

On March 20, 2020, the Province passed O. Reg 73/20 in response to the COVID-19 pandemic to suspend the procedural timelines under all provisions of statutes and regulations including the Ontario Heritage Act. This means the 90-day period for this application, which would be June 3, 2020, has been put on hold until the state of emergency is lifted by the Province. However under the emergency legislation, municipalities have the discretion to continue the processing of applications.

Financial Implications

N/A

Communications Considerations

The Town of Aurora will use 'Inform' as the level of engagement for this application. There are five different levels of community engagement to consider, with each level providing the community more involvement in the decision making process. These levels are: Inform, Consult, Involve, Collaborate and Empower. Examples of each can be found in the Community Engagement Policy. These options are based on the International Association of Public Participation (IAP2) Spectrum and assist in establishing guidelines for clearly communicating with our public and managing community engagement. In order to inform the public, this report will be posted to the Town's website.

Link to Strategic Plan

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

Alternative(s) to the Recommendation

N/A

Conclusions

Staff generally have no objection to the proposed addition as it will be subordinate to the original building and is also generally in keeping with the development objectives of the Northeast Old Aurora Heritage Conservation District. While Staff prefer that the amount of glazing on the south elevation be reduced, staff acknowledge that the proposed addition will not be visible from the street and therefore will have minimal impact on the character of the streetscape. Staff support the approval of major Heritage Permit application HPA-2019-08.

Attachments

- Attachment 1 – Location Map
- Attachment 2 – Photographs of existing building
- Attachment 3 – Drawings

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Report No. HAC20-005

Previous Reports

None.

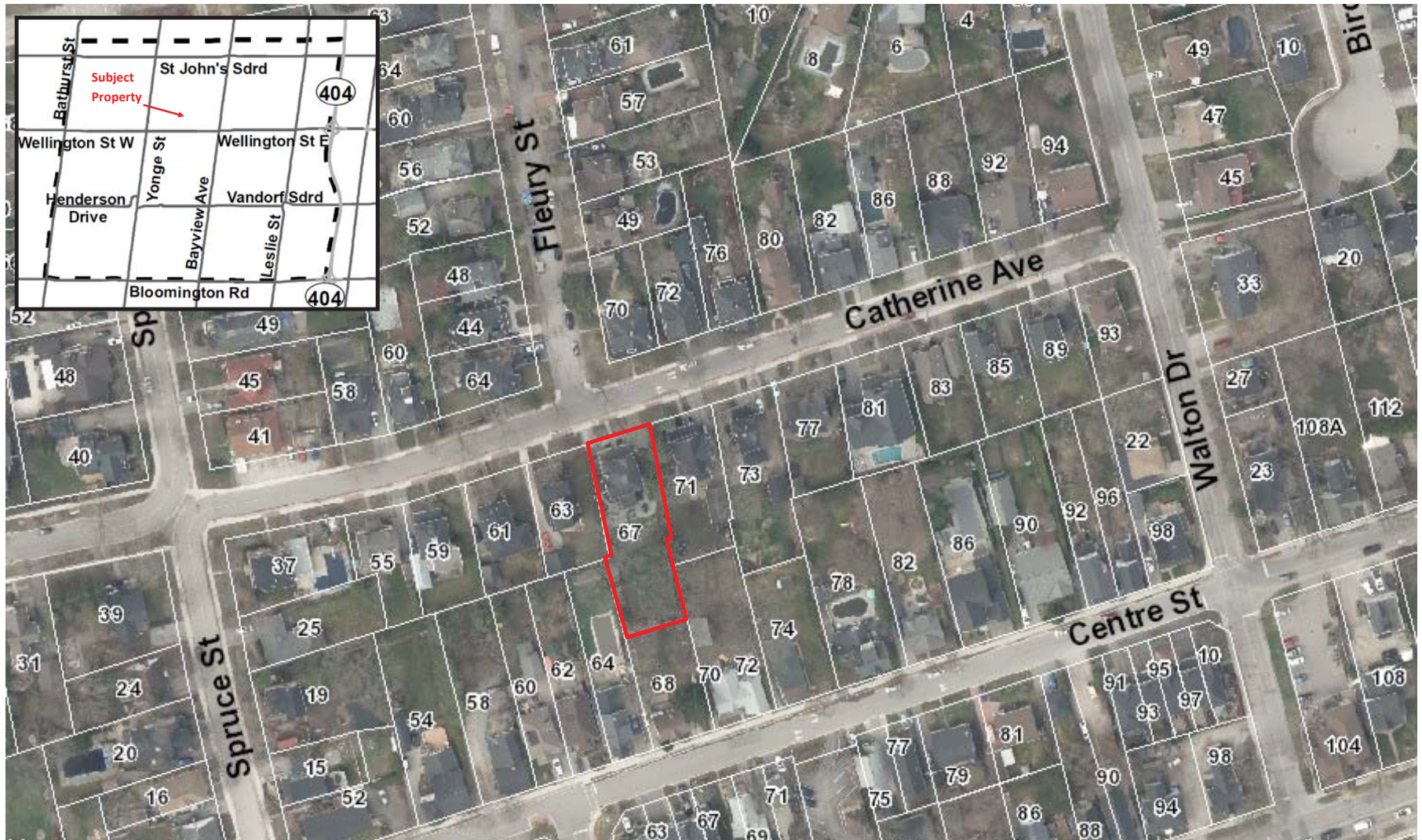
Pre-submission Review

Agenda Management Team review on May 25, 2020

Departmental Approval



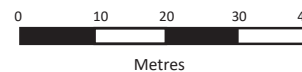
**David Waters, RPP, MCIP, PLE
Director
Planning and Development Services**



LOCATION MAP

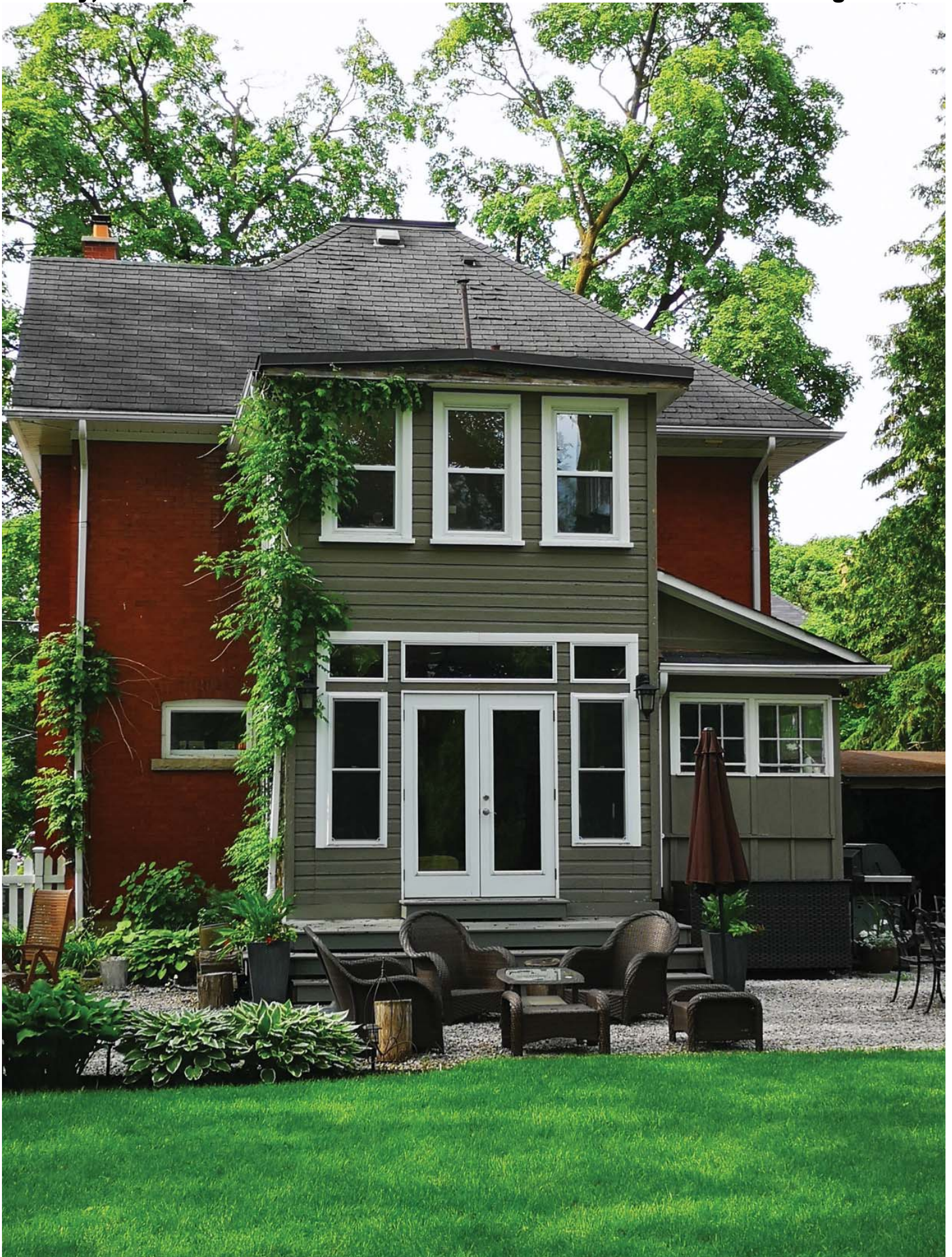
APPLICANT: D. Reeve & S. Bilbre
 LOCATION: 67 Catherine Avenue
 FILE: HPA-2019-08
 ATTACHMENT 1

 SUBJECT LANDS



Attachment 2





Attachment 3

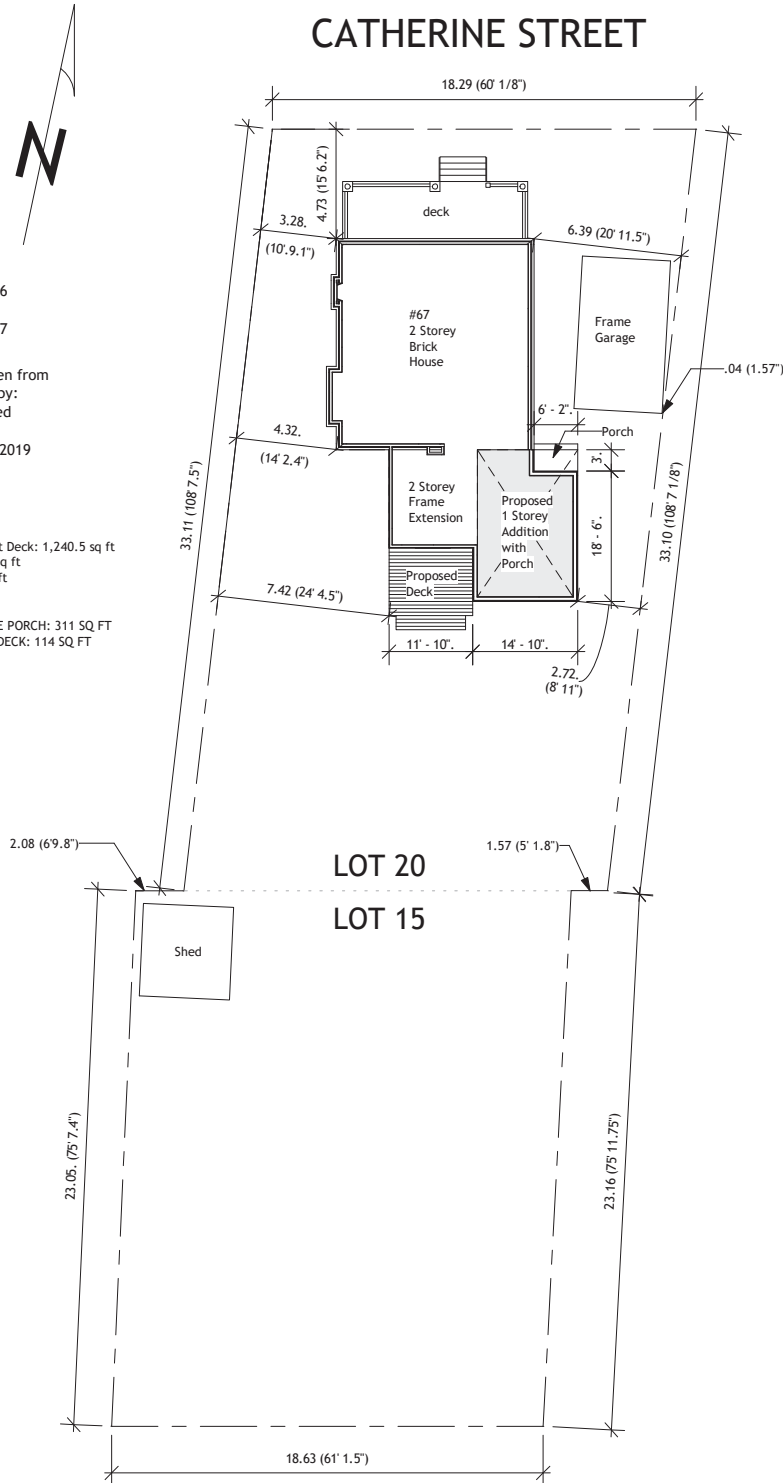
LOT 20
 Registered Plan 116
 Part of LOT 15
 Registered Plan 107

Plan of Survey taken from
 survey performed by:
 E.R. Garden Limited
 File No. 19-7476
 Dated: August 27, 2019

Lot Area: 11,131 sq ft

Existing House & Front Deck: 1,240.5 sq ft
 Existing Garage: 271 sq ft
 Existing Shed: 168 sq ft

PROPOSED:
 ADDITION & ENTRANCE PORCH: 311 SQ FT
 REAR YARD COVERED DECK: 114 SQ FT



1 BB Site Plan
 1/16" = 1'-0"

KoaTree - design // www.koatree.ca // mw@koatree.ca // 905.505.5855

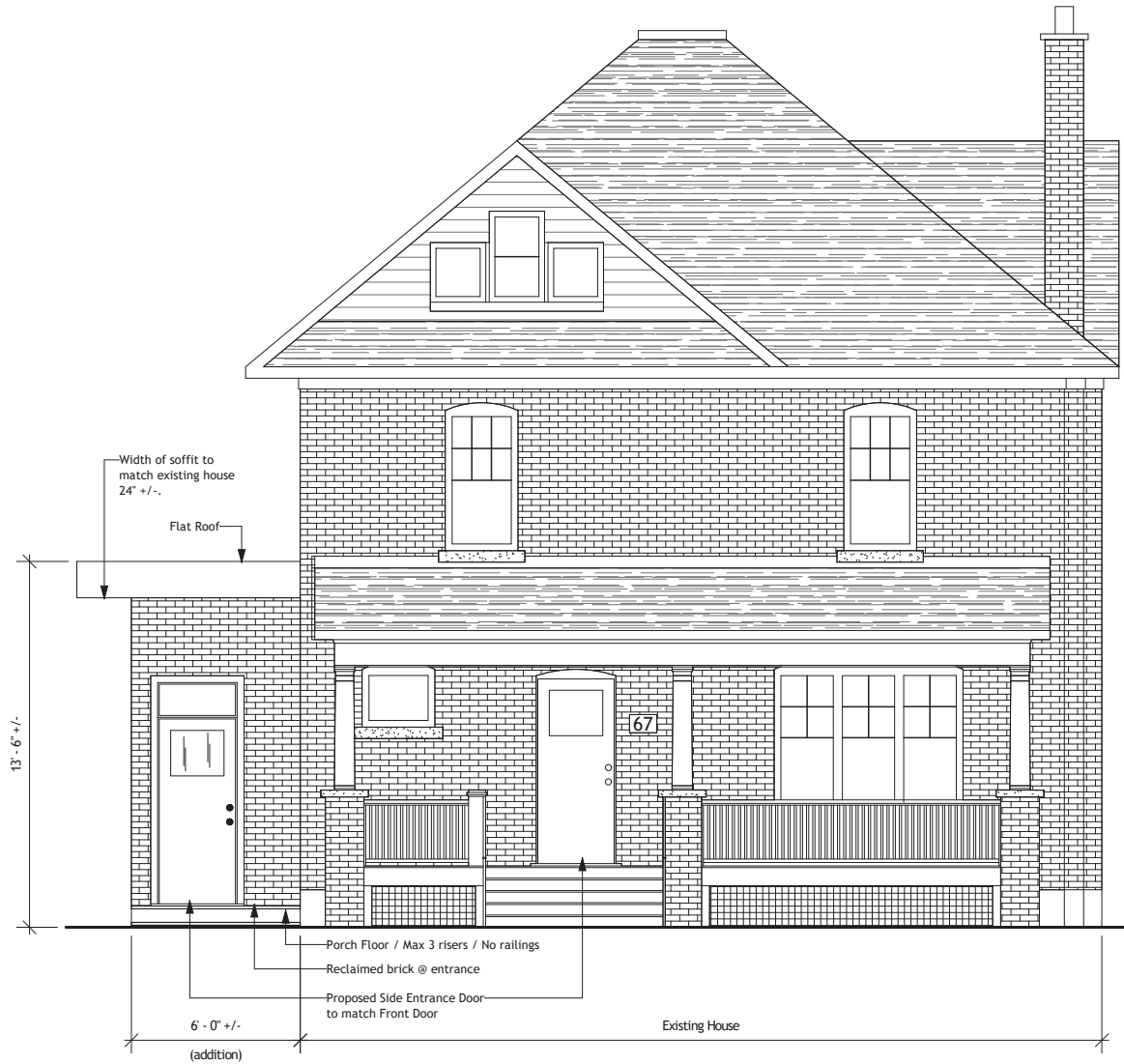
owner: DOUG REEVE / SHAWN BILBE	project: Rear / Side Yard Addition	revisions:	date issued: December 18, 2019	14 SHEET #
67 Catherine Ave.	change of use: NO		drawn by: Mark Weston	
Aurora, Ontario	scale: (as indicated)			
L4G 1K6				



1 I1 EAST ELE D
3/16" = 1'-0"

KoaTree - design // www.koatree.ca // mw@koatree.ca // 905.505.5855

owner: DOUG REEVE / SHAWN BILBE	project: Rear / Side Yard Addition	revisions:	date issued: February 24, 2020	ED SHEET #
67 Catherine Ave. Aurora, Ontario L4G 1K6	change of use: NO scale: (as indicated)		drawn by: Mark Weston	



1 F1 NORTH ELE PROP B
 1/4" = 1'-0"

KoaTree - design // www.koatree.ca // mw@koatree.ca // 905.505.5855

owner: DOUG REEVE / SHAWN BILBE	project:	revisions:	date issued:	NB SHEET #
67 Catherine Ave.	Rear / Side Yard Addition		February 25, 2020	
Aurora, Ontario	change of use: NO		drawn by:	
L4G 1K6	scale: (as indicated)		Mark Weston	



1 G1 WEST ELE PROP
3/16" = 1'-0"

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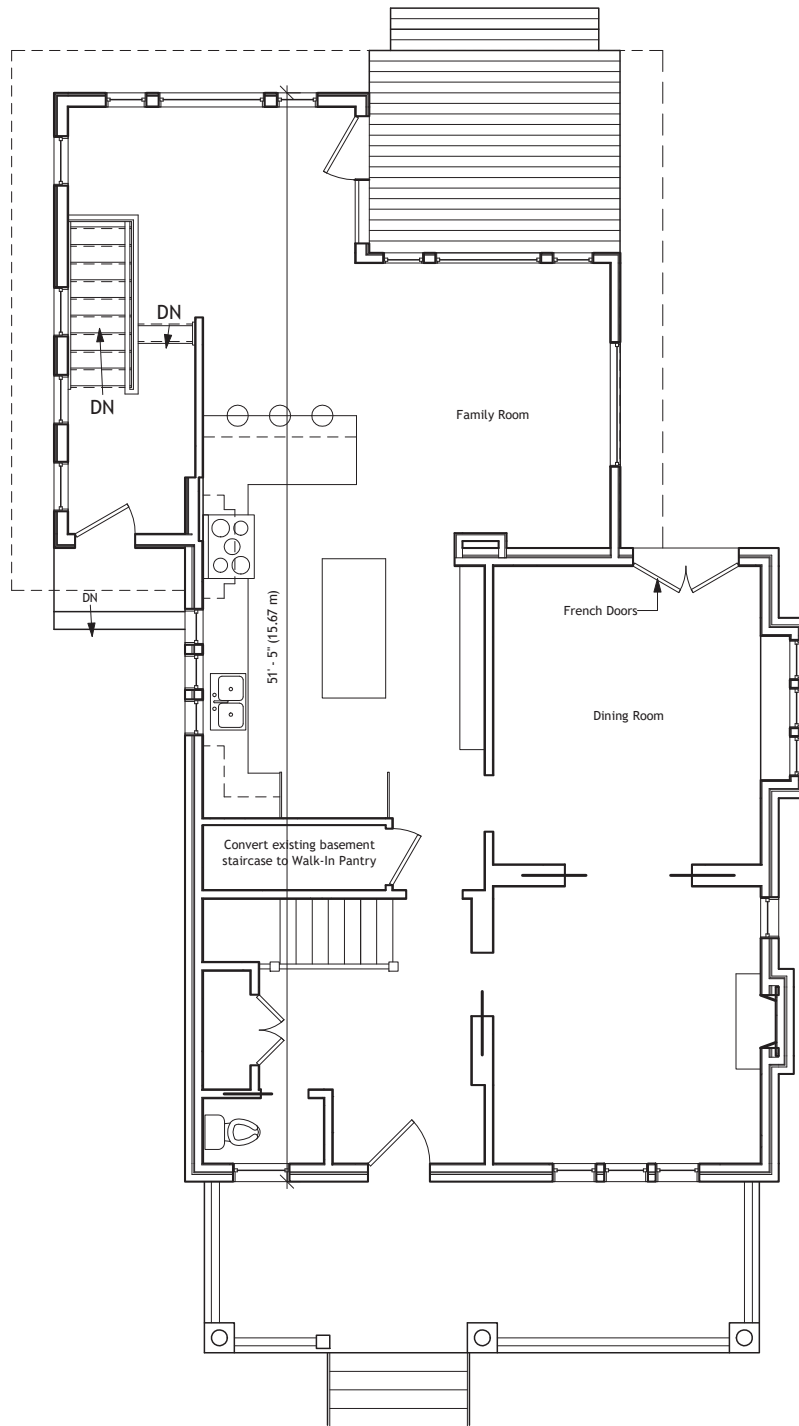
owner: DOUG REEVE / SHAWN BILBE	revisions:	date issued: December 18, 2019	11 SHEET #
project: Rear / Side Yard Addition	change of use: NO	drawn by: Mark Weston	
67 Catherine Ave. Aurora, Ontario L4G 1K6	scale: (as indicated)		



1 H2 SOUTH ELE B&B
1/4" = 1'-0"

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owner: DOUG REEVE / SHAWN BILBE	project:	revisions:	date issued:	12 SHEET #
67 Catherine Ave.	Rear / Side Yard Addition		December 18, 2019	
Aurora, Ontario	change of use: NO		drawn by:	
L4G 1K6	scale: (as indicated)		Mark Weston	

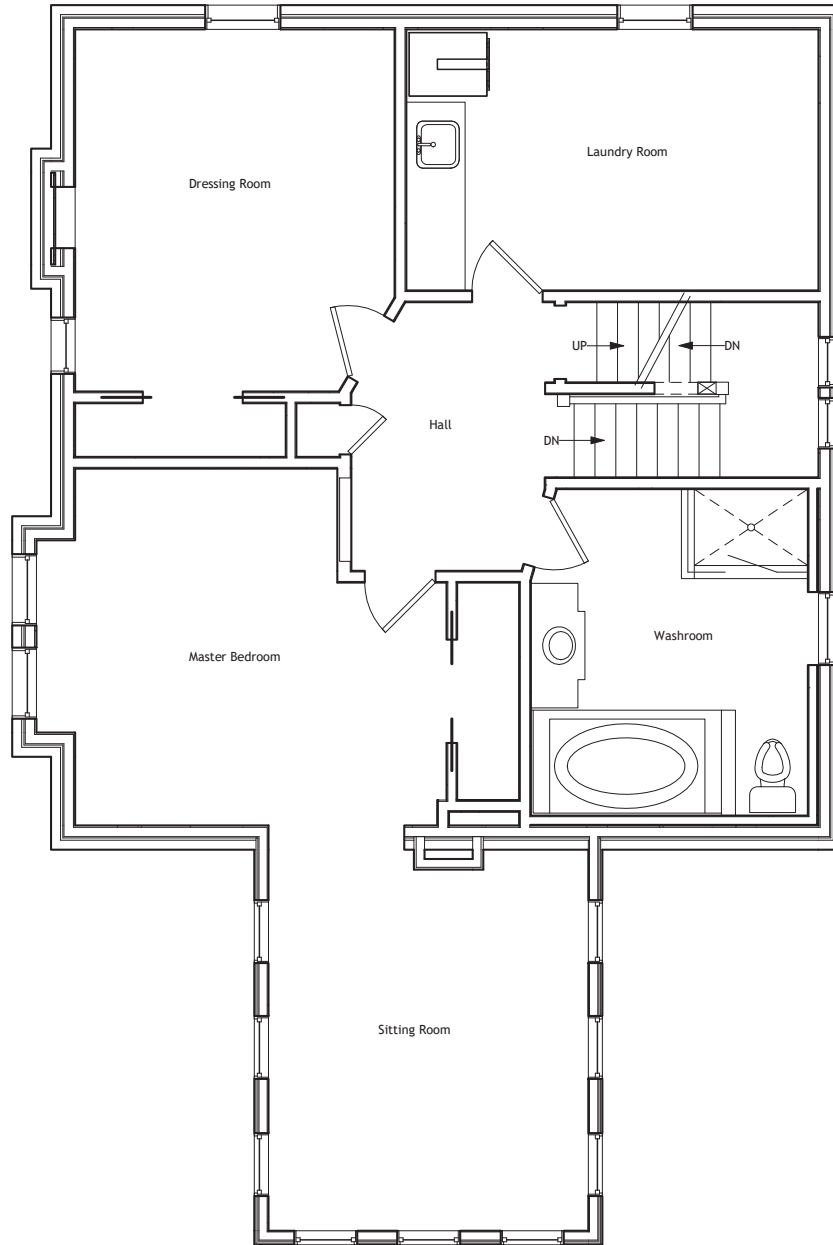


1 **B 1st Floor REVISED**
 3/16" = 1'-0"

KoaTree - design // www.koatree.ca // mw@koatree.ca // 905.505.5855

owner: DOUG REEVE / SHAWN BILBE	project:	revisions:	date issued:	1R SHEET #
67 Catherine Ave.	Rear / Side Yard Addition		February 24, 2020	
Aurora, Ontario	change of use: NO		drawn by:	
L4G 1K6	scale: (as indicated)		Mark Weston	

NO CHANGES



1 C 2nd Floor Plan
 1/4" = 1'-0"

KoaTree - design // www.koatree.ca // mw@koatree.ca // 905.505.5855

owner: DOUG REEVE / SHAWN BILBE	project:	revisions:	date issued:	3 SHEET #
67 Catherine Ave.	Rear / Side Yard Addition		December 18, 2019	
Aurora, Ontario	change of use: NO		drawn by:	
L4G 1K6	scale: (as indicated)		Mark Weston	



Town of Aurora

Heritage Advisory Committee Report

No. HAC20-006

**Subject: Heritage Street Naming for Cedartrail Subdivision File: SUB-2014-04 -
14288 Yonge Street**

Prepared by: Carlson Tsang, Planner/Heritage Planning

Department: Planning and Development Services

Date: June 1, 2020

Recommendation

- 1. That Report No. HAC20-006 be received; and,**
- 2. That the Heritage Advisory Committee's comments regarding heritage street naming for Cedartrail Subdivision File: SUB-2014-04 at 14288 Yonge Street be referred to staff for consideration and action as appropriate.**

Executive Summary

14288 Yonge Street was delisted from the Town's Heritage Register in 2017 to allow the removal of the building that previously existed on the property known as "the Cannon Farmhouse", subject to a number of conditions which includes commemorating the Cannon Farmhouse name by street naming in the future development of the land. The name "Cannon" was not accepted by the Regional Municipality of York because it is too similar to a nearby street named "Cannon Valley Trail" and may cause delays in emergency response time. The purpose of this report is to seek the Heritage Advisory Committee's input on a list of alternative street names for Council's consideration.

- Staff recommend the new private road be named after Phila Cannon, the wife of Michael Cannon who lived in the Farmhouse the longest among the family. The applicant indicates there is already an existing street in the immediate area named "Cannon Valley Trail" that would satisfy Council's objective of commemorating the Cannon Family. The applicant is proposing North Star Lane or Dodaro Lane. Dodaro is the principal of Cedartrail Development Inc., and North Star Homes is a home building company under their corporation

Background

14288 Yonge Street is located on the west side of Yonge Street between the CNR Railway Bridge and Ridge Road (See Attachment 1). The property previously contained a 1 ½ storey structure on the property known as “the Cannon Farmhouse” which was listed on the Aurora Register of Properties of Heritage Value or Interest. Details regarding the historical information of the property are contained in the Heritage Impact Assessment attached as Attachment # 2 to this report. On July 4, 2017, Council delisted the property from the Registry to allow the demolition of the Cannon Farmhouse, subject to the following conditions:

- a) That a financial contribution to the Heritage Reserve Fund be provided to the Town;
(Condition Satisfied)
- b) That the Owner’s heritage consultant submit a photographic report of a controlled demolition of the Cannon Farmhouse to determine the building’s construction date for education purposes.
(Condition Satisfied)
- c) That the Cannon Farmhouse name be commemorated by street naming and a plaque within the private condominium road and, where appropriate, along the public trail; and
(Outstanding Condition)
- d) That materials salvaged from the demolished home be used in the commemorative marker/plaque.
(Outstanding Condition)

On September 3, 2019, Council approved Site Specific Zoning By-law 6203-19 and the Draft Plan of Subdivision SUB-2014-04 to allow the development of 11 single detached dwellings on the property (See Attachment 3). The owner is required to satisfy the above outstanding heritage conditions as a condition of approval of the Draft Plan of Subdivision. Condition C requires that the name “Cannon Farmhouse” be commemorated by street naming. However, there is already a nearby street named “Cannon Valley Court” located in the adjacent Subdivision to the south. The Regional Municipality of York indicates it will not accept any duplicate or similar street names within its jurisdiction as it may cause delays in emergency response time.

June 1, 2020

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Report No. HAC20-006

Analysis

Staff recommend the new private road be named after Phila Cannon, the wife of Michael Cannon who lived in the Farmhouse the longest among the family. The applicant indicates there is already an existing street in the immediate area named “Cannon Valley Trail” that would satisfy Council’s objective of commemorating the Cannon Family. The applicant is proposing North Star Lane or Dodaro Lane. Dodaro is the principal of Cedartrail Development Inc., and North Star Homes is a home building company under their corporation.

Below is a list of alternative street names for Council’s consideration:

- Phila Lane (recommended by Town Staff)
- North Star Lane (recommended by the owner)
- Dodaro Lane (recommended by the owner)

According to the Cultural Heritage Impact Assessment prepared by Unterman McPhail Associates dated April 2013, the Cannon Farmhouse was constructed by Michael Cannon between 1870 and 1875 to accommodate his growing family consisting of his wife Phila (Philadelphia) and 8 children William, Anne, Mary, Joh, Ellen, Thomas, Sarah and Patrick. After Michael Cannon’s death in the 1880’s, the property continued to be inhabited by his widow Philadelphia and her children. The property remained under the ownership of the Cannon family until 1945 when the lands were sold to Doris Rushworth.

Staff recommend the new private road in the Cedartrail subdivision be named after Phila (Philadelphia), the wife of Michael Cannon who has lived in the Farmhouse the longest among the family. Phila played an important role in the Cannon family of raising her eight children alone following his husband’s death and her contribution to the legacy of the Cannon Family deserves recognition and should be commemorated in the Cedartrail subdivision.

The applicant indicates that there is already a nearby street named “Cannon Valley Trail” in the subdivision immediately south of the property that would satisfy the objective of commemorating the Cannon Family. The applicant is proposing the street be named North Star Lane or Dodaro Lane. Dodaro is the principal of Cedartrail Development Inc., and North Star Homes is a home building company under the corporation.

Legal Considerations

N/A

Financial Implications

N/A

Communications Considerations

The Town of Aurora will use 'Inform' as the level of engagement for this matter. There are five different levels of community engagement to consider, with each level providing the community more involvement in the decision making process. These levels are: Inform, Consult, Involve, Collaborate and Empower. Examples of each can be found in the Community Engagement Policy. These options are based on the International Association of Public Participation (IAP2) Spectrum and assist in establishing guidelines for clearly communicating with our public and managing community engagement. In order to inform the public, this report will be posted to the Town's website.

Link to Strategic Plan

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

Alternative(s) to the Recommendation

N/A

Conclusions

The listed property was previously removed from the Heritage Register subject to a condition that requires the owner to commemorate the "Cannon Farmhouse" by street naming the private road in the new development. Given there is already an existing street in the vicinity with a similar name, Town Staff recommend the new street be named after Phila, the wife of Michael Cannon who has lived in the house the longest and made considerable contribution to the legacy of the Cannon Family.

The applicant indicates that the Cannon Farmhouse has already been commemorated by "Cannon Valley Trail" located immediate south of the property. The applicant is proposing the

June 1, 2020

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Report No. HAC20-006

new private road in the subdivision be named North Star Lane or Dodaro Lane which is related to their corporation.

Attachments

Attachment 1 - Location Map
Attachment 2 - Cedartrail Subdivision

Previous Reports

HAC Report No.HAC17-024 - 14288 Yonge Street

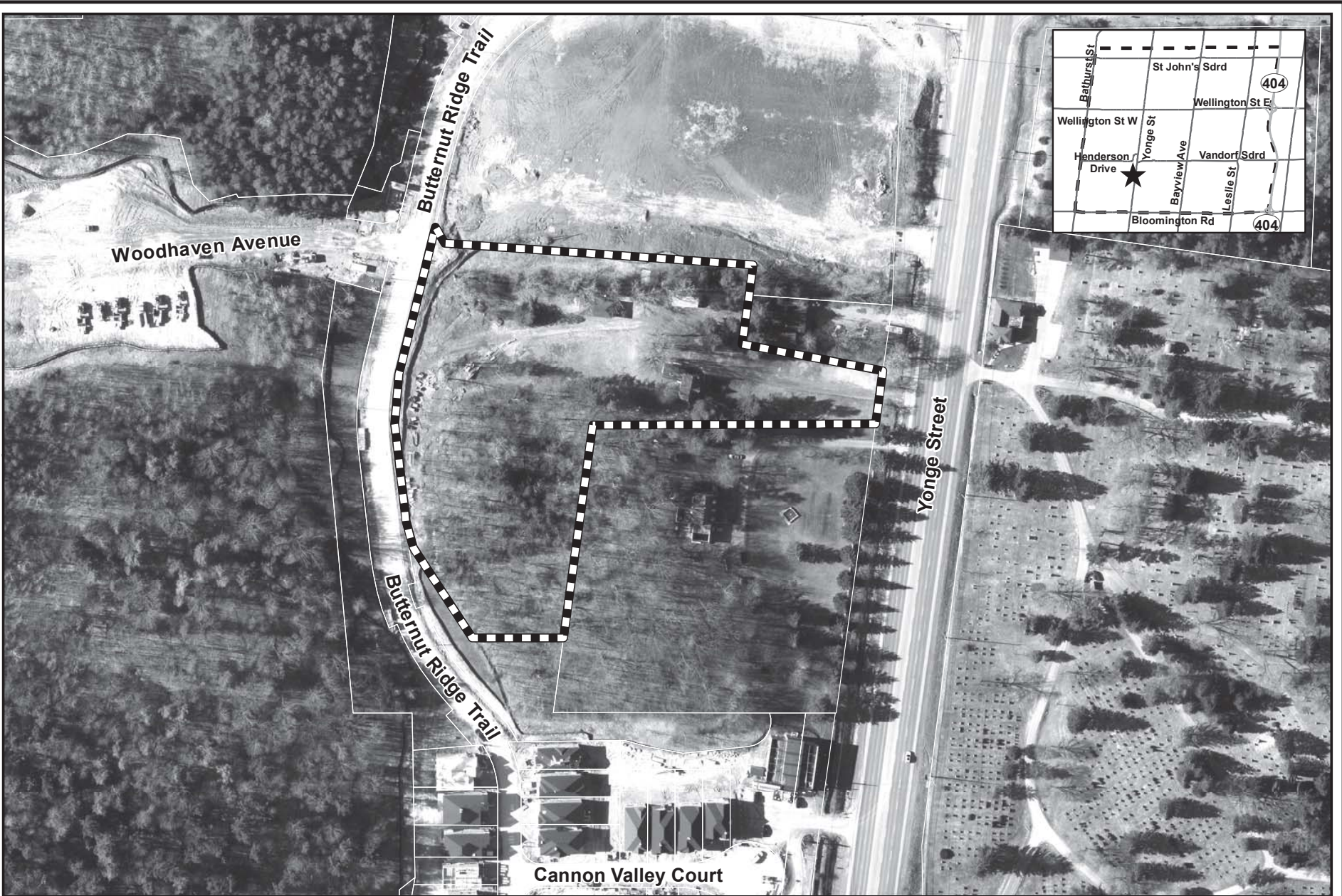
Pre-submission Review

Agenda Management Team review on May 25, 2020

Departmental Approval



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

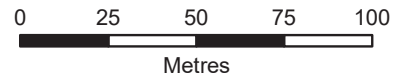


LOCATION MAP

APPLICANT: Cedartrail Developments
ATTACHMENT 1

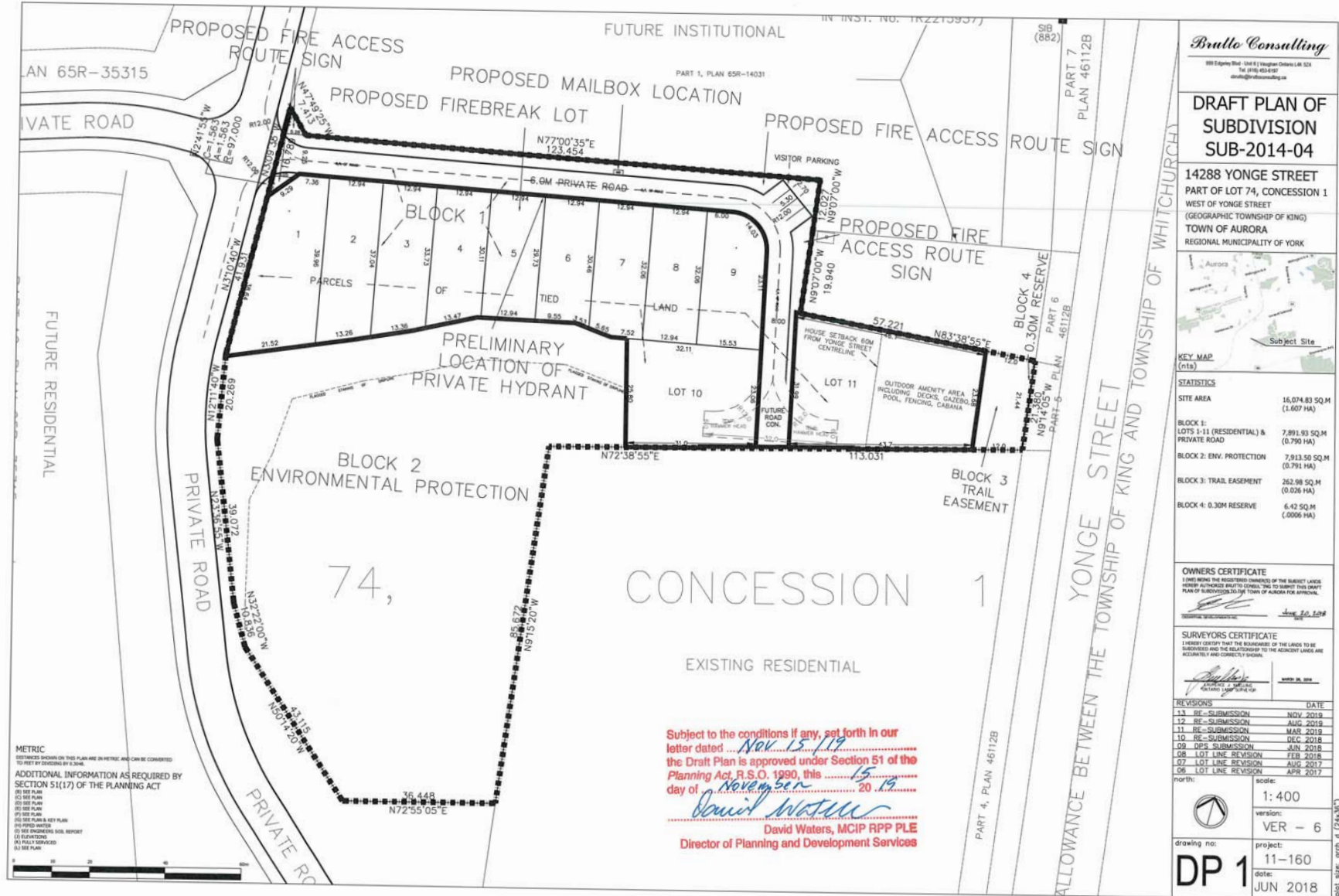


SUBJECT LANDS



Map created by the Town of Aurora Planning and Building Services Department, August 15, 2019. Base data provided by York Region & the Town of Aurora. Air Photos taken Spring 2018, © First Base Solutions Inc., 2018 Orthophotography.

Attachment 2



Brulotte Consulting
 8881 Eglinton Road, Unit 8 | Vaughan, Ontario L4K 5G2
 Tel: (416) 463-6197
 www.brulotteconsulting.com

DRAFT PLAN OF SUBDIVISION SUB-2014-04

14288 YONGE STREET
 PART OF LOT 74, CONCESSION 1
 WEST OF YONGE STREET
 (GEOGRAPHIC TOWNSHIP OF KING)
 TOWN OF AURORA
 REGIONAL MUNICIPALITY OF YORK

KEY MAP (n/a)

STATISTICS

SITE AREA	16,074.83 SQ.M (1.607 HA)
BLOCK 1: LOTS 1-11 (RESIDENTIAL) & PRIVATE ROAD	7,891.93 SQ.M (0.790 HA)
BLOCK 2: ENV. PROTECTION	7,913.50 SQ.M (0.791 HA)
BLOCK 3: TRAIL EASEMENT	262.98 SQ.M (0.026 HA)
BLOCK 4: 0.30M RESERVE	6.42 SQ.M (0.006 HA)

OWNERS CERTIFICATE
 I HEREBY BEING THE REGISTERED OWNERS OF THE SUBJECT LANDS HEREBY AUTHORISE BRULOTTE CONSULTING INC. TO SUBMIT THIS DRAFT PLAN OF SUBDIVISION TO THE TOWN OF AURORA FOR APPROVAL.

SURVEYORS CERTIFICATE
 I HEREBY CERTIFY THAT THE DIMENSIONS OF THE LOTS TO BE SUBDIVIDED AND THE RELATIONSHIP TO THE ADJACENT LANDS ARE ACCURATELY AND CORRECTLY SHOWN.

REVISIONS

REVISIONS	DATE
13 - RE-SUBMISSION	NOV 2019
12 - RE-SUBMISSION	AUG 2019
11 - RE-SUBMISSION	MAR 2019
10 - RE-SUBMISSION	DEC 2018
09 - DPS SUBMISSION	JUN 2018
08 - LOT LINE REVISION	FEB 2018
07 - LOT LINE REVISION	AUG 2017
06 - LOT LINE REVISION	APR 2017

Scale: 1:400
 Version: VER - 6
 Project: 11-160
 Date: JUN 2018

Drawing no: **DP 1**



**Town of Aurora
Heritage Advisory Committee Report No. HAC20-007**

Subject: Heritage Designation and Consent Application for 15074 Yonge Street (Poplar Villa)

Prepared by: Carlson Tsang, Planner/Heritage Planning

Department: Planning and Development Services

Date: June 1, 2020

Recommendation

- 1. That Report No. HAC19-007 be received; and,**
- 2. That the comments regarding the heritage designation for 15074 Yonge Street be received and referred to staff for consideration.**

Executive Summary

This report provides the Committee with Staff's comments on Wayne Morgan's Heritage Impact Assessment submitted by the owner in support of the heritage designation for 15074 Yonge Street, and a severance proposal to create a new lot on the property:

- The HIA concludes that the property meets the criteria for heritage designation. It also indicates that the property will not be adversely affected by the severance proposal provided appropriate mitigation measures are implemented, such as securing a heritage easement to enhance the protection of the property and imposing development restrictions on the future development on the proposed new lot.
- Staff do not think an easement is necessary because there is already a legal mechanism under the *Ontario Heritage Act* that allows the Town to control future alterations to the property and ensure its heritage attributes will be maintained in a state of good repair.
- Staff is of the opinion that the consent application will result in a substantial reduction in the open space and thereby compromises the 'park-lot' setting of the property which has been identified as an extant heritage feature.
- Staff are concerned that the heritage building will become subordinate to the new development on the severed lot, and consequently loses its physical prominence as a local landmark in the community and do not support the consent application.

- The front yard landscape space is proposed to remain unchanged. But in reality it will be subdivided into two separate parcels under different ownership, making it difficult to manage landscape maintenance, continue the pedestrian connection from Yonge Street and control property encroachment.

Background

15074 Yonge Street is listed on the Town's Register of Properties of Cultural Heritage Value or Interest. It contains a three-storey residence known as "The Poplar Villa" or "Chateau", constructed circa 1912. On August 6, 2019, the owner submitted a consent severance application (File # C-2019-09) to create a new lot with an area of 587.5 m² (6,323.79 ft²) and lot frontage of 12.46 m (40.87 ft) on the south side of the property (See Attachment 1). The retained parcel will have an area of 1,296.4 m² (13,954.33 ft²) and lot frontage of 28.05 m (92 ft). The Poplar Villa building is proposed to remain on the retained parcel without any physical alteration. Due to the heritage implications, the application was put on hold pending a decision by Council to determine if the property is worthy of designation.

The Town retained Stevens Burgess Architects Ltd. to prepare a Cultural Heritage Evaluation Report (CHER) to assess the heritage value of the property. The report concludes that the property meets the criteria for heritage designation under Ontario Regulation 09/06. The property was also evaluated by the Town's Heritage Working Group and was rated in the Group 1 category, suggesting that it is of major significance and worthy of designation for permanent protection.

In Staff Report No. HAC19-007, prepared for the December 9, 2020 Heritage Advisory Committee Meeting, staff presented the results of the heritage evaluation and recommended that the property be designated under Part IV of the *Ontario Heritage Act*. Staff also expressed concerns that the severance proposal would compromise the 'Park-lot' character of the property which has been identified by the CHER as an important heritage setting that needs to be protected.

The owner's consultant, Wayne Morgan, prepared a Heritage Impact Assessment (HIA) (See Attachment 2) that contains mitigation measures on how to alleviate the heritage impact of the severance proposal. However, the HIA was submitted late and consequently not addressed in the Staff Report No. HAC19-007. At the HAC Meeting on December 9, 2020, the Committee deferred the discussion of the item until complete information is available for consideration, including staff's comments on the mitigation measures recommended in the Heritage Impact Assessment.

Analysis

The HIA concludes that the property meets the criteria for heritage designation. It also indicates the property will not be adversely affected by the severance proposal provided appropriate mitigation measures are implemented, such as securing a heritage easement to enhance the protection of the property and imposing development restrictions to the future development on the proposed new lot

The HIA prepared by the owner's consultant suggests that the property has sufficient cultural heritage value or interest as defined by Ontario Regulation 09/06 to warrant heritage designation. In addition to the exterior features of the heritage building, the HIA recommends that the front yard landscape area facing Yonge Street, including the 'U' shaped walkway and other existing vegetation, be included as an attribute should the property become designated.

The HIA finds that minimal heritage impact will occur to the property as a result of the land severance. The only concerns are the potential removal of the front yard landscape spaces, and the blockage of the historic view of the heritage building on Yonge Street. The HIA recommends the following measures to mitigate the impact of the severance:

1. As a condition of approval of the severance application, the owner be required to enter into a Heritage Easement Agreement with the Town in accordance with Section 37 of the Ontario Heritage Act to permanently protect the retained parcel where the Poplar Villa building will be located in.
2. The Town should designate the whole of existing property (including the severed lot) under Part IV of the *Ontario Heritage Act*. This ensures the Town will be given a legal mechanism to control any future development on the severed lot through the heritage permit process.
3. As a condition of approval of the consent application, any new developments on the severed lot be subject to following design requirements to ensure the protection of the heritage building:
 - maintain the front yard setback as the heritage building on Yonge Street
 - provide a separation of least 4 m (13.12 ft) from the heritage building
 - the roof peak of any building must not exceed the top of the hip roof on the heritage building
 - No development permitted in front yard landscape space, including erection of signs or fences

June 1, 2020

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Report No. HAC20-007

Staff do not think an easement is necessary because there is already a legal mechanism under the *Ontario Heritage Act* that allows the Town to control future alterations on the property and ensure the heritage attributes will be maintained in a state of good repair.

The HIA suggests that the owner enters into a Heritage Easement with the Town to provide increased protection for the property. In general, the Heritage Easement would ensure the property will be maintained in a state of good repair and that any alterations to the building be subject to municipal approvals. It should be noted that there is already a legal mechanism under the *Ontario Heritage Act* to ensure these requirements will be met for designated properties. All designated properties in the Aurora are subject to the Town's Property Standard By-law 5489-13 where owners are required to maintain their properties, including all heritage attributes, in accordance with prescribed minimum standards. Also, any alterations to the heritage attributes identified in the designation by-law would require Town's approval through the heritage permit process. In this case, Staff are of the view that the Heritage Easement would not offer any significant benefits to the protection of the property.

Staff are of the opinion that the consent application will result in a substantial reduction in the open space and thereby compromises the 'park-lot' setting of the property which is an extant heritage feature.

Staff concur with the HIA's recommendation that the property warrants designation due to its significant design, associative, and contextual value. This is generally consistent with findings of the CHER prepared by the Town's consultant and the result of the evaluation undertaken by the Heritage Working Group.

However, Staff do not agree with one of the comments made in the HIA that indicates the rear and side yards do not have any heritage significance. The side and rear yards are extant heritage features that contribute to the park-like setting of the property. The contextual value of the property is in part attributed to its spaciousness which is visually and historically linked to the 'park lot' estates of the wealthy class in the nineteenth century. Staff are of the opinion that the generous yards around the building is an important part of the property's heritage setting and needs to be included as an attribute for permanent protection.

The severance proposal will result in a significant reduction in the original size of the property and thereby compromise its 'park-like' setting. Staff are not convinced that the recommendation to only protect the front yard landscape space would adequately conserve the heritage integrity of the property. Staff maintain that the severance proposal will result in a significant impact on the original heritage character of the property.

Staff are concerned that the heritage building will become subordinate to the new development on the severed lot, and loses its physical prominence as a local landmark in the community and do not support the consent application.

Notwithstanding the development restrictions proposed in recommendation # 3 of the HIA, the severed lot can still accommodate a building with a footprint of approximately 246.35 m² (2,651.68 ft²) which is about 1.4 times greater than the existing heritage building and verandah combined. Also, even if the maximum building height is being limited to the ridge of the existing heritage building, the new building can still present a much greater perceived height on the street if it is designed with a flat roof. Apart from controlling the building envelope, the HIA does not speak to any architectural guidelines that encourage sympathetic design to the heritage building. Staff are concerned that the heritage building will become subordinate to the new structure and consequently lose its physical prominence as a local landmark in the community.

The front yard landscape space is proposed to remain unchanged. But in reality it will be subdivided into two separate parcels under different ownership, making it difficult to manage landscape maintenance, continue the pedestrian connection from Yonge Street and control property encroachment.

The HIA does not address how the maintenance of the front yard landscape area, including the 'U' shaped walkway and existing vegetation, will be managed between the two property owners. The lack of arrangement regarding maintenance responsibilities puts the heritage integrity of the property at risk in the event of a dispute between the owners.

Also, the severance would divide the walkway into two separate parcels under different ownership, causing an interruption in the pedestrian connection from Yonge Street that has existed since the 1927. Further, given no fences will be permitted in the front yard, the absence of a clear delineation between the properties may increase the opportunity for property encroachment.

Legal Considerations

N/A

Financial Implications

N/A

Communications Considerations

The Town of Aurora will use 'Inform' as the level of engagement for this matter. There are five different levels of community engagement to consider, with each level providing the community more involvement in the decision making process. These levels are: Inform, Consult, Involve, Collaborate and Empower. Examples of each can be found in the Community Engagement Policy. These options are based on the International Association of Public Participation (IAP2) Spectrum and assist in establishing guidelines for clearly communicating with our public and managing community engagement. In order to inform the public, this report will be posted to the Town's website.

Link to Strategic Plan

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

Alternative(s) to the Recommendation

N/A

Conclusions

Staff have reviewed the Heritage Impact Assessment submitted by the applicant and agree with its recommendation to designate the whole of 15074 Yonge Street under Part IV of the *Ontario Heritage Act*. However, Staff do not support the severance proposal in its current form. Notwithstanding the mitigation measures suggested in the HIA, the severance proposal will eliminate a significant portion of the south side lawn and consequently compromise the property's 'Park-like' setting which is an important extant heritage feature of 15074 Yonge Street.

Staff are also concerned that the heritage building will become subordinate to the new development and consequently lose its physical prominence as a local landmark in the community. Staff are of the opinion that the severance proposal is not appropriate in the context of the Poplar Villa building and do not support the consent application.

June 1, 2020

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Report No. HAC20-007

Attachments

Attachment 1 – Severance Proposal
Attachment 2 – Heritage Impact Assessment

Previous Reports

Heritage Staff Report No. HAC19-007 – 15074 Yonge Street

Pre-submission Review

Agenda Management Team review on May 25, 2020

Departmental Approval



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

Attachment 2

CULTURAL HERITAGE IMPACT ASSESSMENT



East Elevation

**15074 YONGE STREET
(LOTS 1, 2 & 3, REGISTERED PLAN 39)
TOWN OF AURORA, ONTARIO**

NOVEMBER 2019

Prepared for:

Youthdale Limited

Prepared by:

**WAYNE MORGAN
HERITAGE PLANNER**

CULTURAL HERITAGE IMPACT ASSESSMENT

**15074 YONGE STREET
(LOT 1, 2 & 3 REGISTERED PLAN 39)
TOWN OF AURORA, ONTARIO**

November 2019

Prepared for:

Youthdale Limited

Prepared by:

Wayne Morgan

Heritage Planner

21 Land's End

Sutton West, Ontario, L0E 1R0

Tel: 905-722-5398

e-mail: wayne.morgan@sympatico.ca

Cultural Heritage Impact Assessment
15074 Yonge Street
Town of Aurora, Ontario

Page i

EXECUTIVE SUMMARY

The property at 15074 Yonge Street, Aurora is included by the Town Council in its Heritage Register although Council has not designated it under the *Ontario Heritage Act (OHA)*. The owner proposes to sever the southern third of the property as a separate building lot (Part 2) and maintain the existing House on the portion to be retained (Part 1). No development plans have been prepared for Part 2. The owner retained Wayne Morgan, Heritage Planner, to prepare this Cultural Heritage Impact Assessment (CHIA) which identifies, evaluates and assesses the heritage values on and near the subject property, examines the impact of the proposed severance on those values and recommends measures to mitigate any adverse heritage impacts and conserve the heritage resources.

The property history was thoroughly researched and documented. The House was built in 1912 by James Knowles, a noted Aurora builder, for George and Esther Samuel. It was later the home of World War Two flying aces. It was acquired by the current owner in 1972.

The George House is a 2 ½ storey concrete and cinder block and stucco clad structure. It is a good example of the Queen Anne architectural style. As such it has a corner tower with conical roof, a complex hip roof with gable roofed dormers and a one storey wrap around veranda also with a complex roof that is partially shed, band shell and gable. On the interior there is fine wood detailing that include door and window casings, a staircase, fire place mantels and built-in cabinets. Overall, the House has a high level of heritage integrity and appears structurally sound.

The front yard, which is largely unchanged since the House was constructed, provides prominent views of the House from Yonge Street.

The property was evaluated for cultural heritage value using two sets of criteria – those established by province and those identified by the Aurora heritage committee. Based on both of these criteria, it has significant cultural heritage value and warrants protection under the *OHA*.

The impact of the proposed severance was assessed. There are potential adverse visual impacts on the House and physical impacts on the front yard landscape. Mitigation and conservation measures are proposed to address these impact. The measures are reflected in the recommendations. There are no potential heritage impacts from the proposed severance on adjacent or nearby heritage properties.

This CHA recommends that the Town of Aurora:

1. approve the proposed severance as shown in **Appendix J**, subject to:
 - i. the owner entering into a Heritage Easement Agreement with the Town for Part 1;
 - ii. any new building on the lot to be severed (Part 2) meet the recommended design requirements for setback from Yonge Street and the George House, height, and no landscape change in the front yard north and east of the existing walkway;
2. designate all of the existing property at 15074 Yonge Street under the OHA; and
3. pass a by-law entering into a Heritage Easement Agreement for Part 1 of the severance.



Wayne Morgan
Heritage Planner

Cultural Heritage Impact Assessment
15074 Yonge Street
Town of Aurora, Ontario

Page ii

PROJECT PERSONNEL

Wayne Morgan
Heritage Planner

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

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Cultural Heritage Impact Assessment
15074 Yonge Street
Town of Aurora, Ontario

Page 1

1.0 INTRODUCTION

The property at 15074 Yonge Street in Aurora is listed in the Aurora Register of Properties of Cultural Heritage Value or Interest. The property contains a house that was estimated to have been constructed in 1912. The property owner is proposing to sever approximately one third of the south part of the property while retaining the existing house on the remainder. No plans have been prepared for the lot to be severed.

Wayne Morgan, Heritage Planner, was retained by the owner to prepare this assessment of the cultural heritage values of the property and the impact of the proposed severance on those values. This assessment was prepared in accordance with the relevant provincial and municipal policies and good conservation practices. The curriculum vitae for Wayne Morgan is contained in *Appendix O*.

The study area contains lands and a building in Lots 1, 2 and 3 in registered Plan 39, Aurora which is in the north-east part of Lot 79 in the first concession west of Yonge Street (WYS) in the Town of Aurora. The study area is located on west side of Yonge East just north of Reuben Street.

Cultural Heritage Impact Assessment
15074 Yonge Street
Town of Aurora, Ontario

Page 2

2.0 DESCRIPTION OF THE PROPERTY AND ITS CONTEXT

2.1 Location

The property is located in the Town of Aurora (originally Township of King) in the Regional Municipality (formerly County) of York, in Lot 79 in the First Concession WYS, now Lots 1, 2 and 3, Registered Plan 39, on the west side of Yonge Street East, one lot north of Reuben Street (**Figures 2.1 and 2.2**). The property is bounded on the east by Yonge Street, on the north by the south lot line of Lot 52 of Registrar's Compiled Plan No. 248 (15080 Yonge Street), on the west by the east lot line of a private lane line and on the south by the north lot line of Lot 4 of Registered Plan 39.

*Subject
Property*



Figure No. 2.1
General Location Map
[Source: Yorkmaps, 2019]

t

*Subject
Property*



Figure No. 2.2
Subject Site and its Context
[Yorkmaps 2019, image
2019].

2.2 Ownership and Legal Description

Currently the property is owned by:

Youthdale Limited
180 Shorting Road
Scarborough, Ontario M1S 3S7

The short legal description of property is:

Lot 1 Plan 39, Aurora; Lot 2 Plan 39, Aurora; and Lot 3 Plan 39, Aurora.

Appendix A contains a survey of the property which is approximately 0.188 hectares (0.466 acres) or 1,883.9 m² (18,548.9 ft²) in size.

The property is currently addressed by the municipality as 15074 Yonge Street, although it was formerly addressed as 104 Yonge Street South.

2.3 Area Character and Physiography

As shown on the maps (**Appendix C**), the subject property rises between one and two metres above the Yonge Street grade to a relatively level area at the House. It is within an area that slopes to the northeast draining into a creek which feeds into the Holland River and ultimately north to Lake Simcoe. No permanent creeks or watercourses are on the subject property although there is a creek to the north and east. The site is in an area that has been developed for urban purposes since the last quarter of the 19th century. Yonge Street, on the west boundary of the property, is historically a major transportation corridor while Wellington Street, to the north, is the closest east-west route through the area.

The area character identified in the 1928 – 1914 topographic map (**Appendix C**) is also illustrated in a 1946 aerial photograph (Figure 2.3). The latter shows the subject property well within the built-up urban area of Aurora.

Since 1946, there has been some change in land uses in the area immediately around the subject property when Figures 2.3 and 2.2 are compared. The house on the property to the north has been demolished leaving the land vacant, the house to the south has been replaced by a two storey office building and, on the east side of Yonge Street opposite the subject property, a mid-rise apartment building has been built.

Detailed aerial photographs of the subject property in 1927, 1946, 1954, 1970, 2002 and 2019 are found in **Appendix D**.

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

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

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



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

2.4 Context - General Character

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

As shown by the photographs in *Appendix B*, the properties surrounding the subject property are urban in character, with a variety of building types – low-rise office building to the south, mid-rise apartment building to the east and low-rise single detached houses to the west. Uses are predominantly residential and commercial.

Yonge Street is a heavily traveled, paved, four lane arterial road with an urban character – concrete curbs, buried storm drains, some overhead wires, and sidewalks on both sides of the street. There are signalized intersections on Yonge Street at both Kennedy and Mosley Streets.

2.5 Context - Adjacent and Nearby Heritage Properties

Based on the Aurora Heritage Inventory and a site visit to the area, heritage resource properties near or adjacent to the subject property are limited to one nearby property – 16 Reuben Street. It is illustrated in *Appendix M* and listed below:

Address		Estimated date built	Heritage Values –house form building	Distance from 15074 Yonge Street
No.	Name			
16	Reuben Street	c 1885	<i>1 ½ storey, yellow brick veneer with red brick quoins & voussoirs; cross gable roof; symmetrical façade with centre door; ‘L’ plan; 1 storey front & side veranda; set close to street; garage in rear is new</i>	6.3 metres rear lot line to rear lot line intervening private lane

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

3.0 HERITAGE POLICIES

3.1 The Planning Act and Provincial Policy Statement (2014)

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

Section 3 of the *Planning Act* enables the Province to issue Policy Statements on matters of Provincial Interest. In 2014, the provincial government issued a revised Provincial Policy Statement (PPS). In July 2019, the government has proposed amendments to the PPS, although no changes are proposed to the heritage policies in the PPS. Section 2.6 of the PPS (2014) issued under the *Act* addresses Cultural Heritage. This Section states:

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

The PPS provides the following definitions to the italicized terms.

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

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

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

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

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

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

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

3.2 Ontario Heritage Act (OHA)

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

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

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

3.3 York Region Official Plan

The Official Plan of the Regional Municipality of York (ROP) was adopted by Regional Council on December 16, 2009 and approved by the Minister with modifications. The ROP has been appealed in part to the Ontario Municipal Board (OMB). Parts of the Plan have been approved by the OMB. The Plan has also been amended in part by Regional Council since 2009. The April 2019 consolidated ROP has been reviewed for this report.

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

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

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

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

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

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

3.5 Aurora Official Plan and Zoning By-law

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

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

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

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

- 13.2 b) The Town may use the power and tools provided by the enabling legislation, policies and programs ... [which] include but not be limited to the following:*
 - i. The power to require a Heritage Impact Assessment and Restoration/Conservation Plan for development proposals and other land use planning proposal that may potentially affect a designated or significant heritage resources or heritage Conservation District;*
 - ii. Using zoning by-law provision to protect heritage resources by regulating such matters as use, massing, for, design, location and setbacks;*
- 13.2 c) The Town's by-laws, regulations and standards shall be sensitive to the Town's heritage resources and may permit non-standard solutions in order to support the Town's objectives for heritage preservation. Specific measures may include, but are not limited to reduced lot sizes, reduced setbacks and alternative parking requirements.*

- 13.2 d) *The Town shall acquire heritage easements, and enter into development agreements, as appropriate, for the preservation of heritage resources and cultural heritage landscapes.*
- 13.3 c) *All significant heritage resources shall be designated as being of cultural heritage value or interest in accordance with the Ontario Heritage Act to help ensure effective protection and their continuing maintenance, conservation and restoration.*
- 13.3 d) *Evaluation Criteria for assessing the cultural heritage value of the cultural heritage resources have been developed by the Town in consultation with its Municipal Heritage Committee. The identification and evaluation of cultural heritage resources must be based on the following core values:*
- i. aesthetic, design or physical value;*
 - ii. historical or associative value; and/or,*
 - iii. contextual value.*
- 13.3 i) *Heritage resources will be protected and conserved in accordance with the Standards and Guidelines for the Conservation of Historic Places in Canada, ... Protection, maintenance and stabilization of existing cultural heritage attributes and features over removal or replacement will be adopted as the core principles for all conservation projects.*
- 13.3 j) *Alteration, removal or demolition of heritage attributes on designated heritage properties will be avoided. Any proposal involving such works will require a heritage permit application to be submitted ...*
- 13.3 k) *Council may require that a heritage impact assessment be prepared by a qualified professional to the satisfaction of the Town for ... any development proposal .. involving or adjacent to a designated heritage resource to demonstrate that the heritage property and its heritage attributes are not adversely affect. Mitigation measures and/or alternative development approaches shall be required .. to ameliorate any potential adverse impacts that may be cause to the designated heritage resources and their heritage attributes.*

The subject property is not identified as a designated heritage property or part of the Northeast Old Aurora Heritage Conservation District on Schedule D of the Aurora OP. However it is within an area identified as 'Heritage Resource Area'.

The subject property is shown in the Aurora OP, Schedule A as 'The Aurora Promenade'. In the OP Schedule B1, The Aurora Promenade Secondary Plan, the subject property is shown as 'Downtown Shoulder' (*Appendix N*). The purpose of the latter land use category "is to protect and reinforce the Area's heritage 'residential' character and identity." The designation is predominantly residential with a potential for infill development sensitive to

heritage resources and adjacent neighbourhoods. The minimum and maximum building heights are two and five storeys (Schedule B2), while the minimum and maximum lot coverages are 35% and 80% respectively. The OP policy 11.9 a) permits the use of density and height incentives to achieve, among other matters, heritage preservation.

The Town's Zoning By-law 6000-17 as amended to November 11, 2019, zones the subject property 'Promenade Downtown Shoulder – Central Commercial' (PDS1) (*Appendix N*) permitting residential and commercial uses with a 10 metre maximum height but no maximum lot coverage. The By-law does not have any additional heritage requirements.

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

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

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

In general the Standard and Guidelines seek to:

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

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

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

The subject property, 15074 Yonge Street, is listed in the Aurora register of Properties of Cultural Heritage Value or Interest (January 2018). It has not been designated the *Ontario Heritage Act*.

There are no adjacent (abutting) heritage properties. The one nearby heritage property, 16 Reuben Street, is listed in the Aurora Register but is not designated under the *Act*.

4.0 HISTORICAL SUMMARY

In 1783, the chiefs of the Mississaugas agreed to sell to the British government a tract of land stretching from Cataraqui near Kingston to the Etobicoke Creek along the north shore of Lake Ontario. This acquisition of land was further clarified in a confirmatory treaty in an 1805 meeting with the Mississaugas.³ However, the Mississaugas continued to claim seven townships south of Lake Simcoe. In an April 1923 treaty, the Ojibwas and Mississaugas gave up rights to land between Lake Simcoe and Lake Ontario.⁴

Originally the subject property was within King Township, which was established in 1792 as a municipal unit within the Home District. King Township was named in honour John King (1759-1830), an under-secretary of state for the Home Office in Great Britain. In 1851, the Home District was divided into York, Peel and Ontario counties⁵ with King in York County.

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

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

In 1794, Lieutenant-Governor John Graves Simcoe instructed Augustus Jones to layout Yonge Street as a military road to provide access from Lake Ontario to Georgina Bay, via Lake Simcoe. Also in 1794, Abraham Iredell laid out lots on either side Yonge Street, including the subject lands, with the numbering of the lots starting with one at Eglinton Avenue in Toronto. In Aurora, these lots number from 71 to 86. The rest of King Township was surveyed by John Stegman in 1800. Township lands, including those adjacent to Yonge Street, were laid out in the 'Single Front System' dividing the Township into twelve concessions 1¼ miles apart. The Township was further divided by twelve sideroads 1¼ miles apart, running east and west, north of and parallel to the Vaughan Township boundary. Each concession block was divided into five 200 acre lots between every two sideroads, with the lot boundaries parallel to the sideroads.

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

The subject lands are identified relative to this grid system as part of the east half of Lot 79, Concession 1 West Yonge Street (WYS).

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

³ Champion, Isabel, 5.

⁴ McGillivray, Allan, 3.

⁵ Dean, W. G., plate 98.

4.1 Development of the Area

The Larger Geographic Area and East Gwillimbury Township

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

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

Being associated with well-drained upland soils of drumlinized areas, such as the Bondhead series, and being fairly easily accessible to colonization routes from York, these clay plains were well settled and thoroughly cleared during the first half of the nineteenth century. Little forest cover remains except in the wettest places. Mixed farming was the rule with a dominance of grain in the cropping program. The suitability of the land for wheat was such that for many years the concentration of the crop was greater than in any other part of Ontario except the clay plains of Kent and Essex. . . . All three areas have long been noted for the raising of good beef cattle while in an earlier period sheep were also fairly numerous. With the extension of paved roads these areas come within the range of the Toronto milk shed and some of the farms became fluid milk suppliers.⁶

Initial European settlement of Aurora was stimulated by the development of Yonge Street including surveying land adjacent to the street, settlement of those adjacent lands, the clearing of Yonge Street and, five years later, the survey of the rest of the Township and consequent availability of land for settlement. The creation of Yonge Street served a dual purpose as a stimulant to Aurora's development and as a military route providing access to Lake Simcoe and the upper Great Lakes. Originally Yonge Street terminated at Holland Landing. Initial clearing of parts of Yonge Street was undertaken in 1795 by the Queen's Rangers. Since subsequent clearing and maintenance of Yonge Street was the responsibility of adjacent land owners, the Government's gave priority to continuous settlement along Yonge Street. Crown and Clergy Reserves along Yonge Street were dispersed throughout the inner concessions of King Township and the lots bordering the Street were amongst the earliest land grants. As well, Yonge Street settlement duties were shortened to twelve months from the usual two years.



⁶ Chapman and Putnam, p 298.

The offer of free land, subject to settlement duties, appealed to Timothy Rogers who, after an initial exploration of the area in 1800, led 40 families, many of which were Quakers (Religious Society of Friends), to settle to the north of Aurora in 1801. Free land was taken up by succeeding waves of settlers, some of whom were Americans, such as William Kennedy, who were encouraged by previous settlers to move north. Other waves of settlers taking advantage of free land included British settlers. With the clearing of forests and the production of agricultural commodities, there was a demand for milling facilities. Mills were sited on rivers and streams where water power could be harnessed to run the operations. Mills, such as the one constructed and operated by Charles and Robert Irwin in Aurora, sometimes became the nucleus for the creation of hamlets in the Township.

King Township developed from subsistence farming in the early 19th century to an area growing wheat in the mid-1800s. Wheat was the principal crop prior to 1870 occupying about $\frac{1}{4}$ to $\frac{1}{3}$ of cultivated land. From the 1850s to the 1890s, the acreage of township land under cultivation increased. It was also in this period (1853) that a railway was constructed from Toronto via King City with an initial terminus in Aurora, providing improved access for Aurora to Toronto and, eventually, north to Collingwood. Prosperous farms, mature agricultural fields, numerous small grist and sawmills on the many streams and creeks and a local road network characterized the landscape of the area in the mid 19th century.

Ontario farmers turned to higher cost cash crops and animal husbandry in the 1870s. The King Township map in the *Illustrated Historical Atlas* depicts many established farmsteads. By the late 19th century agriculture in the township consisted of mixed crops, livestock and dairy farming. In the early 20th century the Metropolitan Radial Railway was operating on Yonge Street in the Aurora area, providing additional access for residents and farmers in the west part of the Township, including the Aurora area, to Toronto in the south and to Lake Simcoe in the north. The radial railway operated in front of the subject property.

Town of Aurora



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

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

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

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

In 1863 the village had been growing steadily for a decade, and the decision was made to incorporate to allow the village to elect its own municipal council and separate it from both the township of Whitchurch and King.⁷

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

... As it became more difficult to find housing in Toronto, Aurora along with other centres in the Region, experience another period of rapid growth, its population increasing from 5,000 to 11,000 during the 1960s.⁸

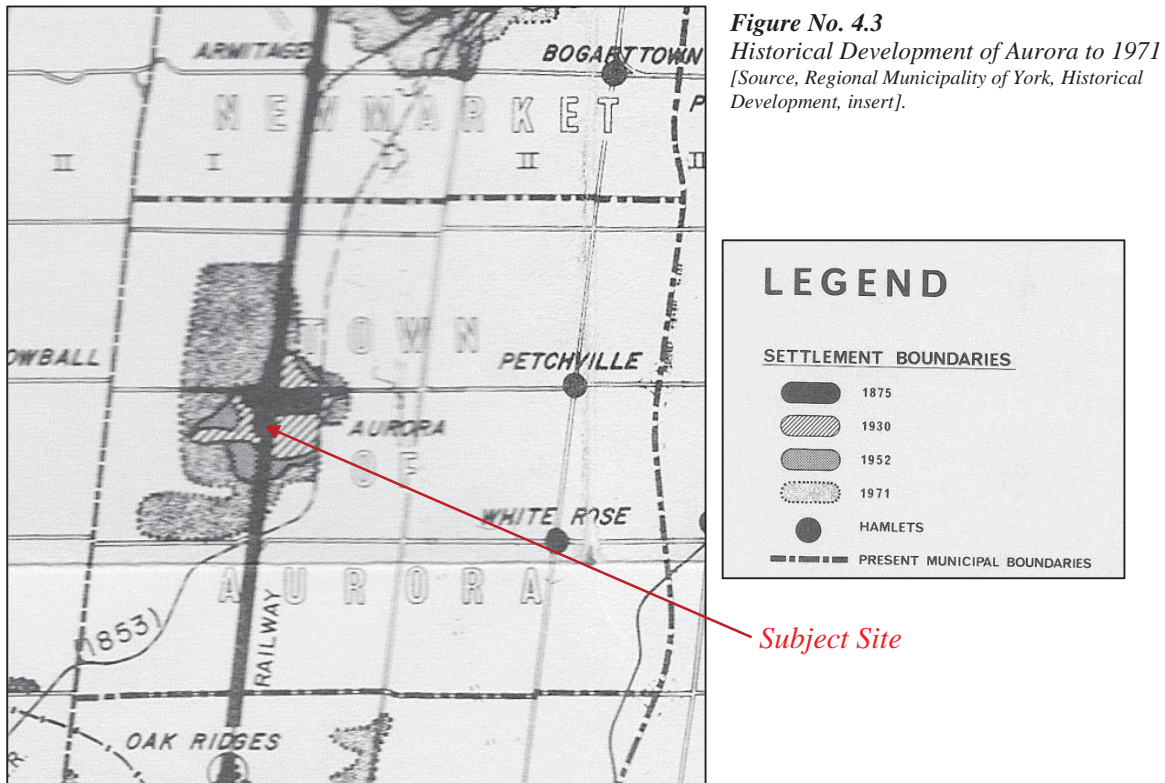


Figure No. 4.2
*Yonge Street and the Radial
Railway in Aurora, looking
south, circa 1910.*
[Source, McIntyre, 65].

⁷ Whitchurch History Book Committee, pp. 41 - 43.

⁸ Regional Municipality of York, Historical Development, p. 10.

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



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

4.2 The Subject Property

In 1803, William Kennedy Senior (1753 – 1837) acquired the patent to all 210 acres of Lot 79 WYS from the Crown⁹. William and his wife Jerusha were Americans from Somerset Maryland. While living in the United States, William served the Crown in the Queen’s Own Loyal Virginia and Prince of Wales regiments. In 1789 he lost his Maryland property to government confiscation. Initially the Kennedys resettled in New Brunswick, but, in 1799, they moved to the Aurora area. He probably secured the patent to Lot 79 for his services to the Crown during the American Revolution. The Kennedys has seven children, including William Kennedy Junior (1797 – 1860) and lived on Lot 79. In 1837 William Kennedy Senior died and was buried in the Aurora Cemetery. He left the north half of Lot 79, including the subject lands, to his son, William Kennedy Junior.¹⁰

⁹ Land Records, York Region, Lot 79, Con 1 WYS, King Township, Patent.

¹⁰ Ibid, Instrument No. 14873.

Table 4.1 HISTORICAL TIMELINES – 15074 Yonge Street East (Part Lot 79, Con 1 WYS; Lots 1, 2 & 3 Registered Plan 39)	
Key Date	Historical Event
1794 - 1800	Yonge Street and adjacent township lots surveyed
1803	Grant of land (Lot 79 - 210 acres) by Crown to William Kennedy Sr.
1837	100 acres of the north 1/2 of Lot 79 inherited by William Kennedy Jr.
1876	Ownership of the north half of Lot 79 vested in Reuben J. Kennedy
1886	Plan 39 registered on the west part of Lot 79 closest to Yonge Street
1893	Reuben Kennedy sells all of Lot 1-3, Plan 39 (the subject property) to his wife, Harriet P. Kennedy; a photograph shows the lands as vacant at this time.
1908	Harriet Kennedy sells the subject property to Charles A. Kennedy
1911	Charles Kennedy sells the subject property to Esther George
1912	Aurora Banner reports new house for Esther and Samuel George almost complete
1919	The Georges sells the House and property to Constance Wells
1927	Albert Well sells house to Florence Chadburn
1946	Florence Allen (previously Chadburn) sells house to Norman & Elizabeth Bretz
1963	Norman Bretz's estate sells house to Phyllis Pearson & Dorothy Hollingshead
1967	Pearson & Hollingshead sell house to Sherry-Jaye Securities Limited
1969	Sherry-Jaye Securities Limited sells house to Dan Hegler
1972	Dan Hegler and wife sell house to Youthdale Limited, the current owner

The 1860 York County map (*Appendix C*) shows the north half of Lot 79 in the Aurora area owned by William Kennedy Junior and his house west of Tannery Creek, well west of Yonge Street. The 1860 map also shows that some building lots, including the subject property, had been created, but not registered, on the Yonge Street frontage of the north half of Lot 79.

In 1860 William Kennedy Junior died and the property continued to be held by his estate until 1876 when ownership was finally resolved in Rueben J Kennedy's favour.¹¹ The 1878 map of Aurora (*Appendix C*) shows that the lots forming the subject property had been proposed but not registered.

In 1886 Reuben J Kennedy engaged Peter Gibson, surveyor, to create and register a plan (no. 39) of building lots on the west portion of the property closest to Yonge Street¹². In 1893, Reuben J. Kennedy sold the subject property to his wife, Harriet P. Kennedy for \$500.¹³

¹¹ Ibid, Instrument No. 2179.

¹² Ibid, Instrument Nos. 39.

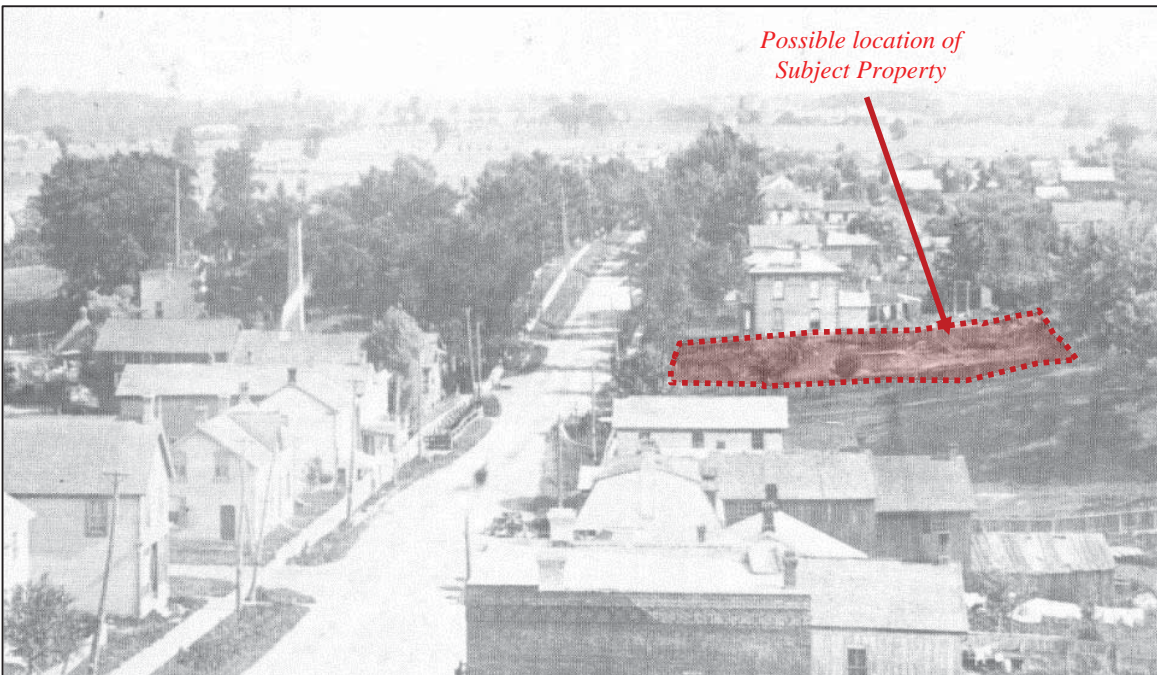


Figure No. 4.4 Part of a c1890 Photograph taken from the Methodist Church tower looking south on Yonge Street. [Source, McIntyre, 15].

An 1890 photograph (Figure 4.4) appears to show that the subject site was vacant. In 1908 Harriet conveyed the vacant building lot to her son Charles A. Kennedy¹⁴ who sold it to Esther George, wife of Samuel George, in 1911 for \$450¹⁵.

Samuel George (1858 - ?) married Esther Woodburn (1858 - ?) and had two sons (Harold and Clarence) and two daughters (Mary and Millie). In 1881, Samuel and Esther George were living in Carnarvon Township in the Algoma District, where Samuel was a farmer.¹⁶ By 1891 they had moved to Stouffville where Samuel was a carpenter¹⁷ and they continued to live there through 1901. By 1911 the Georges had moved to Aurora where Samuel was a lumber merchant manufacturing sash and doors.¹⁸ On May 19, 1911, the Aurora Banner reported “Mr. Samuel George has decided to build an addition to his planning mill and install a lot of new machinery.” The Georges were Baptists and Samuel served as chairman of the congregation in 1912.

On May 19, 1911 it was announced in the Aurora Banner:

¹³ Ibid, Instrument No. 2721.

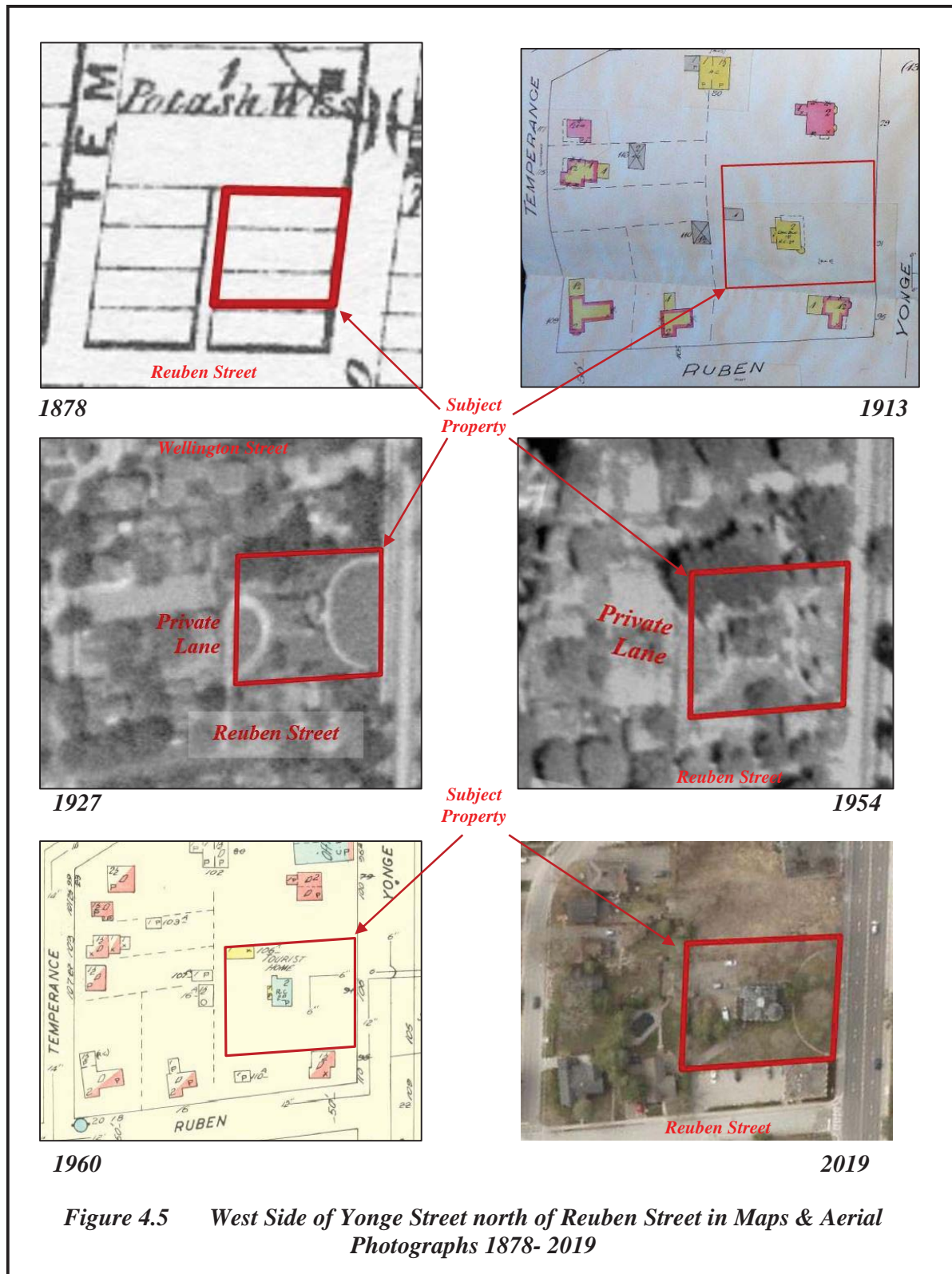
¹⁴ Ibid, Instrument No. 3727.

¹⁵ Ibid, Instrument No. 4183.

¹⁶ 1881 Census of Canada, Carnarvon subdivision, Algoma Division.

¹⁷ 1891 Census of Canada, Stouffville subdivision.

¹⁸ 1911 Census of Canada, Aurora subdivision.



Mr. Samuel George has purchased the lot south of Mr. Fred Browning's house on the west side of Yonge Street and intends erecting a fine residence on it. The high bank will be graded down nearly to the side walk and handsomely terraced. This is a very fine property and when a residence is built there it will add very much to the appearance of that part of the town.¹⁹

James Knowles had contract for brick and cement work on Samuel George's house²⁰; Knowles may have been the general contractor for the House. On June 12, 1912 it was noted that walls of Samuel George's house were complete and the roof would be completed later in the week.²¹ No architect was identified in the local newspaper in association with the George's house.

James Albert Knowles was born in Aurora in September 1867.²² In the 1911 Census he was identified as a mason, although, in other sources, he was listed as a builder and a furniture and clock maker. He has been identified as a builder of many houses in Aurora.

The name of Aurora builder James Knowles is linked to many of these sturdy houses which may be found not only on Wellington Street, but on Catherine Avenue, Fleury Street, Wells Street, Kennedy Street West and here and there in other parts of town as well.²³

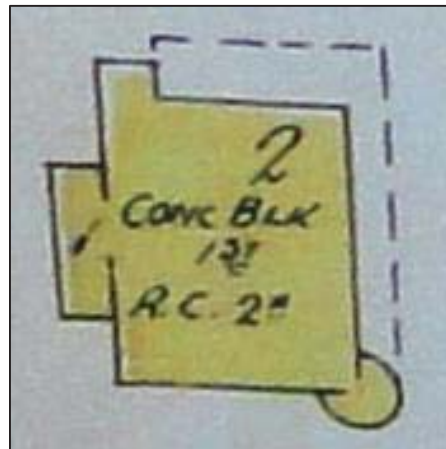


Figure No. 4.6
Aurora Fire Insurance Plan,
1904, Revised to 1913.

The 1913 Fire Insurance Plan (**Appendix C** & Figures 4.5 & 4.6) shows that the recently completed House was constructed of concrete block on the first floor and R.C. or 'rough cast' (stucco or plaster) on the second floor. It had a veranda extending across most of the north and front (east) sides of the House. It was largely square in plan, although there was a

¹⁹ Aurora Banner, May 19, 1911.

²⁰ Aurora Banner, May 10, 1912.

²¹ Aurora Banner, June 21, 1912.

²² According to the 1911 Census. His tombstone lists the birth date as September 27, 1866.

²³ McIntyre, 39.

circular element in the southeast corner, a small north extension and a short, one storey tail wing. The House is shown as ‘2’ storeys although technically it is 2 ½ storeys. It was setback some distance from Yonge Street. The Insurance Plan also shows that that there was a one storey frame structure to the rear of the House.

The House and landscape of 15074 Yonge Street are pictured shortly after construction (c1917) in photographs in *Appendix I*. At that time, the House was named ‘Poplar Villa’. The vegetation on the terrace front yard was quite immature and a stone retaining wall bordered the Yonge Street frontage. The corner tower is a distinctive feature of the house. The stucco on the 2nd and 3rd floor walls was painted a dark colour, while the faux timbering was a light colour. The timbers appear to be aligned with pairs of dentils under the eaves.

Aurora assessment rolls were not available for consultation during preparation of this report. However, in Anderson’s 1984 report, she states that, from May 1917 to November 1919, while the George’s owned the property, J. M .Walton was resident in the House. In October 1919, Samuel and Esther George sold the subject property to Constance Wells²⁴. In 1921 (Table 4.2) Constance lived with her husband, Albert, daughter and servant in a concrete house with 10 rooms (the number was difficult to read).

Name	Relationship	Profession	Age	Houses					
				Tenure	#	Material	Storeys	Rooms	Families
Wells Albert G	Head	Farmer	50	O	1	Concrete	nc	10?	1
Wells, Constance	Wife	None	32						
Hanson, Greta	Daughter	student	7						
Cousin, Melitta	servant	maid	23						

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

A 1927 aerial photograph (*Appendix D* – 1927 and Figure 4.5) shows the property in enough detail to identify the House, the ‘U’ shaped walkway between the House and Yonge Street and a looped driveway from the private lane to Reuben Street to the rear of the House. There was a border of trees on the north limit of the property and a few isolated trees near the south limit. There was no prominent vegetation in front of the front yard. Part of this landscaping is visible in the c1917 photographs (*Appendix L*).

²⁴ Land Records, York Region, Lots 1, 2 & 3, Plan 39, Aurora, Instrument No. 5614.

²⁵ 1921 Census of Canada, Population, District 143, Aurora, Enumeration Area 19, p. 2.

In 1927, Constance conveyed the property to her husband²⁶ who, in 1929 sold it to Florence Chadburn.²⁷ Florence and Thomas Chadburn are the parents of a Canadian World War II flying ace, Lloyd Chadburn. By 1931, the House had been renamed ‘The Chateau’²⁸. During the depression, the Chadburns used the House first as a private school run by Mrs. Helen McCaul, and then as a tourist home, although in 1939 Ralph Dickert had his insurance office in the House²⁹. Florence Chadburn remarried and became Mrs. Frank Allen. Pictures of the House during her tenure (the 1930s) are found in *Appendix L*. One postcard identifies the House as ‘THE CHATEAU’ with Mrs. F. Allen as hostess. The tourist home was noted as ‘Famous for Thick Steaks and Garden Parties’. There were no visible changes to the House since 1917, although the vegetation had grown in the front yard and there was a sign near the Yonge Street frontage, probably advertising the site as a tourist home.

In 1946 Florence Allen sold the property to Norman and Elizabeth Bretz.³⁰ An aerial photograph of the property near the time of this sale (*Appendix D* – 1946), shows little change in the property and its landscaping except for the growth of two trees in the front yard. A circa 1950 photograph of the House (*Appendix L*) shows plantings of shrubs and small coniferous trees in the front yard, but no visible change to the House. The landscaping in the c1950 photograph is confirmed in a 1954 aerial photograph (*Appendix D* – 1954 and Figure 4.5).

Norman Bretz (1913 – 1956) gained notoriety during the Second World War as a Squadron Leader and Wing Commander in the Royal Canadian Air Force. For his service he received a number of medals including the Distinguished Flying Cross. Upon his discharge in 1946 he moved with his wife to Aurora and bought the subject property continuing to operate it as a tourist home / boarding house. Norman hired a housekeeper to manage the operation.³¹ Norman and Elizabeth Bretz were active in the Aurora branch of the Canadian Legion and Norman served on the Aurora Recreation Commission. In 1953 Norman complained that the opening of the Barrie Highway (Highway 400) had taken tourist business away from the operation of his business.³² In 1956 both Norman and Elizabeth Bretz died. Norman’s will permitted the housekeeper to stay in the house as long as she wanted.

The House continued to be identified as a Tourist Home in the 1960 Insurance Plan of the Aurora area (Figure 4.5).

In 1963, the Norman Betz estate sold the subject property to Phyllis Pearson and Dorothy Hollingshead³³ who retained ownership of it for four years. In 1967 they sold the property to

²⁶ Land Records, York Region, Lots 1, 2 & 3, Plan 39, Aurora, Instrument No. 7303.

²⁷ Land Records, York Region, Lots 1, 2 & 3, Plan 39, Aurora, Instrument No. 7303.

²⁸ Based on advertisements in the Aurora Banner for the rental of the garage and for the private school.

²⁹ Aurora Banner, August 11, 1939.

³⁰ Land Records, York Region, Lots 1, 2 & 3, Plan 39, Aurora, Instrument No. 9360.

³¹ Bretz family history website.

³² Aurora Banner, September 3, 1953.

³³ Land Records, York Region, Lots 1, 2 & 3, Plan 39, Aurora, Instrument No. 70286A.

Sherry-Jaye Securities Limited³⁴ which retained ownership for two years. A circa 1965 photograph of the property (*Appendix L*) shows that the plantings done by the Bretz had matured, but terracing and the low stone retaining wall adjacent to Yonge Street remained in place. However, the stucco coating and the faux timbering on the upper floors of the House had all been painted white hiding one of its distinguishing features.

Between 1968 and 1969 Yonge Street was widened and the grade in front of the property was lowered. As a result, the stone retaining wall was removed and replaced by a much high concrete retaining wall topped by a metal pipe fence as shown in the circa 1975 photograph (*Appendix L – c1975*). In 1969 Sherry-Jaye Securities Ltd sold the property Dan Hegler³⁵, who retained ownership for almost three years. In 1972 Hegler sold the property to Youthdale Limited, the current owners³⁶ who operate a group home in the House.

The subject property is shown in a 1970 aerial photograph (*Appendix D - 1970*) just after the widening of Yonge Street. Despite the widening, the 'U' shaped walkway remained in place. The rest of the landscaping appeared to be simply a maturing of the 1950s landscape.

A 1982 photograph (*Appendix L – 1982*) shows the maturing of the front yard plantings and the removal of the faux timbering from the upper floors of the House. The central chimney also appears to have been reduced in height. Otherwise there were no substantive changes to the House or the landscape as shown in 2002 and 2019 aerial photographs (*Appendix D*).

As of the site visit in November 2019, the House was occupied.

³⁴ Ibid, Instrument No. 36385B.

³⁵ Ibid, Instrument No. 72121B.

³⁶ Ibid, Instrument No 121359.

5.0 BUILT AND LANDSCAPE RESOURCE DESCRIPTIONS

In November 2019, an on-site survey of the House and landscape at 15074 Yonge Street was undertaken.

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

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

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

5.1. House Exterior

The construction date of the House can be readily established. In 1911, Esther George, purchased the property, which was vacant. The local newspaper reported in May 1911 that her husband intended to construct a fine residence on the lot and terrace the property. In May 1912 the Aurora Banner reported that James Knowles, a prominent local building, had the contract for the brick and cement work and that by June 12 the walls were almost complete and the roof would be completed the following week. The 1913 Fire Insurance Plan shows the recently completed House on the property. Therefore the House was built in 1912. Interior casings support the 1910 construction date of the house.



Figure 5.1
House at 15074 Yonge Street,
East and North Elevations, 2019

The House, including the veranda but excluding the front steps, is setback approximately 17.15 metres (56.25 feet) metres from the Yonge Street right-of-way. The House is a single

detached, two and one-half storey concrete block and frame structure clad in cinder block on the ground floor and rough cast (stucco) on the upper floors. There is a two storey tail wing clad in clapboard on the ground floor and stucco on the upper floor. The House rests on a concrete block foundation; the blocks above ground are rock faced. There is a one storey concrete and cinder block veranda that wraps around most of the east and north sides of the House.

The plan of the House, excluding the veranda, is rectangular with a rounded projection on the southeast corner and a slight projection on the northwest corner. The main body of the House measures approximately 41' by 32' (*Appendix F*), while the rear tail wing measures 11' by 21'. The veranda is more than 13' wide on the east and almost 6' wide on the north.

The House is capped by a moderately pitched, hip roof that appears complex because of the conical roof, topped by a rounded finial, over the tower component and a gable roofed dormer on each of the elevations. The tail wing is capped with a shed roof. The veranda has a shed roof, although it also appears complex with a band shell roof on the northeast corner and a gable roofed element over the front entrance. The division between the ground and upper floors is marked by a slight shed roofed projection. All of these roof elements are clad in black asphalt shingles. The roof has eaves that project beyond the building wall. The soffits of the eaves are clad in narrow wood boards and have paired moulded dentils or brackets that aligned with the faux timbers that once existed on the stucco walls of the upper floors (*Appendix L*). The wood fascia of the eaves are faced with metal eaves trough. There are two chimney stacks on the building; a square one in the northwest corner and a rectangular one with three flues roughly in the centre of the building.

The veranda roof is supported by round concrete columns with Tuscan bases and capitals set on square rock faced concrete block posts except in the northeast corner where there is a square wood column set on the balustrade. The veranda balustrade consists of a concrete railing and a cinder block baluster set in 'basket weave' pattern. Access to the veranda is via two sets of straight, concrete stairs, one on the principal elevation and one on the north elevation. The front stairs has solid concrete block railings while the side one has a pipe railing.

All window openings except in the dormers and above the front entrance, are rectangular with moulded wood trim, plain slip sills and one, two or three aligned modern single glazed sash. The dormer windows are Palladian with the centre unit in the front dormer having a rounded head and on all others having a pointed heads. There is one tilted square window above the veranda at the front entrance.

The front door opening has a thin wood frame and concrete threshold and contains a double leafed wood door; each leaf contains a single, large glazed panel. On the north side there are two door openings. The west one contains a single leafed wood door with three panels, the bottom two are wood and the upper one is a large glazed unit. The east door opening contains a double leafed wood door each containing two panels, the lower one is wood and the large upper one is glazed.

East Elevation – On the principal elevation, the ground floor (*Appendix E*) has a three bay façade consisting of a centre door flanked by windows. To the north of the door, there is a large window opening containing two sash. To the south, in the tower, there are three window openings; the centre opening contains three sash separated by mouldings similar to the dentils or brackets on the soffits. The other two openings south of the centre door each contain two sash. On the second floor, the tilted square window is above the front door and is flanked on the north by a window opening with three sash and on the south, in the tower, by three window openings each containing two sash. In the top floor, the gable contains a Palladian window and the tower contains three window openings each with a single sash. The window on the top floor of the tower are smaller than the windows below.

South Elevation – This elevation consists of the main block of House and the tail wing.

Cladding on the main block is concrete block on the basement, cinder block on the ground floor, stucco on the second floor and, on the top floor, stucco on the tower and black asphalt singles on the dormer. The dormer soffits have the similar cladding and dentils as the front of the House. Cladding on the tail wing is clapboard on the ground floor and stucco on the upper floor.

There are two window openings on the basement, each with two sash. On the ground floor, there are five window openings. The openings, from east to west, consist of one with two sash in the tower; one with three sash; a small, square opening with one sash; one with three sash and; in the tail wing, one with three taller sash. On the second floor, there four window openings. The openings, from east to west, consist of one with two sash in the tower, one with two small, square sash, one with four, large sash and in the tail wing, one with two sash. On the top floor, the two window openings consist of one with a single sash in the tower and a pointed Palladian window in the dormer.

West Elevation – This is the rear elevation of the House which consists of the tail wing and part of the main block of the House to the north and above the tail wing. Cladding of the tail wing and the main block of the House is identical to the south elevation.

The tail wing has a symmetrical façade with a centre door flanked by two window openings each with three sash on the ground floor and two window openings each with two sash on the second floor. The main block of the House has a single window opening with three sash on the ground floor, a modern emergency door on the second floor and the converted dormer with a door on the top floor.

North Elevation – This elevation consists of the main block of the House and the tail wing. The cladding on each of these parts of this elevation are the same as the south elevation.

There is one basement window opening with two sash in the northwest corner. On the ground floor, the openings consists of the two doors under the veranda and a long window with three sash in the northwest corner. On the second floor there are two window openings; the east one has two small sash and the west one has three larger sash. On the top floor there is a pointed Palladian window in the dormer. In the tail wing, there is one ground floor window opening with a single sash.

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

- Removal of the faux timbering in the upper floors and painting of the stucco in white;
- Reduction in the height and rebuilding part of the central chimney;
- Addition of a second floor to the tail wing;
- On the south elevation, alteration of the west windows on the second floor;
- Replacement of all sash with modern units within the frames of the original units;
- Conversion of the rear dormer window and rear second floor window to doors; and
- Addition of a metal fire escape on the north elevation.
-

Despite these changes, some of which are easily reversible, the important heritage character of this House remain largely intact. The basic height, massing, roof shape, veranda, cladding and fenestration of the House as originally constructed remain intact on all public elevations. A number of older photographs of the House, and in particular, the front elevation, were found from c1917 to 1982 (*Appendix L*) and illustrate the extent to which the heritage character remains intact.

The architectural style of this House is ‘Queen Anne’ (1880 – 1910):

The Queen Anne style is a panoply of decorative elements and varied forms manipulated into an imaginative and at times witty visual display. ...

Typical of the North American Queen Anne style is the irregular outline or silhouette, consisting of towers, broad gables or pediments, projecting two storey bays, multi-sloped roofs and tall decorated chimneys. These forms are covered with a variety of materials of different textures and shapes. As many as three kinds of siding may be used on the same house; brick on the first floor, horizontal boards on the second and wood or terra-cotta tiles on the gables. Furthermore, the profiles and slopes of the materials may change from gable to gable. ... Classically derived elements, such as the Palladian window ... may highlight selected areas, and at other times Gothic or Medieval forms appear. Several open covered areas including verandas ... may be found in one house. ... Roofs have almost as many shapes as they do slopes; e.g., gable, hip and conical may cover one house. .³⁷

Another source on Ontario architectural styles describes Queen Anne as:

³⁷ Blumenson, p 102 - 103.

Queen Anne 1880-1910s Typical of this style is the .. three-storey tower with conical roof and finial. A large wrap-around veranda ... reflect the Queen Anne style.

<i>Form:</i>	<i>Straight lines, square or rectangular</i>
<i>Storeys:</i>	<i>2+</i>
<i>Façade:</i>	<i>Irregular, multiple surfaces with intricate woodwork, brickwork, occasionally in stone</i>
<i>Roof:</i>	<i>Steep pitch with multiple rooflines and gables</i>
<i>Windows:</i>	<i>Tall, sash 1 over 1, also Palladian, bay and oriel, map have stain-glass windows and transoms</i>
<i>Entrance:</i>	<i>In verandah, ornate door with glass inserts</i>
<i>Veranda</i>	<i>Usually present, can be wide, wrap-around with round columns³⁸</i>

This House was built towards the end of the period when this style was popular. Although rarely built in concrete and cinder block and stucco, this House has most of the basic characteristics discussed above such as complex roof shapes, the corner tower with conical roof, the wrap-around veranda and the use of Palladian windows. .

5.2 House Interior

Throughout the House, the original room arrangements appears to be intact except for the addition of a water closet on the ground floor and two bedrooms in the tail wing of the second floor. Original woodwork remains, including baseboards, door and window casings and staircase, although many interior doors have been replaced or supplemented with fire doors. Where changes have been made, attempts have been made to match the original woodwork.

Ground Floor - This floor consists of a centre hall flanked by two rooms on either side and then two rooms in the tail wing reminiscent of a ‘Four Square’ plan. The kitchen (Room 2) may have been made smaller by the insertion of a water closet and there is a limited division in Room 5 between the dining area and the living room.

The Hall contains a vestibule, hall and staircase. The original staircase remains intact (**Appendix G** and Figure 5.2) as does the front door, door casings, baseboards and screen between the vestibule and hall. Modern doors have been inserted in the openings between the vestibule and Rooms 1 and 5 and between the vestibule and the staircase area.

³⁸ HPI Nomination Team, 12.

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Room 1 appears to retain its original window casings and baseboards, although all have been painted white.

Room 2, the kitchen contains entirely new finishes except for the window casings. This room may have been larger and included the water closet.

Rooms 3 and 4 appear to contain original baseboards and window casings, although the exterior door is modern.

Room 5 appears largely intact from when it was constructed, including baseboards, window and door casings, built-in cabinet and shelving, plate rail and fire place. The corner fireplace and mantel are an unusual period piece.

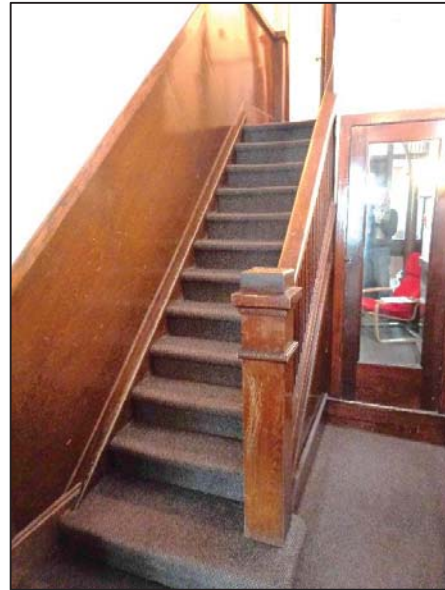
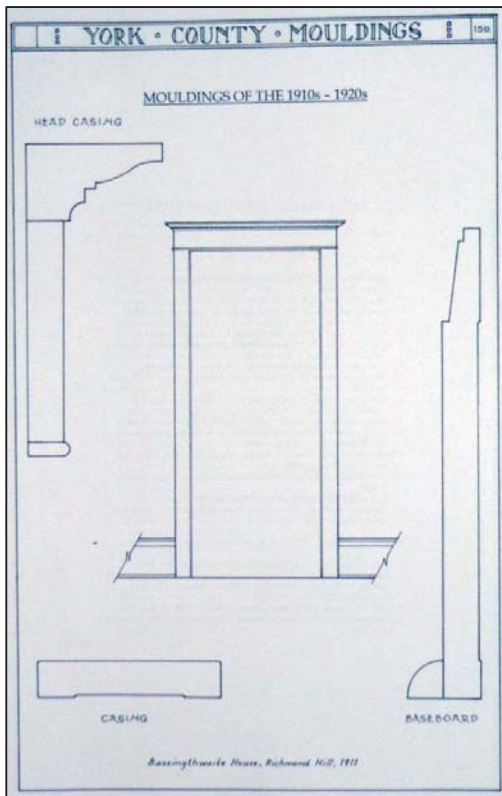


Figure 5.2
House, staircase

The style of door and window casings is consistent with the period when the House was constructed as shown in Duncan's documentation of York County mouldings (Figure 5.3). However, the style of the baseboards in the House as indicated by those in Room 5 is much simpler than shown by Duncan. This House has plain board baseboards rather than a moulded pieces as shown by Duncan.



Second Floor – This floor consists of a hall, six bedrooms, a bathroom, closet and separate staircase to the third floor. Room. Room 4 was not available for viewing.

Some changes are evident on this floor. The staircase has been enclosed and a fire door inserted. All door casings have been replaced and modern doors inserted.

Original material remains in the casing to the third floor staircase and the built-in cabinet appear to be original. The hall fire place may be original. Within each of the bedrooms, except for those in the tail wing, original window casings remain. One early door remains to the closet in Room 2.

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

Third Floor – This floor consists of a hall and three bedrooms. The partition walls doors and most door casings on this floor have been replaced with modern materials. Only the window casings in the tower and to the east Palladian windows appear to be original. .

Basement - The basement consists of four rooms with concrete floors, concrete block foundation walls (where visible) and a concrete benches around the walls. . Floor joists were not visible

5.3 Landscape

The landscape of the property (**Appendix H**) consists of the House centred in a large, wide front yard with trees framing views of the Houses from Yonge Street. Within the front yard, which is mostly grass, there are groups of trees, a few shrubs and a ‘U’ shaped cement walkway that extends from the north and south limits of the yard. This walkway and the character of the front yard, albeit with varying maturity in the vegetation, have been a constant since at least 1927 (**Appendix D**) and probably date from the construction of the House (as shown in the 1917 photograph, **Appendix L**) when the local newspaper reported when Samuel George purchased the property that “the high bank will be graded down nearly to the side walk and handsomely terraced.”



Figure 5.4 Front Yard, 15074 Yonge Street, 2019.

The wide side yards are landscaped in a similar manner to the front yard. The rear yard consists primarily of a turnaround driveway from the private lane and a parking area on the north side.

5.4 Adjacent/Nearby Heritage Properties

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

6.0 HERITAGE RESOURCE EVALUATION

6.1 Introduction

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

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

6.2 Application of Provincial Criteria

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

6.2.1 House at 15074 Yonge Street - Cultural Heritage Value

Design or Physical Value:

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

Summary - The House at 15074 Yonge Street is a rare, unique, representative example of a style, type, expression, material or construction method.

Rarity – Provincially, there are few examples of a Queen Anne styled house built with one of the main material claddings being concrete and cinder block.

Uniqueness - There are no other extant examples of a Queen Anne styled, single detached dwelling in Aurora that include a corner tower element with conical roof. The House is one of a kind in the community. In fact, it was so

unique that residents of Aurora simply had to refer to it as ‘The Chateau’, even in advertisements in the local newspaper, and it was known which building they were referencing.

Representation – Blumenson and the HPI nominating team are quoted in section 5.1 of this CHIA describing the Queen Anne architectural style. This House has the basic elements of this style and most of the details. Therefore, it is a good representation of the architectural style.

Early Example – Although Blumenson has cited the Queen Anne style existing between 1880 and 1910. This House was built in 1912, so it is not an early example of the architectural style.

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

N/A – Not Applicable; * - Marginal

iii. Display a high degree of craftsmanship

Summary – The House displays a high degree of craftsmanship on both the exterior and interior

On the exterior, the House displays a high degree of craftsmanship in the use of concrete and cinder blocks in the cladding and the construction of the House and veranda and in the complexity of the roofs of those features. The builder, James Knowles, constructed this House for a specific client, Samuel George, who wanted a building that would make a bold statement to the community. He had become a prominent member of the community and he wanted all to know. As a result, there is a profusion of detailing on the House demanded a high level of craftsmanship.

Only on the interior, there are some example of craftsmanship – in the curved window casings in the tower, in the built-in cabinet in the dining area and in the linen cabinet in the hall of the second floor.

Historical or associative value:

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

Summary - This House is associated with a people significant to Aurora.

As previously mentioned, the concrete work of the House was built by James Knowles. He was an important local builder in the community in the first decades of the twentieth century. This House was one of his more notable structures.

This House was the boyhood home of Lloyd Chadburn, a World War II flying ace for the Royal Canadian Air force who gained national notoriety for his exploits during the war. After the war, it became the home of Norman Bretz, another nationally significant flying ace from the Second World War

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

Summary - This House is associated with a building significant to Aurora.

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

Builder – The concrete works contractor for the House James Knowles, a prominent builder of Aurora homes. McIntyre, stated “The name of the Aurora builder James Knowles is linked to many of this sturdy houses which may be found not only on Wellington Street, but on Catherine Avenue, Fleury Street, Wells Street, Kennedy Street West, and here and there in other parts of town as well.”³⁹ The House at 15074 Yonge Street is one his more notable works.

Contextual Value:

- iii. The property is a landmark.

Summary - The House at 15074 Yonge Street is a landmark.

The House is a landmark because of its design with a distinctive corner tower with a conical roof and because of its visual prominence from Yonge Street.

Condition / Heritage Integrity

- i. The House is in good condition

A detailed examination of the exterior and interior of the House did not reveal any structural failures or significant conditions issues. There have been some minor foundation repairs and some of the concrete work needs minor repair, but overall the House is in good condition and repair.

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

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

6.2.2 15074 Yonge Street - Landscape – Cultural Heritage Value

The landscape of 15074 Yonge Street, which is described in section 5.3 of this CHIA, has existed since the House was first constructed. The front yard was purposefully designed to give prominence to the House. As a result, it fulfills two of the contextual criteria.

Contextual Value:

- i. The landscape is important in defining, maintaining and supporting the area character

³⁹ McIntyre, 39.

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Summary – The front yard is important in defining the character and presence of the House.

- ii. The landscape is physically, functionally, visually and historically linked to its surroundings.

Summary – The landscape, chiefly the front yard, is linked to the House from its construction and was designed to give visual prominence to the House.

6.3 Application of Municipal Criteria

In July 2005, the Heritage Planning and Urban Design Division of the Aurora Planning and Development Services Department produced the document *Evaluation of Heritage Resources in the Town of Aurora*. The document was updated in March 2011. It provides a statistical method, following research of a property, to determine whether it merits conservation under the *Act*. Although it is a staff document that has not been endorsed by Town Council, it was used here to evaluate 15074 Yonge Street, the results of which are shown in Figure 6.1.

HERITAGE BUILDING EVALUATION: SCORESHEET					
Municipal Address: <u>15074 Yonge Street</u>					Group:
Legal Description: <u>Lots 1, 2 & 3 Plan 39</u> Lot: <u>79</u> Cons: <u>1 WYS</u>					
Date of Evaluation: <u>Nov. 23, 2019</u> Name of Recorder: <u>Wayne Morgan</u>					
HISTORICAL	E	G	F	P	TOTAL
Date of Construction	30	20	10	0	20/30
Trends/Patterns/Themes	40	27	14	0	14/40
Events	15	10	5	0	0/15
Persons/Groups	15	10	5	0	15/15
Archaeological (Bonus)	10	7	3	0	0/10
Historic Grouping (Bonus)	10	7	3	0	0/10
Construction Date (Bonus)	10			0	0/10
HISTORICAL TOTAL					49/100
ARCHITECTURAL	E	G	F	P	TOTAL
Design	20	13	7	0	13/20
Style	30	20	10	0	30/30
Architectural Integrity	20	13	7	0	13/20
Physical Condition	20	13	7	0	20/20
Design/Builder	10	7	3	0	10/10
Interior (Bonus)	10	7	3	0	10/10
ARCHITECTURAL TOTAL					96/100
ENVIRONMENTAL					TOTAL
Design Compatibility	40	27	14	0	27/40
Community Context	20	13	7	0	13/20
Landmark	20	13	7	0	20/20
Site	20	13	7	0	20/20
ENVIRONMENTAL TOTAL					80/100
SCORE	INDIVIDUAL		OLD AURORA		
Historical Score	X 40% = _____		49 X 20% = <u>9.8</u>		
Architectural Score	X 40% = _____		96 X 35% = <u>33.6</u>		
Environmental Score	X 20% = _____		80 X 45% = <u>36.0</u>		
TOTAL SCORE	<input type="text"/>		<input type="text" value="79.4"/>		
GROUP 1 = 70-100		GROUP 2 = 45-69		GROUP 3 = 44 or less	

Figure 6.1 Aurora Heritage Evaluation Score Sheet for 15074 Yonge Street

The House at 15074 Yonge Street, which is in Old Aurora as defined in the Aurora OP, had a total score of 79.4, placing it in Group 1. Group 1 consists of properties worthy of designation under the *Act*. The policies applicable to properties in Group 1 are:

The designation of the building pursuant to the Ontario Heritage Act will be pursued.

Every attempt must be made to preserve the building on its original site.

Any development application affecting such a building must incorporate the identified building.

Appropriate alternative uses for the building will be encouraged when necessary to ensure its preservation.

A Letter of Credit will typically be required to ensure the protection and preservation of the building in connection with a redevelopment application.

6.4 Summary of Cultural Heritage Values

Based on the above evaluations, the property 15074 Yonge Street has sufficient cultural heritage value or interest as defined by regulation 09/06 issued under the *Act* to warrant designation. The property has:

- significant design value or physical value;
- historical or associative value being a prominent work of the Aurora builder, James Knowles and the residence of two nationally significant flying aces from World War II; and
- contextual value.

Further, the property has been evaluated using the Town staff's evaluation scoring and been determined to warrant designation under the *Act*.

6.5 Statement of Cultural Heritage Value and Heritage Attributes

Description

The property at 15074 Yonge Street warrants conservation under the *Ontario Heritage Act* for its cultural heritage value, and meets the criteria for municipal designation prescribed by the Province of Ontario under the three categories of design, associative and contextual values. Located on the west side of Yonge Street north of Reuben Street, the George House (1912) is a 2 ½ storey house form building with landscaping giving prominence to the House.

Statement of Cultural Heritage Value

The George House is a well preserved, representative example of a Queen Anne style house form building in Old Aurora. It was constructed for the prominent Aurora business man and lumber merchant, Samuel George. The primary contractor was James Knowles, a noteworthy Aurora house builder. Still in its original location facing east onto Yonge Street, the House retains much of its original exterior architectural detailing. The House, together with its front yard, contributes to the streetscape of this part of Yonge Street and gives prominence to this impressive residential structure with its complex roof shapes on both the House and its veranda. The corner tower with its conical roof is so prominent and such a fixture in the community that Aurora residents knew it as 'The Chateau'. Samuel George and his family owned it until 1919. In 1927, it was acquired by Florence Chadburn and the house became the boyhood residence of her son, Lloyd Chadburn who became a flying ace in the Royal Canadian Air Force in the Second World War in addition to be a tourist home and boarding house. From 1946 to 1956, it was the residence of Norman Bretz, also a Second World War flying ace.

Heritage Attributes

The heritage attributes of the property at 15074 Yonge Street are:

On the exterior:

- The 2 ½-storey house form building
- The scale, form, height and massing of the building, including the rounded section on the southeast corner, on a rectangular-shaped lot
- The cladding of the House on the south, east and north elevations, which encompasses rock-faced concrete blocks on the foundation, cinder blocks on the ground floor and stucco on the upper floors
- All window openings, on the south, east and north elevations, with concrete lintels, slip sills and single glazed sash, horizontally aligned as one to four sash per opening.
- The three door openings on the east and north elevations, with concrete lintels and thresholds and one or two leafed wood doors with glass panels and, on the north elevation, one or two wood panels below the glass panels.
- The medium pitched, hip roof with a conical roof in the southeast corner, all clad in asphalt singles and having with projecting eaves, wood soffits with paired dentils; the wide, gable roofed projection with its Palladian window on the east elevation and the narrower gable roofed dormers with their Palladian windows and soffits with dentils matching the rest of the roof on the north and south elevations.
- The round carved wood top to the conical roof.
- The one storey, asphalt shingled, shed roofed veranda with its concrete round columns and one square wood column on square, rock faced concrete block pillars supporting a wide moulded roof plate; its cinder block, basket weave baluster topped with concrete

railing; its rock faced concrete foundation; its band shell roof in the northeast corner; its gable roof over the entrance and concrete stairs with concrete block railings on the east elevation and concrete stairs with pipe railings on the north elevation.

- The two brick chimneys.
- The placement of the house form building on the lot.
- The front yard including the 'U' shaped walkway, the grassed surfaces and groups of trees and shrubs that permit views of the House from Yonge Street.

On the interior:

- The staircase and columned screen in the hall.
- The built-in cabinet on the ground floor dining area and cabinet on the second floor.
- The fire place and mantel in the room north of the hall on the ground floor;
- On the ground floor, all original wood baseboards, window and door casings, plate rails and dining room paneling.

The two storey tail wing is not a heritage attribute.

6.6 Cultural Heritage Values of Adjacent/Nearby Heritage Properties

The property at 15074 Yonge Street is not part of an intact heritage streetscape. The house immediately to the north of the subject property has been demolished and the house which used to exist to the south at 15064 Yonge Street has been replaced by a modern, flat roof, two storey red brick building. On the east side of Yonge Street there is a modern, mid-rise residential building at 15055 Yonge Street.

However, there is one potential heritage property across the private rear lane from the subject property – 16 Reuben Street. The heritage values of this property are identified in Table 2.1 and are limited to the 1 ½ storey house and its front yard setting. The house is close to Reuben Street.

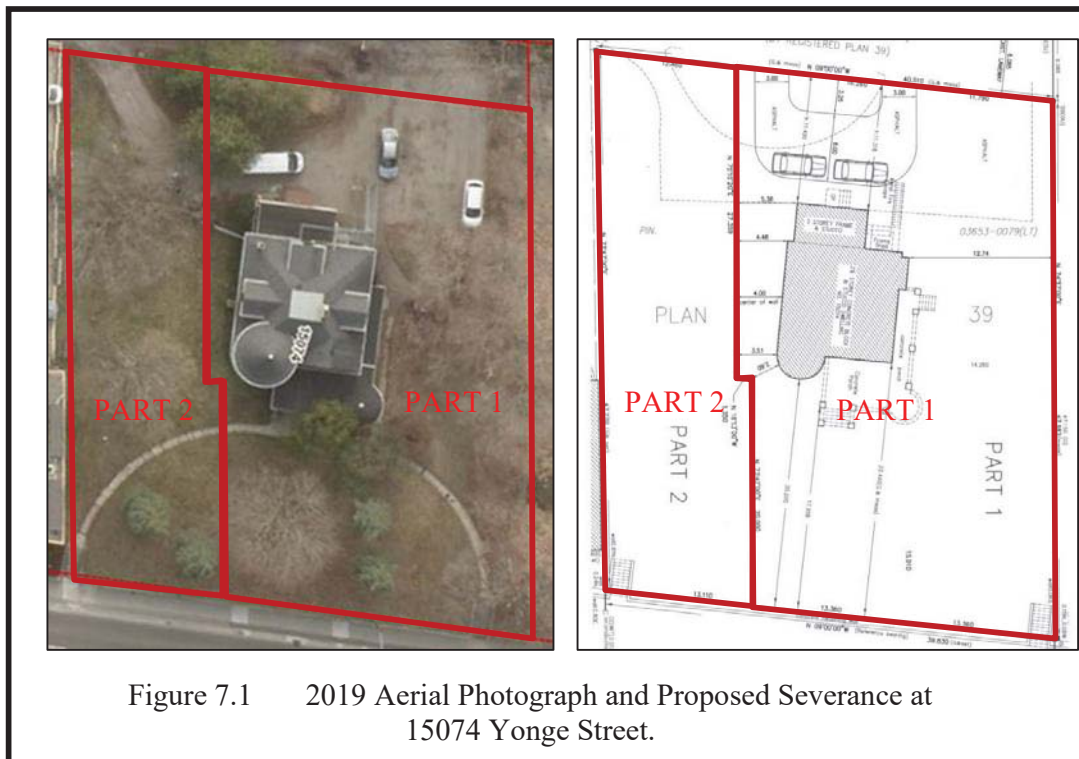
7.0 DEVELOPMENT PROPOSAL

7.1 Description of the Proposed Development

The owner is proposing to create a new building lot to the south of the George House as shown in *Appendix J* and Figure 7.1.

Part 1 of the severance is proposed to be the lot containing the George House and will be 1,296.4 m² (0.13 hectares) or 13,954.4 ft² (0.32 acres) in area. No change in use has been proposed for the House. The 'U' shaped driveway to the rear of the House is proposed to be reduced to a smaller 'U' shaped driveway.

Part 2 is proposed as the new building lot. It will have an area of 587.5 m² (0.06 hectares) or 6,323.9 ft² (0.15 acres). The north boundary of the proposed lot will be between 5.38 metres (17.7 feet) and 2.6 metres (8.5 feet) from the George House. No uses have been proposed for the new lot. The Zoning By-law permits Part 2 to be used for residential or commercial uses with a maximum height of 10 metres but no maximum lot coverage.



8.0 EVALUATION OF HERITAGE IMPACTS OF DEVELOPMENT PROPOSAL

8.1 Impact on the Heritage Resources of 15074 Yonge Street

Lot to be Retained (Part 1)

George House:

- No adverse heritage impacts to the House
 - *Retention in Situ* – The House will be retained on its existing site. The proposal will not require the relocation or demolition of the House.
 - *No additions* – The proposal does not require the addition or removal of any exterior parts of the House.
 - *Same orientation* – The entrance to the House will continue to face Yonge Street, as it has since it was first constructed.
 - *Interior changes* – No interior changes are proposed.

Front Yard:

- Some adverse heritage impacts to the front yard:
 - *Front yard reduced in size but Part 1 front yard retained as is* – The portion of the front yard in Part 1 and associated with the George House, will be retained as is with no changes to the landscaping or walkway. However, the portion of the front yard south of the House will be in Part 2, the new building lot, with the potential for change and removal of much of the front yard landscaping.

North Side Yard:

- No adverse heritage impact on the north side yard.
 - No changes are proposed to the north side yard landscaping.

Rear Yard:

- No adverse heritage impact on the rear yard.
 - The rear yard is not a heritage attribute. Therefore the reduction in the size of the yard and the change in the driveway will not have an adverse heritage impact on the property.

South Side Yard:

- No adverse heritage impact on the south side yard.
 - The south side yard is not identified as a heritage attribute. Therefore the reduction in the size of this yard will not have an adverse heritage impact on the property.

Lot to be Severed- new building lot (Part 2)

George House:

- Potential adverse visual impacts on the House
 - *Potential blockage of part of Yonge Street view of House* – The property is within the ‘Promenade Downtown Shoulder – Central Commercial’ area in the Zoning By-law which would permit the potential to construct a new building abutting (0.0 metre front yard requirement) Yonge Street. Such a new building would block part of the historic view of the House from Yonge Street.
 - *Potential for new building to not be subordinate to the House* – The combination of permitted location (front and side yard setbacks being 0.0 metres) and height (10 metres) in the Zoning By-law for the property means that a new building on the new lot has the potential to diminish the significance of the George House. It has the potential to be slightly higher than the House and to detract from the presence of the House by its location close to Yonge Street and the House.

Front Yard:

- Potential adverse heritage impact to the front yard:
 - *Potential to demolish the existing front yard landscape* – With the potential on the new building lot to construct a new structure abutting the Yonge Street right-of-way, there is the potential to completely remove the existing front yard landscape. This landscape is a heritage attribute that has existed since the House was constructed. The existing front yard landscape was intended to give visual prominence to the House.

8.2 Impact on Adjacent / Nearby Heritage Resources

As there are no abutting heritage properties to the subject property, there is no potential for adverse heritage impacts.

The heritage attributes of the one nearby heritage property, 16 Reuben Street, will not be adversely impacted by the proposed severance as shown in Figure 7.1 and **Appendix J** because of the distance involved, the intervening private lane and because of the maximum height requirements (10 metres) and rear yard setback (7.5 metres) in the Zoning By-law for the subject property.

9.0 OPTIONS, CONSERVATION / MITIGATION AND POLICY COMPLIANCE

9.1 Options

There are three possible options to the severance as proposed. These are:

1. Not permit the severance,
2. Reduce the size of the lot to be severed, and
3. Restrict the area where a new building may be constructed and the landscape changed in the existing severance.

Each is discussed in more detail below.

Option 1: Deny the severance

This option involves not approving the severance because of the adverse visual impacts to the George House and the potential loss of part of the front yard.

This option would be difficult to successfully defend because the primary heritage resource, the George House, is being retained in situ and at least two thirds of the front yard will be retained unchanged. The retention of part of the front yard in the proposed severance will still permit views of the House from Yonge Street. In addition, adverse visual impacts to the House and front yard can be mitigated with appropriate measures. Refusing the severance would deny the chance to enhance protection of the heritage resources of this property through a Heritage Easement Agreement.

Finally, the Town's Official Plan and Zoning By-law permit intensification in the Promenade area. Intensification can occur while protecting the heritage resources.

Option 1 is not recommended.

Option 2: Seek a reduced lot size

This option involves asking the owner to reduce the size of the lot to be severed removing the existing front yard from Part 2 of the severance because of adverse visual impacts to the George House and the potential loss of part of the front yard.

Essentially this means denying the existing severance application which will encounter the same problems as discussed in Option 1.

Option 2 is not recommended.

Option 3 – Restrict the location of the building and landscape change in Part 2.

This option involves approving the proposed severance subject to conditions limiting where a new building may be constructed and restricting landscape changes in Part 2.

Severances may be approved subject to conditions that override the Zoning By-law. To address issues of visual impact on the George House, a severance can be granted subject to design requirement including no new building on Part 2 closer to Yonge Street than the George House, no higher than the House and no closer to the House than 4 metres. A condition could be added to the severance approval prohibiting landscape changes in the front yard, other than replacing any existing trees or shrubs, in the area east and north of the existing front yard walkway. Figure 9.1 illustrates this option.

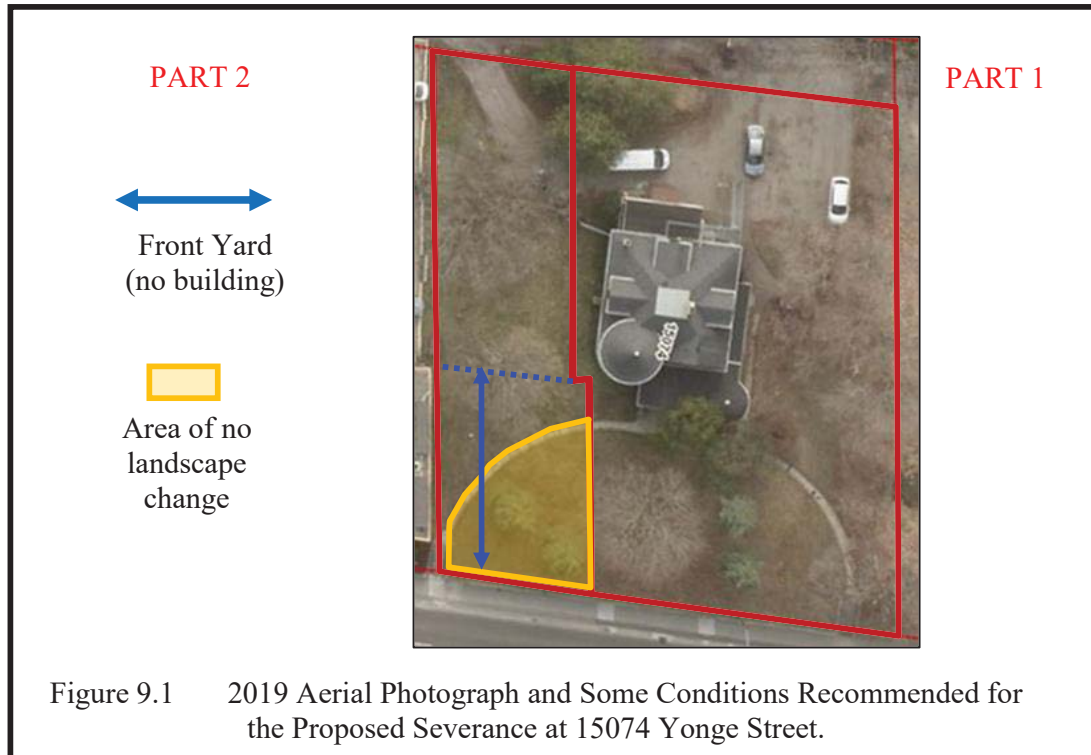


Figure 9.1 2019 Aerial Photograph and Some Conditions Recommended for the Proposed Severance at 15074 Yonge Street.

Option 3 is recommended subject to appropriate mitigation measures.

9.2 Conservation / Mitigation Measures

9.2.1 Secure a Heritage Easement Agreement on Part 1

As a condition of the approval of the proposed severance, the owner, prior to registration of the severance, enter into a Heritage Easement Agreement (HEA) with the Town to permanently protect the property within Part 1 of the application.

The heritage values in such a HEA, would apply only to Part 1 of the proposed severance. These values, which are specified in Section 6.5 of this Assessment, would be limited to the House and front yard.

Section 37 of the *Ontario Heritage Act (OHA)* enables municipalities to, by by-law, enter into HEAs for the permanent protection of the cultural heritage values of property and to enforce such easements. In general, HEAs specify:

- the cultural heritage values of the property;
- the alterations permitted to the property;
- the property be maintained in a state of good repair;
- the property be insured against damage; and
- any further alterations to the property that may affect the cultural heritage values of the property require the approval of only the municipal council.

9.2.2 Designate the Whole Property (Parts 1 & 2) under the Ontario Heritage Act.

The Town should designate the whole existing property at 15074 Yonge Street under Part IV of the *OHA*.

In addition to the HEA, it is recommended that the whole of the existing property be designated under Section 34 of the *OHA*. Such a designation by-law would use the Statement of Cultural Heritage Values and list of heritage attributes specified in Section 6.5 of the Assessment. While the new building lot to be created by the proposed severance does not have any of the George House on the lot, it does have part of the existing front yard of the House. This designation, in addition to the conditions of approval for the proposed severance would ensure that Aurora Council would have an opportunity to manage change on the new building lot so that the heritage values relating to the front yard are maintained.

9.2.3 Design Requirements for Development on Part 2 (the New Lot).

As a condition of approval of the proposed severance, design requirements, in addition to those contained in the Official Plan, be specified for any new building on the new lot.

Front Yard Setback – In order to preserve view of the George House and ensure that the new building does not detract from the House, no building constructed on Part 2 of the proposed severance be closer to Yonge Street than the east wall of the House, essentially the eastern most part of the Tower component of the House.

North Side Yard Setback – The proposed north limit of Part 2 and the George House is between 2.6 and 5.38 metres. The Zoning By-law has a zero side yard setback permitting new buildings to be constructed up to the side yard property lines. While this may be appropriate for Aurora’s urban core, it is problematic for this property where residential structures are distinctly separate from neighbouring buildings. Given the proposed north boundary, a new building on Part 2 could be constructed within 2.6 metres (8 1/2 feet) of the George House. Notwithstanding the Zoning By-law, it is recommended that no new building constructed on Part 2 be closer than 4 metres (13 feet) to any part of the George House. This should give sufficient ‘breathing room’ between the House and a new building.

Height - The Zoning By-law permits buildings up to 10 metres (32.8 feet) in height. To ensure that the tower of the George House remains the prominent feature in this area, no building constructed on Part 2 should be higher than the top of the hip roof of the House.

Front Yard – On Part 2, no change in the front yard north and east of the existing walkway, including the cement walkway (yellow area in Figure 9.1) should be permitted to the landscape, including the addition of signs and fencing or any other structure.

These design requirements for Part 2 of the proposed severance will ensure that any new building or change to the front yard landscape on Part 2 will not have an adverse visual impact on the George House and views of the House from Yonge Street.

9.3 Heritage Policy Compliance

The severance proposal for 15074 Yonge Street was evaluated using applicable heritage policies, the results of which are summarized in Table 9.1.

In summary, the proposed development complies with the applicable policies, subject to the recommended mitigation measures contained in this CHIA.

The heritage attributes of the property – the House and the front yard - will not be adversely affected by the proposed severance subject to the recommended mitigation and conservation measures in this CHIA. The heritage attributes of nearby heritage properties will not be adversely affected by the proposed development.

Policy Source	Policy No.	Summary of Policy	Policy Compliance & Comment
Provincial Policy Statement	2.6.1	Conserve significant heritage resources & landscapes	Yes – heritage character and attributes of 15074 Yonge will be conserved
Provincial Policy Statement	2.6.3	Adjacent development shall conserve heritage of protected heritage properties	Yes – heritage attributes on nearby lands not adversely affected by severance
Aurora OP	13.2 b i	Require heritage impact assessment	Yes- done by this report.
Aurora OP	13.2.b ii	Use Zoning to protect heritage	Yes – zoning examined & adjusted
Aurora OP	13.2 c	Adjust regulations to protect heritage	Yes – zoning adjusted to protect heritage
Aurora OP	13.2 d	Acquire HEAs to protect heritage	Yes – HEA recommended
Aurora OP	13.3 c	Designate significant heritage resources	Yes – designation recommended
Aurora OP	13.3 d	Use local heritage evaluation criteria	Yes – done Section 6.3 of this report.
Aurora OP	13.3 i	Apply federal standards & guidelines	Yes - applied for mitigation measures
Aurora OP	13.3 j	Avoid alteration of heritage attributes	Yes – alteration avoided in severance and through recommended mitigation..
Aurora OP	13.3 k	Require heritage impact assessment	Yes – done by this report

10.0 CONCLUSIONS AND RECOMMENDATIONS

The owner of an 1,883.9 m² (18,548 ft²) property on the west side of Yonge Street north of Reuben Street in the Town of Aurora is applying to sever a lot from the south side of the property. On the portion of the property to be retained (Part 1), no changes to the existing heritage structure known as the George House and its front yard are proposed. The portion of the property to be severed is Part 2, which will be a new building lot. Plans for a new building on Part 2 have not been prepared. The Town's Official Plan and Zoning By-law permit a range of commercial and /or residential uses on the property.

The subject property at 15047 Yonge Street has been listed in the Aurora Heritage Register by the Town Council under Section 27 of the *OHA* but is not designated under the *Act*.

10.1 Conclusions

The historical development of the subject property was thoroughly researched. The existing House and its landscape and context were documented in photographs and floor plans.

The House was built in 1912 by James Knowles, a noted Aurora builder, for Samuel and Esther George as their residence. It was acquired by the Wells in 1919 and later sold to Florence Chadburn. She owned it until 1946 during which time it was the boyhood home of a nationally significant World War Two flying ace, Lloyd Chadburn, and a tourist home and boarding house. In 1946 it was acquired by Norman and Elizabeth Bretz. He was also a Second World War flying ace. The House was their home and continued as a tourist and boarding house. In 1972 the property was acquired by Youthdale Limited, the current owner.

The George House is a 2 ½ storey concrete / cinder block and stucco clad structure designed in a Queen Anne architectural style. On the southeast corner of the House there is a rounded tower element capped with a conical roof. The rest of the complex roof is hip with gable roofed dormers on the side and rear elevations. The principal elevation has a broad gable dormer. Three of the dormers contain Palladian windows. In addition to the corner tower, the House is distinguished by its concrete and cinder block one storey veranda that wraps around the front and north side of the structure. The shed roof veranda is equally complex with a corner band shell and an entrance gable. On the interior there is fine wood detailing including door and window casings, a built-in cabinet and cupboard, staircase and columned screen in front of the staircase. Overall the House has a high level of heritage integrity.

The House is centred in a landscape that gives prominence to the structure from Yonge Street. The front yard has remained largely unchanged since the construction of the House.

The property was evaluated using criteria established by the province by regulation under the *OHA* and by the Town of Aurora. It was determined that the property has significant cultural heritage value using both methodologies. It has significant design, associative and contextual cultural heritage value and warrants protection under the *OHA*.

The impact of the proposed severance on the heritage values of the property was assessed. Although there is the potential for development of the new building lot to have adverse visual and landscape impacts on the heritage values of the property, the recommended conservation and mitigation measures will mitigate those adverse impacts.

10.2 Recommendations

Based on this Impact Assessment, it is recommended that the Town of Aurora Council approve the proposed severance subject to the recommended conservation and mitigation measures. These measures include heritage designation of the existing property, securing a Heritage Easement Agreement on the part of the property to be retained (Part 1) and the application of design requirements for any new building to be constructed on Part 2. The design requirements address setback from Yonge Street and the George House, height of the new building and maintenance of the heritage values of the front yard.

Recommendation –The Town approve, subject to conditions, the proposed severance of the property at 15074 Yonge Street.

1. The Town of Aurora Council approve the proposed severance at 15074 Yonge Street substantially as shown in the plan prepared by Donald Roberts Surveying Limited dated July 23, 2019, subject to:
 - a. The owner entering into a Heritage Easement Agreement with the Town of Aurora prior to the registration of the severance to provide permanent protection of the heritage values of Part 1 of the severance; and
subject to the following applicable to Part 2 of the severance:
 - b. Any building constructed on the lot being setback:
 - i. from Yonge Street the same distance as the heritage structure known as the George House;
 - ii. from the George House at least 4 (four) metres;
 - c. The roof peak of any building constructed on the lot being no higher than the top of the hip roof on the George House; and
 - d. No change to the landscape, including the erection of signs or the construction of fences, in the portion of the front yard north and east of the existing walking, including the walkway.

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Recommendation – The Town designate all of the existing property at 15074 Yonge Street; and the Town grant authority to enter into a Heritage Easement Agreement for Part 1 of the proposed severance.

2. The Town of Aurora Council:

- a. Designate all of the existing property at 15074 Yonge Street under Part IV, Section 29 of the *OHA*; and
- b. Pass a by-law to secure a Heritage Easement Agreement on Part 1 of the severance under Part IV, Section 37 of the *OHA*.

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Appendix A: Property Survey

Cultural Heritage Impact Assessment
 15074 Yonge Street
 Town of Aurora, Ontario

Appendix A: Property Survey

Property Fabric
 15047 Yonge Street

Subject Property

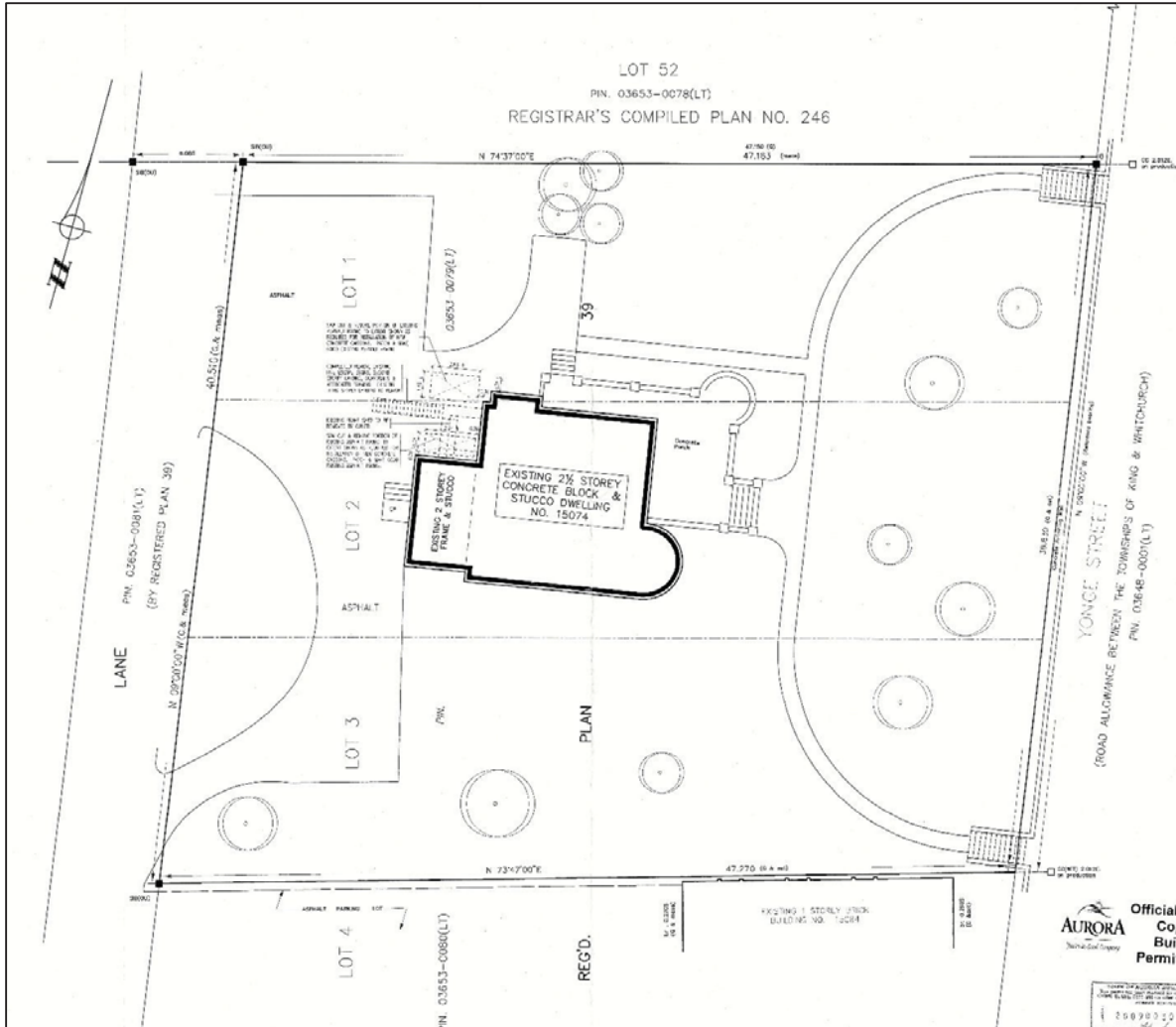


<p>ServiceOntario</p> <p>PRINTED ON 21 JUN, 2018 AT 13:57:31 FOR WAYNE MORGAN</p>	<p>LEGEND</p> <ul style="list-style-type: none"> FREEHOLD PROPERTY LEASEHOLD PROPERTY LIMITED INTEREST PROPERTY CONDOMINIUM PROPERTY RETIRED PIN (MAP UPDATE PENDING) PROPERTY NUMBER BLOCK NUMBER GEOGRAPHIC FABRIC EASEMENT 	<p>NOTES</p> <p>REVIEW THE TITLE RECORDS FOR COMPLETE PROPERTY INFORMATION AS THIS MAP MAY NOT REFLECT RECENT REGISTRATIONS</p> <p>THIS MAP WAS COMPILED FROM PLANS AND DOCUMENTS RECORDED IN THE LAND REGISTRATION SYSTEM AND HAS BEEN PREPARED FOR PROPERTY INDEXING PURPOSES ONLY</p> <p>FOR DIMENSIONS OF PROPERTIES BOUNDARIES SEE RECORDED PLANS AND DOCUMENTS</p> <p>ONLY MAJOR EASEMENTS ARE SHOWN</p> <p>REFERENCE PLANS UNDERLYING MORE RECENT REFERENCE PLANS ARE NOT ILLUSTRATED</p>
<p>SCALE</p> <p>0 25 Meters</p>	<p>THIS IS NOT A PLAN OF SURVEY</p>	

Cultural Heritage Impact Assessment
15074 Yonge Street
Town of Aurora, Ontario

Appendix A: Property Survey

SURVEY



Source: Makrimichalos . Cugini, Architects
Nov. 27, 2009 2018 as contained in
Building Permit No. 2009003077.

Appendix B: Photographs - Context



Yonge Street, west side south of Reuben Street opposite 15074 Yonge Street looking west.

Yonge Street, west side south of 15074 Yonge Street looking southwest.



15074 Yonge Street



Vacant parcel (future townhouse development) north of 15074 Yonge Street looking west.

15074 Yonge Street

East side of Yonge Street north of Reuben Street, looking northwest.





Reuben Street north side centred on lane into 15074 Yonge Street looking north.

Rear of 15064 Yonge Street, property south of 15074 Yonge Street looking east.





West side of private lane, south end, showing boundary with 16 Reuben Street.

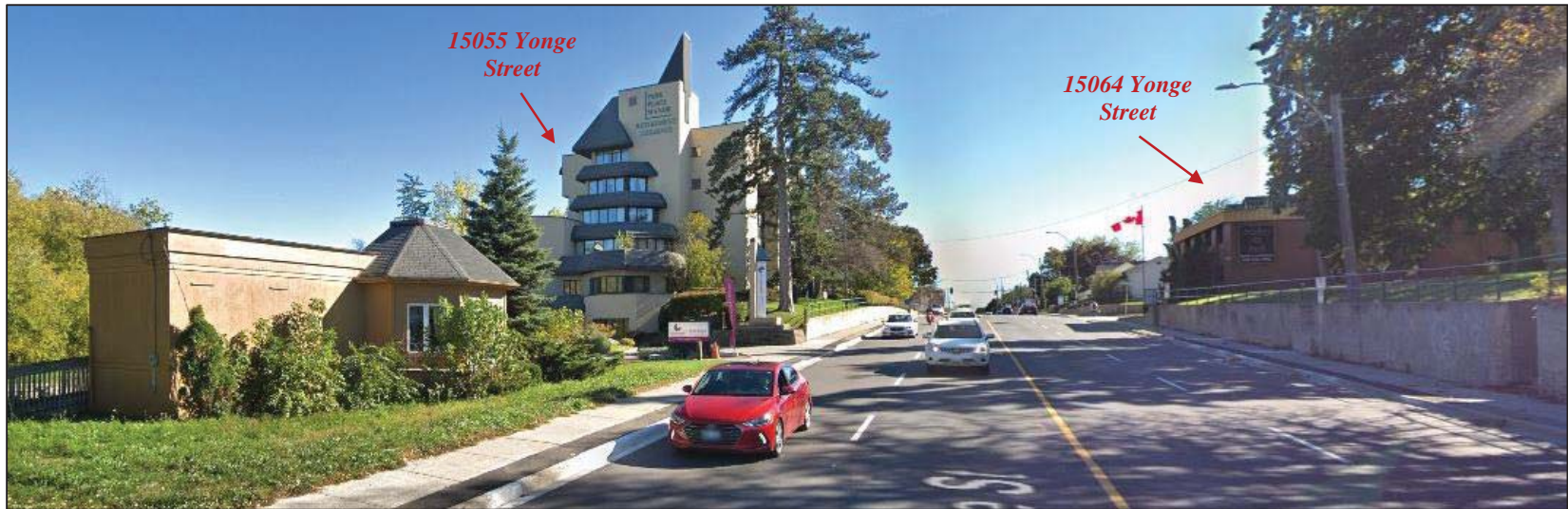
West side of private lane, north end, showing boundary with, and garage of 16 Reuben Street.





East side of Yonge Street opposite 15074 Yonge Street looking east.

East side of Yonge Street north of 15063 Yonge Street looking south. *Source: Google Streetview*



Relation of adjacent properties and rear yards to 15047 Yonge Street. [Source: Google Earth, 2018 aerial photo]

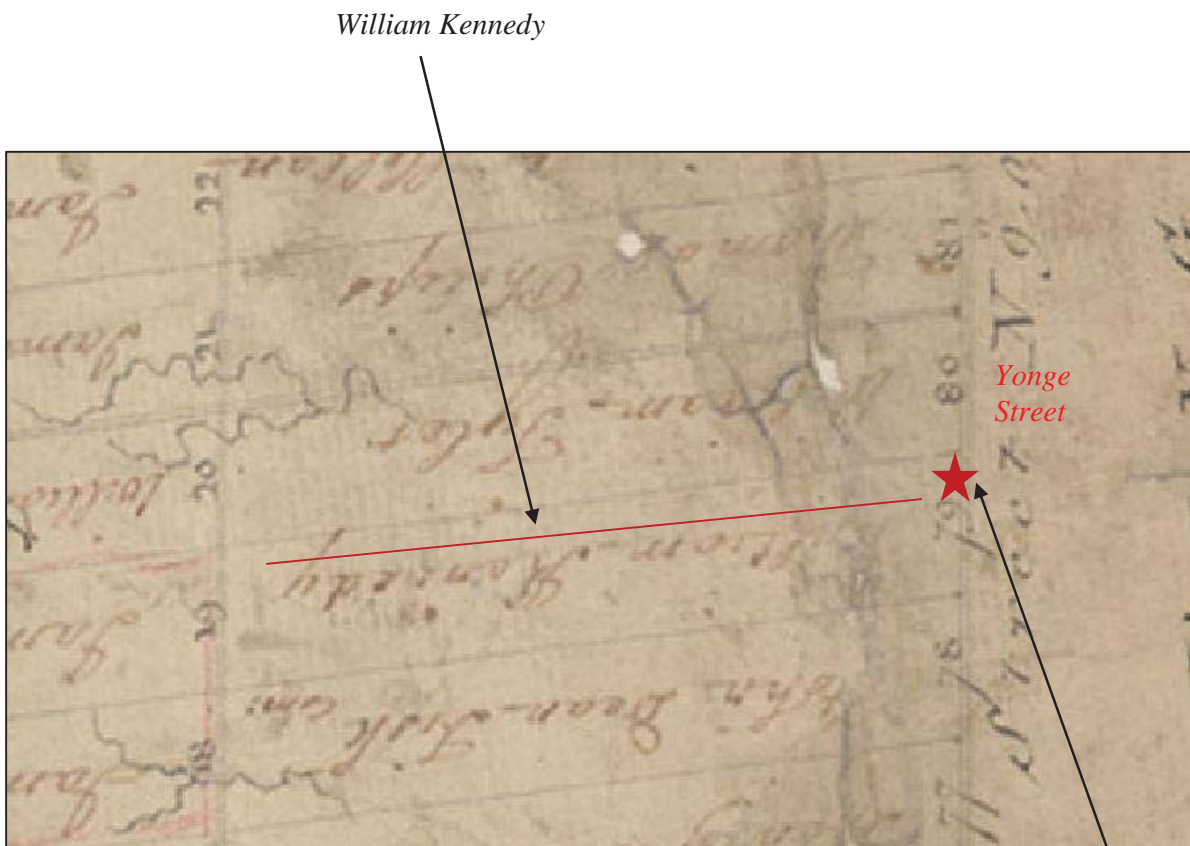


Appendix C: Maps

Cultural Heritage Assessment
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Town of Aurora, Ontario

Appendix C - Maps

Patent Plan



William Kennedy

*Yonge
Street*



*Subject Property
15047 Yonge St.
Part of Lot 79, Con 1 WYS*

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Appendix C - Maps

1860 – Tremaine



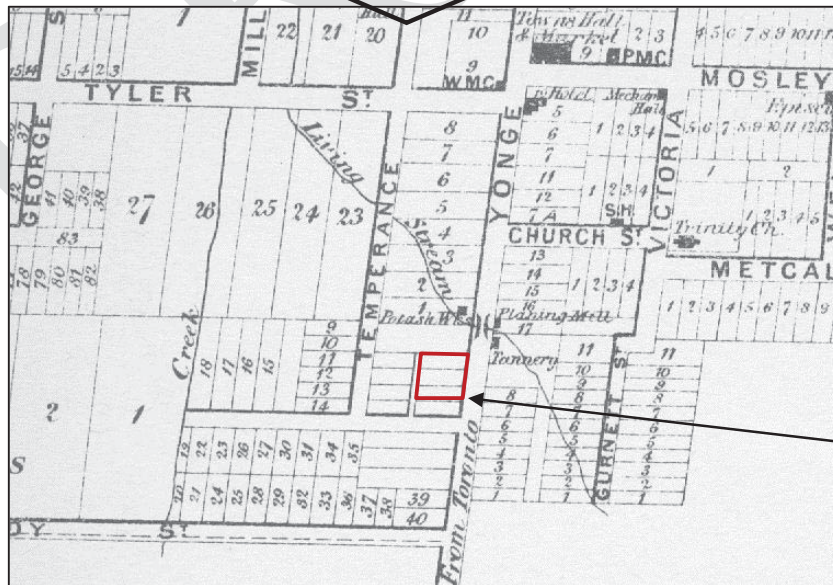
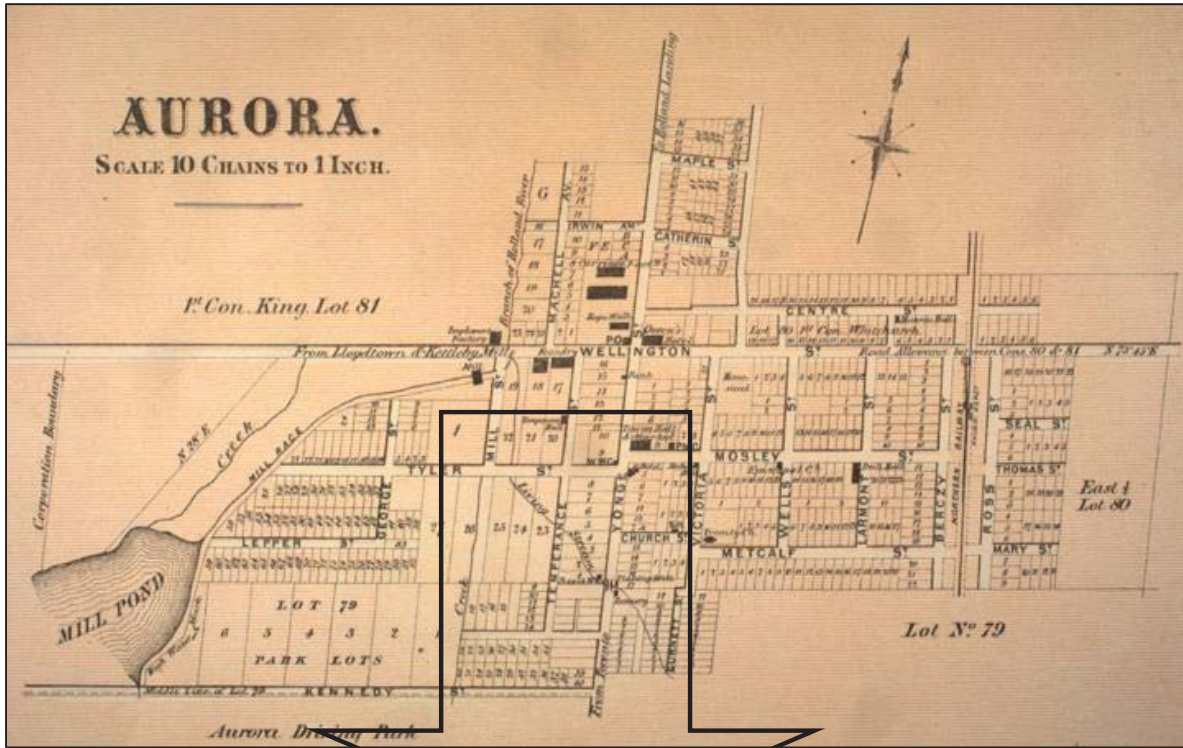
Subject Property
15047 Yonge St.
Part of Lot 79, Con 1 WYS

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Appendix C - Maps

1878 – York County Illustrated
Historical Atlas

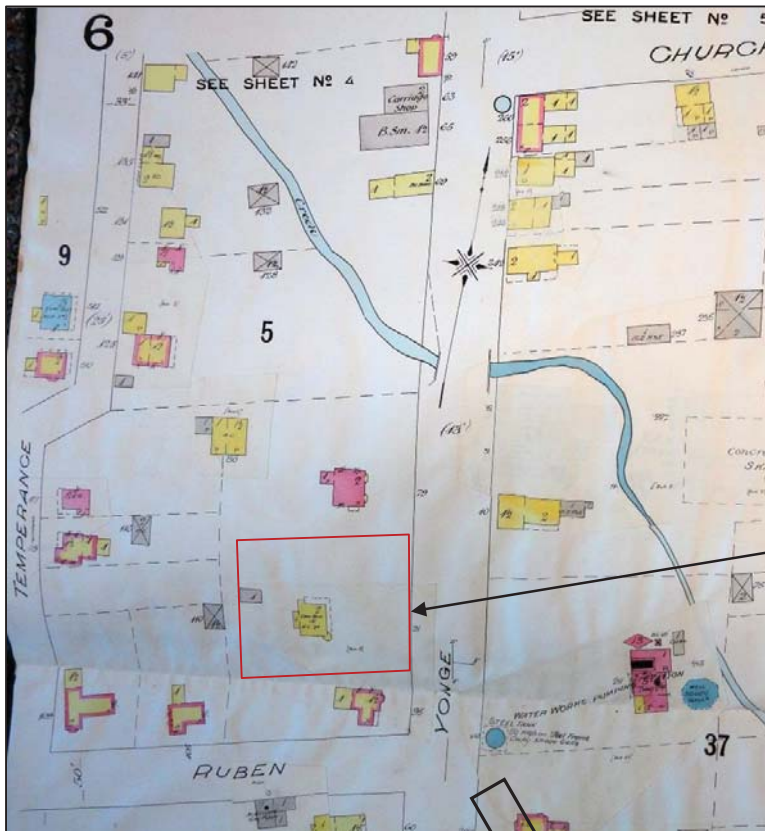
CONTEXT



Subject Property
15074 Yonge St

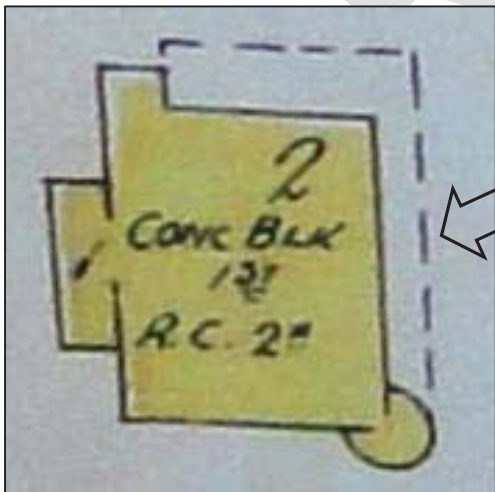
Cultural Heritage Impact Assessment
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Town of Aurora, Ontario

Appendix C - Maps

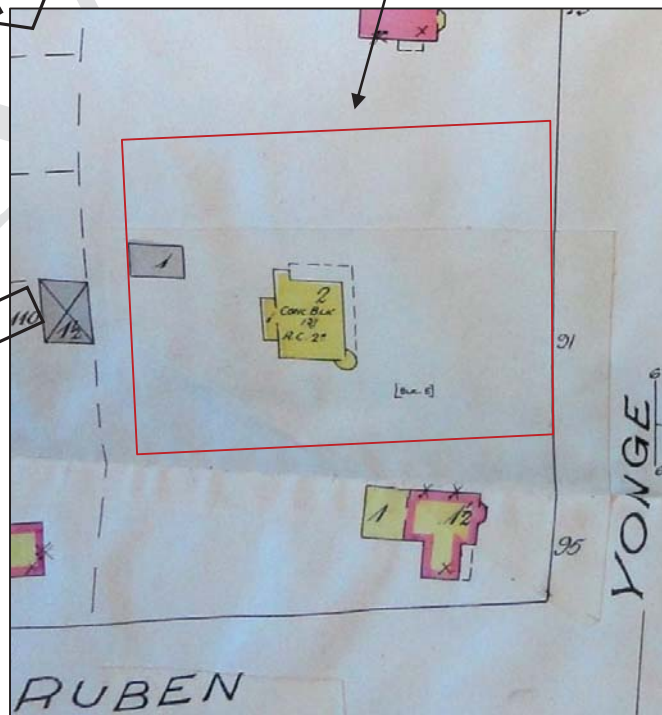


1913 Fire Insurance Plan

Subject Property
15047 Yonge Street



House
15047 Yonge Street

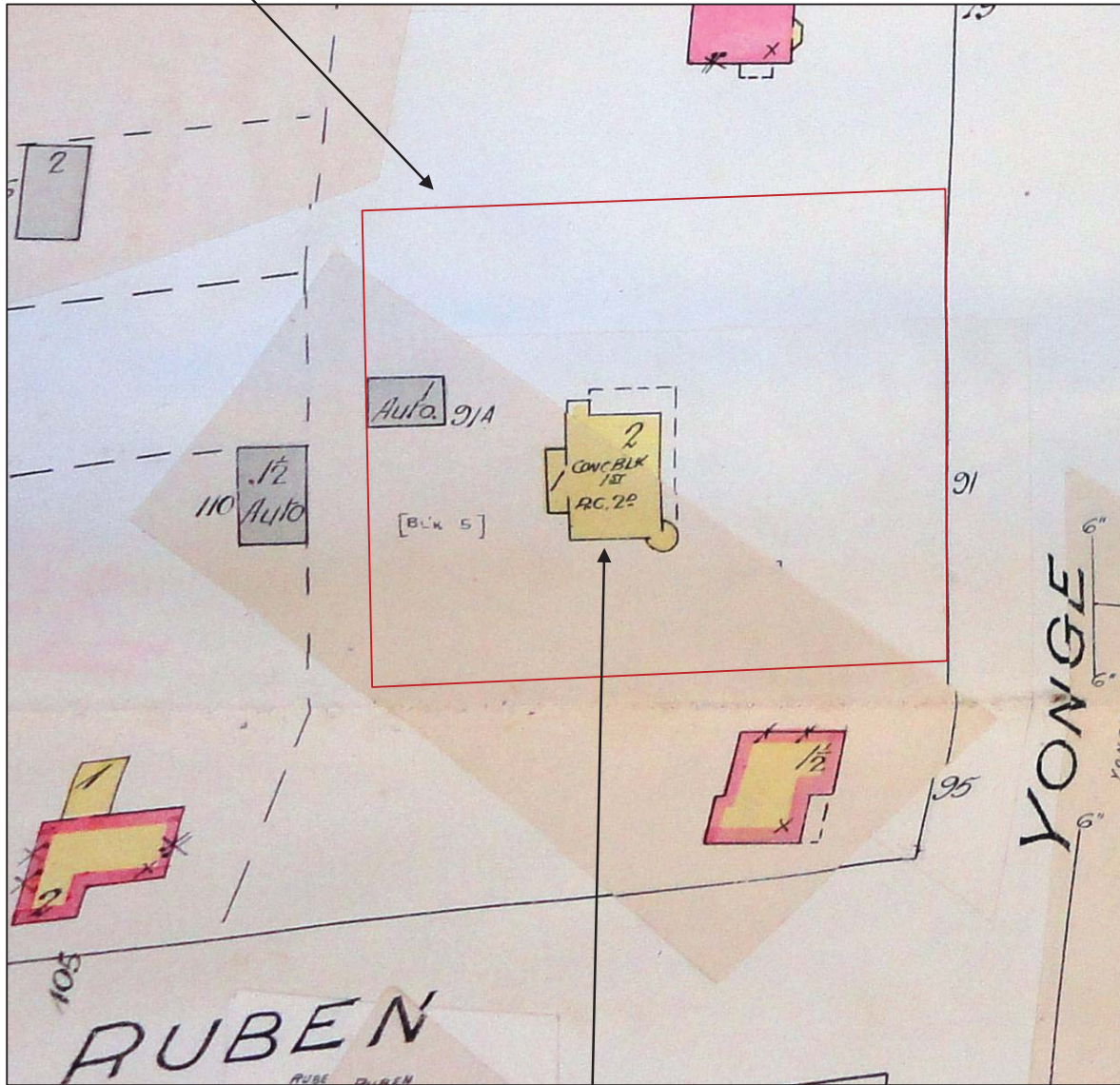


Cultural Heritage Impact Assessment
15074 Yonge Street
Town of Aurora, Ontario

Appendix C - Maps

1927 Fire Insurance Plan

Subject Property
15047 Yonge Street



North

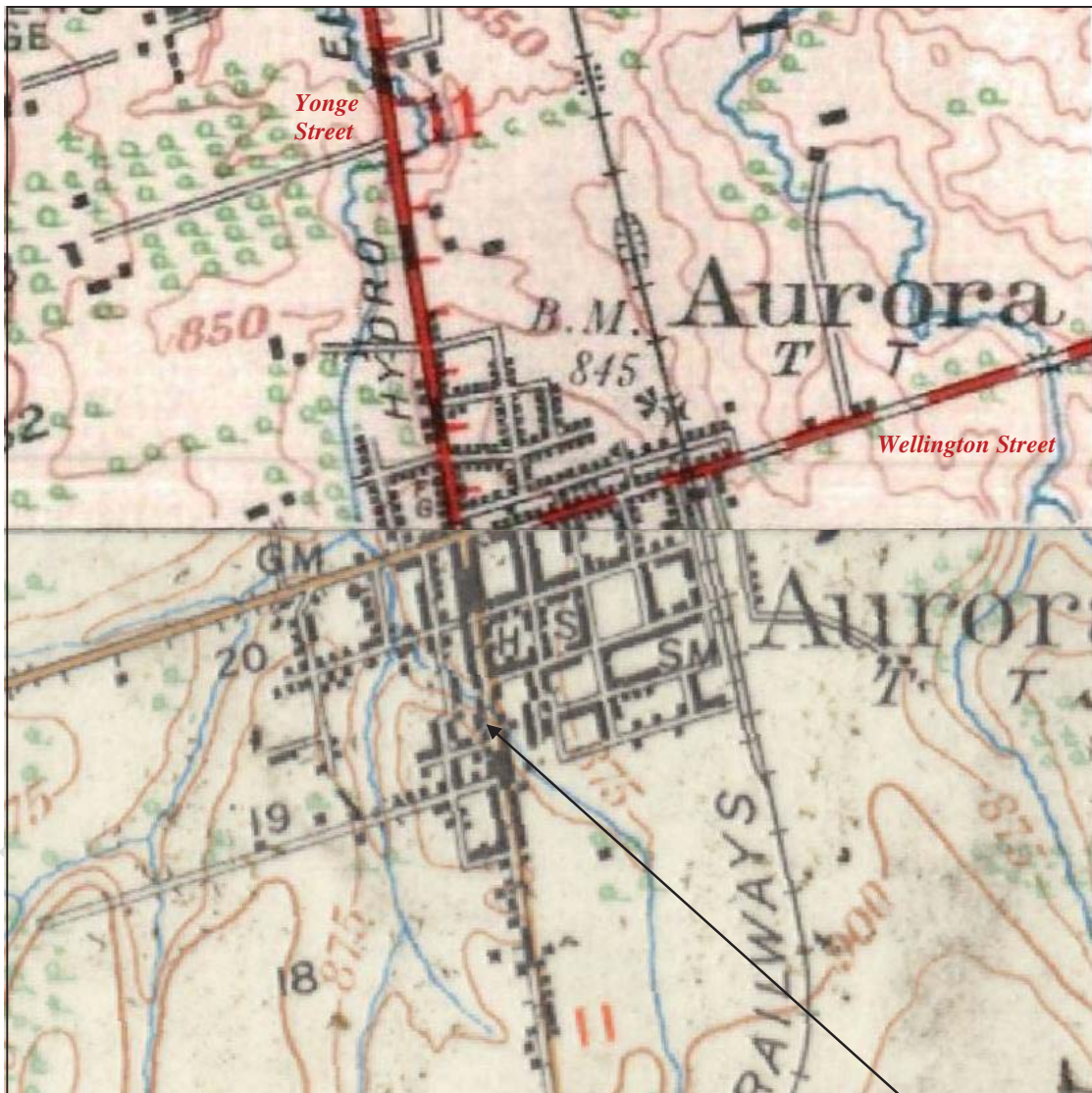
House
15047 Yonge Street

Cultural Heritage Impact Assessment
15074 Yonge Street
Town of Aurora, Ontario

Appendix C - Maps

1928 - 1914 National Topographic Map
Scale 1:63,360
Contour interval – 25 feet

CONTEXT

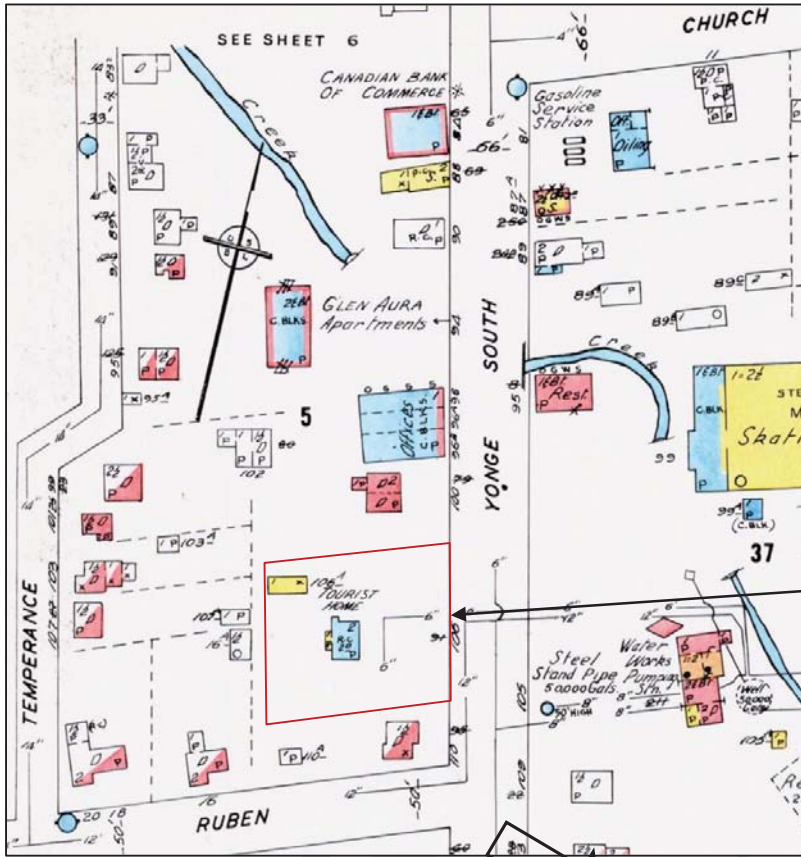


↑
North

Subject Property
15047 Yonge Street

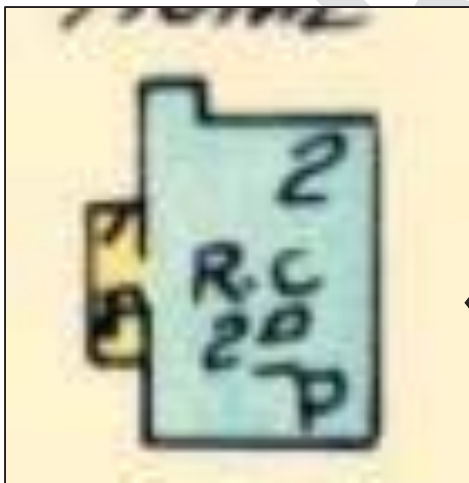
Cultural Heritage Impact Assessment
15074 Yonge Street
Town of Aurora, Ontario

Appendix C - Maps

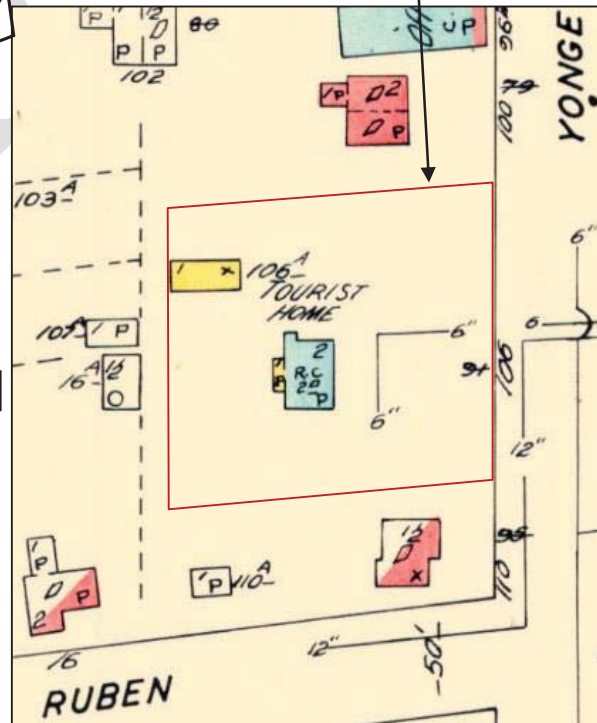


1927 Fire Insurance Plan

Subject Property
15047 Yonge Street



House
15047 Yonge Street



Cultural Heritage Impact Assessment
15074 Yonge Street
Town of Aurora, Ontario

Appendix C - Maps

2019 Terrain

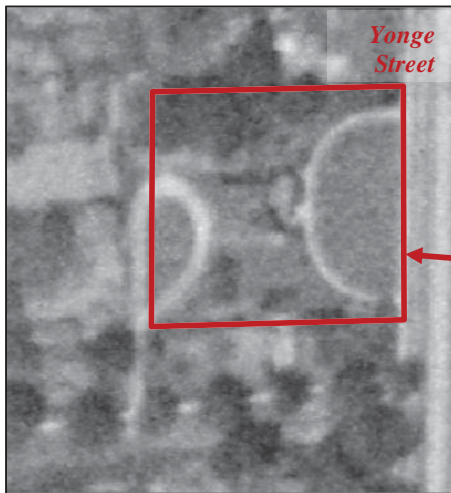


Source: York Map; contours from
Ontario Basic Mapping

Appendix D: Aerial Photographs

Cultural Heritage Impact Assessment
15074 Yonge Street
Town of Aurora, Ontario

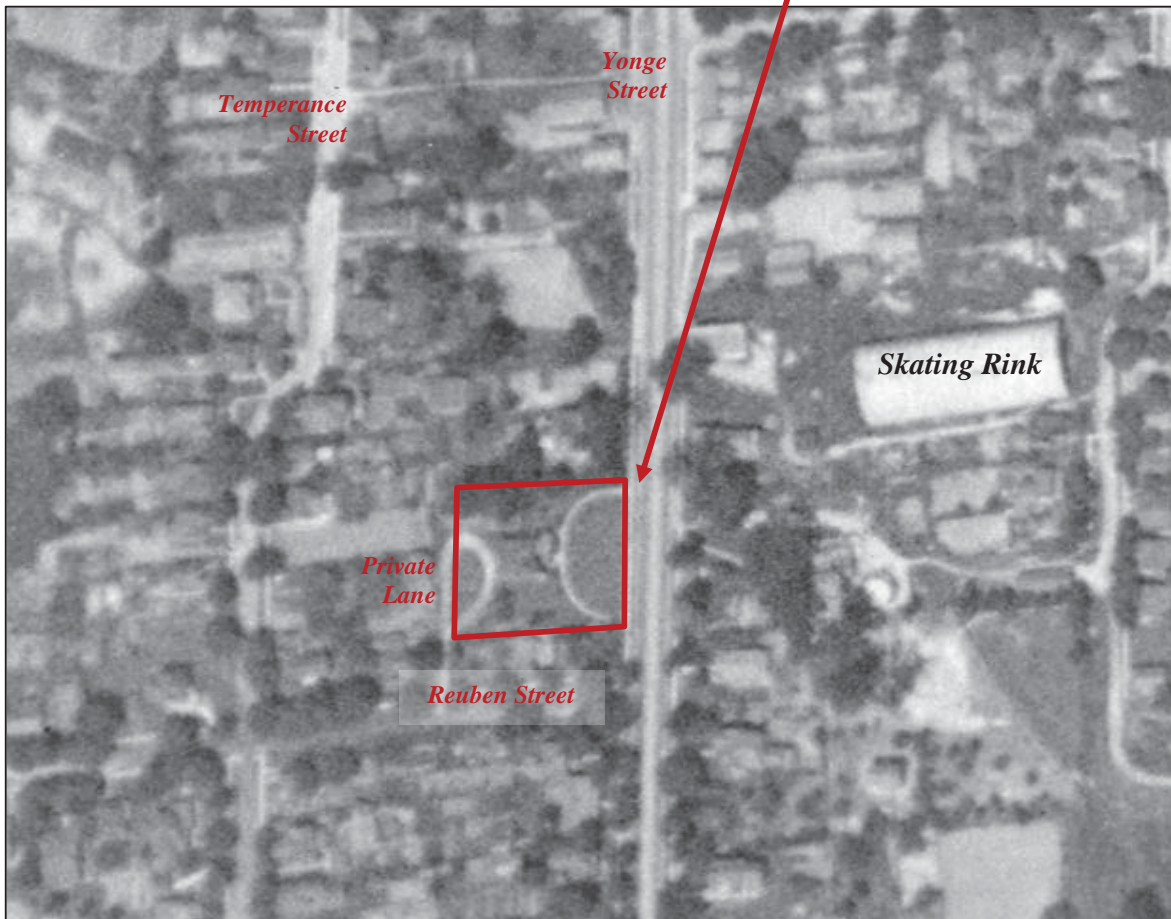
Appendix D – Aerial Photographs



1927

*Property &
Context*

*15074
Yonge Street*

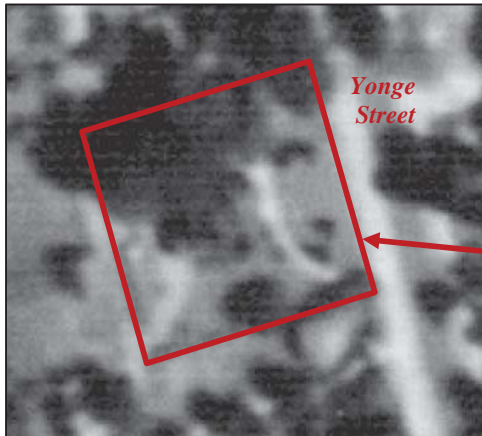


1927

Source – National Airphoto Library
Roll No. RA17-001

Cultural Heritage Impact Assessment
15074 Yonge Street
Town of Aurora, Ontario

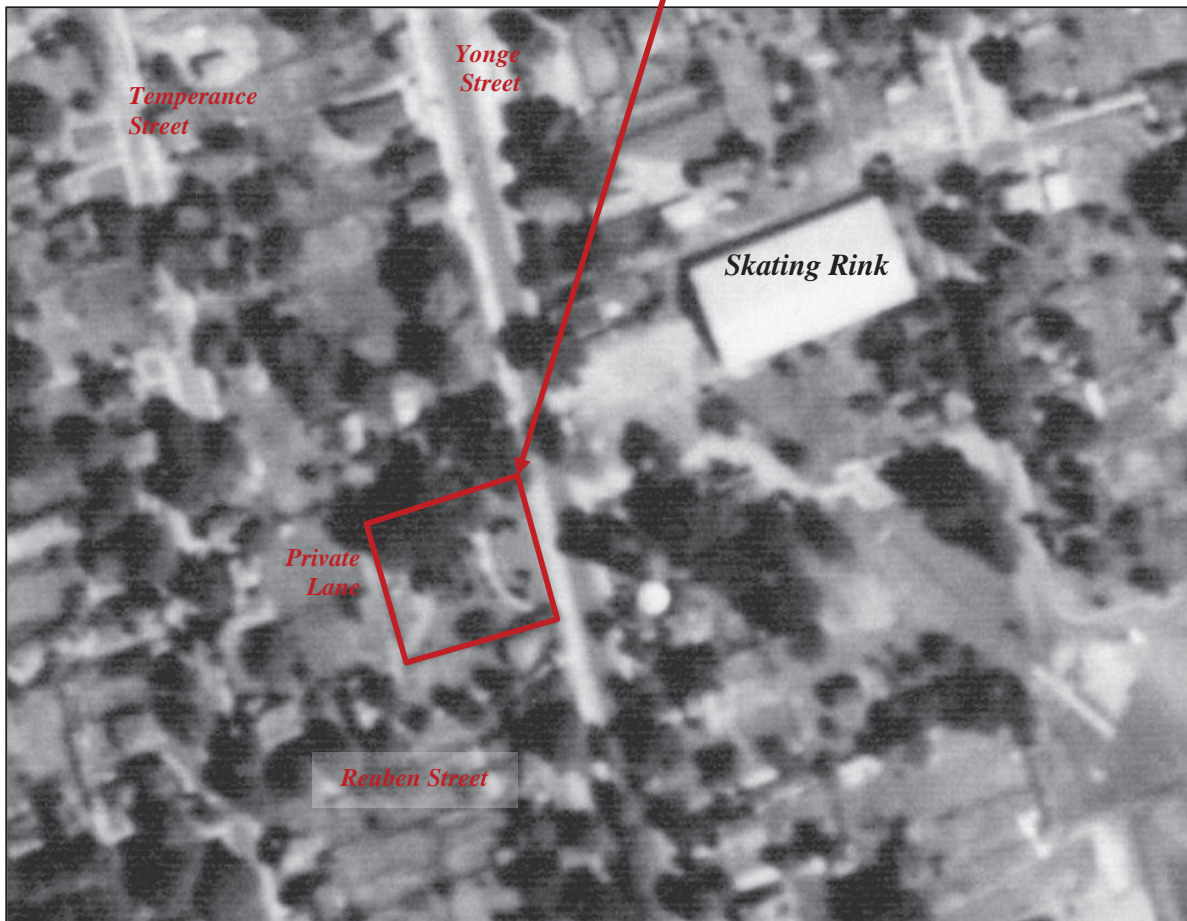
Appendix D – Aerial Photographs



1946

*Property &
Context*

*15074
Yonge Street*

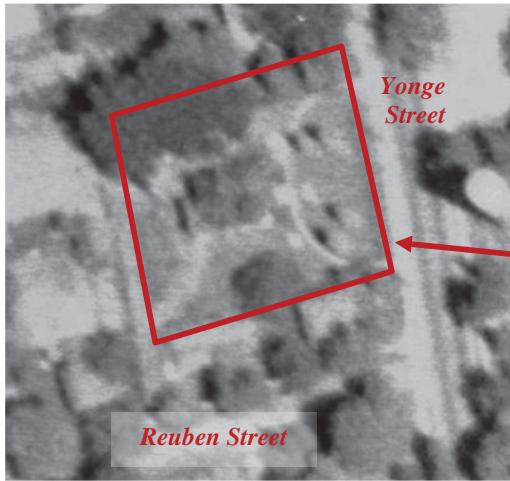


1946

Source – National Airphoto Library
Roll No. A10105-087

Cultural Heritage Impact Assessment
15074 Yonge Street
Town of Aurora, Ontario

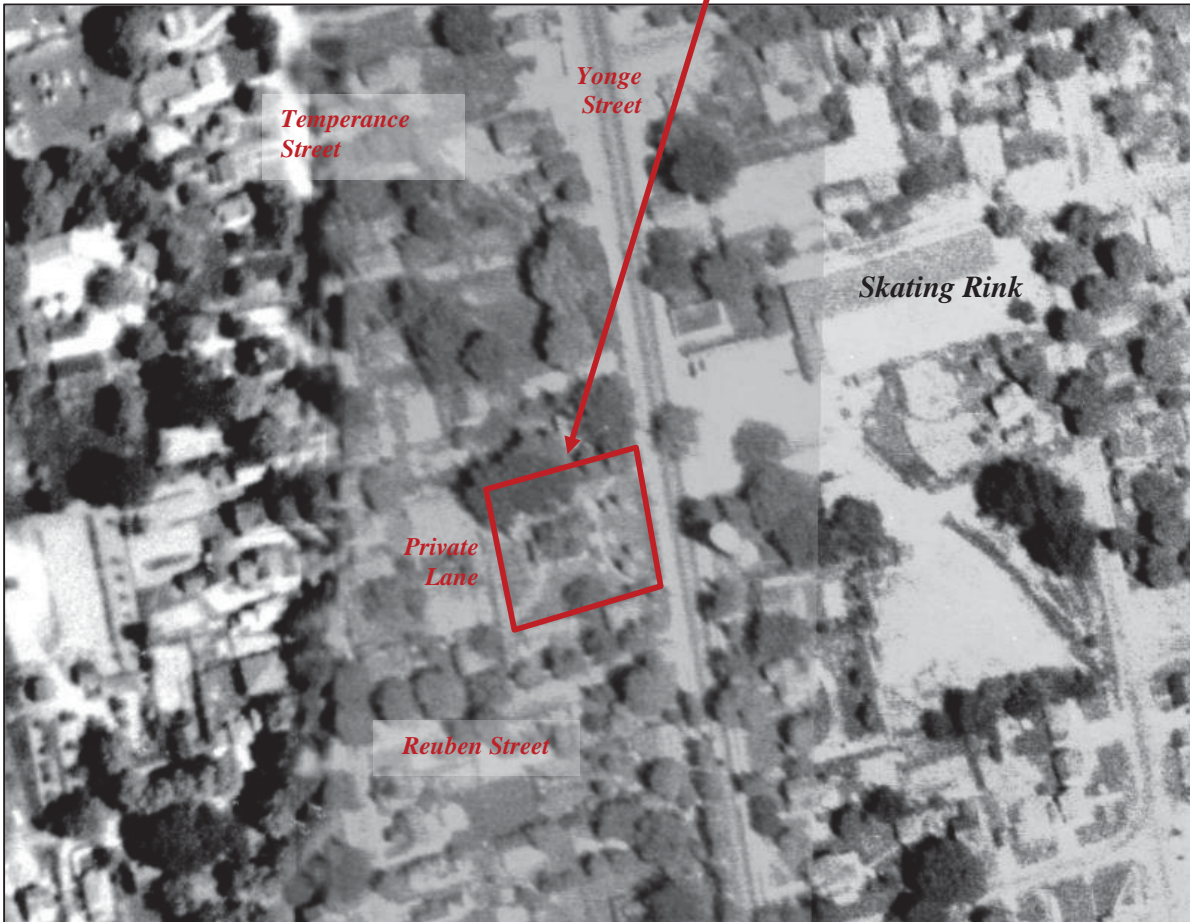
Appendix D – Aerial Photographs



1954

*Property &
Context*

*15074
Yonge Street*



1954

Source – York Maps

Cultural Heritage Impact Assessment
15074 Yonge Street
Town of Aurora, Ontario

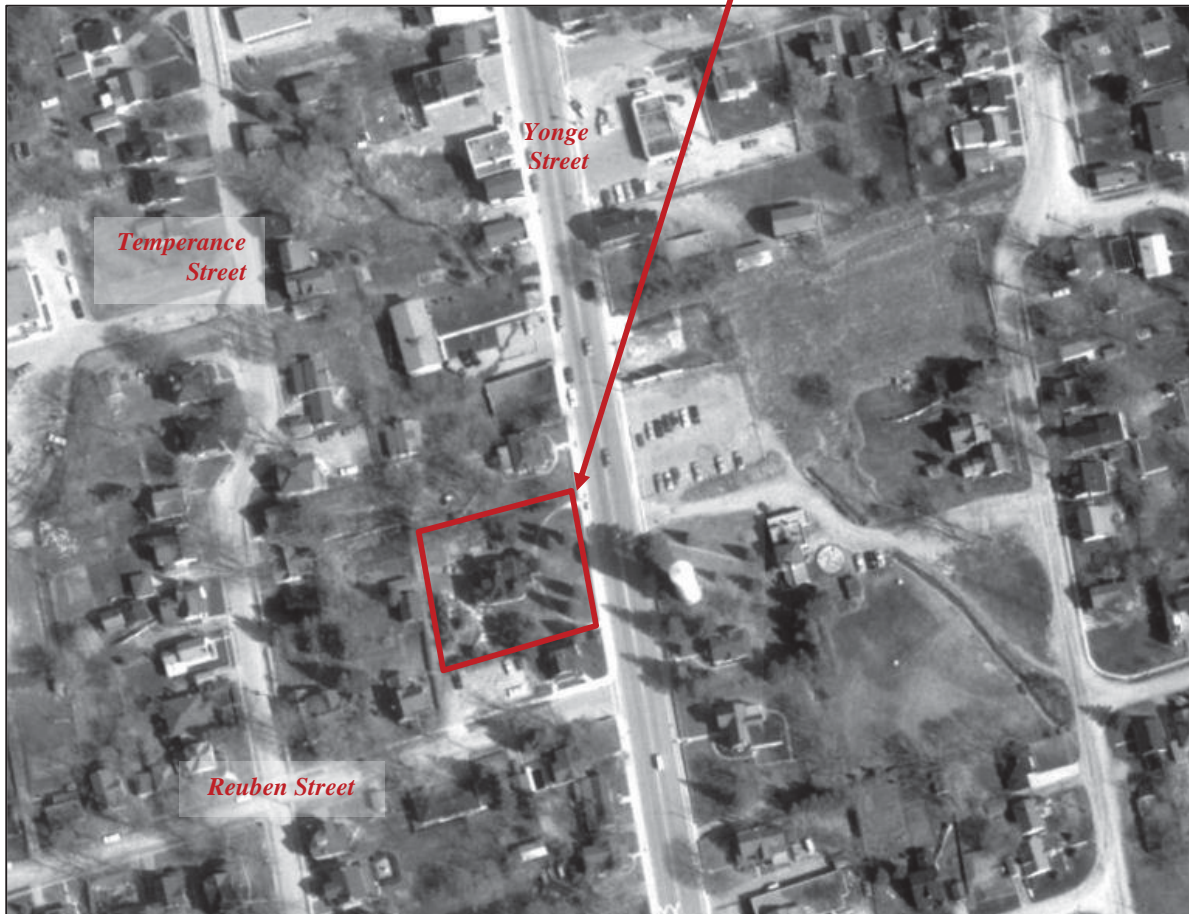
Appendix D – Aerial Photographs



1970

*Property &
Context*

15074
Yonge Street



1970
Source – York Maps

Cultural Heritage Impact Assessment
15074 Yonge Street
Town of Aurora, Ontario

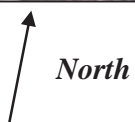
Appendix D – Aerial Photographs



2002

*Property &
Context*

15074
Yonge Street



2002
Source – York Maps

Cultural Heritage Impact Assessment
15074 Yonge Street
Town of Aurora, Ontario

Appendix D – Aerial Photographs



2019

*Property &
Context*

*15074
Yonge Street*



North

2019
Source – York Maps

**Appendix E: House, 15074 Yonge Street
Exterior Photographs**

Cultural Heritage Impact Assessment
15074 Yonge Street
Town of Aurora, Ontario

Appendix E –House
Exterior Photographs



East Elevation

South and East Elevations



Cultural Heritage Impact Assessment
15074 Yonge Street
Town of Aurora, Ontario

Appendix E –House
Exterior Photographs



South Elevation

West and South Elevations



Wayne Morgan
Heritage Planner

November 2019

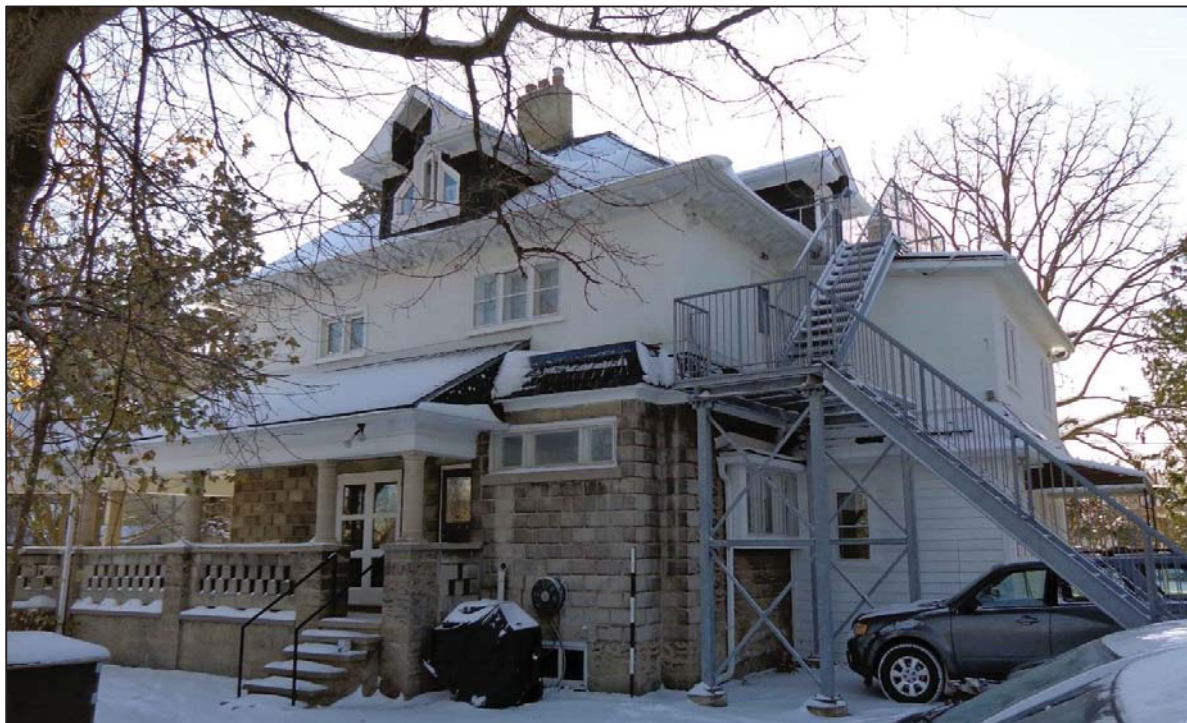
Cultural Heritage Impact Assessment
15074 Yonge Street
Town of Aurora, Ontario

Appendix E –House
Exterior Photographs



West Elevation

North and West Elevations



Cultural Heritage Impact Assessment
15074 Yonge Street
Town of Aurora, Ontario

Appendix E –House
Exterior Photographs



North Elevation

East and North Elevations



Cultural Heritage Impact Assessment
15074 Yonge Street
Town of Aurora, Ontario

Appendix E –House
Exterior Photographs



Front Door,
East Elevation



Ground Floor Tower
Window Detail,
East Elevation.

Cultural Heritage Impact Assessment
15074 Yonge Street
Town of Aurora, Ontario

Appendix E –House
Exterior Photographs



Ground Floor Window, South Elevation



Two Type of Block –
Concrete and Cinder,
South Elevation
detail of Cinder Block above.



Cultural Heritage Impact Assessment
15074 Yonge Street
Town of Aurora, Ontario

Appendix E –House
Exterior Photographs



Dormer and Corner Tower, South Elevation.

Eave Detail, Corner Tower, East Elevation.



Cultural Heritage Impact Assessment
15074 Yonge Street
Town of Aurora, Ontario

Appendix E –House
Exterior Photographs



Detail of carving topping
the Corner Tower



Chimneys – Centre (left) & Rear (right).

Interior Veranda Detail, North & East Elevations.



**Appendix F: House, 15074 Yonge Street
Floor Plans**

Cultural Heritage Impact Assessment
15047 Yonge Street
Town of Aurora Ontario

Appendix F – House
Floor Plans

2019 Aerial Photograph – Roof Plan

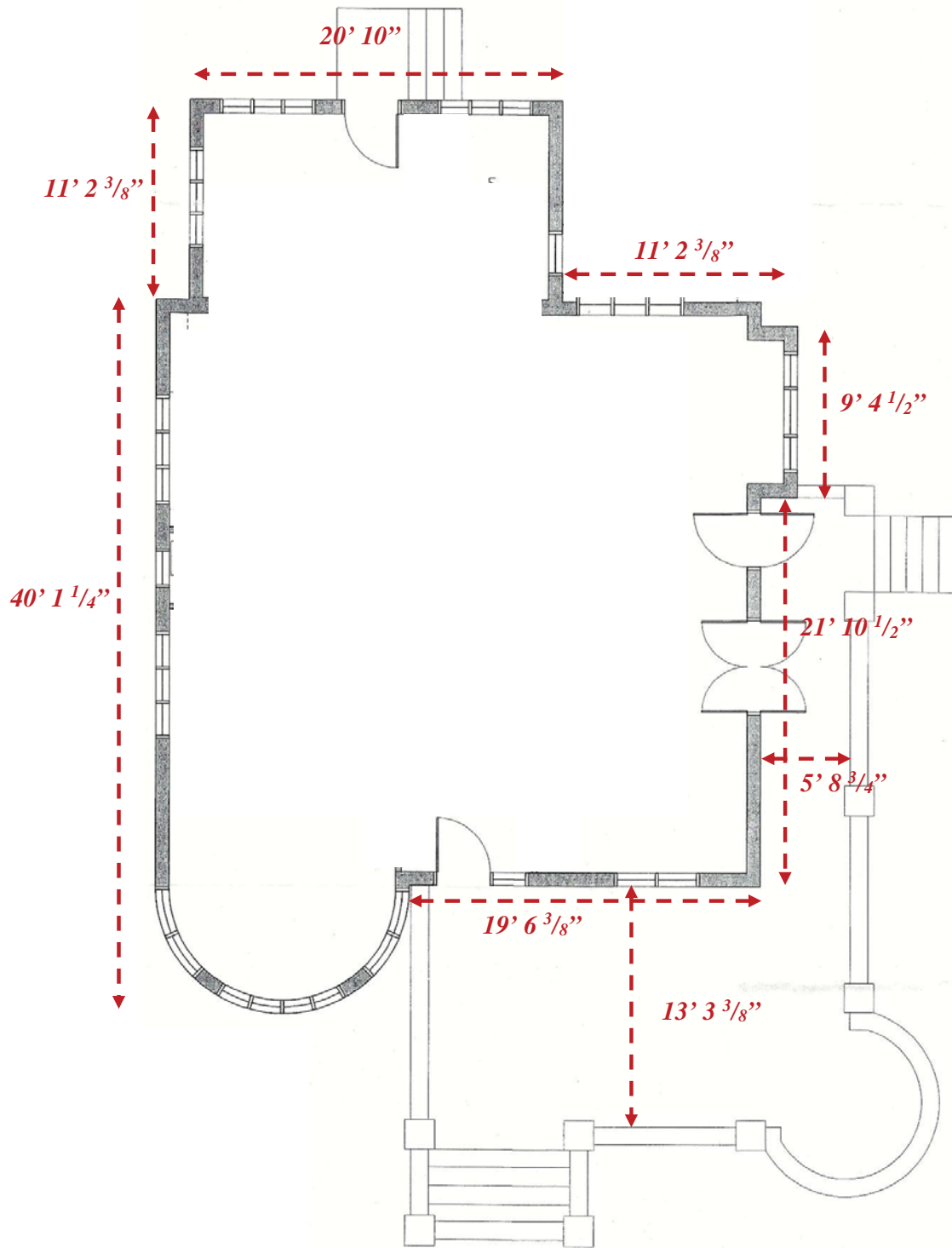


Source – Yorkmaps, 2019

Cultural Heritage Impact Assessment
15047 Yonge Street
Town of Aurora Ontario

Appendix F – House
Floor Plans

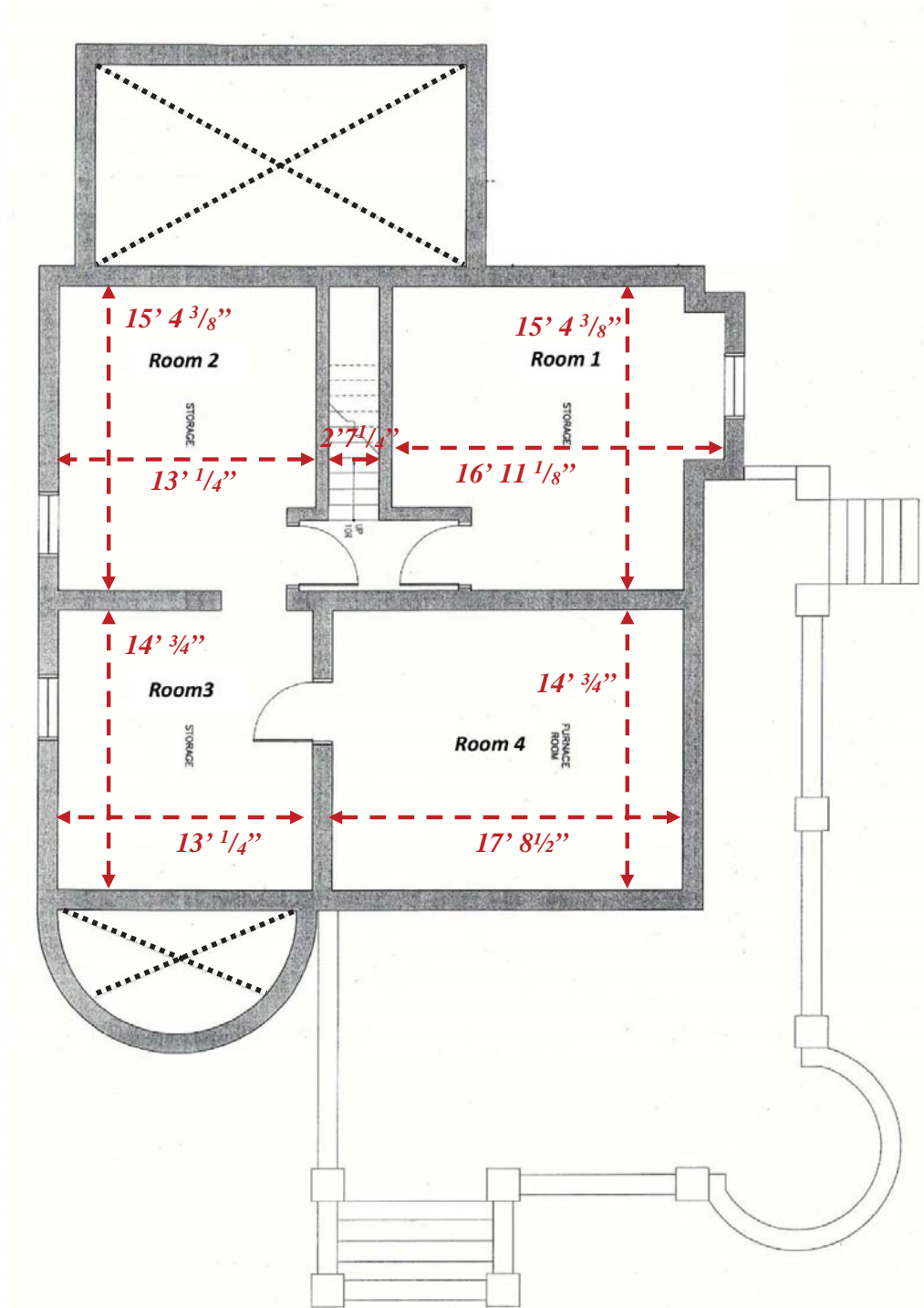
Exterior



Cultural Heritage Impact Assessment
15047 Yonge Street
Town of Aurora Ontario

Appendix F – House
Floor Plans

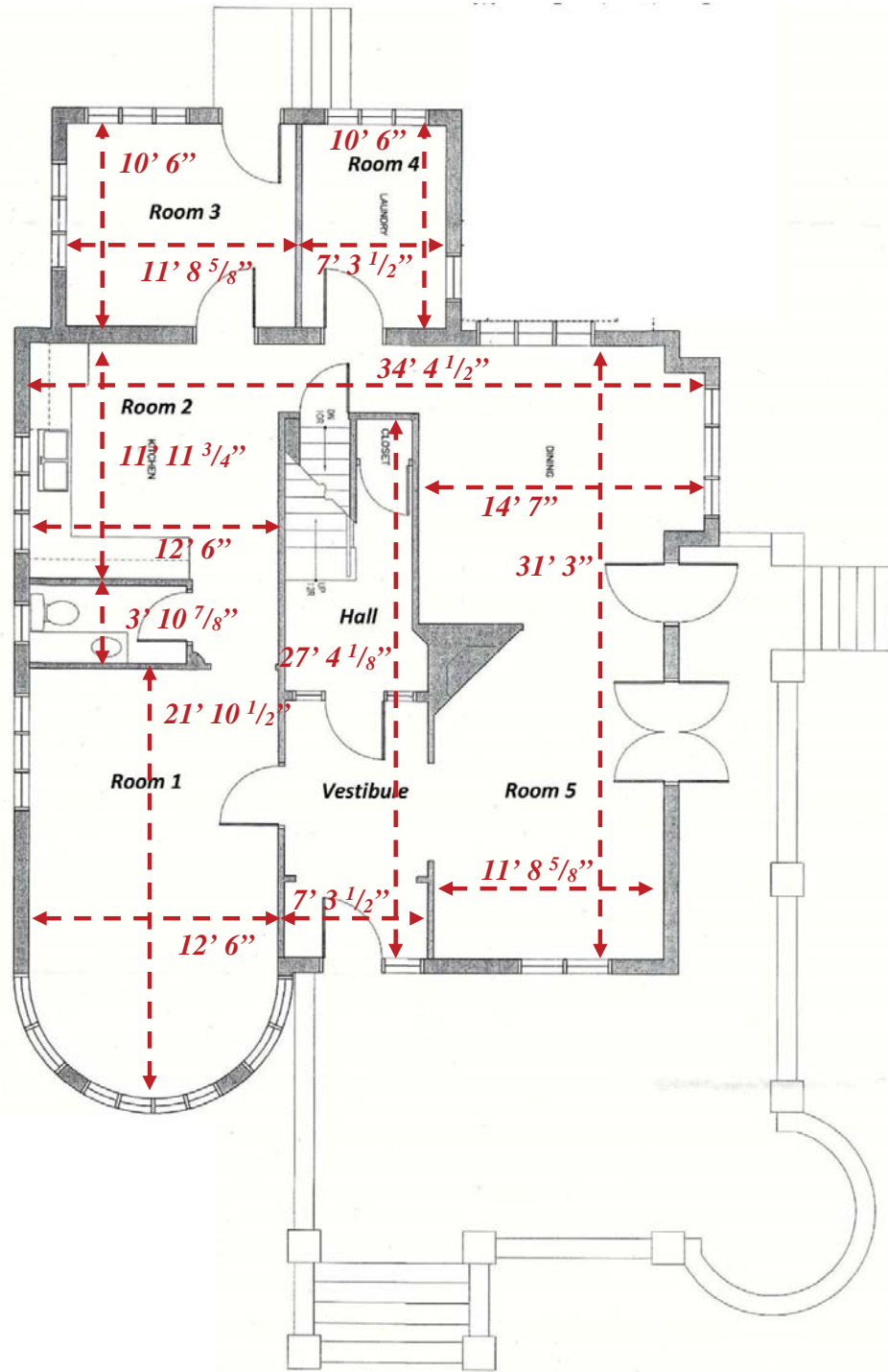
Basement



Cultural Heritage Impact Assessment
15047 Yonge Street
Town of Aurora Ontario

Appendix F – House
Floor Plans

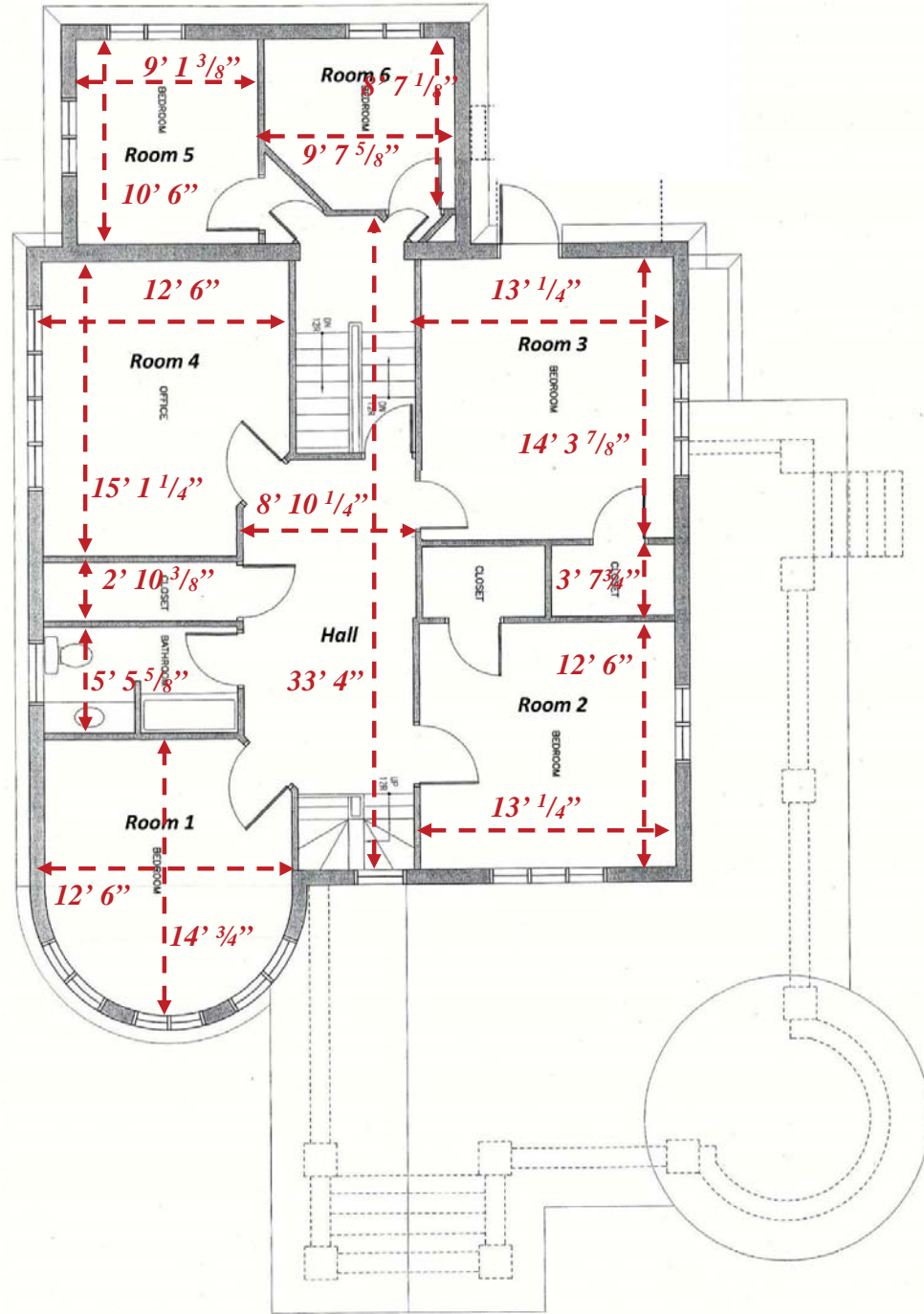
Ground Floor



Cultural Heritage Impact Assessment
15047 Yonge Street
Town of Aurora Ontario

Appendix F – House
Floor Plans

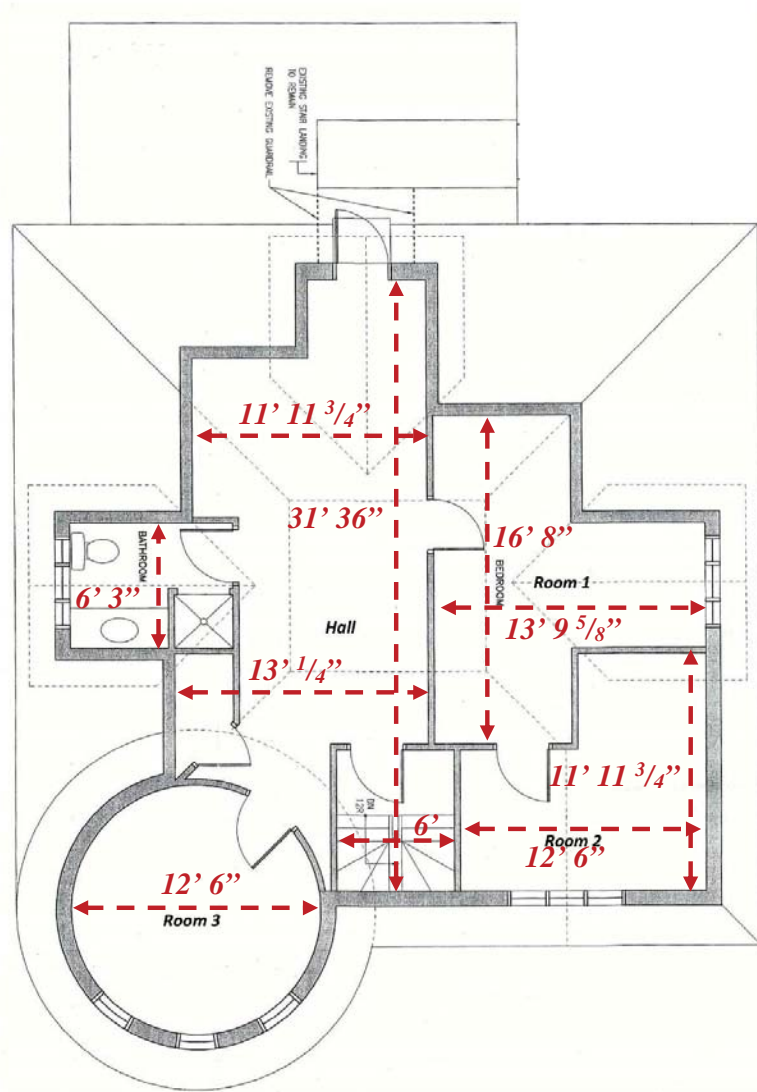
Second Floor Plan



Cultural Heritage Impact Assessment
15047 Yonge Street
Town of Aurora Ontario

Appendix F – House
Floor Plans

Third Floor Plan





Subject: Streetscape Improvements for the Northeast Old Aurora Heritage Conservation District

Prepared by: Carlson Tsang, Planner/Heritage Planning

Department: Planning and Development Services

Date: June 1, 2020

Recommendation

- 1. That Report No. HAC20-008 be received; and,**
- 2. That the Heritage Advisory Committee's comments regarding streetscape improvements for the Northeast Old Aurora Heritage Conservation District Plan be referred to staff for consideration and action as appropriate.**

Executive Summary

The purpose of this report is to provide the Committee with a status update on the implementation of the streetscape improvement strategies recommended in the Northeast Old Aurora Heritage Conservation District Plan:

- The Town has implemented several streetscape improvement recommendations such as imprinting heritage stamps on sidewalks, rehabilitating residential streets, promoting the District's heritage resources by commemorative markers and permitting on-street parking on the section of Yonge Street within the District.
- Some recommendations have not been implemented by the Town largely due to budget constraints, such as burying utility lines and installing heritage signage and streetlights.

Background

In 2006, the Town passed By-law 4809.06.D to establish the Northeast Old Aurora Heritage Conservation District under Part V of the *Ontario Heritage Act*. The District is generally located in the area north of Wellington Street East between Yonge Street and the GO rail corridor. It encompasses sections of Mark Street, Spruce Street, Maple Street, Catherine Avenue, Centre Street and Walton Drive. The District is one of the Town's historically significant neighborhoods, predominately comprised of single detached dwellings with

architectural styles ranging from Victoria Gothic to the early 20th Century Arts and Crafts. The District also contains several individually designated properties that are considered prominent landmarks in the community, including the Hilary House, the Horton Place and the Morrison House.

To ensure the District can continue to evolve without compromising its original heritage character, the Town adopted the “Northeast Old Aurora Heritage Conservation District Plan” to guide future development and restoration projects within its boundaries. It contains detailed guidelines specifically developed to encourage designs that are sympathetic to the existing streetscape and established built forms.

The Heritage Conservation District Plan recommends a number of streetscape improvements related to roads, curbs, municipal services, pedestrian amenities, lighting, utility wires and public signage. It should be noted that the Town is not bound to implement the recommendations of the Heritage Conservation District Plan. The recommendations are only for the Town’s consideration subject to budget availability and Council’s approval. The following represents the major recommendations:

- A Heritage District stamp to be embossed in new sidewalks should be considered
- The program for commemorative markers on historic buildings should be continued.
- Road, curb and servicing improvements in a manner that preserves and enhances the heritage character of the District
- Efforts should be made to reduce and calm traffic from the Aurora GO station
- The extension of off-peak on-street parking should be considered north from the historic downtown as far as Mark Street/Aurora Heights Drive.
- Install new street signs with the District’s name to help promote its identification.
- Entry signs should be considered for introduction at the road entries to the District
- Introduce new decorative streetlights that harmonize with the character of the District
- Relocate the utility wires underground to enhance the appearance of the streetscape

Analysis

The Town has implemented several streetscape improvement recommendations such as imprinting heritage stamps on sidewalks, rehabilitating residential streets, promoting the District's heritage resources by commemorative markers and making on-street parking available on the section of Yonge Street within the District.

Heritage District Stamp on Sidewalk

In 2007, Planning Staff collaborated with the Capital Delivery Division to imprint the name of the Northeast Old Aurora Heritage Conservation District on the eastern sidewalk on Spruce Street immediately south of Mark Street when the street was being reconstructed (See Photo # 1). Some of the streets in the District are scheduled for rehabilitation in 2029. Planning Staff will coordinate with the Capital Delivery Division prior to 2029 to seek opportunities to imprint additional sidewalk stamps in other main entrances into the District.

Road, Curb and Servicing Improvements

Three streets in the District have undergone full or partial reconstruction between 2001 and 2010; being Spruce Street from Centre Street to Maple Street, Walton Drive from Wellington Street to Catherine, and Centre Street from Yonge Street to Walton Street. The reconstruction included the installation of improved sidewalks with decorative red bricks, replacement of deteriorating watermains and sanitary sewers, and addition of speed hump as traffic calming measures for the neighborhood (See Photo # 2 and 3).

Commemorative Markers

The Town often issues commemorative markers for listed or designated properties upon request through its Plaque Program. The production cost is entirely covered by the Heritage Advisory Committee through funding provided by the Town. Since 1985, the Town has issued about 20 heritage plaques within the Northeast Old Aurora Heritage Conservation District. Photo # 4 shows the heritage plaque that was issued for the dwelling known as the Roselawn located at 16 Maple Street. The Town will continue this program to help promote the District's heritage resources to local residents and visitors.

On-Street Parking

As recommended in the Heritage Conservation District Plan, the Town has permitted on-street parking on Yonge Street between Wellington Street and Mark Street/Aurora Heights Drive during off-peak hours from 9:00am and 4:30pm (See Photo # 5).

Some recommendations have not been implemented by the Town largely due to budget constraints, such as burying utility lines and installing heritage signage and streetlights.

Heritage Signage

Although not yet implemented, staff support the introduction of heritage signage to help promote the unique history and identification of the Heritage District. There were previous attempts made to implement this recommendation. In 2007, the Heritage Advisory Committee proposed to establish a program to develop custom-design heritage street signs and entry signs. There were preliminary discussions about possible approaches and strategies. However, the program did not make any significant progress and was abandoned over time.

Underground Utility Lines

Relocating utility lines underground requires a substantial cost and may cause significant disturbance to traffic, roads, sidewalks, homes and businesses during construction. Also, given the narrow width of the streets in the District, the work may require excavation beyond the pavement, causing damage to the Town's recently rehabilitated sidewalks, and in some areas the roots of large mature heritage trees. The Capital Delivery Division indicates that the recommendation to bury the utility lines have not been contemplated due to financial constraints and the level of impact on the local residents.

Heritage Streetlights

When the Town planned for the partial reconstruction of Maple Street between Fleury Street and Spruce Street in 2002, Staff were directed by Council to survey the residents in the subject area on whether they would support the installation of heritage streetlights through a Local Improvement Project; whereby the Town would recover all or partial of the cost from benefiting residents in accordance with the Municipal Act.

The Town sent a survey to ten eligible properties on the subject block, and only received four responses in favor of the initiative. Under the legislation, the approval of a Local Improvement Project requires agreement from at least two-thirds of the total number of benefiting property owners whose assessment represents 50 percent of the total assessed value of all benefiting properties. The results of the survey for the heritage streetlight project did not meet the required approval rate. Consequently, the initiative was abandoned, and Council made a decision on April 15, 2003 to not include the heritage streetlight as part of the reconstruction project on Maple Street.

Legal Considerations

N/A

Financial Implications

There is currently no budget available for the remaining streetscape improvement recommendations in the Northeast Old Aurora Heritage Conservation District. Subject to Council's direction, Staff can undertake a cost analysis to determine the estimate cost for the undertakings and prepare a recommendation report for Council's consideration as part of the next budget cycle.

Communications Considerations

The Town of Aurora will use 'Inform' as the level of engagement for this matter. There are five different levels of community engagement to consider, with each level providing the community more involvement in the decision making process. These levels are: Inform, Consult, Involve, Collaborate and Empower. Examples of each can be found in the Community Engagement Policy. These options are based on the International Association of Public Participation (IAP2) Spectrum and assist in establishing guidelines for clearly communicating with our public and managing community engagement. In order to inform the public, this report will be posted to the Town's website.

Link to Strategic Plan

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

Alternative(s) to the Recommendation

N/A

Conclusions

The Town has made considerable efforts to implement some of the streetscape improvement recommendations in the District Plan such as sidewalk imprints, road and servicing

June 1, 2020

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Report No. HAC20-008

improvements, commemorative markers and extension of on-street parking on Yonge Street. However there are several recommendations such as heritage signage and street lighting, and underground utility lines that have not been implemented. The cost of implementing these improvements can be part of the next budget cycle, subject to Council's direction.

Attachments

Photo # 1 – Heritage Sidewalk Stamp
Photo # 2 – Speed Humps
Photo # 3 – Rehabilitated Sidewalks
Photo # 4 – On-Street Parking on Yonge Street
Photo # 5 – Heritage Plaque for 16 Maple Street

Previous Reports

None.

Pre-submission Review

Agenda Management Team review on May 25, 2020

Departmental Approval



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



Photo # 1



Photo # 2

Photo # 3





Photo # 4



Photo # 5