



General Committee Meeting Agenda

**Tuesday, July 7, 2020
7 p.m.**

Video Conference

Public Release
June 30, 2020



Town of Aurora General Committee Meeting Agenda

Tuesday, July 7, 2020
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.

Mayor Mrakas in the Chair

- 1. Approval of the Agenda**
- 2. Declarations of Pecuniary Interest and General Nature Thereof**
- 3. Community Presentations**
- 4. Delegations**

Note: At this time, the Municipal Offices are closed. This meeting will be live streamed at <https://www.youtube.com/user/Townofaurora2012/videos>. Residents who would like to provide comment on an agenda item are encouraged to visit www.aurora.ca/participation.

- (a) Brian Atkins, Architect, and Wayne Morgan, Heritage Planner**
Re: Item R7 – PDS20-028 – Request to Designate 15074 Yonge Street
(“Poplar Villa”) under Part IV of the *Ontario Heritage Act*

- 5. Consent Agenda**
- 6. Advisory Committee Meeting Minutes**

A1. Accessibility Advisory Committee Meeting Minutes of June 10, 2020

Recommended:

1. That the Accessibility Advisory Committee meeting minutes of June 10, 2020, be received for information.

7. Consideration of Items Requiring Discussion (Regular Agenda)

R1. CMS20-016 – Aquatics Feasibility Study

Presentation to be provided by Stuart A. Isaac, President, The Isaac Sports Group.

Recommended:

1. That Report No. CMS20-016 be received for information.

R2. PDS20-048 – Stable Neighbourhood Policy Review – Urban Design Guidelines

Presentation to be provided by Wai Ying Di Giorgio, Principal, The Planning Partnership.

Recommended:

1. That Report No. PDS20-048 be received; and
2. That the Urban Design Guidelines for Stable Neighbourhoods as attached to this report be endorsed in principle.

R3. CMS20-017 – Downtown Street Wall Mural Program Guidelines

Recommended:

1. That Report No. CMS20-017 be received; and
2. That the Downtown Street Wall Mural Program Guidelines be approved; and

3. That Community Services department staff be directed to initiate the selection process for the first mural through an online Call for Artists Application Process; and
4. That funding up to a maximum of \$5,000 be made available for the installation of the first mural from the Council operating contingency budget.

**R4. PDS20-011 – Heritage Permit Application File: HPA-2019-08
67 Catherine Avenue
Plan 116, Lot 20 and Part Lot 1**

Recommended:

1. That Report No. PDS20-011 be received; and
2. That Heritage Permit Application HPA-2019-08 be approved to permit the partial demolition of the rear portion of the existing dwelling at 67 Catherine Avenue and to construct a new addition with a floor area of 28.9m² (311 ft²).

**R5. PDS20-017 – Streetscape Improvements in the Northeast Old Aurora
Heritage Conservation District**

Recommended:

1. That Report No. PDS20-017 be received; and
2. That staff be directed to prepare a cost analysis for all the remaining streetscape improvement measures recommended in the Northeast Old Aurora Conservation District Plan to be submitted as part of the 2021 budget process.

R6. PDS20-026 – BIA 2020 Business Plan and Budget

Recommended:

1. That Report No. PDS20-026 be received; and

2. That the Aurora Business Improvement Association's (BIA) 2019 audited financial statements attached hereto as Attachment 2 be received; and
3. That the 2020 Business Plan and Budget attached hereto as Attachment 3 for the Aurora BIA be approved in part; and
4. That the Aurora BIA's audited 2019 surplus in the amount of \$6,293 be carried over to 2020.

R7. PDS20-028 – Request to Designate 15074 Yonge Street (“Poplar Villa”) under Part IV of the *Ontario Heritage Act*

Recommended:

1. That Report No. PDS20-028 be received; and
2. That the property at 15074 Yonge Street, including the building known as “Poplar Villa” and its surrounding yards, be designated under Part IV of the *Ontario Heritage Act* as a property of Cultural Heritage Value or Interest; and
3. That the Town Clerk be authorized to publish and serve Council's Notice of Intention to Designate in accordance with the requirements of the *Ontario Heritage Act*; and
4. That the designation by-law be brought before Council for adoption if no objections are received within the thirty (30) day period as per the *Ontario Heritage Act*.

**R8. PDS20-030 – Heritage Street Naming for Cedartrail Subdivision
14288 Yonge Street
File: SUB-2014-04**

Recommended:

1. That Report No. PDS20-030 be received; and

2. That the name “Phila Lane” be endorsed for the private road in the Cedartrail Subdivision (SUB-2014-04) to satisfy the heritage condition imposed by Council on July 4, 2017, for delisting the property from the Town of Aurora’s Heritage Registry.

R9. FIN20-015 – 2019 Year-End Budget Report – as at December 31, 2019
(Deferred from Council meeting of June 23, 2020)

Recommended:

1. That Report No. FIN20-015 be received for information.

8. Notices of Motion

- (a) **Councillor Humfryes**
Re: Adoption of the International Holocaust Remembrance Alliance (IHRA)
- (b) **Mayor Mrakas**
Re: Rainbow Crosswalk at Yonge and Wellington Intersection

9. New Business

10. Public Service Announcements

11. Closed Session

12. Adjournment



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

Town of Aurora

Electronic 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: Committee of Council 7th July, 2020		
Subject: Heritage Designation of property at 15074 Yonge Street, Aurora		
Name of Spokesperson and Name of Group or Person(s) being Represented (if applicable): Brian Atkins, Architect and Wayne Morgan, Heritage Planner		
Brief Summary of Issue or Purpose of Delegation: Aurora Heritage Committee approved a recommendation to designate the property at their meeting (ZOOM) on 1st June, 2020 Although not opposed to designation, the owner believes this can be achieved while still allowing a part severance of this large lot and wishes to address Council on the question.		
Have you been in contact with a Town staff or Council member regarding your matter of interest?		Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
If yes, with whom? Carlson Tsang, Planning Department	Date: From Aug/2019 to present.	
<input checked="" type="checkbox"/> I acknowledge that the Procedure By-law permits five (5) minutes for Delegations.		
I wish to submit my delegation by (select one):		
<input checked="" type="checkbox"/> Video/audio*	<input type="checkbox"/> Phone*	<input type="checkbox"/> Written Correspondence

*must attend electronic meeting. Please click here for more information.



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

Date: Wednesday, June 10, 2020
Time and Location: 7 p.m., Holland Room, Aurora Town Hall
Committee Members: John Lenchak (Chair), Hailey Reiss (Vice Chair), Matthew Abas, Max Le Moine, Jo-anne Spitzer, Rachelle Stinson, and Mayor Mrakas (ex-officio)
Members Absent: Councillor Gilliland
Other Attendees: Mat Zawada, Accessibility Advisor, Ishita Soneji, Council/Committee Coordinator

This meeting was 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.

The Chair called the meeting to order at 7:04 p.m.

1. Approval of the Agenda

**Moved by Jo-anne Spitzer
Seconded by Matthew Abas**

That the agenda as circulated by Legislative Services be approved.

Carried

2. Declarations of Pecuniary Interest and General Nature Thereof

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

3. Receipt of the Minutes

Accessibility Advisory Committee Meeting Minutes of March 11, 2020

Accessibility Advisory Committee Meeting Minutes
Wednesday, June 10, 2020

Page 2 of 6

**Moved by Matthew Abas
Seconded by Rachelle Stinson**

That the Accessibility Advisory Committee meeting minutes of March 11, 2020, be received for information.

Carried

4. Delegations

None

5. Matters for Consideration

The Committee consented to consider the items in the following order: Items 1, 3, 4, 2, and 5.

1. Memorandum from Accessibility Advisor

Re: Accessibility Advisory Committee Input and Comments for Site Plan Application SP(EX)-2020-03 (Submission #1), 15900 Bayview Avenue

Staff provided an overview of the application and reviewed the comments provided to the Planner by the Accessibility Advisor on behalf of the Committee. The Committee reviewed the site plan and discussed any additional accessibility standards to be considered as a part of the application.

**Moved by Max Le Moine
Seconded by Rachelle Stinson**

1. That the memorandum regarding Accessibility Advisory Committee Input and Comments for Site Plan Application SP(EX)-2020-03 (Submission #1), 15900 Bayview Avenue, be received; and
2. That the Committee supports the comments previously submitted by the Accessibility Advisor and the following additional comment regarding the Site Plan Application be considered by staff:
 - (a) Request to consider using two regular parking spots to create one temporary barrier-free parking spot.

Carried

Accessibility Advisory Committee Meeting Minutes
Wednesday, June 10, 2020

Page 3 of 6

2. Memorandum from Accessibility Advisor

Re: Accessibility Advisory Committee Input and Comments for Site Plan Application SP-2020-02 (Submission #1), 15516 Leslie Street

Staff provided an overview of the application and reviewed the comments provided to the Planner by the Accessibility Advisor on behalf of the Committee. The Committee reviewed the site plan and discussed any additional accessibility standards to be considered as a part of the application.

Moved by Hailey Reiss

Seconded by Jo-anne Spitzer

1. That the memorandum regarding Accessibility Advisory Committee Input and Comments for Application SP-2020-02 (Submission #1), 15516 Leslie Street, be received; and
2. That the Accessibility Advisory Committee supports the comments previously submitted by the Accessibility Advisor and the following additional comments regarding the Site Plan Application be considered by staff:
 - (a) Request to consider emergency phones to be made available in the greeneries; and
 - (b) Request to consider installation of emergency evacuation chairs for staircases.

Carried

3. Memorandum from Accessibility Advisor

Re: Accessibility Advisory Committee Input and Comments for Site Plan Application SPM-2020-01 (Submission #1), 1540 Wellington Street East

Staff provided an overview of the application and reviewed the comments provided to the Planner by the Accessibility Advisor on behalf of the Committee. The Committee reviewed the site plan and discussed any additional accessibility standards to be considered as a part of the application.

Moved by Jo-anne Spitzer

Seconded by Matthew Abas

Accessibility Advisory Committee Meeting Minutes
Wednesday, June 10, 2020

Page 4 of 6

1. That the memorandum regarding Accessibility Advisory Committee Input and Comments for Site Plan Application SPM-2020-01 (Submission #1), 1540 Wellington Street East, be received; and
2. That the Accessibility Advisory Committee supports the comments previously submitted by the Accessibility Advisor and the following additional comment regarding the Site Plan Application be considered by staff:
 - (a) Request to consider providing curb depressions on the northern exterior path of travel.

Carried

4. Memorandum from Planner

Re: Site Plan Application, 5011097 Ontario Inc., 150 Addison Hall Circle, Block 12, Plan 65M-4650, File Number: SP-2020-03 (1st submission)

Staff provided an overview of the application and the Committee reviewed the site plan and discussed the accessibility standards to be considered as part of the application.

Moved by Matthew Abas

Seconded by Jo-anne Spitzer

1. That the Site Plan Application, 5011097 Ontario Inc., 150 Addison Hall Circle, Block 12, Plan 65M-4650, File Number: SP-2020-03 (1st Submission), be received; and
2. That the following Accessibility Advisory Committee comments regarding the Site Plan Application be considered by staff:
 - (a) Request for automatic door openers at all public access locations including proper timed door delays; and
 - (b) Request that barrier-free parking spaces are designated with accessibility vertical signage and pavement markings; and
 - (c) Request to consider installation of crosswalk along exterior path of travel on opposite sides of the streets; and
 - (d) Request for accessible seating to be provided in the waiting area; and

Accessibility Advisory Committee Meeting Minutes
Wednesday, June 10, 2020

Page 5 of 6

- (e) Request to provide assistive listening devices in the boardroom; and
- (f) Request to install proper tactile indicators at the proposed staircases.

Carried

5. Round Table Discussion

Re: Town of Aurora Accessibility Plan 2018 to 2024

Staff provided a status update on the Capital Projects including completion of the lighting system installation along Lambert Wilson park trail, installation of audible pedestrian signals at various intersections, and pool pod installation at the Stronach Aurora Recreation Complex. Staff provided an update on the facility accessibility design standards project noting that adequate procurement process is ongoing.

The Committee expressed concerns regarding inadequate accessibility standards at various commercial parking lots around Town such as lack of an accessible lane, inadequate barrier free parking spot, and debris in accessible parking spots, and staff agreed to follow up. The Committee and staff discussed about the Committee's options in approaching and raising the ongoing concerns with property owners and responsible patrons.

Moved by Jo-anne Spitzer

Seconded by Max Le Moine

1. That the comments and suggestions regarding the Town of Aurora Accessibility Plan 2018 to 2024 be received and referred to staff for consideration and action as appropriate.

Carried

6. Informational Items

6. Accessibility Advisory Committee Operational Budget

Staff provided a breakdown of the accessibility operational budget noting that various projects with allocated budgets have not been invoiced due to the delays caused by the COVID-19 pandemic and noted that cost exploration is ongoing for projects without a budget allocation. It was mentioned that staff would begin preparation for the sensory tent project for a future event including purchasing the items as discussed at previous meetings and the Committee

Accessibility Advisory Committee Meeting Minutes
Wednesday, June 10, 2020

Page 6 of 6

was in agreement with the allocated budget for the project.

**Moved by Matthew Abas
Seconded by Rachelle Stinson**

1. That the Accessibility Advisory Committee Operational Budget be received for information.

Carried

6. Adjournment

**Moved by Hailey Reiss
Seconded by Max Le Moine**

That the meeting be adjourned at 8:34 p.m.

Carried



Town of Aurora

General Committee Report No. CMS20-016

Subject: Aquatics Feasibility Study
Prepared by: Lisa Warth, Manager - Recreation
Department: Community Services
Date: July 7, 2020

Recommendation

1. That Report No. CMS20-016 be received.

Executive Summary

This report summarizes the findings of the Aquatics Feasibility Study (“the study”) developed by Isaac Sports Group LLC (“ISG”). This report includes:

- ISG consulted with staff, Council, Aquatic stakeholders, the Community Advisory Committee and other stakeholders in the creation of the study
- A new pool (regardless of size) allows for expanded and enhanced programming as well as more community access
- Design options include both 25 metre and 50 metre, either as an expansion to the SARC or as a newly constructed Centre
- An additional ten lane, 50 metre pool would serve the needs of the Aurora community and create potential for several other uses and significantly increase levels of service
- Capital construction costs range from \$23.75 million to \$54.55 million
- Net operating expenses annually range from a deficit of \$ 170K to \$ 848K
- Contributions to repair and replacement reserves will need to increase to manage the asset management needs for an expansion to an existing facility or a new facility
- An analysis of current pool operations reveals that existing pools are being efficiently and effectively utilized
- Next steps include hosting a community consultation session to present the findings of the study

Background

The Parks and Recreation Master Plan (January 2016), states that it will be a challenge moving forward to accommodate growth in municipal programming and 3rd party rentals with existing aquatic facilities. The Master Plan also states that a new pool tank would be most appropriate as a 25 m, 6-lane rectangular pool provided the municipal service mandate remains focused upon serving community level learn to swim and leisure needs. A service level target of one indoor aquatic facility per 30,000-35,000 is typical for a community such as Aurora.

This study includes a focus on 50 m tank options that would create potential for tourism, elite competitive training and some community use. Since 2016, staff continue to feel the pressures of a growing community and the demand for aquatic activities.

As a result, this capital project was created to have a consultant determine the feasibility of a new aquatic tank(s) and create the programming, design, management and financial projections for a variety of options. In accordance with the procurement bylaw, this project was awarded to Isaac Sports Group in March 2019.

This feasibility study helps to inform Council and staff to ensure the Town is well positioned to meet the existing and future aquatic facility needs in the community.

Analysis

ISG consulted with staff, Council, Aquatic stakeholders, the Community Advisory Committee and other stakeholders in the creation of the study

ISG used a wide variety of resources and methods to conduct the analysis and determine recommendations for new aquatic facilities.

The study began with consultations and with several stakeholders including key stakeholders such as the Ducks Swim Team, the Master Ducks, Special Ducks and York Artistic Swim Club (formerly synchronized swimming).

ISG also spoke with key provincial and national aquatic sport governing bodies to determine the potential for a regional training and competitive facility in Aurora.

In June 2019, meetings with staff from Recreation, Facilities, Finance and Administration took place. This included meetings with members of Council and the Mayor.

July 7, 2020

Page 3 of 14

Report No. CMS20-017

Also in June 2019, staff and the consultant attended the Community Advisory Committee meeting to present the study goals and process to the committee.

In July, 2019, two public information meetings were held and approximately 40 individuals attended between the two meetings. Many attendees represented groups or organizations. Follow up with stakeholders, user groups and staff also took place in July 2019.

Visits to neighbouring aquatic and recreation facilities included Newmarket, Richmond Hill, Markham, Barrie and Orangeville.

Finally, staff attended the October 2019 meeting of the Community Advisory Committee to present the preliminary findings of the study and possible design options.

A new pool (regardless of size) allows for expanded and enhanced programming as well as more community access

An additional 25 m pool would allow staff to increase offerings in all areas of aquatic programming. This would include:

- learn to swim and leadership development programs (education & safety programming)
- leisure and lane swim
- health, wellness and fitness programming including cross training, therapy
- additional practice time for local aquatic stakeholders such as the Ducks, the Master Ducks, the special Ducks, York Artistic swimming and others.

It would also create some capacity to accommodate pool use requests from new users such as high school swim teams, and other Clubs.

A 25 m pool would not allow for optimal elite athlete development, nor hosting provincial or national competitions and the economic spin offs, such as accommodation, food and beverage and other local purchases that come with hosting big competitions.

This style of pool would be the most economical and sustainable to build from both a capital and operating perspective.

July 7, 2020

Page 4 of 14

Report No. CMS20-017

Design options include both a 25 m and 50 m, either as an expansion to the SARC or as a newly constructed Centre.

A 25 m option with 10 lanes would allow for a seating capacity for 450 spectators and 300 competitors.

A 50 m training pool option with would allow for a seating capacity of 500-600 spectators and competitors combined. This option could have a moveable bulkhead that could create various configurations within the pool and allow for flexible concurrent programming. The 50 m training pool design in a new build would include a 15 m program pool and therapy pool.

A 50 m competition pool would allow for seating for 900 spectators and 600 competitors. This option could also have a moveable bulkhead for flexibility in pool configurations and includes a 25 m warmup/cool down pool (in the new build design only) for use during competition.

Each option would vary slightly with respect to deck space, change rooms, office spaces, concourse space etc.

Both the 50m training and 50m event pool options have the same dimensions and configurations and provide the training support needed by local club user groups and the added lap lanes and recreational and program space needed by the community. The 50m event pool expands deck space and adds elevated spectator seating to be able to host significant regional and provincial invitational and championship events and even small to mid-size national events. The 50m event pool has additional potential for increased sponsorship and advertising revenue, significantly increasing the cost recovery of the overall aquatic facility. The 50m event option also generates incremental economic impact for Aurora of over \$6,600,000 annually. This figure is based on economic impact generator models with inputs including event days, hotel nights, and other spending related to events such as meals, gas and other purchases.

Land acquisition would be required for all scenarios in a new build. And, current lands at the SARC can accommodate the entire expansion except for approximately 100 parking spaces. Land for these parking spaces would need to be acquired.

A summary of square footage and space needs is as follows:

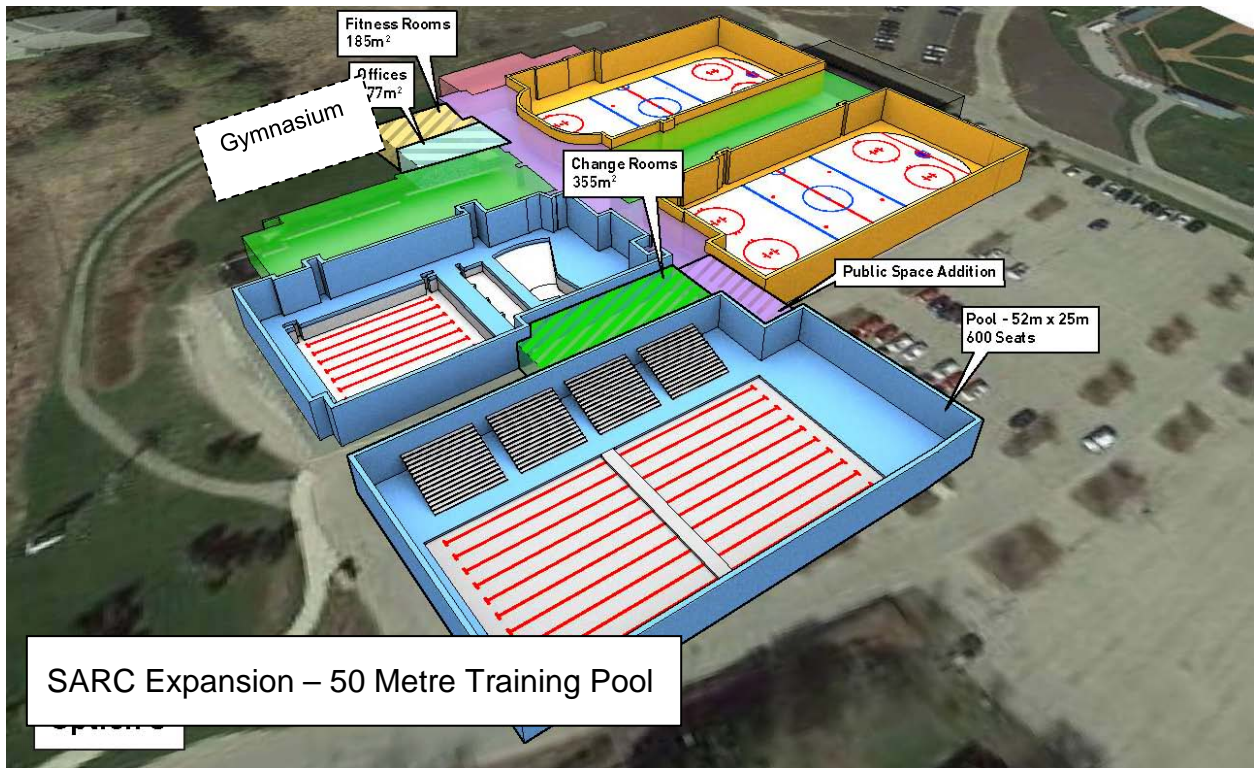
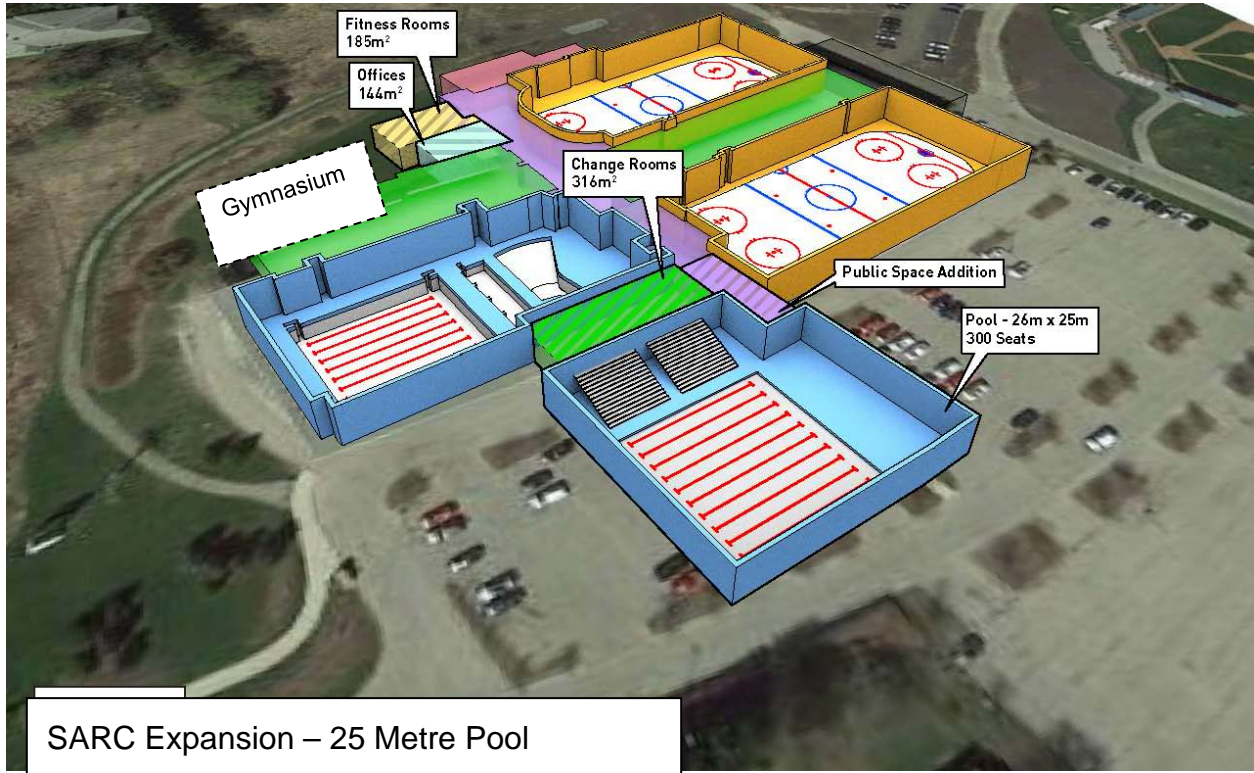
SARC Expansion:

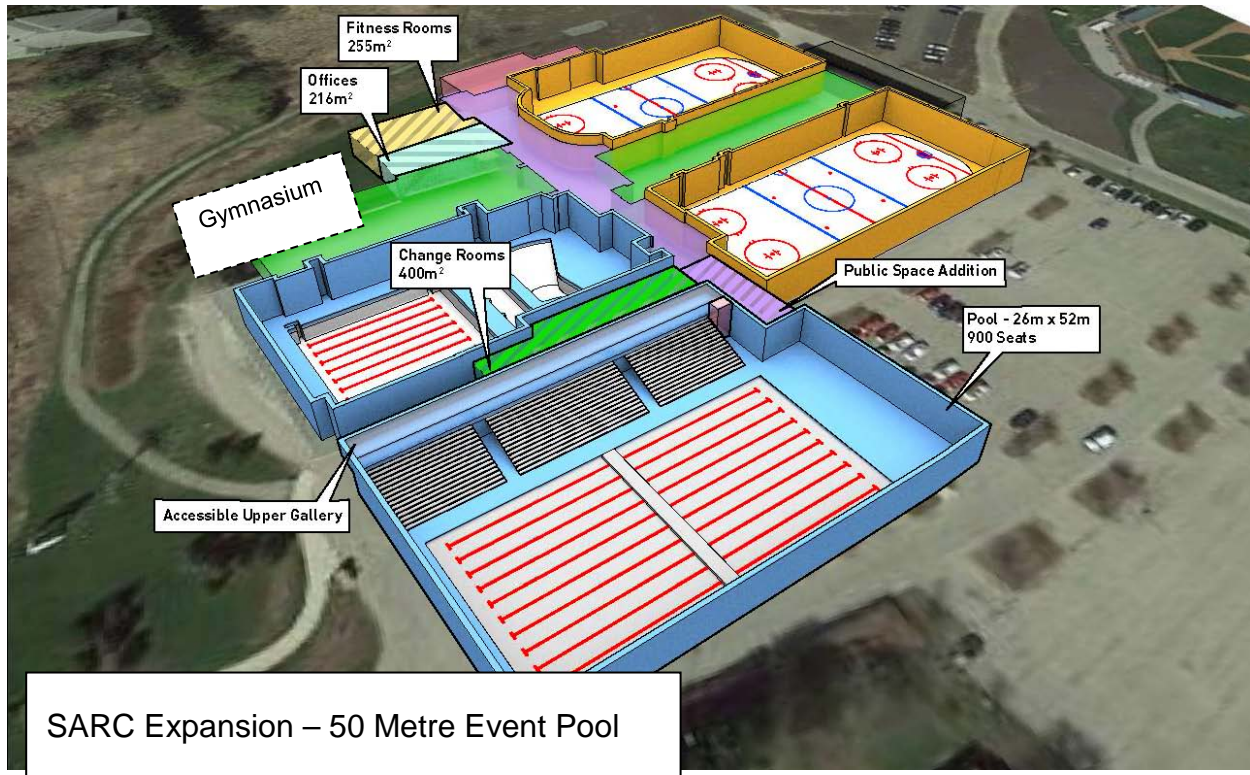
<u>Option</u>	<u>Total square footage</u>	<u>Footprint (square footage)</u>	<u>Acreage required</u>
25 metre base pool	33,869	29,916	2.25
50 metre training pool	42,392	35,027	3.25
50 metre event pool	57,091	48,831	4.25

Note: Gymnasium is plotted on the SARC Expansion images as the SARC is being considered for a gymnasium addition. The square footage noted in the Table above does not take into account a gymnasium addition.

New Build:

<u>Option</u>	<u>Total square footage</u>	<u>Footprint (square footage)</u>	<u>Acreage required</u>
25 metre base pool	44,952	44,952	4
50 metre training pool	58,240	58,240	5
50 metre event pool	77,607	69,347	6.5





A 50 m pool would serve the needs of the Aurora community and create potential for several other uses and significantly increase levels of service

An additional eight or ten lane, 50 m pool would serve the needs of the Aurora community and create significant potential for other uses and increased levels of service.

A 50 m training or competition pool with a bulk head that can separate the tank into 25 or 50 m lanes, provides flexibility for a wide variety of uses.

One of the biggest considerations for this style of pool is water temperature. Ideally, this tank will be kept at a cooler temperature (81 degrees), as this is optimal for competitive practice, lane swimmers, fitness training and some learn to swim and leadership development programs.

This pool temperature is not ideal for younger learn to swim participants, aqua-fit type aquatic fitness and rehabilitation/therapy programs. However, the capacity created in the existing pools by moving lane swim, competitive practice and other programs to the new tank, could accommodate the growth in these programs.

The potential for events in a 50 m pool is significant. These events could include competitions such as provincial championships, national regional competitions, Masters events, Paralympics and others. These events could generate approximately \$300,000 annually in rentals and concessions. This does not include any of the added economic impacts in the community from events.

Capital construction costs range from \$23.75 million to \$54.55 million

Project cost estimates include all construction and site costs, soft costs including design, bonding, permitting, general conditions, equipment costs such timing system, scoreboard, competitive equipment and recreation equipment, a 10% contingency, inflation factor to project in 2022 dollars.

The cost estimates do not include land acquisition and excessive site preparation or demolition.

The costs are based on current comparables in the market and regionally with mid-range materials and aesthetics.

Projected costs in 2022 dollars (millions) are as follows:

SARC Expansion:

<u>Option</u>	<u>Total costs</u>	<u>Cost per square foot</u>
25 metre base pool	23.75M	\$701.00
50 metre training pool	29.79M	\$702.00
50 metre event pool	40.43M	\$708.00

Note: Gymnasium is plotted on the SARC Expansion images as the SARC is being considered for a gymnasium addition. The capital costs noted in the Table above does not take into account a gymnasium addition.

New Build:

<u>Option</u>	<u>Total costs</u>	<u>Cost per square foot</u>
25 metre base pool	31.49M	\$700.00
50 metre training pool	40.69M	\$699.00
50 metre event pool	54.55M	\$703.00

Net operating expenses annually range from a deficit of \$ 170K to \$ 848.2K

The operating projections are based on the design and program models and research into area market costs as well as best practices in the region and nationally.

The operating expenses include utilities, annual and routine maintenance, staffing, equipment, office expenses, and administration costs. The pools at the SARC currently utilize a heat recovery system from ice pad operations, however it is unknown whether there is enough capacity to heat any new pools. A cost to heat the new pools has been factored into the operating costs. Operating revenues include rentals, program revenues (learn to swim, leadership development), drop in (leisure and lane swim) and memberships. It is important to note that increases in user fees (lane swim, lessons etc.) have been factored into the projections along with some assumptions for revenue regarding rentals, competitions etc.

A year 3 operating budget is as follows:

SARC Expansion:

<u>Option</u>	<u>Operating Expenses</u>	<u>Revenue</u>	<u>Net Incremental Operating Cost</u>
25 metre base pool	\$1,086,495	\$760,490	(\$326,005)
50 metre training pool	\$1,324,922	\$1,155,080	(\$169,842)
50 metre event pool	\$1,517,384	\$1,300,539	(\$216,845)

Note: Gymnasium is plotted on the SARC Expansion images as the SARC is being considered for a gymnasium addition. The operating budget noted in the Table above does not take into account a gymnasium addition.

New Build:

<u>Option</u>	<u>Operating Expenses</u>	<u>Revenue</u>	<u>Net Incremental Operating Cost</u>
25 metre base pool	\$1,613,523	\$765,235	(\$848,288)
50 metre training pool	\$1,835,210	\$1,229,835	(\$605,375)
50 metre event pool	\$2,061,534	\$1,326,564	(\$734,970)

Contributions to repair and replacement reserves will need to increase to manage the asset management needs for an expansion to an existing facility or a new facility

The investment in an additional aquatic facility, whether it be an addition to the SARC or a new facility represents a significant capital asset investment for the Town. It is important to plan for the future long-term capital repair and replacement needs through a contribution to reserve. This contribution to reserve would be based on the expected timeline for replacement and repairs. During the first 20 years, assets within the facility that would need to draw on this reserve include mechanical systems (such as the heater, filter and pumps) and building systems (such as roof, HVAC, painting, carpet etc.) and pool components (such as tank repairs, pool deck repairs, timing system updates, scoreboard and equipment).

A forecast of the long-term repair and replacement reserve contributions will be brought forward with the project as part of a future capital budget for Council's consideration.

An analysis of current pool operations reveals that existing pools are being efficiently and effectively utilized

The Town's current aquatic assets include three tanks at the Stronach Aurora Recreation Centre (SARC), all built in 2007 and two tanks at the Aurora Family Leisure complex (AFLC), all built in 1985. These include:

- a 25 m x 20 m, 8 lane pool with a depth of 1.1 to 4 m. Temperature is kept between 82-83 degrees. (SARC)
- a 20 m x 3 m therapy pool with a depth of 1 to 1.1 m. Temperature is kept at 90-92 degrees.(SARC)
- a free form leisure pool with a depth of 0 to 1.4 metres. Temperature is kept at 86-88 degrees. This pool includes features such as a slide, water spouts, fountains and beach entry.(SARC)
- a 25 m, irregular shaped pool with 4 lanes and a depth of .9 to 1.37 m. Temperature is kept at 83-84 degrees (AFLC).
- a 1 m x 2 m spa pool (hot tub) with capacity for 5-6 persons (AFLC).

The mechanical systems at the SARC are in good condition but will need upgrades and replacement in the next 3-5 years due their age. Some parts of the AFLC mechanical system have recently been replaced but others will need upgrades and replacing also in the next 3-5 years.

July 7, 2020

Page 11 of 14

Report No. CMS20-017

The 25 m pool at the SARC is heavily utilized by the competitive aquatic stakeholders, the Town's learn to swim and leadership development program, the swim to survive program (schools), aquatic fitness and lane swimming. There is overlapping demand for use of the pool during prime times (early morning, after school, early evening and weekend mornings).

The current use of the SARC pool limits the use of the pool for lap lanes and other community programming during prime times.

The main pool at the AFLC is shallow, the lanes are narrow and the water is kept at 83-84 degrees and therefore it's not ideal for lane swimming or competitive practice.

Customer satisfaction surveys done in 2017 and 2019 indicated the following feedback:

- Keeping a satisfactory water temperature is challenging. Lane swimmers and competitive swimmers prefer cooler temperatures, whereas the younger learn to swim and adult aquafit users prefer a warmer temperature.
- There is a demand for more private and lower ratio learn to swim lessons
- There is a desire for more lane swim times throughout the day
- There is a desire for more aquafit type classes throughout the day
- There is a desire for more leisure and recreational swim times

With the addition of a new pool space there are opportunities to repurpose the existing facilities. These could include:

- Increasing water temperature at the SARC, 25 metre tank to better support swim lessons for all ages, expanded aquatic fitness classes, lane swim for those preferring warmer water and family recreation.
- Adding a ramp or stairs to the 25 metre pool could enhance accessibility and support a wider range of fitness, special needs, senior and overall community use.
- The water temperature at the AFLC could also be raised to expand fitness, therapy, seniors and child and youth learn to swim. This pool is shallow and not suitable for competitive training.

Next Steps include hosting community consultation sessions to present the findings of the study

Staff will schedule a community consultation via Zoom in July/August to present the findings of the study and gather further input on design preferences, programming,

financial impacts etc. User Fees will also be discussed, as there may be an opportunity to offset the capital cost. A separate User Fee study is currently underway and may have impacts on the user fees for a new aquatic facility. It is anticipated a follow up staff report will be presented to Council in Fall 2020.

Advisory Committee Review

Staff attended both the June 20 and October 10, 2019 meetings of the Community Advisory Committee and was joined by the consultant on June 20, 2019. Discussion and feedback was received on various topics including potential locations for a new facility, green technologies and efficiencies for any new operating plants.

Legal Considerations

None

Financial Implications

The total initial investment that would be required ranges from \$23.8 million to \$54.6 million depending upon the option being considered, plus the cost of any land acquisition. Likewise, the estimated incremental net operating costs range from \$0.17 million to \$0.8million. The below table presents a summary of the financial implications of each presented option.

Option \$000's	Initial Investment		Net Incremental Annual Operating Cost	
	New Build	SARC Expansion	New Build	SARC Expansion
25m Base Pool	31,485	23,750	848.2	326.0
50m Training Pool	40,690	29,790	605.3	170.0
50 Event Pool	54,550	40,430	735.0	216.9

With regards to funding the initial investment, a total of \$20.5M is presently planned in the Town’s DC Study for the construction of a new recreation center which could alternatively be re-directed toward this requirement; any remaining funds required would have to come from alternative funding sources that have yet to be determined. Should

any of the presented options be selected for further action, a comprehensive funding strategy would need to be devised.

The above noted net incremental annual operating costs include a proactive contribution to the Town's repair & replacement reserve in support of future upkeep of this proposed investment as detailed previously. Any net incremental annual operating costs would be funded through an approximate tax rate increase ranging from 0.3 to 1.6 percent depending upon the option being considered.

Communications Considerations

The Town of Aurora will use 'Inform' as the level of engagement for this project. 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, this report will be posted to the Town's website.

Link to Strategic Plan

This project supports Objective #4 – Encouraging and active and healthy lifestyle under the Community pillar of the strategic plan.

Alternative(s) to the Recommendation

Not applicable

Conclusions

The last public pool was built in Aurora at the SARC in 2007. The population at the time was 48,000. The population has grown substantially since then and further growth is projected. The need currently exists for expanded learn to swim programs, third party rentals (including teams and clubs), increased lane swim times, and expanded time for family recreation and open swim times. There is also demand for aquatic facilities that provide a wider range of water temperature options for specific program needs and this

can only be accomplished with additional pools. The current pools are efficiently used and scheduled to their maximum use.

The current facilities do not provide any event capabilities, and home teams are unable to host events.

A new aquatic facility would meet the current and future demand of Aurora stakeholders and residents.

Attachments

Aquatic Facilities & Programs Feasibility Study – Programming, Design, Management and Financial Analysis.

Previous Reports

None

Pre-submission Review

Agenda Management Team review on June 18, 2020

Departmental Approval



**Robin McDougall
Director
Community Services**

Approved for Agenda



**Doug Nadorozny
Chief Administrative Officer**

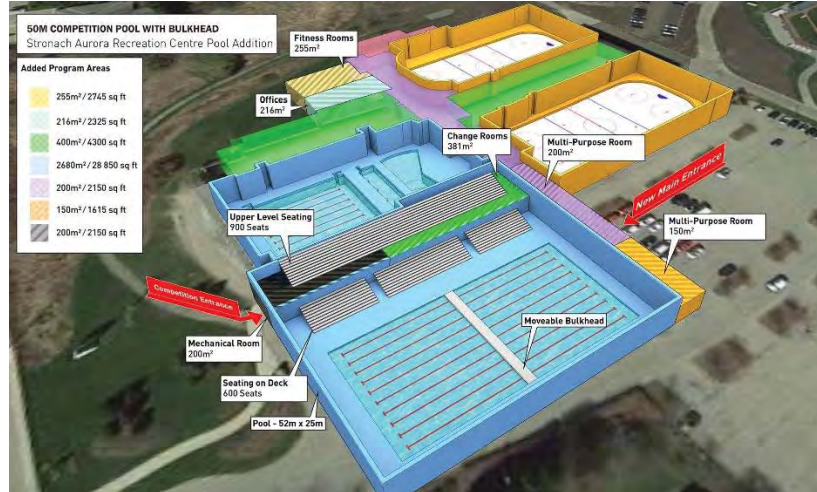
Attachment 1



Town of Aurora, ON Aquatic Facilities & Programs

Strategic Direction & Feasibility Study Programming, Design, Management and Financial Analysis

FINAL REPORT
June 15, 2020



Submitted by the Isaac Sports Group, LLC



TABLE OF CONTENTS

Introduction	Page 4
Methodology & Timeline	Page 6
Evaluation of Current Facilities and Programs	Page 8
Aquatic Customer Satisfaction Surveys	Page 16
Aquatic Centre Needs, Goals, and Opportunities	Page 17
Overall Programming and Scheduling	Page 18
Learn to Swim Programs	Page 19
Fitness, Rec, Special Needs and Education Programs	Page 22
Fitness and Senior Programming	Page 22
Aquatic Therapy and Rehab	Page 25
Special Needs Programming	Page 26
Educational Programming	Page 27
Recreational Programming	Page 29
Birthday Parties and Social Events	Page 32
Competitive Aquatics	
Training	Page 34
Competition, Meets and Events	Page 36
Aquatic Facilities Scheduling Model Matrix	Page 38
Membership and Use Programs	Page 40
Design Concept Options and Site Scenarios	Page 43
Site Scenarios	Page 43
Design Options	Page 45
SARC Site Expansion	Page 67
Aquatic Centre Operational and Mechanical Systems	Page 75
Project Cost Estimates	Page 78
Upgrades to Existing Facilities	Page 79
Facility Management and Staffing	Page 82
Financial Projections and Budgets	Page 83
Economic Impact and Job Creation	Page 89
Advertising and Sponsorship Opportunities	Page 90
Public, Grant, and Private Additional Funding Opportunities	Page 91
Potential Impact of COVID-19 Pandemic	Page 93
Keys to Success and Factors in Failure	Page 95
Recommendations	Page 102
Conclusion	Page 105

ATTACHMENTS

# 1	Learn to Swim Market Analysis and Comparisons
# 2	Aquatic Scheduling Matrix 25m Base Option
# 3	Aquatic Scheduling Matrix 50m Training and Event Option
# 4	Event Calendar and Analysis-25m Base and Stretch Options
# 5	Event Calendar and Analysis-50m Training Option
# 6	Event Calendar and Analysis-50m Event Option
# 7	Event Economic Impact Worksheet-25m Base and Stretch Options
# 8	Event Economic Impact Worksheet-50m Training Option
# 9	Event Economic Impact Worksheet-50m Event Option
#10	User Fee and Membership Market Analysis
#11	Space Allocation Worksheet-SARC Expansion
#12	Space Allocation Worksheet-Standalone New Rec Centre Profit & Loss Statements for Each Option
#13	SARC Expansion 25m Base Option
#14	SARC Expansion 25m Stretch Option
#15	SARC Expansion 50m Training Option
#16	SARC Expansion 50m Event Option
#17	New Complex 25m Base Option
#18	New Complex 25m Stretch Option
#19	New Complex 50m Training Option
#20	New Complex 50m Event Option

Additional documents and worksheets are in the separate Back-Up Documentation packet.
These documents include the following:

- All Schedule Matrices
- Total Training Rental Capacity Worksheet
- User Group Training Rental Worksheet
 - Aurora Ducks
 - Master Ducks
 - Special Ducks
 - York Artistic Swimming Club
- Split Bulkhead Information Sheet
- Financial Budget Line Item Detail Worksheets
- Long Term Capital Replacement and Maintenance Worksheet

INTRODUCTION

The Town of Aurora (the “Town”) currently has two aquatic facilities; one at the Stronach Aurora Recreation Centre (the “SARC”) and one at the Aurora Family Leisure Complex (the “AFLC”). The AFLC facility was built in 1985 when the population of Aurora was approximately 20,500. The SARC facility was built in 2007 when the population of Aurora was approximately 48,000. Now, with the population at approximately 59,000 in 2020 and projected to keep growing and pool time and space not meeting current needs the Town has identified the general need for additional pool space and features. In order to determine the extent of the aquatic facility needs and the type of aquatic facilities that would best meet the current and long term needs the Town has engaged the Isaac Sports Group, LLC (“ISG”) to conduct an in depth aquatic analysis and Feasibility Study. The early focus of the Study further analyzed and attempted to quantify these needs. These included the need for more lap swim space throughout the day, better access to different temperature water for specific programs and uses, broader aquatic fitness classes for a wider range of participants, expanded learn to swim schedule and options, more training time for the key competitive aquatic user groups and teams, facilities that can host competitive events, more time and access for general public recreation access, and a better overall aquatic environment.

The ISG Project Team

The ISG Project Team also includes MJMA Architecture and Water Technology, Inc. (“WTI”). MJMA is providing design and site support and analysis. MJMA has done previous work for the Town including a site/design study for an expansion of the SARC. WTI is providing technical analysis of pool systems and specific aquatic engineering input as needed.

Goals and Objectives of the Study

Initial goals and objectives of the Study were outlined by the Town in the initial project RFP issued in late 2018. Based on initial meetings with Town management and staff plus engagement with the community ISG further refined the detail and depth needed to address the stated objectives and scope of the Study.

These enhanced goals do not change the initial scope of the study, but provide the depth and detail within each element. These elements include the following:

- Current Programming Analysis and Needs Assessment
- Current Facilities: Physical condition, long term needs, and ability to meet current and future program and usage needs
- Market Analysis: Review of current aquatic facilities and programs in the area and region
 - Market needs and opportunities
- Program Model
 - Based on analysis of current facilities, programs, and the market, develop a program and event model for new aquatic facilities and re-programming existing facilities
- Design and Engineering
 - Develop design options that would augment current Aurora aquatic facilities and meet the current and future program and use objectives and opportunities
- Site: Explore two site scenarios for each design
 - New aquatic facility as part of a new recreation/sport centre in Aurora

- New aquatic facility as an expansion of or addition to existing Aurora recreation facility (either SARC or AFLC)
- Project Cost: Determine cost projections for each design option and site scenario
- Management and Staffing Analysis: Current and future staffing model
- Financial Analysis
 - Development of recommendations for program fees, use fees, and rental rates
 - Detailed five year financial operating analysis for each design option and site scenario
- Economic Impact Analysis of events and as a regional destination
- Provide recommendations and strategic direction for Aurora aquatic facilities and programs

METHODOLOGY & TIMELINE

ISG used a wide variety of resources and methods to conduct the analysis and determine recommendations for the aquatic facilities and overall Aurora aquatic programming. The Project Team was led by Stu Isaac, President of ISG.

Initial Discovery Phase: April-May, 2019

The study process began in April and May, 2019 with presentation by ISG of questions and information requests to the Town, followed up by several conference calls and interviews with Town management and staff as well as calls with the Aurora aquatic stakeholders and user groups.

Market Research included:

- Review of 2016 SARC Property Condition Assessment Report (Stantec)
- Review of 2018 SARC Preliminary Addition Study (MJMA Architects)
- Demographic review of Town data
- Town, area, and regional aquatic facilities and programs
- Engage and meet with Provincial and National Aquatic Sport Federations

First Discovery Visit to Aurora: June 18-20, 2019

Stu Isaac made ISG's first site visit to Aurora June 18-20, 2019.

- Review of information and questions with Town management and staff
- Meetings with Town staff and leadership
- Meetings with key Aurora aquatic user groups
- June 20th: Study Goals, Objectives, and Process presentation to Community Advisory Committee.
- Visit and inspection of existing Aurora aquatic and recreation facilities (with facility management)
- Visits to neighboring aquatic and recreation facilities in area and region

Second ISG Visit to Aurora: July 15-16, 2019

- Meetings with Town facility and program management-follow up research, questions, and review
- Meetings with Aquatic Stakeholders/User Groups
- July 15th (7pm) and July 16th (2pm): Feasibility Study Public Information meetings and discussion
- Review of initial findings

Study Development: August-October, 2019

- Review of Aurora Aquatic Customer Satisfaction and Temperature Surveys from 2017-2019
- Review and analysis of comparable and best practice facilities and programs regionally and nationally
- Program, Design, Costing, Operating, Management Analysis, and Economic Impact Analysis
- Initial review by Town staff and user groups

Third Aurora Visit: December 11-13, 2019

- Meetings with Town management and staff
- Detailed review and update of analysis documents
 - Program Schedule Matrix
 - Budget line item worksheets for each option
 - Management and Staffing Model
 - Program rates and fee structure
- Review and analysis of updated Aurora aquatic, operations, and administration budgets relevant to overall aquatic facilities and operations

February, 2020

- Submission and review of updated financial operating projections for all options
- Submission and review of updated design and costing worksheets for all options
- Study Executive Summary Draft
- Review and input by Town management
- Review and input from key user groups
- Follow up with aquatic Sport Federations

March, 2020

- Submit initial draft of Report

April-May, 2020

- Report review, feedback, and input from Town

June, 2020

- Finalize Study Report, Executive Summary, and Power Point Summary Presentation

July, 2020

- July 7th-tentative Report presentation to Town Council

EVALUATION OF CURRENT FACILITY AND PROGRAMS

To analyze the need for and scope of any new aquatic facilities in Aurora it is important to understand the pros and cons of the current aquatic facilities and the programs and use the facilities support as well as their limitations and potential for enhanced programming and usage growth. This evaluation of the current facilities also addressed physical needs, operating systems, opportunities for new technology, and potential renovation and repurposing needs and opportunities. This section on existing facility focuses on overall aspects of the facilities. Specific operating, design, system, program, and cost evaluations of existing facilities are addressed in these specific areas later in this Report, including programming, mechanical systems, and project costing.

STRONACH AURORA RECREATION COMPLEX

Pool Design

The SARC was built in 2007 and has three distinct bodies of water in the facility.

- **25 metre** by 20 metre 8 lane pool
 - Depth: 4.0m in deep end to 1.1m in shallow end
 - Temperature: 82-83° F (28-29° C)
- **Therapy/Wellness Pool:** 20m x 3m
 - Depth: 1.0m to 1.1m
 - Temperature: 90-92° F (32-33° C)
- **Leisure Pool:** Free Form
 - Depth: 0m to 1.4m
 - Temperature: 86-88° (30-31° C)
 - Recreation Features, including slides, water spouts, and beach entry





Main & Therapy Pools



Leisure Pool

Program Considerations

The **25m pool** is the pool used by the competitive aquatic stakeholders and the schools for the majority of their programming and rental use. This demand limits the use of the pool for lap lanes and other community programming during prime high demand periods. The **Leisure pool** is underutilized during most times of the day. The large slide is only used for approximately 4-5 hours per week and the large square footage of the zero/beach entry shallow area is not programmable and is underutilized. The **Therapy pool** is not a very functional shape for optimum wellness, therapy and fitness programs or for swim lessons for the youngest children. It also does not have user friendly accessibility.

Potential Design and Repurposing Opportunities

With additional new pools space several opportunities and options for reconfiguring or repurposing the SARC **25 metre pool** are the following:

- Increase water temperature to 84-85° F (29-30° C)
 - Increased temperature will better support the following programming:
 - Swim Lessons for all ages
 - Expanded use for Aquatic Fitness classes
 - Including deep water aquatic fitness
 - Lap swimming for those wishing for warmer water than current lap lanes
 - Family recreation
 - NOTE: The current gap between the 82° water in the **25 metre pool** and the 91° temperature of the **Therapy pool** is too big a gap to adequately address the full range of aquatic programming needs. The **Leisure pool** falls between these temperatures, but does not have the depth and configuration to provide functional programming use space. See the notes on temperature in the Programming Section of this Report.
- Add a ramp and stairs to 25m pool to enhance accessibility and support wider range of fitness, special needs, senior and overall community use. Stairs and ramp can be a permanent installation or can be a removable drop in structure.
- The Therapy Pool also has some access issues, but the limited space and narrow design make it impractical to install a ramp and difficult to add drop in stairs, but the addition of drop in stairs can be explored.



Example of Drop in Ramp



Permanent Built in Ramp and Stairs



Examples of Temporary Stairs

SARC Mechanical Systems and Pool Tank

The SARC pools mechanical systems have been well maintained since the pool building but the pools lack current state of the art systems and technology. The current pools have high rate sand filters and aging chemical and system controllers and monitors. Filter pumps have been replaced since the originals and equipment is in relatively good shape. While the mechanical systems and heater for the main 25m pool and the leisure pool are quite functional and do not need immediate replacement, it is worth exploring technology updates in the near future. The systems for the warm-water therapy/wellness pool are closer to needing replacement. The 2016 SARC Conditions Study projected the lifespan of the filter and mechanical systems out to 2026. Updating of these systems prior to that time would be based on the opportunity to significantly reduce operating and energy costs and water consumption as well as providing improved water cleanliness and hygiene. The HVAC system does not need any immediate replacement based on lifespan issues, but air quality and concern about air-borne respiratory infections may now make upgrading of the HVAC system a more timely need. See report section on mechanical systems and project costing for more detail.



Current High Rate Sand Filters at the SARC Pools



Current Control Systems



SARC Pools Mechanical Room

Replacement of the mechanical systems should include the following items, which would combine to significantly reduce operating costs, chemical use, water usage and utility costs while significantly improving water and air quality in the natatorium. These mechanical system upgrades can support overall Town of Aurora energy savings and environmental initiatives. The newer systems can include the following. See technical discussion of these elements in the Design Section of this Report for more detail.

- Regenerative Media filters
 - Reducing water consumption by approximately 80-85% of the water used in the current backwashing of the convention high rate sand filters currently in use. Backwashing is the removing the dirt and cleaning of the filters by running water back through the filters and then sending the water to waste or sewer. The pools are

currently backwashed at least once a week, using large quantities of water. The regenerative media filters use much less water, requiring significantly less replacement water and thereby significantly reducing natural gas bills and chemical use for heating and treating the replacement water.

- Reduces electrical use through reduced pump horse power used
- More effective filtering for cleaner water
 - The regenerative media filters filter down to 1-3 microns compared to the 15-30 micron filtration capability of high rate sand filters.
- Premium cost of filters is recouped in short time period ranging from 2-4 years
- Ultra Violet water purification system (UV)
 - Provides additional purification step that augments chlorine only purification and kills wider range of bacteria types further improving water quality and safety
 - Reduces consumption of chlorine
 - Improves air quality by reducing chlorine byproducts such as chloramines which cause the chlorine smell and bad air associated with pools and often found at the SARC natatorium
- Variable Frequency Drives (VFDs)
 - Monitors pump power demand to maximize pump efficiency and minimize electrical consumption, reducing pump electrical demand by 15-25%
- New automated Chemical and Pool control systems
 - The current pools have a lot of variance in water temperatures and chemical consistency. New control systems can help monitor and control the pool chemicals, temperatures, and water quality with internet connections to pool operators to provide alerts around the clock of any issues.
 - Also can help reduce operating expenses by maintaining consistent settings
- High efficiency heaters
- HVAC System
 - The air quality in the SARC natatorium is often quite poor creating difficult breathing conditions, especially for competitive athletes and lap swimmers
 - An expansion of the SARC aquatic Centre would present an opportunity to rework the current natatorium HVAC system.
 - Suggest exploring the retro-fitting of the SARC Natatorium with a source capture exhaust system such as the Paddock Evacuator. See details in the Design Section.
- Pool Tanks
 - The pool tanks are structurally sound
 - The pool tanks have been maintained and the floor liners recently updated in the leisure pool.
 - The floor liner in the therapy pool needs replacing now

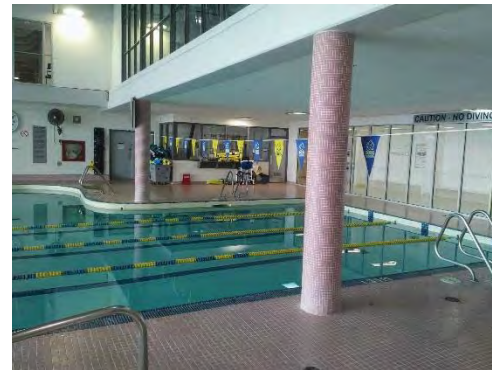
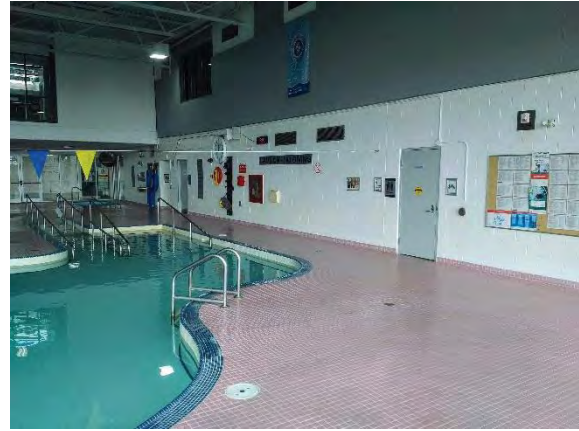
AURORA FAMILY LEISURE COMPLEX POOLS

Pool Design

The pools in the AFLC were built in 1985. The facility includes one main pool and a second very small spa pool.

- **Main Pool**
 - 4 x 25m lap lanes (very narrow lanes)
 - Small deep water and shallow water areas (very difficult to program a wide range of programs)
 - Soft safety floor on bottom of pool
 - Depth:
 - 25m lap lanes: 1.37m to .9m
 - Very shallow for lap swimming or training
 - Temperature: 83-84° F (28-29° C)
 - Support posts for second level space limits the functionality and flexibility of pool deck space as well as restricting any major reconfiguration of the pool.
- **Spa Pool (hot tub)**
 - Very small: Approximately 1m x 2m with benches-Capacity 5-6 max





Small Spa/Hot Tub Pool

Support Columns on Deck

AFLC Programming

The design intent of the AFLC pool was to provide a variety of depths and water areas to accommodate a full range of programming, including fitness, swim lessons, therapy, lap lanes, training, and deep water activities. Attempting to meet all of these use objectives in one main body of water eliminated the ability to provide different temperatures suitable to the different programs. Overtime, as programming has evolved the pool is no longer well suited for many of these programs. The **Main pool** is shallow for adequate lap lanes and competitive programs while the temperature is at a mid-range that tries to find a compromise among the wide range of temperatures needed for a full range of aquatic programming. The **Main pool** does have a soft safety floor, which is an important feature and benefit supporting swim lessons, aquatic fitness, and water walking; reducing abrasion and discomfort on the bottom of feet for participants in these programs as well as providing a softer safety bottom throughout the shallow areas of the pool.

AFLC Re-purposing/Re-programming

Very little can be easily done to the AFLC pool to make it more usable and programmable. Best option is to raise the temperature to 85-86° F (30° C) to make take advantage of the shallow water and soft floor to expand fitness, senior, and especially child and youth learn to swim programming in the pool. The Main pool has never been very suitable for lap swimming or competitive training program. The addition of a new aquatic facility in Aurora with expanded number of lap and training lanes at 80-81° F (27-28° C) allows these training uses to move to the new facility opening

up time and space for the aquatic fitness, learn to swim, and other aquatic programs that can utilize warm and shallow water.

The shallow depth of the *Main pool* is difficult to address. It is very costly to dig a pool deeper, especially with piping and support systems below the floor of the pool. The current engineering of the deck and gutter system actually would allow the pool/deck level to be raised a bit to increase depth to a minimum of 1.1 to 1.2m which could facility an increase in programming and use flexibility. While this is still expensive, it is much less expensive and time consuming as deepening the pool by digging down into the floor of the pool and foundation.

The support posts for the upper level spaces are on the deck very close to the pool, limiting the flexibility of use of the pool deck.

AFLC Mechanical Systems

The AFLC mechanical systems are much older than the SARC systems, but some elements of the system have been replaced in the last ten to fifteen years. Most of the systems will need replacing within the next four to six years. The mechanical systems include the same aging technology as the SARC pools and would benefit from the same new state of the art technology and mechanical systems. The heater is the oldest component and would generate additional energy savings with replacement with a new high efficiency heater. The heater can also continue for another 4-6 years, but it is likely to need replacing sooner.



AFLC Pool Mechanical Room



AFLC Pool Heater

AQUATIC CUSTOMER SATISFACTION SURVEYS

Aurora Recreation Services has been conducting Aquatic Customer Satisfaction surveys of users of the aquatic facilities for several years. As part of this study we reviewed the 2016, 2017, and 2019 (completed in late summer 2019) study data and comments as well as ongoing surveys of users on pool water temperatures.

The main takeaways from these surveys were derived from the numerous and thoughtful responses provided in the qualitative section of the survey. Key issues raised include:

- Programming and Scheduling
 - Water temperatures remain a problem, particularly warmer water needed for baby and child swim lessons
 - Lower student to teacher ratio in learn to swim classes to create more attention to each student and less inactive time for students during the lesson
 - Desire for more lap lanes needed at all times during the day, especially during early morning and late afternoon and evening hours
 - Desire for a wider range of aquatic fitness classes, programs, and intensities and classes available before and after work to reach wider range of participants
 - Desire for more open and recreational swim times
 - Desire for more consistency of instructors in both swim instruction and aquatic fitness
- Facility
 - Concern about pool cleanliness, especially locker rooms
 - Routine maintenance needed on locker room fixtures and amenities

These comments were also echoed and amplified during the two public information sessions held during this Study. This Study proposes some options to address these issues. More specific comments and input from the Surveys appear in specific programming and design sections where relevant.

AQUATIC CENTRE NEEDS, GOALS, AND OPPORTUNITIES

One of the most important early tasks of any Feasibility Study is to identify the goals and objectives of the Town and the community in general for aquatic facilities in Aurora, both for the existing facilities and for new or expanded facilities. The input for this task comes from Town management and leadership, current stakeholders, current aquatic customers (see Survey section), and overall community input.

Goals and Objectives

The following are the aquatic facility and program Goals and Objectives we heard and identified during the Study.

- Maximize the programming, access, and benefits to the community of the existing aquatic facilities-
 - Coordinate any re-programming or repurposing of existing facilities to better utilize the unique aspects of the existing facilities while integrating with a new facility
- Enhancing overall health and wellness levels of the community
- Teach all children (and hopefully adults) to learn to swim and be water safe
- Provide wider range of aquatic programming and access to all members of the community regardless of age, ability, special needs, and financial resources
- Develop programs not currently offered in Aurora
- Provide added pool space and time to meet unmet current and future demand for pool space and time for lap lanes, community programming and aquatic stakeholders/user groups
- Create business and operational model that reduces the net cost of operating aquatic facilities and programs through decreasing operating costs and increasing revenue generation
- Develop a model for a new facility and upgrade existing facilities to reduce long term capital maintenance and replacement costs
- Work on making the aquatic facilities more energy efficient and environmentally friendly
- Develop aquatic facilities and programs that can drive economic impact and spending through sport tourism (competitive and training events and camps) and by attracting more users from outside the Town of Aurora

OVERALL PROGRAMMING and SCHEDULING

Developing the programming model and schedule for new facility options and the integration with existing Aurora aquatic facilities and programs is the most critical component in analyzing the overall facility design and financial options and ultimately the feasibility of new aquatic facilities. It is critical to understand that Program precedes Design and that this premise be maintained throughout the Study and the development of the strategic aquatic direction. The design, project cost, management needs, and the financial operating costs all derive from the program model addressing community needs now and long into the future. The optimum aquatic programs utilize different pool spaces, depths, and water temperatures to conduct concurrent programming to best provide programs at the times users need them, limiting the restrictions placed on programming when one program takes over the entire facility.

The potential to expand and enhance existing programs, provide more community access to pool time and space, and create new programming and aquatic activities is not driven by new aquatic facilities alone. The key is developing new aquatic facilities that complement the existing facilities to create an integrated overall aquatic program and make the best use of the features of the existing facilities.

Programming Elements

Following is a summary of overall programming elements in the optimum aquatic department:

- Education and Safety Programming
- Health, Wellness, and Fitness Programming
 - Aquatic Fitness and Cross Training
 - Therapy and rehab
 - Special Needs programming
- Recreational and Family Programming
- Competitive Aquatics Programming: Training and Competition
- Concurrent Programming
 - Multiple programs and uses in the pools at the same time

Program Challenges Currently Facing Aurora Aquatics

The aquatic management team at the aquatic facilities in Aurora are well aware of additional enhanced and potential new programming that can be offered in the future and of the new trends in aquatic programming. There are several challenges at the existing facilities that limit additional programming and the expansion of current programming. These include:

- Lack of pool time and space-not enough space and time to fill current demand and limiting new programming space
- Lack of range of temperatures

While the two challenges above are difficult to address in the current pools, the following challenges need to be addressed regardless of whether a new aquatic facility or pool is built.

- Lack of storage space
 - New programs usually require some new equipment or staging, which requires some pool storage. Storage at the existing facilities is very minimal
- Lack of instructor expertise in new programs

- Need for additional full time coordinators or deck supervisors to develop and execute new programming

Throughout this Study these issues have been addressed.

LEARN TO SWIM PROGRAMS

Learn to Swim programs are the single biggest program revenue source for most public and private aquatic facilities. They are also the most direct way to connect the facility to the community through aquatic programming.



CURRENT PROGRAMS

Water Temperature

Current swim lesson programs in Aurora are taught at both the SARC and the AFLC. The lessons at the SARC include the majority of lessons and groups in the 28° C (82-83° F) Main 25m pool with some lessons in the warmer therapy/wellness pool. The AFLC lessons are in 29° C (83-84° F) water. Since the SARC 25m pool and the AFLC pool also need to accommodate lap swim and even some team practices the water temperatures cannot be warmer than this range. Ideal temperatures for swim lessons range from 30-31° C (86-87°) for children and youth to warmer temperatures for babies and tots. This is supported by the consistent comments from parents (and in the Satisfaction Surveys).

A new aquatic facility with larger capacity for lap lanes can significantly improve the water temperature issues. Expanded lap lanes (at 27-28° C/81-82° F) can potentially take the swim team training and lap swim lanes out of the current SARC 25m pool and the AFLC pool allowing the temperature in these pools to be raised. Raising the temperature at the AFLC pool to 30° C (86° F) in tandem with the shallow depths and soft floor at the AFLC will be a huge improvement on the conditions for the bulk of the lesson programs. Raising the temperature several degrees in the SARC 25m pool will also create a better space for aquatic fitness programs in the existing 25m pool which would allow greater use of the existing therapy/wellness pool at the SARC for baby and tot lessons.

Program Diversity and Scheduling

Another key driver of Learn to Swim programs will be the increased diversity of classes, access and class times available throughout the day, especially with more times in the evenings after work and day time for pre-schoolers. Increased dedicated time and space for private lessons is also critical. We find that adult lessons are becoming much more popular at best practice community facility when they are offered at convenient times and promoted in the market. Although this need has not appeared in the Customer Satisfaction Surveys in Aurora, the Aurora lesson program is weak in adult lessons. Experience in comparable markets, especially as populations become more diverse, indicates the potential for expanded adult lesson offerings in Aurora.

Student/Teacher Ratios

Best practice lessons target student/teacher ratios of 4 to 1. In the Aurora market we see these ratios in the for-profit swim schools such as Champions Swim School and in the other emerging for-profit swim schools in the area and in the Greater Toronto Area. Several community pools have also reduced their ratios to 4:1 and 5:1 including Richmond Hill, Markham, and the City of Mississauga. In Ontario the Canada Games pool in London is 5:1 and the Windsor Aquatic Centre has a ratio of 4:1.

Aurora classes are closer to 6 or 7 to 1 instructor. Concern about this ratio comes up frequently in the Satisfaction Surveys and conversations with users. Increasing this ratio requires more pool time, more instructors and subsequently creates higher costs. The success and increasing demand for much more costly lessons in the private swim school market featuring 4:1 ratios shows that the market can support these upgrades. A ratio of 4:1 or 5:1 at worst in Aurora lessons would significantly improve the overall lesson program, create more value and draw many more students. The improved ratio can support higher lesson rates with then support the additional staff/instructor costs.

SWIM LESSON MARKET ANALYSIS

ISG conducted a study of lesson programs in the Aurora area and the local region as well as at major aquatic centres throughout Ontario. This market survey also studied rates and programs at local and regional for profit swim schools and national franchises now entering the Greater Toronto Area market. *The Swim Lesson Market Analysis is attached to this Report as Attachment #1.*

Analysis of Aurora Swim Lesson Rates

Current Aurora lesson rates are at the lowest end of lesson programs in the area. Many of the area's public programs have lower student/teacher ratios and provide warmer water for lessons.

Recommended Rates

For budgeting and programming purposes, ISG recommends increasing rates to \$12.00 per 30 minutes (up from average now of \$9.00/30 minutes) plus adding non-resident rates with a 25% premium. With a lower student/teacher ratio, warmer water, and increased program diversity and schedules the value of Aurora lessons increases significantly and the Aurora program would have distinct advantages on other regional lesson programs. The private, semi-private, and specialty lessons also increase proportionately. This rate is still within the current range of public lessons in the GTA and significantly below the rates of for-profit swim schools.

SWIM LESSON PROJECTIONS

Based on lower student teacher ratios, warmer water, more class selections and times, non-resident premium rate, and investment in instructors, there is potential for significant increases in swim lesson program participation and revenue. Aurora demographics support the ability of the local market to support these increased fees and population and projected growth show the demand.

Based on this market research and review of existing programs we identified the potential for the following incremental swim lesson revenue for the combined SARC, AFLC and new aquatic facility (whether a stand-alone or as an addition to the SARC).

Incremental additional Learn to Swim revenue over current revenue:

	SARC Expansion	New Aquatic Centre/Rec Centre
• Year One;	\$240,000	\$276,000
• Year Five	\$314,500	\$361,500

A New Aquatic Facility at a new Recreation/Sport Centre in a third site will generate 15% more students and revenue than the expansion of the SARC aquatic facility based on the convenience of three locations, greater schedule and class flexibility, and the expansion of the geographic market range provided by an additional site. The incremental revenue also reflects higher rates, a non-resident premium and the ability to draw more non-residents based on upgraded facilities and lesson quality.

MANAGEMENT, STAFFING, AND NET PROGRAM COST

It is obvious that the staffing needs and costs will increase with lower ratios, smaller classes, and more classes offered. The financial projections also include a 20% raise in instructor wages and estimates that overall instructor costs will run approximately at 27% of gross lesson revenue. The increased fees support these increased costs maintaining the current lesson profit margin. ISG recommends that budget tracking be updated to be able to track direct swim lesson costs, especially lesson instructors, to better monitor the actual costs of providing lessons and better set class fees.

AQUATIC FITNESS, RECREATION, and LEISURE PROGRAMMING

FITNESS PROGRAMMING and SENIOR PROGRAMMING

Aquatic fitness today is a rapidly growing field of exercise, fitness, and wellness. Aquatic fitness has expanded far beyond the stereotypical image of the senior citizens doing “water aerobics”. In addition to cross training in the water used by top sport teams and athletes, aquatic fitness aggressively includes cross training programs, hydro-spinning, vertical and deep water aerobics, water walking and running, Aqua Zumba and more as new exercise trends take hold and are converted to the water.

The current aquatic fitness offerings at the Aurora pools are focused on the traditional and stereotypical aquatic fitness programs focusing almost entirely on older participants. The Aurora schedule provides all but a couple classes during the day, providing very limited if any program and class options for working individuals.

Keys to Expanding and Enhancing Aurora Aquatic Fitness Programs

The following are the keys to expanding and growing the Aquatic Fitness programs.

- Create more warmer water (85-86° F)
- Open up pool space and time to additional aquatic fitness programming, especially early morning before work, evening after work, and more time in the summer
- Create a wider range of programs
 - Higher intensity
 - More deep water
 - Cross training
 - Wide range of “trendy” fitness programs; including programs such as hydro spinning, aqua zumba, in water treadmills and others, with new programs constantly being developed and introduced in the aquatic fitness world.
 - NOTE: Town staff has asked about substantiating this demand. It is very difficult to show demand for programs that the Aurora and area aquatic program users and potential participants are not even currently aware of. The Customer Satisfaction Survey does indicated interest in more high intensity programs. Best practice aquatic programs are constantly updating their program offerings to introduce new programs much like good health/fitness clubs do. Best practice programs constantly update offerings and create the excitement around new programs and generate demand, not just meet demand. This ability to generate demand, not just meet demand is important to improving the overall aquatic programming and increasing fitness participation in Aurora.
- Better training of instructors
 - Focus on aquatic specific training-not just doing dry land exercise in the water
 - More consistency. Aurora currently has some great instructors, but also some weaker ones

Examples of Aquatic Fitness Programming and Cross Training



Traditional Aquatic Fitness Programs



Hydro-Spinning



In-water treadmill



Aqua Zumba



Aqua Yoga & Balance on Float Boards



Deep Water Running and Cross Training



Resistance Training



Sport Team Cross-Training

Projected Incremental Aquatic Fitness Revenue

The incremental revenue projections are the same across each design option and site scenario.

- Incremental revenue in Year Three = \$88,500

- Additional revenue can be generated as high-end specialty aquatic fitness classes and programs are developed as the programs mature

LAP LANES

Open Lap Lanes for fitness swimming is a sub-category of aquatic fitness, but the growing interest and demand for lap lanes plus the large number of comments concerning lap lanes in the Satisfaction Survey justifies addressing lap lanes and fitness swimming as a separate category.

Currently, Aurora has open lap lanes at various times during the day with lanes available at both the SARC and the AFLC. Many comments from the surveys and user meetings consistently request more lap lane hours throughout the day. The current Aurora schedule has limited lap lanes available at key peak times. The demand for training lanes for Ducks Swimming and Master Ducks and the other competitive user groups utilize most of the lap lanes after school into the evening. Currently, there are virtually no lap lanes available for open use from 5:00pm to 8:30 pm in the evenings. There are also limited hours after school and in the morning before 7:30am. Another important consideration is the need for most lap lanes in the cooler water (81° F) of the competitive/training pool while still maintaining some lap lanes in the warmer water (84-86°) of the program pools. With the expanded new pool facilities it will be very important to schedule the pool to provide lap lanes throughout the day. A full complement of lap lanes will significantly increase facility membership and drop in use. The increase will come from bringing back Aurora residents that report they go to the Magna Centre in Newmarket for lap swimming because of schedule (difficult to quantify) and attracting more lap swimmers in general. Historically, we have seen membership and usage increase in facilities that have opened up lap lanes through the entire day and evening. Often this also converts the occasional lap swimmer paying the occasional daily drop in fee to becoming a full member. The expanded lap lane availability should also attract more lap swimmers from outside of Aurora.

AQUATIC THERAPY AND REHAB

Aquatic therapy and rehab are fast growing treatment options in the wellness and medical community. While some physical therapy facilities now have their own therapy pools, the demand for warm, easily-accessible therapy water space is far outstripping the supply now and will continue to in the future, especially as the population ages and more doctors and therapists turn to aquatic therapy and rehab in the treatment of injuries, illnesses, and chronic conditions. The actual therapy and rehab treatments will be provided by outside therapists and health care providers renting space in the Therapy pool and warm-water pool spaces. We also find that patients leaving medical dictated therapy treatments continue to maintain therapy activities on their own in available public facilities. This is an important trend when looking into the opportunity to create additional shallow warm-water space for therapy and rehab programs will be an important part of enhanced programming for the community and a revenue source for the aquatic facilities. Therapy and rehab space and facilities also support aquatic health and fitness programs, especially for seniors and those with special needs. There is potential to partner with local health care providers. If additional warm water pool space is created or opened up it will be important to follow up communication with local health care and therapy/rehab service providers to determine interest in renting space at Aurora aquatic facilities.

*Examples of Aquatic Therapy and Rehab
Treatment and Education*



Cardiac Rehab



Regaining Movement



Therapy/Rehabilitation Training



Example of Therapy Pool

SPECIAL NEEDS PROGRAMMING

Special Needs programming already exists at the aquatic facilities in Aurora. These include Town offered adaptive swimming programming as well as Special Olympic programming offered through the Special Ducks. There is also interest in starting a Paralympic or paraswimming program in the area for the physically handicapped. A full program of special needs should provide services addressing swim lessons, water safety, sport training and competition for the mentally handicapped, physically handicapped, visually impaired, hearing impaired, autistic spectrum, and more. Aquatic programming for those on the autism spectrum is becoming an important element of treatment and therapy. The programs in Special Olympics and Paralympics can also host events and competition in an event friendly new aquatic facility. There is also growing need for veterans programs with specific programs funded by Veterans Affairs Canada and by not-for-profit groups such as Wounded Warriors Canada. The competitive element of veterans rehabilitation programs are also growing as a segment of parasports. In fact, the 2017 Invictus Games, an international parasport competition was held in Toronto. A new facility should open up more space and time for all aspects of these special needs treatment, therapy, rehab, and competitive programs and enhanced opportunities.

Examples of Special Olympics, Para-Sport, & Special Needs Programming



EDUCATIONAL PROGRAMMING

Water Safety

The demand for lifeguards and trained aquatic instructors and staff makes water safety, CPR, AED, first aid, and lifeguard and instructor training classes ever more important with new and expanded aquatic facilities. Aurora currently offers these programs, along with a Lifesaving Club program in

conjunction with the Lifesaving Society and the Red Cross. If time and space are opened up these programs can be expanded. Aurora is also currently working with the local schools to incorporate lifeguarding, Water Safety Instructor, and other aquatic certification programs into school PE curricula. This is a win-win for the students, the schools, and the Town aquatic programs as these programs are critical to building an in-house stream of lifeguards and instructors and interns in training.

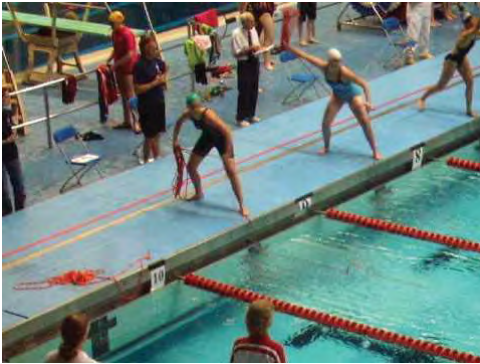
Examples of Lifeguard Training and Certification



Junior Life Saving Club and Competitive Programs

Aurora currently offers a range of Aquatic Leadership Programs for youth and young adults. These are increasingly including competitive components as part of the Lifesaving Society. With a 50m pool these programs can continue to grow and the facility can even host competitions in this growing market segment.

Examples of Indoor Competitive Lifesaving Programs



RECREATIONAL PROGRAMMING

Increased recreational opportunities and amenities are very important to the overall community programming of a successful aquatic centre. The current very full schedule of programming and team use allows very little open recreation and family time in Aurora pools. No recreational activity is as family friendly and inclusive as aquatic activities. The current stereotype of aquatic recreation is a narrow view, focusing primarily on slides, splash pads, and other aquatic features that tend to appeal to a narrow and young age range and are often very costly. Aquatic recreation is much more than these features. The Aquatic Centre can include a wide range of recreational activities and features that appeal to a much wider age range and are family friendly activities that can form a bridge between fun recreational elements and fitness enhancing activities. It is very important that aquatic recreation programs include classes and organized activities balanced by fun open access pool times. This element comes up often in the qualitative responses in the Satisfaction Survey and in public discussions.

Recreational activities and classes can include a very wide range of activities, including but not limited to scuba, kayak and canoe, stand up paddle boarding, etc. One outside provider currently does rent time at the SARC for scuba lessons, but there is demand for much more time.

Many times the additional recreational opportunities in a traditional competitive rectangular pool are overlooked. There is an entire market segment devoted to what we have named “Rectangular Recreation.” The Aquatic Centre can include many recreational amenities in the pools to provide additional recreational and fun activities for students, camp kids, and community families. These can include poolside climbing wall, water-basketball and volleyball, inflatable obstacle course, Zip line, slack line, log rolling and other moveable activities and features. These features not only provide activities for a much wider range of ages and interests, they help drive additional participation and users generating revenue that can pay for the equipment in a short period of time. These elements are cost effective and can be used in different pools and are easily taken in and out of the pools. These recreational features are designed to be taken in and out of the pool quickly to enable a wide range of programming and scheduling flexibility. The project cost estimates include a specific line item for recreational equipment and equipment can be added to as programs expand.

Expansion of Existing Scuba Programs



Kayak and Stand Up Paddle Boarding



- Stand Up Paddling (can be linked with fitness programs)
- Inner-tube Water Polo



Inner tube water polo

Rectangular Recreation

Many times the additional recreational opportunities in a traditional competitive rectangular pool are overlooked. The Aquatic Centre can also include many recreational amenities in the pools to provide additional recreational and fun activities for students, camp kids, and community families. We describe this component of recreation activities and equipment “*Rectangular Recreation.*”

- Rock climbing wall in deep water (see photos)
- Water basketball hoop
- Pool Volleyball
- Inflatable pool climbing and play features (see photos)
- Zip Line
- Log Rolling
- Slack Line

Rectangular Recreation



Water Basketball



Aqua-Climbing Wall



Wibits inflatable pool play features
Obstacle Course



Underwater Hockey



Zip Line



Log Rolling



Slack Line



Ninja Cross

PARTY FUNCTIONS and BIRTHDAY PARTIES

Recreational programming should also include special events, especially during holidays and for children’s birthday parties. These activities are a very important part of the facility community services and the overall revenue model of the facility. Currently Aurora rents pool time for parties but does not provide any active support or services for special functions. Many best practice facilities now offer more structured programs with fees that cover incremental costs of pool staff or any specific recreation items that are incorporated into the party. The wide range of recreational elements that can be set up in the pool for specific events and parties also contribute to this revenue stream, helping pay for the purchase of the recreational equipment. These recreational features linked to parties and special events have become a larger and larger revenue line item for many best practice facilities as well as a very welcome component of community access and use of aquatic facilities.



Party Room Set Up



Dive-In Movies

COMPETITIVE AQUATICS

Training

Competitive Aquatics is a very important part of the overall Aurora aquatic program. Currently the main competitive programs and user groups in Aurora are:

- Aurora Ducks Swimming
- Master Ducks (organized adult swim training and competition)
- Special Ducks (Special Olympic aquatic programs in Aurora)
- York Artistic Swimming (formerly synchronized swimming)



Master Ducks



Ducks Swimming



York Artistic Swimming Club



Special Ducks

These programs all wish to utilize the cooler 25m lanes in the current SARC main pool. The current space is too limited for these programs to grow or provide the full range of services they desire and need to become stronger programs and provide opportunities for more residents of Aurora and the area. The Aurora aquatic management staff currently does a good job of providing as much space as possible to these groups, but this space has grown inadequate and takes time away from important community programming during the time from 4:00 pm to 8:30 or 9:00 pm each day. The current Aurora pools do not provide a venue for these competitive teams to host any significant meet or competition other than the very smallest meets.

A new facility, either a standalone aquatic centre or expansion of the existing SARC, can absorb most of the competitive time and space significantly opening up time and space in existing pool for much greater community programming, increase the availability of lap swim lanes, and generate a

significant increase in lane rental revenue from competitive aquatic teams. With the 50 metre pool options the new aquatic centre facilities would become one of only five in the GTA and would become a major training Centre for teams in the York region generating additional rental revenue to support pool operations.

As part of this study, ISG worked closely with the key Aurora team user groups to quantify their specific needs now and their potential for growth with the different design options. *The space and time requested in the new options is included in the Schedule Matrix for the 25m and 50m School Year and Summer Weekdays included in this Report as Attachment #2 and #3 respectively. The complete Schedule Matrices for all options and seasons are included in the Back-up Documentation Packet. The calculation worksheets on actual time and lane/pool space and projected rental revenue for each group are included in the Back-up Documentation Packet.*

The current facilities also do not have the depth and space for the growing sport of water polo. All the new design options will include depth and space for water polo, opening up another sport option for Aurora residents and the region. Water Polo Ontario has expressed interest in identifying and expanding start-up and regional programs in water polo suitable facilities in Ontario.

The current Aurora rental rates for teams and user groups average \$12.50/hour per 25m lane. While not all rentals are on the per lane per hour basis, this is a good reference rate to quantify lane rental revenue. Currently teams can rent land and supply their own lifeguard, or consider their coach the lifeguard if they are certified. Based on best practice risk management lifeguards will be required and supplied by Aurora with the cost factored into the rental rate. The \$12/hour per 25m lane is approximately the market average, but it does not fully cover the actual pro-rated cost of operating the lane. Once a new facility opens we recommend a rate of \$20/hour per 25m lane and \$40/hour per 50m lane. These rates are the “retail” rate. In the financial projections we factored in volume and long term discounts for the key users groups averaging 15%, which brings the average lane rental rate down to \$17/hour per 25m lane and \$34/hour per 50m lane. As more and more facilities try to recoup the real costs of operations, we anticipate these rates in the market continuing to increase.

The incremental team rental revenue generated by the new aquatic facility (expansion or new) is the following. NOTE: The revenue generated for each option is the same for the SARC expansion and the new Aquatic Centre scenarios.

Incremental Revenue in Year Three (see rental capacity and team worksheets in back up documentation)

- 25m options
 - Current User groups: \$160,000
 - Additional teams renting remaining space \$ 75,000
 - Calculated at 60% of remaining rentable open training space and time
 - TOTAL: \$235,000
- 50m options
 - Current User groups: \$275,000
 - Additional teams renting remaining space \$220,000
 - TOTAL \$495,000

A total training rental capacity for each option plus the calculations for specific user groups are included in this Back-up Documentation Packet.

Events

The range of design options can support events ranging from smaller invitation meets of 300-400 swimmers to Ontario Provincial Championships in swimming, artistic swimming, masters swimming, and Special Olympics and Paralympics and Swimming Canada regional events generating significant revenue for the facility plus economic impact for Aurora through sports tourism. Throughout the study ISG worked with Provincial and National aquatic sport governing bodies to explore and quantify event options and the facility features needed to support these events.

The Event rental rates projected are lower than the current market rates at the major Ontario aquatic Centres such as Etobicoke, Markham Pan Am Pool, Windsor Aquatic Centre, and the Toronto Pan Am Sports Centre (TPASC) and on par with regional facilities such as the London Aquatic Centre and the Brantford Aquatic Centre (Wayne Gretzky Sports Centre). The proposed Aurora Aquatic Centre 50 metre event option would be a better event facility than all but the TPASC and on par with the Markham Pool in terms of seating but the Markham pool does not have a warm-up pool available for 50m meets.

Event rental rates used in the Financial Projections are:

- 25m Base Pool
 - Full Day \$2,400 for full pool
 - Half Day \$1,300 for full pool
 - Hourly \$200 for full pool
- Stretch 25m Pool
 - Full Day \$2,600 for full pool
 - Half Day \$1,400 for full pool
 - Hourly \$250 for full pool
- 50m Training Pool
 - Full Day \$3,200 for 50m \$2,000 for 25m course
 - Half Day \$1,800 for 50m \$1,200 for 25m course
 - Hourly \$400 for 50m
- 50m Event Aquatic Centre
 - Full Day \$4,000 for 50m \$2,400 for 25m course
 - Half Day \$2,400 for 50m \$1,240 for 25m course
 - Hourly \$400 for 50m \$250 for 25m course

NOTE: Event host/renter would pay for any additional costs including use of meeting rooms, extra cleaning, additional security, etc.

The event potential for the options are the following. NOTE: The event potential and projections are the same each option for both the SARC expansion and the new Aquatic Centre scenarios.

- 25m Base and Stretch 25m pools
 - Seating capacity
 - Spectators ranging from 450-550 respectively
 - Competitor seating from 300-400 respectively

- Host small to mid-size 25m meets with up to 400-450 competitors
- Project 16-20 meet/event days/year over 8 weekends plus some half days
- Year Three Annual net event revenue (rental, food and concessions) = \$42,000
- 50m Training Pool
 - Seating capacity
 - Deck seating for Spectators and competitors on deck is approximately 500-600 max in tip & roll bleachers
 - Host small 25m and 50m meets with max of 300 competitors
 - Project 20-24 meet/event days/year over 9 weekends plus some half days
 - Year Three Annual net event revenue (rental, food and concessions) = \$86,000
- 50m Event Pool
 - Seating capacity
 - Spectator seating of 900
 - NOTE: Larger than Etobicoke and slightly smaller than Markham Pan Am Pool
 - Competitor seating of 600-700
 - Host meets up to 1,000 swimmers, including Ontario Provincial Championships and National regional competition in Swimming, Artistic Swimming, Masters, Special Olympics, Paralympics, and Water Polo
 - Project 44-48 event days/year over 17 weekends plus some half days
 - Year Three Annual net event revenue (rental, food and concessions) = \$228,000

The timing systems and scoreboard needed to support the different pool options, specifically the 50m Event option are included in the Design Section of this Report.

The current net revenue projections for event food concessions are very low based on the current lease agreement with the food concession vendor for all the Aurora recreation facilities. The potential for additional food concession revenue is significantly increased in the 50m Event Option and the Town may see a significant increase in food concession revenue based on a re-negotiation of the vendor lease for an event friendly facility. This potential incremental revenue is not currently included in the budget projections.

The 50m event facility actually has the potential to host more events than currently projected in the financials. The specific event calendar and revenue projections for each option are included in this report as the following Attachments:

- *Base and Stretch 25m Option:* Attachment #4
- *50m Training Option:* Attachment #5
- *50m Event Option:* Attachment #6

The Economic Impact Analysis of the Events is included in the Financial Section of this Report and the detail for each option is included in this Report as the following attachments:

- *Base and Stretch 25m Option:* Attachment #7
- *50m Training Option:* Attachment #8
- *50m Event Option:* Attachment #9

AQUATIC CENTRE SCHEDULING MODEL MATRIX

To successfully maximize all of the aquatic programming opportunities it is very important to develop a scheduling model for the new pools and the existing pools to best understand how the pools, programming, and scheduling all fit together in an integrated model. While this schedule model may seem to be excessive detail at this point in the development process, it is critical to understand the space and time needed for every program, determine the design elements needed, and sustain the business plan. It is also very important for each stakeholder to understand how their needs are being met and how the whole program needs to share spaces and jointly coordinate scheduling. The Schedule Model also indicates how the addition of an additional pool at the SARC will impact the scheduling of the other pools in Aurora, including the existing pools at the SARC and the AFLC. The scheduling concepts are very similar when a new standalone aquatic facility opens, since the impact on the existing pools will be similar.

Schedule Models were developed for the following options.

- 25m Pool added to the SARC
- 25m Stretch Pool added to the SARC
- 50m Pool added to the SARC (both training and event option would have the same daily schedule).

Each Schedule Matrix has the following seasons:

- School Year: September through December
- School Year: January through Mid-June
- Summer: Mid-June through August

The seasons are broken up to reflect the seasonal changes in use of the competitive user groups in Aurora. Within each season there are specific Schedule Matrices for weekdays, Saturdays, and Sundays. The Schedule Matrix includes the schedules for the following pools and provide an overall side by side view of all aquatic programming in Aurora with the addition of the a new pool in an expanded aquatic facility at the SARC.

- New Competitive/recreation pool
- Existing 25m pool (with temperature raised to 83-85° F)
- Therapy Pool
- Leisure Pool
- AFLC Pool

The Schedule Template is color coded by all the categories of programming and specific user groups.

Following is an example of the Schedule Model Matrix to show the breadth of programming and user groups and the schedule detail for each body of water. This example is for the 50m pool at the expanded SARC during the weekdays from January through mid-June. *Schedule Matrices for the 25m and 50m School Year and Summer Weekdays included in this Report as Attachment #2 and #3. All Schedule Model Matrices are included in the Back-up Documentation Packet.*

**Aurora Aquatic Centres Schedule Matrix
Expansion of the SARC Plus AFLC
School Year: SC/LC January through June 15
WEEKDAYS**

All 50 metre options: Training, Event #1 and Event #2

January 5, 2020

Peak Hours	Off Peak Hours
------------	----------------

Initially not charging differently for Peak and Off Peak hours.

NOTE: Program and Schedule target for Year Three-the majority of the programming and scheduled time will be established in Year One but may not be fully utilized.

NOTE: This programming assumes the split moveable bulkhead to allow both 25m and 50m course configurations simultaneously.

NOTE: Stations in the warm-water pool can be divided to accommodate different programs. Schedule shows prime program at specific time.

Master Ducks/Triathlon	York Synchro	Rowing Club	Sink or Swim (School Programming)
Open Time: Community	Summer Camp	Senior Program	Home School Prog.
Ducks Swimming Training	Club Diving	Lessons	Rental/Open Space
Other Swim Clubs	High School Diving	Special Needs Programs	Therapy/Rehab
Pre-Team Program	Rec Team: Summer/Winter	Special Ducks	Aquatic Fitness
HS and School Teams		School Programming (Pub & Pvt)	Deep Water Fitness
	Water Polo Club Team	Rec Programs/Classes	Lap Lanes

50m Lanes	Main Competition Pool 50m x 25m																				Config	EXISTING SARC POOL Program Pool 25m X 20m Warm: Depth: 1.1- 4m Lanes or Stations								SARC Therapy Pool Stations			SARC Leisure Pool Stations			AFLC POOL Warm: Depth: .9m to 1.2m Lanes or Stations									
	Course Two: 25 m half of pool 2.25m with moveable floor										Course One: 50m half of pool 2.25 m to 2.75m																																		
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20		1	2	3	4	5	6	7	8	1	2	3	1	2	3	1	2	3	4	Shallow	Deep	Spa			
5:00																																													
5:30						Ducks Swim				Ducks Swimming																																			
6:00	Masters Ducks					Short Course				Long Course																														Open Spa					
6:30																																													
7:00																																													
7:30																																													
8:00	Fitness					Open or Community				Open or Community								Lap Lanes																											
8:30																																													
9:00	Home School Program					Programming				Programming																																			
9:30																																													
10:00																																													
10:30																																													
11:00	Open																																												
11:30										Masters & Triathlon																													Open Spa						
12:00										Tentative based on demand																																			
12:30																																													
1:00	Senior Program																																												
1:30																																													
2:00																																													
2:30																																													
3:00	School District After School Program									School Team																																			
3:30																																													
4:00						Ducks Swimming Short Course				Ducks Swimming Long Course																													Open Spa						
4:30																																													
5:00	York Artistic Swimming																																												
5:30																																													
6:00																																													
6:30																																													
7:00	Special Ducks																																												
7:30																																													
8:00						Master Ducks Short Course				(Not Friday) Long Course																																			
8:30																																													
9:00	Rec Classes																																												
9:30						Kayak, scuba, etc.																																							
10:00																																													
10:30																																													

Moving the competitive training programs out of the existing 25m SARC pool and the 25m lap section at the AFLC opens up significant program time.

- Lap Swim lanes would now be available during all open hours of the aquatic facilities
 - Options for cooler and warmer-lap lanes
 - Morning hours before work
 - Evening hours after work
 - NOTE: Although schedules change frequently, most recent availability shows there are no lap lanes available at SARC from 1:00 or 2:00pm to 8:30pm during weekdays. The new schedules have actually opened lap swim time before work which is a positive step that can be enhanced with additional pool space.
- More after school and evening hours available for swim lessons and expanded lesson offerings, including private and semi-private lessons
- Increase early morning and evening aquatic fitness class times available for working participants and greater course options
 - NOTE: There are a very minimal number of aquatic fitness classes offered outside the 9am to noon scheduling slot, which limits participation by a wider range of users of different ages, intensities, and fitness objectives.
- Increased opportunities evening open community swim
- Significantly increased time for community open recreation and swim on Saturdays and Sundays
 - NOTE: Current schedules at the SARC only have open leisure swim during the school day plus the Friday 5:00pm to 7:00 pm slot with limited weekend slots from 2:00pm to 4:00pm on Saturday and Sunday. This does open up for some daily programming during weekdays in the summer. There are traditionally some added opportunity during the summer schedule.

MEMBERSHIP PROGRAMS

The current Aurora membership/usage model for the SARC and the AFLC are quite complicated with a lot of add-on options and different memberships. This structure is one of the most complicated models in the market. As the Town prepares for the opening of new recreation and aquatic facilities and continues to research overall Town program pricing, the membership and use models can be streamlined to create a simpler structure and better budget tracking and coordination across all facilities. The goal is to simplify and move to an overall membership model that can drive overall facility use revenue. Hopefully, this can be achieved in the future.

The market analysis of area and regional analysis of public recreation and aquatic centres indicated that the rates in Aurora are some of the lowest in the market. Most of the area facilities also have a higher rate for non-residents. In Aurora it is only the fitness add on membership that has the non-resident premium. The biggest competition for aquatic programs for Aurora residents is the Magna Centre in Newmarket, which actually also has rates at the low end of the market. Based on the overall market, we recommend increasing membership, 10-use passes and daily drop in fees for residents by approximately 20% and adding a non-resident rate with a 25% premium (consistent with current Aurora non-resident premium for fitness and other programs). There is never a better time to raise rates, specifically aquatic program rates, than when a new facility and enhance programming and access is offered. We feel a new facility with significantly enhanced capacity, features and programs can support this increase. New rates would be comparable to many public facilities in similar demographic markets. *The Membership Fee Market Comparison is included in this Report as Attachment #10.*

The enhanced and/or new aquatic facilities will drive increased revenue in several ways:

- Increasing the aquatic add-on to a regular facility membership
- Increase the aquatic fitness membership category
- Increase daily drop in use and multiple use punch cards (going electronic)

It will also drive an increase in overall facility membership, as the value of the Aurora recreation Centre options will increase. The expanded availability of lap lanes and open time will also drive many users to convert from daily drop in or punch cards to full membership, further enhancing revenue. This increased access should also attract more users from outside of Aurora, reducing the trend of Aurora residents visiting the Magna Centre in Newmarket. The impact on overall facility membership and use of all of the recreation facilities is difficult to quantify, but it will be significant.

With increased aquatic programs, the mix of aquatic add-on, multiple use passes, and daily drop in fees is likely to change. It is very difficult to quantify increases in each specific category. For purposes of the financial projections, we have lumped all membership and use categories in one line item to show the overall projected increase in aquatic membership and use.

The incremental projection assumptions and revenue are as follows.

SARC Expansion Projections

- Membership growth
 - 25m options: 15% increase projected

- 50m options: 22.5% increase projected driven by 50m pool
- Expanded, enhanced, and new programs including expanded schedule and class options
- Significantly expanded lap lane hours
- Wider range of temperatures suited to all users
- Aquatic Use Revenue Growth
 - Rate increase of 20% average between residents and non-residents
 - Increased non-resident users and premiums
 - Annual increase of 2.5% per year rate increase
- Overall Membership
 - We also project an increase in overall SARC and AFLC facility membership based on the enhanced aquatic programming, although this is difficult to quantify.
- TOTAL INCREMENTAL AQUATIC USE REVENUE IN YEAR THREE
 - 25m and Stretch 25m Options = \$70,400
 - Increase of 48% from current numbers to Year Three
 - 50m Options = \$84,500
 - Increase of 58% from current numbers to Year Three
- TOTAL INCREMENTAL OVERALL MEMBERSHIP/USE REVENUE IN YEAR THREE
 - Project an increase in overall facility membership annually that will not show reflect in aquatic budgets. These numbers are not factored into the Study aquatic facility budget model, but reflect an overall facility upside.
 - 25m Options = \$25,000 overall incremental revenue
 - 50m Options = \$50,000 overall incremental revenue
 - The net incremental overall complex membership/use fees is projected to increase as follows:
 - 25m and Stretch 25m Options = \$120,400 Aquatic and Overall Combined
 - 50m Options = \$134,500 Aquatic and Overall Combined

NOTE: These growth projections are conservative. ISG projects greater incremental revenue but we have used more conservative numbers from the Town in these projections.

New Aquatic Centre Projections

- Aquatic Membership and Use growth
 - 25m options: 30% increase projected across all aquatic facilities
 - 50m options: 40% increase projected across all aquatic facilities driven by 50m pool
 - Third site location in Aurora will widen the area that the Aurora aquatic facilities will draw from, further increasing membership and use
 - Third location will provide even more site, schedule and class times making Aurora aquatic programs, membership, and facility use even more attractive
 - Expanded, enhanced, and new programs including expanded schedule and class options
 - Significantly expanded lap lane hours
 - Wider range of temperatures suited to all users
- Financial Growth
 - Rate increase of 20% average between residents and non-residents
 - Annual increase of 2.5% per year rate increase

- Overall Membership
 - We also project an increase in overall SARC facility membership based on the enhanced aquatic programming, although this is difficult to quantify.
- TOTAL INCREMENTAL SPORTS COMPLEX REVENUE IN YEAR ONE
 - 25m and Stretch 25m Options = \$141,500
 - 50m Options = \$163,500
 - NOTE: Only specific new aquatic facility revenue is included in the standalone financial model.

DESIGN CONCEPTS and FEATURES

Design concepts and drawings have been developed in conjunction with the Study Design Team:

MJMA Architects:	Site layouts and space massing drawings
Water Technology Inc.	Pool drawings and configurations

The detailed design specifications and all spaces with square footage for all options are included in the Space Allocation Worksheet for each site scenario. These worksheets provide a side by side comparison of each option. These worksheets are attached to this Report as follows:

<i>SARC Expansion Space Allocation Worksheet:</i>	<i>Attachment #11</i>
<i>Standalone Aquatic Facility at new Rec Complex:</i>	<i>Attachment #12</i>

SITE SCENARIOS

The design concepts provide two site options:

- Aquatic Facilities at new Stand-alone Recreation/Sports Complex
 - NOTE: No specific site was identified, but land needs for the aquatic elements have been determined
- Add-on to existing SARC facility
 - NOTE: Early in the Study process it was determined that adding on to the AFLC was not a viable option early in the process

SARC Expansion

The SARC Expansion would include the following elements:

- New Main Pool
 - 25m x 25m Main Pool with 10 lanes
 - 25m x 37m “Stretch 25” pool with 14 lanes with movable bulkhead
 - 50m x 25m Training Pool with 20 x 25m lanes or 10 x 50m lanes
 - 50m x 25m Event Pool with 20 x 25m or 10 x 50m
- Update of existing SARC 25m pool
- Update of existing SARC Wellness/Therapy Pool
- Update of AFLC pool to broaden programming potential and use

Pros and Cons of SARC Expansion

- Pros
 - Reduced capital costs
 - Expansion helps provide additional space currently needed for all (including “dry-side”) activities at the SARC
 - Location is ideal for event hospitality with new hotels and restaurants within 0.8 to 2.0 kilometres from the site
 - Positioned to draw from the business and residential growth on the Northeast side of Aurora
 - Minimizes operation costs and staffing through integration with existing facility and staff

- Synergies with existing SARC facility, programs and adjacent athletic fields and tennis Centre.
- Cons
 - Does not provide a third location of aquatic facilities for wider geographic footprint for Aurora aquatic/recreation facilities
 - Limited space that may require acquisition of some additional land for parking
 - Minimal opportunities for future expansion

Aquatic Facility at New Rec/Sport Complex

NOTE: evaluated as a standalone aquatic facility for purposes of this Report

- Main Pool (Same options as in SARC expansion)
 - 25m x 25m metre main pool with 10 lanes
 - 25m x 37m “Stretch 25” pool with 14 lanes with movable bulkhead
 - 50m x 25m Training Pool with 20 x 25m lanes or 10 x 50m lanes
 - 50m x 25m Event Pool with 20 x 25m or 10 x 50m
- Warm-water Program/Teaching Pool
- Wellness/Therapy Pool
- Update of existing SARC 25m pool
- Update of existing SARC Wellness/Therapy Pool
- Update of AFLC pool to broaden programming potential and use

Pros and Cons of New Aquatic Centre at Rec/Sport Complex

- NOTE: It is difficult to identify site specific pros and cons since no potential sites have yet been identified
- Pros
 - Provides third site which can have a positive impact on growing membership by increasing convenience to all Aurora residents to access one of the aquatic facilities and increasing the geographic footprint and market of Aurora recreation facilities, potentially increasing potential non-resident use
 - May enhance use of facility by non-Aurora residents pending the location of the site.
 - Two to three pools at a new Aquatic Centre create even more programming, scheduling, and use options, access, and flexibility among the three aquatic sites
- Cons
 - Higher project capital costs driven by need for two to three new pools and all new building and support features
 - Higher net operating costs largely due to some duplication of staff
 - Potential high cost of land acquisition and potential site work
 - Depending on location, might not be as accessible to highways and hotel/hospitality in support of events
 - NOTE: The number of hotel rooms generated would not change, but depending on the location of the site a portion of these hotel rooms may move to hotels outside Aurora and not support the hotels being built and planned in Aurora to the same extent.

DESIGN OPTIONS-MAIN POOL

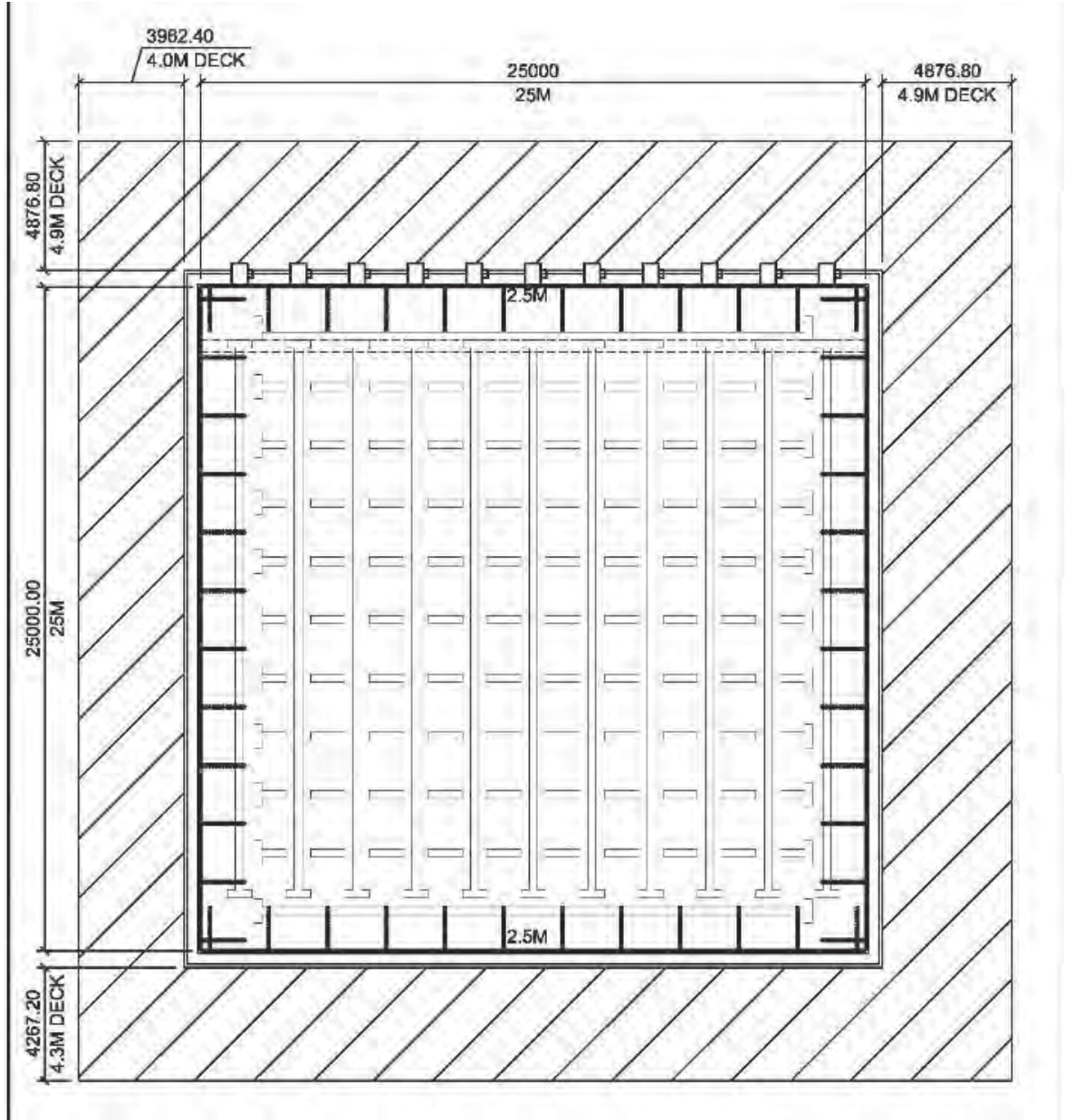
Basic 25m Option

- Design Detail
 - 25m x 25m Main Pool
 - 10 x 2.5m wide swimming lanes
 - Depth: Constant 2.5m
 - Temperature: 27° C (80° to 81° F)
 - Seating
 - Elevated seating for 450 spectators
 - Portion of seating is retractable for flexible space use when not hosting events
 - On deck seating for 300 competitors
 - Space
 - Pool Square Footage
 - Deck Square Footage
- Programming Capabilities
 - Improves club training options
 - Does not meet all training needs of current user groups
 - Will not attract additional outside user groups
 - Still does not provide any 50m training space
 - Provides more deep water for Artistic Swimming and potential for future water polo
 - Provides additional space for “Rectangular Recreation” features and increased open community time
 - Slightly increases lap lanes available throughout the day
 - Opens up program time and potential for warmer water in existing SARC and AFLC pools
- Event capabilities
 - Can host small to mid-size short course (25m) meets and small artistic swimming meets
 - Small to mid-size Ontario Regional meets (Central Region)
 - Cannot host Swim Ontario Provincial Meets

Example of 25m x 25m



25m x 25m Drawing



Stretch 25m Option

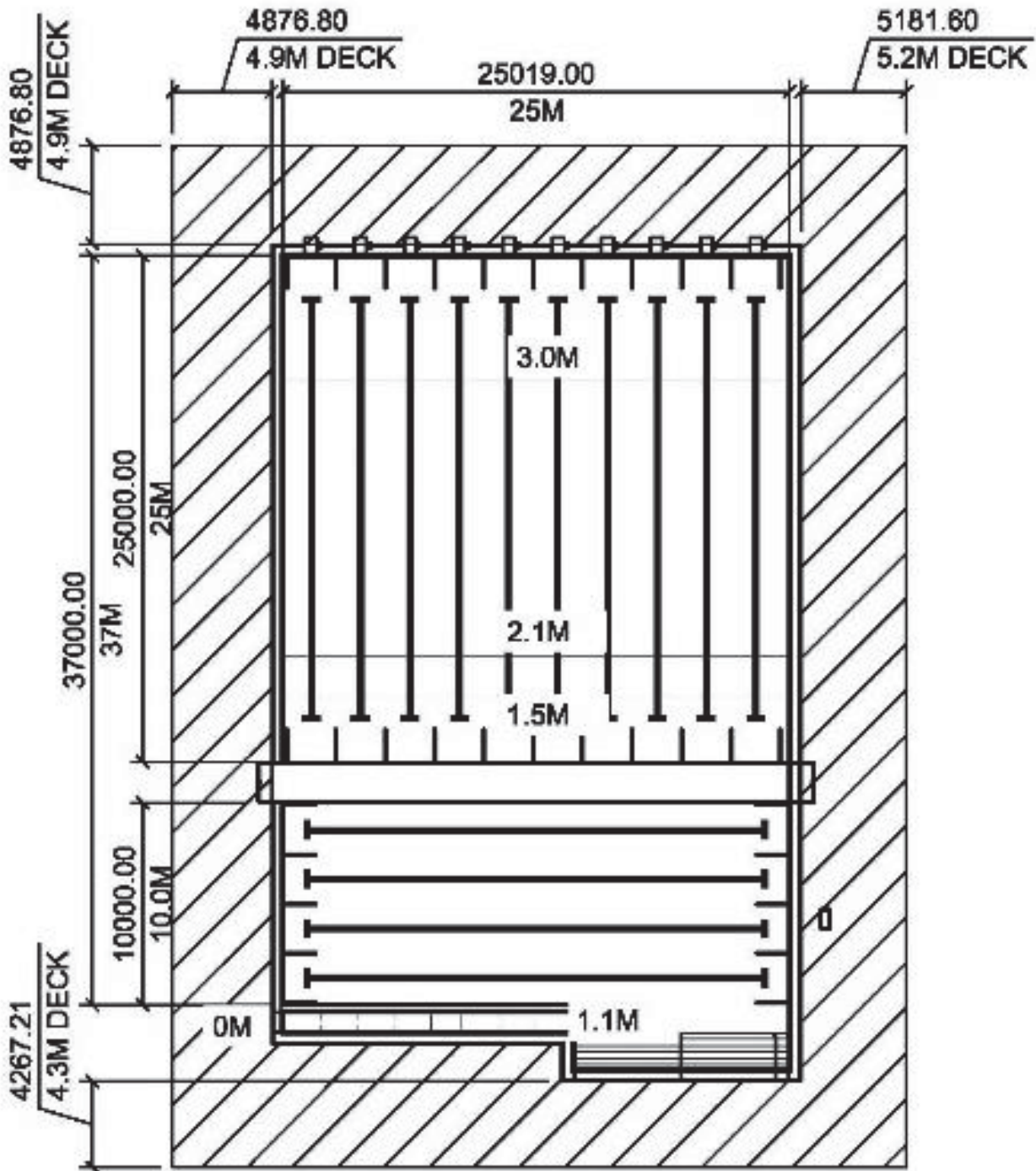
- Design Detail
 - 25m x 37m “Stretch 25” pool
 - 2m wide moveable bulkhead
 - Competition and Training course
 - 10 x 2.5m wide 25m swimming lanes in competition course
 - Depth: 3.0m to 2.0m in 25 metre course
 - Supports water polo and synchro depths needed
 - Can move bulkhead for full water polo and artistic swimming competitive courses
 - Warm-up Area (Opposite side of bulkhead)
 - 4 x 2.25m wide warm-up and lap lanes
 - Can be used for lap swimming or community programming during training
 - Provides warm-up lanes for competition without impacting the existing 25m pool
 - Depth: 1.25m to 1.8m
 - Stair and ramp entry access
 - Temperature: 27° C (80° to 81° F)
 - Seating
 - Elevated seating for 550 spectators
 - Portion of seating is retractable for flexible space use when not hosting events
 - On deck seating for 400 competitors
 - Space
 - Pool Square Footage
 - Deck Square Footage
- Programming Capabilities
 - Improves club training options
 - Does not meet all training needs of current user groups
 - Will not attract additional outside user groups
 - Still does not provide any 50m training space
 - Provides more deep water for Artistic Swimming and potential for future water polo
 - Provides additional space for “Rectangular Recreation” features and increased open community time
 - Significantly increases lap lanes available throughout the day with the 4 lanes outside the competition course
 - Shallow area and flexibility of the bulkhead provides added space for concurrent programming
 - Shallow area has ramp and stairs for improved handicap and user access for wide range of programming
 - Allows ongoing community access and programs in the Program pool even during competitive meets in the Main Pool
 - Opens up program time and potential for warmer water in existing SARC and AFLC pools

- Event capabilities
 - Can host slightly bigger meets than the Base 25m x 25m.
 - Does not need to utilize the Program/Teaching pool for warm-up lanes, allowing meets to be hosted without interfering with regular community programming in the Program Pool.
 - Can host meets with warm-up lanes without interfering with regular community access and programming in
 - Small to mid-size Ontario Regional meets (Central Region)
 - Cannot host Swim Ontario Provincial Meets

Example of Stretch 25 Pool



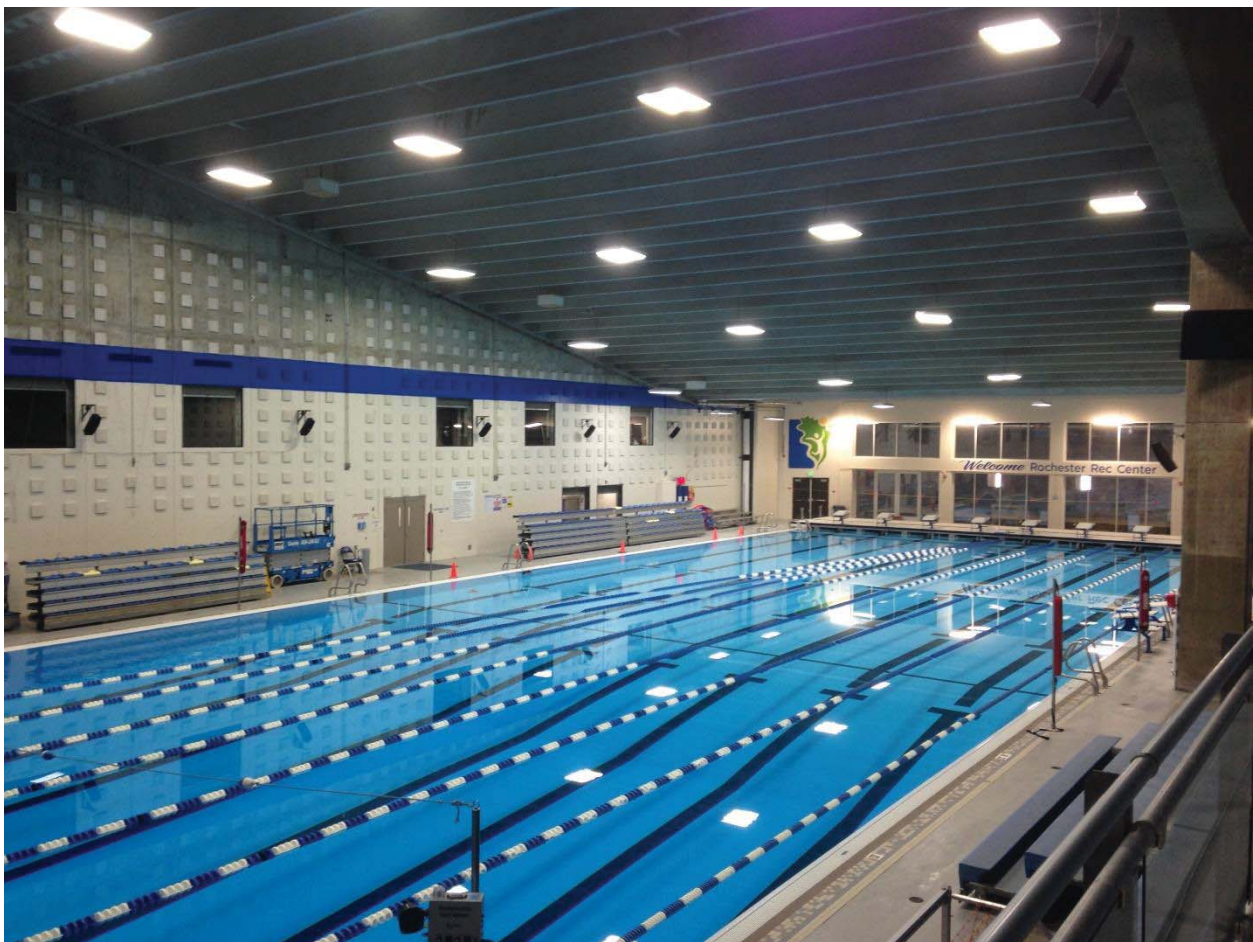
Stretch 25m Drawing



50m x 25m Training Pool

- Design Detail
 - 52m x 25m
 - 2m wide split moveable bulkhead
 - Competition and Training configurations
 - 10 x 2.5m wide swimming 50m lanes
 - 20 x 25m lanes
 - Flexible configuration allows 5 x50m lanes and 5 or 10 x 25m lanes concurrently
 - Depth: 3.0m to 2.0m
 - Supports water polo and synchro depths needed
 - Can move bulkhead for full deep water polo and artistic swimming competitive courses
 - Recommended moveable floor allows for depth ranging from 0m to 2.0m in first 13m of length from shallow end
 - Temperature: 27° C (80° to 81° F)
 - Seating
 - On deck seating for 600 spectators and competitors combined
 - Space
 - Pool Square Footage
 - Deck Square Footage
- Programming Capabilities
 - Provides all user group/club training needs for both 25m and 50m training options
 - Will attract additional outside user groups for 50m training and generate significant additional rental revenue
 - Provides necessary deep water for Artistic Swimming and potential for future water polo
 - Provides significant additional space for “Rectangular Recreation” features and increased open community time
 - Significantly increases lap lanes available throughout the day, even during team training
 - Flexibility of the split bulkhead provides added space for concurrent programming
 - Can provide community programming quadrant while configured for 5 x 50m and 5 x 25m training/lap lanes
 - Allows ongoing community access and programs in the Program pool even during 25m competitive meets in the Main Pool
 - Program pool would still be utilized for the small 50m meets
 - Opens up program time and potential for warmer water in existing SARC and AFLC pools
- Event capabilities
 - Can host small 25m and 50m meets
 - Not adequate to host any Swim Ontario Regional or Provincial championships meets or mid-size invitationals
 - Can host water polo tournaments or small to mid-size artistic swimming

Example of 50m Training Pool



52m x 25m Event Pool

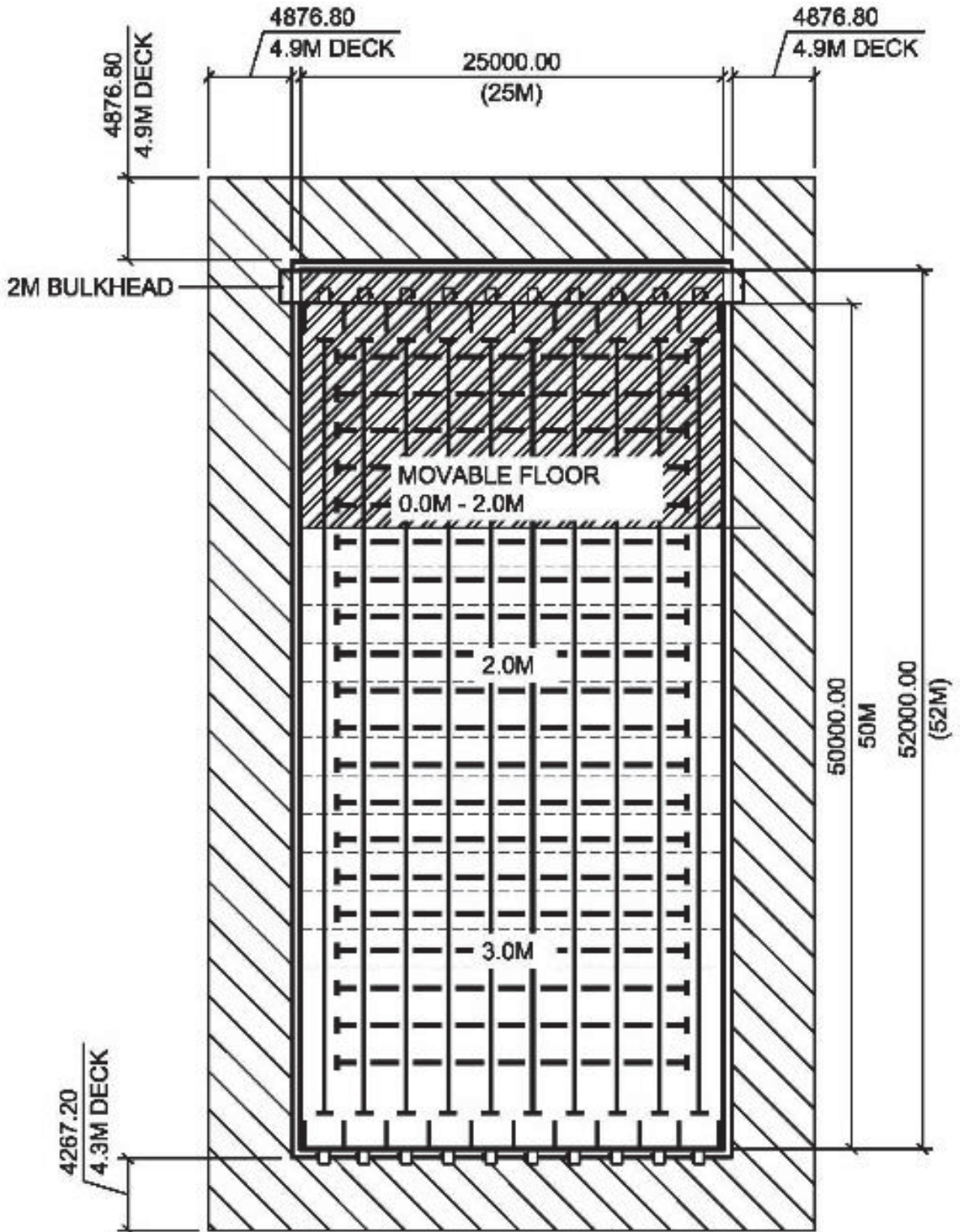
- Design Detail
 - 52m x 25m
 - 2m wide split moveable bulkhead
 - Competition and Training configurations
 - 10 x 2.5m wide swimming 50m lanes
 - 20 x 25m lanes
 - Flexible configuration allows 5 x50m lanes and 5 or 10 x 25m lanes concurrently
 - Depth: 3.0m to 2.0m
 - Supports water polo and synchro depths needed
 - Can move bulkhead for full deep water polo and artistic swimming competitive courses
 - Recommended moveable floor allows for depth ranging from 0m to 2.0m in first 13m of length from shallow end
 - Temperature: 27° C (80° to 81° F)
 - Seating
 - Elevated spectator seating for 850-900
 - Portion of seating is retractable for flexible space use when not hosting events
 - On deck seating for 600+ competitors
 - Space
 - Pool Square Footage
 - Deck Square Footage
- Programming Capabilities
 - Provides all user group/club training needs for both 25m and 50m training options
 - Will attract additional outside user groups for 50m training and generate significant additional rental revenue
 - Provides necessary deep water for Artistic Swimming and potential for future water polo
 - Provides significant additional space for “Rectangular Recreation” features and increased open community time
 - Significantly increases lap lanes available throughout the day, even during team training
 - Flexibility of the split bulkhead provides added space for concurrent programming
 - Can provide community programming quadrant while configured for 5 x 50m and 5 x 25m training/lap lanes
 - Allows ongoing community access and programs in the Program pool even during 25m competitive meets in the Main Pool
 - Program pool would still be utilized for the small 50m meets
 - Opens up program time and potential for warmer water in existing SARC and AFLC pools
- Event capabilities
 - Can host all aquatic competitive events targeted by club user groups
 - Ideal venue to host any Swim Ontario Regional or Provincial championships meets and small to mid-size national events

- Meet configurations and capabilities reviewed with Swim Ontario and Swimming Canada
- Can host all regional, provincial, and national artistic swimming championships and invitationals
- Event facilities and features provide hosting advantages over both the Markham Pan Am Aquatic Centre and the Etobicoke Olympium

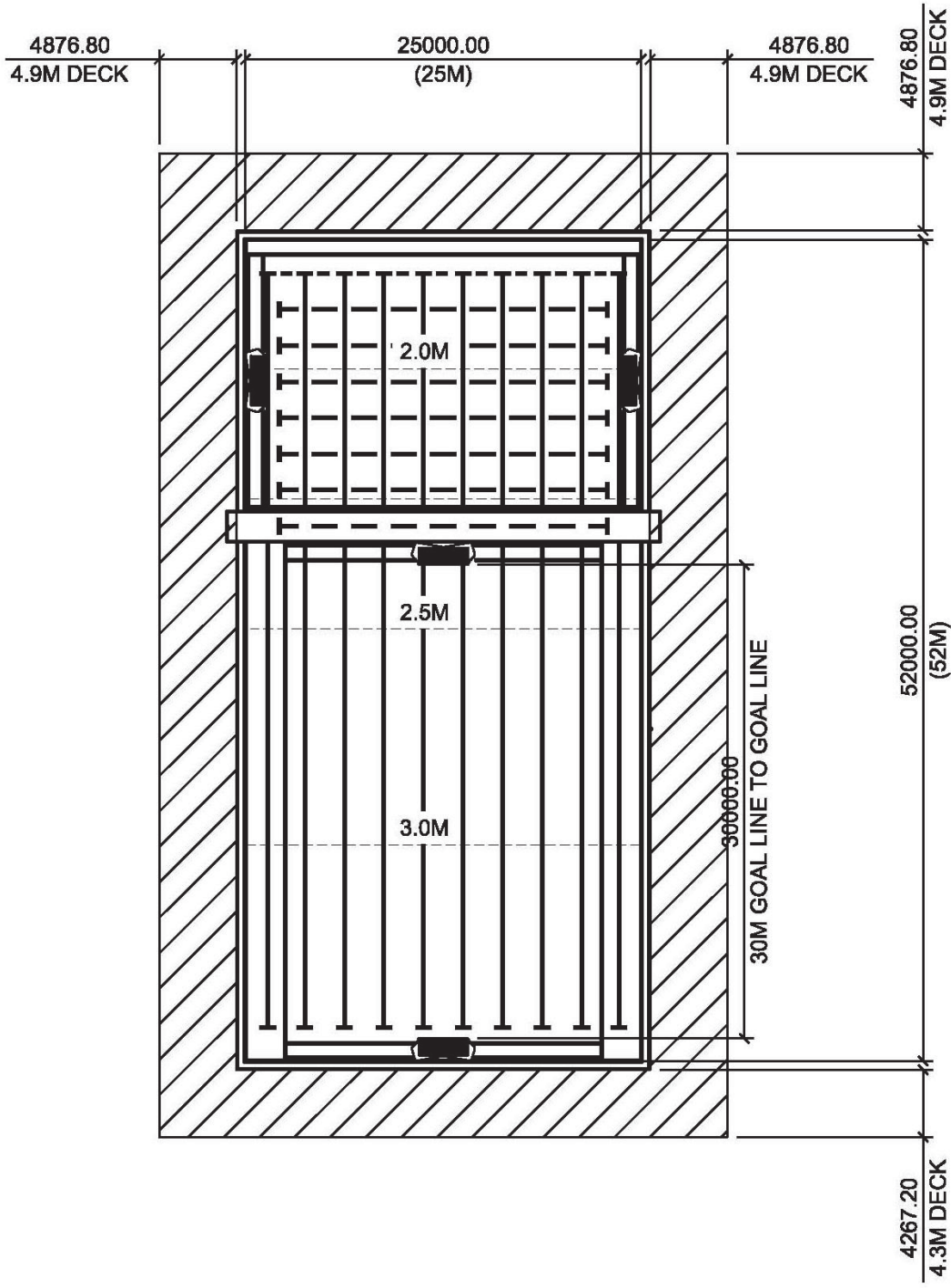
Example of 50m Event Centre



50m Training and 50m Event Drawing
Can Be Configured to 10 x 50m or 20 x 25m Lanes



*Example of Artistic Swimming and Water Polo Game Course Configuration
Water Polo Can Also Configure to 25m Game Course*



Comparison of 50m Training and 50m Event Pool

Following is a summary of the key differences between the 50m Training Pool and the 50m Event Pool.

- 50m Training Pool Total Facility = 42,392 sf (SARC Addition)
 - Meets all training needs for user groups as well as providing enhanced community programming, recreation, and access
 - No separate spectator seating
 - Only supports small meets with limited draw from outside the immediate regional but can host training camps and clinics
- 50m Event Pool Total Facility = 57,091 sf (SARC Addition)
 - Same Main Pool dimensions and configuration flexibility as Training Pool
 - Significant expansion of Program/Teaching Pool from 15m to 25m in length
 - Increased desk space plus elevated spectator seating capacity
 - Increased community meeting space
 - Accommodates all regional and provincial championship meets in swimming, artistic swimming, and water polo as well as small to mid-size national events
- Budget impact of Event Pool Option
 - Overall project cost increase of \$10,675,000 (SARC Expansion)
 - Incremental increase in net operating cost of only \$47,000
 - Includes additional full-time Aquatic Coordinator added for the Event Option
 - Revenue Enhancements
 - Incremental annual event revenue \$142,000 by Year Three
 - Potential for significant added sponsorship and advertising revenue above budget projections
 - Generates incremental economic impact in the community of \$6,625,000 annually by Year Three

Split Moveable Bulkhead

The Split Moveable Bulkhead is a new innovation in the swimming industry created to allow maximum flexibility and functionality for a 50m pool that is designed to accommodate a wide range of community, training, and event programming. The first such bulkhead was introduced in 2016 and has proven easy to use and operate and dependable in operation. This would be the first split bulkhead installed in North America.

Benefits of the Split Moveable Bulkhead

- Ability to create both 25m and 50m lanes concurrently
- Ability to create community program/access space during training
- Reduces staff and pool management time required to switch between 50m, 25m, and community pool configurations
- Lane lines pass through bulkhead during movement to be able to switch configurations without switching lanes lines
- Easy to operate and can reconfigure in fifteen minutes

Split Bulkhead in Zurich
10 lane 50m Pool



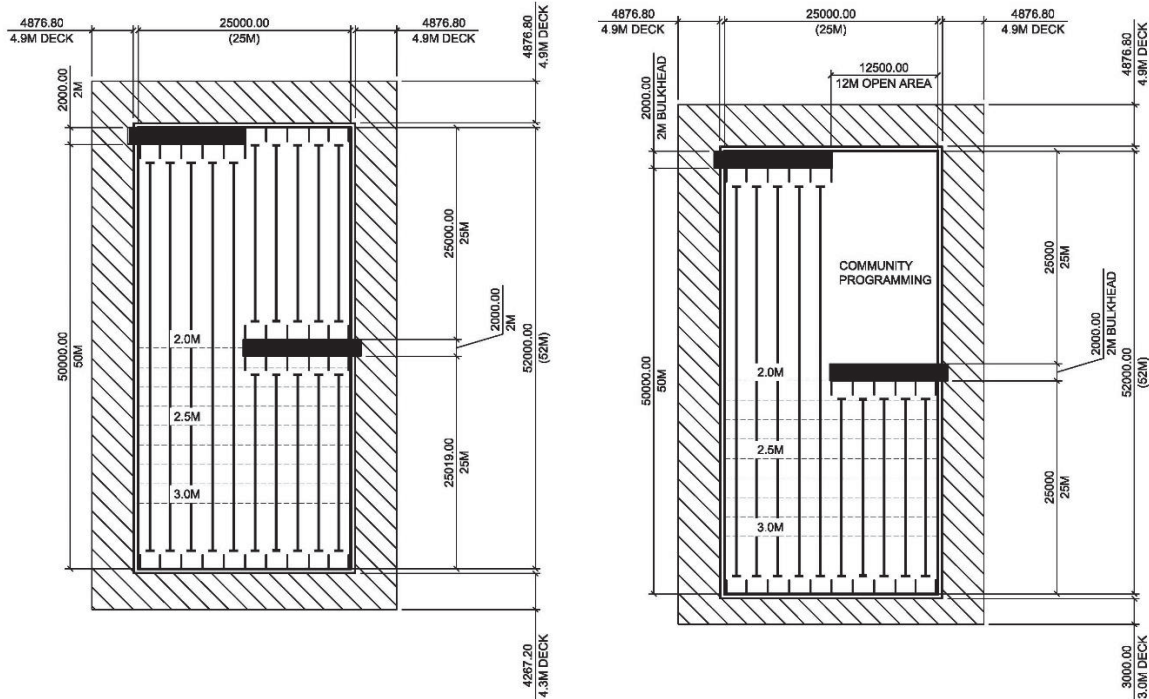
Pass Through Lane Line System



Examples of Split Bulkhead Configuration Options

5 x 50m and 10 x 25m Lanes

5 x 50m and 5 x 25m Lanes & Community Space



Incremental Cost of Split Moveable Bulkhead:

The incremental added cost of the Split Bulkhead is approximately \$30,000 to \$40,000 more than the equivalent sized regular moveable bulkhead.

Information on the Split Moveable Bulkhead is included in the Back-up Documentation Packet.

Timing System and Scoreboards

25 metre and 50 metre Training Options:

The timing systems for the 25m options and the 50m training systems are relatively similar with timing capability for 10 lanes (option to expanding to 20 lanes for the 50m training facility) plus water polo and artistic swimming functionality.

The scoreboard would include data information for event, name, team, lane, final time, split times, and place for 10 lanes. The scoreboard could also do water polo and artistic swimming. The scoreboard could do limited low resolution video.

50 metre Event Option

The system and scoreboard for the 50 metre event options would be updated as follows:

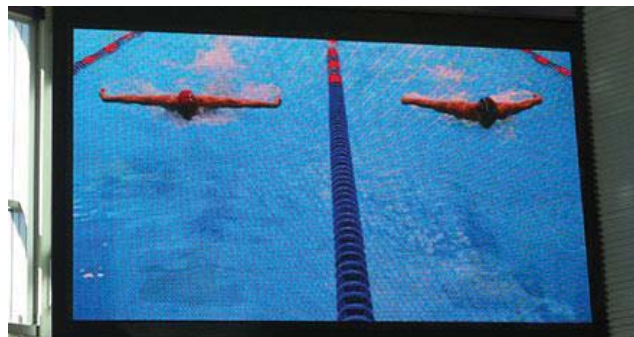
- Timing system expanded to 20 lane capability to conduct competition in 2 x 25 metre courses
- Added individual block speakers

- Scoreboard updated to higher resolution with enhanced color video capabilities plus expanded data and display space to show 20 competitors for the 2 x 25 metre competition courses
 - Video appropriate for advertising and messaging
 - Scoreboard would be more advertising and sponsor friendly, helping pay for itself through corporate sponsors and advertising.

*Samples of Scoreboards for 50m Event Main Pool
Data Capabilities*



High Resolution Video Capabilities

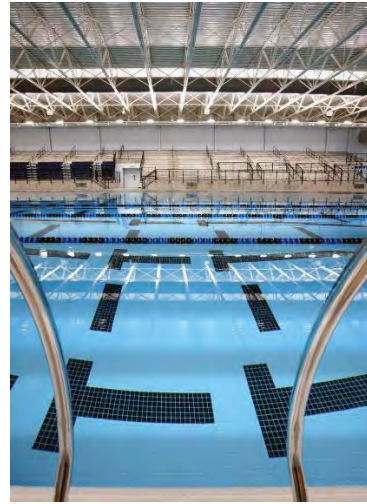


Main Pool Seating Options

The seating for the 25m options and the 50m Event Option will be utilized for events of different sizes throughout the year. In the case of the 50m Event Option, there will be meets with spectator load that will be smaller than the full capacity of the spectator seating area. Even at max use the spectator seating will only be used for approximately 50 days per year, leaving over 300 days of dead spectator space. Many pools use retractable seating on pool decks for competitors, but few use retractable flexible seating in the elevated or second level spectator seating.

To optimize the flexibility and use of space in the Main Pool (either as a SARC expansion or as a new standalone facility in a new Rec/Sports Complex) we encourage 40% to 50% of the seating be easily retractable to create additional program/workout/function space as needed during daily and special operations and programming. 400 retractable seats opens up approximately 1,500 square feet or more in usable area.

Images of Retractable Seating
This Example Shows 400 Retractable Seats in an area of 980 Total Seating



Seating Retracted with Open Usable Space



DESIGN OPTIONS: PROGRAM & THERAPY POOLS IN NEW STANDALONE COMPLEX

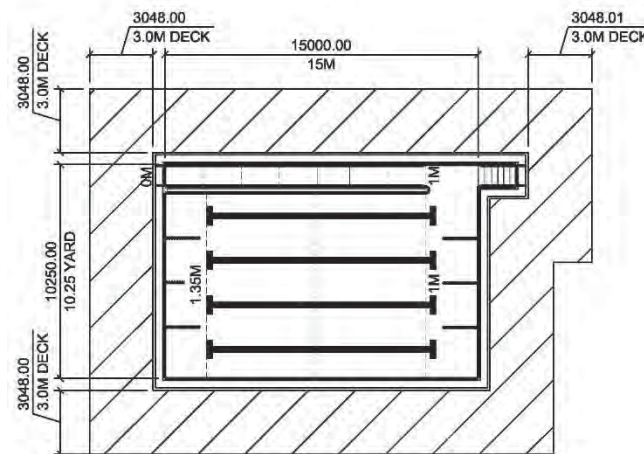
New Rec Centre Aquatic Facility:

For the aquatic facility at a new recreation/sport centre scenario the options for the main 25m to 50m pool would be the same. A program/teaching pool is also included to provide for teaching, aquatic fitness, warm water programming, and use as event warm-up space, especially for the 50m Event Main Pool Option. We would also recommend a purpose built wellness/therapy pool for the new Aquatic/Rec Complex. This Wellness/Therapy Pool is included in all of the New Standalone Aquatic Facility Options.

Program/Teaching Pool:

- For the 25m, the Stretch 25m, and the 50m Training Main Pool options:
 - 15m x 9m
 - 4 x 15m swimming lanes for entry level young children, seniors, and low intensity lap swimming and water walking
 - Ramp and stair access
 - Depth: 1.0m to 1.35m
 - Temperature: 30° to 31° C (86° to 87° F)

Example of Program Pool and Drawing

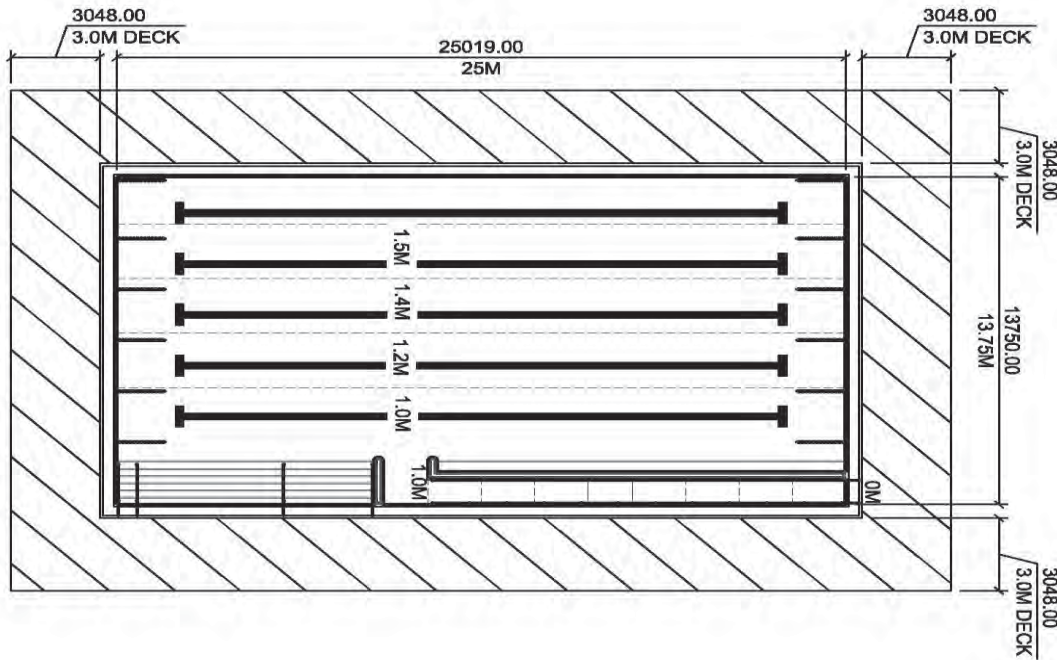


- For the 50m Event Option
 - 25m x 13.75m
 - 5 or 6 x 2.25m wide 25m lanes
 - Ramp and stair access
 - Depth: 1.1m to 1.5m
 - Temperature: 30° to 31° C (86° to 87° F)
 - With the ability to drop to 28° C (81° to 82° F) for use as meet warm-up pool as needed for 50m competition.

Example of 5 Lane 25m Program Pool

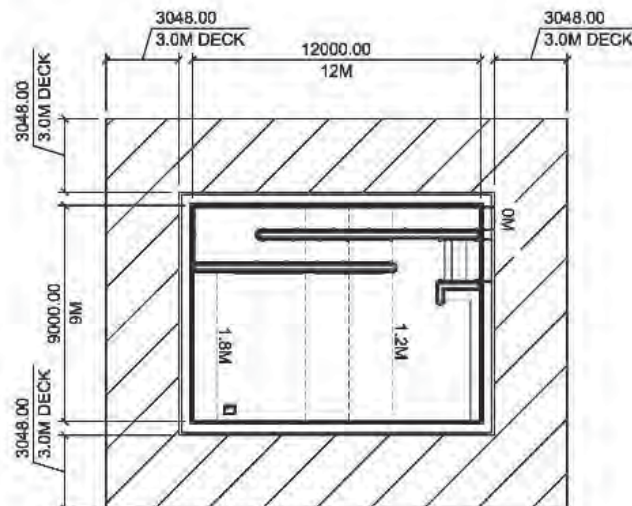


Drawing of 25m x 13.75m Program Pool



Wellness/Therapy Pool (Same for all Main Pool Options at New Standalone Complex)

- 12m x 9m
- Lift Access and ramp
- Depth 1.25m x 2m
 - Accommodates the need for some deep/vertical aqua therapy
- Temperature: 32° to 33°C (90° to 92°F)
- Purpose built therapy/rehab features and equipment
 - In water benches and steps
 - Option to include resistance current
- Final Wellness/Therapy Pool design should include specific input and features from any potential health care partner or service provider committed to using the pool.



DESIGN CONCEPTS: SUPPORT and COMMON SPACES and AMENITIES

All Options and Site Scenarios

Each design option also includes the following support amenities:

- Ample pool deck space
 - Accommodates competitor seating, circulation, officials space, and programming space
- Large changing spaces, locker rooms, family, handicapped accessible and gender neutral changing spaces.
 - In the case of the addition to SARC, these new locker and changing would also serve to support the current needs at SARC for more space and changing room options.
 - Space is allocated for overall area with the understanding that new codes and best practices in changing areas and locker rooms may be quite different when the facility is built.
- Classroom/Multi-function space accessible to the pool deck
- Significant storage space
 - In the case of the SARC expansion additional storage is provided to support the storage needs of the existing pools
- Aquatic staff and program office space
 - Meet management suite for the 50m Event Option
 - Office space for user group coaches/teams
- Lobby/spectator concourse space for the event friendly options
- Separate entrance or circulation patterns that can be used during events to limit impact on daily users

SARC Expansion Additional Elements

In the SARC expansion the design also includes additional spaces needed for the overall complex, including:

- Large multi-function workout space (usable by hockey teams that currently warm-up and stretch in the hallways as well as general fitness class space): 1,800 to 2,500 sf
 - Includes additional storage space for this space: 200 to 250 sf
- Increased family changing rooms
- Increased overall facility office space: + 400 sf
 - Accommodates workspaces for 4 staff
- Expanded entrance area

New Rec/Sports Complex Additional Elements

The design and costing for the aquatic component is developed as though it were a standalone aquatic centre. Although this aquatic facility would be part of an overall Rec/Sports Complex some small fitness and meeting spaces have been included in this design since these would be included in a standalone aquatic centre. These include:

- Cardio and strength dry-land space: 1,500 to 1,800 sf
- Workout/multi-function workout space: 1,800 to 2,500 sf
- Fitness storage
- Office space
 - Overall Facility Manager office space

- Staff support spaces
- Concession/event food service space
- Meeting/function space with warming/catering kitchen

Space Summary

Following is a quick summary of square footage for each option:

Option	SARC Expansion		New Rec Centre	
	Total sf	Footprint	Total sf	Footprint*
25m Base Option	33,869	29,916	44,952	44,952
25m Stretch Option	39,806	35,027	50,188	50,188
50m Training Option	42,392	42,392	58,240	58,240
50m Event Option	57,091	48,831	77,607	69,347

*NOTE: The new recreation centre option can also decrease the footprint with a second level depending on the specific site and next step design process.

Site Needs

Based on the square footage of each option, the site acreage needs are as follows:

Option	SARC Expansion*	New Rec Centre+
25m Base Option	2.25 acres	4.0 acres
25m Stretch Option	2.75 acres	4.5 acres
50m Training Option	3.25 acres	5.0 acres
50m Event Option	4.25 acres	6.5 acres

*NOTE: Indicates additional acreage needed at the SARC for the aquatic expansion, including additional parking.

+NOTE: Indicates the recommended acreage for site to accommodate facility and parking, access, and other site needs for the Aquatic Centre components. This is a guideline since each potential site may be different.

SARC EXPANSION SITE LAYOUTS and ANALYSIS

One critical issue for the SARC Expansion Option is how each design concept would fit on the current SARC site and how much additional parking and land would be needed. MJMA analyzed and developed a site drawing and massing rendering of each option on the site based on the design and additional space needed for the addition. MJMA had previously analyzed the SARC site for the 2018 SARC Addition Study they completed for the Town in June 2018.

Parking and Site Requirements

Additional parking needs for expanded aquatic use includes both the incremental needs to support the daily increase in aquatic programming plus the added needs generated by competitive aquatic events hosted. Parking at the SARC site is already tight, especially during warmer months when the fields are in use.

Projected Incremental Parking Needs for Each Option. Current there are 325 parking spaces adjacent to the SARC facility (actually 327 but we are using 325 for convenience). There are an additional 80-90 spaces that support the tennis centre and sport fields. These additional 80-90 spaces are not calculated into the projections below.

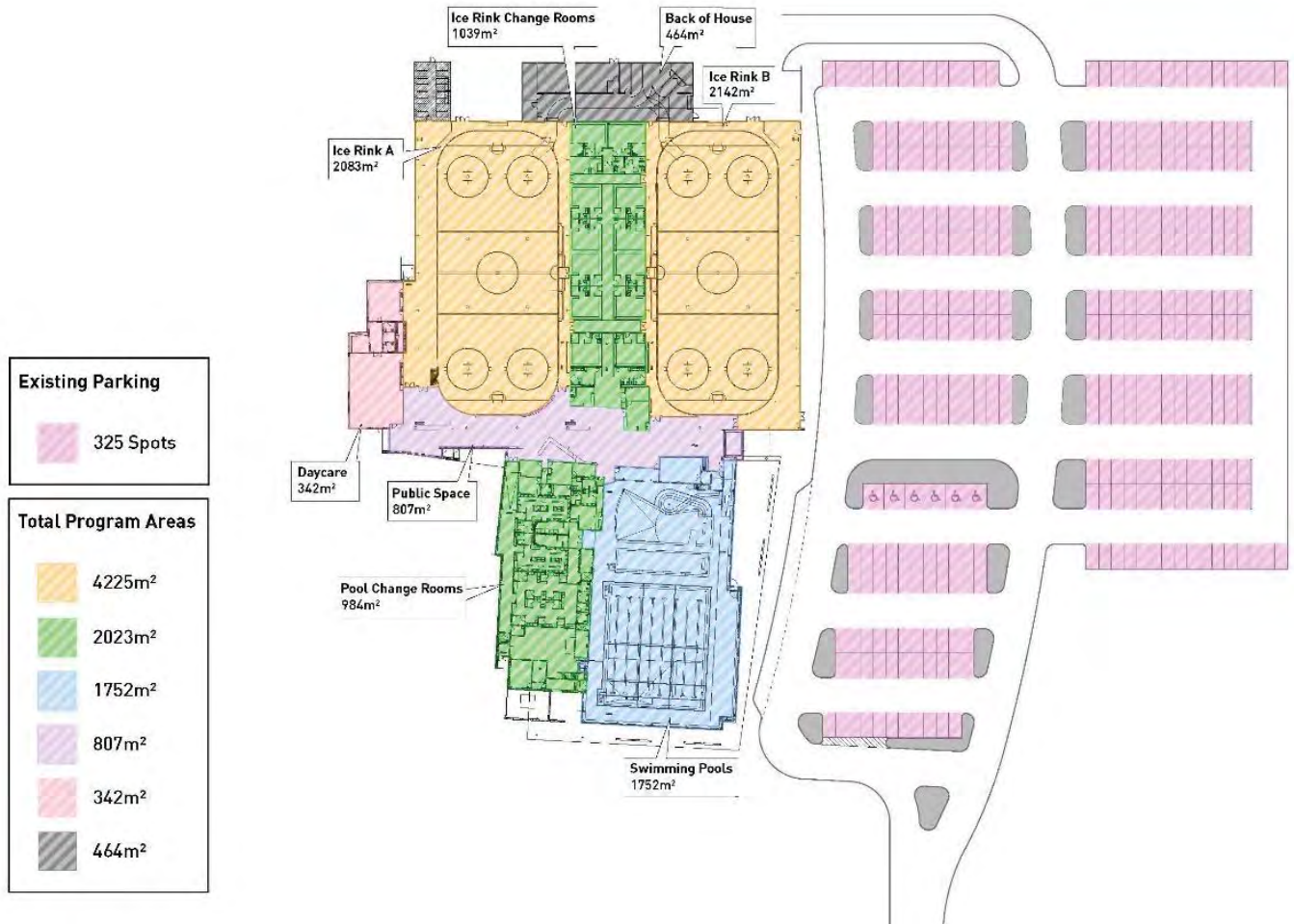
<u>Option</u>	<u>Daily Parking</u>	<u>Event Parking</u>	<u>TOTAL</u>	<u>OVERALL</u>
25m Base Option	50	80	130	455
25m Stretch Option	60	100	160	485
50m Training Option	75	75	150	475
50m Event Option	75	225	300	625

The drawing of each option indicates the number of existing spaces lost to the addition. An overall site drawing indicates how additional spaces can be added after the expansion.

When calculating space needed for parking spaces the average number of spaces per acre is 100-115 depending on the type of lot and design factors.

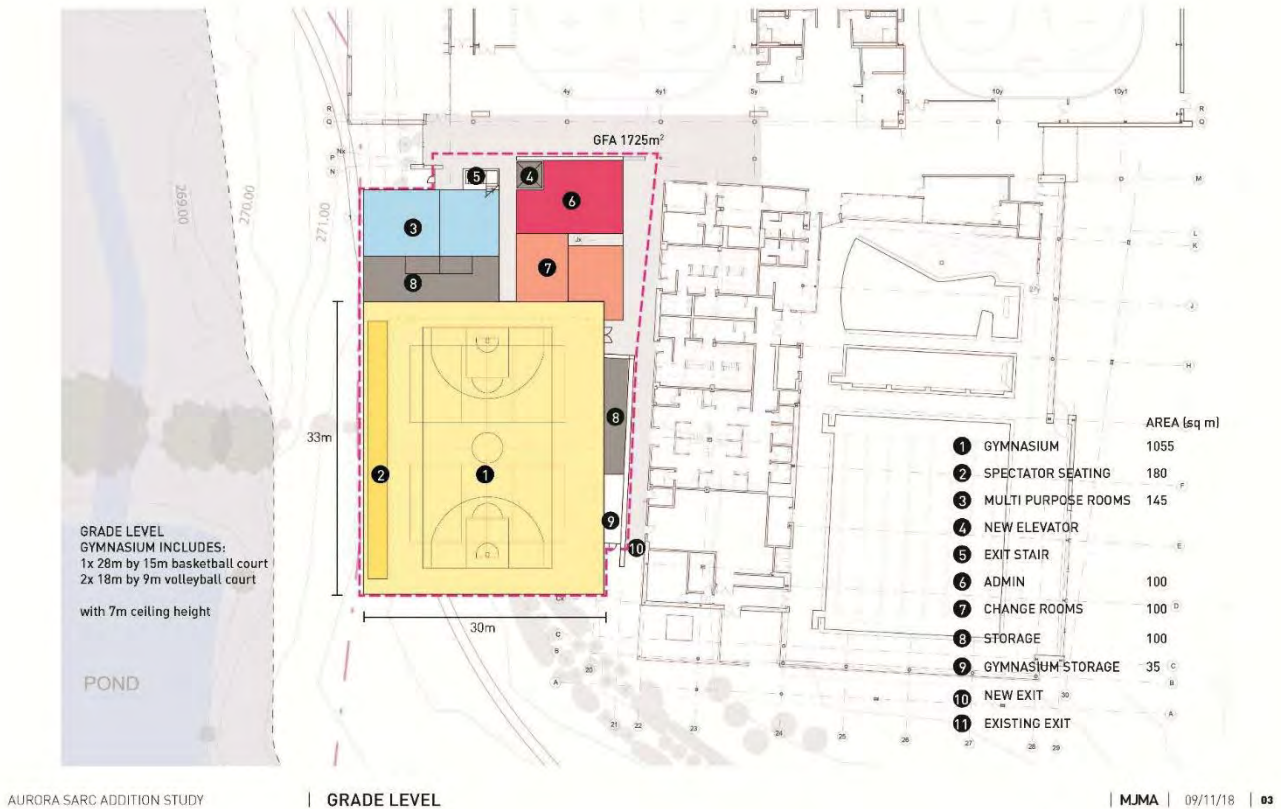
Current SARC Layout on Site

Below is the current SARC layout for reference. This drawing shows the existing 325 spaces.



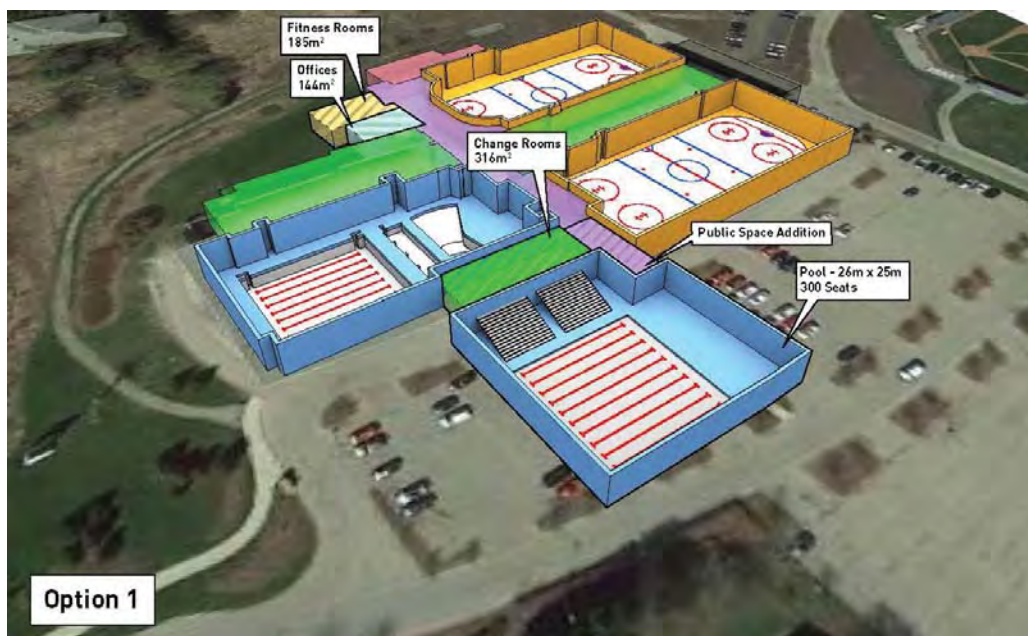
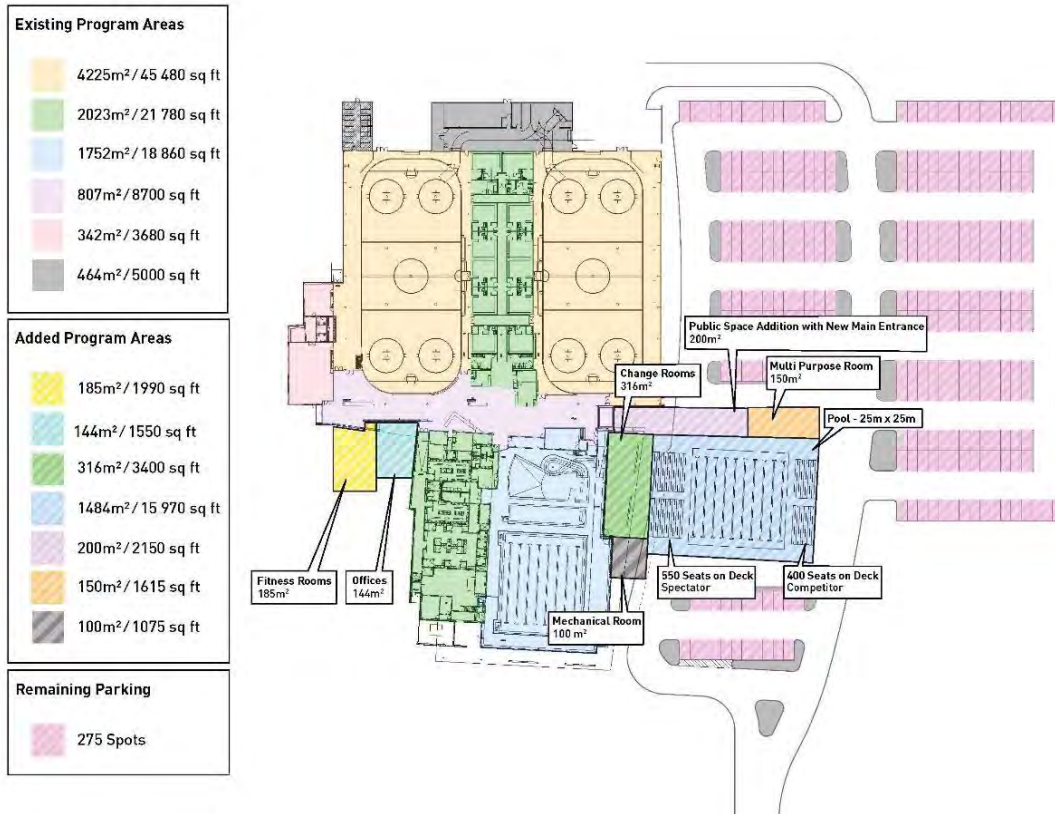
2018 SARC Addition Study

In 2018 MJMA developed a study for the Town of the potential addition of a gymnasium to the SARC site. The addition at this time totaled 1,725 m² (18,568 sf). The gym addition was located on the opposite side of the existing SARC building from where the new aquatic addition can be added. For reference and context, we have included this drawing from the 2018 Study.



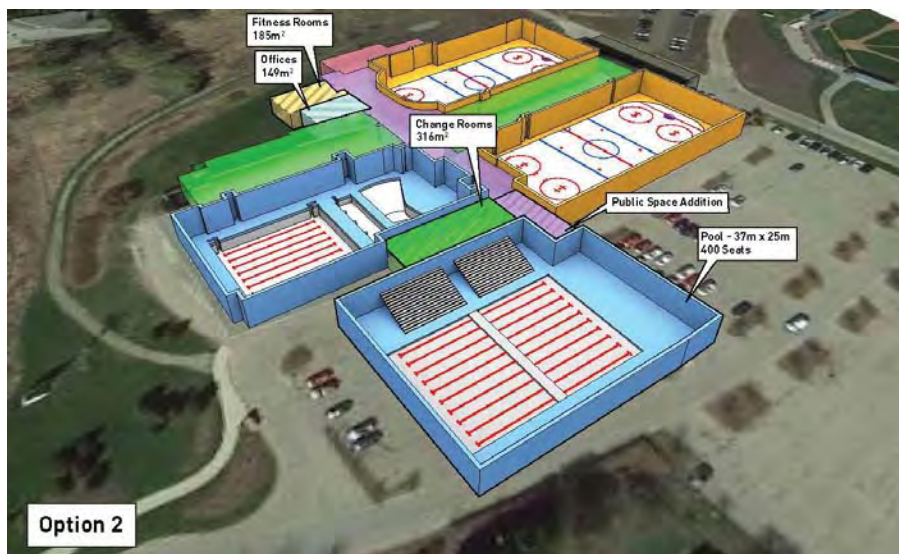
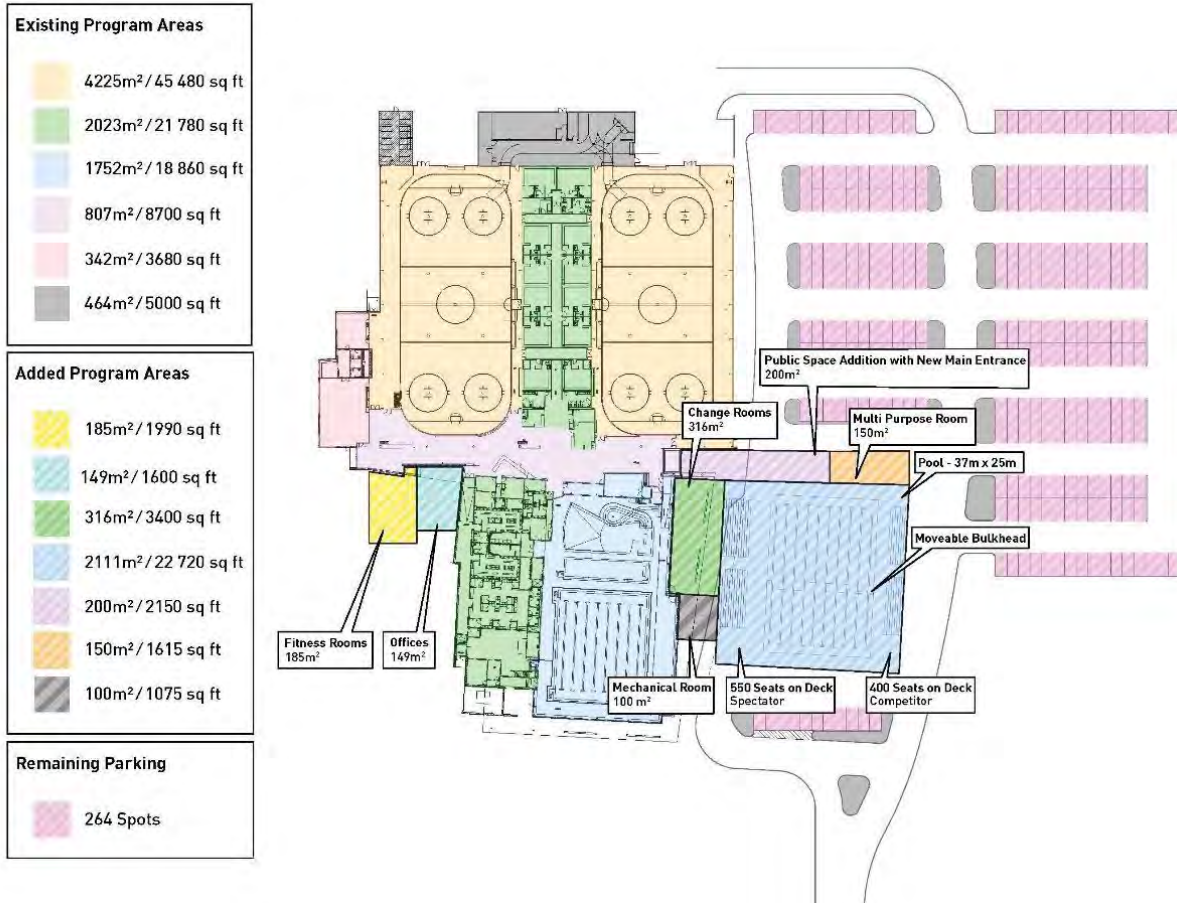
Base 25m Main Pool Option

This drawing shows the addition of the Base 25m Option. In this model 50 of the existing 325 parking spaces are lost to the addition. An additional 180 spaces would need to be created to replace spaces lost and provide the additional 130 spaces needed.



25m Stretch Option

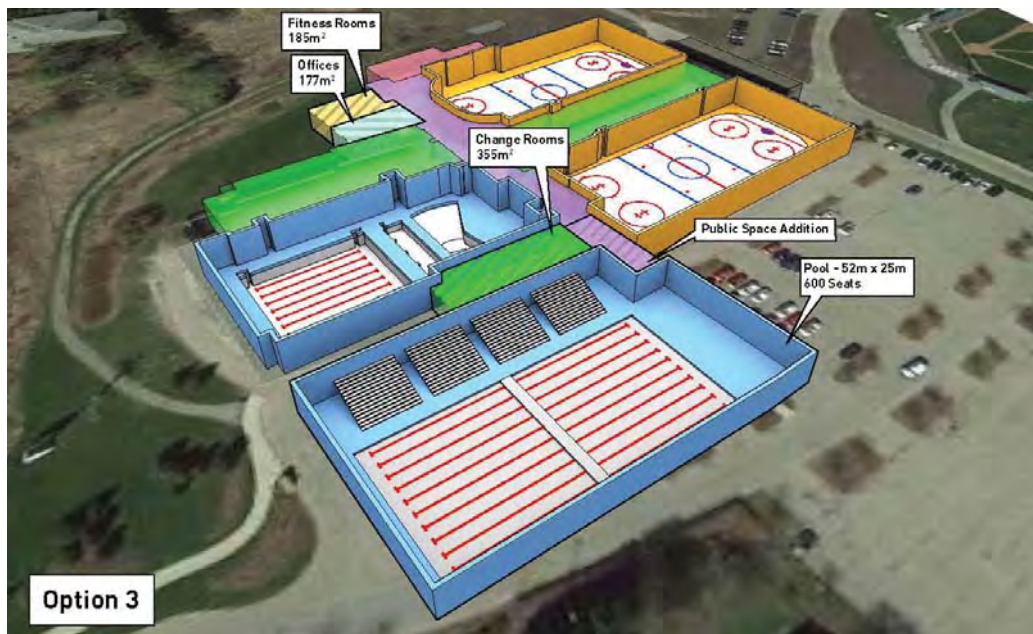
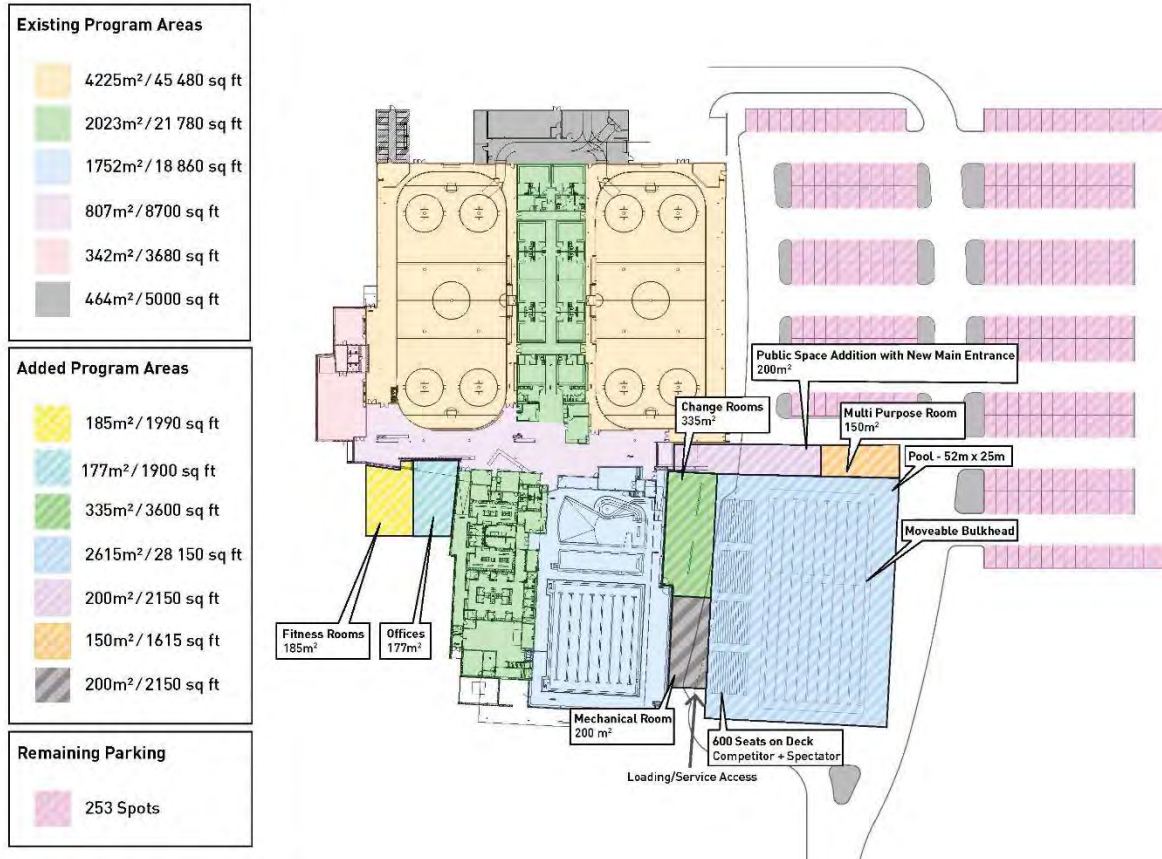
This drawing shows the addition of the Stretch 25m Option. In this model 61 of the existing 325 parking spaces are lost to the addition. An additional 221 spaces would need to be created to replace spaces lost and provide the additional 160 spaces needed.



Option 2

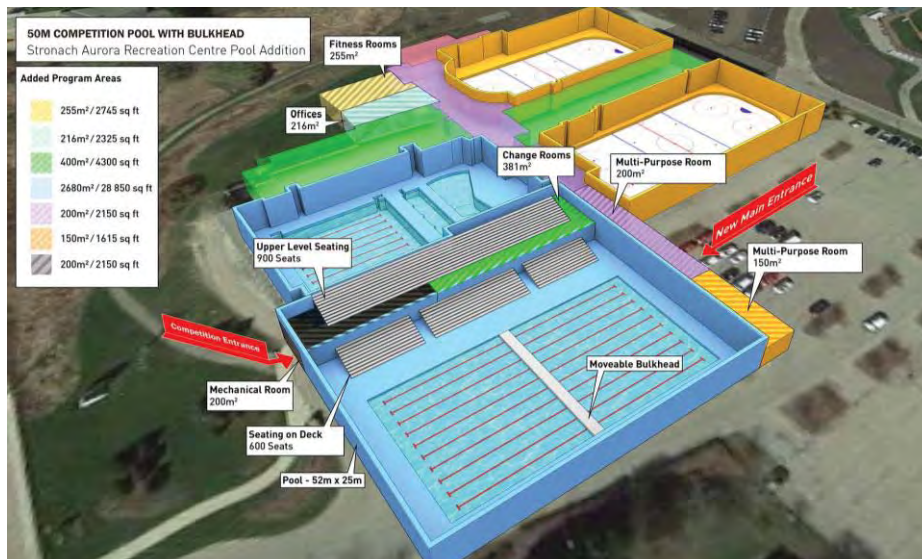
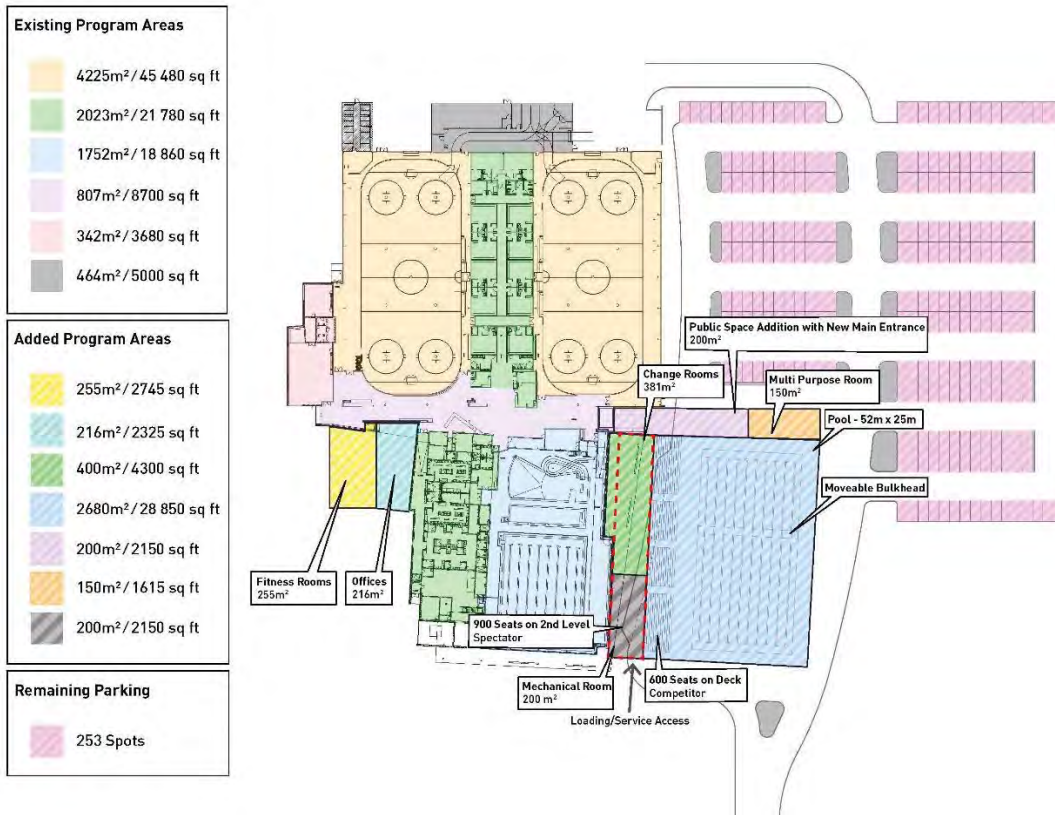
50m Training Option

This drawing shows the addition of the 50m Training Option. In this model 72 of the existing 325 parking spaces are lost to the addition. An additional 222 spaces would need to be created to replace spaces lost and provide the additional 150 spaces needed.



50m Event Option

This drawing shows the addition of the 50m Event Option. In this model 72 of the existing 325 parking spaces are lost to the addition. An additional 372 spaces would need to be created to replace spaces lost and provide the additional 300 spaces needed. NOTE: No more parking spaces are lost for the 50m Event Option than the 50m Training Option since the seating space has been moved up to a second level keeping the increase of the expanded footprint to a minimum.







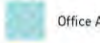
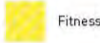


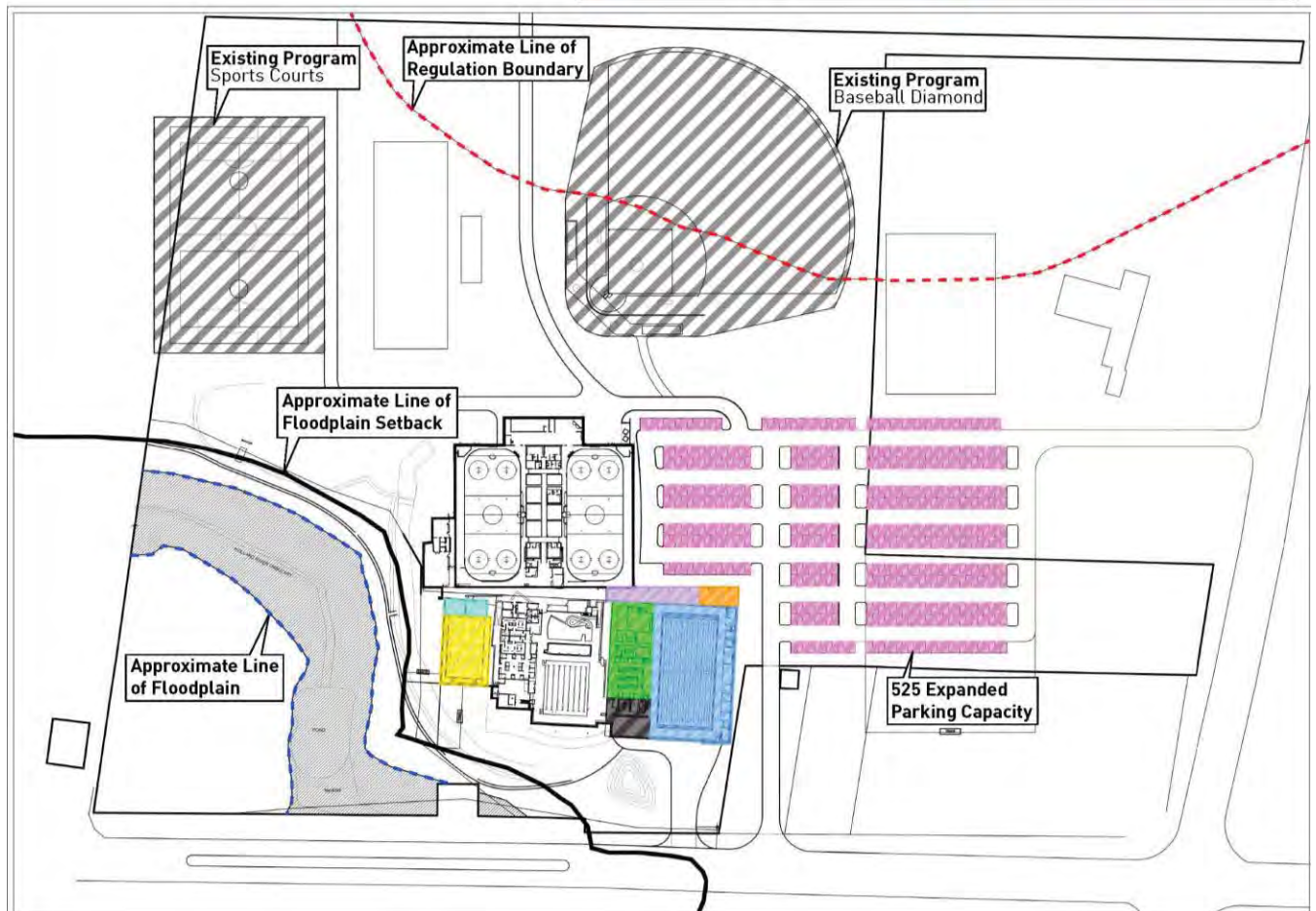
Expansion of Parking Capacity

The diagram below indicates MJMA’s assessment of the additional parking that can be added to the existing SARC site. The 525 parking spaces identified support all of the additional daily needs generated by the aquatic centre expansion/addition options. These spaces fall short of the total of 625 spaces needed to meet the maximum event capacity of the 50m Event Option. This shortfall can be addressed through the acquisition of adjacent property or the development of some event overflow parking at shared parking in the area. This additional event parking is mostly limited to 20-24 weekends per year including some or Friday through Sunday events. In the case of overflow event parking remote parking with a shuttle service could be utilized by the event host.

Expanded Parking Capacity

Stronach Aurora Recreation Centre Pool Addition

Additions			
	Parking		Change Room
	Swimming Pool		Mechanical Room
	Foyer Addition		Multi-Purpose Room
	Office Addition		Fitness Room



AQUATIC CENTRE OPERATIONAL and MECHANICAL SYSTEMS

The mechanical and operational systems used in the operational and budget calculations for new aquatic facilities and upgrades/replacement of equipment in existing facilities in this study are all state of the art equipment and systems based on the following criteria:

- Energy efficiency
- Low annual operation costs
 - Savings on electric, natural gas, chemicals, and water
 - Less staff operational time
- Low long term maintenance
- Short payback period for premium equipment costs
- Extended lifespan
- Minimal water usage
- Minimize environmental impact
- Minimal impact on programming and pool down time due to regular maintenance

This technology includes:

- Regenerative Media Filters:
 - Reducing water consumption and waste through significantly reduced need to backwash filters and add for replacement water.
 - Reducing electrical, natural gas, and chemical use through 80% to 85% less replacement water to heat and treat.
 - Filters down to particles one micron in size compared to 15 to 30 microns in traditional high rate sand filters in the existing pool facilities
 - Reduces space needed in pool pump room for filter systems by approximately 30%
- UV water purification system
 - Secondary disinfectant system complementing the chlorine disinfectant system
 - Kills cryptosporidium bacteria which chlorine does not kill (major cause of pool related infections)
- Variable Frequency Drives (VFDs)
 - Controls the pump output power and electrical draw based on filter and circulation needs
 - Reduces pump and filter electrical use by 20% to 25%
- State of the art chemical and pool controllers (linked via web access for off-site monitoring and smart control)
 - Provides more consistent and accurate control of pool systems, chemical levels, water levels, and temperatures
 - Provides direct alerts to pool operators and management of any problems in order to identify and address problems in a more timely fashion
- High efficiency heaters
- Source capture exhaust system (capture and exhaust bad air at water surface level)
 - Pull the “bad” pool air filled with Chloramines (bi-product of chlorine disinfectant process) sitting within 45 cm of the water surface.
 - Exhausts this air directly
 - Significantly improves air quality

- Reduces the overall amount of replacement air exchange needed to maintain air quality
- Reduced amount of replacement air needed in the overall natatorium HVAC System reduces the heating, cooling and de-humidification costs of replacement air treatment and circulation.
- Theoretically limits amount of corrosive chemical filled air recirculating through overall HVAC system therefore extending the life expectancy of the natatorium HVAC system
 - NOTE: This is theoretical since the source capture exhaust systems are new in the last five years and there is no actual track record yet of the impact on HVAC lifespan.
- Can be retro-fitted to the existing natatorium spaces
- LED lighting

As this project moves forward the energy cost savings analysis can be rolled into the existing Town efforts to explore energy savings throughout Town buildings, facilities, and operations. The Town is also actively exploring grant and incentive funding for a wide range of energy initiatives that may apply to new and updated aquatic facilities. Energy saving grants or incentives are currently not factored into the project cost projections.

Alternate Energy Systems

Alternate energy systems may also be explored, but an engineering and cost analysis of alternate energy systems were outside the scope of this study.

Operational Impact on Existing Aquatic Facilities

Like most public recreation centres, the pools and the natatorium are not separately metered for water, electric, and natural gas. We are able, however, to make some qualitative projections of the savings that could be achieved by converting the existing SARC and AFLC pool systems to this new technology. We would project the savings to be approximately the following percentages. If the Town is interested in further evaluating these options at some point the projections can be quantified based on the volume of water, flow rates, temperatures and other measurable metrics. A more detailed engineering study can better determine savings and return on investment in updates. The post COVID-19 Pandemic “New Normal” likely will provide added incentive to improve the existing aquatic water disinfecting and the aquatic environment HVAC systems on a faster timeline (see section on COVID response later in this report).

- Regenerative Media Filters-Recommend Neptune Benson Defender Filter Systems
- 80% to 85% reduction in water consumption
- 15% reduction in natural gas costs (less replacement water to heat)
- 5% electric savings based on lower horsepower pumps needed



- UV water purification system
 - 15% reduction in pool chemicals (mostly chlorine)



- Variable Frequency Drives (VFDs)
 - Monitors and manages pump electric power draw based on filter demand and cycles
 - 15% to 20% reduction in electric use



- State of the art chemical and pool controllers
 - Impact is mostly in more consistent pool temperatures, chemical levels and water levels resulting in some savings, but difficult to quantify
- High efficiency heaters
 - Potential to save 5% to 10% in natural gas

NOTE: Many utility companies have credits or grants available to support making these type upgrades.

It is also important to note that these upgrading to this newer equipment does not require lengthy facility down time.

ENVIRONMENTAL IMPACT

Although it is very difficult to gain LEED Gold levels for aquatic centres, many of these factors do provide LEED certification credit for energy efficiency and minimization of water usage. The use of Myrtha Pool technology (which is already used in Aurora Pools) also provides LEED credits from savings of approximately 45-50% in embodied energy during the building process.

Based on analysis by the architect and engineers during the design phase, additional environmentally friendly technology and alternate energy sources can also be evaluated for their impact and return on investment.

PROJECT COST ESTIMATES

Projected Cost of New Construction

Project cost estimates include the following:

- All construction and site development costs (although site costs may vary depending on specific sites)
- Cost of additional parking spaces needed
- Soft costs, including design, bonding, permitting, general conditions, etc.
- Specific owner equipment costs
 - The costing includes specific owner direct purchases that would be potential opportunities for donor or corporate sponsorship, fundraising, or user group support such as timing system, scoreboard, competitive equipment, and recreation equipment.
- 10% contingency
- Inflation factor: Costs are originally in 2020 dollars with a 3% annual escalation factor to project 2022 dollars.

The cost estimates do not include the following:

- Cost of land acquisition for additional parking at SARC or for a new Rec/Sports Complex site
- Excessive Site Preparation or any Demolition required on a prospective site

The costs are based on current comparables in the market and regionally plus mid-range materials and aesthetics. State of the art cost reducing technology plus environmentally friendly considerations are factored into the cost projections.

Projected Project Costs in 2022 dollars (millions)

Option	SARC Expansion		Standalone	
25m Base Pool	\$23.784M	(\$701/sf)	\$31.484M	(\$700/sf)
25m Stretch Pool	\$27.968M	(\$704/sf)	\$35.228M	(\$702/sf)
50m Training Pool	\$29.686M	(\$702/sf)	\$40.690M	(\$699/sf)
50m Event Pool	\$40.357M	(\$708/sf)	\$54.546M	(\$703/sf)

The detailed cost projections are included in the Design Space Allocation worksheets included as Attachments #11 and #12.

UPGRADES TO EXISTING AURORA AQUATIC FACILITIES

Upgrades to Existing Aquatic Facilities

All these design options will allow for some updates to existing pools

- SARC
 - 25m Pool:
 - Add ramp/stair access to increase handicap, senior and overall program and user access to pool
 - Raise temperature to 84-85°F
 - Leisure Pool:
 - Consider removing the slide in favor of newer recreational features and increase the usability of this pool
 - It is unlikely that the pool can be cost effectively deepened to increase usage
- AFLC
 - There is little structurally that can be done to enhance this facility in a cost effective way. Ideally, it would be great to deepen the lap lane area (probably by raising the deck, not digging a deeper bottom, but this is still costly but may be considered in the future).
 - Most effective would be to just raise the temperature to 85-86°F to make this a more usable teaching, therapy, and fitness space better taking advantage of the shallow depth and soft bottom. This can make the AFLC pool much more usable for programming, although lap lanes would be mostly eliminated except for those wanting warm water for lap swimming

Projected Cost of Existing Facility Renovation

The projected costs of the potential options of the mechanical systems of the existing pools are as follows. These projections include materials, removal of existing components, installation, and labor.

SARC 25 metre Pool

- Addition of Ramp: To be done after new aquatic facility is completed
 - Drop in Ramp: \$ 50,000
 - Installation of permanent ramp: \$150,000
- Addition of Entry Stairs: To be done after new aquatic facility is completed
 - Drop in Stairs: \$ 10,000
 - Installation of permanent stairs: \$ 75,000
- Replacement of Filter System and Pumps: \$300,000
 - Anticipate end of current system lifespan within the next six to eight years but operational savings and hygiene improvements may drive earlier replacement and upgrade.
- Installation of UV System: \$ 70,000
 - Recommend adding to system within the next two years based on the importance of adding UV disinfectant system to improve the elimination of infectious biologics

such as bacteria and viruses. Downtime is limited, with replacement only taking a couple days.

- Installation of VFDs on Pumps: \$ 40,000
 - With filter replacement
- Chemical and Pool Controller upgrade: \$ 30,000
 - With filter replacement
- Heater Replacement: \$125,000
 - Likely needed in the next 6 to 8 years
- Installation of Source Capture Air Exhaust System: \$250,000
 - In conjunction with construction of additional pool at SARC
 - When included as part of new pool construction
 - Includes full natatorium for all pools

TOTAL \$875,000 to \$1,040,000

SARC Therapy and Leisure Pools combined

- NOTE: Important to stage any filter/mechanical system work to not overlap with replacement work on the 25m Main Pool. Lifespan of this equipment is similar to the 25m Main Pool.
- Replacement of Filter Systems and Pumps: \$160,000
- Installation of UV Systems: \$ 50,000
- Installation of VFDs on Pumps: \$ 30,000
- Chemical and Pool Controllers upgrade: \$ 25,000
- Heater Replacements: \$100,000

TOTAL \$365,000

AFLC 25M Pool

- Addition of Ramp: To be done after new aquatic facility is completed
 - Drop in Ramp: \$ 50,000
 - Installation of permanent ramp: \$150,000
- Replacement of Filter System and Pumps: \$160,000
 - Anticipate end of current system lifespan within the next five to seven years but operational savings and hygiene improvements may drive earlier replacement and upgrade.
- Installation of UV System: \$ 50,000
 - Recommend adding to system within the next two years based on the importance of adding UV disinfectant system to improve the elimination of infectious biologics such as bacteria and viruses. Downtime is limited, with replacement only taking a couple days.
- Installation of VFDs on Pumps: \$ 30,000
 - With filter replacement
- Chemical and Pool Controller upgrade: \$ 25,000
 - With filter replacement
- Heater Replacement: \$ 90,000
 - This is the item that has the shortest projected lifespan in the facility.

- Anticipate needing replacement in 4 to 6 years

TOTAL \$405,000 to \$505,000

GRAND TOTAL OF ALL PROJECTED WORK: \$1,654,000 to \$1,910,000

NOTE: These are costs in 2020 dollars. We recommend adding a 3% annual escalation to project costs in targeted/scheduled year of actual upgrades and replacement.

Additional Projected Costs

- The current and planned maintenance of the existing bottom liners of the pools should eliminate the need for any liner or tank repairs or maintenance for the next ten years. The upgrade to the new chemical controllers and UV systems will also help slow any discoloring and degradation of floor surfaces
- Deepening of the AFLC main pool. This is a complicated engineering issue which would take much more engineering and design analysis to develop and cost out a solution.

FACILITY MANAGEMENT & STAFFING

Facility management and staffing is critical to the success of the overall aquatic facilities and programs in all the pools. It is also important to coordinate and integrate the programming and scheduling of all aquatic facilities in Aurora.

The current aquatic management team is hard pressed to maximize the potential of the current programs. It is very difficult to find good learn to swim instructors and find and retain lifeguards, especially during day time hours. It is also difficult to find aquatic fitness instructors that are trained and certified in new aquatic fitness trends and a wide range of programming. The financial projections in this study addresses these issues as follows:

- Provides additional full-time staff resources to expand and enhance current programs
- Increase lifeguard and swim lesson instructor wages to compete with surrounding areas, particularly Newmarket
- Provides additional staff for new facility
 - Additional aquatic Coordinator across the facilities to support new programs and events
 - Additional deck supervisor and aquatic programmers to support new programs, events, and greater use by outside groups
- Significantly increase staff training and development budget
- To insure a higher quality of risk management, outside user groups, particularly the current competitive team user groups' time will be guarded by Aurora staff with the added cost of these guards factored into their pool rental. The user groups are already aware of and accept this change in risk management policy (currently they were able to provide their own guards or utilize coaches certified in lifesaving).

The budget projections for aquatic management and staffing have been aggressive to insure that the management and staff are sufficient to support and create enhance, expanded, and new aquatic programming and support events in the new aquatic facilities. The overall staff budget, for example, for the 50m options added to SARC more than doubles the budget for staff compared to the current SARC aquatic staff budget. The aquatic staff budget for the new Aquatic Centre with its two pools is 25% to 45% higher than the existing SARC aquatic staff budget. The salary and wage rates are based on current Town salary level guidelines and the current hourly wage increases for lifeguards and instructors in the works.

FINANCIAL PROJECTIONS and BUDGETS

Financial models have been developed for all four options based and the two site scenarios. The financial budget projections are based on the design and program models and the research into the area market costs as well as best practice facilities in the region and nationally. The projections include the following:

- Operating Costs
- Program Costs
- Facility Revenue
- Program Revenue

Operating are the fixed costs of utilities, maintenance, lifeguards, equipment, office expenses, and facility staff. Program expenses are the instructors, marketing, credit card fees, and other costs associated directly with specific programs and vary based on the program participation.

Facility Revenue is user fees, memberships, and rental revenue. Program Revenue is specific class fees and program registrations linked to specific programs. We break the program expenses and revenue out to provide the ability to analyze the return on investment and costs of specific programs to help maximize program development and use of the pools space and time.

The current Aurora budgeting structure for the recreation centres and the pools is complicated and involves multiple cost Centres. The three main budget areas we utilize in the analysis are:

- Aquatics
- Facility Operations
- Administration and Reception

We also make reference to expenses and revenue from the fitness budget and the overall Recreation Services budget to call out impact on areas of these budgets. We have attempted to combine all relevant costs from these budget Centres to attempt to understand the full cost of operating the current pools and aquatic programs and best analyze the impact of new facilities.

FINANCIAL ANALYSIS METHODOLOGY

The current Town budgeting/bookkeeping model includes aquatic facility and program related expenses in three different Town budget centres:

- Operations
- Aquatics
- Reception/Administration

These three separate budget centres make it difficult to quickly quantify all of the expenses and revenue related to the current aquatic facilities operating, staff, and program costs and revenue and accurately determine a true aquatic bottom line. Many of the operating costs also are tracked building wide, and not specifically for the aquatic components, such as utilities, maintenance, outside services, and front desk/reception staff. ISG worked with Town management in each budget area to quantify and allocate appropriate costs and cost shares to aquatics at each recreation complex to get an accurate base line of current aquatic costs, particularly at the SARC for purposes

of comparison to a SARC expansion. Town management in each area reviewed the budget projection line item spreadsheets to confirm this analytic process and the breakdown by budget line item. ISG used 2018 and 2019 Town budget actuals to determine the baselines and create “apples to apples” comparisons.

The goal of this financial analysis is to be able to make the following analytic comparisons to understand the financial impact of each facility option.

SARC Expansion Options

The analysis of the expansion options addresses the following issues:

- How will the expansion change the overall net operating deficit for the SARC aquatic facilities?
- Uses the existing SARC costs as a base line to project increased costs
- The Profit & Loss summaries for the SARC expansion options show a bottom line comparison for apples to apples costs, revenue, and net operating deficit for the expanded SARC and overall aquatic programming compared to current operations.
- The facility operating and staffing costs and facility revenue focus on the SARC facility alone.

Program Revenue and Expenses

The current Town aquatic budget breaks down aquatic program revenue by facility. If the SARC facility is expanded or a new aquatic centre is added the existing facilities will also have changes in water temperature and use. The only way to accurately project the incremental program revenue and cost impact of expanded or new aquatic facilities is to lump all the aquatic program revenue and program related expenses together. In other words, the financial analysis looks at all aquatic programs across all the facilities. Although the current base program costs and expenses are lumped together, the projections for the expanded or new facilities are broken out by the incremental revenue and expenses that each program would generate. For example, it is most effective to estimate the overall increase of swim lessons participation in revenue across all pools than to speculate on how this may breakout by actual pool.

Revenue Assumptions

The initial ISG projections of overall facility and program revenue were approximately \$125,000 to \$250,000 higher. During the budget project line item review with Town management and staff in February the revenue projections were lowered to the current levels based on staff input and a more conservative overall conservative budgeting approach, further reducing risk of additional shortfalls.

New Aquatic Centre

The analysis of a new Aquatic Centre at a new site addresses the following issues:

- Quantifies the actual costs of operating the new facility
- Project the incremental program and membership revenue generated by the new Aquatic Centre in addition to the ongoing costs and revenue of current base line aquatic revenue at the SARC and the AFLC
- The Profit & Loss summaries for the new Aquatic Centre options identify the net operating deficit for the new Aquatic Centre factoring in the incremental overall revenue generated for aquatic programming across all facilities.

Total Net Operating Cost (Deficit) and Cost Recovery

- The goal of the financial analysis of the expansion option is to be able to project how an addition to the SARC will impact the net operating cost of all aquatics at the SARC and if it can improve the percentage of cost recovery.
- The goal of the financial analysis of the new facility is to project the net operating costs of this facility and determine the cost recovery compared to existing Aurora aquatic facilities.

PROFIT & LOSS SUMMARY

The Summary comparisons of each option use Year Three of the projections (rounded to 100s)

SARC Expansion

Budget Centre	SARC	Expansion Options Year Three			
	2019 Actuals	25m Base	Stretch 25m	50m Training	50m Event
Operating Expenses	\$2,002,250	\$2,956,700	\$3,003,000	\$3,190,000	\$3,381,000
Program Expenses	\$ 316,500	\$ 496,500	\$ 496,500	\$ 501,500	\$ 503,000
Total Expenses	\$2,318,750	\$3,453,200	\$3,500,000	\$3,691,500	\$3,884,000
Facility Revenue	\$ 347,000	\$ 719,200	\$ 749,200	\$1,099,300	\$1,241,600
Program Revenue	\$ 764,500	\$1,211,500	\$1,211,500	\$1,226,000	\$1,229,100
Total Revenue	\$1,111,500	\$1,930,700	\$1,960,700	\$2,325,300	\$2,270,700
Net Rev (Deficit)	\$(1,207,250)	\$(1,522,500)	\$(1,569,300)	\$(1,366,200)	\$(1,413,300)
Cost Recovery	48%	56%	56%	63%	63%
+/- To Current SARC		+\$ 315,250	+\$ 362,050	+\$ 158,950	+\$ 206,050

Conclusion

By Year Three, both 50m pool options are operating at a cost recovery 15 percentage points higher than the current SARC aquatic facilities. The overall SARC aquatic facilities are operating at an incremental increased net operating cost of between \$159,00 and \$206,000 respectively. This additional operating cost is actually a bit high since the 2019 actuals for existing SARC expenses are not increasing for annual inflation.

New Aquatic Facility at New Recreation/Sports Centre

Budget Centre	New Aquatic Centre Year Three (rounded to 100s)			
	25m Base	Stretch 25m	50m Training	50m Event
Operating Expenses	\$1,462,500	\$1,527,500	\$1,684,100	\$1,910,500
Program Expenses	\$ 151,100	\$ 151,100	\$ 151,100	\$ 151,100
Total Expenses	\$1,613,600	\$1,678,600	\$1,835,200	\$2,061,600
Facility Revenue	\$ 322,100	\$ 361,900	\$ 783,700	\$ 880,500
Program Revenue	\$ 443,200	\$ 446,100	\$ 446,100	\$ 446,100
Total Revenue	\$ 765,300	\$ 808,000	\$1,229,800	\$1,326,600
Net Revenue (Deficit)	\$(848,300)	\$(870,600)	\$(605,400)	\$(735,000)
Cost Recovery	48%	48%	56%	56%

Conclusion

By Year Three, both 50m pool options are operating at a cost recovery 8 percentage points higher than the 25 metre options. The overall net operating cost of the 50m Training Option is \$243,000 and \$265,000 lower than the two 25m options respectively. The 50m Event Option is \$113,000 to \$135,000 lower than the two 25m options respectively.

LONG TERM REPLACEMENT RESERVE FUND BUDGETING

A very important element of a successful and financially sustainable Aquatic Facility is the planning and budgeting for long term capital replacement and maintenance for the facility. This budget does not include regular annual maintenance, but it does assume that the regular annual maintenance is performed on the appropriate basis. Since the Town does not currently reflect any annual set aside or contribution to a long term reserve, these funds are not included in the annual operating budget projections for annual and routine maintenance. ISG did want to project these long term costs so they can be factored into overall Town capital replacement budgets for the overall complexes. The analysis highlights the expected timeline for replacement and repairs during the 20-year period. The analysis of the projected long term replacement/maintenance costs include the following elements.

- Pool Mechanicals
 - Heater
 - Filter system
 - Pumps and VFDs
 - UV System
- Building
 - HVAC System
 - Building roof repairs
 - Miscellaneous; including painting, carpeting, etc.
 - Parking lot
- Pool Components
 - Pool tank repairs
 - Pool Deck resurfacing
 - Timing system updates
 - Scoreboard
 - Lane line replacements
 - Competitive and Recreation equipment
- Contingency

The annual budget set-aside for the Long Term Fund Reserve increases from Year One to Year Five based on increasing facility revenue and then from Year Six on increases at 3% annually. The projected annual contribution and accumulated funds over twenty years are the following for the 25m and 50m options. We have developed a 20-Year projection of the Long Term Reserve needed for the 50m Event Option and the 25m Base option. The 25m Stretch option is approximately another 10% and the 50m training option is reduced by 10%.

SARC Expansion

- 25m Base Option
 - Annual Contribution
 - \$50,000 in Year One increasing to \$155,400 in Year 20
 - Total Accumulated Fund: \$2,300,649
 - Fund Balance at end of twenty years: \$ 175,649
- Stretch 25m Option
 - Annual Contribution
 - \$55,000 in Year One increasing to \$170,940 in Year 20
 - Total Accumulated Fund: \$2,530,715
 - Fund Balance at end of twenty years \$ 193,214
- 50m Event Option
 - Annual Contribution
 - \$75,000 in Year One increasing to \$212,663 by Year 20
 - Total Accumulated Fund: \$3,171,414
 - Fund Balance at end of twenty years \$ 216,414
- 50m Training Option
 - Annual Contribution
 - \$67,500 in Year One increasing to \$191,397 by Year 20
 - Total Accumulated Fund: \$2,854,272
 - Fund Balance at end of twenty years: \$ 194,773

Aquatic Facility at New Rec/Sport Centre

- 25m Base Option
 - Annual Contribution
 - \$70,000 in Year One increasing to \$196,304 in Year 20
 - Total Accumulated Fund: \$2,914,767
 - Fund Balance at end of twenty years: \$ 81,767
- Stretch 25m Option
 - Annual Contribution
 - \$77,000 in Year One increasing to \$2,159,344 in Year 20
 - Total Accumulated Fund: \$3,206,244
 - Fund Balance at end of twenty years \$ 89,944
- 50m Event Option
 - Annual Contribution
 - \$75,000 in Year One increasing to \$245,380 by Year 20
 - Total Accumulated Fund: \$3,624,709
 - Fund Balance at end of twenty years \$ 103,709
- 50m Training Option
 - Annual Contribution
 - \$67,500 in Year One increasing to \$220,842 by Year 20
 - Total Accumulated Fund: \$3,262,238
 - Fund Balance at end of twenty years: \$ 93,338

The detailed line item calculation of these projected long term capital replacement and maintenance funds are included in the Back-up Documentation Packet.

Financial Operating Budget Conclusion

By Year Three, the 25m options are adding approximately a net operating cost \$315,000 to \$362,000 to the current SARC aquatic net operating costs. The 50m options are adding between \$159,000 to \$206,000 to the current SARC aquatic operating costs. NOTE: The projections assume no replacement of SARC or AFLC pool mechanical systems with new state of the art energy savings technology or other cost reduction upgrades.

The Year Three Comparison of Current SARC Expenses and each option follow this page.

The one page Profit and Loss Statement for each Option is included in this report as Attachments # 13-20.

	A	B	C	E	F	G	H	I	J	K	L	M	N		
1	Aurora Aquatics														
2	Profit & Loss Summary														
3	Comparison and Site Options														
4															
5															
6	June 1, 2020														
7															
8	All Options show Year Three of Operation			SARC Aquatics				SARC Expansion				Standalone Aquatic Center			
9	EXPENSES			2018 Actuals	2019 Actuals	25m Base Year Three	25m Stretch Year Three	50m Training Year Three	50m Event Year Three	25m Base Year Three	25m Stretch Year Three	50m Training Year Three	50m Event Year Three		
10	OPERATIONAL EXPENSES			\$ 1,951,900	\$ 2,002,250	\$ 2,956,677	\$ 3,003,312	\$ 3,189,887	\$ 3,381,231	\$ 1,462,381	\$ 1,527,678	\$ 1,684,068	\$ 1,910,393		
11	Utilities			\$ 713,473	\$ 735,000	\$ 977,255	\$ 1,023,890	\$ 1,059,254	\$ 1,166,667	\$ 213,303	\$ 257,267	\$ 303,465	\$ 404,320		
12	Operations & Maintenance			\$ 102,983	\$ 84,500	\$ 112,355	\$ 112,355	\$ 113,670	\$ 113,670	\$ 48,584	\$ 53,261	\$ 61,160	\$ 71,456		
13	Equipment & Supplies			\$ 65,398	\$ 69,426	\$ 119,663	\$ 119,663	\$ 143,328	\$ 158,037	\$ 76,772	\$ 80,449	\$ 95,999	\$ 120,688		
14	Staff Salaries & Wages			\$ 472,515	\$ 468,159	\$ 897,564	\$ 897,564	\$ 986,255	\$ 1,043,580	\$ 537,555	\$ 548,371	\$ 613,267	\$ 679,245		
15	Staff Benefits & Other Costs			\$ 82,073	\$ 88,802	\$ 186,887	\$ 186,887	\$ 207,978	\$ 219,876	\$ 123,554	\$ 125,718	\$ 136,534	\$ 148,431		
16	Reception/Registration Cost Center			\$ 313,078	\$ 358,313	\$ 400,991	\$ 400,991	\$ 404,686	\$ 404,686	\$ 310,573	\$ 310,573	\$ 310,573	\$ 310,573		
17	Outside Services			\$ 171,813	\$ 166,550	\$ 209,573	\$ 209,573	\$ 218,861	\$ 218,861	\$ 98,811	\$ 98,811	\$ 109,843	\$ 122,450		
18	General Office			\$ 30,567	\$ 31,500	\$ 52,390	\$ 52,390	\$ 55,855	\$ 55,855	\$ 53,228	\$ 53,228	\$ 53,228	\$ 53,228		
19	Miscellaneous			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
20															
21	PROGRAM EXPENSES			\$ 266,566	\$ 316,497	\$ 496,520	\$ 496,520	\$ 501,737	\$ 502,855	\$ 151,142	\$ 151,142	\$ 151,142	\$ 151,142		
22	Current Aurora Aquatic Programming (SARC & AFLC)			\$ 266,566	\$ 316,497	\$ 364,452	\$ 364,452	\$ 364,452	\$ 364,452	\$ -	\$ -	\$ -	\$ -		
23	Community and Educational Programs			\$ -	\$ -	\$ 5,813	\$ 5,813	\$ 5,813	\$ 5,813	\$ 5,813	\$ 5,813	\$ 5,813	\$ 5,813		
24	Fitness and Therapy			\$ -	\$ -	\$ 21,611	\$ 21,611	\$ 22,356	\$ 23,474	\$ 22,356	\$ 22,356	\$ 22,356	\$ 22,356		
25	Learn to Swim			\$ -	\$ -	\$ 93,534	\$ 93,534	\$ 93,534	\$ 93,534	\$ 107,391	\$ 107,391	\$ 107,391	\$ 107,391		
26	Camps and Clinics			\$ -	\$ -	\$ 5,471	\$ 5,471	\$ 9,942	\$ 9,942	\$ 9,942	\$ 9,942	\$ 9,942	\$ 9,942		
27	Team Programs			\$ -	\$ -	\$ 5,640	\$ 5,640	\$ 5,640	\$ 5,640	\$ 5,640	\$ 5,640	\$ 5,640	\$ 5,640		
28	Miscellaneous			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
29															
30															
31	TOTAL ANNUAL OPERATING EXPENSES			\$ 2,218,466	\$ 2,318,747	\$ 3,453,198	\$ 3,499,833	\$ 3,691,624	\$ 3,884,086	\$ 1,613,523	\$ 1,678,820	\$ 1,835,210	\$ 2,061,534		
32															

	A	B	C	E	F	G	H	I	J	K	L	M	N
7				SARC Aquatics		SARC Expansion				Standalone Aquatic Center			
8	All Options show Year Three of Operation					25m Base	25m Stretch	50m Training	50m Event	25m Base	25m Stretch	50m Training	50m Event
9	EXPENSES			2018 Actuals	2019 Actuals	Year Three	Year Three	Year Three	Year Three	Year Three	Year Three	Year Three	Year Three
33	REVENUE												
34	FACILITY REVENUE			\$ 353,359	\$ 347,074	\$ 719,187	\$ 749,230	\$ 1,099,287	\$ 1,241,581	\$ 322,050	\$ 361,906	\$ 783,734	\$ 880,463
35	Educational, Camps and Clinics			\$ 16,642	\$ 18,000	\$ 30,656	\$ 30,656	\$ 35,275	\$ 35,275	\$ 9,390	\$ 9,390	\$ 14,010	\$ 14,010
36	Club and Training Rental			\$ 148,494	\$ 148,574	\$ 349,788	\$ 379,831	\$ 628,883	\$ 628,883	\$ 155,400	\$ 195,256	\$ 531,060	\$ 483,918
37	Competitive Events			\$ -	\$ -	\$ 41,585	\$ 41,585	\$ 85,675	\$ 227,969	\$ 41,585	\$ 41,585	\$ 99,098	\$ 227,969
38	Special Events			\$ 20,052	\$ 20,000	\$ 33,570	\$ 33,570	\$ 36,878	\$ 36,878	\$ 11,520	\$ 11,520	\$ 14,828	\$ 14,828
39	Office and Other Space Rental			\$ -	\$ -	\$ 5,253	\$ 5,253	\$ 10,506	\$ 10,506	\$ 5,253	\$ 5,253	\$ 10,506	\$ 10,506
40	Therapy, Rehab, Health			\$ -	\$ -	\$ 9,456	\$ 9,456	\$ 9,456	\$ 9,456	\$ 9,456	\$ 9,456	\$ 9,456	\$ 9,456
41	Sales			\$ 6,669	\$ 4,500	\$ 6,490	\$ 6,490	\$ 8,112	\$ 8,112	\$ 2,163	\$ 2,163	\$ 3,245	\$ 3,245
42	Memberships			\$ 151,502	\$ 146,000	\$ 216,390	\$ 216,390	\$ 230,503	\$ 230,503	\$ 63,283	\$ 63,283	\$ 72,533	\$ 72,533
43	Facility Sponsorships/Advertising/Contributions			\$ 10,000	\$ 10,000	\$ 26,000	\$ 26,000	\$ 54,000	\$ 54,000	\$ 24,000	\$ 24,000	\$ 29,000	\$ 44,000
44	Public Partnerships			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
45	Miscellaneous			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
46													
47	PROGRAM REVENUE			\$ 678,252	\$ 764,407	\$ 1,211,560	\$ 1,211,560	\$ 1,226,050	\$ 1,229,155	\$ 443,185	\$ 446,101	\$ 446,101	\$ 446,101
48	Current Aurora Aquatic Programming (SARC & AFLC)			\$ 678,252	\$ 764,407	\$ 823,183	\$ 823,183	\$ 823,183	\$ 823,183	\$ -	\$ -	\$ -	\$ -
49	Community and Educational Programs			\$ -	\$ -	\$ 16,146	\$ 16,146	\$ 16,146	\$ 16,146	\$ 16,146	\$ 16,146	\$ 16,146	\$ 16,146
50	Fitness and Therapy			\$ -	\$ -	\$ 63,135	\$ 63,135	\$ 65,205	\$ 68,310	\$ 65,671	\$ 65,671	\$ 65,671	\$ 65,671
51	Learn to Swim			\$ -	\$ -	\$ 285,120	\$ 285,120	\$ 285,120	\$ 285,120	\$ 327,888	\$ 327,888	\$ 327,888	\$ 327,888
52	Camps and Clinics			\$ -	\$ -	\$ 12,420	\$ 12,420	\$ 24,840	\$ 24,840	\$ 24,840	\$ 24,840	\$ 24,840	\$ 24,840
53	Club Team and Training Programs			\$ -	\$ -	\$ 19,116	\$ 11,556	\$ 11,556	\$ 11,556	\$ 8,640	\$ 11,556	\$ 11,556	\$ 11,556
54	Program Sponsorships/Advertising/Contributions			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
55	Miscellaneous			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
56													
57	ADDITIONAL INSTITUTIONAL SUPPORT			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -				\$ -
58													
60													
61	TOTAL ANNUAL OPERATING REVENUE			\$ 1,031,611	\$ 1,111,481	\$ 1,930,747	\$ 1,960,790	\$ 2,325,337	\$ 2,470,736	\$ 765,235	\$ 808,007	\$ 1,229,835	\$ 1,326,564
62													
63													
64	NET ANNUAL OPERATING REVENUE (DEFICIT)			\$(1,186,855)	\$(1,207,266)	\$(1,522,451)	\$(1,539,043)	\$(1,366,287)	\$(1,413,350)	\$ (848,288)	\$ (870,813)	\$ (605,375)	\$ (734,971)
65	TOTAL COMBINED OPERATING REVENUE (DEFICIT): SARC + NEW AQUATIC CENTRE									\$(2,055,554)	\$(2,078,079)	\$(1,812,641)	\$(1,942,237)
66	NOTE:									In addition to SARC normal operating Deficit.			
67	TOTAL COST RECOVERY			47%	48%	56%	56%	63%	64%	48%	48%	56%	56%

ECONOMIC IMPACT and JOB CREATION

Event Economic Impact

All of the design options will be able to host events of some level, creating some economic impact for the Aurora area. The addition of new hotels in Aurora very close to the current SARC location make this a very convenient event opportunity.

Both the standalone and SARC expansion options have the same event capabilities.

Following is the summary of economic impact of the different options. These projections are for Year Two of operations, allowing for a year of event ramp-up.

<u>Annual Impact</u>	<u>25m Options</u>	<u>50m Training</u>	<u>50m Event</u>
Event Days	16.5	20.5	44.5
# of Events	8	10	18
Event Weekends	8	9	17
Direct Spending	\$1,035,300	\$1,136,100	\$5,266,600
Overall Econ Impact	\$1,656,500	\$1,817,800	\$8,426,600
Hotel room Nights	874	806	6,214

The 50m event option could actually attract more events/year if the Town management would like to increase the event load. These events can be hosted with minimal impact in daily programming with the other pools in the Aurora system.

The Event Economic Impact calculations and detail for the 25m Options, the 50m Training Option, and the 50m Event Option are included in this report as attachments #7, #8, and #9 respectively.

Job Creation

The new aquatic facilities also create additional jobs in the Aurora area.

The plan for the SARC 50 metre event expansion projects the following job increases:

- Four new full-time positions
- 25-40 new part-time positions
- Overall new salaries and wages through first five years of operation = \$3,000,000

The 25 metre options are approximately 20% less based on three full-time new employees and reduced lifeguard staffing needed.

The aquatic facility at a new recreation centre would generate approximately \$5,000,000 in new salaries and wages in the first five years.

ADVERTISING AND SPONSORSHIP OPPORTUNITIES

Currently each of the two Aurora aquatic facilities has a title sponsorship of \$10,000/year. The new facility will open up additional sponsorship opportunities with the new standalone aquatic centre or a new pool at SARC such as pool naming rights, scoreboard donation or naming rights, scoreboard sponsorships. The added traffic will also create more impressions and value and likely increase revenue from current lobby wall/digital signage. The financial projections include an increase of \$44,000 in sponsorship revenue for the new aquatic venue or expansion.

There is a significant upside in what potential sponsorships might generate, but the financial projections have only included conservative estimates of incremental sponsorship/advertising revenue based on the current values at the existing facilities. Overall these “soft dollars” represent approximately 2% of gross revenue. Many event friendly facilities can achieve 4% to 8% of their gross revenue in sponsorship and advertising opportunities.

Incremental Sponsorship Revenue

SARC Expansion:

25m Options	+\$16,000
50m Options	+\$44,000

New Aquatic Centre

25m Options	+\$24,000
50m Training Option	+\$29,000
50m Event Option	+\$44,000

PUBLIC, GRANT & PRIVATE ADDITIONAL FUNDING OPPORTUNITIES

The Town of Aurora is best positioned to explore public funding options for the Aquatic Facility but there are some opportunities for grant funding or credits for some of the key elements of the project:

Economic Development

The 50m Event Option will be generating over \$8,000,000 in annual economic impact and over \$5,250,000 in direct spending in the Aurora hotel and hospitality business and other businesses. It is important to explore grants through Ontario Tourism or the potential to tap into hotel taxes within the market footprint of the aquatic centre. Exploration of these opportunities would come during the next phase of design and funding development.

Another option based on the event and regional impact can come from Sport Commissions or Event organizations, but again funds are limited. Based on the potential event and sport impact, Sport Aurora may be a resource for soliciting some private funding, but the opportunities are limited.

Energy and Water Consumption and Environmental Considerations

During the Study, Stu Isaac met with the newly hired Town energy expert to explore energy savings upgrade grants and utility credits to support overall Town goals and initiatives. We identified the following potential opportunities for credits and grants:

- Shift to regenerative media filters to reduce water, electric, gas, and chemical use and waste
- Installation of VFDs on all pumps
- LED lighting (this is now relatively standard, so incentives to convert existing facilities have dropped and there are fewer opportunities for grants to install in new construction)
- Updating of system control systems (the Town is exploring improved “smart” control systems in other facilities now and these efforts could be linked)
- LEED Credits can be earned with the above components and also for use of the Myrtha pool technology (currently used in existing SARC pools). As mentioned earlier, it is difficult to create a LEED gold aquatic facility, but there definitely are points to be earned and any credits to do so should be explored.

Enhanced Government Infrastructure Funding

Infrastructure Canada has announced plans to accelerate public project funding to aid in the economic recovery from the COVID-19 Pandemic. Infrastructure Canada has opened the doors to funding for sport facilities that support both community based programming as well as high performance competitive programming and competition. Currently Own the Podium and the Canadian aquatic sport federations are exploring and identifying projects that could be fast forwarded to tap into some of this additional funding. It is too early to project how this process may play out and it is a long shot that any new Aurora aquatic expansion may qualify, but it will be important to closely watch how this process develops and stay in touch with the sport federations to me on the top of their priority lists. Swimming Canada is already aware of a potential future project in Aurora that may involve a 50m event facility and understands the need in the GTA.

Sport Governing Bodies and Sport Organizations

There are limited opportunities for brick and mortar capital cost grants or funding directly from sport organizations and governing bodies. There is the potential for very limited grant funding for

developing new sport programs and providing some assistance in purchasing relevant equipment, but these are limited and very small and not likely to move the total cost needle much at all. Sport Federations can provide support of the need and provide materials in support of the project.

Program Support

As a more detailed program model is developed during the next stages of project development there is the potential to obtain some grant funding for specific programs. It is easier to find some grants, private, and corporate support for programs than bricks and mortar. The programs with funding potential include but are not limited to:

- Increased funding available to those unable to afford facility access and programs for financial reasons
- Special needs programs
- Autism programs
- Veteran's programs
- Town and School District wide lesson program for a single grade such as 2nd or 3rd graders (expanding on the Lifesaving Society program)
- Development of new programs in the aquatic facilities
- Specific senior programs

POTENTIAL IMPACT OF COVID PANDEMIC

The current COVID pandemic has had a very significant and undoubtedly a lasting impact on aquatic and recreational facilities. The majority of focus now is on how to most safely open facilities and how to begin operations and programming in a safe and healthy fashion during this time. The aquatic and overall recreation and sport industry is also trying to identify and develop facility, operation, and management long term changes that will be part of a “New Normal” in the future. The future New Normal may include code updates and requirements as well as non-code best practice operating procedures. These can be in design, operations, or programming elements.

For the purposes of this Report we have identified some of the most likely accommodations to address, prevent, and mitigate health crises.

Operational Elements

- Increase staff and outside services costs
 - Added custodial staff and time for enhanced cleaning and disinfecting
 - Added outside services for potential staff, user, and facility testing
 - Potential added front desk/access point control, staffing, and screening potential
- Staff training costs
 - Additional staff and management training on handling and management of health emergencies (beyond current First Aid, CPR, AED) and new standard practices
- System Operations
 - Enhanced air handling and HVAC systems, including addition of HEPA filters and other air quality controls
 - Increase requirements for outside replacement air exchange in system
 - NOTE: Source capture exhaust system discussed in this report would be a major advantage in this process
 - Potential increase in pool water turnover rate (although COVID does not live in chlorinated water, this may be a broader concession to future health crises)
 - NOTE: The projected design and costing in the report include all the state of the art water and air handling systems that currently exist and are recommended for optimum health conditions.
- Change in overall code bather load calculations

Design Elements

- Potential increase in code space requirements concerning deck, changing rooms, locker rooms and other common spaces based on lower user capacities/square metre.
- Increased design and cost for increased separation or portioning in common areas, particularly locker rooms, changing areas, and restrooms
- Incorporate more robust and higher capacity HVAC and dehumidification systems
 - See operational note above

Renovation

- Consider upgrading pool water mechanical systems at existing pools earlier than dictated by projected life expectancy

- Added advantage of achieving operational cost savings and increased efficiency in addition to the higher levels of water quality and cleanliness

Financial Impact

These potential incremental operating and design costs are not factored into the current operating budgets or project cost projections in this report. The Town may wish to begin identifying contingency cost projections across all of its current recreation/sport facilities as well as add contingency costs to new aquatic project operating and project costs.

KEYS TO SUCCESS AND FACTORS IN FAILURES

The common perception of pools is that they always lose money and cannot operate in a reasonable financially sustainable model within public budgets without excessive costs or subsidies from public entities, taxpayers, or outside entities. To understand how the new or expanded aquatic facilities in Aurora can succeed, it is important to understand the best practices of facilities that succeed and the reasons behind failed or underperforming pools. These factors are broken down into several key areas:

- Management
- Programming
- Design
- Financial Management

In this discussion we always discuss the facility as an aquatic centre. A single standalone swimming pool is unlikely to be sustainable. An aquatic centre incorporates at least two bodies of water to accommodate at least two water temperatures, depth variability, diverse and concurrent programming, plus the amenities and spaces needed to support a full range of programming. These keys to success have been factored into the program, design, management, and financial model for the new or expanded aquatic centre options for the Town of Aurora.

DEFINITION OF SUCCESS and SUSTAINABILITY

The definition of success and financial sustainability is different for each facility and community, depending on the public and partner goals of the facility. A stand-alone facility that charges market rates for all programs and pool rental can be quite sustainable. A public or school district facility may not be sustainable because of specific goals of the public entity, owner, or managing partnerships. For example of a School District facility; the use of the facility by the school district is not charged as rental or lessons are provided free for all third graders, etc. A public pool may provide significant user discounts for membership, use, and even class programs such as learn to swim or aquatic lessons for city or county residents. A public facility may also offer local youth groups and teams low rent below the actual cost of operating the pool as part of overall support of youth programs, activities, and fitness in the community. It is important to integrate goals and public benefits into any discussion of what constitutes success and sustainability in each program. In the case of the Town of Aurora, it is very important to provide a full range of programming and opportunity to all residents of the Town at very competitive rates that provide access to all, effectively subsidizing programs for the benefit of residents compared to the much higher cost of market rate or for profit program providers.

MANAGEMENT

The management of the facility is the single most important key element in the success of an aquatic centre. The management must be proactive in its programming and marketing approach and adopt an entrepreneurial approach to the business of aquatics.

Aquatic and Facility Management Positions (Supervisor, Coordinator)

Keys to Success

- Critical to have experience in running facilities that have a full range of programming and events with specific financial and operating goals and metrics
 - Expertise in developing, marketing and executing a wide range of programs
 - Experience in developing and managing aquatic centre budgets
 - Experience in bidding, securing, and managing events, including working with local event hosts
 - Experience with and ideally an existing network of contacts with aquatic sport governing bodies (local, state, regional, national)
 - Network and membership in key aquatic safety, fitness, and management professional organizations and regular attendance at conventions and camps to maintain up to date knowledge of new trends in aquatic facility and program management
 - Experience in marketing, sponsorship, advertising as it relates to generating support for the aquatic centre and its programs
 - Ability to work closely with the community, civic entities, interest groups, and the philanthropic community to generate maximum support for the operations and programming of the aquatic centre
- This position should ideally begin ten to twelve months in advance of the opening of the aquatic centre. In the case of Aurora, this overall position in aquatics currently exists but the facility specific position would need to be added.
 - Build new programs
 - Expand and enhance existing programs
 - Begin to plan in advance for securing events
 - Obtain commitments and contracts from users and partners
 - Launch marketing of the aquatic centre programs
 - Build staff structure and develop training program for staff prior to opening
 - Funding for this is part of the Year Zero or Project Capital expenses

Risks for Failure

- Traditional experience in parks and recreation facilities or clubs with subsidized operation where marketing and entrepreneurial initiatives are not encouraged or rewarded
- Lack of strong aquatic program, facility, and event experience
- Limited business or aquatic management background
- Lack of clear and measureable facility program, use, and revenue goal, objectives, and metrics
- Lack of clear management accountability linked to the goal metrics

Aurora Plan

- The Feasibility Study includes additional management level staff for the new facility and expanding management support across all facilities.
- Budget is included to support this expansion of management
- Travel budget is included to allow key management to attend conferences and for continuing professional development as well as attending sport governing body meetings for bidding for events for aquatic centre

Program Management (Coordinators and Aquatic Programmers)

Keys to Success

- Very important to have a strong and experienced Program management team on board.
- Also important to include experience and responsibilities for marketing the programs-it is not just build it and they will come!!
- Network and membership in key aquatic safety, fitness, and management professional organizations and regular attendance at conventions and camps to maintain up to date knowledge of new trends in aquatic facility and program development, trends, and management
- If funding allows this position should be filled six to eight months prior to opening, but this role is often filled by the overall Facility/Aquatic Director initially. Bringing new program management on board can be coordinated with the growth and expansion of existing Aurora aquatic programming.
- It may be more effective to have specific program directors part time linked to key programs like learn to swim, aquatic fitness, camps, etc.
 - May be head instructor with an additional stipend for management responsibilities
 - Can coordinate with existing programs in current facilities

Risks for Failure

- Inexperience in starting up programs or growing programs
- Lack of involvement in the aquatic professional world and not remaining current in trends and developments in aquatic programming
- Lack of personal hands on experience in actually running and teaching in programs
- Lack of commitment, goals, and accountability in building and marketing the programs

Aurora Plan

- The Feasibility Study includes additional program level staff for the new facility and expanding management support across all facilities.
- Budget is included to support this expansion of program staff including for new and existing programs
- Travel budget is included to allow programmers to attend conferences and for continuing professional development
- Staff development and Training Budget is included in Aquatic Department budget

Instructors and Support Staff

Keys to Success

- Instructors, teachers, front desk/reception staff, and other key staff that interface with the public should be well trained and compensated.
- Important to have training and retention programs to attract and keep well trained learn to swim, aquatic fitness, and other instructors
 - Don't expect to pay learn to swim instructors minimum wage!!!
- Understanding of their importance to the overall success of the facility
 - Understanding and adopting the basics of customer service and communication
 - In most cases, these individuals are the most important "face" of the facility that will interface and engage with the aquatic centre users and customers

Risks for Failure

- Lack of potential staff pool to draw from
- High turn-over rate/Lack of retention
- Inadequate training
- Lack of understanding of their impact on the success of the overall facility

Aurora Plan

- The Feasibility Study budget includes a significant increase in hourly wage for instructors
 - Provides flexibility in wages to attract staff for difficult day hours, aid recruitment, and reward retention
- Staff development and Training Budget is included in Aquatic Department budget
- Training programs in conjunction with local school curricula have already been instituted by the Aurora aquatic management team

Overall Management Elements

Keys to Success

- Professional outfitting and branding of all staff (in and out of the water)
- Clearly defined goals and objectives
 - Program participation
 - Use
 - Revenue
 - Expenses
 - Accountability
- Clearly developed safety, emergency, operational, and maintenance procedures and manuals
 - Includes education and rehearsal of all staff in these elements
- Regular management and staff meetings
 - Program and schedule
- Key user group interaction and input
- Cleanliness and well maintained common areas
- Continuing education and training
 - Management and Staff accountability

Risks for Failure

- Failure to execute all of the above

Aurora Plan

- Increased budgeting for staff outfitting and recognition
 - Includes promotion of staff certifications, memberships, and training in a visible manner.
- Travel and Staff Development budgeting
- Incremental marketing budget beyond just recreation website and brochures

PROGRAMMING

Keys to Success

- Full range of programs for the entire community
- Introduction of new programs and trends are regular updates of existing program curriculum

- Temperature and depth options specific for each program and level of intensity
- Scheduling to allow for all potential program participants and target demographics
 - Early morning before work
 - During the school day
 - Lunch hour specific programs
 - After school programs
 - After work programs
 - Evening after family dinner or “kids are settled”
- Progressive programs
 - Clear and smooth transitions from one program to the next level
 - Learn to Swim
 - Pre-Team
 - Swim Teams
 - Masters teams
 - Aquatic fitness
 - Full range of intensities, abilities, and transition programs
 - Cross training
 - Etc.
- Development of program partners
- Concurrent programming
 - Access to different programs and lane space at same time
 - Lap swim lanes throughout the day, even during team practices
 - Multiple programs in same body of water
 - Program access during prime time use by teams and outside groups
- Limited interruption of daily and community access during swim meets and special events
- Marketing of programs

Risks for Failure

- Weak or poorly training instructors
- Lack of program integration and progression
- Inappropriate times for different user groups
- Lack of concurrent program scheduling

Aurora Plan

- Feasibility Study identifies a wide range of new program and recreational opportunities
- Potential schedule matrix allocates programs across all pool facilities to best use the strengths of each facility
- Schedule matrix opens up significant additional time for use across multiple programs at prime times during the day
 - Lap lanes at all times during the day and evening
 - Classes before, during and after the work and school day for all
 - Significantly increase open recreation and family time for pool use
- Schedule matrix maximizes opportunity for concurrent programming
- New or expanded facility opens up significant space and temperature flexibility for existing pools to better accommodate full range of programs and users

- New competitive appropriate main pool opens up space in existing SARC and AFLC lap pool for wider range of public programming and use after school and in the evening.

DESIGN

Keys to Success

- Warm and cool water available
- Varying depths in both temperatures
- Best possible air and water quality
- State of the art technology for energy, chemical, and water conservation and green operation
- Layout and building configuration to promote integrated programs while also providing separation of programs, access, and in building traffic during special events
- Proper access beyond just disabled code requirements
 - Senior friendly
 - Young child friendly
 - Staging areas in water
 - Sufficient deck space
- Appropriate Locker Room and changing areas
 - Meeting latest concerns and new regulations concerning gender requirements
 - Meeting latest best practices in child protection and safety
 - Family and handicap accessible changing spaces
 - Learn to swim friendly changing areas
 - Any other purpose built locker rooms
 - Teams, Adults, Members, etc.
- Support spaces
 - Wet and Dry classroom/function spaces
 - Adequate storage accessible to different pools and function spaces
 - Office spaces
- Security and Access control
 - Ability to modify and have two separate access points during events
 - Importance of front desk staff to customer service
- Events
 - Balance spectator and competitor seating needs based on key event goals and pool competition capacity
 - Key support amenities
 - Design eliminates or limits impact of events on regular daily programming and community access.

Risks for Failure

- Risks of Failure are really just lack of execution of the keys to success

Aurora Plan

- All design keys are incorporated into the design for both the addition to SARC and a new stand-alone aquatic centre.
- Energy and water saving state of the art technology incorporated in the design and project cost projections

- State of the art technology in air and water handling systems
- Pool configurations and design allows for separation and independence of event and community programming during most competitive events
- Expanded pool access in existing SARC 25m pool to increase ease of access for all users
- Expanded and diversified locker rooms and changing rooms to serve new pool and better meet existing demands for changing room types and space at the SARC
- Expanded function space and storage space to support new facility as well as existing SARC facility and aquatic and dry-side programs

FINANCIAL MANAGEMENT

Keys to Success

- Business oriented management practices and financial management
- Budget development based on facility management and best practices
 - Budget tracking to enable analysis of all costs of aquatics and of specific programs
 - Increased visibility of aquatic related costs and revenue for better program development and accountability
- Develop program fees, usage fees, and rental rates to best combine goals of Town:
 - Accessible and affordable to all residents and users
 - Help support local youth, adult, and disabled sport programs
 - Provide revenue to help offset aquatic facility and program operating costs and deficit
- Identifying, developing, and optimizing program and facility funding options and potential
 - Grants
 - Corporate support
 - Advertising and Sponsorship
 - Cash and financial support
 - Product and services Value-in-Kind (VIK) donations
 - Community support
 - Private philanthropy as needed
- Develop a budgeting plan or reserve fund for long term capital replacement and maintenance for future repairs, component replacement, and other unexpected financial costs.

Risks for Failure

- Failure to build sufficient cash reserve or long term replacement fund or plan for future equipment replacement or capital facility repair
- Failure to develop fee structure appropriate for market and meeting overall facility financial and program objectives
 - Market rates
 - Appropriate discounts for residents, members, etc.
 - Analysis of revenue needs
- Failure to invest sufficiently in key success factors
 - Marketing
 - Key management positions
 - Staff training and development
 - Air handling and Water handling technology and systems

RECOMMENDATIONS

ISG has been asked to provide recommendations for the aquatic strategic vision for the Town. These recommendations will include the first recommended addition to the aquatic facilities as well as the long term vision for future facilities. It will also include the recommendations of repurposing and use of the current aquatic facilities. The recommendations take into account multiple factors including:

- Ability to meet current and long term aquatic, fitness, and recreation needs of Aurora residents
- Anticipated continuing growth of Aurora and the surrounding communities
- Project Capital Cost
- Annual Operating Budget and cost recovery (net operating deficit)
- Economic impact of the new facilities

These recommendations are based on the research and analysis in this Report and our experience in the aquatic world and the direction of aquatics well into the future.

Long Term Vision

Since the aquatic facilities in Aurora are part of larger multi-purpose recreation centres the future needs for recreation and sport facilities in Aurora also enter into this consideration. We find that the best served communities and best practice facilities include a combination of a single large scope aquatic centre plus several small community and neighborhood aquatic facilities linked to recreation centres. In the case of Aurora, this means the long term vision for growth includes the following:

- One new large multi-purpose aquatic facility that includes competitive and training capabilities with a significant regional draw plus additional pools to meet community and neighborhood program and use needs. This would service all of Aurora and an extended regional footprint for competition and training while also meeting the community and local needs.
- Future addition of a third recreation/sports centre which would include additional aquatic facilities that would include a 25m main pool (probably 8 lanes) plus a program/teaching warm-water pool. An additional purpose built wellness/therapy pool would also be included in this new recreation centre.
- The third recreation centre would be located to balance the current locations and take into account future projected geographic growth

First New Aquatic Facility

The biggest immediate impact on the Town of Aurora and its residents can be achieved by the building of a 50m pool at the current SARC. The impact of this facility expansion would provide the space and facility needed for current aquatic sport user groups, lap swimmers, and open up significant recreation and public open access to all the existing aquatic facilities. This addition would provide much more time in the current pools for swim lessons, aquatic fitness programs, and public access throughout the day; eliminating the time conflicts and access limits generated by the current aquatic user group schedules in the existing pools. The 50m event option also generates significant economic impact for the Town of Aurora through events and regional use which supports the ongoing economic development in Aurora, including new hotels and restaurants.

The 50m event option is the most costly of the SARC expansion options, with an incremental overall project cost of \$16,000,000 compared to the base 25m addition option. This added cost is balanced by the increased annual revenue generated (annual operating deficit projected at over \$125,000 less per year than the 25 metre options with an even higher potential operating savings upside) and the projected incremental economic impact of \$6,780,000 annually compared to the economic impact of the 25m options. The impact of the 50metre option also includes driving growth of local aquatic programs and creating a significant regional facility that can attract visitors as well as business and residential growth within the overall economic development vision of the Town. We recommend the 50 metre event option as the best option for the Town with the best return on investment and overall impact on the Town.

We recommend the 50m Event Option expansion at SARC as opposed to a 50 metre pool at a new aquatic facility as part of a new recreation or sport centre in Aurora for the following reasons:

- The additional pools and aquatic and support elements needed for a new recreation centre would cost an additional \$11,000,000 compared to the same 50m Training Option and \$14,188,000 compared to the same 50m Event Option at the SARC expansion.
- The SARC location is ideal for the event components, very close to the current new hotel and hospitality industry growth in Aurora.
 - An event facility at another site would will generate the same number of heads and beds attending events, but the visitors would likely utilize a great percentage of hotels and restaurants outside of Aurora, reducing the direct spending impact at Aurora hotels, restaurants and businesses
- The impact on the overall aquatic programs and the use of the current facilities would be more immediate with the new facility placed at SARC.
- The Aquatic project would also provide the opportunity to provide additional workout, locker rooms, and office/support space that is currently needed at the SARC.

If the new aquatic facility is included at SARC, we would continue to recommend a third recreation or sport centre in Aurora when the overall need for expanded recreation and sport facility justifies an additional facility. At that time, the optimum site for a third recreation centre can be considered. With the expanded aquatic facility at SARC, the new recreation centre would only need a base 8-lane 25m pool with a warm-water program/teaching pool and a purpose built therapy pool. The aquatic facility at the new recreation centre would not need any significant training and competitive elements, but would support lap swimming and satellite programs for Aurora user groups targeting the youngest participants and the local neighborhoods.

Recommendations for Existing Aurora Pools

The location of a new 50 metre pool at the SARC the existing SARC pools can be updated to take advantage of the space and time opened up in these pools as the competitive user groups mostly move to the 50m pool. We recommend the following updates:

SARC

- Warming of the 25m pool by several degrees to the 84° to 85° F range (29°-30° C)
- Addition of a ramp and stair entry to the 25m pool

AFLC

- Warming of the 25m pool by several degrees to the 85° to 86° F range (30° C)

- Replace the aging pool heater in the near future
- Explore long term renovation opportunities
 - Deepen sections of the 25m lap lanes

ALL POOLS

We recommend the following for all pools in the system.

- Replacement of the existing mechanical systems and for the existing pools, both at SARC and the AFLC
 - The current filter and circulation mechanical systems are not in need of replacement right now, so the replacement of these with state of the art regenerative media filters can be completed as the current system reaches the end of its life. We anticipate that this update would occur first at the AFLC based on the current status of their filter and mechanical systems. If outside grants are available for energy saving initiatives or if the projected savings of the new filter systems are integrated into the overall Town energy and conservation efforts the filter systems could be replaced sooner before the current filters reach the end of their lives.
 - We do recommend the early installation of a UV purification system for all pools as well as the installation of VFDs for each set of pool pumps.
 - We also recommend the early updating of the pool control systems to help better monitor and manage and maintain consistent pool conditions

CONCLUSION

The last public pool built in Aurora was at the SARC in 2007 when the population in Aurora was 48,000. Since then the population has grown 25% and additional growth is projected well into the future. Based on this growth and community input and engagement the need for additional aquatic facilities spans the entire range of Aurora residents and user groups. The need currently exists for a wider range of aquatic fitness and cross training programs, expanded learn to swim programs, increased access to lap swim lanes throughout the day, and for expanded time and activities for aquatic family recreation and open swim times. There is also strong community support and demand for aquatic facilities that provide a wider range of temperature options matching specific program needs, which can only be accomplished with additional pools.

The robust competitive aquatic programs in Aurora and the area; including competitive swimming, masters swimming, special needs programs (Special Olympics) and artistic swimming (formerly synchronized swimming) all are maxed out in terms of training pool space and times and their growth is limited, limiting opportunities for youth and adults in Aurora and the surrounding area. The current Aurora facilities also do not provide any event capable facilities, so the current teams must rent pool space in other communities if they wish to host events. Town leadership and economic development management are also interested in the potential for a new aquatic facility that can drive economic impact by drawing users from outside Aurora and attracting visitors to Aurora for competitive aquatic events hosted at the facility. This is especially important to support the current new and planned hotel development in Aurora.

This study identified four aquatic facility options and two site scenarios to address these current needs and prepare for greatly expanding future demand. The two site scenarios are an expansion of the current SARC aquatic facility (the AFLC does not have the potential to be expanded) and a new standalone Aquatic Centre at a third site to be determined. At each site scenario four design options were considered, including two options with 25 metre pools and two options with 50 metre pools. All options at both site scenarios would meet community program needs and provide wider schedule, program and temperature options and provide some additional space for local competitive user groups, even hosting very small competitive events.

The 50 metre event option creates a facility that could host significant Provincial and even national regional events and generate significant economic impact for Aurora. The 50m event options also provide the best facilities and space to support significant future growth in numbers and quality for the sport programs in Aurora and the region.

Projected Project Costs in 2022 dollars (millions)

<u>Option</u>	<u>SARC Expansion</u>		<u>Standalone</u>	
25m Base Pool	\$23.784M	(\$701/sf)	\$31.484M	(\$700/sf)
25m Stretch Pool	\$27.968M	(\$704/sf)	\$35.228M	(\$702/sf)
50m Training Pool	\$29.686M	(\$702/sf)	\$40.690M	(\$699/sf)
50m Event Pool	\$40.357M	(\$708/sf)	\$54.546M	(\$703/sf)

The standalone aquatic centre would cost significantly more to build than the equivalent option at the SARC. The increased cost is driven by the need to create all new infrastructure and commons

spaces that already exist at the SARC. The incremental costs range from a low of \$7.7M for the base 25m option all the way up to \$14.2 M for the 50 metre event option. This cost increment does not include the additional cost of acquiring the property for the standalone site or any excessive site preparation or demolition depending on the site.

The operating costs of the standalone aquatic centre would also be incrementally higher than the costs of the expanded SARC facility. These incremental costs are driven by duplication of staff and few of the cost efficiencies and synergies available with the SARC expansion.

The advantages of a new standalone facility is the potential to increase membership, use, and program revenue by providing more convenient access to all Aurora and increasing the service market footprint to draw more non-residents. The SARC location is ideally suited for events with easy highway access and new hotels and restaurants in a very convenient 1 to 2 kilometre radius and tapping the growth in the Northeast areas of Aurora.

The 50 metre options actually have the smallest increase on the overall net operation costs and the highest cost recovery across the Aurora aquatic facilities and programs. Although the operating costs of the 50 metre options are higher, these facilities have a much higher potential to drive additional revenue above what is projected in this Study that can significantly exceed the incremental operating costs. The 50 metre options at the SARC actually slightly reduce the overall net operating costs of the SARC aquatic facility by approximately \$182,000 by Year Three. The 25 metre options at the SARC increase the net operating costs by an average of \$325,000 by Year Three.

In the standalone scenario the incremental total operating costs over all aquatic programs averages \$850,000 for the 25m options and approximately \$670,000 for the 50m options.

Major incremental revenue comes from several sources:

- Increased rates and fees based on market research
- Significantly expanded time and space available for lane rental and wider class offerings and scheduling, and increase member value
- Significant added space for team training rental
- Event revenue potential

The incremental revenue averages \$500,000 more by Year Three in the 25m options and as much as \$1,100,000 additional revenue for the 50m options. The major revenue drivers are expanded lessons, increased rental revenue for outside user groups, increased membership and use, and event revenue. The team rental revenue is especially driven by rental of 50m training lanes by swim clubs in the region. Teams have already been asking about the potential to rent training space in Aurora.

A new aquatic facility is critical to meeting the current and future demand of Aurora residents and stakeholders. The added project capital cost of the 50m options is significantly higher than for 25m options, but the return on investment in the potential to generate greater revenue and economic impact with the 50m pools is an important consideration. Whichever option is chosen, the impact on aquatic programs and the overall community will be significant.

ATTACHMENT #1

**AURORA AQUATIC FACILITIES
MARKET COMPARISON OF SWIM LESSON PROGRAMS**

December 1, 2019									
Aurora Lesson Fees		Suggested Rates		Items to Discuss					
PROGRAM PROVIDER	LOCATION	CLASS SESSION	COST	COST per 30 min.	RATIO	YEAR SCHEDULE SESSIONS	FACILITY	WATER TEMP	COMMENTS
Aurora Recreation	SARC & AFLC	11 x 30 min classes	\$99.00	\$9.00	1 to 6-7	Year Round		Varies	(See notes in Study Report on Aurora User Survey comments on lesson program. Price varies by number of classes pending schedules No non-resident rate
		12 classes @ 30 min	\$108.00	\$9.00					
		family lessons/ 11 sessions	\$165.00	\$15.00					
		private	\$265.00	\$24.00					
Aurora Recreation	Update based on or enhanced aquatic centre	10 x 30 minute Classes	Resident: \$120	\$12.00	1:4	Year Round		86-92	The high student to teacher ratio was often mentioned as a concern in the User Surveys from 2017 & 2019. Significant upside with fewer students/instructor, warmer water, and additional class times based on additional pool availability. Major competition now is coming from for-profit swim schools. May consider a member rate also to further incentivize membership through a further discount. Surveys often expressed interest in bringing this program back after it was eliminated. Private lessons are the fastest growing segment of the market. Real upside for Aurora with more time set aside. Cost per 30 minutes decreases with the larger number of lessons in the package.
			Non-resident: \$150 Member	\$15.00					
		family lessons/ 10 sessions-customized for family (ave 45 minutes)	Resident: \$250	\$16.67					
		Private Lessons	Non-resident: \$315	\$21.00					
		4 x 30 minutes	Resident: \$160	\$40.00					
		Non-resident: \$120	\$50.00						
		8 x 30 minutes	Resident: \$288	\$36.00					
Non-resident: \$360	\$45.00								

ATTACHMENT #1

PROGRAM PROVIDER	LOCATION	CLASS SESSION	COST	COST per 30 min.	RATIO	YEAR SCHEDULE SESSIONS	FACILITY	WATER TEMP	COMMENTS
		Semi-Private Lessons 4 x 30 minutes 8 x 30 minutes	Resident: \$100 Non-resident: \$125 Resident: \$120 Non-resident: \$225	\$25.00 \$31.25 \$22.50 \$28.13					
Newmarket, ON	Magna Centre	RESIDENT Levels 1-2: 10 x 30 min Levels 3-4: 10 x 45 min NON-RESIDENT Levels 1-2: 10 x 30 min Levels 3-4: 10 x 45 min	Registration Surcharge = \$5.00 \$102.70 \$119.10 \$132.70 \$149.10	 \$10.28 \$7.94 \$13.27 \$9.94	 1 to 6				Very difficult to find information on website and very slow website. Non-resident is a flat \$30 increase.
Richmond Hill Aquatic programs	Richmond Hill, ON	group 11 sessions semi private 11 sessions private -11 sessions	\$106.00 \$238.37 \$318.01	\$9.63 \$21.63 \$29.00	1 to4 1 to 2	year round			
Markham Pan Am Aquatic Center (and other city pools)	Markham, ON	group 4 sessions monthly Semi-private Private private non resident	\$38.04 \$118.32 \$145.08 \$152.44	\$9.51 \$29.58 \$36.27 \$38.11	1 to 5 1 to 2	year round			
Etobicoke Olympium	Etobicoke, ON	bimonthly 8 lessons youth bimonthly 8 lessons adult	\$81.00 \$99.00	\$10.10 \$12.37		year round	Teaching Pool	84-85	
Barrie Aquatic Centers	Barrie, ON	baby/parent 6 sessions group lessons 6 lessons private lessons - 8 sessions	\$56.00 \$54.00 \$140.00	\$9.30 \$9.00 \$18.00		year round various public pools			
Orangeville Recreation Centre	Orangeville, ON	parent/tot 8 sessions	\$70.00	\$8.75			all 8 sessions		

ATTACHMENT #1

PROGRAM PROVIDER	LOCATION	CLASS SESSION	COST	COST per 30 min.	RATIO	YEAR SCHEDULE SESSIONS	FACILITY	WATER TEMP	COMMENTS
		parent /tot non resident	\$84.00	\$10.10					
		group child resident	\$54.74		1 to 5				
		group child non resident	\$65.00	\$8.00	1 to 5				
Champions Swimming School	Aurora, ON	group -13 sessions	\$559.00	\$43.00	1 to 4		year round	90	
Goldfish Swim School	Nearest Locations	group 4 lessons: 1/week	\$106/month	\$26.50	1 to 4	monthly		88	year round
	Oakville	semi private 4 lessons: 1/week	\$164/month	\$41.00	1 to 2				
	Burlington	private 4 lessons: 1/week	\$244/month	\$61.00	1 to 1				
		advanced baby 4 lessons							
Emily's Swim School	Aurora, ON (back yard pools)	9 sessions private	\$141.00	\$35.25	1 to 3				outside seasonal
		9sessions semi private	\$198.00	\$22.00					
		group	\$149.00	\$16.50					
		adult private	\$119.00	\$13.20	1 to 4				
				\$25.00		per lesson			
City of Mississauga (Multiple city pools)	Mississauga, ON	group -8 sessions	\$99.90	\$12.48	1 to 5				year round
		semi private 12 lessons	\$246.00	\$20.50	1 to 3				
Just Keep Swimming	Aurora, ON back yard pools	adult private							backyard ouside seasonal
		private 8 sessions	\$240.00	\$30.00	per lesson				
		Semi-Private Lessons	\$180.00	\$22.50					
NATIONAL and REGIONAL RATES									
Wayne Gretzky Sports Centre	Brantford, ON	8 x 30 min group lessons	\$128.00	\$16		all ages	yer round		
		semi private 6 x 30min lessons	\$145.50	\$25.25					Complicated Formula
		private -6 x 30 min lessons	\$153.00	\$25.50					
Canada Games Aquatic Centre	London, ON	7 group lessons: Youth	\$67.00	\$9.57	1 to 5	youth			
		Adult	\$89.00	\$12.71		adult - over 18	year round	84-87	
		semi private 7 lessons	\$136.00	\$19.42	1 to 2	all ages			

ATTACHMENT #1

PROGRAM PROVIDER	LOCATION	CLASS SESSION	COST	COST per 30 min.	RATIO	YEAR SCHEDULE SESSIONS	FACILITY	WATER TEMP	COMMENTS
		private -7 lessons	\$167.00	\$23.85		all ages			
Windsor Aquatic Centre	Windsor, ON	group 4 sessions	\$45.40	\$ 11.35	1 to4			83-84	Temperature varies with the bulkhead
		semi private	\$56.60	\$ 14.15	1 to 2				
		private	\$101.00	\$ 25.25					

	A	B	C	D	E	F	G	H	I	J	K	Y	Z	AA	AB	AC	AD	AE	AF	AG	AH	AI	AJ	AK	AL	AM	AN	AO	AP	AQ	AR	AS	AT	AU	AV	AW	AX	AY	AZ											
1	Aurora Aquatic Centre																																																	
2	Expansion of the SARC Plus AFLC																																																	
3	School Year: SC/LC Season January through June 15																																																	
4	WEEKDAYS																																																	
5	Option: 25m pool																																																	
6	January 5, 2020																																																	
7	<table border="1" style="display: inline-table; margin-left: 20px;"> <tr> <td>Peak Hours</td> </tr> <tr> <td>Off Peak Hours</td> </tr> </table>																																								Peak Hours	Off Peak Hours								
Peak Hours																																																		
Off Peak Hours																																																		
8																																																		
9	NOTE: Program and Schedule target for Year Three-the majority of the programming and scheduled time will be established in Year One but may not be fully utilized.																																																	
10	NOTE: Stations in the warm-water pool can be divided to accommodate different programs.																																																	
11	Schedule shows prime program at specific time.																																																	
12	Master Ducks/Triathlon										York Artistic Swimming										Rowing Club										Sink or Swim (School Programming)																			
13	Open Time: Community										Summer Camp										Senior Program										Home School Prog.																			
14	Ducks Swimming Training										Club Diving										Lessons										Rental/Open Space																			
15	Other Swim Clubs										High School Diving										Special Needs Prog.										Therapy/Rehab																			
16	Pre-Team Program										Rec Team: Summer/Winter										Special Ducks										Aquatic Fitness																			
17	Color Codes										HS and School Teams										School Programs										Deep Water Fitness																			
18											Water Polo Club Team										Rec Programs/Classes										Lap Lanes																			
19	Main Competition Pool 25m x 25m										EXISTING SARC POOL										SARC Therapy										SARC Leisure										AFLC POOL									
20	Main Course (25m)										Program Pool 25m X 20m										Pool										Pool										Warm: Depth: .9m to 1.2m									
21	New Pool										Warm: Depth: 1.1- 4m																																							
22	2.25m with moveable floor										Lanes or Stations										Stations										Stations										Lanes or Stations									
23	1 2 3 4 5 6 7 8 9 10										1 2 3 4 5 6 7 8										1 2 3										1 2 3										1 2 3 4 Shallow Deep Spa									
24	5:00										5:00										5:00										5:00										5:00									
25	5:30 Master Ducks Ducks Swimming										5:30										5:30										5:30										5:30									
26	6:00										6:00 Aqua										6:00										6:00										6:00 Lap Lanes									
27	6:30										6:30 Fitness										6:30										6:30										6:30 Warm-water									
28	7:00										7:00 Shallow & Deep										7:00										7:00										7:00 Aqua Fitness									
29	7:30										7:30 Options										7:30										7:30										7:30									
30	8:00 Fitness										8:00 Open or										8:00										8:00										8:00									
31	8:30										8:30 Community										8:30										8:30										8:30									
32	9:00 Home School										9:00 Programming										9:00										9:00										9:00									
33	9:30										9:30										9:30										9:30										9:30									
34	10:00										10:00										10:00										10:00										10:00									
35	10:30										10:30										10:30										10:30										10:30									
36	11:00										11:00										11:00										11:00										11:00									
37	11:30										11:30										11:30										11:30										11:30									
38	12:00										12:00										12:00										12:00										12:00									
39	12:30										12:30										12:30										12:30										12:30									
40	1:00										1:00										1:00										1:00										1:00									
41	1:30										1:30										1:30										1:30										1:30									
42	2:00										2:00										2:00										2:00										2:00									
43	2:30										2:30										2:30										2:30										2:30									
44	3:00										3:00										3:00										3:00										3:00									
45	3:30										3:30										3:30										3:30										3:30									
46	4:00										4:00										4:00										4:00										4:00									
47	4:30										4:30										4:30										4:30										4:30									
48	5:00										5:00										5:00										5:00										5:00									
49	5:30										5:30										5:30										5:30										5:30									
50	6:00										6:00										6:00										6:00										6:00									
51	6:30										6:30										6:30										6:30										6:30									
52	7:00										7:00										7:00										7:00										7:00									
53	7:30										7:30										7:30										7:30										7:30									
54	8:00										8:00										8:00										8:00										8:00									
55	8:30										8:30										8:30										8:30										8:30									
56	9:00										9:00										9:00										9:00										9:00									
57	9:30										9:30										9:30										9:30										9:30									
58	10:00										10:00										10:00										10:00										10:00									
59	10:30										10:30										10:30										10:30										10:30									

	A	B	C	D	E	F	G	H	I	J	K	Y	Z	AA	AB	AC	AD	AE	AF	AG	AH	AI	AJ	AK	AL	AM	AN	AO	AP	AQ	AR	AS	AT	AU	AV	AW	AX	AY	AZ											
1	Aurora Aquatic Centre																																																	
2	Expansion of the SARC Plus AFLC																																																	
3	Summer: Long Course Season June 15 to Early August																																																	
4	WEEKDAYS																																																	
5	Option: 25m pool																																																	
6	January 5, 2020																																																	
7	<table border="1" style="display: inline-table; margin-left: 20px;"> <tr> <td>Peak Hours</td> </tr> <tr> <td>Off Peak Hours</td> </tr> </table>																																								Peak Hours	Off Peak Hours								
Peak Hours																																																		
Off Peak Hours																																																		
8																																																		
9	NOTE: Program and Schedule target for Year Three-the majority of the programming and scheduled time will be established in Year One but may not be fully utilized.																																																	
10	NOTE: Stations in the warm-water pool can be divided to accommodate different programs.																																																	
11	Schedule shows prime program at specific time.																																																	
12	Master Ducks/Triathlon										York Artistic Swimming										Rowing Club										Sink or Swim (School Programming)																			
13	Open Time: Community										Summer Camp										Senior Program										Home School Prog.																			
14	Ducks Swimming Training										Club Diving										Lessons										Rental/Open Space																			
15	Other Swim Clubs										High School Diving										Special Needs Prog.										Therapy/Rehab																			
16	Pre-Team Program										Rec Team: Summer/Winter										Special Ducks										Aquatic Fitness																			
17	Color Codes										HS and School Teams										School Programs										Deep Water Fitness																			
18											Water Polo Club Team										Rec Programs/Classes										Lap Lanes																			
19	Main Competition Pool 25m x 25m										EXISTING SARC POOL										SARC Therapy										SARC Leisure										AFLC POOL									
20	Main Course (25m)										Program Pool 25m X 20m										Pool										Pool										Warm: Depth: .9m to 1.2m									
21	New Pool										Warm: Depth: 1.1- 4m																																							
22	2.25m with moveable floor										Lanes or Stations										Stations										Stations										Lanes or Stations									
23	1 2 3 4 5 6 7 8 9 10										1 2 3 4 5 6 7 8										1 2 3										1 2 3										1 2 3 4 Shallow Deep Spa									
24	5:00										5:00										5:00										5:00										5:00									
25	5:30										5:30										5:30										5:30										5:30									
26	6:00 Master Ducks										6:00										6:00										6:00 Lap Lanes										6:00 Open									
27	6:30										6:30										6:30										6:30 Warm-water										6:30									
28	7:00										7:00										7:00 Therapy Rehab										7:00										7:00									
29	7:30 Rec Swim Team										7:30 Fitness										7:30										7:30										7:30									
30	8:00										8:00 Shallow & Deep										8:00										8:00										8:00									
31	8:30										8:30										8:30										8:30										8:30									
32	9:00										9:00 Swim Lessons										9:00										9:00 Swim Lessons										9:00									
33	9:30										9:30										9:30										9:30										9:30									
34	10:00 Rec Programs										10:00										10:00										10:00										10:00									
35	10:30 Aquatic Leadership										10:30										10:30										10:30 Open Access										10:30									
36	11:00 Other?										11:00										11:00										11:00										11:00 Senior Programs									
37	11:30 Masters										11:30 Fitness										11:30										11:30										11:30 Open									
38	12:00 Ducks										12:00										12:00										12:00										12:00 Fitness									
39	12:30										12:30										12:30										12:30										12:30									
40	1:00										1:00 Open Access										1:00										1:00										1:00 Aqua Fit									
41	1:30										1:30 Community Program										1:30										1:30										1:30									
42	2:00										2:00 Recreation Set up										2:00										2:00										2:00 Arthritis Aqua Fit									
43	2:30										2:30										2:30										2:30										2:30									
44	3:00										3:00										3:00										3:00										3:00 Swim Lessons									
45	3:30										3:30										3:30										3:30										3:30									
46	4:00										4:00										4:00										4:00										4:00 Open									
47	4:30										4:30										4:30										4:30										4:30									
48	5:00 Ducks Swimming										5:00 Special Needs										5:00										5:00										5:00 Special Needs									
49	5:30 Camp Program										5:30										5:30										5:30										5:30									
50	6:00										6:00										6:00										6:00										6:00									
51	6:30										6:30										6:30										6:30										6:30 Pre-Team Program									
52	7:00 Master Ducks										7:00 Space for Party Rentals										7:00 Aquatic Fitness										7:00										7:00									
53	7:30										7:30										7:30										7:30										7:30 Open									
54	8:00 Rec Programs										8:00 Rec Programs										8:00										8:00										8:00 Leisure/Rec									
55	8:30 Parties										8:30 Parties										8:30										8:30										8:30									
56	9:00 Rental										9:00 Rental										9:00										9:00										9:00 Aquatic Fitness									
57	9:30										9:30										9:30										9:30										9:30									
58	10:00										10:00										10:00										10:00										10:00									
59	10:30										10:30										10:30										10:30										10:30									

Attachment #3

Aurora Aquatic Centres Schedule Matrix
Expansion of the SARC Plus AFLC
 School Year: SC/LC January through June 15
 WEEKDAYS

All 50 metre options: Training, Event #1 and Event #2
 January 5, 2020

Peak Hours	Off Peak Hours
------------	----------------

Initially not charging differently for Peak and Off Peak hours.

NOTE: Program and Schedule target for Year Three-the majority of the programming and scheduled time will be established in Year One but may not be fully utilized.

NOTE: This programming assumes the split moveable bulkhead to allow both 25m and 50m course configurations simultaneously.

NOTE: Stations in the warm-water pool can be divided to accommodate different programs. Schedule shows prime program at specific time.

Master Ducks/Triathlon	York Synchro	Rowing Club	Sink or Swim (School Programming)
Open Time: Community	Summer Camp	Senior Program	Home School Prog.
Ducks Swimming Training	Club Diving	Lessons	Rental/Open Space
Other Swim Clubs	High School Diving	Special Needs Programs	Therapy/Rehab
Pre-Team Program	Rec Team: Summer/Winter	Special Ducks	Aquatic Fitness
HS and School Teams		School Programming (Pub & Pvt)	Deep Water Fitness
	Water Polo Club Team	Rec Programs/Classes	Lap Lanes

Color Codes

50m Lanes	Main Competition Pool 50m x 25m										Config	EXISTING SARC POOL Program Pool 25m X 20m Warm: Depth: 1.1- 4m Lanes or Stations								SARC Therapy Pool Stations			SARC Leisure Pool Stations			AFLC POOL Warm: Depth: .9m to 1.2m Lanes or Stations							
	Course Two: 25 m half of pool 2.25m with moveable floor					Course One: 50m half of pool 2.25 m to 2.75m						1	2	3	4	5	6	7	8	1	2	3	1	2	3	1	2	3	4	Shallow	Deep	Spa	
	1	2	3	4	5	6	7	8	9	10																							11
5:00																																	
5:30				Ducks Swim		Ducks Swimming					Split 25m & 50m																						
6:00	Masters Ducks			Short Course		Long Course					All 25m																					Open Spa	
6:30																																	
7:00																																	
7:30																																	
8:00	Fitness			Open or Community		Open or Community				Lap Lanes																							
8:30																																	
9:00	Home School Program			Programming		Programming																											
9:30																																	
10:00																																	
10:30																																	
11:00	Open																																
11:30						Masters & Triathlon																										Open Spa	
12:00						Tentative based on demand																											
12:30																																	
1:00	Senior Program																																
1:30																																	
2:00																																	
2:30																																	
3:00	School District After School Program					School Team																											
3:30																																	
4:00				Ducks Swimming Short Course		Ducks Swimming Long Course					Split 25m & 50m																					Open Spa	
4:30																																	
5:00	York Artistic Swimming																																
5:30																																	
6:00																																	
6:30																																	
7:00	Special Ducks																																
7:30																																	
8:00				Master Ducks Short Course		(Not Friday) Long Course																											
8:30																																	
9:00	Rec Classes																																
9:30				Kayak, scuba, etc.																													
10:00																																	
10:30																																	

Attachment #3

Aurora Aquatic Centres Schedule Matrix
Expansion of the SARC Plus AFLC
Summer Long Course June 15 to Early August
WEEKDAYS

All 50 metre options: Training, Event #1 and Event #2

January 5, 2020 Peak Hours Off Peak Hours

Initially not charging differently for Peak and Off Peak hours.

NOTE: Program and Schedule target for Year Three-the majority of the programming and scheduled time will be established in Year One but may not be fully utilized.

NOTE: This programming assumes the split moveable bulkhead to allow both 25m and 50m course configurations simultaneously.

NOTE: Stations in the warm-water pool can be divided to accommodate different programs. Schedule shows prime program at specific time.

		Main Competition Pool 50m x 25m												EXISTING SARC POOL Program Pool 25m X 20m Warm: Depth: 1.1- 4m Lanes or Stations								SARC Therapy Pool Stations			SARC Leisure Pool Stations			AFLC POOL Warm: Depth: .9m to 1.2m Lanes or Stations																
		Course Two: 25 m half of pool 2.25m with moveable floor					Course One: 50m half of pool 2.25 m to 2.75m																																					
50m Lanes		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Config	1	2	3	4	5	6	7	8	1	2	3	1	2	3	1	2	3	4	Shallow	Deep	Spa	
5:00																																												
5:30																																												
6:00		Master Ducks					Outside Club Long Course Training					Split 25m & 50m																																
6:30		Master Ducks					Outside Club Long Course Training																																					
7:00		Master Ducks					Outside Club Long Course Training					All 25m																																
7:30		Master Ducks					Outside Club Long Course Training																																					
8:00		Master Ducks					Outside Club Long Course Training					All 25m																																
8:30		Master Ducks					Outside Club Long Course Training																																					
9:00		Master Ducks					Outside Club Long Course Training					All 25m																																
9:30		Master Ducks					Outside Club Long Course Training																																					
10:00		Master Ducks					Outside Club Long Course Training					All 25m																																
10:30		Master Ducks					Outside Club Long Course Training																																					
11:00		Master Ducks					Outside Club Long Course Training					All 25m																																
11:30		Master Ducks					Outside Club Long Course Training																																					
12:00		Master Ducks					Outside Club Long Course Training					All 25m																																
12:30		Master Ducks					Outside Club Long Course Training																																					
1:00		Master Ducks					Outside Club Long Course Training					All 25m																																
1:30		Master Ducks					Outside Club Long Course Training																																					
2:00		Master Ducks					Outside Club Long Course Training					All 25m																																
2:30		Master Ducks					Outside Club Long Course Training																																					
3:00		Master Ducks					Outside Club Long Course Training					All 25m																																
3:30		Master Ducks					Outside Club Long Course Training																																					
4:00		Master Ducks					Outside Club Long Course Training					All 25m																																
4:30		Master Ducks					Outside Club Long Course Training																																					
5:00		Master Ducks					Outside Club Long Course Training					All 25m																																
5:30		Master Ducks					Outside Club Long Course Training																																					
6:00		Master Ducks					Outside Club Long Course Training					All 25m																																
6:30		Master Ducks					Outside Club Long Course Training																																					
7:00		Master Ducks					Outside Club Long Course Training					All 25m																																
7:30		Master Ducks					Outside Club Long Course Training																																					
8:00		Master Ducks					Outside Club Long Course Training					All 25m																																
8:30		Master Ducks					Outside Club Long Course Training																																					
9:00		Master Ducks					Outside Club Long Course Training					All 25m																																
9:30		Master Ducks					Outside Club Long Course Training																																					
10:00		Master Ducks					Outside Club Long Course Training					All 25m																																
10:30		Master Ducks					Outside Club Long Course Training																																					

	Master Ducks/Triathlon	York Synchro	Rowing Club	Sink or Swim (School Programming)
	Open Time: Community	Summer Camp	Senior Program	Home School Prog.
	Ducks Swimming Training	Club Diving	Lessons	Rental/Open Space
	Other Swim Clubs	High School Diving	Special Needs Programs	Therapy/Rehab
	Pre-Team Program	Rec Team: Summer/Winter	Special Ducks	Aquatic Fitness
	HS and School Teams	Water Polo Club Team	School Programming (Pub & Pvt)	Deep Water Fitness
Color Codes				

Attachment # 4 Event Worksheet: 25m Stretch 25m Options

Aurora Aquatic Centre																										
AQUATIC EVENT CALENDAR and REVENUE PROJECTION WORKSHEET																										
Base 25m Pool and Stretch 25m Options																										
The Meet Model for both the base 25m and the Stretch 25m are essentially the same but the Base 25m uses the program pool for warm-up lanes interfering with community programming.																										
Event calendar and economic impact are the same for standalone or SARC Expansion																										
December 1, 2019										See formulas, assumptions and estimating parameters below																
Potential events in future										Items for further input and analysis																
Design Assumptions: Stretch 25m pool with 10 lanes and 5 x 25m warm-up lanes. Seating of approximately 550 spectators and 400+ swimmers.																										
Event	Host	Month	# of Days of Comp.	Frequency (eg. 1 every 2 years or annual...)	# of Athl.	% Staying Overnight	Ratio Spectators to Competitors	Total Compets and Spectators	Total Overnight Compets and Spectators	Estimated Hotel Room Nights	Estimated Meet Host Meet Expenses (non rental)	Pool Rental Fees	Estimated Facility Meet Expenses	Estimated Gross Facility Revenue outside food and Sales	*Net Direct Facility Revenue*	Estimated Entry or Splash Fees	Other Meet Revenue (Tckts, heat sheets, etc.)	Event Advert and Sponsorship	Meet Host Gross Revenue	Meet Host Net Revenue	Food Concession Gross Revenue	Food Concession Net Profit to Facility	Gross Team Dealer Revenue	Team Dealer Revenue to Facility	Comments	
9	Club Meet in season-Short Course	Various Clubs	October	2	Annual	400	15%	1.5	1,000	150	100	2,500	5,200			\$ 20,000			\$ 20,000	\$ 12,300	\$ 10,000	\$ 2,500	\$ 4,800	\$ 480		
10	Club Meet in season-Short Course		November	2	Annual			1.5								\$ 30,000			\$ 30,000	\$ 30,000	\$ -	\$ -	\$ -	\$ -		
11	Club Meet in season-Short Course		November	2	Annual	500	15%	1.5	1,250	188	125	2,500	5,200						\$ -	\$ (7,700)	\$ 12,500	\$ 3,125	\$ 900	\$ 50		
12	Club Meet in season-Short Course				Annual			1.5											\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
13	Club Meet in season-Short Course		January	2.5	Annual	600	10%	1.5	1,500	150	125	3,000	6,600			\$ 30,000			\$ 30,000	\$ 20,400	\$ 18,750	\$ 4,688	\$ 600	\$ 60		
14	Club Meet in season-Short Course		February	2.5	Annual	600	15%	1.5	1,500	225	188	3,000	6,600			\$ 30,000			\$ 30,000	\$ 20,400	\$ 18,750	\$ 4,688	\$ 900	\$ 900		
15	Club Meet in season-Short Course		October	0.5	Annual	300	0%	1.5	750	-	-	500	1,400			\$ 4,000			\$ 4,000	\$ 2,100	\$ 1,875	\$ 469	\$ 3,600	\$ 360		
16																			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
17	Club Meet in season-Long Course		February		Annual			1.5	-	-	-	-	-						\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
18	Club Meet in season-Long Course		March		Annual			1.5	-	-	-	-	-						\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
19	Club Meet in season-Long Course		April		Annual			1.5	-	-	-	-	-						\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
20	Club Meet in season-Long Course		May		Annual			1.5	-	-	-	-	-						\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
21	Club Meet in season-Long Course		June		Annual			1.5	-	-	-	-	-						\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
22																			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
23	Swim Ontario Provincial Champs-LC		Variable/bid		1 per year on average		70%	1.75	-	-	-	-	-						\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
24	Swim Ontario Provincial Champs-SC																		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
25																			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
26	Provincial Regional Champs-LC		Variable/bid		1 per year on average		35%	1.75	-	-	-	-	-						\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
27	Provincial Regional Champs-SC																		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
28																			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
29	Swim Canada Championships		Variable/bid																\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		May be able to host a Junior Champs or other mid-size national meet.
30																			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
31																			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
32	Diving Meets							1.5	-	-	-	-	-						\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		Not factoring diving initially
33	Diving Meets							1.5	-	-	-	-	-						\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		Still researching potential of diving
34																			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
35	Water Polo Tournament	Outside Clubs	Spring		Annual		30%	1.5	-	-	-	-	-						\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		No water polo club in area-but facility still could be in demand for use. No events factored in initially.
36	Water Polo Tournament	Ontario WP	Spring		Annual			1.5	-	-	-	-	-						\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		Potential for development of a club in the future
37	Water Polo Tournament								-	-	-	-	-						\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
38	Water Polo Tournament								-	-	-	-	-						\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
39																			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
40	Masters Meet-SC Meters	Master Ducks	November	2	Annual	250	10%	1.2	550	55	37	1,000	4,000			\$ 10,000			\$ 10,000	\$ 5,000	\$ 5,500	\$ 1,375	\$ 2,500	\$ 250		
41	Masters Meet-SC Meters	Master Ducks	Feb/March		Annual				-	-	-	-	-						\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
42	Masters Meet-Long Course meters	Master Ducks	April/May	2	Annual		20%	1.5	-	-	-	-	-						\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
43	Masters Meet-Regionals		May						-	-	-	-	-						\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		May get every 3 years or so.
44																			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
45	High School Invitational-Meet		Dec/Jan		Annual			2.0	-	-	-	-	-						\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		Need to Explore further
46	High School Invitational-Meet		Dec/Jan		Annual			2.0	-	-	-	-	-						\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		Pool Rental may be factored into a partnership agreement w/schools
47	High School Conference Meet		Feb		Annual			3.0	-	-	-	-	-						\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
48			Feb						-	-	-	-	-						\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
49								0%	2.0	-	-	-	-						\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		Pool Rental may be factored into a partnership agreement w/schools
50																			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
51	Artistic Swimming Regionals	York Synchro	late May/June		Annual		50%	1.5	-	-	-	-	-						\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		Not likely to get Artistic Swimming Regionals
52	Artistic Swimming Meet	York Synchro		3	Annual	300	40%	1.5	750	300	300	1,500	3,000			\$ 7,500			\$ 7,500	\$ 3,000	\$ 11,250	\$ 2,813	\$ 3,000	\$ 300		
53	Artistic Swimming Meet								-	-	-	-	-						\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
54																			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
55	College Invitational Meet		December?		Annual				-	-	-	-	-						\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
56									-	-	-	-	-						\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		

Attachment # 4 Event Worksheet: 25m Stretch 25m Options

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X	Y	Z
8	Event	Host	Month	# of Days of Comp.	Frequency (eg. 1 every 2 years or annual...)	# of Athl.	% Staying Overnight	Ratio Spectators to Competitors	Total Compets and Spectators	Total Overnight Compets and Spectators	Estimated Hotel Room Nights	Estimated Meet Host Meet Expenses (non rental)	Pool Rental Fees	Estimated Facility Meet Expenses	Estimated Gross Facility Revenue outside food and Sales	*Net Direct Facility Revenue*	Estimated Entry or Splash Fees	Other Meet Revenue (Tckts, heat sheets, etc.)	Event Advert and Sponsorship	Meet Host Gross Revenue	Meet Host net Revenue	Food Concession Gross Revenue	Food Concession Net Profit to Facility	Gross Team Dealer Revenue	Team Dealer Revenue to Facility	Comments
57	Other College Invitational or Conference meet		February		1 every 2-3 years				-	-	-									\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	Nothing factored in to financials at this point
58																										
59																										
60	Indoor Triathlon								-	-	-									\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	These programs all have potential for events as the programs are built in the new facility
61	Indoor Triathlon								-	-	-									\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	Need to review with organizations
62	Special Olympic Event								-	-	-									\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	Need to review with organizations
63	Paralympic Event								-	-	-									\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	Need to review with organizations
64	Underwater Hockey								-	-	-									\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	Need to review with organizations
65	Training Camps/Clinics		Variable or Holidays		Annual		50%	1.25	-	-	-									\$ -	\$ -					No significant training camp opportunities without 50m course.
66	Training Camps/Clinics	Swim Ontario							-	-	-									\$ -	\$ -					
67	Summer or Year Round recreational league meets								-	-	-									\$ -	\$ -					
68																										
69	TOTALS			16.5		2,950			7,300	1,068	874	14,000	32,000				131,500			131,500	85,500	78,625	19,656	24,000	2,400	
70				16.5 Event Days																						
71	TOTAL EVENT WEEKENDS/YEAR			8 Weekends/Year	Plus 1 x half day event																					
72				All during the school year																						
73	SUMMARY OF FACILITY REVENUE																									
74	Facility Rental Fees	\$	32,000																							
75	Food/concession Revenue	\$	19,656																							
76	Team Dealer Commission	\$	2,400																							
77	Direct Facility Revenue	\$	-																							
78																										
79	Estimated Hotel Rebates	\$	2,185	Payable to Facility	No rebates in current hotel market																					
80	TOTAL FACILITY REVENUE	\$	56,242																							
81																										
82	HOST CLUB NET MEET REVENUE		85,500																							
83	Local Club Revenue	\$	32,700																							
84	Outside Club Event Revenue	\$	32,100																							
85	Masters Club Event Revenue	\$	5,000																							
86	Diving Club	\$	-																							
87	Water Polo Club	\$	-																							

Assumptions, Values and Calculations
 Facility Event expenses are all covered by renting organization or absorbed into regular staffing costs
 Food Concession Revenue is calculated at \$5/person/day for day long meets- \$3/spectator for HS meets
 Food Concession Net Profit is calculated at 25% of gross (assuming outsourcing event food service)
 Team Dealer Gross Revenue is calculated depending on the type meet and number of days of competition
 1 Day meet average spending = \$7/day
 2 Day meet average spending = \$10/day
 2.5 Day meet average spending = \$12/day
 3 or more days average spending = \$15/day

Facility Rental Fees Full 25m pool
 One Day-Competition Pool-50 m course \$ 2,600
 Half Day-Competition Pool-50m course \$ 1,400
 by the Hour-Minimum 4 hrs-50m course \$ 250

Team Dealer Commission to Facility = 10% of Gross Sales
 Facility controls food concession and team dealer concession
 Host organization controls any licensed event merchandise
 Host organization controls event specific tickets, sponsorship and advertising
 Hotel Rebates: No rebates currently in local market
 Long Course swim meet rentals include the rental of the teaching pool for warm-up use

If Diving is Included
 Diving Area-Full Day
 Diving Area-Half Day
 Diving area-By the hour

Attachment #5
Event Worksheet: 50m Training Option

Aurora Aquatic Centre AQUATIC EVENT CALENDAR AND REVENUE PROJECTION WORKSHEET 50m Training Option																										
Event calendar and economic impact are the same for standalone or SARC Expansion																										
See formulas, assumptions and estimating parameters below										Items for further input and analysis																
*Anticipate both local user club organizations and outside clubs hosting events.																										
Design Assumptions: 52m X 25m pool with 10 lanes and separate minimum 5 x 25m warm-up lanes. Seating of approximately 400 spectators and 300 swimmers.																										
Event	Host*	Month	# of Days of Comp.	Frequency (eg. 1 every 2 years or annual...)	# of Athl.	% Staying Overnight	Ratio Spectators to Competitors	Total Compets and Spectators	Total Overnight Compets and Spectators	Estimated Hotel Room Nights	Estimated Meet Host Meet Expenses (non rental)	Pool Rental Fees	Estimated Facility Meet Expenses	Estimated Gross Facility Revenue outside food and Sales	*Net Direct Facility Revenue*	Estimated Entry or Splash Fees	Other Meet Revenue (Tckts, heat sheets, etc.)	Event Advert and Sponsorship	Meet Host Gross Revenue	Meet Host net Revenue	Food Concession Gross Revenue	Food Concession Net Profit to Facility	Gross Team Dealer Revenue	Team Dealer Revenue to Facility	Comments	
8	Club Meet in season-Short Course	October	2	Annual	300	5%	1.5	750	38	25	3,000	6,400			\$ 12,000				\$ 12,000	\$ 2,600	\$ 7,500	\$ 1,875	\$ 3,600	\$ 360		
9	Club Meet in season-Short Course	November	2	Annual	400	10%	1.5	1,000	100	67	3,000	6,400			\$ 14,000				\$ 14,000	\$ 4,600	\$ 10,000	\$ 2,500	\$ 4,000	\$ 400		
10	Club Meet in season-Short Course	November	2	Annual			1.5												\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
11	Club Meet in season-Short Course			Annual			1.5												\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
12	Club Meet in season-Short Course	January	2.5	Annual	400	10%	1.5	1,000	100	83	3,600	6,400			\$ 14,000				\$ 14,000	\$ 4,000	\$ 12,500	\$ 3,125	\$ 4,000	\$ 400		
13	Club Meet in season-Short Course	February		Annual			1.5												\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
14	Club Meet in season-Short Course	October		Annual			1.5												\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
15																			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
16	Club Meet in season-Long Course	February		Annual			1.5												\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
17	Club Meet in season-Long Course	March	2	Annual	350	5%	1.5	875	44	29	3,000	8,400			\$ 12,000	\$ 3,000	\$ 1,000		\$ 16,000	\$ 4,600	\$ 8,750	\$ 2,188	\$ 4,200	\$ 420		
18	Club Meet in season-Long Course	April	2.5	Annual	400	10%	1.5	1,000	100	83	3,600	10,800			\$ 14,000	\$ 3,500	\$ 1,000		\$ 18,500	\$ 4,100	\$ 12,500	\$ 3,125	\$ 4,800	\$ 480		
19	Club Meet in season-Long Course	May	2.5	Annual	400	10%	1.5	1,000	100	83	3,600	10,800			\$ 14,000	\$ 3,500	\$ 1,000		\$ 18,500	\$ 4,100	\$ 12,500	\$ 3,125	\$ 6,000	\$ 600		
20	Club Meet in season-Long Course	June		Annual			1.5												\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
21																			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
22	Swim Ontario Provincial Champs-LC	Variable/Bid		1 per year on average			1.75												\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	Not suitable for any Provincial Championship	
23	Swim Ontario Provincial Champs-SC																		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
24																			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
25	Provincial Regional Champs-LC	Variable/Bid		1 per year on average			1.75												\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	Not Suitable for any Regional Championship	
26	Provincial Regional Champs-SC																		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
27																			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
28	Swim Canada Championships	Variable/Bid																	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
29																			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
30																			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
31	Diving Meets						1.5												\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	Not factoring diving initially	
32	Diving Meets						1.5												\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	Still researching potential of diving	
33																			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
34	Water Polo Tournament	Outside Clubs	Spring	Annual		30%	1.5												\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	No water polo club in area-but facility still could be in demand for use. No events factored in initially.	
35	Water Polo Tournament	Ontario WP	Spring	Annual			1.5												\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	Potential for development of a club in the future	
36	Water Polo Tournament																		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
37	Water Polo Tournament																		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
38																			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
39	Masters Meet-SC Meters	Master Ducks	November	2	Annual	250	5%	1.2	550	28	18	5,000	5,000			\$ 10,000	\$ 1,200	\$ 500		\$ 11,700	\$ 1,700	\$ 5,500	\$ 1,375	\$ 2,500	\$ 250	
40	Masters Meet-SC Meters	Master Ducks	Feb/March		Annual														\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
41	Masters Meet-Long Course meters	Master Ducks	April/May	2	Annual	250	10%	1.5	625	63	42	5,000	6,000			\$ 10,000	\$ 1,200	\$ 500		\$ 11,700	\$ 700	\$ 6,250	\$ 1,563	\$ 2,500	\$ 250	
42	Masters Meet-Regionals		May																\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	May get every 3 years or so.	
43																			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
44	High School Invitational-Meet		Dec/Jan		Annual		2.0												\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	Small events. No revenue factored in at this point. Need to Explore further.	
45	High School Invitational-Meet		Dec/Jan		Annual		2.0												\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	Pool Rental may be factored into a partnership agreement w/schools	
46	High School Conference Meet		Feb		Annual		3.0												\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
47			Feb																\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
48	High School Dual Meets					0%	2.0												\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	Pool Rental may be factored into a partnership agreement w/schools	
49																			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
50	Synchronized Provincials	York Synchro	late May/June		Annual		1.5												\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	Not likely to get Provincial Championship	
51	Synchronized Swimming Meet	York Synchro		3	Annual	300	40%	1.5	750	300	300	6,000							\$ -	\$ -	\$ (6,000)	\$ 11,250	\$ 2,813	\$ 3,000	\$ 300	
52	Synchronized Swimming Meet																		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
53																			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
54	College Invitational Meet		December?		Annual														\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
55																			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		

Attachment #5
Event Worksheet: 50m Training Option

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X	Y	Z
	Event	Host*	Month	# of Days of Comp.	Frequency (eg. 1 every 2 years or annual...)	# of Athl.	% Staying Overnight	Ratio Spectators to Competitors	Total Compets and Spectators	Total Overnight Compets and Spectators	Estimated Hotel Room Nights	Estimated Meet Host Meet Expenses (non rental)	Pool Rental Fees	Estimated Facility Meet Expenses	Estimated Gross Facility Revenue outside food and Sales	*Net Direct Facility Revenue*	Estimated Entry or Splash Fees	Other Meet Revenue (Tckts, heat sheets, etc.)	Event Advert and Sponsorship	Meet Host Gross Revenue	Meet Host net Revenue	Food Concession Gross Revenue	Food Concession Net Profit to Facility	Gross Team Dealer Revenue	Team Dealer Revenue to Facility	Comments
56	Other College Invitational or Conference meet		February		1 every 2-3 years				-	-	-									\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	Nothing factored in to financials at this point
57																										
58																										
59	Indoor Triathlon								-	-	-									\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	These programs all have potential for events as the programs are built in the new facility
60	Indoor Triathlon								-	-	-									\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	Need to review with organizations
61	Special Olympic Event								-	-	-									\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	Need to review with organizations
62	Paralympic Event								-	-	-									\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	Need to review with organizations
63	Underwater Hockey								-	-	-									\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	Not projected as significant revenue generator. More a public service.
64	Training Camps/Clinics	BTSC	Variable or Holidays	4	Annual	50	50%	1.25	113	56	75	1,500	4,000			\$ 5,000			\$ 5,000	\$ (500)						
65	Training Camps/Clinics	Swim Ontario							-	-	-									\$ -	\$ -					
66	Summer or Year Round recreational league meets								-	-	-									\$ -	\$ -					
67																										
68	TOTALS			24.5		3,100			7,663	928	806	31,300	70,200				105,000	12,400	4,000	121,400	19,900	86,750	21,688	34,600	3,460	
69					20.5 Event Days plus 4 Training Camp Days																					
70	TOTAL EVENT WEEKENDS/YEAR				9 Weekends/Year	All During School Year																				
71																										
72	SUMMARY OF FACILITY REVENUE																									
73	Facility Rental Fees	\$	70,200																							
74	Food/concession Revenue	\$	21,688																							
75	Team Dealer Commission	\$	3,460																							
76	Direct Facility Revenue	\$	-																							
77																										
78	Estimated Hotel Rebates	\$	2,015	Payable to Facility	No rebates in current hotel market																					
79	TOTAL FACILITY REVENUE	\$	97,362																							
80																										
81	HOST CLUB NET MEET REVENUE	\$	19,900																							
82	Local Club Revenue	\$	2,600																							
83	Outside Club Event Revenue	\$	8,700																							
84	Masters Club Event Revenue	\$	2,400																							
85	Diving Club	\$	-																							
86	Water Polo Club	\$	-																							

Assumptions, Values and Calculations
 Facility Event expenses are all covered by renting organization or absorbed into regular staffing costs
 Food Concession Revenue is calculated at \$5/person/day for day long meets- \$3/spectator for HS meets
 Food Concession Net Profit is calculated at 25% of gross (assuming outsourcing event food service)
 Team Dealer Gross Revenue is calculated depending on the type meet and number of days of competition
 1 Day meet average spending = \$7/day
 2 Day meet average spending = \$10/day
 2.5 Day meet average spending = \$12/day
 3 or more days average spending = \$15/day

Facility Rental Fees

	50m Course	25m Course or WP	
One Day-Competition Pool-50 m course	\$ 3,200	\$ 2,000	Warm-up lanes in main pool-Full Day \$ 600
Half Day-Competition Pool-50m course	\$ 1,800	\$ 1,200	Warm-up lanes in main pool-Half Day \$ 400
by the Hour-Minimum 4 hrs-50m course	\$ 400	\$ 250	By the Hour \$ 125

Team Dealer Commission to Facility = 10% of Gross Sales
 Facility controls food concession and team dealer concession
 Host organization controls any licensed event merchandise
 Host organization controls event specific tickets, sponsorship and advertising
 Hotel Rebates: No rebates currently in local market
 Long Course swim meet rentals include the rental of the teaching pool for warm-up use

If Diving is included

Diving Area-Full Day	\$ 600
Diving Area-Half Day	\$ 400
Diving area-By the hour	\$ 125

Attachment #6
Event Worksheet: 50m Event Option

Aurora Aquatic Centre AQUATIC EVENT CALENDAR and REVENUE PROJECTION WORKSHEET 50 m Event Option																										
Event calendar and economic impact are the same for standalone or SARC Expansion																										
See formulas, assumptions and estimating parameters below										Items for further input and analysis																
Design Assumptions: 52m X 25m pool with 10 lanes and separate minimum of 5 x 25m warm-up lanes. Seating of approximately 850-900 spectators and 600+ swimmers.										*Anticipate both local user club organizations and outside clubs hosting events.																
Event	Host*	Month	# of Days of Comp.	Frequency (eg. 1 every 2 years or annual...)	# of Athl.	% Staying Overnight	Ratio Spectators to Competitors	Total Compets and Spectators	Total Overnight Compets and Spectators	Estimated Hotel Room Nights	Estimated Meet Host Meet Expenses (non rental)	Pool Rental Fees	Estimated Facility Meet Expenses	Estimated Gross Facility Revenue outside food and Sales	*Net Direct Facility Revenue*	Estimated Entry or Splash Fees	Other Meet Revenue (Tckts, heat sheets, etc.)	Event Advert and Sponsorship	Meet Host Gross Revenue	Meet Host Net Revenue	Food Concession Gross Revenue	Food Concession Net Profit to Facility	Gross Team Dealer Revenue	Team Dealer Revenue to Facility	Comments	
8	Club Meet in season-Short Course	October	2	Annual	600	20%	1.5	1,500	300	200	8,000	8,000			\$ 36,000				\$ 36,000	\$ 20,000	\$ 15,000	\$ 3,750	\$ 7,200	\$ 720		
9	Club Meet in season-Short Course	November	2.5	Annual	900	25%	1.5	2,250	563	469	8,000	10,400			\$ 42,000				\$ 42,000	\$ 23,600	\$ 28,125	\$ 7,031	\$ 9,000	\$ 900		
10	Club Meet in season-Short Course	November	2	Annual	800	20%	1.5	2,000	400	267	9,000	8,000			\$ 48,000				\$ 48,000	\$ 31,000	\$ 20,000	\$ 5,000	\$ 8,000	\$ 800		
11	Club Meet in season-Short Course																									
12	Club Meet in season-Short Course	January	2.5	Annual	600	10%	1.5	1,500	150	125	8,000	10,400			\$ 36,000				\$ 36,000	\$ 17,600	\$ 18,750	\$ 4,688	\$ 6,000	\$ 600		
13	Club Meet in season-Short Course	February	2.5	Annual	700	20%	1.5	1,750	350	292	10,000	12,000			\$ 42,000				\$ 42,000	\$ 20,000	\$ 21,875	\$ 5,469	\$ 10,500	\$ 1,050		
14	Club Meet in season-Short Course	October	0.5	Annual	300	0%	1.5	750	-	-	2,000	4,000							\$ -	\$ (6,000)	\$ 1,875	\$ 469	\$ 3,600	\$ 360		
15																										
16	Club Meet in season-Long Course	February	2.5	Annual	500	15%	1.5	1,250	188	156	7,000	12,000			\$ 30,000	\$ 2,500	\$ 1,000	\$ 33,500	\$ 14,500	\$ 15,625	\$ 3,906	\$ 6,000	\$ 600			
17	Club Meet in season-Long Course	March	2.5	Annual	600	20%	1.5	1,500	300	250	8,000	12,000			\$ 36,000	\$ 3,000	\$ 1,000	\$ 40,000	\$ 20,000	\$ 18,750	\$ 4,688	\$ 7,200	\$ 720			
18	Club Meet in season-Long Course	April	3.0	Annual	800	20%	1.5	2,000	400	400	9,000	13,800			\$ 42,000	\$ 3,500	\$ 1,000	\$ 46,500	\$ 23,700	\$ 30,000	\$ 7,500	\$ 9,600	\$ 960			
19	Club Meet in season-Long Course	May	3.5	Annual	900	20%	1.5	2,250	450	525	9,000	16,600			\$ 42,000	\$ 3,500	\$ 1,000	\$ 46,500	\$ 20,900	\$ 39,375	\$ 9,844	\$ 13,500	\$ 1,350			
20	Club Meet in season-Long Course	June	3.0	Annual	700	25%	1.5	1,750	438	438	8,000	13,800			\$ 36,000	\$ 3,000	\$ 1,000	\$ 40,000	\$ 18,200	\$ 26,250	\$ 6,563	\$ 10,500	\$ 1,050			
21																										
22	Swim Ontario Provincial Champs-LC	Variable/bid	3	1 per year on average	900	70%	1.75	2,475	1,733	1,733	10,000	12,000			\$ 49,000	\$ 4,000	\$ 2,500	\$ 55,500	\$ 33,500	\$ 37,125	\$ 9,281	\$ 13,500	\$ 1,350	May be able to host two provincial meets/year		
23	Swim Ontario Provincial Champs-SC																		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
24																										
25	Provincial Regional Champs-LC	Variable/bid	4	1 per year on average	850	35%	1.75	2,338	818	1,091	10,000	18,400			\$ 49,000	\$ 4,000	\$ 2,500	\$ 55,500	\$ 27,100	\$ 46,750	\$ 11,688	\$ 12,750	\$ 1,275			
26	Provincial Regional Champs-SC																									
27																										
28	Swim Canada Championships	Variable/bid																	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	May be able to host a Junior Champs or other mid-size national meet.	
29																										
30																										
31	Diving Meets																		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	Not factoring diving initially	
32	Diving Meets																		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	Still researching potential of diving	
33																										
34	Water Polo Tournament	Outside Clubs	Spring	Annual		30%	1.5	-	-	-	-	-							\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	No water polo club in area-but facility still could be in demand for use. No events factored in initially.	
35	Water Polo Tournament	Ontario WP	Spring	Annual			1.5	-	-	-	-	-							\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	Potential for development of a club in the future	
36	Water Polo Tournament							-	-	-	-	-							\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
37	Water Polo Tournament							-	-	-	-	-							\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
38																										
39	Masters Meet-SC Meters	Master Ducks	November	2	Annual	250	10%	1.2	550	55	37	5,000	6,000			\$ 24,000	\$ 1,200	\$ 500	\$ 25,700	\$ 14,700	\$ 5,500	\$ 1,375	\$ 2,500	\$ 250		
40	Masters Meet-SC Meters	Master Ducks	Feb/March		Annual			-	-	-	-	-							\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
41	Masters Meet-Long Course meters	Master Ducks	April/May	2	Annual	250	20%	1.5	625	125	83	5,000	7,500			\$ 24,000	\$ 1,200	\$ 500	\$ 25,700	\$ 13,200	\$ 6,250	\$ 1,563	\$ 2,500	\$ 250		
42	Masters Meet-Regionals	Master Ducks	May					-	-	-	-	-							\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	May get every 3 years or so.	
43	High School Invitational-Meet		Dec/Jan		Annual			2.0	-	-	-	-							\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	Small events. No revenue factored in at this point. Need to Explore further.	
44	High School Invitational-Meet		Dec/Jan		Annual			2.0	-	-	-	-							\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	Pool Rental may be factored into a partnership agreement w/schools	
45	High School Conference Meet		Feb		Annual			3.0	-	-	-	-							\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
46	High School Conference Meet		Feb		Annual			3.0	-	-	-	-							\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
47	High School Dual Meets							0%	2.0	-	-	-							\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	Pool Rental may be factored into a partnership agreement w/schools	
48																										
49	Synchronized Provincials	York Synchro	late May/June	4	Annual	250	50%	1.5	625	313	417	10,000							\$ -	\$ (10,000)	\$ 12,500	\$ 3,125	\$ 2,500	\$ 250	Very likely to get one of the provincial championships every year. There are three total in different age groups.	
50																										
51	Synchronized Swimming Meet	York Synchro		3	Annual	300	40%	1.5	750	300	300	6,000							\$ -	\$ (6,000)	\$ 11,250	\$ 2,813	\$ 3,000	\$ 300		
52	Synchronized Swimming Meet																			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	

Attachment #6
Event Worksheet: 50m Event Option

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X	Y	Z
7	Event	Host*	Month	# of Days of Comp.	Frequency (eg. 1 every 2 years or annual...)	# of Athl.	% Staying Overnight	Ratio Spectators to Competitors	Total Compets and Spectators	Total Overnight Compets and Spectators	Estimated Hotel Room Nights	Estimated Meet Host Meet Expenses (non rental)	Pool Rental Fees	Estimated Facility Meet Expenses	Estimated Gross Facility Revenue outside food and Sales	*Net Direct Facility Revenue*	Estimated Entry or Splash Fees	Other Meet Revenue (Tickets, heat sheets, etc.)	Event Advert and Sponsorship	Meet Host Gross Revenue	Meet Host net Revenue	Food Concession Gross Revenue	Food Concession Net Profit to Facility	Gross Team Dealer Revenue	Team Dealer Revenue to Facility	Comments
53																										
54	College Invitational Meet		December?		Annual				-	-	-									\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
55									-	-	-									\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
56	Other College Invitational or Conference meet		February		1 every 2-3 years				-	-	-									\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	Nothing factored in to financials at this point
57																									\$ -	
58																										
59	Indoor Triathlon								-	-	-									\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	These programs all have potential for events as the programs are built in the new facility
60	Indoor Triathlon								-	-	-									\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	Need to review with organizations
61	Special Olympic Event								-	-	-									\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	Need to review with organizations
62	Paralympic Event								-	-	-									\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	Need to review with organizations
63	Underwater Hockey								-	-	-									\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	Not projected as significant revenue generator. More a public service.
64	Training Camps/Clinics	BTSC	Variable or Holidays	4	Annual	50	50%	1.25	113	56	75	1,500	4,000			\$ 7,000			\$ 7,000	\$ 1,500						
65	Training Camps/Clinics	Swim Ontario							-	-	-									\$ -	\$ -					
66	Summer or Year Round recreational league meets								-	-	-									\$ -	\$ -					
67																										
68	TOTALS			48.5		10,250			25,975	6,937	6,856	117,500	184,900	-	-	-	543,000	25,900	11,000	\$79,900	277,500	355,000	88,750	127,850	12,785	
69				44.5 Event Days	4 Training Camp Days																					
70	TOTAL EVENT WEEKENDS/YEAR			17 Weekends/Year	Plus 1 x 1 day events																					
71				15 during School year	2 during summer																					
72	SUMMARY OF FACILITY REVENUE																									
73	Facility Rental Fees	\$ 184,900																								
74	Food/concession Revenue	\$ 88,750																								
75	Team Dealer Commission	\$ 12,785																								
76	Direct Facility Revenue	\$ -																								
77																										
78	Estimated Hotel Rebates	\$ 17,140	Payable to Facility		No rebates in current hotel market																					
79	TOTAL FACILITY REVENUE	\$ 303,575																								
80																										
81	HOST CLUB NET MEET REVENUE	277,500																								
82	Local Club Revenue	\$ 88,000																								
83	Outside Club Event Revenue	\$ 56,700																								
84	Masters Club Event Revenue	\$ 27,900																								
85	Diving Club	\$ -																								
86	Water Polo Club	\$ -																								

Assumptions, Values and Calculations
 Facility Event expenses are all covered by renting organization or absorbed into regular staffing costs
 Food Concession Revenue is calculated at \$5/person/day for day long meets- \$3/spectator for HS meets
 Food Concession Net Profit is calculated at 25% of gross (assuming outsourcing event food service)
 Team Dealer Gross Revenue is calculated depending on the type meet and number of days of competition
 1 Day meet average spending = \$7/day
 2 Day meet average spending = \$10/day
 2.5 Day meet average spending = \$12/day
 3 or more days average spending = \$15/day

Facility Rental Fees
 One Day-Competition Pool-50 m course \$ 4,000 \$ 2,200
 Half Day-Competition Pool-50m course \$ 2,400 \$ 1,400
 by the Hour-Minimum 4 hrs-50m course \$ 400 \$ 250

Warm-up lanes in main pool-Full Day \$ 600
 Warm-up lanes in main pool-Half Day \$ 400
 By the Hour \$ 125

Team Dealer Commission to Facility = 10% of Gross Sales
 Facility controls food concession and team dealer concession
 Host organization controls any licensed event merchandise
 Host organization controls event specific tickets, sponsorship and advertising
 Hotel Rebates: No rebates currently in local market
 Long Course swim meet rentals include the rental of the teaching pool for warm-up use

If Diving is included
 Diving Area-Full Day \$ 600
 Diving Area-Half Day \$ 400
 Diving area-By the hour \$ 125

Aurora Aquatic Centre
AQUATIC EVENTS ECONOMIC IMPACT STUDY
 Base 25m and Stretch 25m Option

December 1, 2019

See formulas, assumptions and estimating parameters below

Event calendar and economic impact are the same for standalone or SARC Expansion

Design Assumptions: 25m stretch pool with 5 lane 25m warmup pool, deep water, no diving, Spectator seating of 550

Competitor seating of 400+

Event	Days	Total Attendees	Local Attendees			Overnight Attendees					Total Direct Spend	Total Economic Impact
			Total	Average Spend per person/day	Total Spend	Total Attendees	Total Nights	Total Room Nights (ave 3/room)	Average Spend person/night	Total Spend		
Aquafest	2.0	1,000	850	\$ 55	\$ 93,500	150	300	100	\$ 120	\$ 36,000	\$ 129,500	\$ 207,200
Club Meet in season-Short Course	0.0	-	0	\$ 55	\$ -	-	-	0	\$ 120	\$ -	\$ -	\$ -
Trojan Cup	2.0	1,250	1,063	\$ 55	\$ 116,875	188	375	125	\$ 120	\$ 45,000	\$ 161,875	\$ 259,000
Club Meet in season-Short Course	0.0	-	0	\$ 55	\$ -	-	-	0	\$ 120	\$ -	\$ -	\$ -
Pentathlon	2.5	1,500	1,350	\$ 55	\$ 185,625	150	375	125	\$ 120	\$ 45,000	\$ 230,625	\$ 369,000
Club Meet in season-Short Course	2.5	1,500	1,275	\$ 55	\$ 175,313	225	563	188	\$ 120	\$ 67,500	\$ 242,813	\$ 388,500
Devolpment Meet (using 2016/17)	0.5	750	750	\$ 55	\$ 20,625	-	-	0	\$ 120	\$ -	\$ 20,625	\$ 33,000
Club Meet in season-Long Course	0.0	-	0	\$ 55	\$ -	-	-	0	\$ 120	\$ -	\$ -	\$ -
Club Meet in season-Long Course	0.0	-	0	\$ 55	\$ -	-	-	0	\$ 120	\$ -	\$ -	\$ -
Club Meet in season-Long Course	0.0	-	0	\$ 55	\$ -	-	-	0	\$ 120	\$ -	\$ -	\$ -
Club Meet in season-Long Course	0.0	-	0	\$ 55	\$ -	-	-	0	\$ 120	\$ -	\$ -	\$ -
Club Meet in season-Long Course	0.0	-	0	\$ 55	\$ -	-	-	0	\$ 120	\$ -	\$ -	\$ -
Swim Ontario Champs-SC	0.0	-	0	\$ 55	\$ -	-	-	-	\$ 120	\$ -	\$ -	\$ -
Swim Ontario Champs-SC												
Swim Ontario Champs-LC	0.0	-	0	\$ 55	\$ -	-	-	0	\$ 120	\$ -	\$ -	\$ -
Swim Ontario Champs-LC												
Swim Canada Championships	0.0	-	0	\$ 55	\$ -	-	-	0	\$ 120	\$ -	\$ -	\$ -
Diving Meets	0.0	-	0	\$ 55	\$ -	-	-	0	\$ 120	\$ -	\$ -	\$ -
Diving Meets	0.0	-	0	\$ 55	\$ -	-	-	0	\$ 120	\$ -	\$ -	\$ -
Water Polo Tournament	0.0	-	0	\$ 55	\$ -	-	-	0	\$ 120	\$ -	\$ -	\$ -
Water Polo Tournament	0.0	-	0	\$ 55	\$ -	-	-	0	\$ 120	\$ -	\$ -	\$ -
Water Polo Tournament	0.0	-	0	\$ 55	\$ -	-	-	0	\$ 120	\$ -	\$ -	\$ -
Water Polo Tournament	0.0	-	0	\$ 55	\$ -	-	-	0	\$ 120	\$ -	\$ -	\$ -
Masters Meet-SC Meters	2.0	550	495	\$ 55	\$ 54,450	55	110	37	\$ 120	\$ 13,200	\$ 67,650	\$ 108,240
Masters Meet-SC Meters	0.0	-	0	\$ 55	\$ -	-	-	0	\$ 120	\$ -	\$ -	\$ -
Masters Meet-LC Meters	2.0	-	0	\$ 55	\$ -	-	-	0	\$ 120	\$ -	\$ -	\$ -
Masters Meet-LC Meters	0.0	-	0	\$ 55	\$ -	-	-	0	\$ 120	\$ -	\$ -	\$ -
High School Invitational-Meet	0.0	-	0	\$ 55	\$ -	-	-	0	\$ 120	\$ -	\$ -	\$ -
High School Invitational-Meet	0.0	-	0	\$ 55	\$ -	-	-	0	\$ 120	\$ -	\$ -	\$ -
High School Conference Meet	0.0	-	0	\$ 55	\$ -	-	-	0	\$ 120	\$ -	\$ -	\$ -
High School Conference Meet	0.0	-	0	\$ 55	\$ -	-	-	0	\$ 120	\$ -	\$ -	\$ -
High School Dual Meets	0.0	-	0	\$ 55	\$ -	-	-	0	\$ 120	\$ -	\$ -	\$ -
Artistic Swimming Meet	0.0	-	0	\$ 55	\$ -	-	-	0	\$ 120	\$ -	\$ -	\$ -
Artistic Swimming Meet	3.0	750	450	\$ 55	\$ 74,250	300	900	300	\$ 120	\$ 108,000	\$ 182,250	\$ 291,600
Artistic Swimming Meet	0.0	-	0	\$ 55	\$ -	-	-	0	\$ 120	\$ -	\$ -	\$ -
College Invitational Meet	0.0	-	0	\$ 55	\$ -	-	-	0	\$ 120	\$ -	\$ -	\$ -
Other College Invitational or Conference meet	0.0	-	0	\$ 55	\$ -	-	-	0	\$ 120	\$ -	\$ -	\$ -

Attachment #7 Economic Impact: 25m Stretch 25m Options

Event	Days	Total Attendees	Local Attendees		Overnight Attendees					Total Direct Spend	Total Economic Impact
			Total	Average Spend per person/day	Total Attendees	Total Nights	Total Room Nights (ave 3/room)	Average Spend person/night	Total Spend		
Indoor Triathlon	0.0	0	0	\$ -	-	-	0	\$ 120	\$ -	\$ -	\$ -
Indoor Triathlon	0.0	0	0	\$ 55	-	-	0	\$ 120	\$ -	\$ -	\$ -
Training Camps/Clinics	0.0	0	0	\$ 55	-	-	0	\$ 120	\$ -	\$ -	\$ -
Training Camps/Clinics	0.0	0	0	\$ 55	-	-	0	\$ 120	\$ -	\$ -	\$ -
Summer or Year Round recreational league meets	0.0	0	0	\$ 55	-	-	0	\$ 120	\$ -	\$ -	\$ -
		0	0	\$ 55	-	-	0	\$ 120	\$ -	\$ -	\$ -
TOTAL	16.5	7,300	6,233	\$ 720,638	430	2,623	874	\$ 314,700	\$ 1,035,338	\$ 1,656,540	
*Average Daily Rate for hotels in market								\$ 135	NOTE: Pending update on new local hotels.		
Estimated Hotel Revenue per Year								\$ 118,013			
Hotel Occupancy Tax 4%								\$ 4,721			
INCREMENTAL DIRECT SPEND											
Estimated Current Schedule Per Year										\$ -	
Estimated with New Aquatic Center Per Year										\$ 1,035,338	\$ 1,656,540
Net Increase in Economic Impact Per Year										\$ 1,035,338	\$ 1,656,540
Total HST Tax 13%										\$ 134,594	\$ 215,350
Incremental HST Tax 13%										\$ 134,594	\$ 215,350

+Average Spending used in these calculations based on Ontario Tourism values

*Average Daily Rate for hotel rooms provided by Ontario Tourism

Total Economic Impact is generated by multiplying direct spend by 1.6. This is a ratio widely accepted and used by Sports Commissions nationally.

+Spending Averages

Local (not requiring hotel)	\$55/person per day	
Non-Local (requiring hotel)	\$125/person per night	We estimate average of 3 people/room when calculating total room nights.

Attachment #8 Economic Impact: 50m Training Option

Aurora Aquatic Centre
AQUATIC EVENTS ECONOMIC IMPACT STUDY
 50m Training Option

January 20, 2020

See formulas, assumptions and estimating parameters below

Event calendar and economic impact are the same for standalone or SARC Expansion

Design Assumptions: 52m x 25m pool with minimum of 5 lane 25m warmup pool, deep water, no diving.

Spectator seating of 400

Competitor seating of 300

Event	Days	Total Attendees	Local Attendees			Overnight Attendees					Total Direct Spend	Total Economic Impact
			Total	Average Spend per person/day	Total Spend	Total Attendees	Total Nights	Total Room Nights (ave 3/room)	Average Spend person/night	Total Spend		
Aquafest	2.0	750	713	\$ 55	\$ 78,375	38	75	25	\$ 120	\$ 9,000	\$ 87,375	\$ 139,800
Club Meet in season-Short Course	2.0	1,000	900	\$ 55	\$ 99,000	100	200	67	\$ 120	\$ 24,000	\$ 123,000	\$ 196,800
Trojan Cup	0.0	-	0	\$ 55	\$ -	-	-	0	\$ 120	\$ -	\$ -	\$ -
Club Meet in season-Short Course	0.0	-	0	\$ 55	\$ -	-	-	0	\$ 120	\$ -	\$ -	\$ -
Pentathlon	2.5	1,000	900	\$ 55	\$ 123,750	100	250	83	\$ 120	\$ 30,000	\$ 153,750	\$ 246,000
Club Meet in season-Short Course	0.0	-	0	\$ 55	\$ -	-	-	0	\$ 120	\$ -	\$ -	\$ -
Devolpment Meet (using 2016/17)	0.0	-	0	\$ 55	\$ -	-	-	0	\$ 120	\$ -	\$ -	\$ -
Club Meet in season-Long Course	0.0	-	0	\$ 55	\$ -	-	-	0	\$ 120	\$ -	\$ -	\$ -
Club Meet in season-Long Course	2.0	875	831	\$ 55	\$ 91,438	44	88	29	\$ 120	\$ 10,500	\$ 101,938	\$ 163,100
Club Meet in season-Long Course	2.5	1,000	900	\$ 55	\$ 123,750	100	250	83	\$ 120	\$ 30,000	\$ 153,750	\$ 246,000
Club Meet in season-Long Course	2.5	1,000	900	\$ 55	\$ 123,750	100	250	83	\$ 120	\$ 30,000	\$ 153,750	\$ 246,000
Club Meet in season-Long Course	0.0	-	0	\$ 55	\$ -	-	-	0	\$ 120	\$ -	\$ -	\$ -
Swim Ontario Champs-SC	0.0	-	0	\$ 55	\$ -	-	-	-	\$ 120	\$ -	\$ -	\$ -
Swim Ontario Champs-SC												
Swim Ontario Champs-LC	0.0	-	0	\$ 55	\$ -	-	-	0	\$ 120	\$ -	\$ -	\$ -
Swim Ontario Champs-LC												
Swim Canada Championships	0.0	-										
Diving Meets	0.0	-	0	\$ 55	\$ -	-	-	0	\$ 120	\$ -	\$ -	\$ -
Diving Meets	0.0	-	0	\$ 55	\$ -	-	-	0	\$ 120	\$ -	\$ -	\$ -
Water Polo Tournament	0.0	-	0	\$ 55	\$ -	-	-	0	\$ 120	\$ -	\$ -	\$ -
Water Polo Tournament	0.0	-	0	\$ 55	\$ -	-	-	0	\$ 120	\$ -	\$ -	\$ -
Water Polo Tournament	0.0	-		\$ 55		-	-	0	\$ 120	\$ -	\$ -	\$ -
Water Polo Tournament	0.0	-		\$ 55		-	-	0	\$ 120	\$ -	\$ -	\$ -
Masters Meet-SC Meters	2.0	550	523	\$ 55	\$ 57,475	28	55	18	\$ 120	\$ 6,600	\$ 64,075	\$ 102,520
Masters Meet-SC Meters	0.0	-	0	\$ 55	\$ -	-	-	0	\$ 120	\$ -	\$ -	\$ -
Masters Meet-LC Meters	2.0	625	563	\$ 55	\$ 61,875	63	125	42	\$ 120	\$ 15,000	\$ 76,875	\$ 123,000
Masters Meet-LC Meters	0.0	-	0	\$ 55	\$ -	-	-	0	\$ 120	\$ -	\$ -	\$ -
High School Invitational-Meet	0.0	-	0	\$ 55	\$ -	-	-	0	\$ 120	\$ -	\$ -	\$ -
High School Invitational-Meet	0.0	-	0	\$ 55	\$ -	-	-	0	\$ 120	\$ -	\$ -	\$ -
High School Conference Meet	0.0	-	0	\$ 55	\$ -	-	-	0	\$ 120	\$ -	\$ -	\$ -
High School Conference Meet	0.0	-	0	\$ 55	\$ -	-	-	0	\$ 120	\$ -	\$ -	\$ -
High School Dual Meets	0.0	-	0	\$	\$ -	-	-	0	\$ 120	\$ -	\$ -	\$ -
Synchronized Swimming Meet	0.0	-	0	\$ 55	\$ -	-	-	0	\$ 120	\$ -	\$ -	\$ -
Synchronized Swimming Meet	3.0	750	450	\$ 55	\$ 74,250	300	900	300	\$ 120	\$ 108,000	\$ 182,250	\$ 291,600
Synchronized Swimming Meet	0.0	-	0	\$ 55	\$ -	-	-	0	\$ 120	\$ -	\$ -	\$ -
College Invitational Meet	0.0	-	0	\$ 55	\$ -	-	-	0	\$ 120	\$ -	\$ -	\$ -
Other College Invitational or Conference meet	0.0	-	0	\$ 55	\$ -	-	-	0	\$ 120	\$ -	\$ -	\$ -

Attachment #8 Economic Impact: 50m Training Option

Event	Days	Total Attendees	Local Attendees		Overnight Attendees					Total Direct Spend	Total Economic Impact	
			Total	Average Spend per person/day	Total Attendees	Total Nights	Total Room Nights (ave 3/room)	Average Spend person/night	Total Spend			
Indoor Triathlon	0.0	0	0	\$ -	-	-	0	\$ 120	\$ -	\$ -	\$ -	
Indoor Triathlon	0.0	0	0	\$ 55	-	-	0	\$ 120	\$ -	\$ -	\$ -	
Training Camps/Clinics	4.0	113	56	\$ 55	\$ 12,375	56	225	75	\$ 120	\$ 27,000	\$ 39,375	\$ 63,000
Training Camps/Clinics	0.0	0	0	\$ 55	\$ -	-	-	0	\$ 120	\$ -	\$ -	\$ -
Summer or Year Round recreational league meets	0.0	0	0	\$ 55	\$ -	-	-	0	\$ 120	\$ -	\$ -	\$ -
TOTAL	25	7,663	6,735	\$ 846,038	434	2,418	806	\$ 290,100	\$ 1,136,138	\$ 1,817,820		
*Average Daily Rate for hotels in market								\$ 135	NOTE: Pending update on new local hotels.			
Estimated Hotel Revenue per Year								\$ 108,788				
Hotel Occupancy Tax 4%								\$ 4,352				
INCREMENTAL DIRECT SPEND												
Estimated Current Schedule Per Year										\$ -		
Estimated with New Aquatic Center Per Year										\$ 1,136,138		
Net Increase in Economic Impact Per Year										\$ 1,136,138		
Total HST Tax 13%										\$ 147,698		
Incremental HST Tax 13%										\$ 236,317		

+Average Spending used in these calculations based on Ontario Tourism values

*Average Daily Rate for hotel rooms provided by Ontario Tourism

Total Economic Impact is generated by multiplying direct spend by 1.6. This is a ratio widely accepted and used by Sports Commissions nationally.

+Spending Averages

Local (not requiring hotel)	\$55/person per day	
Non-Local (requiring hotel)	\$125/person per night	We estimate average of 3 people/room when calculating total room nights.

Attachment # 9
 Economic Impact: 50m Event Option
 Aurora Aquatic Centre
AQUATIC EVENTS ECONOMIC IMPACT STUDY
 Design 50 m Event Option

January 20, 2020

See formulas, assumptions and estimating parameters below

Event calendar and economic impact are the same for standalone or SARC Expansion

Design Assumptions: 52m x 25m pool with 10 lanes and minimum of 5 lane 25m warmup pool, deep water, no diving.

Spectator seating of 850-900 Competitor seating of 600+

Event	Days	Total Attendees	Local Attendees			Overnight Attendees					Total Direct Spend	Total Economic Impact
			Total	Average Spend per person/day	Total Spend	Total Attendees	Total Nights	Total Room Nights (ave 3/room)	Average Spend person/night	Total Spend		
Aquafest	2.0	1,500	1,200	\$ 55	\$ 132,000	300	600	200	\$ 120	\$ 72,000	\$ 204,000	\$ 326,400
Club Meet in season-Short Course	2.5	2,250	1,688	\$ 55	\$ 232,031	563	1,406	469	\$ 120	\$ 168,750	\$ 400,781	\$ 641,250
Trojan Cup	2.0	2,000	1,600	\$ 55	\$ 176,000	400	800	267	\$ 120	\$ 96,000	\$ 272,000	\$ 435,200
Club Meet in season-Short Course	0.0	-	0	\$ 55	\$ -	-	-	0	\$ 120	\$ -	\$ -	\$ -
Pentathlon	2.5	1,500	1,350	\$ 55	\$ 185,625	150	375	125	\$ 120	\$ 45,000	\$ 230,625	\$ 369,000
Club Meet in season-Short Course	2.5	1,750	1,400	\$ 55	\$ 192,500	350	875	292	\$ 120	\$ 105,000	\$ 297,500	\$ 476,000
Devolpment Meet (using 2016/17)	0.5	750	750	\$ 55	\$ 20,625	-	-	0	\$ 120	\$ -	\$ 20,625	\$ 33,000
Club Meet in season-Long Course	2.5	1,250	1,063	\$ 55	\$ 146,094	188	469	156	\$ 120	\$ 56,250	\$ 202,344	\$ 323,750
Club Meet in season-Long Course	2.5	1,500	1,200	\$ 55	\$ 165,000	300	750	250	\$ 120	\$ 90,000	\$ 255,000	\$ 408,000
Club Meet in season-Long Course	3.0	2,000	1,600	\$ 55	\$ 264,000	400	1,200	400	\$ 120	\$ 144,000	\$ 408,000	\$ 652,800
Club Meet in season-Long Course	3.5	2,250	1,800	\$ 55	\$ 346,500	450	1,575	525	\$ 120	\$ 189,000	\$ 535,500	\$ 856,800
Club Meet in season-Long Course	3.0	1,750	1,313	\$ 55	\$ 216,563	438	1,313	438	\$ 120	\$ 157,500	\$ 374,063	\$ 598,500
Swim Ontario Champs-SC	3.0	2,475	743	\$ 55	\$ 122,513	1,733	5,198	1,091	\$ 120	\$ 623,700	\$ 746,213	\$ 1,193,940
Swim Ontario Champs-SC												
Swim Ontario Champs-LC	4.0	2,338	1,519	\$ 55	\$ 334,263	818	3,273	1,091	\$ 120	\$ 392,700	\$ 726,963	\$ 1,163,140
Swim Ontario Champs-LC												
Swim Canada Championships	0.0											
Diving Meets	0.0	-	0	\$ 55	\$ -	-	-	0	\$ 120	\$ -	\$ -	\$ -
Diving Meets	0.0	-	0	\$ 55	\$ -	-	-	0	\$ 120	\$ -	\$ -	\$ -
Water Polo Tournament	0.0	-	0	\$ 55	\$ -	-	-	0	\$ 120	\$ -	\$ -	\$ -
Water Polo Tournament	0.0	-	0	\$ 55	\$ -	-	-	0	\$ 120	\$ -	\$ -	\$ -
Water Polo Tournament	0.0	-		\$ 55		-	-	0	\$ 120	\$ -	\$ -	\$ -
Water Polo Tournament	0.0	-		\$ 55		-	-	0	\$ 120	\$ -	\$ -	\$ -
Masters Meet-SC Meters	2.0	550	495	\$ 55	\$ 54,450	55	110	37	\$ 120	\$ 13,200	\$ 67,650	\$ 108,240
Masters Meet-SC Meters	0.0	-	0	\$ 55	\$ -	-	-	0	\$ 120	\$ -	\$ -	\$ -
Masters Meet-LC Meters	2.0	625	500	\$ 55	\$ 55,000	125	250	83	\$ 120	\$ 30,000	\$ 85,000	\$ 136,000
Masters Meet-LC Meters	0.0	-	0	\$ 55	\$ -	-	-	0	\$ 120	\$ -	\$ -	\$ -
High School Invitational-Meet	0.0	-	0	\$ 55	\$ -	-	-	0	\$ 120	\$ -	\$ -	\$ -
High School Invitational-Meet	0.0	-	0	\$ 55	\$ -	-	-	0	\$ 120	\$ -	\$ -	\$ -
High School Conference Meet	0.0	-	0	\$ 55	\$ -	-	-	0	\$ 120	\$ -	\$ -	\$ -
High School Conference Meet	0.0	-	0	\$ 55	\$ -	-	-	0	\$ 120	\$ -	\$ -	\$ -
High School Dual Meets	0.0	-	0	\$ -	\$ -	-	-	0	\$ 120	\$ -	\$ -	\$ -
Synchronized Swimming Meet	4.0	625	313	\$ 55	\$ 68,750	313	1,250	417	\$ 120	\$ 150,000	\$ 218,750	\$ 350,000
Synchronized Swimming Meet	3.0	750	450	\$ 55	\$ 74,250	300	900	300	\$ 120	\$ 108,000	\$ 182,250	\$ 291,600
Synchronized Swimming Meet	0.0	-	0	\$ 55	\$ -	-	-	0	\$ 120	\$ -	\$ -	\$ -
College Invitational Meet	0.0	-	0	\$ 55	\$ -	-	-	0	\$ 120	\$ -	\$ -	\$ -
Other College Invitational or Conference meet	0.0	-	0	\$ 55	\$ -	-	-	0	\$ 120	\$ -	\$ -	\$ -

Attachment # 9

Event	Days	Total Attendees	Local Attendees		Event Option		Overnight Attendees			Total Direct Spend	Total Economic Impact	
			Total	Average Spend per person/day	Total Spend	Total Attendees	Total Nights	Total Room Nights (ave 3/room)	Average Spend person/night			Total Spend
Indoor Triathlon	0.0	0	0		\$ -	-	-	0	\$ 120	\$ -	\$ -	\$ -
Indoor Triathlon	0.0	0	0	\$ 55	\$ -	-	-	0	\$ 120	\$ -	\$ -	\$ -
Training Camps/Clinics	4.0	113	56	\$ 55	\$ 12,375	56	225	75	\$ 120	\$ 27,000	\$ 39,375	\$ 63,000
Training Camps/Clinics	0.0	0	0	\$ 55	\$ -	-	-	0	\$ 120	\$ -	\$ -	\$ -
Summer or Year Round recreational league meets	0.0	0	0	\$ 55	\$ -	-	-	0	\$ 120	\$ -	\$ -	\$ -
TOTAL	49	25,975	19,038		\$ 2,798,538	5,006	20,568	6,214		\$ 2,468,100	\$ 5,266,638	\$ 8,426,620
*Average Daily Rate for hotels in market								\$ 135	NOTE: Pending update on new local hotels.			
Estimated Hotel Revenue per Year								\$ 838,913				
Hotel Occupancy Tax 4%								\$ 33,557				
INCREMENTAL DIRECT SPEND												
Estimated Current Schedule Per Year												
Estimated with New Aquatic Center Per Year											\$ 5,266,638	\$ 8,426,620
Net Increase in Economic Impact Per Year											\$ 5,266,638	\$ 8,426,620
Total HST Tax 13%											\$ 684,663	\$ 1,095,461
Incremental HST Tax 13%											\$ 684,663	\$ 1,095,461

+Average Spending used in these calculations based on Ontario Tourism values

*Average Daily Rate for hotel rooms provided by Ontario Tourism

Total Economic Impact is generated by multiplying direct spend by 1.6. This is a ratio widely accepted and used by Sports Commissions nationally.

+Spending Averages

Local (not requiring hotel)	\$55/person per day	
Non-Local (requiring hotel)	\$125/person per night	We estimate average of 3 people/room when calculating total room nights.

ATTACHMENT #10

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P
1	Aurora Aquatic and Recreation Centres															
2	Regional Market Membership & User Fee Analysis															
3																
4	Monthly Equivalent (3-month)	Aurora Current Rates				Aurora Suggested Rates (used in projections)										
5	December 1, 2019	Facility														
6	Type of Program	Aurora Current Rec Centres Aquatics Pool Package	Aurora Current Rec Centres Dryside Combo Package	Aurora Current Rec Centres Full Facility Combo+Pool Add-On	Aurora Rec Centres Aquatics Only	Aurora Rec Centres Full Facility Combo+Pool	Magna Centre Newmarket Aquatic Only	Magna Centre Newmarket Full Facility	Richmond Hill Aquatic Facilities	Markham Pan Am Pool	Etobicoke Olympium	Barrie Aquatic Facilities	Orangeville Recreation Centre	Wayne Gretzky Sports Centre Brantford	Canada Games Aquatic Centre London	Windsor Aquatic Centre
7	One Time Registration Fee															
16	Resident Fees (if applicable)															
17	Drop In															
18	Adult	\$ 3.55		\$ 13.10	\$ 5.50	\$ 13.00	\$ 3.00		\$ 4.50	\$ 4.45	\$ 6.00	\$ 5.50	\$ 3.00	\$ 6.00	\$ 8.00	\$ 5.75
19	Senior	\$ 3.55		\$ 13.10	\$ 4.00	\$ 10.00	\$ 3.00		\$ 3.15	\$ 3.10	\$ 6.00	\$ 4.70	\$ 2.50	\$ 5.25	\$ 6.00	\$ 5.75
20	Youth 5-12	\$ 3.55		\$ 13.10	\$ 4.00	\$ 10.00	\$ 3.00			\$ 2.60	\$ 5.00	\$ 4.00	\$ 3.00	\$ 3.50	\$ 4.25	\$ 5.75
21	Youth 13-15	\$ 3.55		\$ 13.10	\$ 4.00	\$ 10.00	\$ 3.00		\$ 2.85	\$ 2.60	\$ 5.00	\$ 4.00	\$ 3.00	\$ 3.50	\$ 4.25	\$ 5.75
22	Family								\$ 11.00	\$ 10.90		\$ 19.25	\$ 11.00	\$ 14.00	\$ 14.50	\$ 11.75
23	Multiple Use Passes															
24	Adult-10 Visit Pass	\$ 26.20			\$ 40.00	NA	\$ 23.96		\$ 40.50			\$ 52.70	\$ 71.00	\$ 51.00		
25	Senior-10 Visit Pass	\$ 26.20			\$ 30.00	NA	\$ 23.96		\$ 28.35			\$ 49.80	\$ 56.80	\$ 44.50		
26	Youth-10 Visit Pass	\$ 26.20			\$ 30.00	NA	\$ 23.96		\$ 25.65			\$ 34.50	\$ 71.00	\$ 29.00		
27	Family								\$ 99.00			\$ 156.26		\$ 119.00		
28	15-visit pass															
29	7-visit pass															
30																
31	Monthly															
32	Adult	\$ 27.47	\$ 66.75	Not Offered	\$ 40.00	\$ 70.00		\$ 30.00								\$ 42.00
33	Adult Couple		\$ 120.15	Not Offered	\$ 60.00	\$ 105.00										
34	Young Adult			Not Offered												
35	Senior	\$ 21.90	\$ 53.40	Not Offered	\$ 30.00	\$ 55.00										\$ 36.00
36	Senior Couple			Not Offered	\$ 45.00	\$ 82.00										
37	Youth <13	\$ 13.90	\$ 53.40	Not Offered	\$ 30.00	\$ 55.00		\$ 20.00								
38	Youth 13-18	\$ 21.90	\$ 53.40	Not Offered	\$ 30.00	\$ 55.00		\$ 20.00								\$ 36.00
39	Family (4 members)		\$120.15?	Not Offered	\$ 70.00	\$ 125.00		\$ 55.00								
40	Corporate															
41	3-Month															
42	Adult	\$ 82.40	\$ 158.50	\$ 181.45	\$ 100.00	\$ 185.00										
43	Adult Couple		\$ 285.20	\$ 308.15	\$ 150.00	\$ 275.00										

ATTACHMENT #10

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P
6	Type of Program	Aurora Current Rec Centres Aquatics Pool Package	Aurora Current Rec Centres Dryside Combo Package	Aurora Current Rec Centres Full Facility Combo+Pool Add-On	Aurora Rec Centres Aquatics Only	Aurora Rec Centres Full Facility Combo+Pool	Magna Centre Newmarket Aquatic Only	Magna Centre Newmarket Full Facility	Richmond Hill Aquatic Facilities	Markham Pan Am Pool	Etobicoke Olympium	Barrie Aquatic Facilities	Orangeville Recreation Centre	Wayne Gretzky Sports Centre Brantford	Canada Games Aquatic Centre London	Windsor Aquatic Centre
44	Young Adult															
45	Senior	\$ 65.70	\$ 126.71	\$ 149.66	\$ 75.00	\$ 160.00										
46	Senior Couple				\$ 112.00	\$ 240.00										
47	Youth <13	\$ 41.70	\$ 126.70	\$ 149.65	\$ 75.00	\$ 130.00										
48	Youth 13-18	\$ 65.70	\$ 126.70	\$ 149.65	\$ 75.00	\$ 130.00										
49	Family (4 members)	\$ 148.10	\$ 285.21	\$ 308.16	\$ 200.00	\$ 325.00										
50	Family Summer Splash	\$ 110.00														
51	Corporate															
52	6-Month															
53	Adult	\$ 124.10	\$ 264.80	\$ 298.20	\$ 180.00	\$ 300.00										
54	Adult Couple				\$ 270.00	\$ 450.00										
55	Young Adult															
56	Senior	\$ 99.05	\$ 211.65	\$ 245.05	\$ 130.00	\$ 250.00										
57	Senior Couple				\$ 195.00	\$ 375.00										
58	Senior Couple				\$ 195.00	\$ 375.00										
59	Youth <13	\$ 62.55	\$ 211.65	\$ 245.05	\$ 130.00	\$ 250.00										
60	Youth 13-18	\$ 99.05	\$ 211.65	\$ 245.05	\$ 130.00	\$ 250.00										
61	Family (4 members)	\$ 223.15	\$ 476.45	\$ 509.85	\$ 360.00	\$ 575.00										
62	Corporate															
63	Annual															
64	Adult	\$ 201.20	\$ 436.80	\$ 494.15	\$ 400.00	\$ 525.00				\$ 472.02			\$ 173.79	\$ 330.00	\$ 744.00	\$ 331.00
65	Adult Couple				\$ 600.00	\$ 785.00										
66	Young Adult															
67	Senior	\$ 99.05	\$ 349.25	\$ 406.60	\$ 300.00	\$ 400.00				\$ 322.67			\$ 139.03	\$ 265.00	\$ 528.00	\$ 325.00
68	Senior Couple				\$ 450.00	\$ 600.00										
69	Senior Family															
70	Youth <13	\$ 62.55	\$ 349.25	\$ 406.60	\$ 300.00	\$ 400.00				\$ 250.00				\$ 191.00		
71	Youth 13-18	\$ 99.05	\$ 349.25	\$ 406.60	\$ 300.00	\$ 400.00							\$ 139.03	\$ 191.00	\$ 420.00	\$ 325.00
72	Family (4 members)	\$ 300.25	\$ 786.05	\$ 843.40	\$ 700.00	\$ 1,000.00				\$ 1,149.00				\$ 780.00		
73	Corporate-Individual															
74	Corporate-Family															
75																
76	Non-Resident Fees															
77	Drop In															
78	Adult				\$ 7.00	\$ 16.00					\$ 8.00					
79	Senior				\$ 5.00	\$ 12.50					\$ 7.00					
80	Youth 5-12				\$ 5.00	\$ 12.50					\$ 7.00					

ATTACHMENT #10

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P
6	Type of Program	Aurora Current Rec Centres Aquatics Pool Package	Aurora Current Rec Centres Dryside Combo Package	Aurora Current Rec Centres Full Facility Combo+Pool Add-On	Aurora Rec Centres Aquatics Only	Aurora Rec Centres Full Facility Combo+Pool	Magna Centre Newmarket Aquatic Only	Magna Centre Newmarket Full Facility	Richmond Hill Aquatic Facilities	Markham Pan Am Pool	Etobicoke Olympium	Barrie Aquatic Facilities	Orangeville Recreation Centre	Wayne Gretzky Sports Centre Brantford	Canada Games Aquatic Centre London	Windsor Aquatic Centre
81	Youth 13-15				\$ 5.00	\$ 12.50					\$ 7.00					
82	Family (4 members)															
83	Multiple Use Passes															
84	Adult															
85	Senior															
86	Youth															
87	Family (4 members)															
88	Monthly															
89	Adult	\$ 34.30	\$ 83.45	Not Offered	\$ 50.00	\$ 87.50		\$ 40.00								
90	Adult Couple			Not Offered	\$ 75.00	\$ 110.00										
91	Senior	\$ 27.30	\$ 66.75	Not Offered	\$ 37.50	\$ 69.00										
92	Senior Couple			Not Offered	\$ 56.00	\$ 103.00										
93	Youth <13	\$ 17.30	\$ 66.75	Not Offered	\$ 37.50	\$ 69.00		\$ 30.00								
94	Youth 13-18	\$ 27.30	\$ 66.75	Not Offered	\$ 37.50	\$ 69.00		\$ 30.00								
95	Family (4 members)	\$ 61.60	\$ 150.20	Not Offered	\$ 87.50	\$ 156.00		\$ 65.00								
96	Corporate															
97	3-Month															
98	Adult	\$ 103.00	\$ 198.15	\$ 226.85	\$ 125.00	\$ 230.00										
99	Adult Couple				\$ 156.00	\$ 290.00										
100	Young Adult															
101	Senior	\$ 82.15	\$ 158.50	\$ 187.20	\$ 94.00	\$ 200.00										
102	Senior Couple				\$ 140.00	\$ 300.00										
103	Youth <13	\$ 52.15	\$ 158.50	\$ 187.20	\$ 94.00	\$ 200.00										
104	Youth 13-18	\$ 82.15	\$ 158.50	\$ 187.20	\$ 94.00	\$ 200.00										
105	Family (4 members)	\$ 134.30	\$ 356.65	\$ 385.35	\$ 250.00	\$ 406.00										
106	Summer Splash															
107	Corporate															
108	6-Month															
109	Adult	\$ 155.15	\$ 331.00	\$ 372.75	\$ 225.00	\$ 375.00										
110	Adult Couple				\$ 338.00	\$ 562.00										
111	Young Adult															
112	Senior	\$ 123.85	\$ 264.80	\$ 306.55	\$ 163.00	\$ 313.00										
113	Senior Couple				\$ 245.00	\$ 470.00										
114	Youth <13	\$ 78.20	\$ 264.80	\$ 306.55	\$ 163.00	\$ 313.00										
115	Youth 13-18	\$ 123.85	\$ 264.80	\$ 306.55	\$ 163.00	\$ 313.00										
116	Family (4 members)	\$ 279.00	\$ 595.80	\$ 637.55	\$ 450.00	\$ 720.00										
117	Corporate															

ATTACHMENT #10

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P
6	Type of Program	Aurora Current Rec Centres Aquatics Pool Package	Aurora Current Rec Centres Dryside Combo Package	Aurora Current Rec Centres Full Facility Combo+Pool Add-On	Aurora Rec Centres Aquatics Only	Aurora Rec Centres Full Facility Combo+Pool	Magna Centre Newmarket Aquatic Only	Magna Centre Newmarket Full Facility	Richmond Hill Aquatic Facilities	Markham Pan Am Pool	Etobicoke Olympium	Barrie Aquatic Facilities	Orangeville Recreation Centre	Wayne Gretzky Sports Centre Brantford	Canada Games Aquatic Centre London	Windsor Aquatic Centre
118	Annual															
119	Adult	\$ 251.50	\$ 546.00	\$ 617.70	\$ 500.00	\$ 656.00										
120	Adult Couple				\$ 750.00	\$ 984.00										
121	Senior	\$ 202.00	\$ 436.80	\$ 508.50	\$ 375.00	\$ 500.00										
122	Senior Couple				\$ 562.00	\$ 625.00										
123	Senior Family															
124	Youth <13	\$ 126.45	\$ 436.80	\$ 508.50	\$ 375.00	\$ 500.00										
125	Youth 13-18	\$ 202.00	\$ 436.80	\$ 508.50	\$ 375.00	\$ 500.00										
126	Family (4 members)	\$ 453.50	\$ 982.80	\$ 1,054.50	\$ 875.00	\$ 1,250.00										
127	Corporate-Individual															
128	Corporate-Family															

Attachment #11 SARC Expansion

	A	B	C	D	E	F	G	H	I
1	Aurora Aquatic Centre								
2	SPACE ALLOCATION WORKSHEET--SARC EXPANSION								
3									
4	June 1, 2020	Architect Questions	Areas that would be shared if part of an existing rec centre or part of a new rec centre			Town Questions	ISG Comments		
5		Net Space	Gross Space						
6		TOTAL PROJECT COST ESTIMATES	INCREMENTAL COST COMPARISONS			Spaces that partially or entirely support existing needs at the SARC.			
7		Pool measurements in meters	Building spaces in square feet		*NOTE: Competitor Seating, not capacity for total # of competitors				
8	OPTION SUMMARIES	Main Activity Pool	Lanes	Diving/Depths	Spectators & At	Program, Teaching & Warm-up Pool	Wellness Therapy Pool	Leisure Pool	Volumes, Specs & Notes
9	25m Main Pool	25m x 26m (82.0' x 85.3') Temp: 28-29 C 81-82 F 6,847 sf	10 x 2.5m wide lanes	Depth: Constant 2.5m	Spec: 450 *Competitors=300	Current SARC 25m Pool Add Ramp access Increase temperature to 85-86 F 30 C. 25m x 20m	Current SARC Wellness Pool Temp: 92 F. 33 C.	Current SARC Leisure Pool Temp: 88-89 F 31-32 C.	Main = 336,000 gallons 1,272,000 L Program/W-up Pool = 300,000 gallons 1,136,000 L Therapy Pool = 14,000 gallons 53,000 L. Leisure Pool = 30,000 gallons 114,000 L.
10	Stretch 25m Pool	37m x 25m with 2m moveable bulkhead (121.4' x 82.0') Small to mid-size 25m meets with some warm-up lanes and flexible lap lanes for community use. Temp: 28-29 C 81-82 F 9,955 sf	10 x 2.5m wide lanes 4 x 2.25m 25m lanes for warm-up/laps	Depth: 2m to 3.0m in comp course 1m to 1.75m in warm-up area	Spec: 550 Competitors=400	Current SARC 25m Pool Add Ramp access Increase temperature to 85-86 F 30 C. 25m x 20m	Current SARC Wellness Pool Temp: 92 F. 33 C.	Current SARC Leisure Pool Temp: 88-89 F 31-32 C.	Main = 566,000 gallons 2,143,000 L Program/W-up Pool = 300,000 gallons 1,136,000 L Therapy Pool = 14,000 gallons 53,000 L. Leisure Pool = 30,000 gallons 114,000 L.
11	50m Training Option	52m x 25m with 2 m moveable split bulkhead (170.6' x 82.0') Temp: 28-29 C. 80-82 F. 13,989 sf	10 x 2.5m wide 50m lanes 20 x 2.5m wide 25m lanes	Depth: 1.25m to 3.00m No Diving Depth for WP and Artistic Swim	On deck seating of 500-600 for all. Tip & roll or simple retractable bleachers.	Current SARC 25m Pool Add Ramp access Increase temperature to 85-86 F 30 C. 25m x 20m	Current SARC Wellness Pool Temp: 92 F. 33 C.	Current SARC Leisure Pool Temp: 88-89 F 31-32 C.	Main = 762,000 gallons 2,885,000 L Program/W-up Pool = 300,000 gallons 1,136,000 L Therapy Pool = 14,000 gallons 53,000 L Leisure Pool = 30,000 gallons 114,000 L
14	50m Event Option	52m x 26m with 2 m moveable split bulkhead (170.6' x 85.3') with outside buffer on each side. Mid-size event facility to compete with Etobicoke Temp: 28-29 C. 80-81 F. 14,552	10 x 2.5m wide 50m lanes 20 x 2.5m wide 25m lanes with buffer lane	Depth: 2.25m to 4m Moveable Floor Diving: 2 x 1m and 2 x 3m	Spec: 900 Competitors=600+ Seating on 2nd level	Current SARC 25m Pool Add Ramp access Increase temperature to 85-86 F 30 C. 25m x 20m	Current SARC Wellness Pool	Current SARC Leisure Pool	Main = 980,000 gallons 3,710,000 L Program/W-Up Pool = 300,000 gallons 1,136,000 L Therapy Pool = 14,000 gallons 53,000 L Leisure Pool = 30,000 gallons 114,000 L. NOTE: Event option needs a 5-lane warm-up pool-will utilize Program Pool for major 50m meets.
15				25m Pool	Stretch 25m	50 metre Training Pool		50 metre Event Option	

Attachment #11 SARC Expansion

	A	B	C	D	E	F	G	H	I
	FLOOR	DESIGNATED SPACE	SQ. FOOTAGE	25m Pool SQ. FOOTAGE	Stretch 25m SQ. FOOTAGE	50 metre Training Pool SQ. FOOTAGE		50 metre Event Option SQ. FOOTAGE	COMMENTS
15									
16									
17	Lower Level/Basement	Below Grade							No Basement elements in design Options. May consider below deck storage of lane lines
18		Mechanical Room-Water							May consider below deck pool mechanicals to reduce incremental expansion footprint.
19		Mechanical Room-Air							
20		Pool Corridors/tunnels							
21		Lane Line Storage							Below deck lane line storage-can help reduce the size of on deck storage needed. Does not require a full corridor/tunnel around pool below deck.
22		Chemical Storage							On first level
23									
24	Total Square Feet Lower Level/Basement			-	-	-	-	-	
25									
26	Deck Level/Main Entry Level								
27		Locker Rooms							Configuration of locker rooms is changing rapidly. Total square footage can be broken down in a variety of ways.-right now square footage is maxed up and can be reduced with some integration. These spaces represent additional locker/changing space to support additional pool and use. Also provides additional space to expand the existing spaces to meet new changing room needs are requirements
28		Universal Change/Locker Rooms		2,400	2,400	2,600		3,200	There are many comments from the public that current changing room facilities are too small. This additional space also supports the existing facilities to help augment the current very tight changing spaces.
29		Female Adult Change Rooms							Utilize existing locker rooms in some capacity
30		Male Adult Change Rooms							
31		Adult Locker room/Changing rooms							
32		Learn To Swim Changing Area							Some facilities are doing kid friendly learn to swim changing areas that repurpose some of the space of the universal changing rooms.
33		Family changing rooms/handicap changing		300	300	300		300	Family space Included in Universal Changing Rooms

Attachment #11 SARC Expansion

	A	B	C	D	E	F	G	H	I
	FLOOR	DESIGNATED SPACE	SQ. FOOTAGE	25m Pool SQ. FOOTAGE	Stretch 25m SQ. FOOTAGE	50 metre Training Pool SQ. FOOTAGE		50 metre Event Option SQ. FOOTAGE	COMMENTS
15		Specialty/Team or Event Locker rooms			-	-			May consider some team/event type locker rooms if other changing spaces are reduced. Not currently included and not required to host events.
34		Therapy/Disability Specific Changing Rooms		300	300	300		300	Recommending specific changing rooms roughly 150sf each. Can be combined with family changing rooms.
35		Staff Locker Rooms/changing area		400	400	400		500	
36		Pool/Locker Room Wet Corridor							May need wet locker room corridor depending on design with all the different changing areas.
37									
38									
39		Total Square Feet-Locker Rooms	-	3,400	3,400	3,600		4,300	
40		Fitness and Recreation Space							No fitness space factored in. Would you want to explore adding some to SARC as part of this process?
41		Workout/multi-function space		1,800	1,800	1,800		2,500	Supports whole facility and current unmet demand. Open/flexible space that can be sub dividable. Can be used by hockey teams, sport teams, fitness classes and more. Currently significant unmet need at the SARC.
42		Storage for workout/multi-function space		200	200	200		250	Workout equipment, mats, meeting equipment, chairs, tables, AV systems, etc.
43		Cardio/Strength Room							
44		Workout Studios space							
45		Gym Space/flexible dividable space							
46		Fitness and workout equipment storage	-						
47									
49									
50		Total Square Feet-Fitness & Recreation Spaces	-	2,000	2,000	2,000		2,750	
51		Facility Offices							May be able to include additional offices in 2nd level to reduce incremental footprint.
52		Facility Manager							Included in current office space
53		Aquatic Program Coordinator							Included in current office space
54									

Attachment #11 SARC Expansion

	A	B	C	D	E	F	G	H	I
				25m Pool	Stretch 25m	50 metre		50 metre	
15				SQ. FOOTAGE	SQ. FOOTAGE	Training Pool		Event Option	
16	FLOOR	DESIGNATED SPACE	SQ. FOOTAGE	SQ. FOOTAGE	SQ. FOOTAGE	SQ. FOOTAGE		SQ. FOOTAGE	COMMENTS
		Aquatic Staff and Program Offices		320	320	320		400	Aquatic staff-flexible work stations=Approximately 80sf/workstation. Supports additional programming staff currently needed plus additional staff needed for expanded facility.
55		Overall SARC Staff-offices/work stations		400	400	400		400	Add additional office space for 4 staff members needed for current overall SARC staff. Average 100 sf/work space. Current office space is inadequate.
56									
57		Team & Coaches Offices		350	350	600		600	Recommend creating some user group offices with potential to lease to teams and groups.
58		Therapy Director							Only if part of partnership with outside health care provider.
59		Breakroom/Laundry/Staff Support		180	180	180		220	Accessible from both pool areas.
60		Board/Meeting Room							
61		Lifeguard/First Aid/Instructor office		200	250	300		300	Incremental lifeguard office-try to position between new and existing pools.
62		Meet Management Room			-	-		300	Included in event facility to help support events. Not required to host events, but very helpful.
63		Pool Operator							In mechanical space and program office spaces
64		Custodial/Janitor closet							
65		Office Storage		100	100	100		100	
66		Secretary/Admin Support							In program office
67									
68									
69		Total Square Feet Offices	-	1,550	1,600	1,900		2,320	
70									
71		Mechanical Spaces							Incremental spaces to support building expansion
		Mechanical Rooms-Water		900	1,000	1,200		1,200	Assumes regenerative media filters to save space. Also assume new filter room for pool addition based on limited space in existing facility.
72		Building Mechanicals		700	800	1,000		1,200	Pools and Natatorium to be on separate HVAC system than rest of building and support areas. Airhandling-May be able to move outside or on roof to save space and cost. Ideally program & therapy pools on separate HVAC from Natatorium. POTENTIAL TO REDUCE THIS SPACE.
73									
74		Water Service							

Attachment #11 SARC Expansion

	A	B	C	D	E	F	G	H	I
	FLOOR	DESIGNATED SPACE	SQ. FOOTAGE	25m Pool SQ. FOOTAGE	Stretch 25m SQ. FOOTAGE	50 metre Training Pool SQ. FOOTAGE		50 metre Event Option SQ. FOOTAGE	COMMENTS
15									
16									
75		Chemical Storage		100	100	125		125	
76		Electrical Closets		100	100	100		100	
77									
78									
79		Total Square Feet-Mechanicals	-	1,800	2,000	2,425		2,625	
80		<i>Common and Misc. Spaces</i>							
81		Lobby/Common space							Current Lobby
82		Second Event Entrance/Lobby in addition to existing entrance.						800	Separate entrance for events/competitors/spectators to minimize impact on overall facility during events.
83									
84		Access Control/Front Deck Reception Viewing Area/Lounge							Current desk in lobby In seating or meeting spaces-viewing of educational pool. Good spot for parents to watch swim lessons.
85		Concession/Event Food Services						300	Current concession area by ice rinks would not be sufficient to support events in the two 50m event options.
86		Vending Area							In lobby
87		Retail Space							No regular retail. Space for kiosk and counter sales in lobby as well as event related sales
88		Wet Classroom/Function Space-w/divider		800	1,000	1,000		1,200	Off pool deck-Doubles as birthday party/hospitality room and wet and dry classroom and meeting space. Ideally needs to be easily accessible to new and existing pool decks. May also link to outdoor patio/sun deck for summer use.
89									
90		Wet Classroom Storage		150	150	150		200	Combined with overall function storage
91		Additional Meeting/Function Space							Existing meeting space in SARC. Determine need for any additional meeting or function space as you get closer to final design.
92		Outdoor patio/sun deck off of pool deck							Can be incorporated in final design but not included in building footprint. Pending positioning on site.
93		Warming Kitchen & Support/Storage		250	250	250		300	Linked to wet classroom
94		Function Space Storage							Existing SARC space
95									

Attachment #11 SARC Expansion

	A	B	C	D	E	F	G	H	I
	FLOOR	DESIGNATED SPACE	SQ. FOOTAGE	25m Pool SQ. FOOTAGE	Stretch 25m SQ. FOOTAGE	50 metre Training Pool SQ. FOOTAGE		50 metre Event Option SQ. FOOTAGE	COMMENTS
15									
16									
96		Storage Space Main Pool		1,200	1,300	1,600		2,000	Includes expanded storage to support lack of storage space at current SARC pools.
97		Storage Spaces-existing pools		500	500	500		500	Small storage at current SARC pool-additional space for Program pool in main pool storage.
98		Storage Space Leisure Pool							Small storage at current SARC pool-additional space for Leisure pool in main pool storage.
99		Storage Space Therapy Pool							Part of Lobby space In net to gross. Needed if second level seating is utilized.
100		Drop Off Area/Entry Way							
101		Elevator							
103		Public Restrooms		400	500	500		500	Incremental restroom needs-in new space.
104		Spectator Seating							Showing in natatorium deck space
105									
106		Total Square Feet Common and Misc. Spaces	-	3,300	3,700	4,000		5,800	
107	Natatorium Space								See Options
108		<i>Pools</i>							
109		25m Pool Option		7,696					
110		Stretch 25m Option			9,955				
111		Training 50m Option				13,989			
112		Event Option #1							
113		Event Option #2							
114								14,552	
115		Program/Teaching/Warm-up Pool							Existing SARC 25m pool
116		Event Option #1							Existing SARC 25m pool
117		Event Option #2							Existing SARC 25m pool
118									
119		Leisure Pool		-	-	-		-	Existing SARC Pool
120									
121		Therapy Pool							Existing SARC Pool
122		Hot Tub/Spa							Not in design options.
123									
124		Pools Total Square Footage	-	7,696	9,955	13,989		14,552	
125									
126		<i>Pool Decks and First Level Seating</i>							
127									
128		Main Pool							DECK DIMENSIONS
129		25m Pool Option		5,807					Sides: 13' & 16' Ends: 16' & 14'
130		Stretch 25m Option			7,456				Sides: 16' & 17' Ends: 16' & 14'

Attachment #11 SARC Expansion

	A	B	C	D	E	F	G	H	I
				25m Pool	Stretch 25m	50 metre		50 metre	
	FLOOR	DESIGNATED SPACE	SQ. FOOTAGE	SQ. FOOTAGE	SQ. FOOTAGE	Training Pool		Event Option	COMMENTS
						SQ. FOOTAGE		SQ. FOOTAGE	
15						8,725			
16								9,618	
131		Training 50m Option							Sides: 16' & 16' Ends: 16' & 14'
132		Event Option #1							Sides: 17' & 16' Ends: 17' & 14'
133		Event Option #2							Sides: 18' & 16' Ends: 18' & 14'
134									
135		Teaching Pool							Existing SARC Pool deck spaces
136		Teaching Pool: Basic, Stretch, & Training							10' deck space on all sides of Program/Teaching Pool.
137		Event Option #1							
138		Event Option #2							
139									
140		Leisure Pool (therapy pool deck included)		-	-	-		-	
141									
142		Therapy Pool (included in Leisure pool deck)							Not in design options. Would just be part of existing deck space.
143		Hot Tub/Spa							
144									
145		Aquatic Monitor		-	-	-		-	Can be covered out of lifeguard office
146		On Deck Restroom							
148									
149		Spectator Seating							
150		25m Pool Option		-					Seating on 2nd Level. Portion retractable.
151		Stretch 25m Option			-				Seating on 2nd Level. Portion retractable.
152		Training 50m Option				-			Included in Deck Space
153		Event Option #1							Seating on 2nd Level. Portion retractable.
154		Event Option #2							Seating on 2nd Level. Portion retractable.
155									
156									
157		Pool Deck and Spectator Total Square Footage	-	5,807	7,456	8,725		9,618	
158									
159		Natorium Total Square Footage	-	13,503	17,411	22,714		24,170	
160									
173									
174		Circulation-First Floor							Included in net to gross space
175									
176									
177		Net Total Square Feet Deck Level including Pools and Deck Space	-	25,553	30,111	36,639		41,965	

Attachment #11 SARC Expansion

	A	B	C	D	E	F	G	H	I
	FLOOR	DESIGNATED SPACE	SQ. FOOTAGE	25m Pool SQ. FOOTAGE	Stretch 25m SQ. FOOTAGE	50 metre Training Pool SQ. FOOTAGE		50 metre Event Option SQ. FOOTAGE	COMMENTS
178									
179		Net to Gross Ratio							
180		Natorium 10%		1,350	1,741	2,271		2,417	
181		Common Spaces 25%	-	3,013	3,175	3,481		4,449	
182		Gross Total Square feet Deck Level	-	29,916	35,027	42,392		48,831	
183									
184		Second Level (Concourse)							A second level will help reduce the overall footprint of addition to help better fit onto current SARC site and reduce any additional land needed.
185		<i>Event/spectator Services</i>							Event Seating for 25m, 25m stretch and Event Options #1 & #2 on second level to reduce incremental expansion footprint.
186									
187		Concessions	-	-	-	-		-	Planned on first level to also support whole building.
188		Lobby/Spectator Concourse	-	600	800	-		1,600	Concourse and standing room
189		Spectator Seating	-	2,250	2,750	-		4,500	900 seats @ 5sf/person
190		Restrooms	-	400	400	-		800	
191		Storage	-	100	100	-		100	
192									
193									
194		Total Event/Spectator Space and Services	-	3,350	4,050	-		7,000	
195									
196		Specialty Space							Nothing Included in these design options
197									
198		Specialty Space Subtotal	-	-	-	-		-	
199									
200		Miscellaneous							
201									
202		Elevator							In Gross to Net Calculation
203		Stairwells							In Gross to Net Calculation
208									
209		Total Miscellaneous	-	-	-	-		-	
210									
211		Net Total Square Feet Second Level (Concourse)	-	3,350	4,050	-		7,000	
212									

Attachment #11 SARC Expansion

	A	B	C	D	E	F	G	H	I
	FLOOR	DESIGNATED SPACE	SQ. FOOTAGE	25m Pool SQ. FOOTAGE	Stretch 25m SQ. FOOTAGE	50 metre Training Pool SQ. FOOTAGE		50 metre Event Option SQ. FOOTAGE	COMMENTS
15									
16									
213	Net to Gross Ratio-Second Level	18%	-	603	729	-		1,260	Low net to gross with large open seating & concourse space. Includes space for stairway and elevator.
214	Gross Total Square feet Second Level		-	3,953	4,779	-		8,260	
215									
216	Net total Square Feet Aquatic Facility		-	28,903	34,161	36,639		48,965	
217									
218	GROSS TOTAL BUILDING SQUARE FOOTAGE (including basement)		-	33,869	39,806	42,392		57,091	
219	Incremental area of Options versus Base 25m pool option		-	-	5,937	8,523		23,222	Note: Non-Hewitt Options include Fitness Facilities
220									
221	GROSS TOTAL BUILDING FOOTPRINT	MAIN LEVEL	-	29,916	35,027	42,392		48,831	
222	Incremental Building Footprint of Options versus Base 25 m pool option		-	-	5,111	12,476		18,915	
223									
224	COST ESTIMATE	In 2020 Dollars							
225	Square Footage Projection	Cost per Square Foot	\$ 640.00						Includes 10% contingency and soft costs
226	CONSTRUCTION & SOFT COST		\$ -	\$ 21,676,032	\$ 25,475,904	\$ 27,130,656		\$ 36,538,080	
227									
228	INCREMENTAL PARKING COSTS								
	Additional Parking Needed	Based on increased daily use plus event capacity	# of spaces	130	160	150		300	NOTE: Current parking spaces at SARC = 317 Regular spaces, 6 handicap accessible spaces, 4 staff only spaces. TOTAL = 327 Spaces. There are also an additional 80-90 spaces that support the tennis bubble and the sport fields. This projection assumes that current parking meets current needs but has limited unused parking. The projections support the incremental needs of the expanded aquatic facilities with events factored in. It also assumes that it is unlikely that you will have your largest hockey games, special events, and largest swim meets on the same day and that there is no overflow parking available near by.
229									
230		Estimated Cost per space	\$ 3,400						
231		Estimated Incremental Parking Cost		\$ 442,000	\$ 544,000	\$ 510,000		\$ 1,020,000	
232									

Attachment #11 SARC Expansion

	A	B	C	D	E	F	G	H	I
15									
16	FLOOR	DESIGNATED SPACE	SQ. FOOTAGE	25m Pool SQ. FOOTAGE	Stretch 25m SQ. FOOTAGE	50 metre Training Pool SQ. FOOTAGE		50 metre Event Option SQ. FOOTAGE	COMMENTS
233	Town Equipment Purchases	Direct Purchase Specialty Equipment							Equipment and systems that can be best purchased directly by Town to reduce costs as well as provide a valuable resource for funding/sponsorship from business, grants, and user groups.
234		Timing System and Scoreboard		\$ 150,000	\$ 175,000	\$ 175,000		\$ 300,000	
235		Competitive Equipment		\$ 80,000	\$ 100,000	\$ 100,000		\$ 125,000	
236		Recreational Equipment		\$ 90,000	\$ 90,000	\$ 90,000		\$ 90,000	
237									
238	Town Equipment Subtotal			\$ 320,000	\$ 365,000	\$ 365,000		\$ 515,000	
239									
240									
241	TOTAL PROJECT COSTS			\$ 22,438,032	\$ 26,384,904	\$ 28,005,656		\$ 38,073,080	
242									
243	Incremental Construction Cost versus Base 25m Option in SARC Expansion (2020\$)				\$ 3,946,872	\$ 5,567,624		\$ 15,635,048	
244									
245	Estimated Cost in 2022	In 2022 Dollars		\$ 23,784,314	\$ 27,967,998	\$ 29,685,995		\$ 40,357,465	
246	Annual Inflation Factor	3%							
247	Incremental Construction Cost versus Base 25m Option in SARC Expansion (2022\$)				\$ 4,183,684	\$ 5,901,681		\$ 16,573,151	
248									
249	SITE CONSIDERATIONS & ACQUISITION								
250									
251	Acquisition of Any Additional Land Needed								Any additional land needed at SARC site to support the expanded options and additional parking and access.
252		Additional Land Needed							
253		Estimated Cost of Land Acquisition							
254									
255									

Attachment #12 Standalone Aquatic Centre

	A	B	C	D	E	F	G	H	I
1	Aurora Aquatic Centre								
2	SPACE ALLOCATION WORKSHEET--STANDALONE AQUATIC CENTRE								
3									
4	June 1, 2020	Architect Questions	Areas that would be shared if part of an existing rec centre or part of a new rec centre						
5		Net Space	Gross Space			City Questions		ISG Comments	
6		TOTAL PROJECT COST ESTIMATES	INCREMENTAL COST COMPARISONS						
7		Pool measurements in meters	Building spaces in square feet		*NOTE: Competitor Seating, not capacity for total # of competitors				
8	OPTION SUMMARIES	Main Activity Pool	Lanes	Diving/Depths	Spectators & At	Program, Teaching & Warm-up Pool	Wellness Therapy Pool	Leisure Pool	Volumes, Specs & Notes
9	25m Main Pool	25m x 26m (82.0' x 85.3') Temp: 28-29 C 81-82 F 6,847 sf	10 x 2.5m wide lanes	Depth: Constant 2.5m	Spec: 450 *Competitors=300	15m x 9m (49.2' x 29.5') 1,750 sf Warm-Water Ramp/Stair access Depth: 1m to 1.35m Temp: 30-31 C 86-88 F	12m x 9m (39.37' x 29.53') Depth: 1.25m to 2m Temp: 32-33.5 C 90-92 F 1,415 sf Ramp, Stairs, & Lift	No Leisure Pool. Can be added as option	Main = 336,000 gallons 1,272,000 L Program/W-up Pool = 50,000 gallons 189,250 L Therapy Pool = 48,000 gallons 181,700 L. Leisure Pool Might eliminate Wellness Pool if AFLC is repurposed slightly.
10	Stretch 25m Pool	37m x 25m with 2m moveable bulkhead (121.4' x 82.0') Small to mid-size 25m meets with some warm-up lanes and flexible lap lanes for community use. Temp: 28-29 C 81-82 F 9,955 sf	10 x 2.5m wide lanes 4 x 2.25m 25m lanes for warm-up/laps	Depth: 2m to 3.0m in comp course 1m to 1.75m in warm-up area	Spec: 550 Competitors=400	15m x 9m (49.2' x 29.5') 1,750 sf Warm-Water Ramp/Stair access Depth: 1m to 1.35m Temp: 30-31 C 86-88 F	12m x 9m (39.37' x 29.53') Depth: 1.25m to 2m Temp: 32-33.5 C 90-92 F 1,415 sf Ramp, Stairs, & Lift	No Leisure Pool. Can be added as option	Main = 566,000 gallons 2,143,000 L Program/W-up Pool = 50,000 gallons 189,250 L Therapy Pool = 48,000 gallons 181,700 L. Leisure Pool
11	50m Training Option	52m x 25m with 2 m moveable split bulkhead (170.6' x 82.0') Temp: 28-29 C. 80-82 F. 13,989 sf	10 x 2.5m wide 50m lanes 20 x 2.5m wide 25m lanes	Depth: 1.25m to 3.00m No Diving Depth for WP and Artistic Swim	On deck seating of 500-600 for all. Tip & roll or simple retractable bleachers.	15m x 9m (49.2' x 29.5') 1,750 sf Warm-Water Ramp/Stair access Depth: 1m to 1.35m Temp: 30-31 C 86-88 F	12m x 9m (39.37' x 29.53') Depth: 1.25m to 2m Temp: 32-33.5 C 90-92 F 1,415 sf Ramp, Stairs, & Lift	No Leisure Pool. Can be added as option	Main = 762,000 gallons 2,885,000 L Program/W-up Pool = 50,260 gallons 190,255 L Therapy Pool = 48,000 gallons 181,700 L Leisure Pool

Attachment #12 Standalone Aquatic Centre

	A	B	C	D	E	F	G	H	I
14	50m Event Option	52m x 26m with 2 m moveable split bulkhead (170.6' x 85.3') with outside buffer on each side. Mid-size event facility to compete with Etobicoke Temp: 28-29 C. 80-81 F. 14,552	10 x 2.5m wide 50m lanes 20 x 2.5m wide 25m lanes with buffer lane	Depth: 2.25m to 4m Moveable Floor Diving: 2 x 1m and 2 x 3m	Spec: 900 Competitors=600+ Seating on 2nd level	25m x 13.75m (82.0' x 45.1') 5 x 2.25m wide lanes 3,698 sf Warm-Water Ramp & Stair access Depth: 1.1m - 1.5m Temp: 30-31 C 86-88 F	12m x 9m (39.37' x 29.53') Depth: 1.25m to 2m Temp: 32-33.5 C 90-92 F 1,415 sf Ramp, Stairs, & Lift	No Leisure Pool. Can be added as option	Main = 980,000 gallons 3,710,000 L Program/W-Up Pool = 117,975 gallons 446,590 L Therapy Pool = 48,000 gallons 181,700 L Leisure Pool NOTE: Event option needs a 5-lane warm-up pool
15	FLOOR		DESIGNATED SPACE	SQ. FOOTAGE	25m Pool SQ. FOOTAGE	Stretch 25m SQ. FOOTAGE	50 metre Training Pool SQ. FOOTAGE	50 metre Event Option SQ. FOOTAGE	COMMENTS
17	Lower Level/Basement	Below Grade							No Basement elements in design Options. May consider below deck storage of lane lines
18		Mechanical Room-Water							May consider below deck pool mechanicals to reduce incremental expansion footprint.
19		Mechanical Room-Air							
20		Pool Corridors/tunnels							
21		Lane Line Storage							Below deck lane line storage-can help reduce the size of on deck storage needed. Does not require a full corridor/tunnel around pool below deck.
22		Chemical Storage							On first level
23									
24	Total Square Feet Lower Level/Basement		-	-	-	-	-	-	
25									

Attachment #12 Standalone Aquatic Centre

	A	B	C	D	E	F	G	H	I
	FLOOR	DESIGNATED SPACE	SQ. FOOTAGE	25m Pool SQ. FOOTAGE	Stretch 25m SQ. FOOTAGE	50 metre Training Pool SQ. FOOTAGE		50 metre Event Option SQ. FOOTAGE	COMMENTS
15									
16									
26	Deck Level/Main Entry Level								
27		<i>Locker Rooms</i>							Configuration of locker rooms is changing rapidly. Total square footage can be broken down in a variety of ways.-right now square footage is maxed up to allow for future requirements and can be reduced with some integration.
28		Universal Change Rooms		2,200	2,200	2,400		2,800	
29		Female Adult Change Rooms		700	700	700		800	
30		Male Adult Change Rooms		700	700	700		800	
31		Adult Locker room/Changing rooms							
32		Learn To Swim Changing Area							Some facilities are doing kid friendly learn to swim changing areas that repurpose some of the space of the universal changing rooms.
33		Family changing rooms/handicap changing		300	300	300		300	3 x 100 sf each. Universal changing areas also provide family access.
34		Specialty/Team or Event Locker rooms			-	-			May consider some team/event type locker rooms if other changing spaces are reduced.
35		Therapy/Disability Specific Changing Rooms		300	300	300		300	Recommending specific changing rooms. 2 x 150 sf
36		Staff Locker Rooms/changing area		400	400	400		500	
37		Pool/Locker Room Wet Corridor							May need wet locker room corridor depending on design with all the different changing areas.
38									
39		Total Square Feet-Locker Rooms	-	4,600	4,600	4,800		5,500	
40		<i>Fitness and Recreation Space</i>							The yellow highlighted small fitness and workout spaces below can support Aquatic Centre membership and provide workout facilities for users may be added to help cover operating costs. The financial analysis looks at this potential impact.
41		Workout/multi-function flex space		1,800	1,800	1,800		2,500	
42									Provides flexible workout spaces for teams using the aquatic center as well as multi-purpose function and workout space. If aquatic center is combined with a rec or sports center this would likely be expanded.

Attachment #12 Standalone Aquatic Centre

	A	B	C	D	E	F	G	H	I
	FLOOR	DESIGNATED SPACE	SQ. FOOTAGE	25m Pool SQ. FOOTAGE	Stretch 25m SQ. FOOTAGE	50 metre Training Pool SQ. FOOTAGE		50 metre Event Option SQ. FOOTAGE	COMMENTS
15									
16									
43		Cardio/Strength Room & Flex Dry-land		1,500	1,500	1,500		1,800	Small fitness and workout spaces to support Aquatic Centre membership and provide workout facilities for users and teams. This can be optional.
44		Workout Studios space (flex space)							Optional-can be added if broader fitness programs included at the Aquatic Centre.
45		Gym Space/flexible dividable space							
46		Fitness and workout equipment storage	-	250	250	250		250	
48									
49		Total Square Feet-Fitness & Recreation Spaces	-	3,550	3,550	3,550		4,550	
50									
51		Facility Offices							
52		Facility Manager		140	140	140		140	
53		Aquatic Program Assistant Directors x 2		250	250	250		250	Part of potential upgrade in aquatic programming
		Aquatic Staff and Instructor work space		225	225	225		240	Aquatic and team staff-flexible work stations=Approximately 75sf/workstation. Supports additional programming in expanded water space.
54									
55		Team & Coaches Offices		350	350	600		600	Recommend creating some user group offices with potential to lease to team,
56		Therapy Director							Only if part of partnership with outside health care provider.
57		Breakroom/Laundry/Staff Support		300	300	400		400	
58		Board/Meeting Room		500	500	500		500	
59		Lifeguard/First Aid/Instructor office		400	450	500		500	
60		Meet Management Room						300	Included in event facility
61		Pool Operator							In mechanical space and program office spaces
62		Custodial/Janitor closet							
63		Office Storage		100	100	100		150	
64		Secretary/Admin Support							In program office
65									
66		Total Square Feet Offices	-	2,265	2,315	2,715		3,080	

Attachment #12 Standalone Aquatic Centre

	A	B	C	D	E	F	G	H	I
	FLOOR	DESIGNATED SPACE	SQ. FOOTAGE	25m Pool SQ. FOOTAGE	Stretch 25m SQ. FOOTAGE	50 metre Training Pool SQ. FOOTAGE		50 metre Event Option SQ. FOOTAGE	COMMENTS
67		Mechanical Spaces							
68		Mechanical Rooms-Water		1,100	1,200	1,400		1,600	Assumes regenerative media filters to save space Pools and Natatorium to be on separate HVAC system than rest of building and support areas. Airhandling-May be able to move outside or on roof to save space and cost. Ideally program & therapy pools on separate HVAC from Natatorium
69		Building Mechanicals		1,000	1,100	1,400		1,600	
70		Water Service							
71		Chemical Storage		100	100	125		125	
72		Electrical Closets		100	100	100		100	
73									
74									
75									
76		Total Square Feet-Mechanicals	-	2,300	2,500	3,025		3,425	
77		Common and Misc. Spaces							
78		Lobby/Common space		750	750	1,000		1,700	Incremental space needed to support event attendees.
79		Access Control/Front Deck Reception		150	150	150		200	Main access control
80		Viewing Area/Lounge							In seating or meeting spaces-viewing of educational pool. Good spot for parents to watch swim lessons.
81		Concession/Event Food Services		300	300	300		600	Event only-can be supported by warming kitchen and adjacent or linked to lobby. Can be shared if facility expands to include other sport/recreational areas.
82		Vending Area							In lobby
83		Retail Space							No regular retail. Space for kiosk and counter sales in lobby as well as event related sales
84		Wet Classroom/Function Space-w/divider		800	1,000	1,000		1,200	Off pool deck-Doubles as birthday party/hospitality room and wet and dry classroom and meeting space. Needs to be easily accessible pool decks. May also link to outdoor patio/sun deck for summer use.
85									
86		Wet Classroom Storage							Combined with overall function storage
87		Additional Meeting/Function Space		1,000	1,200	1,200		2,000	Should be supported by the multiple meeting spaces in the entire facility

Attachment #12 Standalone Aquatic Centre

	A	B	C	D	E	F	G	H	I
	FLOOR	DESIGNATED SPACE	SQ. FOOTAGE	25m Pool SQ. FOOTAGE	Stretch 25m SQ. FOOTAGE	50 metre Training Pool SQ. FOOTAGE		50 metre Event Option SQ. FOOTAGE	COMMENTS
15									
16									
88		Outdoor patio/sun deck off of pool deck							Can be incorporated in final design but not included in building footprint.
89		Warming Kitchen & Support/Storage		250	250	250		300	Linked to function space
		Function Space Storage		200	200	200		300	Storage for Tables/Chairs and other meeting and function equipment-supports wet classroom and other function spaces
90									
91									
92		Storage Space Main Pool		1,000	1,000	1,400		1,700	Assumes some lane line storage below deck.
		Storage Space Program Pool		200	200	200		200	Broke out storage space by each pool: Important to be accessible to each pool.
93									
94		Storage Space Leisure Pool							
95		Storage Space Wellness Pool		150	150	150		150	
96		Drop Off Area/Entry Way							Part of Lobby space
		Elevator							In net to gross. Needed if second level seating is utilized.
97		Public Restrooms		800	900	900		1,000	Increased restroom space is included on the second level for the added event capacity in Event Option #2
99									on second level.
100		Spectator Seating							Showing in natatorium deck space
101									
102		Total Square Feet Common and Misc. Spaces	-	5,600	6,100	6,750		9,350	
103		Natatorium Space							See Options
104		<i>Pools</i>							
105		25m Pool Option		7,696					
106		Stretch 25m Option			9,955				
107		Training 50m Option				13,989			
108		Event Option #1							
109		Event Option #2						14,552	
110									
111		Program/Teaching/Warm-up Pool		1,750	1,750	1,750			
112		Event Option #1							
113		Event Option #2						3,698	
114									
115		Leisure Pool		-	-	-		-	
116									
117		Therapy Pool		1,415	1,415	1,415		1,415	
118		Hot Tub/Spa							Not in design options.
119									
120		Pools Total Square Footage	-	10,861	13,120	17,154		19,665	

Attachment #12 Standalone Aquatic Centre

	A	B	C	D	E	F	G	H	I
	FLOOR	DESIGNATED SPACE	SQ. FOOTAGE	25m Pool SQ. FOOTAGE	Stretch 25m SQ. FOOTAGE	50 metre Training Pool SQ. FOOTAGE		50 metre Event Option SQ. FOOTAGE	COMMENTS
121		<i>Pool Decks and First Level Seating</i>							
122		Main Pool Deck							DECK DIMENSIONS
123		25m Pool Option		5,807					Sides: 13' & 16' Ends: 16' & 14'
124		Stretch 25m Option			7,456				Sides: 16' & 17' Ends: 16' & 14'
125		Training 50m Option				8,725			Sides: 16' & 16' Ends: 16' & 14'
126		Event Option #1							Sides: 17' & 16' Ends: 17' & 14'
127		Event Option #2						9,618	Sides: 18' & 16' Ends: 18' & 14'
128		Program/Teaching/Warm-up Pool Deck							
129		Teaching Pool: Basic, Stretch, & Training		1,675	1,675	1,675			10' deck space on all sides of Program/Teaching Pool.
130		Event Option #1							
131		Event Option #2						2,612	
132		Leisure Pool		-	-	-		-	
133		Therapy Pool Deck		1,516	1,516	1,516		1,516	
134		Hot Tub/Spa							Not in design options. Would just be part of existing deck space.
135		Aquatic Monitor		-	-	-		-	Can be covered out of lifeguard office
136		On Deck Restroom		194	194	194		194	
137		Spectator Seating							
138		25m Pool Option		-					Included in Deck Space
139		Stretch 25m Option			-				Included in Deck Space
140		Training 50m Option				-			Included in Deck Space
141		Event Option #1							750 seating @ 5 sf/person. Raised off of deck. Portion retractable.
142		Event Option #2							Seating on 2nd Level. Portion retractable.
143									
144		Pool Deck and Spectator Total Square Footage	-	9,192	10,841	12,110		13,940	
145									
146		Natorium Total Square Footage	-	20,053	23,961	29,264		33,605	
147									
148									
149									
150									
151									
152									
153									
154									
155									
156									

Attachment #12 Standalone Aquatic Centre

	A	B	C	D	E	F	G	H	I
	FLOOR	DESIGNATED SPACE	SQ. FOOTAGE	25m Pool SQ. FOOTAGE	Stretch 25m SQ. FOOTAGE	50 metre Training Pool SQ. FOOTAGE		50 metre Event Option SQ. FOOTAGE	COMMENTS
15									
169									
170		Circulation-First Floor							Included in net to gross space
171									
172									
173		Net Total Square Feet Deck Level including Pools and Deck Space	-	38,368	43,026	50,104		59,510	
174									
175		Net to Gross Ratio							
176		Natatorium 10%		2,005	2,396	2,926		3,361	
177		Common Spaces 25%	-	4,579	4,766	5,210		6,476	
178		Gross Total Square feet Deck Level	-	44,952	50,188	58,240		69,347	
179									
180		Second Level (Concourse)							Only Second Level in Event Option #2 . Depending on site and space available a second level can be included in all of the options to reduce building footprint.
181		<i>Event/spectator Services</i>							
182									
183		Concessions	-	-	-	-		-	Currently on First Level
184		Lobby/Spectator Concourse	-	-	-	-		1,600	Concourse and standing room
185		Spectator Seating	-	-	-	-		4,500	900 seats @ 5sf/person
186		Restrooms	-	-	-	-		800	
187		Storage	-	-	-	-		100	
188									
189									
190		Total Event/Spectator Space and Services	-	-	-	-		7,000	
191									
192		Specialty Space							Nothing Included in these design options
193									
194		<i>Specialty Space Subtotal</i>	-	-	-	-		-	
195									
196		<i>Miscellaneous</i>							
197									
198		Elevator							In Gross to Net Calculation
199		Stairwells							In Gross to Net Calculation
204									
205		Total Miscellaneous	-	-	-	-		-	
206									
207		Net Total Square Feet Second Level (Concourse)	-	-	-	-		7,000	
208									

Attachment #12 Standalone Aquatic Centre

	A	B	C	D	E	F	G	H	I
	FLOOR	DESIGNATED SPACE	SQ. FOOTAGE	25m Pool SQ. FOOTAGE	Stretch 25m SQ. FOOTAGE	50 metre Training Pool SQ. FOOTAGE		50 metre Event Option SQ. FOOTAGE	COMMENTS
15									
16									
209		Net to Gross Ratio-Second Level 18%	-	-	-	-		1,260	Low net to gross with large open seating & concourse space. Includes space for stairway and elevator.
210		Gross Total Square feet Second Level	-	-	-	-		8,260	
211									
212		Net total Square Feet Aquatic Facility	-	38,368	43,026	50,104		66,510	
213									
214		GROSS TOTAL BUILDING SQUARE FOOTAGE (including basement)	-	44,952	50,188	58,240		77,607	
215		Incremental area of Options versus Base 25m pool option	-	-	5,236	13,288		32,655	Note: Non-Hewitt Options include Fitness Facilities
216									
217		GROSS TOTAL BUILDING MAIN LEVEL FOOTPRINT	-	44,952	50,188	58,240		69,347	
218		Incremental Building Footprint of Options versus Base 25 m pool option	-	-	5,236	13,288		24,395	
219									
220		COST ESTIMATE							
221		In 2020 Dollars							
222		Square Footage Projection	\$ 640.00						
223		CONSTRUCTION COST	\$ -	\$ 28,769,312	\$ 32,120,544	\$ 37,273,856		\$ 49,668,320	
224		INCREMENTAL PARKING COSTS							
225		Parking Needed	Based on increased daily use plus event capacity	# of spaces	180	220	220	375	Parking based on daily needs plus parking to support event needs. Daily needs would range from 100 to 150 for the options.
226			Estimated Cost per space	\$ 3,400					
227			Estimated Incremental Parking Cost	\$ 612,000	\$ 748,000	\$ 748,000		\$ 1,275,000	
228									
229		Town Equipment Purchases	Direct Purchase Specialty Equipment						Equipment and systems that can be best purchased directly by Town to reduce costs as well as provide a valuable resource for funding/sponsorship from business, grants, and user groups.
230			Timing System and Scoreboard	\$ 150,000	\$ 175,000	\$ 175,000		\$ 300,000	
231			Competitive Equipment	\$ 80,000	\$ 100,000	\$ 100,000		\$ 125,000	
232			Recreational Equipment	\$ 90,000	\$ 90,000	\$ 90,000		\$ 90,000	
233									
234		Town Equipment Subtotal		\$ 320,000	\$ 365,000	\$ 365,000		\$ 515,000	

Attachment #12 Standalone Aquatic Centre

	A	B	C	D	E	F	G	H	I
15									
16	FLOOR	DESIGNATED SPACE	SQ. FOOTAGE	25m Pool SQ. FOOTAGE	Stretch 25m SQ. FOOTAGE	50 metre Training Pool SQ. FOOTAGE		50 metre Event Option SQ. FOOTAGE	COMMENTS
235									
236	TOTAL PROJECT COSTS			\$ 29,701,312	\$ 33,233,544	\$ 38,386,856		\$ 51,458,320	
237									
238	Incremental Construction Cost versus Base 25m Stand Alone Option				\$ 3,351,232	\$ 8,504,544		\$ 20,899,008	
239									
240	Estimated Cost in 2022	In 2022 Dollars		\$ 31,483,391	\$ 35,227,557	\$ 40,690,067		\$ 54,545,819	
241	Annual Inflation Factor	3%							
242	Incremental Construction Cost versus Base 25m Stand Alone Option				\$ 3,744,166	\$ 9,206,677		\$ 23,062,428	
243									
244	INCREMENTAL COST COMPARED TO SAME OPTION IN SARC EXPANSION (2022 Dollars)			\$ 7,699,077	\$ 7,259,558	\$ 11,004,072		\$ 14,188,354	
245									
246	SITE CONSIDERATIONS & ACQUISITION								
247	Acquisition of Any Additional Land Needed								Minimum Land needed for the stand-alone Aquatic Centre. This is approximate and will vary based on actual site conditions, set-back needs, water retention and other factors impacting buildable space and codes. This estimate does not include land for future expansion or incorporation of additional sport facilities.
248									
249		Land Needed for Aquatics: 1 Acre = 43,560 sf	In Acres	4.0	4.5	5.0		6.5	
250		Estimated Cost of Land Acquisition							
251									
252									

Attachment #13

Aurora Aquatics
Profit & Loss Summary

SARC Expansion with 25m Main Pool Option

February 25, 2020

EXPENSES	SARC Aquatics		SARC Expansion				
	2018 Actuals	2019 Actuals	Year One	Year Two	Year Three	Year Four	Year Five
OPERATIONAL EXPENSES	\$ 1,951,900	\$ 2,002,250	\$ 2,790,799	\$ 2,868,130	\$ 2,956,677	\$ 3,048,129	\$ 3,142,586
Utilities	\$ 713,473	\$ 735,000	\$ 930,165	\$ 953,419	\$ 977,255	\$ 1,001,686	\$ 1,026,728
Operations & Maintenance	\$ 102,983	\$ 84,500	\$ 101,463	\$ 109,749	\$ 112,355	\$ 115,027	\$ 117,765
Equipment & Supplies	\$ 65,398	\$ 69,426	\$ 113,625	\$ 116,603	\$ 119,663	\$ 122,808	\$ 126,039
Staff Salaries & Wages	\$ 472,515	\$ 468,159	\$ 829,848	\$ 863,042	\$ 897,564	\$ 933,466	\$ 970,805
Staff Benefits & Other Costs	\$ 82,073	\$ 88,802	\$ 189,054	\$ 179,757	\$ 186,887	\$ 194,302	\$ 202,014
Reception/Registration Cost Center	\$ 313,078	\$ 358,313	\$ 381,669	\$ 391,210	\$ 400,991	\$ 411,015	\$ 421,291
Outside Services	\$ 171,813	\$ 166,550	\$ 199,475	\$ 204,462	\$ 209,573	\$ 214,813	\$ 220,183
General Office	\$ 30,567	\$ 31,500	\$ 45,500	\$ 49,888	\$ 52,390	\$ 55,012	\$ 57,761
Miscellaneous	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
PROGRAM EXPENSES	\$ 266,566	\$ 316,497	\$ 448,574	\$ 472,957	\$ 496,520	\$ 517,284	\$ 539,866
Current Aurora Aquatic Programming (SARC & AFLC)	\$ 266,566	\$ 316,497	\$ 338,230	\$ 351,092	\$ 364,452	\$ 378,329	\$ 393,941
Community and Educational Programs	\$ -	\$ -	\$ 4,680	\$ 5,382	\$ 5,813	\$ 6,103	\$ 6,408
Fitness and Therapy	\$ -	\$ -	\$ 18,000	\$ 19,485	\$ 21,611	\$ 22,971	\$ 24,119
Learn to Swim	\$ -	\$ -	\$ 78,760	\$ 86,636	\$ 93,534	\$ 98,182	\$ 103,061
Camps and Clinics	\$ -	\$ -	\$ 4,600	\$ 5,140	\$ 5,471	\$ 5,695	\$ 5,929
Team Programs	\$ -	\$ -	\$ 4,304	\$ 5,222	\$ 5,640	\$ 6,005	\$ 6,407
Miscellaneous	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL ANNUAL OPERATING EXPENSES	\$ 2,218,466	\$ 2,318,747	\$ 3,239,373	\$ 3,341,087	\$ 3,453,198	\$ 3,565,413	\$ 3,682,452
REVENUE							
FACILITY REVENUE	\$ 353,359	\$ 347,074	\$ 538,092	\$ 638,839	\$ 719,187	\$ 762,439	\$ 800,737
Educational, Camps and Clinics	\$ 16,642	\$ 18,000	\$ 27,693	\$ 29,218	\$ 30,656	\$ 32,079	\$ 33,573
Club and Training Rental	\$ 148,494	\$ 148,574	\$ 230,062	\$ 294,847	\$ 349,788	\$ 375,747	\$ 396,618
Competitive Events	\$ -	\$ -	\$ 30,610	\$ 36,097	\$ 41,585	\$ 44,329	\$ 46,492
Special Events	\$ 20,052	\$ 20,000	\$ 29,500	\$ 31,725	\$ 33,570	\$ 35,249	\$ 37,011
Office and Other Space Rental	\$ -	\$ -	\$ 5,000	\$ 5,125	\$ 5,253	\$ 5,384	\$ 5,519
Therapy, Rehab, Health	\$ -	\$ -	\$ 9,000	\$ 9,225	\$ 9,456	\$ 9,692	\$ 9,934
Sales	\$ 6,669	\$ 4,500	\$ 6,000	\$ 6,240	\$ 6,490	\$ 6,749	\$ 7,019
Memberships	\$ 151,502	\$ 146,000	\$ 174,227	\$ 200,361	\$ 216,390	\$ 227,210	\$ 238,570
Facility Sponsorships/Advertising/Contributions	\$ 10,000	\$ 10,000	\$ 26,000	\$ 26,000	\$ 26,000	\$ 26,000	\$ 26,000
Public Partnerships	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Miscellaneous	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
PROGRAM REVENUE	\$ 678,252	\$ 764,407	\$ 1,107,517	\$ 1,161,255	\$ 1,211,560	\$ 1,252,422	\$ 1,294,043
Current Aurora Aquatic Programming (SARC & AFLC)	\$ 678,252	\$ 764,407	\$ 783,517	\$ 803,105	\$ 823,183	\$ 843,762	\$ 864,856
Community and Educational Programs	\$ -	\$ -	\$ 13,000	\$ 14,950	\$ 16,146	\$ 16,953	\$ 17,801
Fitness and Therapy	\$ -	\$ -	\$ 52,500	\$ 57,000	\$ 63,135	\$ 67,068	\$ 70,421
Learn to Swim	\$ -	\$ -	\$ 240,000	\$ 264,000	\$ 285,120	\$ 299,376	\$ 314,345
Camps and Clinics	\$ -	\$ -	\$ 10,000	\$ 11,500	\$ 12,420	\$ 13,041	\$ 13,693
Club Team and Training Programs	\$ -	\$ -	\$ 8,500	\$ 10,700	\$ 11,556	\$ 12,221	\$ 12,927
Program Sponsorships/Advertising/Contributions	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Miscellaneous	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
ADDITIONAL INSTITUTIONAL SUPPORT	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL ANNUAL OPERATING REVENUE	\$ 1,031,611	\$ 1,111,481	\$ 1,645,609	\$ 1,800,094	\$ 1,930,747	\$ 2,014,861	\$ 2,094,780
NET ANNUAL OPERATING REVENUE (DEFICIT)	\$(1,186,855)	\$(1,207,266)	\$(1,593,764)	\$(1,540,993)	\$(1,522,451)	\$(1,550,552)	\$(1,587,672)
NET COST RECOVERY	47%	48%	51%	54%	56%	57%	57%

Attachment #14

Aurora Aquatics
Profit & Loss Summary

SARC Expansion Aquatic Centre with Stretch 25m Main Pool Option

February 25, 2020

EXPENSES	SARC Aquatics		SARC Expansion				
	2018 Actuals	2019 Budget	Year One	Year Two	Year Three	Year Four	Year Five
OPERATIONAL EXPENSES	\$ 1,951,900	\$ 2,002,250	\$ 2,835,187	\$ 2,913,627	\$ 3,003,312	\$ 3,095,930	\$ 3,191,582
Utilities	\$ 713,473	\$ 735,000	\$ 974,553	\$ 998,917	\$ 1,023,890	\$ 1,049,487	\$ 1,075,724
Operations & Maintenance	\$ 102,983	\$ 84,500	\$ 101,463	\$ 109,749	\$ 112,355	\$ 115,027	\$ 117,765
Equipment & Supplies	\$ 65,398	\$ 69,426	\$ 113,625	\$ 116,603	\$ 119,663	\$ 122,808	\$ 126,039
Staff Salaries & Wages	\$ 472,515	\$ 468,159	\$ 829,848	\$ 863,042	\$ 897,564	\$ 933,466	\$ 970,805
Staff Benefits & Other Costs	\$ 82,073	\$ 88,802	\$ 189,054	\$ 179,757	\$ 186,887	\$ 194,302	\$ 202,014
Reception/Registration Cost Center	\$ 313,078	\$ 358,313	\$ 381,669	\$ 391,210	\$ 400,991	\$ 411,015	\$ 421,291
Outside Services	\$ 171,813	\$ 166,550	\$ 199,475	\$ 204,462	\$ 209,573	\$ 214,813	\$ 220,183
General Office	\$ 30,567	\$ 31,500	\$ 45,500	\$ 49,888	\$ 52,390	\$ 55,012	\$ 57,761
Miscellaneous	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
PROGRAM EXPENSES	\$ 266,566	\$ 316,497	\$ 448,574	\$ 472,957	\$ 496,520	\$ 517,284	\$ 539,866
Current Aurora Aquatic Programming (SARC & AFLC)	\$ 266,566	\$ 316,497	\$ 338,230	\$ 351,092	\$ 364,452	\$ 378,329	\$ 393,941
Community and Educational Programs	\$ -	\$ -	\$ 4,680	\$ 5,382	\$ 5,813	\$ 6,103	\$ 6,408
Fitness and Therapy	\$ -	\$ -	\$ 18,000	\$ 19,485	\$ 21,611	\$ 22,971	\$ 24,119
Learn to Swim	\$ -	\$ -	\$ 78,760	\$ 86,636	\$ 93,534	\$ 98,182	\$ 103,061
Camps and Clinics	\$ -	\$ -	\$ 4,600	\$ 5,140	\$ 5,471	\$ 5,695	\$ 5,929
Team Programs	\$ -	\$ -	\$ 4,304	\$ 5,222	\$ 5,640	\$ 6,005	\$ 6,407
Miscellaneous	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL ANNUAL OPERATING EXPENSES	\$ 2,218,466	\$ 2,318,747	\$ 3,283,761	\$ 3,386,584	\$ 3,499,833	\$ 3,613,214	\$ 3,731,448
REVENUE							
FACILITY REVENUE	\$ 353,359	\$ 347,074	\$ 557,870	\$ 664,407	\$ 749,230	\$ 794,734	\$ 834,808
Educational, Camps and Clinics	\$ 16,642	\$ 18,000	\$ 27,693	\$ 29,218	\$ 30,656	\$ 32,079	\$ 33,573
Club and Training Rental	\$ 148,494	\$ 148,574	\$ 249,840	\$ 320,415	\$ 379,831	\$ 408,043	\$ 430,690
Competitive Events	\$ -	\$ -	\$ 30,610	\$ 36,097	\$ 41,585	\$ 44,329	\$ 46,492
Special Events	\$ 20,052	\$ 20,000	\$ 29,500	\$ 31,725	\$ 33,570	\$ 35,249	\$ 37,011
Office and Other Space Rental	\$ -	\$ -	\$ 5,000	\$ 5,125	\$ 5,253	\$ 5,384	\$ 5,519
Therapy, Rehab, Health	\$ -	\$ -	\$ 9,000	\$ 9,225	\$ 9,456	\$ 9,692	\$ 9,934
Sales	\$ 6,669	\$ 4,500	\$ 6,000	\$ 6,240	\$ 6,490	\$ 6,749	\$ 7,019
Memberships	\$ 151,502	\$ 146,000	\$ 174,227	\$ 200,361	\$ 216,390	\$ 227,210	\$ 238,570
Facility Sponsorships/Advertising/Contributions	\$ 10,000	\$ 10,000	\$ 26,000	\$ 26,000	\$ 26,000	\$ 26,000	\$ 26,000
Public Partnerships	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Miscellaneous	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
PROGRAM REVENUE	\$ 678,252	\$ 764,407	\$ 1,107,517	\$ 1,161,255	\$ 1,211,560	\$ 1,252,422	\$ 1,294,043
Current Aurora Aquatic Programming (SARC & AFLC)	\$ 678,252	\$ 764,407	\$ 783,517	\$ 803,105	\$ 823,183	\$ 843,762	\$ 864,856
Community and Educational Programs	\$ -	\$ -	\$ 13,000	\$ 14,950	\$ 16,146	\$ 16,953	\$ 17,801
Fitness and Therapy	\$ -	\$ -	\$ 52,500	\$ 57,000	\$ 63,135	\$ 67,068	\$ 70,421
Learn to Swim	\$ -	\$ -	\$ 240,000	\$ 264,000	\$ 285,120	\$ 299,376	\$ 314,345
Camps and Clinics	\$ -	\$ -	\$ 10,000	\$ 11,500	\$ 12,420	\$ 13,041	\$ 13,693
Club Team and Training Programs	\$ -	\$ -	\$ 8,500	\$ 10,700	\$ 11,556	\$ 12,221	\$ 12,927
Program Sponsorships/Advertising/Contributions	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Miscellaneous	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
ADDITIONAL INSTITUTIONAL SUPPORT	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL ANNUAL OPERATING REVENUE	\$ 1,031,611	\$ 1,111,481	\$ 1,665,387	\$ 1,825,662	\$ 1,960,790	\$ 2,047,156	\$ 2,128,852
NET ANNUAL OPERATING REVENUE (DEFICIT)	\$(1,186,855)	\$(1,207,266)	\$(1,618,374)	\$(1,560,922)	\$(1,539,043)	\$(1,566,058)	\$(1,602,596)

Attachment #15

Aurora Aquatics
Profit & Loss Summary

SARC Expansion Aquatic Centre with 50m Training Pool Option

February 25, 2020

EXPENSES	SARC Aquatics		SARC Expansion				
	2018 Actuals	2019 Budget	Year One	Year Two	Year Three	Year Four	Year Five
OPERATIONAL EXPENSES	\$ 1,951,900	\$ 2,002,250	\$ 3,008,504	\$ 3,094,038	\$ 3,189,887	\$ 3,288,891	\$ 3,391,160
Utilities	\$ 713,473	\$ 735,000	\$ 1,008,213	\$ 1,033,418	\$ 1,059,254	\$ 1,085,735	\$ 1,112,879
Operations & Maintenance	\$ 102,983	\$ 84,500	\$ 101,763	\$ 111,057	\$ 113,670	\$ 116,350	\$ 119,096
Equipment & Supplies	\$ 65,398	\$ 69,426	\$ 136,125	\$ 139,678	\$ 143,328	\$ 147,078	\$ 150,931
Staff Salaries & Wages	\$ 472,515	\$ 468,159	\$ 911,848	\$ 948,322	\$ 986,255	\$ 1,025,705	\$ 1,066,733
Staff Benefits & Other Costs	\$ 82,073	\$ 88,802	\$ 208,554	\$ 200,037	\$ 207,978	\$ 216,237	\$ 224,827
Reception/Registration Cost Center	\$ 313,078	\$ 358,313	\$ 385,186	\$ 394,816	\$ 404,686	\$ 414,803	\$ 425,174
Outside Services	\$ 171,813	\$ 166,550	\$ 208,315	\$ 213,523	\$ 218,861	\$ 224,332	\$ 229,941
General Office	\$ 30,567	\$ 31,500	\$ 48,500	\$ 53,188	\$ 55,855	\$ 58,650	\$ 61,581
Miscellaneous	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
PROGRAM EXPENSES	\$ 266,566	\$ 316,497	\$ 452,174	\$ 478,312	\$ 501,737	\$ 522,481	\$ 545,324
Current Aurora Aquatic Programming (SARC & AFLC)	\$ 266,566	\$ 316,497	\$ 338,230	\$ 351,092	\$ 364,452	\$ 378,329	\$ 393,941
Community and Educational Programs	\$ -	\$ -	\$ 4,680	\$ 5,382	\$ 5,813	\$ 6,103	\$ 6,408
Fitness and Therapy	\$ -	\$ -	\$ 18,000	\$ 20,700	\$ 22,356	\$ 23,474	\$ 24,647
Learn to Swim	\$ -	\$ -	\$ 78,760	\$ 86,636	\$ 93,534	\$ 98,182	\$ 103,061
Camps and Clinics	\$ -	\$ -	\$ 8,200	\$ 9,280	\$ 9,942	\$ 10,390	\$ 10,859
Team Programs	\$ -	\$ -	\$ 4,304	\$ 5,222	\$ 5,640	\$ 6,005	\$ 6,407
Miscellaneous	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL ANNUAL OPERATING EXPENSES	\$ 2,218,466	\$ 2,318,747	\$ 3,460,678	\$ 3,572,350	\$ 3,691,624	\$ 3,811,373	\$ 3,936,484
REVENUE							
FACILITY REVENUE	\$ 353,359	\$ 347,074	\$ 809,388	\$ 966,262	\$ 1,099,287	\$ 1,167,053	\$ 1,225,032
Educational, Camps and Clinics	\$ 16,642	\$ 18,000	\$ 31,693	\$ 33,568	\$ 35,275	\$ 36,929	\$ 38,666
Club and Training Rental	\$ 148,494	\$ 148,574	\$ 416,132	\$ 528,792	\$ 628,883	\$ 675,213	\$ 712,190
Competitive Events	\$ -	\$ -	\$ 62,973	\$ 74,324	\$ 85,675	\$ 91,264	\$ 95,643
Special Events	\$ 20,052	\$ 20,000	\$ 32,500	\$ 34,875	\$ 36,878	\$ 38,721	\$ 40,657
Office and Other Space Rental	\$ -	\$ -	\$ 10,000	\$ 10,250	\$ 10,506	\$ 10,769	\$ 11,038
Therapy, Rehab, Health	\$ -	\$ -	\$ 9,000	\$ 9,225	\$ 9,456	\$ 9,692	\$ 9,934
Sales	\$ 6,669	\$ 4,500	\$ 7,500	\$ 7,800	\$ 8,112	\$ 8,436	\$ 8,774
Memberships	\$ 151,502	\$ 146,000	\$ 185,590	\$ 213,428	\$ 230,503	\$ 242,028	\$ 254,129
Facility Sponsorships/Advertising/Contributions	\$ 10,000	\$ 10,000	\$ 54,000	\$ 54,000	\$ 54,000	\$ 54,000	\$ 54,000
Public Partnerships	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Miscellaneous	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
PROGRAM REVENUE	\$ 678,252	\$ 764,407	\$ 1,117,517	\$ 1,176,130	\$ 1,226,050	\$ 1,266,860	\$ 1,309,204
Current Aurora Aquatic Programming (SARC & AFLC)	\$ 678,252	\$ 764,407	\$ 783,517	\$ 803,105	\$ 823,183	\$ 843,762	\$ 864,856
Community and Educational Programs	\$ -	\$ -	\$ 13,000	\$ 14,950	\$ 16,146	\$ 16,953	\$ 17,801
Fitness and Therapy	\$ -	\$ -	\$ 52,500	\$ 60,375	\$ 65,205	\$ 68,465	\$ 71,889
Learn to Swim	\$ -	\$ -	\$ 240,000	\$ 264,000	\$ 285,120	\$ 299,376	\$ 314,345
Camps and Clinics	\$ -	\$ -	\$ 20,000	\$ 23,000	\$ 24,840	\$ 26,082	\$ 27,386
Club Team and Training Programs	\$ -	\$ -	\$ 8,500	\$ 10,700	\$ 11,556	\$ 12,221	\$ 12,927
Program Sponsorships/Advertising/Contributions	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Miscellaneous	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
ADDITIONAL INSTITUTIONAL SUPPORT	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL ANNUAL OPERATING REVENUE	\$ 1,031,611	\$ 1,111,481	\$ 1,926,905	\$ 2,142,392	\$ 2,325,337	\$ 2,433,913	\$ 2,534,235
NET ANNUAL OPERATING REVENUE (DEFICIT)	\$(1,186,855)	\$(1,207,266)	\$(1,533,773)	\$(1,429,957)	\$(1,366,287)	\$(1,377,460)	\$(1,402,249)
NET COST RECOVERY	47%	48%	56%	60%	63%	64%	64%

Attachment #16

Aurora Aquatics
Profit & Loss Summary

SARC Expansion Aquatic Centre with 50m Event Option

February 25, 2020

EXPENSES	SARC Aquatics		SARC Expansion				
	2018 Actuals	2019 Budget	Year One	Year Two	Year Three	Year Four	Year Five
OPERATIONAL EXPENSES	\$ 1,951,900	\$ 2,002,250	\$ 3,188,741	\$ 3,279,741	\$ 3,381,231	\$ 3,486,057	\$ 3,594,335
Utilities	\$ 713,473	\$ 735,000	\$ 1,110,450	\$ 1,138,211	\$ 1,166,667	\$ 1,195,833	\$ 1,225,729
Operations & Maintenance	\$ 102,983	\$ 84,500	\$ 101,763	\$ 111,057	\$ 113,670	\$ 116,350	\$ 119,096
Equipment & Supplies	\$ 65,398	\$ 69,426	\$ 150,125	\$ 154,028	\$ 158,037	\$ 162,155	\$ 166,384
Staff Salaries & Wages	\$ 472,515	\$ 468,159	\$ 964,848	\$ 1,003,442	\$ 1,043,580	\$ 1,085,323	\$ 1,128,736
Staff Benefits & Other Costs	\$ 82,073	\$ 88,802	\$ 219,554	\$ 211,477	\$ 219,876	\$ 228,611	\$ 237,695
Reception/Registration Cost Center	\$ 313,078	\$ 358,313	\$ 385,186	\$ 394,816	\$ 404,686	\$ 414,803	\$ 425,174
Outside Services	\$ 171,813	\$ 166,550	\$ 208,315	\$ 213,523	\$ 218,861	\$ 224,332	\$ 229,941
General Office	\$ 30,567	\$ 31,500	\$ 48,500	\$ 53,188	\$ 55,855	\$ 58,650	\$ 61,581
Miscellaneous	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
PROGRAM EXPENSES	\$ 266,566	\$ 316,497	\$ 453,074	\$ 479,347	\$ 502,855	\$ 523,655	\$ 546,556
Current Aurora Aquatic Programming (SARC & AFLC)	\$ 266,566	\$ 316,497	\$ 338,230	\$ 351,092	\$ 364,452	\$ 378,329	\$ 393,941
Community and Educational Programs	\$ -	\$ -	\$ 4,680	\$ 5,382	\$ 5,813	\$ 6,103	\$ 6,408
Fitness and Therapy	\$ -	\$ -	\$ 18,900	\$ 21,735	\$ 23,474	\$ 24,647	\$ 25,880
Learn to Swim	\$ -	\$ -	\$ 78,760	\$ 86,636	\$ 93,534	\$ 98,182	\$ 103,061
Camps and Clinics	\$ -	\$ -	\$ 8,200	\$ 9,280	\$ 9,942	\$ 10,390	\$ 10,859
Team Programs	\$ -	\$ -	\$ 4,304	\$ 5,222	\$ 5,640	\$ 6,005	\$ 6,407
Miscellaneous	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL ANNUAL OPERATING EXPENSES	\$ 2,218,466	\$ 2,318,747	\$ 3,641,815	\$ 3,759,088	\$ 3,884,086	\$ 4,009,712	\$ 4,140,891
REVENUE							
FACILITY REVENUE	\$ 353,359	\$ 347,074	\$ 911,993	\$ 1,088,712	\$ 1,241,581	\$ 1,319,355	\$ 1,385,252
Educational, Camps and Clinics	\$ 16,642	\$ 18,000	\$ 31,693	\$ 33,568	\$ 35,275	\$ 36,929	\$ 38,666
Club and Training Rental	\$ 148,494	\$ 148,574	\$ 416,132	\$ 528,792	\$ 628,883	\$ 675,213	\$ 712,190
Competitive Events	\$ -	\$ -	\$ 165,578	\$ 196,774	\$ 227,969	\$ 243,567	\$ 255,863
Special Events	\$ 20,052	\$ 20,000	\$ 32,500	\$ 34,875	\$ 36,878	\$ 38,721	\$ 40,657
Office and Other Space Rental	\$ -	\$ -	\$ 10,000	\$ 10,250	\$ 10,506	\$ 10,769	\$ 11,038
Therapy, Rehab, Health	\$ -	\$ -	\$ 9,000	\$ 9,225	\$ 9,456	\$ 9,692	\$ 9,934
Sales	\$ 6,669	\$ 4,500	\$ 7,500	\$ 7,800	\$ 8,112	\$ 8,436	\$ 8,774
Memberships	\$ 151,502	\$ 146,000	\$ 185,590	\$ 213,428	\$ 230,503	\$ 242,028	\$ 254,129
Facility Sponsorships/Advertising/Contributions	\$ 10,000	\$ 10,000	\$ 54,000	\$ 54,000	\$ 54,000	\$ 54,000	\$ 54,000
Public Partnerships	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Miscellaneous	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
PROGRAM REVENUE	\$ 678,252	\$ 764,407	\$ 1,120,017	\$ 1,179,005	\$ 1,229,155	\$ 1,270,120	\$ 1,312,627
Current Aurora Aquatic Programming (SARC & AFLC)	\$ 678,252	\$ 764,407	\$ 783,517	\$ 803,105	\$ 823,183	\$ 843,762	\$ 864,856
Community and Educational Programs	\$ -	\$ -	\$ 13,000	\$ 14,950	\$ 16,146	\$ 16,953	\$ 17,801
Fitness and Therapy	\$ -	\$ -	\$ 55,000	\$ 63,250	\$ 68,310	\$ 71,726	\$ 75,312
Learn to Swim	\$ -	\$ -	\$ 240,000	\$ 264,000	\$ 285,120	\$ 299,376	\$ 314,345
Camps and Clinics	\$ -	\$ -	\$ 20,000	\$ 23,000	\$ 24,840	\$ 26,082	\$ 27,386
Club Team and Training Programs	\$ -	\$ -	\$ 8,500	\$ 10,700	\$ 11,556	\$ 12,221	\$ 12,927
Program Sponsorships/Advertising/Contributions	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Miscellaneous	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
ADDITIONAL INSTITUTIONAL SUPPORT	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL ANNUAL OPERATING REVENUE	\$ 1,031,611	\$ 1,111,481	\$ 2,032,011	\$ 2,267,717	\$ 2,470,736	\$ 2,589,476	\$ 2,697,879
NET ANNUAL OPERATING REVENUE (DEFICIT)	\$(1,186,855)	\$(1,207,266)	\$(1,609,805)	\$(1,491,370)	\$(1,413,350)	\$(1,420,237)	\$(1,443,013)
NET COST RECOVERY	47%	48%	56%	60%	64%	65%	65%

Attachment #17

Aurora Aquatics
Profit & Loss Summary

Standalone Aquatic Centre with Base 25m Training Option

February 25, 2020

EXPENSES	Year One	Year Two	Year Three	Year Four	Year Five
OPERATIONAL EXPENSES	\$ 1,381,233	\$ 1,415,611	\$ 1,462,381	\$ 1,510,791	\$ 1,560,901
Utilities	\$ 203,025	\$ 208,101	\$ 213,303	\$ 218,636	\$ 224,102
Operations & Maintenance	\$ 41,150	\$ 46,936	\$ 48,584	\$ 50,296	\$ 52,075
Equipment & Supplies	\$ 72,900	\$ 74,810	\$ 76,772	\$ 78,788	\$ 80,859
Staff Salaries & Wages	\$ 497,000	\$ 516,880	\$ 537,555	\$ 559,057	\$ 581,420
Staff Benefits & Other Costs	\$ 130,500	\$ 118,860	\$ 123,554	\$ 128,437	\$ 133,514
Reception/Registration Cost Center	\$ 295,608	\$ 302,998	\$ 310,573	\$ 318,338	\$ 326,296
Outside Services	\$ 94,050	\$ 96,401	\$ 98,811	\$ 101,282	\$ 103,814
General Office	\$ 47,000	\$ 50,625	\$ 53,228	\$ 55,958	\$ 58,822
Miscellaneous	\$ -	\$ -	\$ -	\$ -	\$ -
PROGRAM EXPENSES (Incremental to current programs)	\$ 125,608	\$ 140,050	\$ 151,142	\$ 158,702	\$ 166,660
Current Aurora Aquatic Programming (SARC & AFLC)	\$ -	\$ -	\$ -	\$ -	\$ -
Community and Educational Programs	\$ 4,680	\$ 5,382	\$ 5,813	\$ 6,103	\$ 6,408
Fitness and Therapy	\$ 18,000	\$ 20,700	\$ 22,356	\$ 23,474	\$ 24,647
Learn to Swim	\$ 90,424	\$ 99,466	\$ 107,391	\$ 112,731	\$ 118,338
Camps and Clinics	\$ 8,200	\$ 9,280	\$ 9,942	\$ 10,390	\$ 10,859
Team Programs	\$ 4,304	\$ 5,222	\$ 5,640	\$ 6,005	\$ 6,407
Miscellaneous	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL ANNUAL OPERATING EXPENSES	\$ 1,506,841	\$ 1,555,662	\$ 1,613,523	\$ 1,669,494	\$ 1,727,561
REVENUE					
FACILITY REVENUE (Incremental to current facilities)	\$ 244,457	\$ 281,556	\$ 322,050	\$ 340,910	\$ 357,349
Educational, Camps and Clinics	\$ 8,201	\$ 8,861	\$ 9,390	\$ 9,860	\$ 10,353
Club and Training Rental	\$ 105,194	\$ 126,847	\$ 155,400	\$ 166,219	\$ 174,905
Competitive Events	\$ 30,610	\$ 36,097	\$ 41,585	\$ 44,329	\$ 46,492
Special Events	\$ 9,500	\$ 10,725	\$ 11,520	\$ 12,096	\$ 12,701
Office and Other Space Rental	\$ 5,000	\$ 5,125	\$ 5,253	\$ 5,384	\$ 5,519
Therapy, Rehab, Health	\$ 9,000	\$ 9,225	\$ 9,456	\$ 9,692	\$ 9,934
Sales	\$ 2,000	\$ 2,080	\$ 2,163	\$ 2,250	\$ 2,340
Memberships	\$ 50,953	\$ 58,595	\$ 63,283	\$ 67,080	\$ 71,105
Facility Sponsorships/Advertising/Contributions	\$ 24,000	\$ 24,000	\$ 24,000	\$ 24,000	\$ 24,000
Public Partnerships	\$ -	\$ -	\$ -	\$ -	\$ -
Miscellaneous	\$ -	\$ -	\$ -	\$ -	\$ -
PROGRAM REVENUE (Incremental to current programs)	\$ 367,875	\$ 410,356	\$ 443,185	\$ 465,344	\$ 488,611
Current Aurora Aquatic Programming (SARC & AFLC)	\$ -	\$ -	\$ -	\$ -	\$ -
Community and Educational Programs	\$ 13,000	\$ 14,950	\$ 16,146	\$ 16,953	\$ 17,801
Fitness and Therapy	\$ 52,875	\$ 60,806	\$ 65,671	\$ 68,954	\$ 72,402
Learn to Swim	\$ 276,000	\$ 303,600	\$ 327,888	\$ 344,282	\$ 361,497
Camps and Clinics	\$ 20,000	\$ 23,000	\$ 24,840	\$ 26,082	\$ 27,386
Club Team and Training Programs	\$ 6,000	\$ 8,000	\$ 8,640	\$ 9,072	\$ 9,526
Program Sponsorships/Advertising/Contributions	\$ -	\$ -	\$ -	\$ -	\$ -
Miscellaneous	\$ -	\$ -	\$ -	\$ -	\$ -
ADDITIONAL INSTITUTIONAL SUPPORT	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL ANNUAL OPERATING REVENUE	\$ 612,332	\$ 691,912	\$ 765,235	\$ 806,254	\$ 845,960
NET ANNUAL OPERATING REVENUE (DEFICIT)	\$ (894,509)	\$ (863,749)	\$ (848,288)	\$ (863,240)	\$ (881,601)

Attachment # 18

Aurora Aquatics
Profit & Loss Summary

Standalone Aquatic Centre with Stretch 25m Training Option

February 25, 2020

EXPENSES	Year One	Year Two	Year Three	Year Four	Year Five
OPERATIONAL EXPENSES	\$ 1,442,908	\$ 1,479,070	\$ 1,527,678	\$ 1,577,982	\$ 1,630,044
Utilities	\$ 244,870	\$ 250,992	\$ 257,267	\$ 263,698	\$ 270,291
Operations & Maintenance	\$ 45,480	\$ 51,436	\$ 53,261	\$ 55,157	\$ 57,128
Equipment & Supplies	\$ 76,400	\$ 78,398	\$ 80,449	\$ 82,557	\$ 84,722
Staff Salaries & Wages	\$ 507,000	\$ 527,280	\$ 548,371	\$ 570,306	\$ 593,118
Staff Benefits & Other Costs	\$ 132,500	\$ 120,940	\$ 125,718	\$ 130,686	\$ 135,854
Reception/Registration Cost Center	\$ 295,608	\$ 302,998	\$ 310,573	\$ 318,338	\$ 326,296
Outside Services	\$ 94,050	\$ 96,401	\$ 98,811	\$ 101,282	\$ 103,814
General Office	\$ 47,000	\$ 50,625	\$ 53,228	\$ 55,958	\$ 58,822
Miscellaneous	\$ -	\$ -	\$ -	\$ -	\$ -
PROGRAM EXPENSES (Incremental to current programs)	\$ 125,608	\$ 140,050	\$ 151,142	\$ 158,702	\$ 166,660
Current Aurora Aquatic Programming (SARC & AFLC)	\$ -	\$ -	\$ -	\$ -	\$ -
Community and Educational Programs	\$ 4,680	\$ 5,382	\$ 5,813	\$ 6,103	\$ 6,408
Fitness and Therapy	\$ 18,000	\$ 20,700	\$ 22,356	\$ 23,474	\$ 24,647
Learn to Swim	\$ 90,424	\$ 99,466	\$ 107,391	\$ 112,731	\$ 118,338
Camps and Clinics	\$ 8,200	\$ 9,280	\$ 9,942	\$ 10,390	\$ 10,859
Team Programs	\$ 4,304	\$ 5,222	\$ 5,640	\$ 6,005	\$ 6,407
Miscellaneous	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL ANNUAL OPERATING EXPENSES	\$ 1,568,516	\$ 1,619,120	\$ 1,678,820	\$ 1,736,685	\$ 1,796,704
REVENUE					
FACILITY REVENUE (Incremental to current facilities)	\$ 271,593	\$ 315,476	\$ 361,906	\$ 383,755	\$ 402,550
Educational, Camps and Clinics	\$ 8,201	\$ 8,861	\$ 9,390	\$ 9,860	\$ 10,353
Club and Training Rental	\$ 132,330	\$ 160,767	\$ 195,256	\$ 209,064	\$ 220,107
Competitive Events	\$ 30,610	\$ 36,097	\$ 41,585	\$ 44,329	\$ 46,492
Special Events	\$ 9,500	\$ 10,725	\$ 11,520	\$ 12,096	\$ 12,701
Office and Other Space Rental	\$ 5,000	\$ 5,125	\$ 5,253	\$ 5,384	\$ 5,519
Therapy, Rehab, Health	\$ 9,000	\$ 9,225	\$ 9,456	\$ 9,692	\$ 9,934
Sales	\$ 2,000	\$ 2,080	\$ 2,163	\$ 2,250	\$ 2,340
Memberships	\$ 50,953	\$ 58,595	\$ 63,283	\$ 67,080	\$ 71,105
Facility Sponsorships/Advertising/Contributions	\$ 24,000	\$ 24,000	\$ 24,000	\$ 24,000	\$ 24,000
Public Partnerships	\$ -	\$ -	\$ -	\$ -	\$ -
Miscellaneous	\$ -	\$ -	\$ -	\$ -	\$ -
PROGRAM REVENUE (Incremental to current programs)	\$ 370,375	\$ 413,056	\$ 446,101	\$ 468,493	\$ 492,012
Current Aurora Aquatic Programming (SARC & AFLC)	\$ -	\$ -	\$ -	\$ -	\$ -
Community and Educational Programs	\$ 13,000	\$ 14,950	\$ 16,146	\$ 16,953	\$ 17,801
Fitness and Therapy	\$ 52,875	\$ 60,806	\$ 65,671	\$ 68,954	\$ 72,402
Learn to Swim	\$ 276,000	\$ 303,600	\$ 327,888	\$ 344,282	\$ 361,497
Camps and Clinics	\$ 20,000	\$ 23,000	\$ 24,840	\$ 26,082	\$ 27,386
Club Team and Training Programs	\$ 8,500	\$ 10,700	\$ 11,556	\$ 12,221	\$ 12,927
Program Sponsorships/Advertising/Contributions	\$ -	\$ -	\$ -	\$ -	\$ -
Miscellaneous	\$ -	\$ -	\$ -	\$ -	\$ -
ADDITIONAL INSTITUTIONAL SUPPORT	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL ANNUAL OPERATING REVENUE	\$ 641,968	\$ 728,532	\$ 808,007	\$ 852,248	\$ 894,563
NET ANNUAL OPERATING REVENUE (DEFICIT)	\$ (926,548)	\$ (890,588)	\$ (870,813)	\$ (884,436)	\$ (902,141)

Attachment #19

Aurora Aquatics
Profit & Loss Summary

Standalone Aquatic Centre with 50m Training Option

February 25, 2020

EXPENSES	Year One	Year Two	Year Three	Year Four	Year Five
OPERATIONAL EXPENSES	\$ 1,589,500	\$ 1,630,478	\$ 1,684,068	\$ 1,739,526	\$ 1,796,921
Utilities	\$ 288,842	\$ 296,063	\$ 303,465	\$ 311,051	\$ 318,828
Operations & Maintenance	\$ 52,800	\$ 59,040	\$ 61,160	\$ 63,363	\$ 65,652
Equipment & Supplies	\$ 91,200	\$ 93,568	\$ 95,999	\$ 98,495	\$ 101,059
Staff Salaries & Wages	\$ 567,000	\$ 589,680	\$ 613,267	\$ 637,798	\$ 663,310
Staff Benefits & Other Costs	\$ 142,500	\$ 131,340	\$ 136,534	\$ 141,935	\$ 147,552
Reception/Registration Cost Center	\$ 295,608	\$ 302,998	\$ 310,573	\$ 318,338	\$ 326,296
Outside Services	\$ 104,550	\$ 107,164	\$ 109,843	\$ 112,589	\$ 115,404
General Office	\$ 47,000	\$ 50,625	\$ 53,228	\$ 55,958	\$ 58,822
Miscellaneous	\$ -	\$ -	\$ -	\$ -	\$ -
PROGRAM EXPENSES (Incremental to current programs)	\$ 125,608	\$ 140,050	\$ 151,142	\$ 158,702	\$ 166,660
Current Aurora Aquatic Programming (SARC & AFLC)	\$ -	\$ -	\$ -	\$ -	\$ -
Community and Educational Programs	\$ 4,680	\$ 5,382	\$ 5,813	\$ 6,103	\$ 6,408
Fitness and Therapy	\$ 18,000	\$ 20,700	\$ 22,356	\$ 23,474	\$ 24,647
Learn to Swim	\$ 90,424	\$ 99,466	\$ 107,391	\$ 112,731	\$ 118,338
Camps and Clinics	\$ 8,200	\$ 9,280	\$ 9,942	\$ 10,390	\$ 10,859
Team Programs	\$ 4,304	\$ 5,222	\$ 5,640	\$ 6,005	\$ 6,407
Miscellaneous	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL ANNUAL OPERATING EXPENSES	\$ 1,715,108	\$ 1,770,528	\$ 1,835,210	\$ 1,898,229	\$ 1,963,581
REVENUE					
FACILITY REVENUE (Incremental to current facilities)	\$ 557,541	\$ 677,391	\$ 783,734	\$ 835,911	\$ 878,994
Educational, Camps and Clinics	\$ 12,201	\$ 13,211	\$ 14,010	\$ 14,710	\$ 15,446
Club and Training Rental	\$ 353,117	\$ 445,538	\$ 531,060	\$ 570,053	\$ 601,246
Competitive Events	\$ 70,323	\$ 86,012	\$ 99,098	\$ 105,858	\$ 110,975
Special Events	\$ 12,500	\$ 13,875	\$ 14,828	\$ 15,569	\$ 16,347
Office and Other Space Rental	\$ 10,000	\$ 10,250	\$ 10,506	\$ 10,769	\$ 11,038
Therapy, Rehab, Health	\$ 9,000	\$ 9,225	\$ 9,456	\$ 9,692	\$ 9,934
Sales	\$ 3,000	\$ 3,120	\$ 3,245	\$ 3,375	\$ 3,510
Memberships	\$ 58,400	\$ 67,160	\$ 72,533	\$ 76,885	\$ 81,498
Facility Sponsorships/Advertising/Contributions	\$ 29,000	\$ 29,000	\$ 29,000	\$ 29,000	\$ 29,000
Public Partnerships	\$ -	\$ -	\$ -	\$ -	\$ -
Miscellaneous	\$ -	\$ -	\$ -	\$ -	\$ -
PROGRAM REVENUE (Incremental to current programs)	\$ 370,375	\$ 413,056	\$ 446,101	\$ 468,493	\$ 492,012
Current Aurora Aquatic Programming (SARC & AFLC)	\$ -	\$ -	\$ -	\$ -	\$ -
Community and Educational Programs	\$ 13,000	\$ 14,950	\$ 16,146	\$ 16,953	\$ 17,801
Fitness and Therapy	\$ 52,875	\$ 60,806	\$ 65,671	\$ 68,954	\$ 72,402
Learn to Swim	\$ 276,000	\$ 303,600	\$ 327,888	\$ 344,282	\$ 361,497
Camps and Clinics	\$ 20,000	\$ 23,000	\$ 24,840	\$ 26,082	\$ 27,386
Club Team and Training Programs	\$ 8,500	\$ 10,700	\$ 11,556	\$ 12,221	\$ 12,927
Program Sponsorships/Advertising/Contributions	\$ -	\$ -	\$ -	\$ -	\$ -
Miscellaneous	\$ -	\$ -	\$ -	\$ -	\$ -
ADDITIONAL INSTITUTIONAL SUPPORT	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL ANNUAL OPERATING REVENUE	\$ 927,916	\$ 1,090,447	\$ 1,229,835	\$ 1,304,404	\$ 1,371,006
NET ANNUAL OPERATING REVENUE (DEFICIT)	\$ (787,192)	\$ (680,081)	\$ (605,375)	\$ (593,825)	\$ (592,575)

Attachment #20

Aurora Aquatics
Profit & Loss Summary

Standalone Aquatic Centre with 50m Event Option

February 25, 2020

EXPENSES	Year One	Year Two	Year Three	Year Four	Year Five
OPERATIONAL EXPENSES	\$ 1,801,796	\$ 1,850,082	\$ 1,910,393	\$ 1,972,789	\$ 2,037,346
Utilities	\$ 384,838	\$ 394,459	\$ 404,320	\$ 414,428	\$ 424,789
Operations & Maintenance	\$ 61,600	\$ 68,982	\$ 71,456	\$ 74,028	\$ 76,700
Equipment & Supplies	\$ 114,700	\$ 117,655	\$ 120,688	\$ 123,802	\$ 126,998
Staff Salaries & Wages	\$ 628,000	\$ 653,120	\$ 679,245	\$ 706,415	\$ 734,671
Staff Benefits & Other Costs	\$ 153,500	\$ 142,780	\$ 148,431	\$ 154,308	\$ 160,421
Reception/Registration Cost Center	\$ 295,608	\$ 302,998	\$ 310,573	\$ 318,338	\$ 326,296
Outside Services	\$ 116,550	\$ 119,464	\$ 122,450	\$ 125,512	\$ 128,649
General Office	\$ 47,000	\$ 50,625	\$ 53,228	\$ 55,958	\$ 58,822
Miscellaneous	\$ -	\$ -	\$ -	\$ -	\$ -
PROGRAM EXPENSES (Incremental to current programs)	\$ 125,608	\$ 140,050	\$ 151,142	\$ 158,702	\$ 166,660
Current Aurora Aquatic Programming (SARC & AFLC)	\$ -	\$ -	\$ -	\$ -	\$ -
Community and Educational Programs	\$ 4,680	\$ 5,382	\$ 5,813	\$ 6,103	\$ 6,408
Fitness and Therapy	\$ 18,000	\$ 20,700	\$ 22,356	\$ 23,474	\$ 24,647
Learn to Swim	\$ 90,424	\$ 99,466	\$ 107,391	\$ 112,731	\$ 118,338
Camps and Clinics	\$ 8,200	\$ 9,280	\$ 9,942	\$ 10,390	\$ 10,859
Team Programs	\$ 4,304	\$ 5,222	\$ 5,640	\$ 6,005	\$ 6,407
Miscellaneous	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL ANNUAL OPERATING EXPENSES	\$ 1,927,404	\$ 1,990,133	\$ 2,061,534	\$ 2,131,491	\$ 2,204,006
REVENUE					
FACILITY REVENUE (Incremental to current facilities)	\$ 627,149	\$ 752,343	\$ 880,463	\$ 943,324	\$ 995,043
Educational, Camps and Clinics	\$ 12,201	\$ 13,211	\$ 14,010	\$ 14,710	\$ 15,446
Club and Training Rental	\$ 312,469	\$ 394,728	\$ 483,918	\$ 524,758	\$ 557,407
Competitive Events	\$ 165,578	\$ 196,774	\$ 227,969	\$ 243,567	\$ 255,863
Special Events	\$ 12,500	\$ 13,875	\$ 14,828	\$ 15,569	\$ 16,347
Office and Other Space Rental	\$ 10,000	\$ 10,250	\$ 10,506	\$ 10,769	\$ 11,038
Therapy, Rehab, Health	\$ 9,000	\$ 9,225	\$ 9,456	\$ 9,692	\$ 9,934
Sales	\$ 3,000	\$ 3,120	\$ 3,245	\$ 3,375	\$ 3,510
Memberships	\$ 58,400	\$ 67,160	\$ 72,533	\$ 76,885	\$ 81,498
Facility Sponsorships/Advertising/Contributions	\$ 44,000	\$ 44,000	\$ 44,000	\$ 44,000	\$ 44,000
Public Partnerships	\$ -	\$ -	\$ -	\$ -	\$ -
Miscellaneous	\$ -	\$ -	\$ -	\$ -	\$ -
PROGRAM REVENUE (Incremental to current programs)	\$ 370,375	\$ 413,056	\$ 446,101	\$ 468,493	\$ 492,012
Current Aurora Aquatic Programming (SARC & AFLC)	\$ -	\$ -	\$ -	\$ -	\$ -
Community and Educational Programs	\$ 13,000	\$ 14,950	\$ 16,146	\$ 16,953	\$ 17,801
Fitness and Therapy	\$ 52,875	\$ 60,806	\$ 65,671	\$ 68,954	\$ 72,402
Learn to Swim	\$ 276,000	\$ 303,600	\$ 327,888	\$ 344,282	\$ 361,497
Camps and Clinics	\$ 20,000	\$ 23,000	\$ 24,840	\$ 26,082	\$ 27,386
Club Team and Training Programs	\$ 8,500	\$ 10,700	\$ 11,556	\$ 12,221	\$ 12,927
Program Sponsorships/Advertising/Contributions	\$ -	\$ -	\$ -	\$ -	\$ -
Miscellaneous	\$ -	\$ -	\$ -	\$ -	\$ -
ADDITIONAL INSTITUTIONAL SUPPORT	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL ANNUAL OPERATING REVENUE	\$ 997,524	\$ 1,165,399	\$ 1,326,564	\$ 1,411,817	\$ 1,487,055
NET ANNUAL OPERATING REVENUE (DEFICIT)	\$ (929,880)	\$ (824,734)	\$ (734,971)	\$ (719,674)	\$ (716,951)



Town of Aurora

General Committee Report

No. PDS20-048

Subject: Stable Neighbourhood Policy Review – Urban Design Guidelines

Prepared by: Edward Terry, Senior Policy Planner

Department: Planning and Development Services

Date: July 7, 2020

Recommendations

- 1. That Report No. PDS20-48 be received; and,**
- 2. That the Urban Design Guidelines for Stable Neighbourhoods as attached to this report be endorsed in principle.**

Executive Summary

The purpose of this report is to present Urban Design Guidelines for new builds and additions for the Town's Stable Neighbourhoods. These Design Guidelines are intended to provide guidance for homeowners, designers, architects and landscape architects by outlining the framework and design principles for the physical layout, massing and relationships of new builds and addition in the four Stable Neighbourhoods.

- Urban Design Guidelines represent a planning tool that establishes clearer expectations for those designing and building new homes and additions within Stable Neighbourhoods.
- The development of urban design guidelines is based on community and resident input received throughout the Stable Neighbourhoods policy review.
- Urban Design guidelines work in combination with zoning standards to provide guidance in addressing the placement, scale and design of new buildings and additions relative to their surroundings.

Background

In June 2019, Council adopted a new zoning by-law to protect the Town's four Stable Neighbourhoods from incompatible new builds and additions. In addition, Council directed staff to finalize the Urban Design Guidelines and present them to a future Council meeting for consideration.

Analysis

Urban Design Guidelines represent a planning tool that establishes clearer expectations for those designing and building new homes and additions within Stable Neighbourhoods

Even though the Town's Official Plan does have general Urban Design principles in Section 4, those principles are not specific to neighbourhoods with single detached dwellings. However, Section 4.1 (a) does specify that one of the Town's urban design objective is to "Adopt urban design guidelines that assist development, redevelopment and rehabilitation to provide diversity, amenity, comfort, safety and compatibility with the existing community."

The Stable Neighbourhoods urban design guidelines identify key attributes that contribute to the character of the host community and provide a framework to guide the design of new builds, additions and landscapes that:

- Reconciles compatibility with diversity, while avoiding both monotony and harsh contrasts;
- Respects and reinforces the existing character of the neighbourhood; and,
- Promotes a contextual design approach that considers the adjacent and surrounding development while fostering pedestrian scaled streetscapes while allowing for and encouraging appropriate flexibility, innovation, and diversity in design, essential to evolving communities.

Urban design guidelines will help communicate clearer expectations for those designing and building projects within Stable Neighbourhoods. Moreover, it will complement the policies of the Official Plan and provide additional direction on means to achieve the objective and vision through building design, orientation and materials.

The development of urban design guidelines is based on community and resident input received throughout the Stable Neighbourhoods policy review

It should be noted that there was general recognition from the community and Council that each of the four Stable Neighbourhoods are:

- Unique and distinct and require appropriate and customized approach;
- In transition and while stable, are not static;
- Require a regulatory framework that allows fit flexibility in architectural style while respecting and reinforcing the existing neighbourhood character; and,
- Urban design guidelines are a good tool to help with fit for new builds and additions.

To address some of these challenges, Council identified the need for further direction in managing the built form for each of the four Stable Neighbourhoods Study Areas which have their own unique characteristics which are succinctly described below:

Aurora Heights

This community is a relatively new neighbourhood located in the Yonge Street and Aurora Heights Drive area. It is characterized by large lots within a curvilinear pattern of wide streets with some variation in topography. These conditions, together with the well spaced low profile houses and generous setbacks with limited landscaping, contribute to a strong sense of openness.

Regency Acres

This community is a relatively new neighbourhood located in the Yonge Street and Henderson Drive area. It is characterized by wide streets, large lots and low profile houses with generous setbacks and limited landscaping, all of which contributes to a strong sense of openness.

Temperance Street

This community is an older urban neighbourhood located in the Temperance Street and Kennedy Street West area, and directly connected to the Yonge Street commercial corridor. The neighbourhood encompasses the southern end of Temperance Street and acts as a transition area along the westernmost edge of the modified grid street network

along Yonge Street. The neighbourhood is characterized by an eclectic mix of building forms and architectural styles largely extending north south along Temperance Street, and narrower streets and intersections. Smaller setbacks and a large concentration of 1.5 to 2.5 storey houses, together with prominent porches, mature trees and generous landscaping help to create a strong sense of enclosure to the streetscape and a more comfortable pedestrian environment.

Older historic houses dominate the neighbourhood and some from the late 20th century can be found in the south. Over time, the Temperance Street area has continued to evolve, change and mature, with the construction of both new buildings, building additions and building renovations.

Town Park

As part of the historic core of the community, Town Park neighbourhood is one of the oldest neighbourhoods in Aurora. Its character is distinguished by a concentration of older homes on relatively large lots, architectural variety, prominent porches, mature tree-lined streets and significant open areas of landscape. Many of the homes in the area are also designated and listed heritage properties.

As these Stable Neighbourhoods continue to evolve, the construction of new builds, additions and renovations is more common than ever. In order to ensure this construction fits well within the neighbourhood's character, future development should ensure compatible development through the recognition and enhancement of neighbourhood character and the promotion of good urban design. The final version of the guidelines can be viewed in Appendices 1 to 4 of this report.

The development of the urban design guidelines by the Town's consultant are based on the input received throughout the policy review. Given that the guidelines are technical statements as opposed to policy and no amendments to the Official Plan or Comprehensive Zoning By-Law are proposed, public consultation is not a statutory requirement under the Planning Act.

Urban design guidelines work in combination with zoning standards to provide guidance in addressing the placement, scale and design of new buildings and additions relative to their surroundings

The Urban Design Guidelines for Stable Neighbourhoods are intended to work together with the Stable Neighborhoods Zoning By-law to implement the policies of the Official Plan to ensure compatibility with the host community. Guidelines are not policy but technical statements used to evaluate proposals for new development consisting of:

- replacement dwellings or additions
- new and replacement detached garages
- accessory structures
- development equal to or over 50m²

All of the Urban Design Guidelines have common objectives. Recent development activity has posed a number of challenges to maintain the characteristics that define Stable Neighbourhoods. These design guidelines work in combination with zoning standards to address the placement, scale and design of new buildings and additions relative to their surroundings and provide guidance to:

- promote compatible development;
- enhance neighbourhood character; and
- promote good urban design and best practices.

Advisory Committee Review

Not applicable

Legal Considerations

Urban design guidelines are not policies within the Official Plan and do not fall under the *Planning Act*. Therefore, public consultation is not required before the approval of these guidelines and, once approved, these guidelines may not be appealed to the Local Planning Appeal Tribunal.

Financial Implications

No financial implications to the Town.

Communications Considerations

The Town of Aurora will use 'Inform' as the level of engagement for this project. 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, this report will be posted to the Town's website. The planning and development webpage will also be updated with the new guidelines.

Notice was issued to interested parties to advise that the staff report would be listed for discussion at the July 7 General Committee meeting.

Alternative(s) to the Recommendation

1. That Council provide direction.

Conclusions

The Urban Design Guidelines for Stable Neighbourhoods represent a planning tool for managing character. Guidelines are intended to work together with the Stable Neighborhoods Zoning By-law to implement the policies of the Official Plan to ensure compatibility with the host community while permitting them to evolve and be enhanced over time.

Implementing establishing urban design guidelines will communicate clearer expectations for those designing and building projects within Stable Neighbourhoods. Moreover, it will complement the general policies of the Official Plan and provide addition detailed direction on means to achieve the objective and vision through building design, orientation and materials.

Attachments

Appendix 1 – Aurora Heights Urban Design Guidelines
Appendix 2 – Regency Acres Urban Design Guidelines
Appendix 3 – Temperance Street Urban Design Guidelines
Appendix 4 – Town Park Urban Design Guidelines

Previous Reports

General Committee Report PDS18-007 dated January 23, 2018
Special Council Report PDS18-040 dated May 29, 2018
General Committee Report PDS18-084 dated June 27, 2018
General Committee Report PDS18-089 dated July 17, 2018
General Committee Report PDS19-010 dated January 30, 2019
Public Planning Report PDS19-025 dated March 27, 2019
General Committee Report PDS19-039 dated June 4, 2019

Pre-submission Review

Agenda Management Team Meeting review on June 18, 2020.

Departmental Approval

Approved for Agenda



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

Doug Nadorozny
Chief Administrative Officer



Town of Aurora

Urban Design Guidelines

For Additions and New Buildings in Stable Neighbourhoods

Aurora Heights Neighbourhood

Prepared by The Planning Partnership | June 2020

Table of Contents

1	Introduction	1
	1.1 Purpose of the Design Guidelines	2
	1.2 Design Guidelines Context	2
	1.3 What are Design Guidelines	4
	1.4 How will They Be Used	4
	1.5 Objectives of the Design Guidelines	5
	1.6 Character Attributes (general description)	6
2	Aurora Heights Character	9
3	Urban Design Guidelines	13
	3.1 Pattern of Lots	13
	3.2 Streetscapes	14
	3.3 Architectural Forms and Styles	18
4	Implementation, Monitoring & Updates	21
a	Appendix: Definitions and Glossary of Terms	22

this page is intentionally left blank

1 Introduction



Guided by the community vision articulated in the Official Plan (OP), and building on the principles of ‘compatible’ development, the objective of the Urban Design Guidelines is to provide direction for the design of future residential uses that ‘respect and reinforce’ the unique character of Aurora’s Stable Neighbourhoods.

Throughout a number of Aurora’s Stable Neighbourhoods, there is a growing trend of dwellings being renovated, enlarged, or replaced by new dwellings, which are often significantly larger and conflict with the existing character of the community.

Through consultation with the community and feedback from residents, the Town identified a number of concerns. It should be noted that while there were generally two perspectives expressed - with equal support by those in favour of development and those opposed to change, the following are highlights of some of the concerns that were heard:

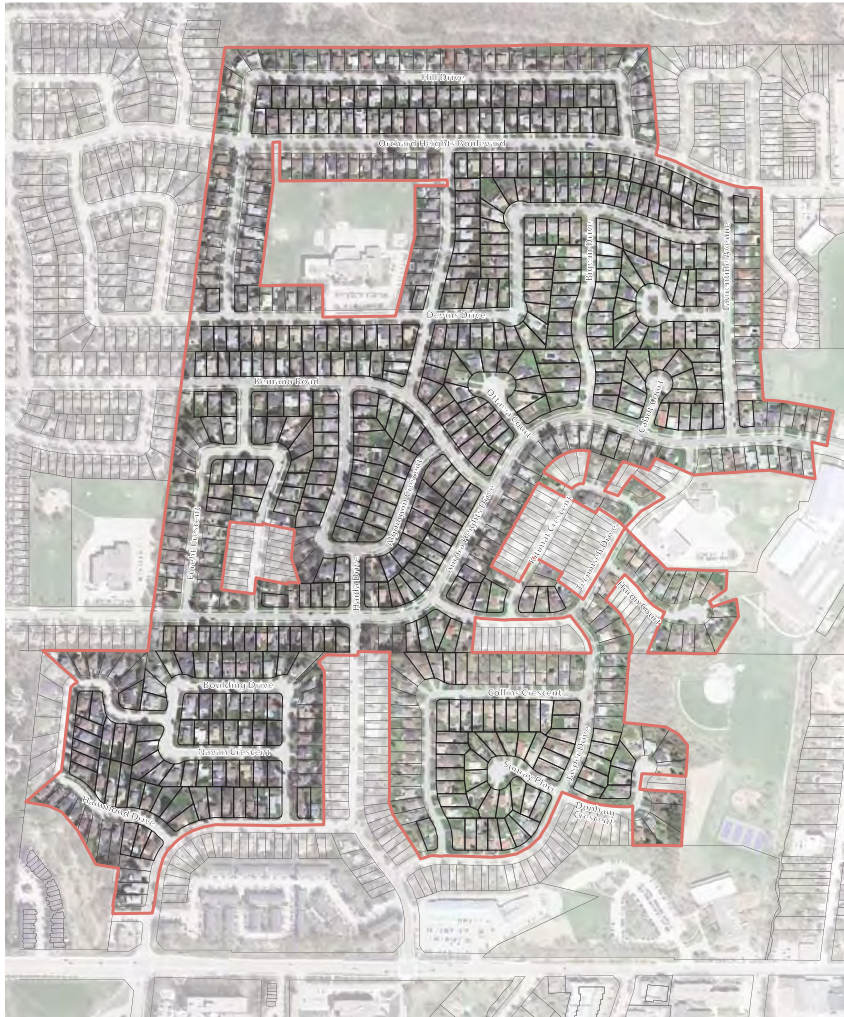
- Compatibility of new dwellings with the existing fabric of the community, mainly with respect to built form, height, architectural style and scale;
- Issues of privacy, overlook and impact on sunlight in (private) amenity areas;
- Preserving the integrity of the existing landscaped pattern of front and rear yards, notably with mature trees and large front lawns;
- Side yard setbacks (the open space between dwellings) which form part of the neighbourhood character;
- Existing zoning provisions (R3) which do not reflect what is in the ground today, especially lot coverage;
- The limit of development and siting of additions and new builds in the Greenlands System;
- Calculation of gross floor area as an added restriction in the By-law and how that number was achieved;
- How grade is currently measured in the By-law, and the slope of a property, affecting the character of a lot relative to the street, in particular building height;

It should also be noted that there was general recognition that the each of the four Stable Neighbourhoods are:

- Unique and distinct and require an appropriate and customized approach;
- ‘In transition’ and while stable, are not static;
- Require a regulatory framework that allows for flexibility in architectural style while respecting and reinforcing the existing neighbourhood character; and,
- Urban Design Guidelines are a good tool to help with ‘fit’ for new infill development;

To address some of these challenges, Town Council identified the need for further direction in managing the built form of these changes in four specific neighbourhoods: Aurora Heights, Regency Acres, Temperance Street and Town Park.

The Stable Neighbourhoods Study and Peer Review information report, presented to Town Council January 2019, suggested a number of recommendations for strengthening the protection of Stable Neighbourhoods. The report recommended additional planning tools for managing character, including the preparation of amendments to the Zoning By-law (By-law Number 6190-19 enacted June 25, 2019) and Urban Design Guidelines.



Aurora Heights Neighbourhood (Zoning by-law boundary)



1.1 Purpose of the Design Guidelines

The purpose of the Urban Design Guidelines is to implement the Official Plan Vision for Stable Neighbourhoods, by identifying the key attributes that contribute to the character of the area and providing a framework to guide the design of additions and new buildings and landscapes that:

- Reconciles compatibility with diversity, while avoiding both monotony and harsh contrasts;
- Respects and reinforces the existing character of the neighbourhood; and,
- Promotes a contextual design approach that considers the adjacent and surrounding development and fosters pedestrian scaled/oriented streetscapes, while allowing for and encouraging appropriate flexibility, innovation and diversity in design, intrinsic to evolving communities.

The Urban Design Guidelines for Stable Neighbourhoods are intended to work alongside the Zoning By-law to implement the Official Plan vision for Stable Neighbourhoods, to ensure that new development is compatible with, and enhances existing stable neighbourhoods.

1.2 Design Guidelines Context

The Town's Official Plan is one of the guiding documents that is used to direct and manage growth; it articulates the vision and objectives for how the community should be developed and outlines the policies for how land in the community should be used.

The Official Plan is prepared with input from the public and the community and helps to ensure that future planning and development meets the specific needs of the community; it deals mainly with issues such as:

- Where new housing, industry, offices and shops will be located
- What services like roads, watermains, sewers, parks and schools will be needed
- When, and in what order, parts of the community will grow
- Community improvement initiatives

The Town's Council recognizes the importance of having a Vision to steer it through all of the many changes that are in the near and distant future and that, in order to be successful, meaningful and impactful, it must represent what the community is today and what it aspires to be in the years to come. In this regard, one of the key objectives for the successful evolution and development of the community is 'Ensuring Design Excellence'.

Ensuring Design Excellence extends to all areas within the Town, including existing, older residential neighbourhoods.

These areas are identified as 'Stable Neighbourhoods' in the Official Plan; this designation is intended to protect the Neighbourhoods from incompatible forms of development, while still permitting them to evolve and be enhanced over time.

While it is recognized that Stable Neighbourhoods are places that will continue to attract new residents and evolve, the policies direct that new development is to be sympathetic to and compatible with the form and character of the area, and appropriately considers the character of the area and the surrounding neighbourhood context.

Official Plan Policies that provide direction for Urban Design Guidelines include:

Policy 2.1 Ensuring Design Excellence

Ensure that Aurora promotes design excellence in all its land use and development decisions. High quality buildings, well-designed and functioning streetscapes, appropriate transitions between defined areas, integration between old and new development and connected open spaces are the elements that define a place. This Plan emphasizes the important link between managing growth, high quality design and Aurora's continued evolution as a memorable and beautiful place.

Policy 2.1.vi Protecting Stable Neighbourhoods

It is the intent of this Plan to ensure that Aurora's stable neighbourhoods are protected. Aurora's existing neighbourhoods, both older and newer, are not only a defining element of Aurora's character and urban structure, but also a tremendous asset and attractor for new residents and investment interests. This Plan seeks to ensure that the stability and vibrancy of these existing neighbourhoods is protected from the negative impacts of potential incompatible development and growth pressures. Any infill that occurs must be compatible with the established community character.

Policy 8.0 Intent

It is the intent of this Plan to ensure that the areas designated 'Stable Neighbourhoods'... are protected from incompatible forms of development and, at the same time, are permitted to evolve and be enhanced over time. All new development shall be compatible with its surrounding context and shall conform with all other applicable policies of this Plan.

Policy 8.1.3: Development Policies

New development and site alteration abutting existing residential development shall be sympathetic to the form and character of the [sic] existing development and shall be compatible with regard to building scale and urban design.

Policy 8.1.4: Design Policies

All new development within the 'Stable Neighbourhoods' designation shall respect and reinforce the existing physical character and uses on the surrounding area, with particular attention to the following elements:

Policy 4.2a:

New development, redevelopment, rehabilitation, and subdivision layout shall be encouraged to complement natural landscapes and grades, water courses, vegetation, heritage environments and existing or proposed adjacent buildings, through the conceptual design of buildings, their massing, siting, exterior, access and public areas.

Policy 4.2c:

Council shall support urban design which:

- Reconciles compatibility with diversity; and,
- Avoids both monotony and harsh contrasts.

Policy 4.2.f.i: *To achieve human scale, attractive and safe public environments, in entryways, heritage areas, in and adjacent to streets and open spaces, the following urban design approaches should be implemented:*

- Development should encourage: sun penetration on outdoor spaces;
- i. Façade treatment should encourage: a variety of textures and colours on walls and walkways

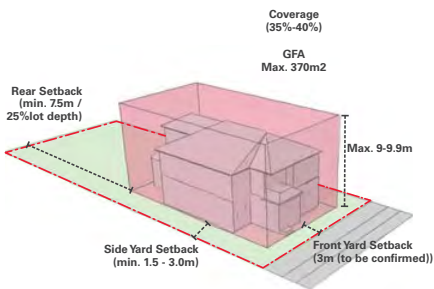


1.3 What are Design Guidelines?

The Zoning by-law addresses matters such as lot coverage, parking, setbacks and height - the 'quantitative' aspects of a neighbourhood's physical form. While zoning regulates how buildings sit within a lot/block, it represents only one of the planning tools that may be used to guide and shape development. To create development that promotes 'design excellence', is 'compatible' with and 'fits' within its surrounding context, zoning is best used in conjunction with design guidelines.

Design guidelines address the relative height, massing and articulation of elements (buildings and landscapes), their relationship to one another and to their surroundings - these 'qualitative' aspects of physical form work in combination with zoning parameters to lend shape and 'character' to a neighbourhood. These aspects more effectively addressed through Urban Design Guidelines.

Urban Design Guidelines are statements that include design guidance, criteria, standards and codes for how to shape the built environment, both the individual elements as well as how these should be spatially arranged and relate to one another. Urban Design Guidelines address diverse scales of development, from site specific to city-wide. Design Guidelines typically address the design of buildings, landscape features and their organization within a defined area as well as their relationship to their surroundings - built and natural.



Zoning By-law building envelope

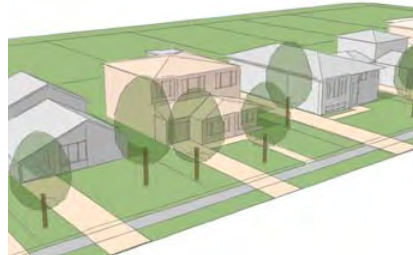
1.4 How will they be used?

These Design Guidelines will be used to evaluate proposals for **single-detached and semi-detached dwellings** consisting of:

- replacement dwellings or additions
- new and replacement detached garages
- accessory structures
- equal to or over 50m².

The Design Guidelines :

- Will be implemented through the Town's Site Plan Approval process.
- Are intended to provide guidance for homeowners, designers, architects, developers and landscape architects by outlining the framework and design principles for the site layout, massing and relationships of new and modified dwellings in the neighbourhood.
- Are non-statutory statements and therefore have inherent flexibility in their interpretation and application. As a planning tool, they may be changed or adjusted on a case-by-case basis.



Streetscape after urban design guidelines are applied to the building envelope

1.5 Objectives of the Design Guidelines

The recent development activity has posed a number of challenges to maintaining the characteristics that define the Stable Neighbourhoods, including the Aurora Heights Neighbourhood.

These design guidelines work in combination with zoning standards to address the placement, scale and design of new buildings and additions relative to their surroundings and provide guidance to:

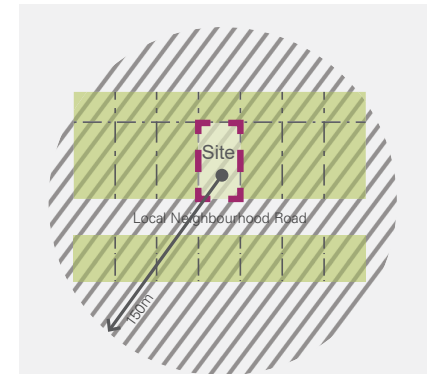
- promote **compatible development**;
- enhance **neighbourhood character**; and,
- promote **good urban design** and **best practices**.

Neighbourhood Character

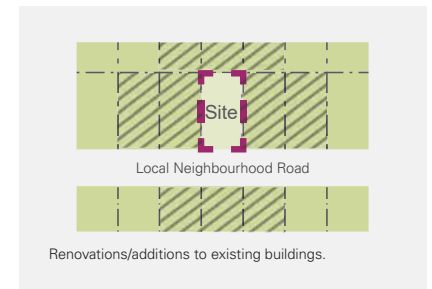
Neighbourhood character refers to the "look and feel" and considers the public and private realm components that define the area, including topography, age and style of housing, built environment, land use patterns, landscaping, street patterns, open space, natural heritage areas and streetscapes. Going beyond a categorization of the private and public realm, the character of individual properties and buildings cannot be viewed in isolation from the character of the street and surrounding context.

Neighbourhoods evolve over time, the incremental / cumulative changes that occur are important to the continued viability and vibrancy of the area; these changes, when taken in context, help to shape the character of the neighbourhood, including the following key attributes:

- **Pattern of Lots;**
- **Streetscapes;**
- **Architectural Forms & Styles; and,**
- **Cultural Heritage Resources.**



Minor redevelopment - existing dwelling is replaced by a new dwelling, or a lot is severed.



Scale and type of development in relation to context



Figure ground graphic reflecting the pattern of lots

1.6 Character Attributes (general description)

Pattern of Lots

While the Zoning By-law speaks to individual lot sizes and lot frontages, urban design focuses on the combined/cumulative effect of the individual lots over a larger area, as an overall pattern. The pattern of lots is important as it informs where and how a building sits relative to the street and to one another, resulting in a rhythm of solid and void along the street as well as the proportion of building to landscape over the larger area.

Streetscapes

Streetscapes encompass the elements that contribute to spatially defining, articulating and animating the street environment, within both the public and private domains. Streetscape design requires that these elements are considered in a comprehensive manner, including the placement of buildings and driveways, building features that face the street, the open spaces between buildings, the roof line of buildings along the street, and landscaping within the street boulevard and front yards.

The illustrations below show what the general components of a streetscape.



Streetscape Plan



Streetscape elevation

Architectural Forms & Styles

The Zoning By-law speaks to how a building sits within a lot and a building 'envelope'. It does not address the form and style of buildings which have a tremendous collective impact on the character of an area.

While a rigorous adherence to a particular form or style is neither desirable nor realistic (even in new subdivisions), there are key elements of all building designs that can be used to ensure that different forms and styles can co-exist alongside one another in a compatible and complementary manner. This may include: front porches, windows, doors, horizontal bands, specific roof lines, etc.



Examples of architectural forms and styles

2 Aurora Heights Character



Aurora Heights is a relatively new neighbourhood located in the Yonge Street and Aurora Heights Drive area. It is characterized by large lots within a curvilinear pattern of wide streets with some variation in topography. These conditions, together with the well spaced low profile houses and generous setbacks with limited landscaping, contribute to a strong sense of openness.

As Aurora Heights continues to evolve, the construction of new buildings, building additions and building renovations is more common than ever. In order to ensure this construction fits well within the neighbourhood's character, future development should ensure **compatible development** through the recognition and enhancement of **neighbourhood character** and the promotion of **good urban design**.

For the Aurora Heights Neighbourhood, it is recognized that its character arises from a combination of the following key attributes.

Pattern of Lots

In the Aurora Heights Neighbourhood, a curvilinear street grid provides the frame for long, irregular, uninterrupted blocks lined with large-spacious lots. The combination of well spaced houses with low profile roof lines and front doors, large and consistent front and side yard setbacks and wide streets and boulevards result in a sense of openness throughout the neighbourhood.

In recent years older houses have been demolished and replaced by new larger/taller ones, placed closer to the street edge and/or adjacent units, while new additions, sometimes larger in height and massing than the main building, have been added onto existing homes. These new units/additions, together with the significant integrated garages and from driveways, have impacted the character of the neighbourhood, altering the pattern of lots.

Streetscapes

In the Aurora Heights Neighbourhood, the streetscape environment is defined by:

- Significant street widths, especially at curves and turning circles in cul-de-sacs.
- Buildings that are generally 1 to 2 storeys, with most having shallow pitched roofs.
- A consistent placement of dwellings generously setback from the street.
- Driveways that act as the main access to lots and to garages, with parking paths/driveways being as wide as the garage itself.
- A mixture of small attached garages, carports, detached garages in the backyard or driveway parking.
- Landscaping that includes significant grassy front lawns with shrubbery and some mid-age trees.
- Sidewalks with a grassed and/or treed boulevard provided on one side of most streets, with the more prominent streets having a sidewalk on both sides.



Aurora Heights road pattern



Aurora Heights lot pattern

Aurora Heights streetscape



Wide boulevards and mature trees dominate the neighbourhood's streetscapes



Houses in Aurora Heights with large building setbacks contribute to the sense of openness in the neighbourhood's streetscapes



Detached garage is located to the rear and attached carport integrated to the massing of the dwelling to address the street frontage



Architectural Forms and Styles

Aurora Heights is characterized by a generally homogeneous built form of well-spaced, modest 1 to 2 storey houses, with many split-level houses. Common shallow pitched roofs generally have the peak towards the centre of the house, or extending parallel to the street, creating a less visibly striking feature.

Low profile front entrances are often flush with the main front wall or set back to create a small porch. Some front entrances are also located to the side of the house. Predominant materials include a variety of brick, stucco, siding and stone.

The architectural style and colour palette of the houses are relatively consistent along each street.



Stone and brick are frequently used materials in the Neighbourhood



Split-level houses are common in Aurora Heights



Low profile houses dominate the Neighbourhood's built form

3 Urban Design Guidelines



The Zoning By-law establishes clear regulations for lot coverage, landscaping, front/rear yard setbacks and interior/exterior side yard setbacks. These guidelines are not intended to duplicate the Zoning By-law, but instead, to work in conjunction with the zoning standards to not only ensure ‘no adverse impact’, through quantified performance standards but also ‘compatibility’ of development through qualitative, context related design measures.

As such, the guidelines in this section are organized based upon the four key attributes that contribute to the character of the Aurora Heights Neighbourhood.

3.1 Pattern of Lots

Lot Sizes/Configurations and Rear Setbacks

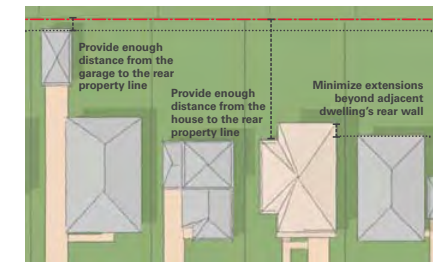
While lot size conditions the development possibilities in terms of building size/coverage, the way it is configured determines how the development relates to the public realm and other buildings along the street, as well as the consistency of the neighbourhood.

The objectives of the Urban Design Guidelines regarding lot size and its configuration and rear setbacks are to:

- Ensure compatible/similar lot sizes that enhance the rhythm along the streetscapes;
- Ensure lot configuration that reflect those of properties close by while achieving the desire relationship between the dwelling and the streetscape.
- Maintain the traditional range of building to lot relationship;
- Ensure that dwellings are in proportion to their lot sizes;
- Maintain the level of openness in the rear yard; and,
- Allow a measure of privacy between neighbours by providing space for light, landscaping and recreational uses.

Design Guidelines

- 1 Where possible, ensure that the rhythm along the streetscapes is respected and reinforced.
- 2 Where possible, enhance the public domain while maintaining appropriate separation of private areas.
- 3 Where possible, maintain the traditional building to lot relationship and encourage dwellings are in proportion to their lot sizes.
- 4 Maintain generous open space in the rear yard to allow for space for light, landscaping and recreational uses.
- 5 Ensure a measure of privacy between neighbours by providing sufficient distance between the back wall of the house and the rear property line.
- 6 Address rear yard privacy and sunlight issues when extending a home towards the rear property line or building a new dwelling by:
 - a) Minimizing extensions beyond the adjacent dwellings rear wall.
 - b) Keeping windows to a minimum on side elevations when the rear wall of the renovated/new dwelling extends beyond the adjacent dwelling’s wall.
- 7 Provide enough distance between detached garages and the rear property line to minimize their impact on adjacent lots and allow opportunities for planting.



Rear yard setbacks

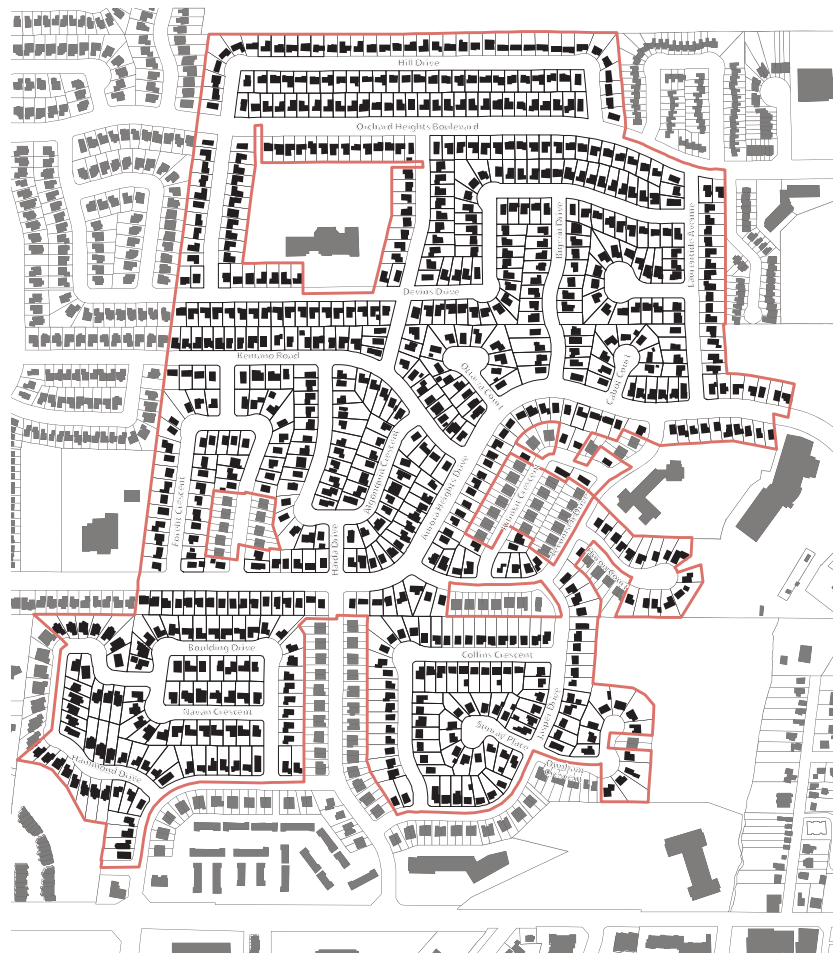


Figure ground graphic reveals modest rear setbacks when compared to the depths of the dwellings, as well as consistency of building sizes/depths and placement among those on the same street frontage, which results in an even rhythm of built form to void along the neighbourhood’s streetscapes.



3.2 Streetscapes

The form (height, scale and massing) and placement (setbacks) of buildings in relation to the street and to adjacent developments are important considerations that define streetscapes.

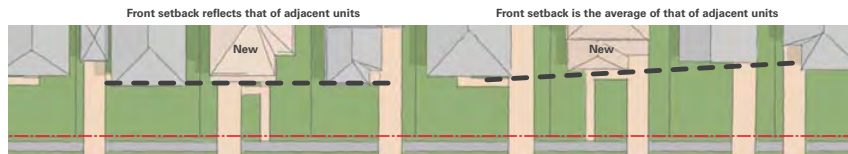
The height, scale, massing and placement of buildings are important to creating the 'street wall' and framing the streetscape.

Front Yard and Side Yard Setbacks

The relationship between buildings through placement on the lot is important to ensure a consistent neighbourhood 'feel', and defines/frames the street while impacting the sense of openness and enclosure. The positioning of houses on their lots contribute significantly to the streetscapes and the character of the Aurora Heights Neighbourhood.

The Zoning By-law establishes clear regulations for front yard setbacks and interior/exterior side yard setbacks. The objectives of the Design Guidelines in directing the relationship of the building to the side lot lines are to:

- Maintain a consistent spacing between dwellings, and
- Allow a measure of privacy between neighbours by providing space for light and landscaping.



Front setback approaches



Consistent spacing between buildings

Design Guidelines Between Buildings and the Street

- 8 Reflect the front setback of adjacent dwellings; when substantially different, ensure the new dwelling's setback is equal to the average distance of those on either side of it.
- 9 Encourage a pedestrian oriented streetscape by placing new units close to the street edge/property line.
- 10 Provide side yard setbacks that reflect those of adjacent homes, or are the average distance of those on either side of the development, in accordance with existing zoning standards, to a minimum of 1.5 metres and 3.0m beyond the main rear wall of adjacent dwellings.

Design Guidelines Between Buildings

- 11 Maintain consistent spacing between dwellings.
- 12 Maintain a consistent 'street wall'.
- 13 Provide space for light and landscaping between neighbours.
- 14 Protect the privacy between units by minimizing the number of windows on side elevations.



Building Height and Scale

Buildings in Aurora Heights range from 1 to 2 storeys, with a mix of architectural styles ranging from cottage bungalows to homes with projecting garages; split level houses are common in the neighbourhood. For the purposes of these guidelines, a storey shall be defined as one level of habitable living space.

The objectives of the Design Guidelines in directing the relationship of the building scale along the street are to:

- Ensure a scale, massing, roof line and building orientation that is commonly found in the neighbourhood;
- Ensure a sensitive transition to adjacent residential dwellings; and,
- Promote more pedestrian-scaled streets.

Design Guidelines for Framing the Street

- 15 On blocks where single storey or 1.5 storey homes are predominant, second storey additions or new 2 storey homes may require particular attention to ensure sensitive transitions to adjacent properties.
- 16 Where possible, maintain the existing lot grading and the neighbourhood's characteristic first floor height, and, if appropriate, consider split level houses when related to the lot's grading.
- 17 Design to reflect the massing of the surrounding built form context for those elevations exposed to the public and provide any additional massing away from them.
- 18 Provide appropriate transition to/from existing adjacent buildings and ensure no new building is more than 1.5 storeys or 4.5m higher/lower than the adjacent dwellings.
- 19 Aim for clean, modern lines and simple geometry that complement the surrounding built form character.

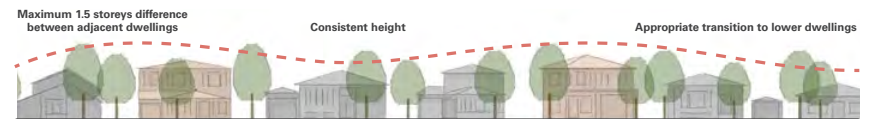
- 20 Discourage historic architectural styles.
- 21 Encourage roof lines with shallower pitches to reflect those of existing dwellings in the neighbourhood, and consider simple, articulated profiles to generate visual interest.
- 22 Ensure flat roof tops complement the massing and character of adjacent dwellings.
- 23 Keep the height of detached garages to a maximum of 4.5m to the peak of the roof or 3.5 meters to the mid-point of the roof, whichever overall height is less.



A consistent building height of 1.5 storeys frames the streetscape



Encourage shallow pitched roofs that reflect those in the neighbourhood



Approach to height and scale including transition

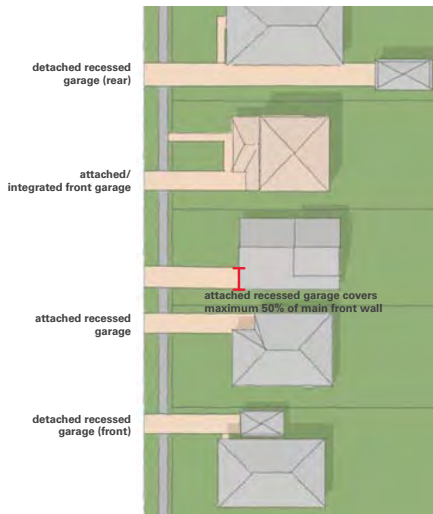


Garage & Driveway Width and Location

Garages and driveways should be located and sized based on the established pattern of the neighbourhood. In Aurora Heights parking is provided as either small attached garages- carports (mostly flush or projected beyond the main front wall of the dwelling), detached garages located at the rear or driveway paths in front of the dwelling.

The objectives of the Design Guidelines in directing the width and location of garages and driveways along the street are to:

- Ensure that garage doors do not dominate the front facade of the house;
- Minimize the garage and driveway presence on the streetscape; and,
- Maintain a consistent garage type and driveway width along the street.



Example of appropriate garage configurations that support the neighbourhood's character and a pedestrian-oriented public realm

Design Guidelines for Driveways and Garages

24 For attached garages/carports, de-emphasize their visual impact on the streetscape by:

- Integrating the attached garage/carport into the massing and design of the dwelling.
- Recessing them from the main front wall and avoid projecting it beyond the main front wall of the adjacent dwellings.
- Considering the attached garages include a second storey over the garage, where height limitations permit.
- Designing the roof line of the attached garage/carport to be compatible with and complement the roof line of the dwelling. Where appropriate, consider extending the dwelling's roof to cover garages/carports to reflect modern, minimalistic architectural styles.
- Integrating garage doors into the dwelling's façade design.
- Ensuring that garage doors do not dominate the front facade of the house.

25 Encourage a consistent garage type and location along the street.

26 Encourage narrow driveways and ensure their widths do not substantially exceed the garage/carport width.

27 Encourage rear detached garages.

28 Where detached garages are proposed, locate them recessed from the dwelling's main front wall, and design them to reflect and complement the materials and character of the house.

29 Ensure the size of the garage is compatible with the size of the lot/dwelling;

- Front-facing attached garages should not take up more than 50% of the width of the main front wall of the dwelling.
- A maximum of a 2-car garage is considered appropriate for this neighbourhood.

30 Where appropriate due to lot grading, consider half-below grade garages; ensure it is recessed from the main front wall and livable spaces are placed on top of it (i.e. proportionate windows or balconies addressing the main frontage).

Landscape Treatment

In Aurora Heights generous setbacks provide for front yards with extensive grassed areas and mature trees. In some cases, minimalistic/simple landscaping is provided along the dwelling edge and/or entrance features to complement them.

The objectives of the Design Guidelines with respect to landscape are to:

- Maintain the green landscape character of the neighbourhood;
- Plan for the urban canopy;
- Screen views to rear yard parking; and,
- Preserve mature trees.

Design Guidelines for Landscape Treatment

31 Protect mature trees and encourage planting of new trees to enhance the urban canopy and create tree-lined streets.

32 Enhance the bio-resiliency of the area through planting of native, non-invasive trees and shrubs.

33 Encourage grassed areas to cover most of the front yard and consider keeping any landscape elements simple and complementary to the dwelling's design and materiality.



Mature trees and extensive grassed areas dominate front yards

34 Minimize hard surface landscaping/pavement in front yards and consider them for walkways and driveways only.

35 Encourage permeable paving for new walkways and driveways to reduce run-off to storm sewers and soften the streetscape appearance.

36 Provide a walkway from the front door to the sidewalk or to the driveway in the absence of a sidewalk.

37 Provide landscaping in front of blank walls.

38 Encourage front yard hedges do not exceed 1.2m in height, to allow for "eyes to the street" and avoid blocked views from/to dwellings.

39 Avoid privacy fencing at the front of the house; if considered, privacy fencing should not extend beyond the main front wall of the dwelling.

40 Favour corner lot fencing materials that complement the dwelling's character as well as that of the surrounding neighbourhood;

41 Encourage the use of natural stone finishes for paving and landscape walls.



Simple front yard landscaping complements the dwelling's side entrance



3.3 Architectural Forms and Styles

Front Elevation Treatment

The main front wall of a dwelling has an important role in defining and framing the streetscape. Its design / articulation is equally important to animating the street, and to establishing a positive connection to the broader neighbourhood.

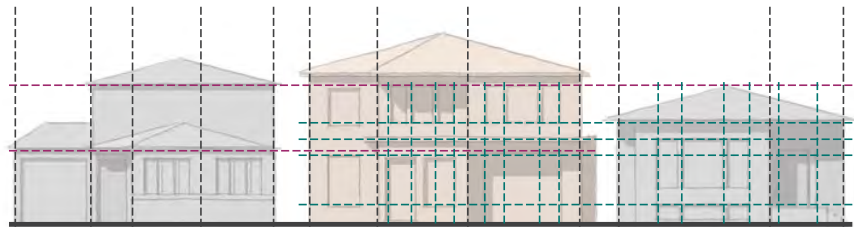
In the Aurora Heights Neighbourhood most dwellings have low profile front entrances, close to grade, either flush or recessed from the main front wall and connected to the driveway, not the sidewalk, by modest walkways. Flush entrances are often covered by shallow pitch roofs that extend beyond the width of the entrance feature. Windows are generous in size and often wider in proportions.

The objectives of the Design Guidelines in directing the relationship of the building front elevation and entrance to the street are to:

- Promote “eyes on the street” and a strong presence of the main elevation on the street;
- Ensure that the prominence of house front entrance and the proportion of glazing are maintained and consistent with the surrounding neighbourhood; and,
- Ensure the entrance remain the main feature of the house and is oriented to and clearly visible from the street.

Design Guidelines

- 42 Design dwellings to have articulated elevations, especially those exposed to streets and/or open spaces.
- 43 Avoid blank walls facing the public realm (i.e. streets and open spaces)
- 44 Incorporate the vertical and horizontal proportions, rhythm and elevation design elements of surrounding dwellings including fenestration, lintels, sills, cornice and roof lines.
- 45 Consider keeping entry steps to a maximum of 3 and ensure they lead to an entrance element/portico.
- 46 Encourage entrance features close to the ground when grading permits (1-2 steps).
- 47 Design entrances to be consistent with the height and relationship to the street of adjacent dwellings.
- 48 Ensure front doors are prominent, clearly visible and approachable from the street via a walkway or driveway.
- 49 Encourage entrance features to be located at the front wall and highlight their prominence through articulated architectural elements.
- 50 Discourage side entrances. If they are considered, highlight their presence through massing and architectural gestures that provide a “public face” (e.g. wrapping porches/stoops and articulated elements) and provide a clear connection to the sidewalk or driveway.



--- Overall height and horizontal composition (base, middle and top), including consistent ground floor height
 - - - Vertical breaks and changes in plane
 - - - - Architectural details including windows (proportions and scale)

The design of new dwelling reflects the proportions of those adjacent to it

- 51 Encourage weather protection elements at the main entrance and design them to complement the overall design of the dwelling.
- 52 Where appropriate, consider extending the dwelling’s roof to cover entrance features to reflect modern - minimalistic architectural styles.
- 53 Avoid metallic - cottage style awnings attached to main front wall.
- 54 For new homes or additions to existing ones located where there is a dominant pattern of existing front porches, incorporate similar elements into the design and encourage they are consistent in size and style with those in the surrounding neighbourhood.
- 55 Design porch roof to complement the roof lines and proportions of the dwelling.
- 56 Provide enough glazing in the main elevation(s) through windows that complement the proportions and style of the dwelling, and those of adjacent dwellings.
- 57 Discourage ornamented styles with excessive decorative details.
- 58 Ensure corner units to display equal design quality on both elevations visible from the street and consider:
 - a) Locating the main entrance at the exterior side wall.
 - b) Incorporating wrap-around porches and corner features where appropriate.



Simple architectural lines and massing are predominant in the neighbourhood



Example of a slightly recessed entrance feature covered by the main roof



An example of a contemporary style dwelling with simple architectural lines and enhanced entrance feature

4 Implementation, Monitoring & Updates



Residential Zones

- R3-SN (497)
- R7-SN (497)
- R3-SN (498)
- R3-SN (499)

Building Addition (equal to or greater than 50m²)



or

New Building



Planning & Development Services

'Basic' Site Plan Process & Urban Design Review

- Site Design (grading, servicing, lot coverage and configuration, setbacks, garage and driveway width and location)
- Urban Design Guidelines
- Zoning
- Building Design (building height and massing, architectural design, front elevation treatment, building materials, heritage resources)
- Major alterations to existing heritage buildings need to obtain a Heritage Permit through the review and approval by Council prior to the issuance of site plan approval.
- Refer to Site Plan Application Guide

+

Building Division

- Ontario Building Code
- Refer to Building Permit Application Guide



Site Plan Approval Building Permit



Building Materials

The variety of building materials contributes to the interest along the street and to the varied architectural character of the neighbourhood.

There should be no strict imposition of material palettes. However, broad categories of building appearances are identified and described which provide sufficient flexibility to accommodate variety, while ensuring that no jarring interventions will be inserted to interrupt the visual harmony of a neighbourhood.

The objectives of the Design Guidelines for renovations, additions and new construction are to:

- Ensure high quality materials are used;
- Preserve the variety of design, colour and building materials within a range that enhances the character of the neighbourhood; and,
- Ensure that while buildings will inevitably change over time, they will maintain the cohesive visual character of the street.



A variety of wood clapboard and brick are extensively used as primary materials



Stone is used as secondary/accent material at the elevation base

Design Guidelines

- 59 Encourage a variety of coordinated and complementary materials that enhance the design of the development and the character of the neighbourhood.
- 60 Promote the use of high quality materials. The following are recommended as primary building materials in the Aurora Heights Neighbourhood:
 - a) Brick.
 - b) Wood clapboard (siding) or wood batten.
- 61 Discourage the use of stone and stucco or its equivalent, and consider to use them as secondary or accent materials only.
- 62 Consider more contemporary materials (i.e. metal, concrete) to complement the modern/minimalistic character of the neighbourhood.
- 63 Incorporate traditional materials used in the surrounding neighbourhood into contemporary designs.
- 64 Consider natural finishes.
- 65 Provide colour palettes that take their cues from the built form on surrounding streets and/or are compatible with it.
- 66 Favour traditional red to light grey bricks, and a variety of colours/tones for wood clapboard/batten, including lighter ones. Avoid bright palettes.
- 67 Consider metallic railings and window frames as well as painted wood for porches, porch railings, bay window surrounds and shutters.
- 68 Consider cedar and asphalt shingles on roofs.
- 69 For additions or renovations to an existing building, incorporate materials and colours that are consistent with and complement the main building.



appendix: Definitions & Glossary of Terms

Adverse Impact: Any impairment, disruption, destruction or harmful alteration.

Angular Plane: an imaginary flat surface projecting over a lot, at an inclined angle measure up from the defined lot line.

Building Footprint: the footprint of a house is the total ground area covered by the home including garages and porches.

Character: a unique combination of features (i.e. existing pattern of development, built form and streetscape design) that should be embraced and reinforced.

Coexist: two or more elements /structures that harmoniously exist in the same place.

Compatible: As per the OP "...development that may not necessarily be the same or similar to the existing buildings in the vicinity, but, nonetheless, enhances an established community and coexists with existing development without causing any undue adverse impact on surrounding properties."

Complement: built form that responds in a respectful and thoughtful manner to its context to reinforce it and make better.

Enhance: strengthen, exalt and/or further improve the qualities that contribute to the character of a place. Reinforce.

Existing: found in a particular place i.e. neighbourhood, street, development pattern. As per the OP "...means lawfully in existence on the date of this Plan's adoption, and for greater certainty does not include a use, building or structure that is in existence on that date without being lawful."

Front building face width: the width of the main front wall of a dwelling, including a front-facing attached garage.

Front-facing attached garage: a garage that is built into the front structure of a dwelling, with a garage door that faces and is accessed from the street.

Historic/traditional style home: broad range of styles developed in the 19th and early 20th century, each displaying very unique features. Traditional home designs are influenced by historic styles (i.e. Victorian, Colonial, Craftsman, or Neo-classical architecture). Common features among them include large/open porches with overhanging beams and rafters, dormers, and tall/pitched rooftops with one or more gables. Common materials include brick, wood, stucco, and stone.

Main Front Wall: the dwelling's primary exterior front wall, not including permitted projections or a front attached garage door.

Modern/contemporary Style: variety of styles developed in the latter half of the 20th century. Their design is based on the simple/clean lines, shapes and forms, mostly related to their structure. Straight lines, big openings, bold roofs lines (flat or low-sloped) and minimum texture are often seen in this type of houses. Common materials include concrete, brick, wood, and stucco.

Stable Neighbourhoods: existing, older residential neighbourhoods where a thriving community and a distinctive built/natural environment coexist and depend on each other.

Sympathetic: that is compatible and supportive of an specific(s) built characteristic or element.

Vicinity / Surrounding Context: area near or surrounding a particular place, or that is in enough proximity to share a physical relationship.

this page is intentionally left blank



Appendix 2



Town of Aurora

Urban Design Guidelines

For Additions and New Buildings in Stable Neighbourhoods

Regency Acres Neighbourhood

Prepared by The Planning Partnership | June 2020

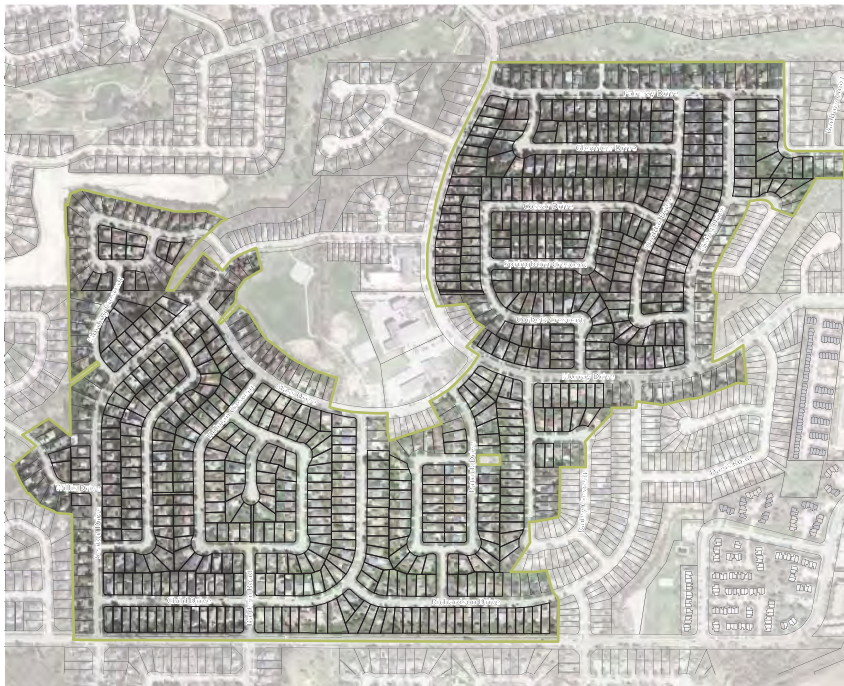
Table of Contents

1	Introduction	1
	1.1 Purpose of the Design Guidelines	2
	1.2 Design Guidelines Context	2
	1.3 What are Design Guidelines	4
	1.4 How will They Be Used	4
	1.5 Objectives of the Design Guidelines	5
	1.6 Character Attributes (general description)	6
2	Regency Acres Character	9
3	Urban Design Guidelines	13
	3.1 Pattern of Lots	13
	3.2 Streetscapes	14
	3.3 Architectural Forms and Styles	18
4	Implementation, Monitoring & Updates	21
a	Appendix: Definitions and Glossary of Terms	22

this page is intentionally left blank



1 Introduction



Regency Acres Neighbourhood (Zoning by-law boundary)

Guided by the community vision articulated in the Official Plan (OP), and building on the principles of ‘compatible’ development, the objective of the Urban Design Guidelines is to provide direction for the design of future residential uses that ‘respect and reinforce’ the unique character of Aurora’s Stable Neighbourhoods.

Throughout a number of Aurora’s Stable Neighbourhoods, there is a growing trend of dwellings being renovated, enlarged, or replaced by new dwellings, which are often significantly larger and conflict with the existing character of the community.

Through consultation with the community and feedback from residents, the Town identified a number of concerns. It should be noted that while there were generally two perspectives expressed - with equal support by those in favour of development and those opposed to change, the following are highlights of some of the concerns that were heard:

- Compatibility of new dwellings with the existing fabric of the community, mainly with respect to built form, height, architectural style and scale;
- Issues of privacy, overlook and impact on sunlight in (private) amenity areas;
- Preserving the integrity of the existing landscaped pattern of front and rear yards, notably with mature trees and large front lawns;
- Side yard setbacks (the open space between dwellings) which form part of the neighbourhood character;
- Existing zoning provisions (R3) which do not reflect what is in the ground today, especially lot coverage;
- The limit of development and siting of additions and new builds in the Greenlands System;
- Calculation of gross floor area as an added restriction in the By-law and how that number was achieved;
- How grade is currently measured in the By-law, and the slope of a property, affecting the character of a lot relative to the street, in particular building height;

It should also be noted that there was general recognition that the each of the four Stable Neighbourhoods are:

- Unique and distinct and require an appropriate and customized approach;
- ‘In transition’ and while stable, are not static;
- Require a regulatory framework that allows for flexibility in architectural style while respecting and reinforcing the existing neighbourhood character; and,
- Urban Design Guidelines are a good tool to help with ‘fit’ for new infill development;

To address some of these challenges, Town Council identified the need for further direction in managing the built form of these changes in four specific neighbourhoods: Aurora Heights, Regency Acres, Temperance Street and Town Park.

The Stable Neighbourhoods Study and Peer Review information report, presented to Town Council January 2019, suggested a number of recommendations for strengthening the protection of Stable Neighbourhoods. The report recommended additional planning tools for managing character, including the preparation of amendments to the Zoning By-law (By-law Number 6190-19 enacted June 25, 2019) and Urban Design Guidelines.



1.1 Purpose of the Design Guidelines

The purpose of the Urban Design Guidelines is to implement the Official Plan Vision for Stable Neighbourhoods, by identifying the key attributes that contribute to the character of the area and providing a framework to guide the design of additions and new buildings and landscapes that:

- Reconciles compatibility with diversity, while avoiding both monotony and harsh contrasts;
- Respects and reinforces the existing character of the neighbourhood; and,
- Promotes a contextual design approach that considers the adjacent and surrounding development and fosters pedestrian scaled/oriented streetscapes, while allowing for and encouraging appropriate flexibility, innovation and diversity in design, intrinsic to evolving communities.

The Urban Design Guidelines for Stable Neighbourhoods are intended to work alongside the Zoning By-law to implement the Official Plan vision for Stable Neighbourhoods, to ensure that new development is compatible with, and enhances existing stable neighbourhoods.

1.2 Design Guidelines Context

The Town's Official Plan is one of the guiding documents that is used to direct and manage growth; it articulates the vision and objectives for how the community should be developed and outlines the policies for how land in the community should be used.

The Official Plan is prepared with input from the public and the community and helps to ensure that future planning and development meets the specific needs of the community; it deals mainly with issues such as:

- Where new housing, industry, offices and shops will be located
- What services like roads, water mains, sewers, parks and schools will be needed
- When, and in what order, parts of the community will grow
- Community improvement initiatives

The Town's Council recognizes the importance of having a Vision to steer it through all of the many changes that are in the near and distant future and that, in order to be successful, meaningful and impactful, it must represent what the community is today and what it aspires to be in the years to come. In this regard, one of the key objectives for the successful evolution and development of the community is 'Ensuring Design Excellence'.

Ensuring Design Excellence extends to all areas within the Town, including existing, older residential neighbourhoods.

These areas are identified as 'Stable Neighbourhoods' in the Official Plan; this designation is intended to protect the Neighbourhoods from incompatible forms of development, while still permitting them to evolve and be enhanced over time.

While it is recognized that Stable Neighbourhoods are places that will continue to attract new residents and evolve, the policies direct that new development is to be sympathetic to and compatible with the form and character of the area, and appropriately considers the character of the area and the surrounding neighbourhood context.

Official Plan Policies that provide direction for Urban Design Guidelines include:

Policy 2.1 Ensuring Design Excellence

Ensure that Aurora promotes design excellence in all its land use and development decisions. High quality buildings, well-designed and functioning streetscapes, appropriate transitions between defined areas, integration between old and new development and connected open spaces are the elements that define a place. This Plan emphasizes the important link between managing growth, high quality design and Aurora's continued evolution as a memorable and beautiful place.

Policy 2.1.vi Protecting Stable Neighbourhoods

It is the intent of this Plan to ensure that Aurora's stable neighbourhoods are protected. Aurora's existing neighbourhoods, both older and newer, are not only a defining element of Aurora's character and urban structure, but also a tremendous asset and attractor for new residents and investment interests. This Plan seeks to ensure that the stability and vibrancy of these existing neighbourhoods is protected from the negative impacts of potential incompatible development and growth pressures. Any infill that occurs must be compatible with the established community character.

Policy 8.0 Intent

It is the intent of this Plan to ensure that the areas designated 'Stable Neighbourhoods'... are protected from incompatible forms of development and, at the same time, are permitted to evolve and be enhanced over time. All new development shall be compatible with its surrounding context and shall conform with all other applicable policies of this Plan.

Policy 8.1.3: Development Policies

New development and site alteration abutting existing residential development shall be sympathetic to the form and character of the [sic] existing development and shall be compatible with regard to building scale and urban design.

Policy 8.1.4: Design Policies

All new development within the 'Stable Neighbourhoods' designation shall respect and reinforce the existing physical character and uses on the surrounding area, with particular attention to the following elements:

Policy 4.2a:

New development, redevelopment, rehabilitation, and subdivision layout shall be encouraged to complement natural landscapes and grades, water courses, vegetation, heritage environments and existing or proposed adjacent buildings, through the conceptual design of buildings, their massing, siting, exterior, access and public areas.

Policy 4.2c:

Council shall support urban design which:

- Reconciles compatibility with diversity; and,
- Avoids both monotony and harsh contrasts.

Policy 4.2.f.i: *To achieve human scale, attractive and safe public environments, in entryways, heritage areas, in and adjacent to streets and open spaces, the following urban design approaches should be implemented:*

Development should encourage: sun penetration on outdoor spaces;

- Façade treatment should encourage: a variety of textures and colours on walls and walkways*

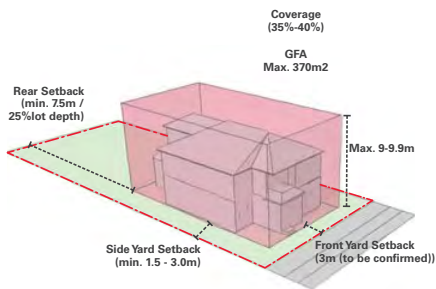


1.3 What are Design Guidelines?

The Zoning by-law addresses matters such as lot coverage, parking, setbacks and height - the 'quantitative' aspects of a neighbourhood's physical form. While zoning regulates how buildings sit within a lot/block, it represents only one of the planning tools that may be used to guide and shape development. To create development that promotes 'design excellence', is 'compatible' with and 'fits' within its surrounding context, zoning is best used in conjunction with design guidelines.

Design guidelines address the relative height, massing and articulation of elements (buildings and landscapes), their relationship to one another and to their surroundings - these 'qualitative' aspects of physical form work in combination with zoning parameters to lend shape and 'character' to a neighbourhood. These aspects more effectively addressed through Urban Design Guidelines.

Urban Design Guidelines are statements that include design guidance, criteria, standards and codes for how to shape the built environment, both the individual elements as well as how these should be spatially arranged and relate to one another. Urban Design Guidelines address diverse scales of development, from site specific to city-wide. Design Guidelines typically address the design of buildings, landscape features and their organization within a defined area as well as their relationship to their surroundings - built and natural.



Zoning By-law building envelope

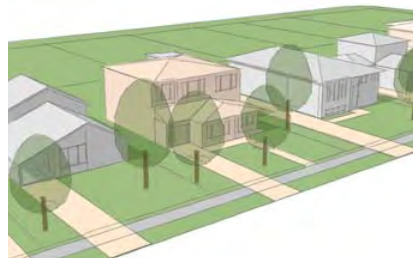
1.4 How will they be used?

These Design Guidelines will be used to evaluate proposals for **single-detached and semi-detached dwellings** consisting of:

- replacement dwellings or additions
- new and replacement detached garages
- accessory structures
- equal to or over 50m2.

The Design Guidelines :

- Will be implemented through the Town's Site Plan Approval process.
- Are intended to provide guidance for homeowners, designers, architects, developers and landscape architects by outlining the framework and design principles for the site layout, massing and relationships of new and modified dwellings in the neighbourhood.
- Are non-statutory statements and therefore have inherent flexibility in their interpretation and application. As a planning tool, they may be changed or adjusted on a case-by-case basis.



Streetscape after urban design guidelines are applied to the building envelope

1.5 Objectives of the Design Guidelines

The recent development activity has posed a number of challenges to maintaining the characteristics that define the Stable Neighbourhoods, including the Regency Acres Neighbourhood.

These design guidelines work in combination with zoning standards to address the placement, scale and design of new buildings and additions relative to their surroundings and provide guidance to:

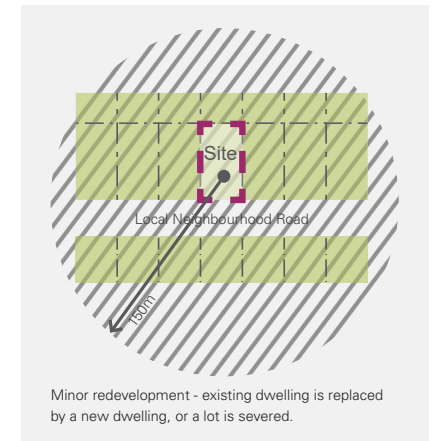
- promote **compatible development**;
- enhance **neighbourhood character**; and,
- promote **good urban design** and **best practices**.

Neighbourhood Character

Neighbourhood character refers to the "look and feel" and considers the public and private realm components that define the area, including topography, age and style of housing, built environment, land use patterns, landscaping, street patterns, open space, natural heritage areas and streetscapes. Going beyond a categorization of the private and public realm, the character of individual properties and buildings cannot be viewed in isolation from the character of the street and surrounding context.

Neighbourhoods evolve over time, the incremental / cumulative changes that occur are important to the continued viability and vibrancy of the area; these changes, when taken in context, help to shape the character of the neighbourhood, including the following key attributes:

- **Pattern of Lots;**
- **Streetscapes;**
- **Architectural Forms & Styles; and,**
- **Cultural Heritage Resources.**



Minor redevelopment - existing dwelling is replaced by a new dwelling, or a lot is severed.



Renovations/additions to existing buildings.

Scale and type of development in relation to context



Figure ground graphic reflecting the pattern of lots

1.6 Character Attributes (general description)

Pattern of Lots

While the Zoning By-law speaks to individual lot sizes and lot frontages, urban design focuses on the combined/cumulative effect of the individual lots over a larger area, as an overall pattern. The pattern of lots is important as it informs where and how a building sits relative to the street and to one another, resulting in a rhythm of solid and void along the street as well as the proportion of building to landscape over the larger area.

Streetscapes

Streetscapes encompass the elements that contribute to spatially defining, articulating and animating the street environment, within both the public and private domains. Streetscape design requires that these elements are considered in a comprehensive manner, including the placement of buildings and driveways, building features that face the street, the open spaces between buildings, the roof line of buildings along the street, and landscaping within the street boulevard and front yards.

The illustrations below show what the general components of a streetscape.



Streetscape Plan



Streetscape elevation

Architectural Forms & Styles

The Zoning By-law speaks to how a building sits within a lot and a building 'envelope'. It does not address the form and style of buildings which have a tremendous collective impact on the character of an area.

While a rigorous adherence to a particular form or style is neither desirable nor realistic (even in new subdivisions), there are key elements of all building designs that can be used to ensure that different forms and styles can co-exist alongside one another in a compatible and complementary manner. This may include: front porches, windows, doors, horizontal bands, specific roof lines, etc.



Examples of architectural forms and styles

2 Regency Acres Character



Regency Acres road pattern



Regency Acres lot pattern

Regency Acres streetscape



Wide streets and generous setbacks enhance the sense of openness



Detached garages setback from main building and driveways as main access to lots

Regency Acres is a relatively new neighbourhood located in the Yonge Street and Henderson Drive area. It is characterized by wide streets, large lots and low profile houses with generous setbacks and limited landscaping, all of which contributes to a strong sense of openness.

As Regency Acres continues to evolve, the construction of new buildings, building additions and building renovations is more common than ever. In order to ensure this construction fits well within the neighbourhood's character, future development should ensure **compatible development** through the recognition and enhancement of **neighbourhood character** and the promotion of **good urban design**.

For the Regency Acres Neighbourhood, it is recognized that its character arises from a combination of the following key attributes.

Pattern of Lots

In the Regency Acres Neighbourhood, the main grid consists of wide streets that follow a curvilinear pattern, and is complemented by 'loop' type streets or cul-de-sacs to the interior of the neighbourhood. The result is a grid of mostly long-uninterrupted blocks, where large and spacious lots permit significant front and side yard setbacks, with well spaced houses setback consistently along the streetscapes.

In recent years older houses have been demolished and replaced by new larger/taller ones, placed closer to the street edge and/or adjacent units, while new additions, sometimes larger in height and massing than the main building, have been added onto existing homes. These new units/additions, together with the significant integrated garages and from driveways, have impacted the character of the neighbourhood, altering the pattern of lots.

Streetscapes

In the Regency Acres Neighbourhood, the streetscape environment is defined by:

- Buildings that are generally 1 to 2 storeys, with most having shallow pitched roofs.
- A consistent placement of dwellings generously setback from the street.
- Driveways that act as the main access to lots and to garages, with parking paths/driveways being as wide as the garage itself.
- A mixture of garage/parking configurations that are either small detached garages to the rear or car-ports (as side extensions of the dwelling) for older units, or front-integrated garages on newer ones, which creates greater visual impact and greater building massing along the street. Some units only have parking paths at the front.
- Landscaping that is dominated by grassy front lawns and some mid-age trees.
- Sidewalks with a grassed boulevard provided on one side of most streets, with the more prominent streets having a treed boulevard. Other streets have a more rural character with swales and no sidewalks.



Architectural Forms and Styles

Regency Acres is characterized by a homogeneous built form of well-spaced, modest 1 to 2-storey houses with shallow pitched roofs in a range of shapes/directions. Low profile front entrances with little or no front porch are predominant, as well as the use of a variety of brick, stucco, siding and stone. There are some mid 20th century houses in the Neighbourhood.

The architectural style and colour palette of the houses are relatively consistent along each street.



A brick house in Regency Acres with simple architecture and recessed garage



Example of a mid-century house in Regency Acres



Low profile houses with shallow pitched roof lines dominate the Neighbourhood's built form

3 Urban Design Guidelines



The Zoning By-law establishes clear regulations for lot coverage, landscaping, front/rear yard setbacks and interior/exterior side yard setbacks. These guidelines are not intended to duplicate the Zoning By-law, but instead, to work in conjunction with the zoning standards to not only ensure 'no adverse impact', through quantified performance standards but also 'compatibility' of development through qualitative, context related design measures.

As such, the guidelines in this section are organized based upon the four key attributes that contribute to the character of the Regency Acres Neighbourhood.

3.1 Pattern of Lots

Lot Sizes/Configurations and Rear Setbacks

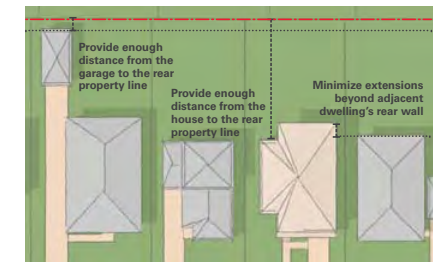
While lot size conditions the development possibilities in terms of building size/coverage, the way it is configured determines how the development relates to the public realm and other buildings along the street, as well as the consistency of the neighbourhood.

The objectives of the Urban Design Guidelines regarding lot size and its configuration and rear setbacks are to:

- Ensure compatible/similar lot sizes that enhance the rhythm along the streetscapes;
- Ensure lot configuration that reflect those of properties close by while achieving the desire relationship between the dwelling and the streetscape.
- Maintain the traditional range of building to lot relationship;
- Ensure that dwellings are in proportion to their lot sizes;
- Maintain the level of openness in the rear yard; and,
- Allow a measure of privacy between neighbours by providing space for light, landscaping and recreational uses.

Design Guidelines

- 1 Where possible, ensure that the rhythm along the streetscapes is respected and reinforced.
- 2 Where possible, enhance the public domain while maintaining appropriate separation of private areas.
- 3 Where possible, maintain the traditional building to lot relationship and encourage dwellings are in proportion to their lot sizes.
- 4 Maintain generous open space in the rear yard to allow for space for light, landscaping and recreational uses.
- 5 Ensure a measure of privacy between neighbours by providing sufficient distance between the back wall of the house and the rear property line.
- 6 Address rear yard privacy and sunlight issues when extending a home towards the rear property line or building a new dwelling by:
 - a) Minimizing extensions beyond the adjacent dwellings rear wall.
 - b) Keeping windows to a minimum on side elevations when the rear wall of the renovated/new dwelling extends beyond the adjacent dwelling's wall.
- 7 Provide enough distance between detached garages and the rear property line to minimize their impact on adjacent lots and allow opportunities for planting.



Rear yard setbacks



Figure ground graphic reveals rear setbacks vary depending on the location of the lot on the block and the shape of the block itself. There is a generally even rhythm of built form and void among units on the same frontage, with few exceptions where rear yards are either very small - to non-existent, or deeper than the neighbourhood's average. There is also a tendency to keep dwellings depths consistent along the same streetscape/block frontage.



3.2 Streetscapes

The form (height, scale and massing) and placement (setbacks) of buildings in relation to the street and to adjacent developments are important considerations that define streetscapes.

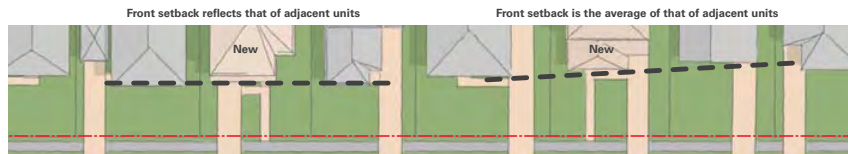
The height, scale, massing and placement of buildings are important to creating the 'street wall' and framing the streetscape.

Front Yard and Side Yard Setbacks

The relationship between buildings through placement on the lot is important to ensure a consistent neighbourhood 'feel', and defines/frames the street while impacting the sense of openness and enclosure. The positioning of houses on their lots contribute significantly to the streetscapes and the character of the Regency Acres Neighbourhood.

The Zoning By-law establishes clear regulations for front yard setbacks and interior/exterior side yard setbacks. The objectives of the Design Guidelines in directing the relationship of the building to the side lot lines are to:

- Maintain a consistent spacing between dwellings, and
- Allow a measure of privacy between neighbours by providing space for light and landscaping.



Front setback approaches



Consistent spacing between buildings

Design Guidelines Between Buildings and the Street

- 8 Reflect the front setback of adjacent dwellings; when substantially different, ensure the new dwelling's setback is equal to the average distance of those on either side of it.
- 9 Encourage a pedestrian oriented streetscape by placing new units close to the street edge/property line.
- 10 Provide side yard setbacks that reflect those of adjacent homes, or are the average distance of those on either side of the development, in accordance with existing zoning standards, to a minimum of 1.5 metres and 3.0m beyond the main rear wall of adjacent dwellings.

Design Guidelines Between Buildings

- 11 Maintain consistent spacing between dwellings.
- 12 Maintain a consistent 'street wall'.
- 13 Provide space for light and landscaping between neighbours.
- 14 Protect the privacy between units by minimizing the number of windows on side elevations.

Building Height and Scale

Buildings in Regency Acres range from 1 to 2 storeys, with an homogeneous architectural style of mostly mid-century bungalows. For the purposes of these guidelines, a storey shall be defined as one level of habitable living space.

The objectives of the Design Guidelines in directing the relationship of the building scale along the street are to:

- Ensure a scale, massing, roof line and building orientation that is commonly found in the neighbourhood;
- Ensure a sensitive transition to adjacent residential dwellings; and,
- Promote more pedestrian-scaled streets.

Design Guidelines for Framing the Street

- 15 On blocks where single storey or 1.5 storey homes are predominant, second storey additions or new 2 storey homes may require particular attention to ensure sensitive transitions to adjacent properties.
- 16 Where possible, maintain the existing lot grading and the neighbourhood's characteristic first floor height.
- 17 Design to reflect the massing of the surrounding built form context for those elevations exposed to the public and provide any additional massing away from them.
- 18 Provide appropriate transition to/from existing adjacent buildings and ensure no new building is more than 1.5 storeys or 4.5m higher/lower than the adjacent dwellings.
- 19 Aim for clean, modern lines and simple geometry that complement the surrounding built form character.

- 20 Discourage historic architectural styles.
- 21 Encourage roof lines with shallower pitches to reflect those of existing dwellings in the neighbourhood, and consider simple, articulated profiles to generate visual interest.
- 22 Ensure flat roof tops complement the massing and character of adjacent dwellings.
- 23 Keep the height of detached garages to a maximum of 4.5m to the peak of the roof or 3.5 meters to the mid-point of the roof, whichever overall height is less.



Consistent low-profile, 1.5 storey dwellings along the streetscape



Shallow pitched roof lines complement simple building geometry



Approach to height and scale including transition

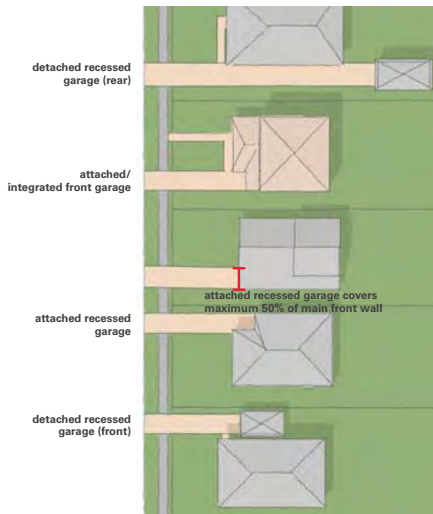


Garage & Driveway Width and Location

Garages and driveways should be located and sized based on the established pattern of the neighbourhood. In Regency Acres parking is provided as either small attached garages/carports, detached garages at the rear or driveway parking paths.

The objectives of the Design Guidelines in directing the width and location of garages and driveways along the street are to:

- Ensure that garage doors do not dominate the front facade of the house;
- Minimize the garage and driveway presence on the streetscape; and,
- Maintain a consistent garage type and driveway width along the street.



Example of appropriate garage configurations that support the neighbourhood's character and a pedestrian-oriented public realm

Design Guidelines for Driveways and Garages

24 For attached garages/carports, de-emphasize their visual impact on the streetscape by:

- Integrating the attached garage/carport into the massing and design of the dwelling.
- Recessing them from the main front wall and avoid projecting it beyond the main front wall of the adjacent dwellings.
- Considering the attached garages include a second storey over the garage, where height limitations permit.
- Designing the roof line of the attached garage/carport to be compatible with and complement the roof line of the dwelling. Where appropriate, consider extending the dwelling's roof to cover garages/carports to reflect modern, minimalistic architectural styles.
- Integrating garage doors into the dwelling's façade design.
- Ensuring that garage doors do not dominate the front facade of the house.

25 Encourage a consistent garage type and location along the street.

26 Encourage narrow driveways and ensure their widths do not substantially exceed the garage/carport width.

27 Encourage rear detached garages.

28 Where detached garages are proposed, locate them recessed from the dwelling's main front wall, and design them to reflect and complement the materials and character of the house.

29 Ensure the size of the garage is compatible with the size of the lot/dwelling;

- Front-facing attached garages should not take up more than 50% of the width of the main front wall of the dwelling.
- A maximum of a 2-car garage is considered appropriate for this neighbourhood.

30 Where appropriate due to lot grading, consider half-below grade garages; ensure it is recessed from the main front wall and livable spaces are placed on top of it (i.e. proportionate windows or balconies addressing the main frontage).

Landscape Treatment

In Regency Acres generous setbacks provide for front yards with extensive grassed areas and, in some cases, minimalistic/simple landscaping complementing entrance features. Mature trees are common in the landscape.

The objectives of the Design Guidelines with respect to landscape are to:

- Maintain the green landscape character of the neighbourhood;
- Plan for the urban canopy;
- Screen views to rear yard parking; and,
- Preserve mature trees.

Design Guidelines for Landscape Treatment

31 Protect mature trees and encourage planting of new trees to enhance the urban canopy and create tree-lined streets.

32 Enhance the bio-resiliency of the area through planting of native, non-invasive trees and shrubs.

33 Encourage grassed areas to cover most of the front yard and consider keeping any landscape elements simple and complementary to the dwelling's design and materiality.



Mature trees are retained

34 Minimize hard surface landscaping/pavement in front yards and consider them for walkways and driveways only.

35 Encourage permeable paving for new walkways and driveways to reduce run-off to storm sewers and soften the streetscape appearance.

36 Provide a walkway from the front door to the sidewalk or to the driveway in the absence of a sidewalk.

37 Provide landscaping in front of blank walls.

38 Encourage front yard hedges do not exceed 1.2m in height, to allow for "eyes to the street" and avoid blocked views from/to dwellings.

39 Avoid privacy fencing at the front of the house; if considered, privacy fencing should not extend beyond the main front wall of the dwelling.

40 Favour corner lot fencing materials that complement the dwelling's character as well as that of the surrounding neighbourhood;

41 Encourage the use of natural stone finishes for paving and landscape walls.



Extensive grassed areas with minimal landscape elements complementing the dwelling's design



3.3 Architectural Forms and Styles

Front Elevation Treatment

The main front wall of a dwelling has an important role in defining and framing the streetscape. Its design / articulation is equally important to animating the street, and to establishing a positive connection to the broader neighbourhood.

In the Regency Acres neighbourhood most dwellings have low profile front entrances, close to grade, with small porches or stoops that generally lead to the driveway; side entrances are also common in the neighbourhood. Windows are generous in size and often wider in proportions.

The objectives of the Design Guidelines in directing the relationship of the building front elevation and entrance to the street are to:

- Promote “eyes on the street” and a strong presence of the main elevation on the street;
- Ensure that the prominence of house front entrance and the proportion of glazing are maintained and consistent with the surrounding neighbourhood; and,
- Ensure the entrance remain the main feature of the house and is oriented to and clearly visible from the street.

Design Guidelines

- 42 Design dwellings to have articulated elevations, especially those exposed to streets and/or open spaces.
- 43 Avoid blank walls facing the public realm (i.e. streets and open spaces)
- 44 Incorporate the vertical and horizontal proportions, rhythm and elevation design elements of surrounding dwellings including fenestration, lintels, sills, cornice and roof lines.
- 45 Consider keeping entry steps to a maximum of 3 and ensure they lead to an entrance element/portico.
- 46 Encourage low-profile entrance features close to the ground when grading permits (1-2 steps).
- 47 Design entrances to be consistent with the height and relationship to the street of adjacent dwellings.
- 48 Ensure front doors are prominent, clearly visible and approachable from the street via a walkway or driveway.
- 49 Encourage entrance features to be located at the front wall and highlight their prominence through articulated architectural elements.
- 50 Discourage side entrances. If they are considered, highlight their presence through massing and architectural gestures that provide a “public face” (e.g. wrapping porches/stoops and articulated elements) and provide a clear connection to the sidewalk or driveway.

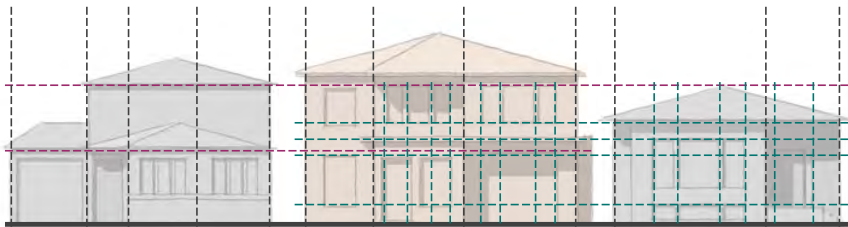
- 51 Encourage weather protection elements at the main entrance and design them to complement the overall design of the dwelling.
- 52 Where appropriate, consider extending the dwelling’s roof to cover entrance features to reflect modern - minimalistic architectural styles.
- 53 Avoid metallic - cottage style awnings attached to main front walls.
- 54 For new homes or additions to existing ones located where there is a dominant pattern of existing front porches, incorporate similar elements into the design and encourage they are consistent in size and style with those in the surrounding neighbourhood.
- 55 Design porch roof to complement the roof lines and proportions of the dwelling.
- 56 Provide enough glazing in the main elevation(s) through windows that complement the proportions and style of the dwelling, and those of adjacent dwellings.
- 57 Discourage ornamented styles with excessive decorative details.
- 58 Ensure corner units to display equal design quality on both elevations visible from the street and consider:
 - a) Locating the main entrance at the exterior side wall.
 - b) Incorporating wrap-around porches and corner features where appropriate.



Liveable spaces are located to the front of the dwelling provide a strong relationship between the private and public realm through generous glazing



Highlighted side entrances



--- Overall height and horizontal composition (base, middle and top), including consistent ground floor height
 - - - Vertical breaks and changes in plane
 - - - Architectural details including windows (proportions and scale)

The design of new dwelling reflects the proportions of those adjacent to it



Entrance at grade, covered by main dwelling’s roof and connected to the lot’s access

4 Implementation, Monitoring & Updates

Residential Zones

- R3-SN (497)
- R7-SN (497)
- R3-SN (498)
- R3-SN (499)

Building Addition (equal to or greater than 50m²)



or

New Building



Planning & Development Services

'Basic' Site Plan Process & Urban Design Review

- Site Design (grading, servicing, lot coverage and configuration, setbacks, garage and driveway width and location)
- Urban Design Guidelines
- Zoning
- Building Design (building height and massing, architectural design, front elevation treatment, building materials, heritage resources)
- Major alterations to existing heritage buildings need to obtain a Heritage Permit through the review and approval by Council prior to the issuance of site plan approval.
- Refer to Site Plan Application Guide

+

Building Division

- Ontario Building Code
- Refer to Building Permit Application Guide



Site Plan Approval Building Permit



Building Materials

The variety of building materials contributes to the interest along the street and to the varied architectural character of the neighbourhood.

There should be no strict imposition of material palettes. However, broad categories of building appearances are identified and described which provide sufficient flexibility to accommodate variety, while ensuring that no jarring interventions will be inserted to interrupt the visual harmony of a neighbourhood.

The objectives of the Design Guidelines for renovations, additions and new construction are to:

- Ensure high quality materials are used;
- Preserve the variety of design, colour and building materials within a range that enhances the character of the neighbourhood; and,
- Ensure that while buildings will inevitably change over time, they will maintain the cohesive visual character of the street.

Design Guidelines

- 59 Encourage a variety of coordinated and complementary materials that enhance the design of the development and the character of the neighbourhood.
- 60 Promote the use of high quality materials. The following are recommended as primary building materials in the Regency Acres Neighbourhood:
 - a) Brick.
 - b) Wood clapboard (siding) or wood batten.
- 61 Discourage the use of stone and stucco or its equivalent, and consider to use them as secondary or accent materials only.
- 62 Consider more contemporary materials (i.e. metal, concrete) to complement the modern/minimalistic character of the neighbourhood.
- 63 Incorporate traditional materials used in the surrounding neighbourhood into contemporary designs.
- 64 Consider natural finishes.
- 65 Provide colour palettes that take their cues from the built form on surrounding streets and/or are compatible with it.
- 66 Favour traditional red to light coloured bricks, and a variety of colours/tones for wood clapboard/batten, including lighter ones. Avoid bright palettes.
- 67 Consider metallic railings and window frames as well as painted wood for porches, porch railings, bay window surrounds and shutters.
- 68 Consider cedar and asphalt shingles on roofs.
- 69 For additions or renovations to an existing building, incorporate materials and colours that are consistent with and complement the main building.



Contemporary infill house design with materials and colours that complement the surrounding traditional material palettes



Lighter tone of brick and metallic framing complement the simplicity of the dwelling's design



appendix: Definitions & Glossary of Terms

Adverse Impact: Any impairment, disruption, destruction or harmful alteration.

Angular Plane: an imaginary flat surface projecting over a lot, at an inclined angle measure up from the defined lot line.

Building Footprint: the footprint of a house is the total ground area covered by the home including garages and porches.

Character: a unique combination of features (i.e. existing pattern of development, built form and streetscape design) that should be embraced and reinforced.

Coexist: two or more elements /structures that harmoniously exist in the same place.

Compatible: As per the OP "...development that may not necessarily be the same or similar to the existing buildings in the vicinity, but, nonetheless, enhances an established community and coexists with existing development without causing any undue adverse impact on surrounding properties."

Complement: built form that responds in a respectful and thoughtful manner to its context to reinforce it and make better.

Enhance: strengthen, exalt and/or further improve the qualities that contribute to the character of a place. Reinforce.

Existing: found in a particular place i.e. neighbourhood, street, development pattern. As per the OP "...means lawfully in existence on the date of this Plan's adoption, and for greater certainty does not include a use, building or structure that is in existence on that date without being lawful."

Front building face width: the width of the main front wall of a dwelling, including a front-facing attached garage.

Front-facing attached garage: a garage that is built into the front structure of a dwelling, with a garage door that faces and is accessed from the street.

Historic/traditional style home: broad range of styles developed in the 19th and early 20th century, each displaying very unique features. Traditional home designs are influenced by historic styles (i.e. Victorian, Colonial, Craftsman, or Neoclassical architecture). Common features among them include large/open porches with overhanging beams and rafters, dormers, and tall/pitched rooftops with one or more gables. Common materials include brick, wood, stucco, and stone.

Main Front Wall: the dwelling's primary exterior front wall, not including permitted projections or a front attached garage door.

Modern/contemporary Style: variety of styles developed in the latter half of the 20th century. Their design is based on the simple/clean lines, shapes and forms, mostly related to their structure. Straight lines, big openings, bold roofs lines (flat or low-sloped) and minimum texture are often seen in this type of houses. Common materials include concrete, brick, wood, and stucco.

Stable Neighbourhoods: existing, older residential neighbourhoods where a thriving community and a distinctive built/natural environment coexist and depend on each other.

Sympathetic: that is compatible and supportive of an specific(s) built characteristic or element.

Vicinity / Surrounding Context: area near or surrounding a particular place, or that is in enough proximity to share a physical relationship.

this page is intentionally left blank





Town of Aurora

Urban Design Guidelines

For Additions and New Buildings in Stable Neighbourhoods

Temperance Street Neighbourhood

Prepared by The Planning Partnership | June 2020

Table of Contents

1	Introduction	1
	1.1 Purpose of the Design Guidelines	2
	1.2 Design Guidelines Context	2
	1.3 What are Design Guidelines	4
	1.4 How will They Be Used	4
	1.5 Objectives of the Design Guidelines	5
	1.6 Character Attributes (general description)	6
2	Temperance Street Character	9
3	Urban Design Guidelines	13
	3.1 Pattern of Lots	13
	3.2 Streetscapes	14
	3.3 Architectural Forms and Styles	18
	3.4 Cultural Heritage Resources	21
4	Implementation, Monitoring & Updates	22
a	Appendix: Definitions and Glossary of Terms	23

this page is intentionally left blank



1 Introduction



Temperance Street Neighbourhood (Zoning by-law boundary)

Guided by the community vision articulated in the Official Plan (OP), and building on the principles of ‘compatible’ development, the objective of the Urban Design Guidelines is to provide direction for the design of future residential uses that ‘respect and reinforce’ the unique character of Aurora’s Stable Neighbourhoods.

Throughout a number of Aurora’s Stable Neighbourhoods, there is a growing trend of dwellings being renovated, enlarged, or replaced by new dwellings, which are often significantly larger and conflict with the existing character of the community.

Through consultation with the community and feedback from residents, the Town identified a number of concerns. It should be noted that while there were generally two perspectives expressed - with equal support by those in favour of development and those opposed to change, the following are highlights of some of the concerns that were heard:

- Compatibility of new dwellings with the existing fabric of the community, mainly with respect to built form, height, architectural style and scale;
- Issues of privacy, overlook and impact on sunlight in (private) amenity areas;
- Preserving the integrity of the existing landscaped pattern of front and rear yards, notably with mature trees and large front lawns;
- Side yard setbacks (the open space between dwellings) which form part of the neighbourhood character;
- Existing zoning provisions (R3) which do not reflect what is in the ground today, especially lot coverage;
- The limit of development and siting of additions and new builds in the Greenlands System;
- Calculation of gross floor area as an added restriction in the By-law and how that number was achieved;
- How grade is currently measured in the By-law, and the slope of a property, affecting the character of a lot relative to the street, in particular building height;

It should also be noted that there was general recognition that the each of the four Stable Neighbourhoods are:

- Unique and distinct and require an appropriate and customized approach;
- ‘In transition’ and while stable, are not static;
- Require a regulatory framework that allows for flexibility in architectural style while respecting and reinforcing the existing neighbourhood character; and,
- Urban Design Guidelines are a good tool to help with ‘fit’ for new infill development;

To address some of these challenges, Town Council identified the need for further direction in managing the built form of these changes in four specific neighbourhoods: Aurora Heights, Regency Acres, Temperance Street and Town Park.

The Stable Neighbourhoods Study and Peer Review information report, presented to Town Council January 2019, suggested a number of recommendations for strengthening the protection of Stable Neighbourhoods. The report recommended additional planning tools for managing character, including the preparation of amendments to the Zoning By-law (By-law Number 6190-19 enacted June 25, 2019) and Urban Design Guidelines.



1.1 Purpose of the Design Guidelines

The purpose of the Urban Design Guidelines is to implement the Official Plan Vision for Stable Neighbourhoods, by identifying the key attributes that contribute to the character of the area and providing a framework to guide the design of additions and new buildings and landscapes that:

- Reconciles compatibility with diversity, while avoiding both monotony and harsh contrasts;
- Respects and reinforces the existing character of the neighbourhood; and,
- Promotes a contextual design approach that considers the adjacent and surrounding development and fosters pedestrian scaled/oriented streetscapes, while allowing for and encouraging appropriate flexibility, innovation and diversity in design, intrinsic to evolving communities.

The Urban Design Guidelines for Stable Neighbourhoods are intended to work alongside the Zoning By-law to implement the Official Plan vision for Stable Neighbourhoods, to ensure that new development is compatible with, and enhances existing stable neighbourhoods.

1.2 Design Guidelines Context

The Town's Official Plan is one of the guiding documents that is used to direct and manage growth; it articulates the vision and objectives for how the community should be developed and outlines the policies for how land in the community should be used.

The Official Plan is prepared with input from the public and the community and helps to ensure that future planning and development meets the specific needs of the community; it deals mainly with issues such as:

- Where new housing, industry, offices and shops will be located
- What services like roads, water mains, sewers, parks and schools will be needed
- When, and in what order, parts of the community will grow
- Community improvement initiatives

The Town's Council recognizes the importance of having a Vision to steer it through all of the many changes that are in the near and distant future and that, in order to be successful, meaningful and impactful, it must represent what the community is today and what it aspires to be in the years to come. In this regard, one of the key objectives for the successful evolution and development of the community is 'Ensuring Design Excellence'.

Ensuring Design Excellence extends to all areas within the Town, including existing, older residential neighbourhoods.

These areas are identified as 'Stable Neighbourhoods' in the Official Plan; this designation is intended to protect the Neighbourhoods from incompatible forms of development, while still permitting them to evolve and be enhanced over time.

While it is recognized that Stable Neighbourhoods are places that will continue to attract new residents and evolve, the policies direct that new development is to be sympathetic to and compatible with the form and character of the area, and appropriately considers the character of the area and the surrounding neighbourhood context.



Official Plan Policies that provide direction for Urban Design Guidelines include:

Policy 2.1 Ensuring Design Excellence

Ensure that Aurora promotes design excellence in all its land use and development decisions. High quality buildings, well-designed and functioning streetscapes, appropriate transitions between defined areas, integration between old and new development and connected open spaces are the elements that define a place. This Plan emphasizes the important link between managing growth, high quality design and Aurora's continued evolution as a memorable and beautiful place.

Policy 2.1.vi Protecting Stable Neighbourhoods

It is the intent of this Plan to ensure that Aurora's stable neighbourhoods are protected. Aurora's existing neighbourhoods, both older and newer, are not only a defining element of Aurora's character and urban structure, but also a tremendous asset and attractor for new residents and investment interests. This Plan seeks to ensure that the stability and vibrancy of these existing neighbourhoods is protected from the negative impacts of potential incompatible development and growth pressures. Any infill that occurs must be compatible with the established community character.

Policy 8.0 Intent

It is the intent of this Plan to ensure that the areas designated 'Stable Neighbourhoods'... are protected from incompatible forms of development and, at the same time, are permitted to evolve and be enhanced over time. All new development shall be compatible with its surrounding context and shall conform with all other applicable policies of this Plan.

Policy 8.1.3: Development Policies

New development and site alteration abutting existing residential development shall be sympathetic to the form and character of the [sic] existing development and shall be compatible with regard to building scale and urban design.

Policy 8.1.4: Design Policies

All new development within the 'Stable Neighbourhoods' designation shall respect and reinforce the existing physical character and uses on the surrounding area, with particular attention to the following elements:

Policy 4.2a:

New development, redevelopment, rehabilitation, and subdivision layout shall be encouraged to complement natural landscapes and grades, water courses, vegetation, heritage environments and existing or proposed adjacent buildings, through the conceptual design of buildings, their massing, siting, exterior, access and public areas.

Policy 4.2c:

Council shall support urban design which:

- Reconciles compatibility with diversity; and,
- Avoids both monotony and harsh contrasts.

Policy 4.2.f.i: *To achieve human scale, attractive and safe public environments, in entryways, heritage areas, in and adjacent to streets and open spaces, the following urban design approaches should be implemented:*

- Development should encourage: sun penetration on outdoor spaces;
- i. Façade treatment should encourage: a variety of textures and colours on walls and walkways

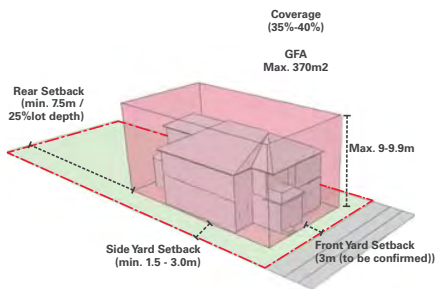


1.3 What are Design Guidelines?

The Zoning by-law addresses matters such as lot coverage, parking, setbacks and height - the 'quantitative' aspects of a neighbourhood's physical form. While zoning regulates how buildings sit within a lot/block, it represents only one of the planning tools that may be used to guide and shape development. To create development that promotes 'design excellence', is 'compatible' with and 'fits' within its surrounding context, zoning is best used in conjunction with design guidelines.

Design guidelines address the relative height, massing and articulation of elements (buildings and landscapes), their relationship to one another and to their surroundings - these 'qualitative' aspects of physical form work in combination with zoning parameters to lend shape and 'character' to a neighbourhood. These aspects more effectively addressed through Urban Design Guidelines.

Urban Design Guidelines are statements that include design guidance, criteria, standards and codes for how to shape the built environment, both the individual elements as well as how these should be spatially arranged and relate to one another. Urban Design Guidelines address diverse scales of development, from site specific to city-wide. Design Guidelines typically address the design of buildings, landscape features and their organization within a defined area as well as their relationship to their surroundings - built and natural.



Zoning By-law building envelope

1.4 How will they be used?

These Design Guidelines will be used to evaluate proposals for **single-detached and semi-detached dwellings** consisting of:

- replacement dwellings or additions
- new and replacement detached garages
- accessory structures
- equal to or over 50m².

The Design Guidelines :

- Will be implemented through the Town's Site Plan Approval process.
- Are intended to provide guidance for homeowners, designers, architects, developers and landscape architects by outlining the framework and design principles for the site layout, massing and relationships of new and modified dwellings in the neighbourhood.
- Are non-statutory statements and therefore have inherent flexibility in their interpretation and application. As a planning tool, they may be changed or adjusted on a case-by-case basis.



Streetscape after urban design guidelines are applied to the building envelope

1.5 Objectives of the Design Guidelines

The recent development activity has posed a number of challenges to maintaining the characteristics that define the Stable Neighbourhoods, including the Temperance Street Neighbourhood.

These design guidelines work in combination with zoning standards to address the placement, scale and design of new buildings and additions relative to their surroundings and provide guidance to:

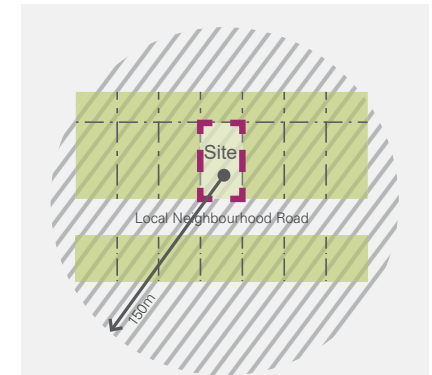
- promote **compatible development**;
- enhance **neighbourhood character**; and,
- promote **good urban design** and **best practices**.

Neighbourhood Character

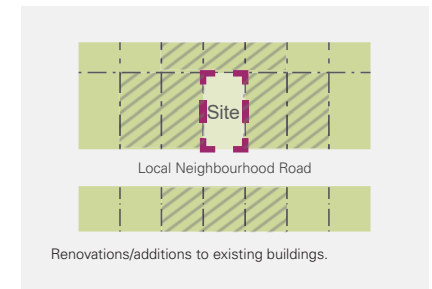
Neighbourhood character refers to the "look and feel" and considers the public and private realm components that define the area, including topography, age and style of housing, built environment, land use patterns, landscaping, street patterns, open space, natural heritage areas and streetscapes. Going beyond a categorization of the private and public realm, the character of individual properties and buildings cannot be viewed in isolation from the character of the street and surrounding context.

Neighbourhoods evolve over time, the incremental / cumulative changes that occur are important to the continued viability and vibrancy of the area; these changes, when taken in context, help to shape the character of the neighbourhood, including the following key attributes:

- **Pattern of Lots;**
- **Streetscapes;**
- **Architectural Forms & Styles; and,**
- **Cultural Heritage Resources.**



Minor redevelopment - existing dwelling is replaced by a new dwelling, or a lot is severed.



Scale and type of development in relation to context



Figure ground graphic reflecting the pattern of lots

1.6 Character Attributes (general description)

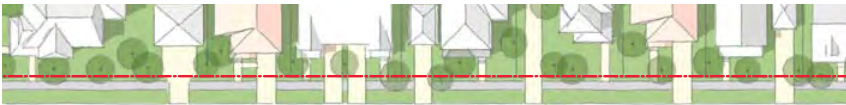
Pattern of Lots

While the Zoning By-law speaks to individual lot sizes and lot frontages, urban design focuses on the combined/cumulative effect of the individual lots over a larger area, as an overall pattern. The pattern of lots is important as it informs where and how a building sits relative to the street and to one another, resulting in a rhythm of solid and void along the street as well as the proportion of building to landscape over the larger area.

Streetscapes

Streetscapes encompass the elements that contribute to spatially defining, articulating and animating the street environment, within both the public and private domains. Streetscape design requires that these elements are considered in a comprehensive manner, including the placement of buildings and driveways, building features that face the street, the open spaces between buildings, the roof line of buildings along the street, and landscaping within the street boulevard and front yards.

The illustrations below show what the general components of a streetscape.



Streetscape Plan



Streetscape elevation

Architectural Forms & Styles

The Zoning By-law speaks to how a building sits within a lot and a building 'envelope'. It does not address the form and style of buildings which have a tremendous collective impact on the character of an area.

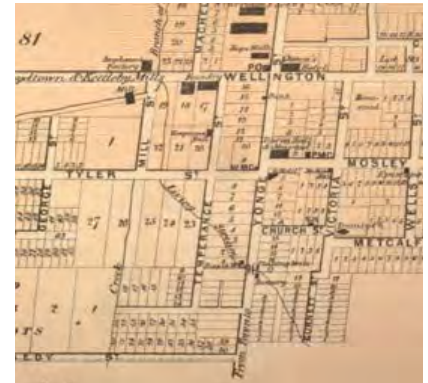
While a rigorous adherence to a particular form or style is neither desirable nor realistic (even in new subdivisions), there are key elements of all building designs that can be used to ensure that different forms and styles can co-exist alongside one another in a compatible and complementary manner. This may include: front porches, windows, doors, horizontal bands, specific roof lines, etc.

Cultural Heritage Resources

Cultural heritage resources are important character-giving elements of our communities and where feasible, should be preserved, integrated and enhanced. At the same time, the impact of new developments on heritage buildings and the character of a street / area should be minimized. This means that new buildings in proximity to heritage buildings should be compatible in height, massing and placement on the lot and complementary in style, materials and details.



Examples of architectural forms and styles



Temperance Street Area, Late 1920s; 1878 County Atlas Map



Temperance Street road pattern

Temperance Street lot pattern

Temperance Street streetscape



Mature trees and enhanced landscaping are essential part of the neighbourhood's character



Houses placed close to the street edge provide for a more urban neighbourhood character

2 Temperance Street Character



The Temperance Street Neighbourhood is an older urban neighbourhood located in the Temperance Street and Kennedy Street West area, and directly connected to the Yonge Street commercial corridor. The neighbourhood encompasses the southern end of Temperance Street and acts as a transition area along the westernmost edge of the modified grid street network along Yonge Street.

The neighbourhood is characterized by an eclectic mix of building forms and architectural styles largely extending north-south along Temperance Street, and narrower streets and intersections. Smaller setbacks and a large concentration of 1.5 to 2.5 storey houses, together with prominent porches, mature trees and generous landscaping help to create a strong sense of enclosure to the streetscape and a more comfortable pedestrian environment.

Older historic houses dominate the neighbourhood and some from the late 20th century can be found in the south.

Over time, the Temperance Street area has continued to evolve, change and mature, with the construction of both new buildings, building additions and building renovations. While the incremental pattern of development activity has resulted in a visually rich and interesting neighbourhood character, future development should ensure **compatible development** through the recognition and enhancement of **neighbourhood character** and the promotion of **good urban design**.

For the Temperance Street Neighbourhood, it is recognized that its character arises from a combination of the following key attributes.

Pattern of Lots

The Neighbourhood reflects a regular, orthogonal grid with Temperance Street acting as the north-south neighbourhood spine parallel to Yonge, and 3 east-west streets intersecting it.

Most lots are narrow and deep, and relatively large compared to those on other similar urban settings. Although houses have variable front and side yard setbacks, buildings are generally placed closer to the street edge, which enhances the compact character of the neighbourhood and streetscape. Lots are either accessed via a driveway or walkway.

Streetscapes

In the Temperance Street Neighbourhood, the streetscape environment is defined by:

- Streets and intersections narrower than those in the newer neighbourhoods.
- Buildings that are generally 1.5 to 2.5 storeys, with most having pitched roofs.
- A variation in the placement of dwellings from the street, with most in the older buildings located relatively close to the street.
- Garages that are not prominent on the streetscape and, where provided, they are generally set back from the front façade or detached and placed to the rear of the property, with the exception of the newer houses.
- Significant mature trees and landscaping.
- Sidewalks are provided on at least one side of almost all streets, some with a boulevard.



Architectural Forms and Styles

As the Temperance Street neighbourhood is located adjacent to a traditional main street, there are a mix of adjacent land uses that add to the diverse building forms in the area and makes it. However, a significant number of older historic houses dominate the area, including some late 20th century houses in the south. Newer construction can be found in the southern part of the neighbourhood.

Most of the buildings in the neighbourhood face the street and provide a positive presence on the public realm, including prominent front doors and significant front porches that frequently softened the design of front facades.

There is a wide range of roof lines and pitches, with a steeper pitch dominating older built forms.



Example of an older historic dwellings in the Neighbourhood



Siding, as well as brick, are common materials



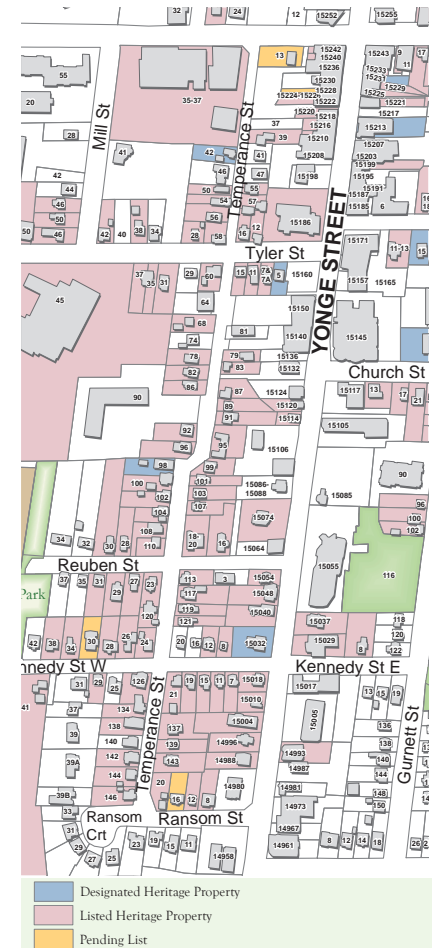
Historic style houses with significant porches and pitched roof lines

Cultural Heritage Resources

The majority of properties located on Ransom Street, Reuben Street, Kennedy Street West and Temperance Street are either designated or listed heritage properties under the Ontario Heritage Act. These are protected in the Official Plan to ensure that Aurora's cultural heritage resources are conserved and enhanced to the long-term benefit of the community.

The Temperance Street Neighbourhood is unique in that it is essentially focused on two sides of a few streets and that many of the existing lots back onto the Main Street (Yonge Street).

It will be particularly important to maintain the character of this small area, as pressures for potential development occur along Yonge Street. New developments will likely be in higher density mixed use building forms and thus the impact of those types of buildings on the neighbourhood should be carefully considered.



Section of the 'Downtown Area Heritage Properties with Buildings' Map Dated February 2012

3 Urban Design Guidelines

The Zoning By-law establishes clear regulations for lot coverage, landscaping, front/rear yard setbacks and interior/exterior side yard setbacks. These guidelines are not intended to duplicate the Zoning By-law, but instead, to work in conjunction with the zoning standards to not only ensure 'no adverse impact', through quantified performance standards but also 'compatibility' of development through qualitative, context related design measures.

As such, the guidelines in this section are organized based upon the four key attributes that contribute to the character of the Temperance Street Neighbourhood.

3.1 Pattern of Lots

Lot Sizes/Configurations and Rear Setbacks

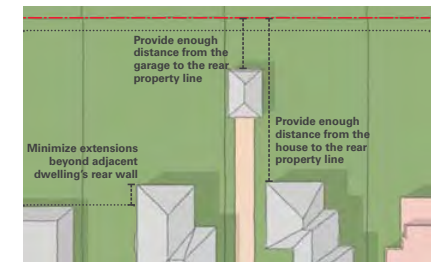
While lot size conditions the development possibilities in terms of building size/coverage, the way it is configured determines how the development relates to the public realm and other buildings along the street, as well as the consistency of the neighbourhood.

The objectives of the Urban Design Guidelines regarding lot size and its configuration and rear setbacks are to:

- Ensure compatible/similar lot sizes that enhance the rhythm along the streetscapes;
- Ensure lot configuration that reflect those of properties close by while achieving the desire relationship between the dwelling and the streetscape.
- Maintain the traditional range of building to lot relationship;
- Ensure that dwellings are in proportion to their lot sizes;
- Maintain the level of openness in the rear yard; and,
- Allow a measure of privacy between neighbours by providing space for light, landscaping and recreational uses.

Design Guidelines

- 1 Where possible, ensure that the rhythm along the streetscapes is respected and reinforced.
- 2 Where possible, enhance the public domain while maintaining appropriate separation of private areas.
- 3 Where possible, maintain the traditional building to lot relationship and encourage dwellings are in proportion to their lot sizes.
- 4 Maintain generous open space in the rear yard to allow for space for light, landscaping and recreational uses.
- 5 Ensure a measure of privacy between neighbours by providing sufficient distance between the back wall of the house and the rear property line.
- 6 Address rear yard privacy and sunlight issues when extending a home towards the rear property line or building a new dwelling by:
 - a) Minimizing extensions beyond the adjacent dwellings rear wall.
 - b) Keeping windows to a minimum on side elevations when the rear wall of the renovated/new dwelling extends beyond the adjacent dwelling's wall.
- 7 Provide enough distance between detached garages and the rear property line to minimize their impact on adjacent lots and allow opportunities for planting.



Rear yard setbacks



Figure ground graphic reveals the neighbourhood has an array of rear setbacks that is directly related to the existing variety in lot depths and shapes, and building footprints/sizes. However, clusters of 3-5 adjacent lots along the same streetscape share the same rear setback and very similar built form configurations/size.



3.2 Streetscapes

The form (height, scale and massing) and placement (setbacks) of buildings in relation to the street and to adjacent developments are important considerations that define streetscapes.

The height, scale, massing and placement of buildings are important to creating the 'street wall' and framing the streetscape.

Front Yard and Side Yard Setbacks

The relationship between buildings through placement on the lot is important to ensure a consistent neighbourhood 'feel', and defines/frames the street while impacting the sense of openness and enclosure. The positioning of houses on their lots contribute significantly to the streetscapes and the character of the Temperance Street Neighbourhood.

The Zoning By-law establishes clear regulations for front yard setbacks and interior/exterior side yard setbacks. The objectives of the Design Guidelines in directing the relationship of the building to the side lot lines are to:

- Maintain a consistent spacing between dwellings, and
- Allow a measure of privacy between neighbours by providing space for light and landscaping.

Design Guidelines Between Buildings and the Street

- 8 Reflect the front setback of adjacent dwellings; when substantially different, ensure the new dwelling's setback is equal to the average distance of those on either side of it.
- 9 Encourage a pedestrian oriented streetscape by placing new units close to the street edge/property line.
- 10 Provide side yard setbacks that reflect those of adjacent homes, or are the average distance of those on either side of the development, in accordance with existing zoning standards, to a minimum of 1.5 metres and 3.0m beyond the main rear wall of adjacent dwellings.

Design Guidelines Between Buildings

- 11 Maintain consistent spacing between dwellings.
- 12 Maintain a consistent 'street wall'.
- 13 Provide space for light and landscaping between neighbours.
- 14 Protect the privacy between units by minimizing the number of windows on side elevations.



Front setback approaches



Consistent spacing between buildings

Building Height and Scale

Buildings in Temperance Street range from 1.5 to 2.5 storeys, with a mix of architectural styles ranging from mostly historic houses to some 20th century homes. For the purposes of these guidelines, a storey shall be defined as one level of habitable living space.

The objectives of the Design Guidelines in directing the relationship of the building scale along the street are to:

- Ensure a scale, massing, roof line and building orientation that is commonly found in the neighbourhood;
- Ensure a sensitive transition to adjacent residential dwellings; and,
- Promote more pedestrian-scaled streets.

Design Guidelines for Framing the Street

- 15 On blocks where single storey or 1.5 storey homes are predominant, second storey additions or new 2 storey homes may require particular attention to ensure sensitive transitions to adjacent properties.
- 16 Where possible, maintain the existing lot grading and the neighbourhood's characteristic first floor height.
- 17 Design to reflect the massing of the surrounding built form context for those elevations exposed to the public and provide any additional massing away from them.
- 18 Provide appropriate transition to/from existing adjacent buildings and ensure no new building is more than 1.5 storeys or 4.5m higher/lower than the adjacent dwellings.
- 19 Favour traditional architectural styles and ensure modern ones complement the surrounding dwellings.

20 Encourage roof lines with steeper pitches and articulated roof lines to reflect those of existing dwellings in the neighbourhood.

21 Discourage flat rooftops.

22 Keep the height of detached garages to a maximum of 4.5m to the peak of the roof or 3.5 meters to the mid-point of the roof, whichever overall height is less.



Articulated 2.5 storey buildings with entry porches frame the street



Articulated dwelling design reflects the original lot grading



Approach to height and scale including transition

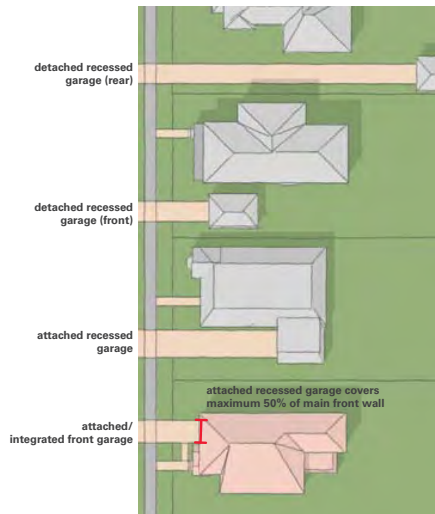


Garage & Driveway Width and Location

Garages and driveways should be located and sized based on the established pattern of the neighbourhood. In Temperance Street garages are generally not a prominent feature of the streetscape, and they are typically set back from the front facade or detached and located to the rear of the property.

The objectives of the Design Guidelines in directing the width and location of garages and driveways along the street are to:

- Ensure that garage doors do not dominate the front facade of the house;
- Minimize the garage and driveway presence on the street-scape; and,
- Maintain a consistent garage type and driveway width along the street.



Example of appropriate garage configurations that support the neighbourhood's character and a pedestrian-oriented public realm

Design Guidelines for Driveways and Garages

23 For attached garages/carports, de-emphasize their visual impact on the streetscape by:

- Integrating the attached garage/carport into the massing and design of the dwelling.
- Recessing them from the main front wall and avoid projecting it beyond the main front wall of the adjacent dwellings.
- Considering the attached garages include a second story over the garage, where height limitations permit.
- Designing the roof line of the attached garage/carport to be compatible with and complement the roof line of the dwelling.
- Integrating garage doors into the dwelling's façade design.
- Ensuring that garage doors do not dominate the front facade of the house.

24 Encourage a consistent garage type and location along the street.

25 Encourage narrow driveways and ensure their widths do not substantially exceed the garage/carport width.

26 Encourage rear detached garages.

27 Consider tandem parking for narrower lots.

28 Where detached garages are proposed, locate them recessed from the dwelling's main front wall, and design them to reflect and complement the materials and character of the house.

29 Ensure the size of the garage is compatible with the size of the lot/dwelling;

- Front-facing attached garages should not take up more than 50% of the width of the main front wall of the dwelling.
- A maximum of a 2-car garage is considered appropriate for this neighbourhood.

Landscape Treatment

As dwellings in Temperance Street are located close to the street edge, front yards are mostly a combination of grassed areas with mature trees and decorative low plantings and shrubs that complement porches and entrance features, while providing transition from the public to the private spaces. In the neighbourhood side yards are often delineated by fences and/or generous planting.

The objectives of the Design Guidelines with respect to landscape are to:

- Maintain the green landscape character of the neighbourhood;
- Plan for the urban canopy;
- Screen views to rear yard parking; and,
- Preserve mature trees.

Design Guidelines for Landscape Treatment

30 Protect mature trees and encourage planting of new trees to enhance the urban canopy and create tree-lined streets.

31 Enhance the bio-resiliency of the area through planting of native, non-invasive trees and shrubs.

32 Encourage a combination of grassed areas and plantings that complement the design dwelling and animate the street edge.



Hard surfaces are limited to the parking and walkway areas while complementing landscaping enhances the dwelling's design

33 Minimize hard surface landscaping/pavement in front yards and consider them for walkways and driveways only.

34 Encourage permeable paving for new walkways and driveways to reduce run-off to storm sewers and soften the streetscape appearance.

35 Provide a walkway from the front door to the sidewalk or to the driveway in the absence of a sidewalk.

36 Provide landscaping in front of blank walls.

37 Encourage front yard hedges do not exceed 1.2m in height, to allow for "eyes to the street" and avoid blocked views from/to dwellings.

38 Avoid privacy fencing at the front of the house; if considered, privacy fencing should not extend beyond the main front wall of the dwelling.

39 Favour corner lot fencing materials that complement the dwelling's character as well as that of the surrounding neighbourhood;

40 Encourage the use of natural stone finishes for paving and landscape walls.





3.3 Architectural Forms and Styles

Front Elevation Treatment

The main front wall of a dwelling has an important role in defining and framing the streetscape. Its design / articulation is equally important to animating the street, and to establishing a positive connection to the broader neighbourhood.

As a neighbourhood with a strong historic character, dwellings in Temperance Street have prominent entries with significant front porches that generally step down to a front walkway and/or driveway. Glazing is provided through modest windows of vertical proportions, aligned vertically to one another or to entrances.

The objectives of the Design Guidelines in directing the relationship of the building front elevation and entrance to the street are to:

- Promote “eyes on the street” and a strong presence of the main elevation on the street;
- Ensure that the prominence of house front entrance and the proportion of glazing are maintained and consistent with the surrounding neighbourhood; and,
- Ensure the entrance remain the main feature of the house and is oriented to and clearly visible from the street.

Design Guidelines

- 41 Design dwellings to have articulated elevations, especially those exposed to streets and/or open spaces.
- 42 Avoid blank walls facing the public realm (i.e. streets and open spaces)
- 43 Incorporate the vertical and horizontal proportions, rhythm and elevation design elements of surrounding dwellings including fenestration, lintels, sills, cornice and roof lines.
- 44 Consider keeping entry steps to a maximum of 5 and ensure they lead to a significant porch/entrance element/portico.
- 45 Design entrances to be consistent with the height and relationship to the street of adjacent dwellings.
- 46 Ensure front doors are prominent, clearly visible and approachable from the street via a walkway or driveway.
- 47 Encourage entrance features to be located at the front wall and highlight their prominence through articulated architectural elements.
- 48 Discourage side entrances. If they are considered, highlight their presence through massing and architectural gestures that provide a “public face” (e.g. wrapping porches/stoops and articulated elements) and provide a clear connection to the sidewalk or driveway.
- 49 Encourage weather protection elements at the main entrance and design them to complement the overall design of the dwelling.
- 50 Avoid metallic - cottage style awnings attached to main front wall.
- 51 For new homes or additions to existing ones located where there is a dominant pattern of existing front porches, incorporate similar elements into the design and encourage they are consistent in size and style with those in the surrounding neighbourhood.
- 52 If appropriate, consider porches that are as wide as the main front wall but ensure steps are only slightly wider than the entrance doors.
- 53 Design porch roof to complement the roof lines and proportions of the dwelling.
- 54 Provide enough glazing in the main elevation(s) through windows that complement the proportions and style of the dwelling, and those of adjacent dwellings.
- 55 Ensure corner units to display equal design quality on both elevations visible from the street and consider:
 - a) Locating the main entrance at the exterior side wall.
 - b) Incorporating wrap-around porches and corner features where appropriate.



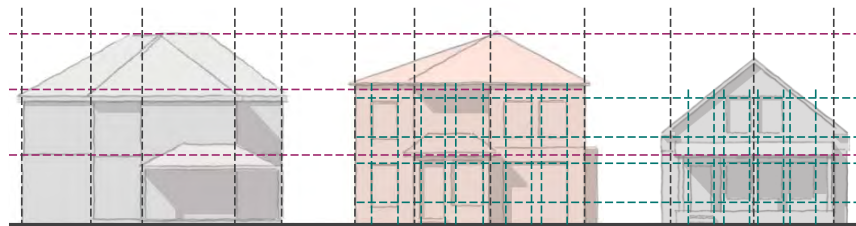
Articulated front elevation and roof lines animate the streetscape



Dwelling's mass is broken through the articulation of the front elevation and the use of accent materials to emphasize the entrance portion



Articulated corner porch as main element of the front elevation



--- Overall height and horizontal composition (base, middle and top), including consistent ground floor height
 - - - Vertical breaks and changes in plane
 - - - Architectural details including windows (proportions and scale)

The design of new dwelling reflects the proportions of those adjacent to it



Building Materials

The variety of building materials contributes to the interest along the street and to the varied architectural character of the neighbourhood.

There should be no strict imposition of material palettes. However, broad categories of building appearances are identified and described which provide sufficient flexibility to accommodate variety, while ensuring that no jarring interventions will be inserted to interrupt the visual harmony of a neighbourhood.

The objectives of the Design Guidelines for renovations, additions and new construction are to:

- Ensure high quality materials are used;
- Preserve the variety of design, colour and building materials within a range that enhances the character of the neighbourhood; and,
- Ensure that while buildings will inevitably change over time, they will maintain the cohesive visual character of the street.



Brick as primary material in heritage palettes

Design Guidelines

- 56 Encourage a variety of coordinated and complementary materials that enhance the design of the development and the character of the neighbourhood.
- 57 Promote the use of high quality materials. The following are recommended as primary building materials in the Temperance Street Neighbourhood:
 - a) Brick.
 - b) Wood clapboard (siding) or wood batten.
- 58 Discourage the use of stone and stucco or its equivalent, and consider to use them as secondary or accent materials only.
- 59 Incorporate traditional materials used in the surrounding neighbourhood into contemporary designs.
- 60 Consider natural finishes.
- 61 Provide colour palettes that take their cues from the built form on surrounding streets and/or are compatible with it.
- 62 Favour colours and materials from a heritage palette, including dark (reds and browns) and yellow buff brick and a variety of colours/tones for wood clapboard/batten. Avoid bright palettes.
- 63 Consider metallic railings and window frames as well as painted wood for porches, porch railings, bay window surrounds and shutters.
- 64 Consider cedar and asphalt shingles on roofs.
- 65 For additions or renovations to an existing building, incorporate materials and colours that are consistent with and complement the main building.



Wood clapboard as primary material with stone used as accent and metallic railings complementing the dwelling's architecture

3.4 Cultural Heritage Resources

The objectives of the Design Guidelines with respect to Cultural Heritage Resources are:

- Preserve and highlight valuable Heritage Buildings in the area
- Ensure the design of new dwellings and ancillary structures enhances and highlights existing Heritage Buildings through appropriate placement, scale/massing and facade and streetscape treatments

Design Guidelines

- 66 Place additions to heritage buildings on the rear or side, recessed from the main front wall of the heritage building.
- 67 Locate new garages to the rear or setback on the side of the heritage building, and design them to complement it.
- 68 Ensure appropriate integration of heritage buildings into new developments on the same site by providing:
 - a) The new structure's main wall or that of ancillary buildings is setback from that of the heritage building.
 - b) The height of the new structure is maximum 1 storey greater than the heritage building (or 3.5m measured to the top of the new structure's roof).
 - c) The proportions and palette of materials/colours of the new structure reflect and complement those of the Heritage Building.
 - d) The new structure is physically and visually compatible with, subordinate to, and distinguishable from the heritage building.
 - e) No heritage attribute of the heritage building is concealed by the new structure (i.e. the heritage attributes identified in the designation by-law should remain visible from the street).
 - f) No addition or new construction will negatively impact the heritage building if removed in the future.

- 69 Design new buildings to minimize their impact on heritage buildings on adjacent lots and to acknowledge/highlight them by ensuring:
 - a) The new building setback is equal to that of the heritage building, or is the average distance between the setbacks of the buildings on either side of the new development.
 - b) The height of the new dwelling is equal to or maximum 1.5 storeys or 4.5m taller than that of the Heritage Building.
- 70 Avoid recreating historical architectural styles.
- 71 Reflect the rhythm of the horizontal and vertical architectural elements of the adjacent or on-site heritage building in the design of new dwellings/structures/additions.
- 72 Provide the finished first floor height of any new dwelling/structure/addition is consistent with the finished first floor height of adjacent or on-site heritage buildings.
- 73 Design new elevations to reflect the heritage building's proportions of glazing vs. solid, and those of windows and doors (width and height).
- 74 Reflect the design and proportions of the landscape treatment of adjacent heritage properties.
- 75 When considered, contemporary designs shall respond to / reflect key elements of the adjacent heritage buildings, including for examples:
 - a) Its scale, massing and overall proportions.
 - b) The arrangement and proportions of its elevation elements (horizontal and vertical articulation, rhythm of windows).
 - c) Its materials and colours.

4 Implementation, Monitoring & Updates

Residential Zones

- R3-SN (497)
- R7-SN (497)
- R3-SN (498)
- R3-SN (499)

Building Addition (equal to or greater than 50m²)



or

New Building



'Basic' Site Plan Process & Urban Design Review

- Site Design (grading, servicing, lot coverage and configuration, setbacks, garage and driveway width and location)
- Urban Design Guidelines
- Zoning
- Building Design (building height and massing, architectural design, front elevation treatment, building materials, heritage resources)
- Major alterations to existing heritage buildings need to obtain a Heritage Permit through the review and approval by Council prior to the issuance of site plan approval.
- Refer to Site Plan Application Guide

Building Division

- Ontario Building Code
- Refer to Building Permit Application Guide

+



Site Plan Approval Building Permit

Planning & Development Services

appendix:

Definitions & Glossary of Terms

Adverse Impact: Any impairment, disruption, destruction or harmful alteration.

Angular Plane: an imaginary flat surface projecting over a lot, at an inclined angle measure up from the defined lot line.

Building Footprint: the footprint of a house is the total ground area covered by the home including garages and porches.

Character: a unique combination of features (i.e. existing pattern of development, built form and streetscape design) that should be embraced and reinforced.

Coexist: two or more elements /structures that harmoniously exist in the same place.

Compatible: As per the OP "...development that may not necessarily be the same or similar to the existing buildings in the vicinity, but, nonetheless, enhances an established community and coexists with existing development without causing any undue adverse impact on surrounding properties."

Complement: built form that responds in a respectful and thoughtful manner to its context to reinforce it and make better.

Enhance: strengthen, exalt and/or further improve the qualities that contribute to the character of a place. Reinforce.

Existing: found in a particular place i.e. neighbourhood, street, development pattern. As per the OP "...means lawfully in existence on the date of this Plan's adoption, and for greater certainty does not include a use, building or structure that is in existence on that date without being lawful"

Front building face width: the width of the main front wall of a dwelling, including a front-facing attached garage.

Front-facing attached garage: a garage that is built into the front structure of a dwelling, with a garage door that faces and is accessed from the street.

Heritage Attribute: attributes of the property, buildings and structures that contribute to the property's cultural heritage value or interest. They may include but are not limited to architectural style/design, massing/scale, composition, function, interior spatial configurations, external layouts, and location.

Historic/traditional style home: broad range of styles developed in the 19th and early 20th century, each displaying very unique features. Traditional home designs are influenced by historic styles (i.e. Victorian, Colonial, Craftsman, or Neo-classical architecture). Common features among them include large/open porches with overhanging beams and rafters, dormers, and tall/pitched rooftops with one or more gables. Common materials include brick, wood, stucco, and stone.

Main Front Wall: the dwelling's primary exterior front wall, not including permitted projections or a front attached garage door.

Modern/contemporary Style: variety of styles developed in the latter half of the 20th century. Their design is based on the simple/clean lines, shapes and forms, mostly related to their structure. Straight lines, big openings, bold roofs lines (flat or low-sloped) and minimum texture are often seen in this type of houses. Common materials include concrete, brick, wood, and stucco.

Stable Neighbourhoods: existing, older residential neighbourhoods where a thriving community and a distinctive built/natural environment coexist and depend on each other.

Sympathetic: that is compatible and supportive of an specific(s) built characteristic or element.

Vicinity / Surrounding Context: area near or surrounding a particular place, or that is in enough proximity to share a physical relationship.





Town of Aurora

Urban Design Guidelines

For Additions and New Buildings in Stable Neighbourhoods

Town Park Neighbourhood

Prepared by The Planning Partnership | June 2020

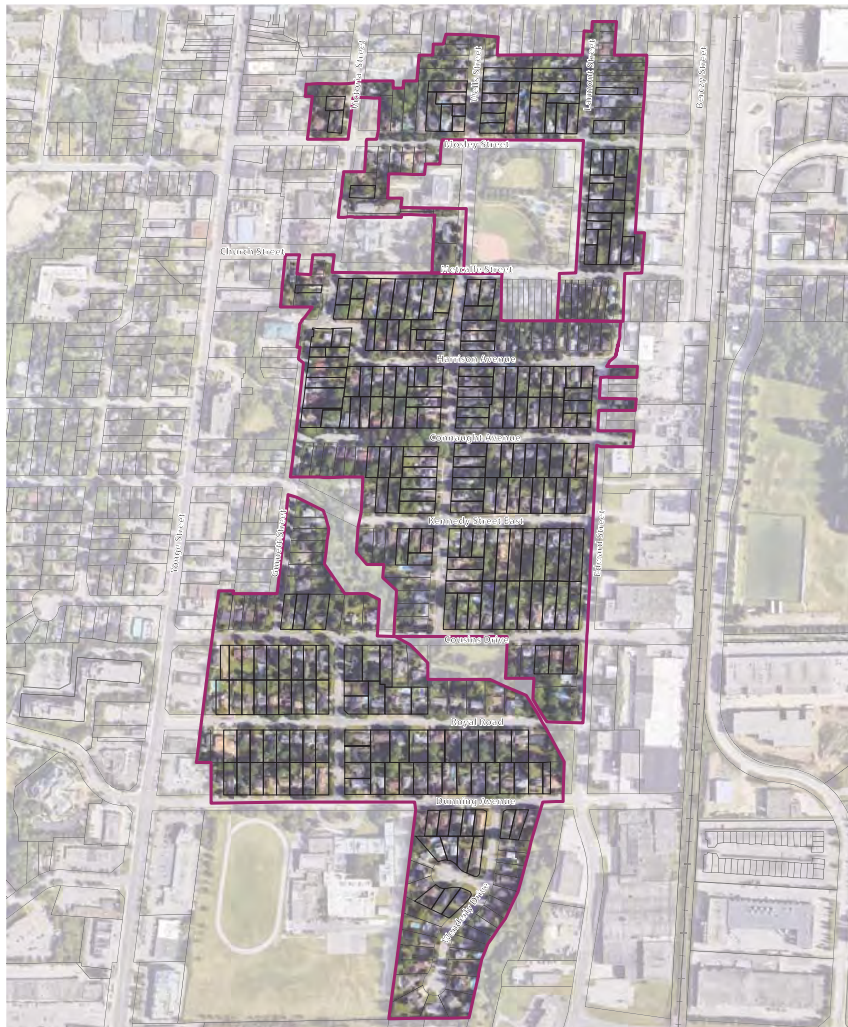
Table of Contents

1	Introduction	1
	1.1 Purpose of the Design Guidelines	2
	1.2 Design Guidelines Context	2
	1.3 What are Design Guidelines	4
	1.4 How will They Be Used	4
	1.5 Objectives of the Design Guidelines	5
	1.6 Character Attributes (general description)	6
2	Town Park Character	9
3	Urban Design Guidelines	13
	3.1 Pattern of Lots	13
	3.2 Streetscapes	14
	3.3 Architectural Forms and Styles	18
	3.4 Cultural Heritage Resources	21
4	Implementation, Monitoring & Updates	22
a	Appendix: Definitions and Glossary of Terms	23

this page is intentionally left blank



1 Introduction



Town Park Neighbourhood (Zoning by-law boundary)

Guided by the community vision articulated in the Official Plan (OP), and building on the principles of ‘compatible’ development, the objective of the Urban Design Guidelines is to provide direction for the design of future residential uses that ‘respect and reinforce’ the unique character of Aurora’s Stable Neighbourhoods.

Throughout a number of Aurora’s Stable Neighbourhoods, there is a growing trend of dwellings being renovated, enlarged, or replaced by new dwellings, which are often significantly larger and conflict with the existing character of the community.

Through consultation with the community and feedback from residents, the Town identified a number of concerns. It should be noted that while there were generally two perspectives expressed - with equal support by those in favour of development and those opposed to change, the following are highlights of some of the concerns that were heard:

- Compatibility of new dwellings with the existing fabric of the community, mainly with respect to built form, height, architectural style and scale;
- Issues of privacy, overlook and impact on sunlight in (private) amenity areas;
- Preserving the integrity of the existing landscaped pattern of front and rear yards, notably with mature trees and large front lawns;
- Side yard setbacks (the open space between dwellings) which form part of the neighbourhood character;
- Existing zoning provisions (R3) which do not reflect what is in the ground today, especially lot coverage;
- The limit of development and siting of additions and new builds in the Greenlands System;
- Calculation of gross floor area as an added restriction in the By-law and how that number was achieved;
- How grade is currently measured in the By-law, and the slope of a property, affecting the character of a lot relative to the street, in particular building height;

It should also be noted that there was general recognition that the each of the four Stable Neighbourhoods are:

- Unique and distinct and require an appropriate and customized approach;
- ‘In transition’ and while stable, are not static;
- Require a regulatory framework that allows for flexibility in architectural style while respecting and reinforcing the existing neighbourhood character; and,
- Urban Design Guidelines are a good tool to help with ‘fit’ for new infill development;

To address some of these challenges, Town Council identified the need for further direction in managing the built form of these changes in four specific neighbourhoods: Aurora Heights, Regency Acres, Temperance Street and Town Park.

The Stable Neighbourhoods Study and Peer Review information report, presented to Town Council January 2019, suggested a number of recommendations for strengthening the protection of Stable Neighbourhoods. The report recommended additional planning tools for managing character, including the preparation of amendments to the Zoning By-law (By-law Number 6190-19 enacted June 25, 2019) and Urban Design Guidelines.



1.1 Purpose of the Design Guidelines

The purpose of the Urban Design Guidelines is to implement the Official Plan Vision for Stable Neighbourhoods, by identifying the key attributes that contribute to the character of the area and providing a framework to guide the design of additions and new buildings and landscapes that:

- Reconciles compatibility with diversity, while avoiding both monotony and harsh contrasts;
- Respects and reinforces the existing character of the neighbourhood; and,
- Promotes a contextual design approach that considers the adjacent and surrounding development and fosters pedestrian scaled/oriented streetscapes, while allowing for and encouraging appropriate flexibility, innovation and diversity in design, intrinsic to evolving communities.

The Urban Design Guidelines for Stable Neighbourhoods are intended to work alongside the Zoning By-law to implement the Official Plan vision for Stable Neighbourhoods, to ensure that new development is compatible with, and enhances existing stable neighbourhoods.

1.2 Design Guidelines Context

The Town's Official Plan is one of the guiding documents that is used to direct and manage growth; it articulates the vision and objectives for how the community should be developed and outlines the policies for how land in the community should be used.

The Official Plan is prepared with input from the public and the community and helps to ensure that future planning and development meets the specific needs of the community; it deals mainly with issues such as:

- Where new housing, industry, offices and shops will be located
- What services like roads, water mains, sewers, parks and schools will be needed
- When, and in what order, parts of the community will grow
- Community improvement initiatives

The Town's Council recognizes the importance of having a Vision to steer it through all of the many changes that are in the near and distant future and that, in order to be successful, meaningful and impactful, it must represent what the community is today and what it aspires to be in the years to come. In this regard, one of the key objectives for the successful evolution and development of the community is 'Ensuring Design Excellence'.

Ensuring Design Excellence extends to all areas within the Town, including existing, older residential neighbourhoods.

These areas are identified as 'Stable Neighbourhoods' in the Official Plan; this designation is intended to protect the Neighbourhoods from incompatible forms of development, while still permitting them to evolve and be enhanced over time.

While it is recognized that Stable Neighbourhoods are places that will continue to attract new residents and evolve, the policies direct that new development is to be sympathetic to and compatible with the form and character of the area, and appropriately considers the character of the area and the surrounding neighbourhood context.

Official Plan Policies that provide direction for Urban Design Guidelines include:

Policy 2.1 Ensuring Design Excellence

Ensure that Aurora promotes design excellence in all its land use and development decisions. High quality buildings, well-designed and functioning streetscapes, appropriate transitions between defined areas, integration between old and new development and connected open spaces are the elements that define a place. This Plan emphasizes the important link between managing growth, high quality design and Aurora's continued evolution as a memorable and beautiful place.

Policy 2.1.vi Protecting Stable Neighbourhoods

It is the intent of this Plan to ensure that Aurora's stable neighbourhoods are protected. Aurora's existing neighbourhoods, both older and newer, are not only a defining element of Aurora's character and urban structure, but also a tremendous asset and attractor for new residents and investment interests. This Plan seeks to ensure that the stability and vibrancy of these existing neighbourhoods is protected from the negative impacts of potential incompatible development and growth pressures. Any infill that occurs must be compatible with the established community character.

Policy 8.0 Intent

It is the intent of this Plan to ensure that the areas designated 'Stable Neighbourhoods'... are protected from incompatible forms of development and, at the same time, are permitted to evolve and be enhanced over time. All new development shall be compatible with its surrounding context and shall conform with all other applicable policies of this Plan.

Policy 8.1.3: Development Policies

New development and site alteration abutting existing residential development shall be sympathetic to the form and character of the [sic] existing development and shall be compatible with regard to building scale and urban design.

Policy 8.1.4: Design Policies

All new development within the 'Stable Neighbourhoods' designation shall respect and reinforce the existing physical character and uses on the surrounding area, with particular attention to the following elements:

Policy 4.2a:

New development, redevelopment, rehabilitation, and subdivision layout shall be encouraged to complement natural landscapes and grades, water courses, vegetation, heritage environments and existing or proposed adjacent buildings, through the conceptual design of buildings, their massing, siting, exterior, access and public areas.

Policy 4.2c:

Council shall support urban design which:

- Reconciles compatibility with diversity; and,
- Avoids both monotony and harsh contrasts.

Policy 4.2.f.i: *To achieve human scale, attractive and safe public environments, in entryways, heritage areas, in and adjacent to streets and open spaces, the following urban design approaches should be implemented:*

Development should encourage: sun penetration on outdoor spaces;

- Façade treatment should encourage: a variety of textures and colours on walls and walkways*

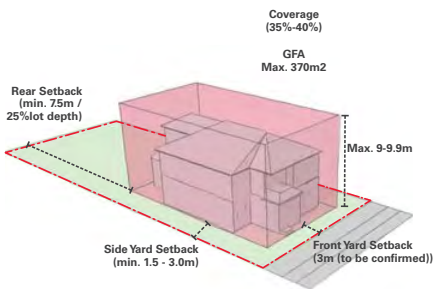


1.3 What are Design Guidelines?

The Zoning by-law addresses matters such as lot coverage, parking, setbacks and height - the 'quantitative' aspects of a neighbourhood's physical form. While zoning regulates how buildings sit within a lot/block, it represents only one of the planning tools that may be used to guide and shape development. To create development that promotes 'design excellence', is 'compatible' with and 'fits' within its surrounding context, zoning is best used in conjunction with design guidelines.

Design guidelines address the relative height, massing and articulation of elements (buildings and landscapes), their relationship to one another and to their surroundings - these 'qualitative' aspects of physical form work in combination with zoning parameters to lend shape and 'character' to a neighbourhood. These aspects more effectively addressed through Urban Design Guidelines.

Urban Design Guidelines are statements that include design guidance, criteria, standards and codes for how to shape the built environment, both the individual elements as well as how these should be spatially arranged and relate to one another. Urban Design Guidelines address diverse scales of development, from site specific to city-wide. Design Guidelines typically address the design of buildings, landscape features and their organization within a defined area as well as their relationship to their surroundings - built and natural.



Zoning By-law building envelope

1.4 How will they be used?

These Design Guidelines will be used to evaluate proposals for **single-detached and semi-detached dwellings** consisting of:

- replacement dwellings or additions
- new and replacement detached garages
- accessory structures
- equal to or over 50m².

The Design Guidelines :

- Will be implemented through the Town's Site Plan Approval process.
- Are intended to provide guidance for homeowners, designers, architects, developers and landscape architects by outlining the framework and design principles for the site layout, massing and relationships of new and modified dwellings in the neighbourhood.
- Are non-statutory statements and therefore have inherent flexibility in their interpretation and application. As a planning tool, they may be changed or adjusted on a case-by-case basis.



Streetscape after urban design guidelines are applied to the building envelope

1.5 Objectives of the Design Guidelines

The recent development activity has posed a number of challenges to maintaining the characteristics that define the Stable Neighbourhoods, including the Town Park Neighbourhood.

These design guidelines work in combination with zoning standards to address the placement, scale and design of new buildings and additions relative to their surroundings and provide guidance to:

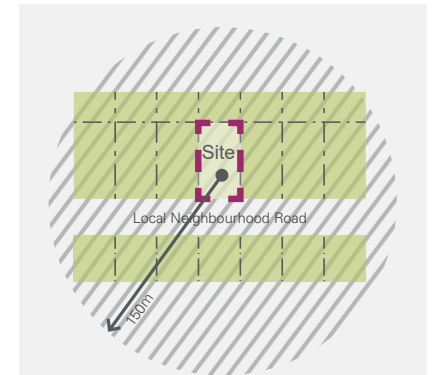
- promote **compatible development**;
- enhance **neighbourhood character**; and,
- promote **good urban design** and **best practices**.

Neighbourhood Character

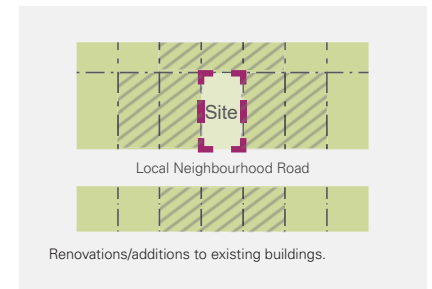
Neighbourhood character refers to the "look and feel" and considers the public and private realm components that define the area, including topography, age and style of housing, built environment, land use patterns, landscaping, street patterns, open space, natural heritage areas and streetscapes. Going beyond a categorization of the private and public realm, the character of individual properties and buildings cannot be viewed in isolation from the character of the street and surrounding context.

Neighbourhoods evolve over time, the incremental / cumulative changes that occur are important to the continued viability and vibrancy of the area; these changes, when taken in context, help to shape the character of the neighbourhood, including the following key attributes:

- **Pattern of Lots;**
- **Streetscapes;**
- **Architectural Forms & Styles; and,**
- **Cultural Heritage Resources.**



Minor redevelopment - existing dwelling is replaced by a new dwelling, or a lot is severed.



Renovations/additions to existing buildings.

Scale and type of development in relation to context



Figure ground graphic reflecting the pattern of lots

1.6 Character Attributes (general description)

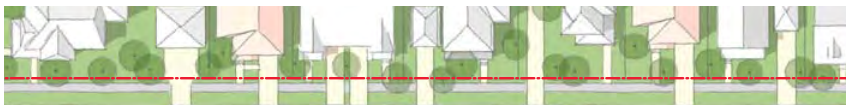
Pattern of Lots

While the Zoning By-law speaks to individual lot sizes and lot frontages, urban design focuses on the combined/cumulative effect of the individual lots over a larger area, as an overall pattern. The pattern of lots is important as it informs where and how a building sits relative to the street and to one another, resulting in a rhythm of solid and void along the street as well as the proportion of building to landscape over the larger area.

Streetscapes

Streetscapes encompass the elements that contribute to spatially defining, articulating and animating the street environment, within both the public and private domains. Streetscape design requires that these elements are considered in a comprehensive manner, including the placement of buildings and driveways, building features that face the street, the open spaces between buildings, the roof line of buildings along the street, and landscaping within the street boulevard and front yards.

The illustrations below show what the general components of a streetscape.



Streetscape Plan



Streetscape elevation

Architectural Forms & Styles

The Zoning By-law speaks to how a building sits within a lot and a building 'envelope'. It does not address the form and style of buildings which have a tremendous collective impact on the character of an area.

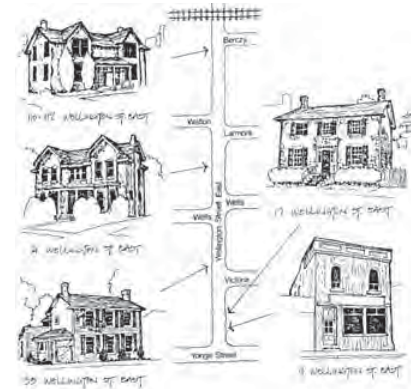
While a rigorous adherence to a particular form or style is neither desirable nor realistic (even in new subdivisions), there are key elements of all building designs that can be used to ensure that different forms and styles can co-exist alongside one another in a compatible and complementary manner. This may include: front porches, windows, doors, horizontal bands, specific roof lines, etc.

Cultural Heritage Resources

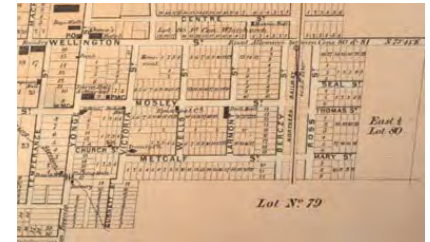
Cultural heritage resources are important character-giving elements of our communities and where feasible, should be preserved, integrated and enhanced. At the same time, the impact of new developments on heritage buildings and the character of a street / area should be minimized. This means that new buildings in proximity to heritage buildings should be compatible in height, massing and placement on the lot and complementary in style, materials and details.



Examples of architectural forms and styles



Sketches of Heritage Resources From the Town of Aurora LACAC report (1985)



Wellington Street East_Late 1920s; 1878 County Atlas Map

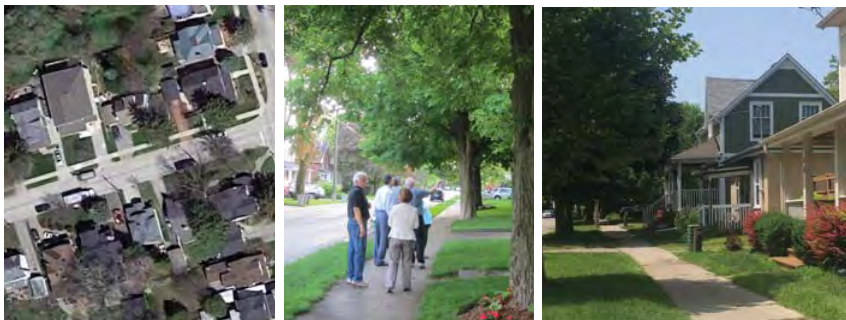


2 Town Park Character



Town Park road pattern

Town Park lot pattern



Town Park streetscape

As part of the historic core of the community, Town Park neighbourhood is one of the oldest neighbourhoods in Aurora. Its character is distinguished by a concentration of older homes on relatively large lots, architectural variety, prominent porches, mature tree-lined streets and significant open areas of landscape. Many of the homes in the area are also designated and listed heritage properties.

Over time, the Town Park area has continued to evolve, change and mature, with the construction of both new buildings, building additions and building renovations. While the incremental pattern of development activity has resulted in a visually rich and interesting neighbourhood character, future development should ensure **compatible development** through the recognition and enhancement of **neighbourhood character** and the promotion of **good urban design**.

For the Town Park Neighbourhood, it is recognized that its character arises from a combination of the following key attributes.

Pattern of Lots

In the Town Park Neighbourhood, the distinctive grid pattern of streets and blocks is grounded in the historic system of land surveying which created the orthogonal pattern of Concession Roads and Side roads and as such, is oriented along the Yonge Street and Wellington Street axes.

The grid continues into the newer parts of the area, south of Metcalf Street, with only minor deviations to accommodate the water course that runs through this portion of the neighbourhood.

Lots are relatively large and the majority are oriented in the north-south direction, resulting in most of the east-west streets having more 'front doors' facing onto them.

Over time, existing lots have been subdivided to allow for the development smaller units, older houses have been demolished and replaced with newer, much larger homes which have significant integrated garages and front driveways, and new additions, sometimes larger in height and massing than the main building, have been added onto existing homes. This has the affect of altering the pattern of the neighbourhood.

Streetscapes

In the Town Park Neighbourhood, the streetscape environment is defined by:

- Buildings that are generally 1.5 to 2.5 storeys, with most having pitched roofs.
- A variation in the placement of dwellings from the street, with most in the older area located relatively close to the street.

- Garages are mostly attached and recessed from the main front wall with parking paths/driveways being as wide as the garage itself. Detached garages are either located to match the dwelling's setback or slightly recessed from it. However, in the newer areas, garages tend to be integrated with the main building at the front of the house, creating greater visual impact and greater building massing along the street.
- A abundance of mature of trees and landscaping.
- Sidewalks on at least one side of almost all streets, and some in conjunction with a planted boulevard.



Architectural Forms and Styles

As one of the oldest neighbourhoods in Aurora, the Town Park Neighbourhood is characterized by the predominance of heritage buildings and a variety of architectural forms and styles.

The area's long history, spanning from the 1800s to today, is represented in the diversity of building styles, including Gothic, Edwardian Classic, Vernacular Homestead, Georgian and Craftsman styles of architecture that are found in the north parts of the neighbourhood, and mid-to-late 20th century houses and newer construction found in the south parts of the neighbourhood.

Buildings generally face the street and provide a positive presence on the public realm, including prominent front doors and porches.

There is a wide range of roof forms (hip and gable) and pitches, with a steeper pitch dominating older built forms, located generally to the north of the Neighbourhood.



Older historic houses are predominant in the Neighbourhood



Examples of stones residence in Town Park



Cultural Heritage Resources

The majority of properties located in the north part of the Town Park are either designated or listed heritage properties under the Ontario Heritage Act. These are protected in the Official Plan to ensure that Aurora's cultural heritage resources are conserved and enhanced to the long-term benefit of the community. In particular, Policy 2.1.xi., for the Town Park North/South Neighbourhood states that:

"Promote the conservation and enhancement of Aurora's cultural heritage resources. Cultural heritage resources, whether they are buildings, monuments, landscapes, archaeological sites, or districts, tell the story of a community's evolution and provide important visual reminders that can help to define a sense of place."



Edwardian Classic



Gothic Revival



Vernacular Architecture



Siding, as well as brick and stone, are common materials in Town Park



3.2 Streetscapes

The form (height, scale and massing) and placement (setbacks) of buildings in relation to the street and to adjacent developments are important considerations that define streetscapes.

The height, scale, massing and placement of buildings are important to creating the 'street wall' and framing the streetscape.

Front Yard and Side Yard Setbacks

The relationship between buildings through placement on the lot is important to ensure a consistent neighbourhood 'feel', and defines/frames the street while impacting the sense of openness and enclosure. The positioning of houses on their lots contribute significantly to the streetscapes and the character of the Town Park Neighbourhood.

The Zoning By-law establishes clear regulations for front yard setbacks and interior/exterior side yard setbacks. The objectives of the Design Guidelines in directing the relationship of the building to the side lot lines are to:

- Maintain a consistent spacing between dwellings, and
- Allow a measure of privacy between neighbours by providing space for light and landscaping.

Design Guidelines Between Buildings and the Street

- 8 Reflect the front setback of adjacent dwellings; when substantially different, ensure the new dwelling's setback is equal to the average distance of those on either side of it.
- 9 Encourage a pedestrian oriented streetscape by placing new units close to the street edge/property line.
- 10 Provide side yard setbacks that reflect those of adjacent homes, or are the average distance of those on either side of the development, in accordance with existing zoning standards, to a minimum of 1.5 metres and 3.0m beyond the main rear wall of adjacent dwellings.

Design Guidelines Between Buildings

- 11 Maintain consistent spacing between dwellings.
- 12 Maintain a consistent 'street wall'.
- 13 Provide space for light and landscaping between neighbours.
- 14 Protect the privacy between units by minimizing the number of windows on side elevations.



Front setback approaches



Consistent spacing between buildings

Building Height and Scale

Buildings in Town Park range from 1.5 to 2.5 storeys, with an eclectic mix of architectural styles ranging from 1800s to 20th century homes. For the purposes of these guidelines, a storey shall be defined as one level of habitable living space.

The objectives of the Design Guidelines in directing the relationship of the building scale along the street are to:

- Ensure a scale, massing, roof line and building orientation that is commonly found in the neighbourhood;
- Ensure a sensitive transition to adjacent residential dwellings; and,
- Promote more pedestrian-scaled streets.

Design Guidelines for Framing the Street

- 15 On blocks where single storey or 1.5 storey homes are predominant, second storey additions or new 2 storey homes may require particular attention to ensure sensitive transitions to adjacent properties.
- 16 Where possible, maintain the existing lot grading and the neighbourhood's characteristic first floor height.
- 17 Design to reflect the massing of the surrounding built form context for those elevations exposed to the public and provide any additional massing away from them.
- 18 Provide appropriate transition to/from existing adjacent buildings and ensure no new building is more than 1.5 storeys or 4.5m higher/lower than the adjacent dwellings.
- 19 Favour traditional architectural styles and ensure modern ones complement the surrounding dwellings.

20 Encourage roof lines with steeper pitches and articulated roof lines to reflect those of existing dwellings in the neighbourhood.

21 Discourage flat rooftops.

22 Keep the height of detached garages to a maximum of 4.5m to the peak of the roof or 3.5 meters to the mid-point of the roof, whichever overall height is less.



Proper transition from 2.5 to 3 storey buildings



Articulated 2.5 storey buildings frame the street in a consistent manner



Approach to height and scale including transition

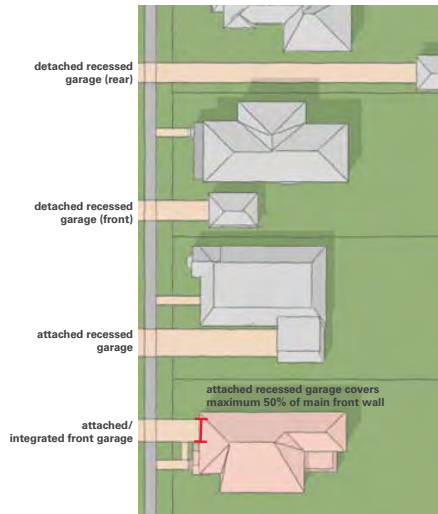


Garage & Driveway Width and Location

Garages and driveways should be located and sized based on the established pattern of the neighbourhood. In Town Park garages are mostly attached and recessed from the main front wall with parking paths/driveways being as wide as the garage itself. Detached garages are either located to match the dwelling's setback or slightly recessed from it.

The objectives of the Design Guidelines in directing the width and location of garages and driveways along the street are to:

- Ensure that garage doors do not dominate the front facade of the house;
- Minimize the garage and driveway presence on the streetscape; and,
- Maintain a consistent garage type and driveway width along the street.



Example of appropriate garage configurations that support the neighbourhood's character and a pedestrian-oriented public realm

Design Guidelines for Driveways and Garages

23 For attached garages/carports, de-emphasize their visual impact on the streetscape by:

- Integrating the attached garage/carport into the massing and design of the dwelling.
- Recessing them from the main front wall and avoid projecting it beyond the main front wall of the adjacent dwellings.
- Considering the attached garages include a second storey over the garage, where height limitations permit.
- Designing the roof line of the attached garage/carport to be compatible with and complement the roof line of the dwelling.
- Integrating garage doors into the dwelling's façade design.
- Ensuring that garage doors do not dominate the front facade of the house.

24 Encourage a consistent garage type and location along the street.

25 Encourage narrow driveways and ensure their widths do not substantially exceed the garage/carport width.

26 Encourage rear detached garages.

27 Where detached garages are proposed, locate them recessed from the dwelling's main front wall, and design them to reflect and complement the materials and character of the house.

28 Ensure the size of the garage is compatible with the size of the lot/dwelling;

- Front-facing attached garages should not take up more than 50% of the width of the main front wall of the dwelling.
- A maximum of a 2-car garage is considered appropriate for this neighbourhood.

Landscape Treatment

Front yards in Town Park are varied with most of the dwellings having modest front yards with a combination of grassed areas and low landscape elements along entry features. Mature trees are common in the landscape.

The objectives of the Design Guidelines with respect to landscape are to:

- Maintain the green landscape character of the neighbourhood;
- Plan for the urban canopy;
- Screen views to rear yard parking; and,
- Preserve mature trees.

Design Guidelines for Landscape Treatment

29 Protect mature trees and encourage planting of new trees to enhance the urban canopy and create tree-lined streets.

30 Enhance the bio-resiliency of the area through planting of native, non-invasive trees and shrubs.

31 Minimize hard surface landscaping/pavement in front yards and consider them for walkways and driveways only.

32 Encourage permeable paving for new walkways and driveways to reduce run-off to storm sewers and soften the streetscape appearance.

33 Provide a walkway from the front door to the sidewalk or to the driveway in the absence of a sidewalk.

34 Provide landscaping in front of blank walls.

35 Encourage front yard hedges do not exceed 1.2m in height, to allow for "eyes to the street" and avoid blocked views from/to dwellings.

36 Avoid privacy fencing at the front of the house; if considered, privacy fencing should not extend beyond the main front wall of the dwelling.

37 Favour corner lot fencing materials that complement the dwelling's character as well as that of the surrounding neighbourhood;

38 Encourage the use of natural stone finishes for paving and landscape walls.



Enhanced front yard landscape animates the street edge



Landscape incorporates mature tree and lower plantings addressing entrance



Simple front yard landscape includes mature tree and a walkway connecting the entrance to the sidewalk



3.3 Architectural Forms and Styles

Front Elevation Treatment

The main front wall of a dwelling has an important role in defining and framing the streetscape. Its design / articulation is equally important to animating the street, and to establishing a positive connection to the broader neighbourhood.

Although a neighbourhood with an eclectic character, dwellings in Town Park generally have prominent entries with significant front porches or projected walls that include entrance features. Entrances generally step down to a front walkway and/or driveway. Windows vary in size and proportions but are generally aligned vertically to one another or to entrances.

The objectives of the Design Guidelines in directing the relationship of the building front elevation and entrance to the street are to:

- Promote “eyes on the street” and a strong presence of the main elevation on the street;
- Ensure that the prominence of house front entrance and the proportion of glazing are maintained and consistent with the surrounding neighbourhood; and,
- Ensure the entrance remain the main feature of the house and is oriented to and clearly visible from the street.

Design Guidelines

- 39 Design dwellings to have articulated elevations, especially those exposed to streets and/or open spaces.
- 40 Avoid blank walls facing the public realm (i.e. streets and open spaces)
- 41 Incorporate the vertical and horizontal proportions, rhythm and elevation design elements of surrounding dwellings including fenestration, lintels, sills, cornice and roof lines.
- 42 Consider keeping entry steps to a maximum of 4 and ensure they lead to a significant porch/entrance element/portico.
- 43 Design entrances to be consistent with the height and relationship to the street of adjacent dwellings.
- 44 Ensure front doors are prominent, clearly visible and approachable from the street via a walkway or driveway.
- 45 Encourage entrance features to be located at the front wall and highlight their prominence through articulated architectural elements.
- 46 Discourage side entrances. If they are considered, highlight their presence through massing and architectural gestures that provide a “public face” (e.g. wrapping porches/stoops and articulated elements) and provide a clear connection to the sidewalk or driveway.

- 47 Encourage weather protection elements at the main entrance and design them to complement the overall design of the dwelling.
- 48 Avoid metallic - cottage style awnings attached to main front wall.
- 49 For new homes or additions to existing ones located where there is a dominant pattern of existing front porches, incorporate similar elements into the design and encourage they are consistent in size and style with those in the surrounding neighbourhood.
- 50 If appropriate, consider porches that are as wide as the main front wall but ensure steps are only slightly wider than the entrance doors.
- 51 Design porch roof to complement the roof lines and proportions of the dwelling.
- 52 Provide enough glazing in the main elevation(s) through windows that complement the proportions and style of the dwelling, and those of adjacent dwellings.
- 53 Ensure corner units to display equal design quality on both elevations visible from the street and consider:
 - a) Locating the main entrance at the exterior side wall.
 - b) Incorporating wrap-around porches and corner features where appropriate.



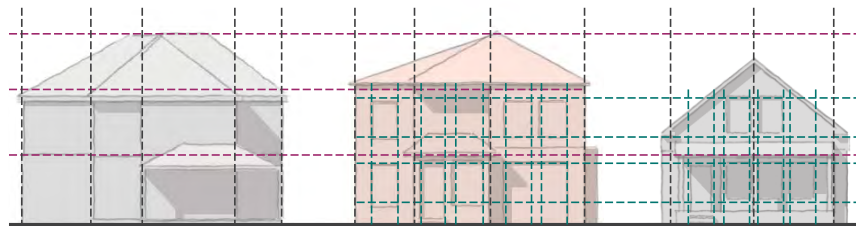
Entries are prominent with large porches



Corner unit with consistent elevation treatment on both sides framing the street



Articulated elevation with changes in plane and pitched roof lines



--- Overall height and horizontal composition (base, middle and top), including consistent ground floor height
 --- Vertical breaks and changes in plane
 --- Architectural details including windows (proportions and scale)

The design of new dwelling reflects the proportions of those adjacent to it



Building Materials

The variety of building materials contributes to the interest along the street and to the varied architectural character of the neighbourhood.

There should be no strict imposition of material palettes. However, broad categories of building appearances are identified and described which provide sufficient flexibility to accommodate variety, while ensuring that no jarring interventions will be inserted to interrupt the visual harmony of a neighbourhood.

The objectives of the Design Guidelines for renovations, additions and new construction are to:

- Ensure high quality materials are used;
- Preserve the variety of design, colour and building materials within a range that enhances the character of the neighbourhood; and,
- Ensure that while buildings will inevitably change over time, they will maintain the cohesive visual character of the street.



Brick as main and accent material

Design Guidelines

- 54 Encourage a variety of coordinated and complementary materials that enhance the design of the development and the character of the neighbourhood.
- 55 Promote the use of high quality materials. The following are recommended as primary building materials in the Town Park Neighbourhood:
 - a) Brick.
 - b) Wood clapboard (siding) or wood batten.
- 56 Discourage the use of stone and stucco or its equivalent, and consider to use them as secondary or accent materials only.
- 57 Incorporate traditional materials used in the surrounding neighbourhood into contemporary designs.
- 58 Consider natural finishes.
- 59 Provide colour palettes that take their cues from the built form on surrounding streets and/or are compatible with it.
- 60 Favour dark and buff brick and a variety of colours/tones for wood clapboard/batten. Avoid bright palettes.
- 61 Consider metallic railings and window frames as well as painted wood for porches, porch railings, bay window surrounds and shutters.
- 62 Consider cedar and asphalt shingles on roofs.
- 63 For additions or renovations to an existing building, incorporate materials and colours that are consistent with and complement the main building.



Wood clapboard in lighter tones is characteristic of the neighbourhood



3.4 Cultural Heritage Resources

The objectives of the Design Guidelines with respect to Cultural Heritage Resources are:

- Preserve and highlight valuable Heritage Buildings in the area
- Ensure the design of new dwellings and ancillary structures enhances and highlights existing Heritage Buildings through appropriate placement, scale/massing and facade and streetscape treatments

Design Guidelines

- 64 Place additions to heritage buildings on the rear or side, recessed from the main front wall of the heritage building.
- 65 Locate new garages to the rear or setback on the side of the heritage building, and design them to complement it.
- 66 Ensure appropriate integration of heritage buildings into new developments on the same site by providing:
 - a) The new structure's main wall or that of ancillary buildings is setback from that of the heritage building
 - b) The height of the new structure is maximum 1 storey greater than the heritage building (or 3.5m measured to the top of the new structure's roof.)
 - c) The proportions and palette of materials/colours of the new structure reflect and complement those of the Heritage Building.
 - d) The new structure is physically and visually compatible with, subordinate to, and distinguishable from the heritage building.
 - e) No heritage attribute of the heritage building is concealed by the new structure (i.e. the heritage attributes identified in the designation by-law should remain visible from the street).
 - f) No addition or new construction will negatively impact the heritage building if removed in the future.

67 Design new buildings to minimize their impact on heritage buildings on adjacent lots and to acknowledge/highlight them by ensuring:

- a) The new building setback is equal to that of the heritage building, or is the average distance between the setbacks of the buildings on either side of the new development.
- b) The height of the new dwelling is equal to or maximum 1.5 storeys or 4.5m taller than that of the Heritage Building.

68 Avoid recreating historical architectural styles.

69 Reflect the rhythm of the horizontal and vertical architectural elements of the adjacent or on-site heritage building in the design of new dwellings/structures/additions.

70 Provide the finished first floor height of any new dwelling/structure/addition is consistent with the finished first floor height of adjacent or on-site heritage buildings.

71 Design new elevations to reflect the heritage building's proportions of glazing vs. solid, and those of windows and doors (width and height).

72 Reflect the design and proportions of the landscape treatment of adjacent heritage properties.

73 When considered, contemporary designs shall respond to / reflect key elements of the adjacent heritage buildings, including for examples:

- a) Its scale, massing and overall proportions.
- b) The arrangement and proportions of its elevation elements (horizontal and vertical articulation, rhythm of windows).
- c) Its materials and colours.



Extension to the back reflects scale and architectural proportions/details of original structure

4 Implementation, Monitoring & Updates

Residential Zones

- R3-SN (497)
- R7-SN (497)
- R3-SN (498)
- R3-SN (499)

Building Addition (equal to or greater than 50m²)



or

New Building



'Basic' Site Plan Process & Urban Design Review

- Site Design (grading, servicing, lot coverage and configuration, setbacks, garage and driveway width and location)
- Urban Design Guidelines
- Zoning
- Building Design (building height and massing, architectural design, front elevation treatment, building materials, heritage resources)
- Major alterations to existing heritage buildings need to obtain a Heritage Permit through the review and approval by Council prior to the issuance of site plan approval.
- Refer to Site Plan Application Guide

Building Division

- Ontario Building Code
- Refer to Building Permit Application Guide

+



Site Plan Approval Building Permit

Planning & Development Services

appendix: Definitions & Glossary of Terms

Adverse Impact: Any impairment, disruption, destruction or harmful alteration.

Angular Plane: an imaginary flat surface projecting over a lot, at an inclined angle measure up from the defined lot line.

Building Footprint: the footprint of a house is the total ground area covered by the home including garages and porches.

Character: a unique combination of features (i.e. existing pattern of development, built form and streetscape design) that should be embraced and reinforced.

Coexist: two or more elements /structures that harmoniously exist in the same place.

Compatible: As per the OP "...development that may not necessarily be the same or similar to the existing buildings in the vicinity, but, nonetheless, enhances an established community and coexists with existing development without causing any undue adverse impact on surrounding properties."

Complement: built form that responds in a respectful and thoughtful manner to its context to reinforce it and make better.

Enhance: strengthen, exalt and/or further improve the qualities that contribute to the character of a place. Reinforce.

Existing: found in a particular place i.e. neighbourhood, street, development pattern. As per the OP "...means lawfully in existence on the date of this Plan's adoption, and for greater certainty does not include a use, building or structure that is in existence on that date without being lawful"

Front building face width: the width of the main front wall of a dwelling, including a front-facing attached garage.

Front-facing attached garage: a garage that is built into the front structure of a dwelling, with a garage door that faces and is accessed from the street.

Heritage Attribute: attributes of the property, buildings and structures that contribute to the property's cultural heritage value or interest. They may include but are not limited to architectural style/design, massing/scale, composition, function, interior spatial configurations, external layouts, and location.

Historic/traditional style home: broad range of styles developed in the 19th and early 20th century, each displaying very unique features. Traditional home designs are influenced by historic styles (i.e. Victorian, Colonial, Craftsman, or Neo-classical architecture). Common features among them include large/open porches with overhanging beams and rafters, dormers, and tall/pitched rooftops with one or more gables. Common materials include brick, wood, stucco, and stone.

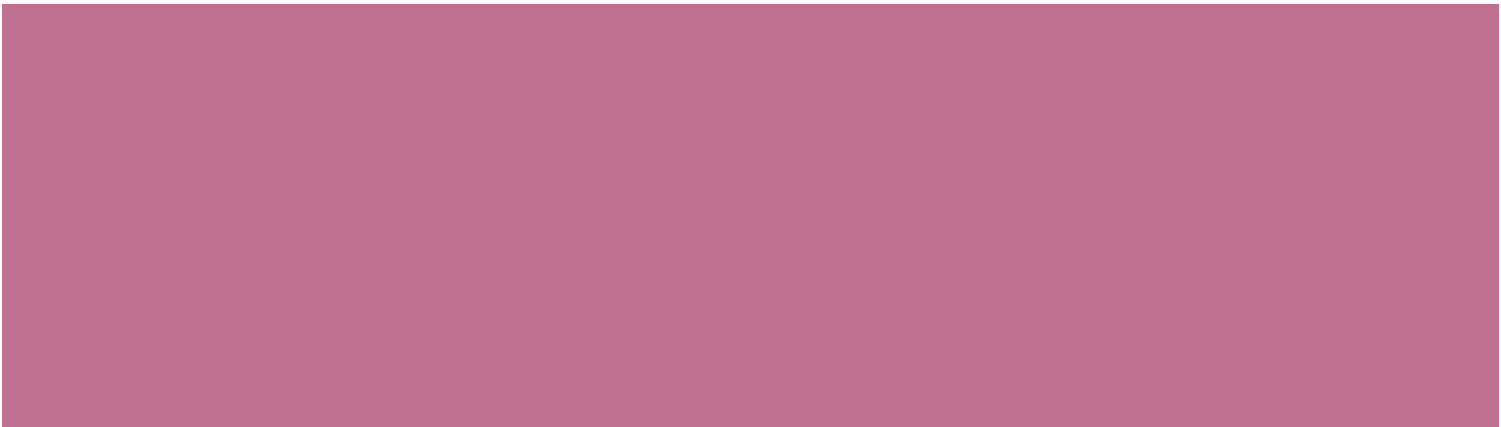
Main Front Wall: the dwelling's primary exterior front wall, not including permitted projections or a front attached garage door.

Modern/contemporary Style: variety of styles developed in the latter half of the 20th century. Their design is based on the simple/clean lines, shapes and forms, mostly related to their structure. Straight lines, big openings, bold roofs lines (flat or low-sloped) and minimum texture are often seen in this type of houses. Common materials include concrete, brick, wood, and stucco.

Stable Neighbourhoods: existing, older residential neighbourhoods where a thriving community and a distinctive built/natural environment coexist and depend on each other.

Sympathetic: that is compatible and supportive of an specific(s) built characteristic or element.

Vicinity / Surrounding Context: area near or surrounding a particular place, or that is in enough proximity to share a physical relationship.





**Town of Aurora
General Committee Report No. CMS20-017**

Subject: Downtown Street Wall Mural Program Guidelines

Prepared by: Phil Rose-Donahoe, Manager of Library Square

Department: Community Services

Date: July 7, 2020

Recommendation

- 1. That Report No. CMS20-017 be received; and**
- 2. That the Downtown Street Wall Mural Program Guidelines be approved; and**
- 3. That Community Services Department staff be directed to initiate the selection process for the first mural through an online Call for Artists Application Process; and**
- 4. That funding up to a maximum of \$5,000 be made available for the installation of the first mural from the Council operating contingency budget.**

Executive Summary

This report makes recommendations regarding the Downtown Street Mural Program (Mural Program) including the location of the first mural, funding source, selection process and timetable.

- In developing the Mural Program Guidelines, staff assessed each retaining wall and consulted with key staff to determine the ideal location for the first mural.
- To install the first mural, staff recommend that up to a maximum of \$5,000 in funding be allocated to the Mural Program for costs associated with wall repairs, artist's fee, material and supplies, and maintenance.
- The Town will seek experienced artists through a Call for Artists Application Process undertaken by a Selection Committee.
- In an effort to have the first mural installed before the end of 2020, staff are proposing to release a Call for Artists Application in August.

Background

On May 26, 2020, Council passed the following resolution in regards to the Mural Program:

“Whereas experience shows that a mural in a well-considered location often brings a community together and improves spaces for people passing through neighbourhoods; and

Whereas a mural can create belonging and a sense of pride, reduce graffiti and tagging, and allow neighbourhoods to shape their community through beautification and shared project goals; and

Whereas a street wall mural program would allow local artists to beautify the downtown core in a unique way;

1. Now Therefore Be It Hereby Resolved That staff be directed to report back to Council regarding a Downtown Street Wall Mural program where local artists would create wall murals on Town-owned retaining walls along Yonge Street in the Downtown Core (Aurora Heights Drive to Kennedy Street); and
2. Be It Further Resolved That at least one Town-owned retaining wall shall be dedicated to our frontline workers, and the remaining Town-owned retaining wall murals shall be dedicated to the Town of Aurora; and
3. Be It Further Resolved That the report include guidelines for program objectives and eligibility requirements and timelines for selecting local artists.”

Since receiving Council’s direction in May, staff have developed Draft Guidelines for the Mural Program (Attachment 1) for Council’s consideration, the contents of which are summarized in this report.

Analysis

In developing the Mural Program Guidelines, staff assessed each retaining wall and consulted with key staff to determine the ideal location for the first mural

The retaining walls along Yonge St. were erected c. 1968. Over the last approximately fifty years they have experienced substantial deterioration and require repairs prior to installing any mural.

The walls are also of varying heights, ranging from approximately eight (8) feet in some areas to approximately two (2) feet in others. Some retaining walls are more visible than others, located at key intersections in the downtown area, while others are more inconspicuous. In preparing the Mural Program Guidelines, staff further learned that a future development on the west side of Yonge St. north of Reuben St. may involve alterations to the retaining wall in this area and that a mural applied here could be damaged by future construction work.

Although the Town will determine the exact location of the mural in collaboration with the successful artist, based on an assessment of size, condition, location, and threat from future development, staff recommend that the first mural be installed on the west-facing retaining wall located just north of the Yonge St. and Catherine Ave. intersection as shown below. This section of wall is in relatively good condition compared to other locations and provides adequate height and length for one or more murals.





To install the first mural, staff recommend that up to a maximum of \$5,000 in funding be allocated to the Mural Program for costs associated with wall repairs, artist’s fee, material and supplies, and maintenance

Once the exact location of the first mural is determined, the Town will need to undertake repairs to the wall before a mural can be applied to it. Beyond wall repairs, additional expenses are itemized in the following table:

Item	Description	Proposed Amount
Wall Repair/ Preparation	Includes labour and material and may be undertaken by Town staff or contracted out.	\$1,000
Artist Design and Production Fee	Includes the fee paid to the artist for designing and producing the mural.	\$1,500-\$2,000 depending on size and complexity of the mural

Material, Supplies and Equipment	The artist will be responsible for providing a list of all proposed materials, supplies and equipment required to execute the mural design that the Town will review before approving.	\$1,000
Maintenance Allowance	<p>The Town is responsible for maintaining the mural in accordance with an approved maintenance plan. Development of the maintenance plan is the shared responsibility of the Town and artist, however once the mural is installed, Town staff will be responsible to monitor the mural for maintenance requirements and undertake any repairs as required.</p> <p>Note: the Town intends to undertake a Condition Assessment of the retaining walls before the end of 2020. The results of this assessment may impact future wall maintenance.</p>	\$1,000
Total		\$4,500-\$5,000

The Town will seek experienced artists through a Call for Artists Application Process undertaken by a Selection Committee

The Town will seek experienced artists with the ability to create an engaging design that is inspired by one or both of the following themes:

1. Aurora's history, signature events, and physical environment; and/or
2. Frontline workers in the fight against COVID-19.

Individual artists must meet the following eligibility criteria in order to participate in the Mural Program:

- Submit a Call for Artists Application;
- Possess demonstrated experience in creating murals and/or street/graffiti art;
- Be over 18 years old at the time of submitting the Application;

- Preferably reside in Aurora, although artists from any geographic location within York Region will be considered.

In completing the Call for Artists Application, artists will have to provide the following information:

- Proposed Concept including a high resolution rendering in colour that communicates the artistic concept and how it relates to the program's themes;
- Letter of Interest that explains the artist's interest in the project;
- Artist's Statement that describes the artist's work;
- Artist's Portfolio with 3-5 examples of past murals or similar past projects;
- A list of all proposed materials and supplies required to execute the mural design;
- Budget that includes artist fee, materials and supplies and any other expenses;
- Work plan that identifies the process and timeline for completing the mural; and
- References from individuals familiar with the artist's work.

A Mural Program Selection Committee comprised of (at minimum) a representative from the community, an external art professional, the Mayor and one Town staff member, will evaluate all submissions based on overall artistic merit, the artist's experience, responsiveness of the design to the physical site location, and feasibility of the overall installation, work plan and budget.

In an effort to have the first mural installed before the end of 2020, staff are proposing to release a Call for Artists Application in August.

Staff are proposing the following timetable for the installation of the first mural:

Milestone	Date
Release of Call for Artists Application	August 2020
Application Deadline	August 2020
Selection Process	September 2020
Artists Notified of Selection Process Results	September 2020
Agreement Between the Town and Artist Finalized	September 2020
Mural Work Begins	September-October 2020
Mural Work Completed	October-November 2020
Mural Reveal and Celebration	TBD

Advisory Committee Review

Not applicable.

Legal Considerations

The Town will enter into a contractual agreement with the successful artist that outlines all of the expectations for products, services, responsibilities, payments, ownership of the physical project, ownership of the copyright, liability insurance, indemnification, maintenance, life span, and more.

Financial Implications

The total costs for the installation of the Town's first mural are estimated to be approximately \$5,000. Staff recommend that these costs be funded from the Council Operating Contingency budget. Should the Council Contingency budget exceed its established limit, any short-falls will be offset by general operating budget savings. Should it be Council's desire to fund this program on an on-going basis, it may formally establish a budget for this purpose during the Town's 2021-22 budget process.

Communications Considerations

The Town of Aurora will use 'Inform' as the level of engagement for this project. 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 Mural Program supports the following Strategic Plan goals and key objectives:

Supporting an exceptional quality of life for all in its accomplishment in satisfying requirements in the following key objectives within these goal statements:

- **Celebrating and promoting our culture**
- **Strengthening the fabric of our community**

Enabling a diverse, creative and resilient economy in its accomplishment in satisfying requirements in the following key objectives within these goal statements:

- **Promoting economic opportunities that facilitate the growth of Aurora as a desirable place to do business**

Alternative(s) to the Recommendation

1. Council may provide further direction.

Conclusions

Based on Council's direction of May 26, 2020, this report makes recommendations regarding the Mural Program including the location of the first mural, funding source, selection process and timetable, and seeks Council's direction to move forward with the release of a Call for Artists Application.

Attachments

Draft Downtown Street Wall Mural Program Guidelines

Previous Reports

None

July 7, 2020

Page 9 of 9

Report No. CMS20-017

Pre-submission Review


Reviewed by Agenda Management Team on June 18, 2020

Departmental Approval

Approved for Agenda



**Robin McDougall
Director
Community Services**



**Doug Nadorozny
Chief Administrative Officer**

Downtown Street Wall Mural Program Guidelines – Attachment 1 CMS20-017

Downtown Street Wall Mural Program
Draft Guidelines
July 2020

DRAFT

Downtown Street Wall Mural Program Guidelines – Attachment 1 CMS20-017

Mural Program Overview

In May 2020, Aurora Town Council approved a motion put forward by Mayor Tom Mrakas to introduce a Street Wall Mural Program to allow local artists to beautify the downtown core in a unique way. The purpose of the murals is to create a sense of pride, reduce graffiti and tagging, and allow neighbourhoods to shape their community through beautification. The murals will be created on Town-owned retaining walls along Yonge Street in the downtown core between Aurora Heights Drive (to the north) and Kennedy Street (to the south).

Mural Program Themes

The Town is seeking an experienced artist with the ability to create an engaging design that is inspired by one or both of the following themes:

1. Aurora's history, signature events, and physical environment; and/or
2. Frontline workers in the fight against COVID-19.

Artist Eligibility

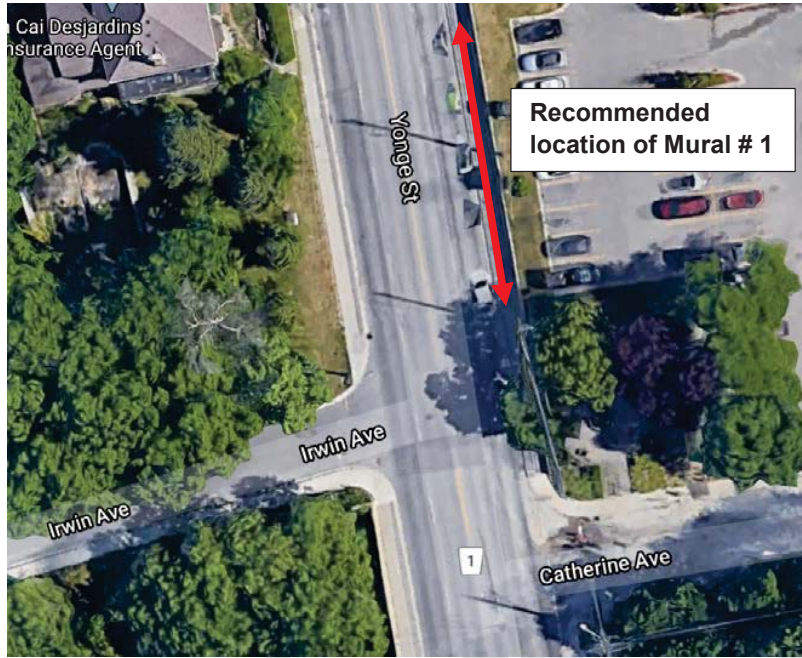
The Street Wall Mural Program is open to individual artists that meet the following criteria:

- Submit a complete Call for Artists Application that includes the information detailed below;
- Possess demonstrated experience in creating murals and/or street/graffiti art;
- Are over 18 years old at the time of submitting the Street Wall Mural Program Call for Artists Application;
- Preferably reside in Aurora, although artists from any geographic location within York Region will be considered.

Mural Location

Based on an assessment of the various retaining walls in the designated area, the Town has identified the general location for the first mural as the west-facing retaining wall located just north of the Yonge St. and Catherine Ave. intersection as shown below:

Downtown Street Wall Mural Program Guidelines – Attachment 1 CMS20-017



Downtown Street Wall Mural Program Guidelines – Attachment 1 CMS20-017

The Town will determine the exact location of the mural in collaboration with the successful artist, but it is the artist's responsibility to make a recommendation in their Application regarding location and size.

Call for Artists Application Requirements

Artists interested in participating in the Street Wall Mural Program must submit an Application that includes:

- Proposed Concept: a high resolution rendering in colour, including dimensions and proposed location, that effectively communicates the artistic concept and how it relates to the Street Wall Mural Program Themes. Artists may submit up to three different designs in total;
- Letter of Interest: no more than one page in length that explains the artist's interest in the project;
- Artist's Statement: no more than 200 words in length that describes the artist's work;
- Artist's Portfolio: between 3-5 photographs or links to photographs of past murals or similar past projects;
- Material and Supplies: a list of all proposed materials and supplies required to execute the mural design¹;
- Budget: must include artist fee, materials and supplies and any other expenses;
- Workplan:
 - Identifies the process and estimated timeline required for the successful completion of the mural, including proposed start and end dates.
 - Indicates the assistance the artist believes they will require from the Town to carry out the mural installation;
- References: three (3) professional references from individuals familiar with the artist's work and working methods. The list should include addresses and contact information; and
- Insurance Requirements:
 - The artist will be required to provide the Town with proof of insurance with a minimum of \$5 million General Liability coverage naming the Town as an additional insured.²
 - The artist will be required to sign a Workplace Safety and Insurance Board ("WSIB") waiver provided by the Town prior to performing any work.

¹ Note: all murals must be created using materials approved by the Town. All supplies and materials will be ordered and purchased by the artist. Artists are welcome to provide their own brushes, sponges, paint mixing containers and any other approved materials needed to complete the mural. Selected artists will be required to apply a top coat of satin or semi-gloss acrylic varnish as well as an anti-graffiti coat from a reputable company (e.g. Soluvar).

² The Town's insurer offers an independent program where, if needed be, the artist may purchase insurance at a competitive rate.

Downtown Street Wall Mural Program Guidelines – Attachment 1 CMS20-017

Additional Submission Requirements

- Submissions must be original artwork and artists are encouraged to go beyond the simple visual representation of an object or event;
- Representational, stylized, and abstract designs will be considered;
- It is recommended that artists consider the physical appearance of the surrounding area in their designs;
- Artists are encouraged to visit/research the mural sites to ensure the proposed mural concept is appropriate for the location;
- Designs may be completed in any media as long as the design can clearly be translated to a mural using agreed upon supplies;
- Designs must be scaled to fit the proportions of the retaining wall to which it will be applied;
- Neon, fluorescent, or reflective type colors are prohibited;
- Overly complicated designs that may confuse drivers or pedestrians are also prohibited; and
- Submitting artists must not share their designs until after final decisions have been made and designs have been announced by the Town.

Designs may be disqualified as a result of the following:

- The design is improperly scaled to fit the retaining wall;
- The artist's Application is incomplete or does not meet submission requirements;
- The resolution of the submitted design is too low and details cannot be clearly viewed when enlarged;
- Artists share their designs before the Town announces the selected artist;
- The design includes imagery taken directly from another artist's work or from any copyrighted work;
- The design cannot clearly be executed within an appropriate time frame;
- The design is inappropriate for display in an outdoor public place; and
- The design contains direct advertisement of a product or company name associated with any artist or third party, any libelous or slanderous expression, or any obscene or pornographic content.

Selection Process

A Street Wall Mural Program Selection Committee comprised of (at minimum) a representative from the community, an external art professional, the Mayor and one Town staff member, will evaluate all submissions based on the following criteria:

- Overall artistic merit of the proposed design and how it relates to the Street Wall Mural Program Themes (0-25 points);
- Artist's experience and demonstrated quality and applicability of past work (0-25 points);
- Responsiveness of the design to the physical site location (0-25 points); and

Downtown Street Wall Mural Program Guidelines – Attachment 1 CMS20-017

- Feasibility of the overall installation, workplan and budget (0-25 points).

Project Budget

A maximum of \$5,000 in funding has been allocated to the production of the first mural. Expenses are itemized in the following table:

Item	Description	Amount
Wall Repair/ Preparation	The Town will undertake the necessary repairs to ensure the artist has an appropriate surface to install the mural.	\$1,000
Artist Design and Production Fee	This is the maximum amount to be paid to the artist for designing and producing the mural.	\$1,500-\$2,000 depending on size and complexity of the mural
Material, Supplies and Equipment	This is the maximum amount to be paid to the artist for all proposed materials, supplies and equipment required to execute the mural design. The Town must approve all materials proposed by the artist.	\$1,000
Maintenance Allowance	The Town is responsible for maintaining the mural in accordance with an approved maintenance plan. Development of the maintenance plan is the shared responsibility of the Town and artist, however once the mural is installed, Town staff will be responsible to monitor the mural for maintenance requirements and undertake any repairs as required.	\$1,000
Total		\$4,500-\$5,000

Program Timetable

Milestone	Date
Release of Call for Artists Application	August 2020
Application Deadline	August 2020
Selection Process	September 2020

Downtown Street Wall Mural Program Guidelines – Attachment 1 CMS20-017

Artists Notified of Selection Process Results	September 2020
Agreement Between the Town and Artist Finalized	September 2020
Mural Work Begins	September-October 2020
Mural Work Completed	October-November 2020
Mural Reveal and Celebration	TBD

Terms and Conditions

- All artwork created through this process will remain under the ownership of the Town;
- The Town has full discretion of how long the artwork will be up on the wall and may remove the work at anytime;
- Each design must be the original artwork of the artist named in the Application;
- Copyrighted or commercial images cannot be depicted. Artists may take inspiration from imagery that is copyrighted as a part of their designs, and may be required to clearly site the source in the description;
- By submitting their artwork, artists consent to the use of said artwork by the Town;
- Artists understand that their artwork will be used in part or whole for the Town’s Downtown Street Wall Mural Program, which will be located in plain sight and viewable by the general public;
- They further understand that if their artwork is selected, they will be required to enter into a contractual agreement with the Town that outlines all of the expectations for products, services, responsibilities, payments, ownership of the physical project, ownership of the copyright, liability insurance, indemnification, maintenance, life span, and more;
- The Town reserves the right not to award the commission to any artist and to cancel or re-issue the Call for Artists Application at any time;
- Should the artist be infected with COVID-19 prior to or during the project timeframe, the artist is required to inform the Town immediately, which at that point Town staff will determine the appropriate steps of action under their discretion; and
- The artist will need to follow the necessary York Region’s Public Health guidelines with respect to COVID-19 while performing the work.

Questions?

For further information or general questions please contact:
Phil Rose-Donahoe, Manager of Library Square
prose-donahoe@aurora.ca
905-716-2366



**Town of Aurora
General Committee Report**

No. PDS20-011

**Subject: Heritage Permit Application File: HPA-2019-08
67 Catherine Avenue
PLAN 116 LOT 20 & PT LOT 1**

Prepared by: Carlson Tsang, Planner/Heritage Planning

Department: Planning and Development Services

Date: July 7, 2020

Recommendations

- 1. That Report No. PDS20-011 be received; and,**
- 2. That Heritage Permit Application HPA-2019-08 be approved to permit the partial demolition of the rear portion of the existing dwelling at 67 Catherine Avenue and to construct a new addition with a floor area of 28.9 m² (311 ft²).**

Executive Summary

This report provides the General Committee with the necessary information to consider Heritage Permit Application HPA-2019-08. The permit is for the partial removal of the rear portion of the existing dwelling at 67 Catherine Avenue and construct a new addition with a floor area of 28.9 m² (311 ft²).

- Staff have no concern with the demolition of the existing rear addition.
- Staff are of the opinion that the proposed addition will have minimal impact on the streetscape character and have no objection to the approval of the heritage permit 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 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 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 for protection.

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 2 & 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. No mature trees will be removed to facilitate the proposed addition to the existing dwelling.

Analysis

Staff have no concern with the demolition of the existing rear 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 heritage permit.

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. Further, 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 of maintaining 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 aligned with the guidelines of the District Plan. However the applicant would like to proceed with the application as submitted. 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 a public street and therefore will have minimal impact on the existing character of the streetscape.

Advisory Committee Review

The Heritage Advisory Committee reviewed Heritage Permit Application HPA-2019-08 on June 1, 2020 and expressed support for the applicant's proposal to partially demolish the existing rear addition to accommodate a proposed new addition, noting that the new addition would blend in with the neighborhood.

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

There are no financial implications.

Communications Considerations

The Town 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

1. That Council refuse the heritage permit application for 67 Catherine Street with an explanation for the refusal.

Conclusions

Staff have no objection to the proposed addition as it will be subordinate to the original building and is also generally consistent with the development objectives of the Northeast Old Aurora Heritage Conservation District. Staff recommend that Heritage Permit Application HPA 2019-08 for 67 Catherine Avenue be approved.

July 7, 2020

Page 6 of 6

Report No. PDS20-011

Attachments

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

Previous Reports

Heritage Advisory Committee Report HAC20-005 – June 1, 2020

Pre-submission Review

Agenda Management Team Meeting review on June 18, 2020

Departmental Approval

Approved for Agenda



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



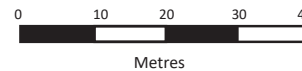
**Doug Nadorozny
Chief Administrative Officer**



LOCATION MAP

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

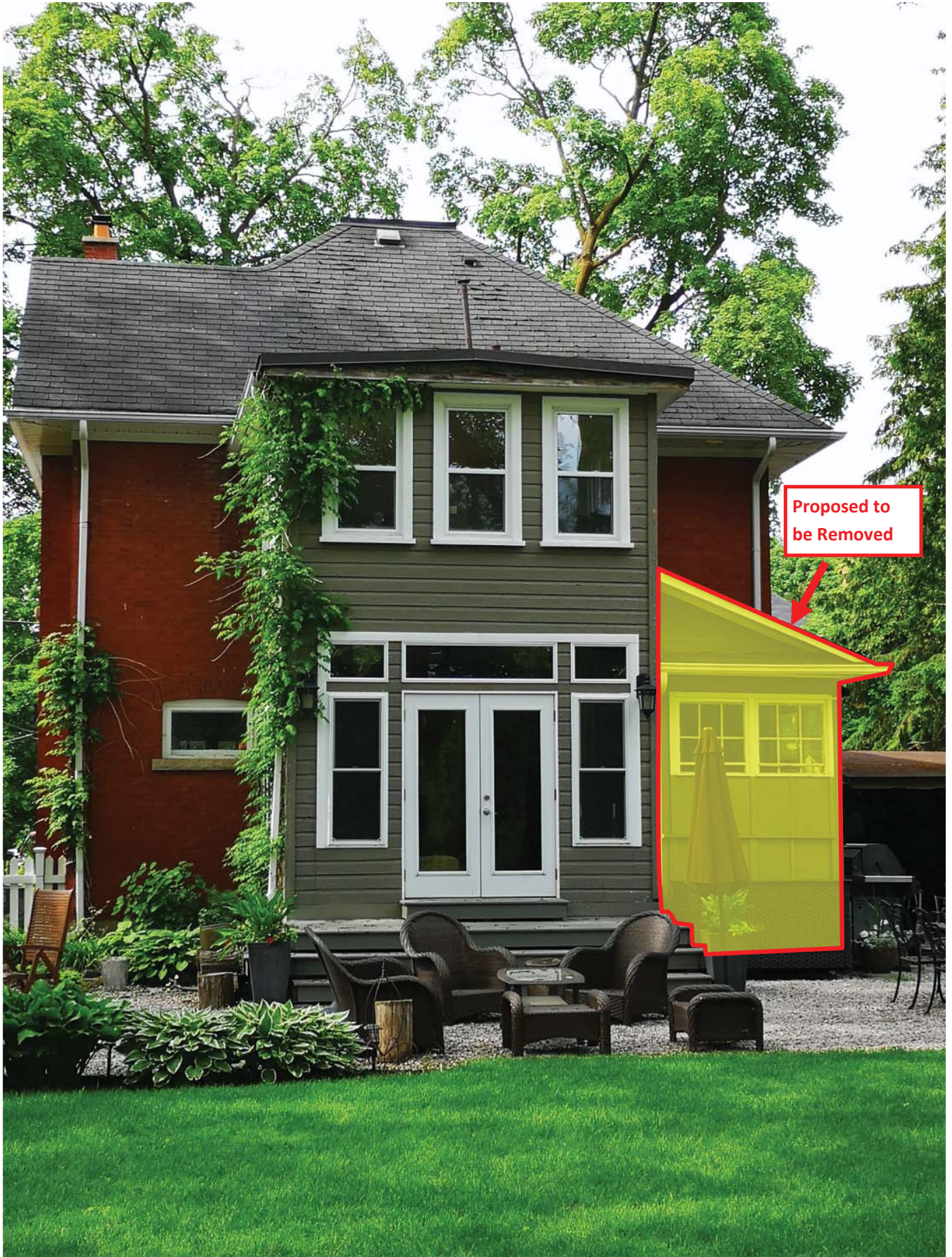
 SUBJECT LANDS



Map created by the Town of Aurora Planning and Building Services Department, January 2020. Base data provided by York Region & the Town of Aurora. Air Photos taken Spring 2018, © First Base Solutions Inc., 2018 Orthophotography.

Attachment 2





Attachment 3

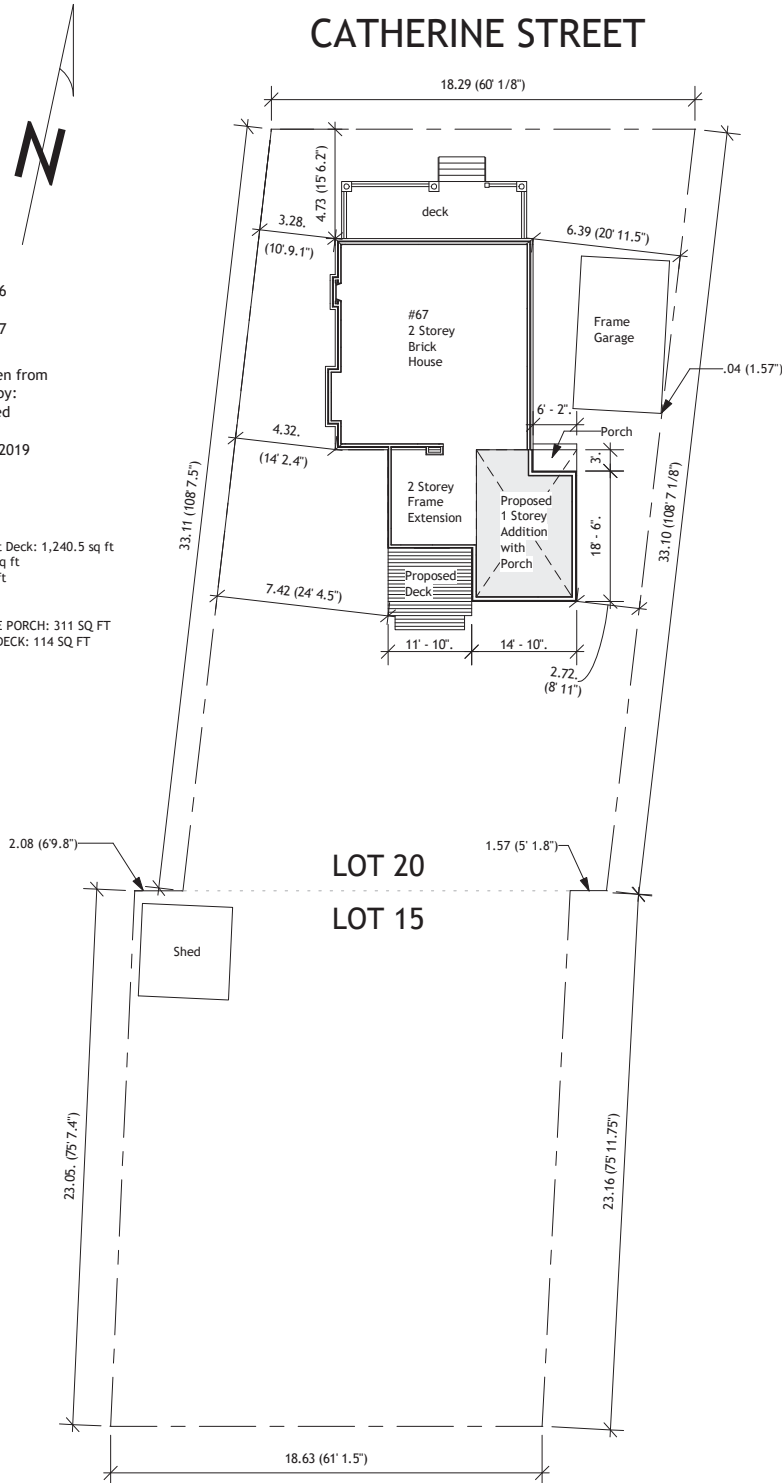
LOT 20
 Registered Plan 116
 Part of LOT 15
 Registered Plan 107

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

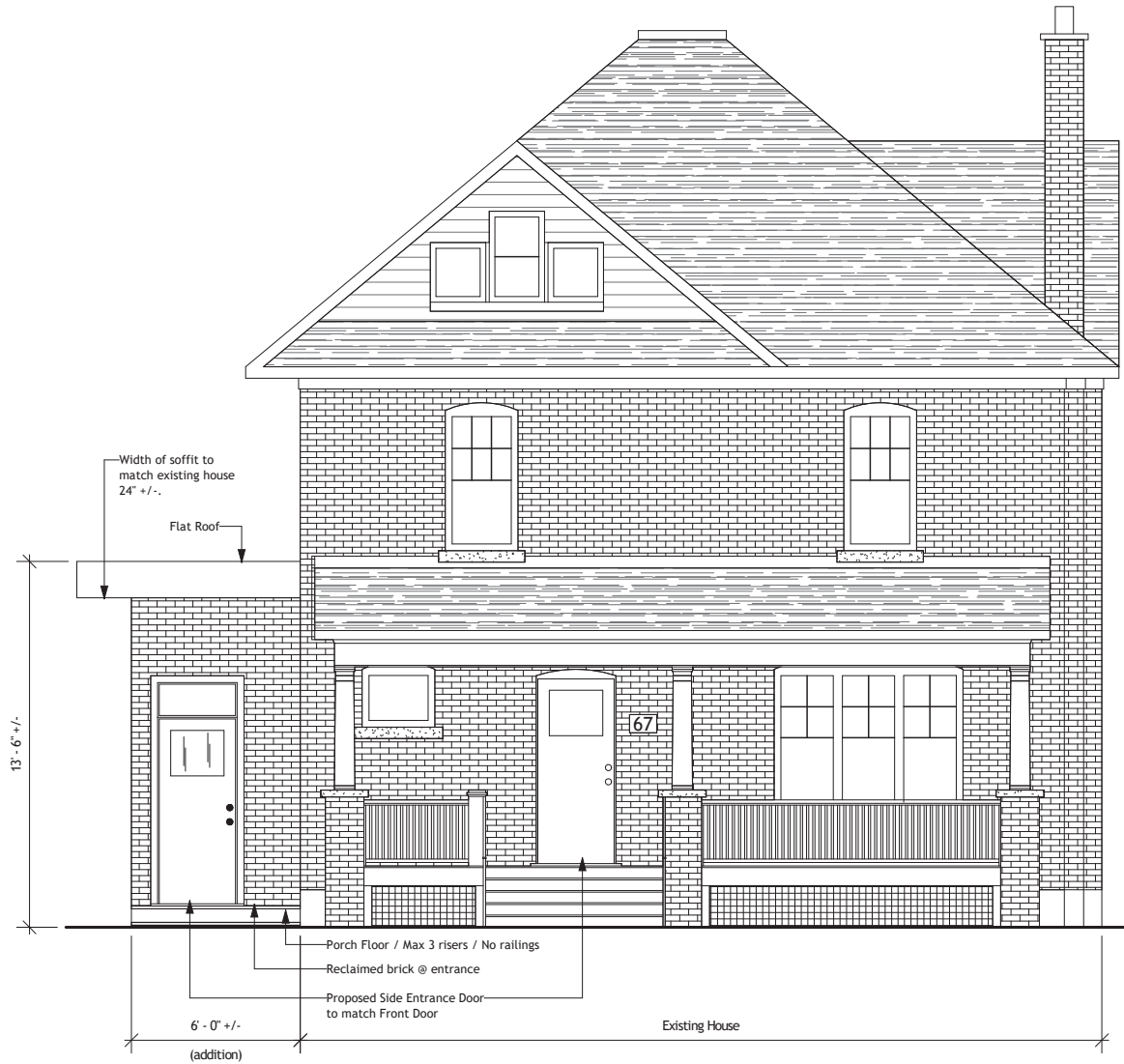
owner: DOUG REEVE / SHAWN BILBE	project: Rear / Side Yard Addition	revisions:	date issued: December 18, 2019	14 SHEET #
67 Catherine Ave.	change of use: NO		drawn by: Mark Weston	
Aurora, Ontario	scale: (as indicated)			
L4G 1K6				



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	revisions:	ED
67 Catherine Ave.	date issued: February 24, 2020	SHEET #
Aurora, Ontario	drawn by: Mark Weston	
LAG 146	change of use: NO	
	scale: (as indicated)	



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"

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

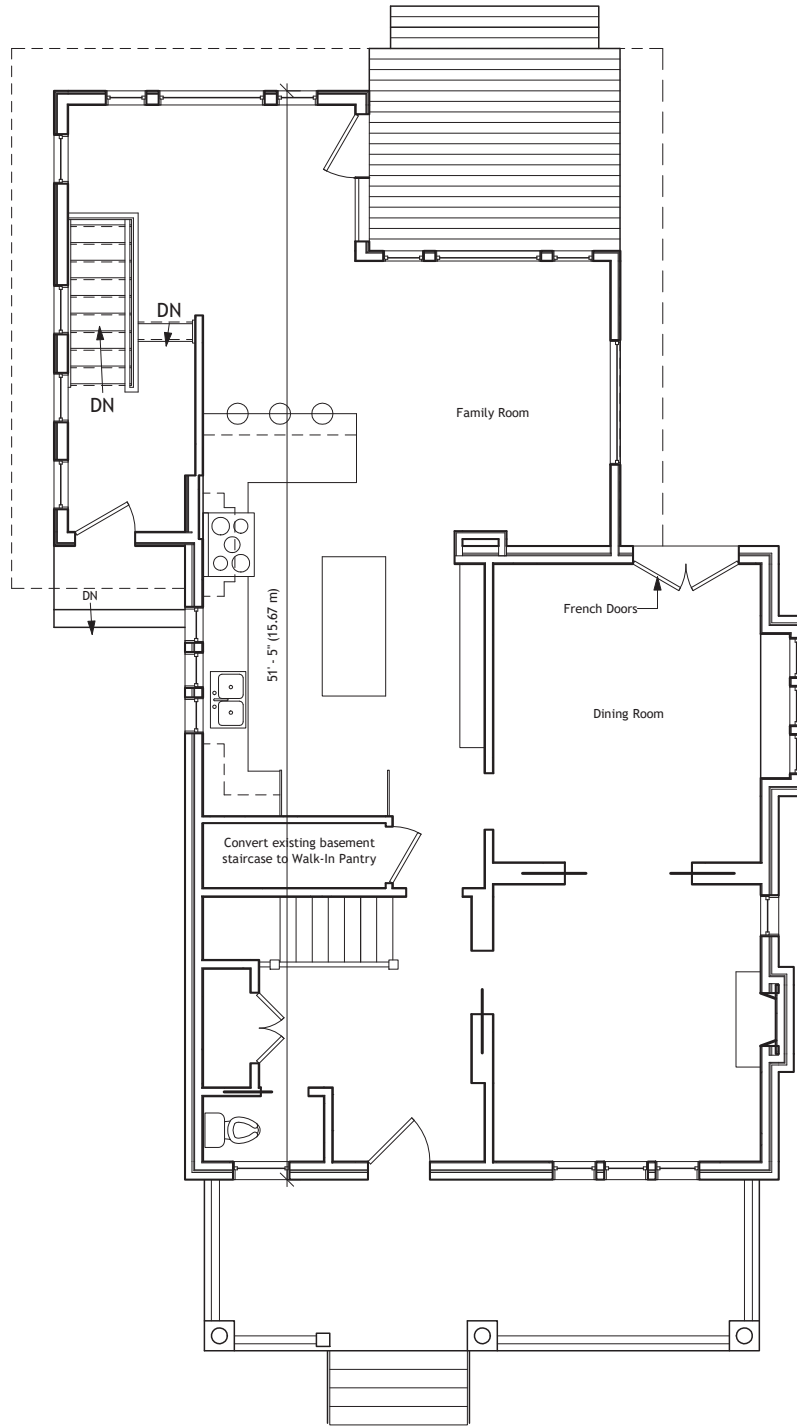
owner: DOUG REEVE / SHAWN BILBE	revisions:	date issued: December 18, 2019	11 SHEET #
project: Rear / Side Yard Addition	change of use: NO	drawn by: Mark Weston	
67 Catherine Ave. Aurora, Ontario	scale: (as indicated)		



1 **H2 SOUTH ELE B&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:	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	

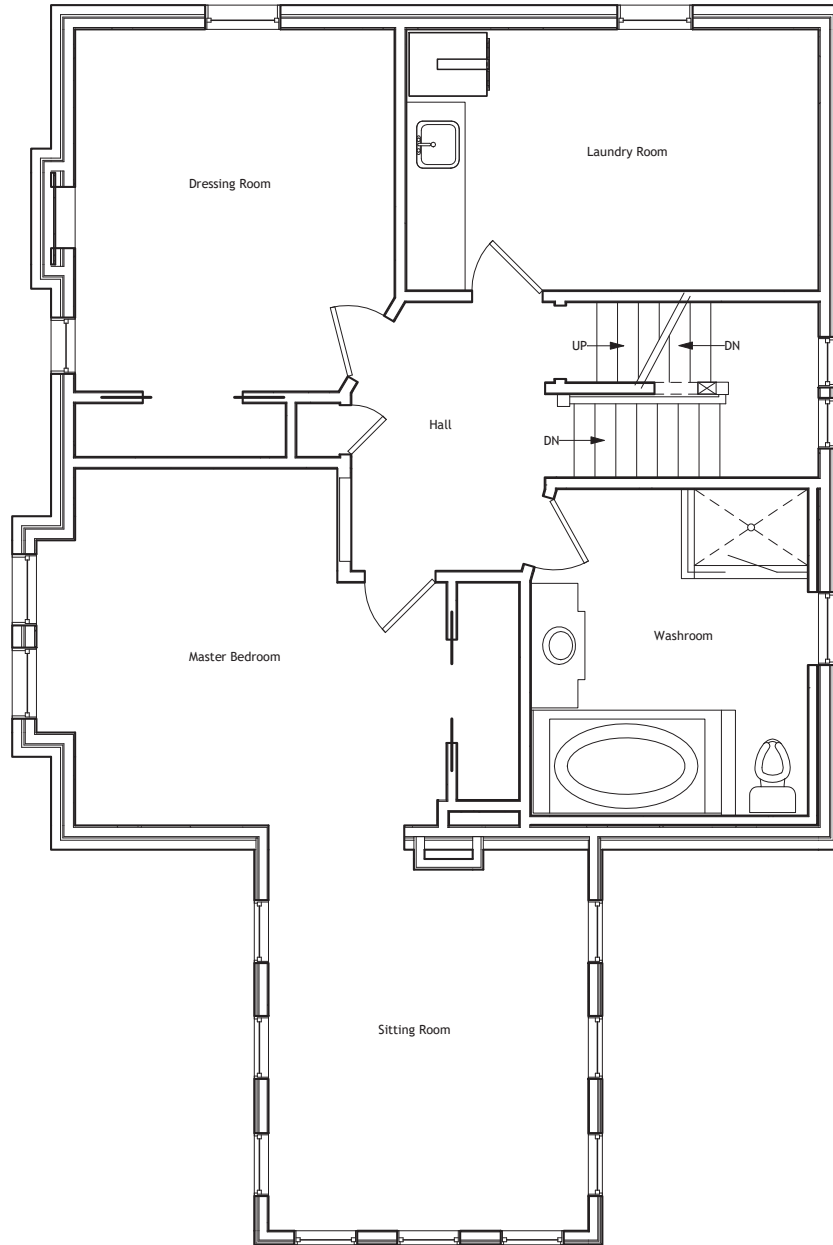


1 **B 1st Floor REVISED**
 3/16" = 1'-0"

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



Town of Aurora
General Committee Report

No. PDS20-017

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

Prepared by: Carlson Tsang, Planner/Heritage Planning

Department: Planning and Development Services

Date: July 7, 2020

Recommendation

- 1. That Report No. PDS20-017 be received; and,**
- 2. That Staff be directed to prepare a cost analysis for all the remaining streetscape improvement measures recommended in the Northeast Old Aurora Heritage Conservation Plan to be submitted as part of the 2021 budget process.**

Executive Summary

The purpose of this report is to provide the General 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 within the District.
- Some recommendations have not been implemented by the Town largely due to budget constraints.
- Staff recommend that a cost analysis be undertaken to determine the estimate cost of all the remaining streetscape improvement measures for Council's consideration as part of the next budget cycle.

Background

In 2006, the Town passed By-law 4809.06.D to establish the Northeast Old Aurora Heritage Conservation District (HCD) 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 (see Figure 1).

The HCD encompasses sections of Mark Street, Spruce Street, Maple Street, Catherine Avenue, Centre Street and Walton Drive. The HCD 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 HCD 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 and Council's approval. The following represents the major recommendations of the HCD:

- A Heritage District stamp to be embossed in new sidewalks
- A program for commemorative markers on historic buildings
- Road, curb and servicing improvements in a manner that preserves and enhances the heritage character of the District
- Efforts to reduce and calm traffic from the Aurora GO station
- Consideration for extending off-peak on-street parking 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.
- Installing entry signs at the road entries to the District

- Introducing new decorative streetlights that harmonize with the character of the District
- Relocating utility wires underground to enhance the appearance of the streetscape

Analysis

The Town has implemented several streetscape improvement recommendations within the District.

Heritage District Sidewalk Stamp

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) as part of a capital project. 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 as part of the capital project.

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 capital project included 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 Photos 2 and 3).

Commemorative Markers

The Town often issues commemorative markers for listed and designated properties upon request through its Plaque Program. The production cost is entirely covered by the Heritage Advisory Committee Budget. Since 1985, the Town has issued about twenty heritage plaques within the Northeast Old Aurora Heritage Conservation District. Photo 4 shows the heritage plaque that was issued for the residence 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.

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 area residents 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 Local Improvement Act, 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 fifty 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.

Advisory Committee Review

The Heritage Advisory Committee discussed the matter on June 1, 2020 and recommend that Staff prepare a cost analysis for all the remaining streetscape improvement recommendations of the Northeast Old Aurora Heritage Conservation District Plan for consideration in the next budget cycle.

Legal Considerations

N/A

Financial Implications

The Town has spent more than \$100,000 to date on the implementation of the streetscape improvement recommendations as identified in the Northeast Old Aurora Heritage Conservation Plan. Currently, no budget has been assigned for the completion of the remaining streetscape improvements. Subject to Council's direction, Staff can undertake a cost analysis to determine an estimated cost for these remaining identified improvements and include a capital project as part of an upcoming capital budget process for Council's consideration at that time.

It should be noted that the remaining works are not related to the the Aurora Promenade Streetscape Design Project No.81016 approved by Council in October 2019.

Town may be eligible to apply to York Region's *Municipal Streetscape Partnership Program (MSPP)* in effort to subsidize the Town's cost for these remaining recommended streetscape improvements. This program allows municipalities to apply for cost sharing with the Region for projects whose scope include streetscape enhancements along Regional roads. The MSPP will fund up to 50% of all design and construction costs for projects of this nature.

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

1. That Council provide direction

Conclusions

The Town has made considerable efforts to implement a number of the streetscape improvement recommendations in the District Plan such as sidewalk imprints, road and servicing 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, largely due to financial constraints and the disruption that would be caused to area residents. Staff recommend that a cost analysis be undertaken to determine the estimate cost of all the remaining streetscape improvement measures for Council's consideration as part of the next budget cycle.

July 7, 2020

Page 7 of 7

Report No. PDS20-017

Attachments

Figure 1 – Location Map
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 June 18, 2020

Departmental Approval



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

Approved for Agenda



Doug Nadorozny
Chief Administrative Officer



Photo # 1



Photo # 2

Photo # 3





Photo # 4



Photo # 5



**Town of Aurora
General Committee Report No. PDS20-026**

Subject: BIA 2020 Business Plan and Budget
Prepared by: Nick Kazakoff, Economic Development Officer
Department: Planning and Development Services
Date: July 7, 2020

Recommendation

- 1. That Report No. PDS20-026 be received;**
- 2. That the Aurora Business Improvement Association's (BIA) 2019 audited financial statements attached hereto as Attachment 2 be received;**
- 3. That the 2020 Business Plan and Budget attached hereto as Attachment 3 for the Aurora BIA be approved in part, and;**
- 4. That the Aurora Business Improvement Association's audited 2019 surplus in the amount of \$6,293 be carried over to 2020.**

Executive Summary

This report seeks Council's partial approval of the proposed 2020 Business Plan and Budget of the Aurora BIA as presented by the BIA's Board of Management and permit the use of 2019 surplus funds for 2020 activities.

- The BIA achieved an audited surplus of \$6,293 in 2019 and propose carrying it forward as part of the 2020 budget
- The 2020 BIA Business Plan and Budget was revised due to COVID-19 and has been approved by its membership.
- The BIA is not recommending a levy to be imposed on rateable properties this year to avoid additional financial burden on local businesses due to COVID-19

Background

On June 12, 2020, the Aurora Business Improvement Association (BIA) held its Annual General Meeting. The Board of Management presented the BIA's 2019 financial audited statements and 2020 business plan and budget to the BIA members. Prior to submitting

the budget to Council for consideration, the BIA Board of Management is required to hold one or more meetings of its members of the improvement area to discuss the proposed budget. As a result, the BIA membership has approved both the BIA's 2019 audited financial statements and the Board of Management's proposed 2020 business plan and budget to be presented to Council for approval.

Analysis

The BIA achieved an audited surplus of \$6,293 in 2019 and have proposed carrying it forward as part of the 2020 budget

The BIA Board of Management presented its audited 2019 financial statement at its Annual General Meeting and reported a surplus of \$6,293 (see Attachment 2). The audit was conducted by the Town's auditor as prescribed by the BIA By-law. The surplus was attributed to the timing of the BIA's receipt of its 2019 levy funds which was added to the Town's final tax bill issued to all rateable property owners within the BIA. Consequently, the BIA has requested that Council approve its carry-over of its unused 2019 funds into 2020. In order for the BIA to access its 2019 surplus funds, they need to be approved by Council as part of their 2020 budget.

The 2020 BIA Business Plan and Budget has been revised in light of COVID and has been approved by its membership

The BIA's Board of Management had originally prepared their 2020 Business Plan and Budget prior to the COVID-19 pandemic, however in May 2020 they revised the budget to reflect the current realities (see Attachment 3). The original budget had focused on large events but due to restrictions on social gatherings the BIA has shifted their activities to help support BIA businesses through the recovery period. The BIA has partnered with the Aurora Chamber of Commerce's 'Bridge to the Future' marketing campaign which is intended to support local businesses as they reopen and encourage shopping locally.

The BIA is not recommending a levy to be imposed on rateable properties for 2020 to avoid additional financial burden on local businesses due to COVID-19

Due to the financial burden COVID-19 has caused property owners and businesses, the BIA will not be requesting a special levy to be imposed on rateable properties this year to fund the BIA budget. The BIA is requesting that the 2019 surplus funds be applied toward the BIA's partnership with the Aurora Chamber of Commerce's to deliver the

'Bridge to the Future' marketing program and the cost towards accounting fees for the tax year 2019 and 2020.

Advisory Committee Review

None.

Legal Considerations

Pursuant to the Municipal Act, 2001, S.O. 2001, c. 25 and the Town's Aurora Business Improvement Area By-law 6128-18, the BIA Board of Management is required to prepare a proposed budget for each fiscal year and hold at least one meeting of the members of the BIA to discuss the budget. A meeting has been held to discuss this proposed budget and the BIA now requires the Council of the Town to approve their budget. The BIA is only permitted to spend funds outlined in a budget that is approved by Council.

In reviewing the budget of the BIA, pursuant to the Municipal Act, the Council has the power to approve it in whole or in part, but may not add expenditures to it. Further, pursuant to section 7.6 of the Aurora Business Improvement Area By-law, the board of management of the BIA is required to prepare and submit to Council an annual report for the preceding year that shall include the audited financial statements

Financial Implications

As presented in its audited financial statements in Attachment #2, the BIA concluded 2019 with \$10,275 remaining of the total \$40,400 collected from its membership. Upon payment of its outstanding 2019 expenses of \$3,982, the remaining funds of \$6,293 become available for the BIA's future plans.

As outlined in the BIA's business plan and budget in Attachment 3, a total operating budget requirement of \$6,293 is identified in 2020. It is recommended that this full

identified operating requirement be funded by the BIA's unused 2019 membership revenues.

Communications Considerations

The Town of Aurora will use 'Inform' as the level of engagement for this project. 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, this report will be posted to the Town's website and be circulated to the BIA members.

Link to Strategic Plan

The report supports the Strategic Plan goal of enabling a diverse, creative and resilient economy and to promote and support a plan to revitalize the downtown.

Alternative to the Recommendation

1. That Council provide direction.

Conclusions

On June 12, 2020 the BIA held its Annual General Meeting and its membership approved the 2019 audited financial statements and the Board of Management's 2020 business plan and budget. Due to COVID-19, the proposed Business Plan and Budget has been significantly impacted and implementing a levy on businesses and commercial property owners within the BIA boundary would be an additional burden financially and not recommended at this time.

The BIA Board of Management identified a 2019 audited surplus of \$6,293 that is proposed to be carried over into 2020 for the BIA's 2020 activities. Staff are recommending that Council approve the proposed 2020 business plan and budget and \$6,293 be carried over and used to fund the Aurora Chamber of Commerce 'Bridge to

the Future' marketing campaign and to cover accounting costs for the 2019 and 2020 tax years.

Attachments

- Attachment 1 – BIA Boundary Map
- Attachment 2 – 2019 BIA Audited Financial Statements
- Attachment 3 – 2020 BIA Business Plan & Budget
- Attachment 4 – BIA AGM Minutes – June 12, 2020

Previous Reports

General Committee Report No. PDS19-040, dated May 21, 2019.

Pre-submission Review

Reviewed by Agenda Management Team meeting on June 18, 2020

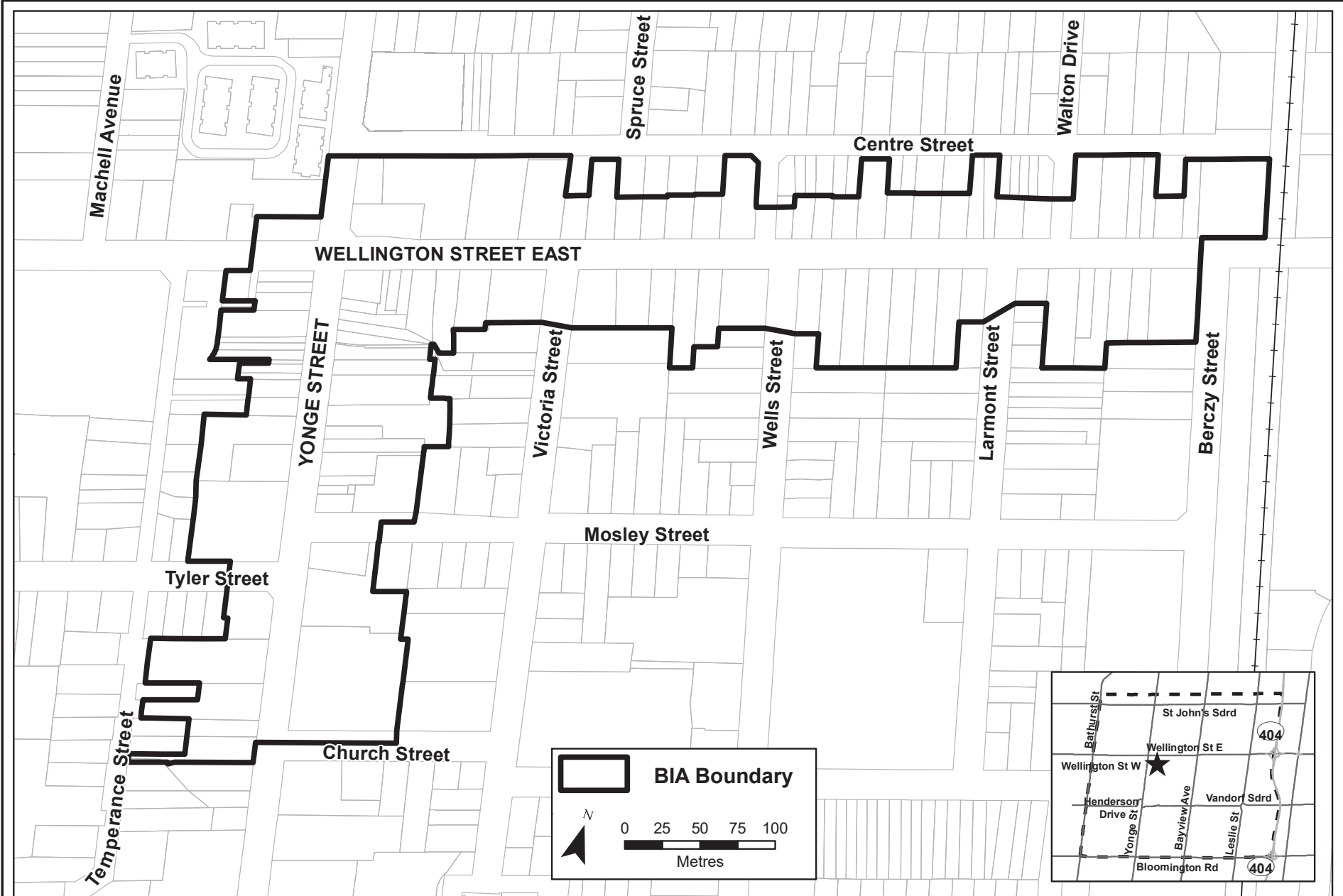
Departmental Approval

Approved for Agenda



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

Doug Nadorozny
Chief Administrative Officer



AURORA BIA BOUNDARY MAP

ATTACHMENT 1



Attachment 2

**Aurora Business Improvement Association
Financial Statements
For the year ended December 31, 2019**

	Contents
Independent Auditor's Report	2 - 3
Financial Statements	
Statement of Financial Position	4
Statement of Operations and Accumulated Surplus	5
Statement of Changes in Net Financial Assets	6
Statement of Cash Flows	7
Notes to Financial Statements	8 - 9



Tel: 705 726 6331
Fax: 705 722 6588
www.bdo.ca

BDO Canada LLP
300 Lakeshore Drive
Suite 300
Barrie, ON L4N 0B4
Canada

Independent Auditor's Report

To the Directors of the Aurora Business Improvement Association

Opinion

We have audited the financial statements of the Aurora Business Improvement Association ("the Association"), which comprise the statement of financial position as at December 31, 2019, and the statement of operations and accumulated surplus, statement of changes in net financial assets and statement of cash flows for the year then ended, and notes to the financial statements, including a summary of significant accounting policies.

In our opinion, the accompanying financial statements present fairly, in all material respects, the financial position of the Association as at December 31, 2019, and its results of operations, its change in net financial assets, and its cash flows for the year then ended in accordance with Canadian public sector accounting standards.

Basis for Opinion

We conducted our audit in accordance with Canadian generally accepted auditing standards. Our responsibilities under those standards are further described in the *Auditor's Responsibilities for the Audit of the Financial Statements* section of our report. We are independent of the Association in accordance with the ethical requirements that are relevant to our audit of the financial statements in Canada, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Responsibilities of Management and Those Charged with Governance for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with Canadian public sector accounting standards, and for such internal control as management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is responsible for assessing the Association's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Association or to cease operations, or has no realistic alternative but to do so.

Those charged with governance are responsible for overseeing the Association's financial reporting process.



Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with Canadian generally accepted auditing standards will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

As part of an audit in accordance with Canadian generally accepted auditing standards, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Association's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Association's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Association to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

BDO Canada LLP

Chartered Professional Accountants, Licensed Public Accountants

Barrie, Ontario
June 12, 2020

**Aurora Business Improvement Association
Statement of Financial Position**

<u>December 31</u>	<u>2019</u>
Financial assets	
Cash (Note 2)	\$ 10,275
Liabilities	
Accounts payable and accrued liabilities	<u>3,982</u>
Net financial assets and accumulated surplus	<u>\$ 6,293</u>

On behalf of the Board:

_____, Director

_____, Director

**Aurora Business Improvement Association
Statement of Operations and Accumulated Surplus**

For the year ended December 31	2019 Budget	2019 Actual
	(Note 3)	
Revenues		
Town of Aurora contribution	\$ 26,000	\$ 40,400
Membership fees	40,400	-
	66,400	40,400
Expenses		
Advertising	10,000	4,119
Bank charges	-	27
Events	4,000	21,197
Honorariums	-	2,200
Insurance	-	2,781
Memberships	-	243
Office expenses	-	575
Professional fees	-	2,965
	14,000	34,107
Surplus for the year and accumulated surplus, end of the year	\$ 52,400	\$ 6,293

The accompanying notes are an integral part of these financial statements.

**Aurora Business Improvement Association
Statement of Changes in Net Financial Assets**

<u>For the year ended December 31</u>	2019 Budget	2019 Actual
Surplus for the year	\$ 52,400	\$ 6,293
Acquisition of tangible capital assets	<u>(53,000)</u>	<u>-</u>
Net financial assets (debt), end of year	\$ (600)	\$ 6,293

The accompanying notes are an integral part of these financial statements.

Aurora Business Improvement Association
Statement of Cash Flows

For the year ended December 31 2019

Cash provided by (used in)

Operating transactions

 Surplus for the year \$ 6,293

 Changes in non-cash working capital balances

 Accounts payable and accrued liabilities 3,982

Cash, end of year \$ 10,275

**Aurora Business Improvement Association
Notes to Financial Statements**

December 31, 2019

1. Significant Accounting Policies

**Nature and Purpose
of the Organization**

The Aurora Business Improvement Association is a not-for-profit organization committed to improving and promoting the Aurora Historical Business District through investment and advocacy to build and maintain its position as Aurora's premier shopping, business and entertainment destination.

Management Responsibility

The financial statements of the Association are the representations of management. They have been prepared in accordance with Canadian public sector accounting standards.

Revenue Recognition

Municipal contributions are recognized in the year they are received or receivable at amounts negotiated with the participating municipality.

2. Cash

The Association's cash is held with one chartered bank.

3. Budget

The budget approved by the Board of Directors was not prepared on a basis consistent with that used to report actual results (Canadian public sector accounting standards). As a result, it differs from the budget in the Statement of Operations and Accumulated Surplus as follows:

	<u>2019</u>
Approved budget	\$ (600)
Acquisition of tangible capital assets	
Street benches	13,000
Double-sided vinyl lamp post banners	12,000
Historic metal building signs	10,000
Painted wall mural	8,000
Historic metal lawn signs	<u>10,000</u>
	<u>53,000</u>
Budget surplus per statement of operations	<u>\$ 52,400</u>

**Aurora Business Improvement Association
Notes to Financial Statements**

December 31, 2019

4. Subsequent Event

Subsequent to year end, the impact of COVID-19 in Canada and on the global economy increased significantly. The global pandemic has disrupted economic activities and supply chains. The Association is primarily funded by the Town of Aurora and funding has remained intact subsequent to year end. Although the disruption from the virus is expected to be temporary, given the dynamic nature of these circumstances, the duration of business disruption and the related financial impact cannot be reasonably estimated at this time.



Business Plan

2020-2021



Revised in light of COVID-19
April 2020

Executive Summary

Downtown Aurora is rich with history, heritage properties and a plan to reinvigorate the downtown core through the development of Library Square, the remodeling of the Armoury, and a major addition to the Cultural Centre. These Town projects will lay the foundation needed to revitalize the downtown core. As plans are shared with the community and the newly created Business Improvement Association (BIA) begins their journey to revitalize Yonge Street and Wellington Street, we will begin to see the positive changes that are possible when we all work together. We will see this positive change through marketing initiatives; running events to spotlight the downtown core; supporting existing businesses; building a long-range plan with the Economic Development Board to help attract new businesses that will further enrich the downtown experience; and contributing to the beautification efforts undertaken by the Town through the Streetscape Plan.



This plan has been revised in light of COVID-19 and offers options depending on the reopening of business. As a means not to add further burden on local businesses, we have revised our budget and are requesting a partial approval. We will not be bringing forth a request for a tax levy this June 2020.

Vision Statement

To lead the revitalization of Downtown Aurora as a town focal point where businesses thrive; residents live, work, and play; and visitors feel welcome.

Mission Statement

The mission of the Downtown Aurora BIA is to: support member businesses through promotion and education; attract new businesses that add value to the downtown core and support their integration within the community; and participate in the marketing and beautification efforts for Downtown Aurora.



Objectives

Marketing & Education

- To provide education and marketing support to current businesses and to support the integration of new businesses is critical to the success of the BIA

Economic Development

- To support Town and Economic Development Board efforts to bring in new businesses that support the vision of the BIA

Engagement

- To engage BIA members on the BIA Business Plan
- To engage members through supportive activities, marketing opportunities and involvement in long-range planning

Respect & Inclusivity

- To require that respect and inclusivity always be shown to BIA members, Town staff, and all who engage with the BIA, inclusive of volunteers



Objective #1 – Marketing & Education

Action Items:

Marketing

- Continue the process of communicating positive changes slated for the Downtown Core
- Support Niagara College efforts to promote the Armoury being open for business through joint marketing efforts
- Support Town efforts to promote Library Square through joint marketing efforts
- Plan to have an event that would coincide with a Niagara College open house
- In light of the COVID-19 developments, reduce the number of proposed events to include the Pre-Hoedown Celebration, Santa Claus Parade, and the Christmas Market, to showcase the downtown core capitalizing on street closures and having vendor booths lining the street with activities for children and adults. If this is not possible, the funds will be redirected to activities that will support businesses through the Pandemic.



Objective #1 – Marketing & Education (Continued)

Action Items:

Marketing – Digital Footprint

- Host, maintain and promote www.downtownaurora.ca - an engaging website dedicated to shining a spotlight on businesses within the BIA district - connecting residents and visitors to information, promotions and events within the BIA boundaries
- Create and utilize 'Downtown Aurora' Instagram and Facebook accounts as key engagement tools, driving traffic to businesses within the BIA district and raising the profile on 'Downtown Aurora'
- Participate in online campaigns (Google Adwords) to increase traffic and awareness to businesses in 'Downtown Aurora'



Objective #1 – Marketing & Education (Continued)

Action Items:

Education

- Partner with YSBEC/York Region to offer digital training sessions to BIA businesses
- Manage a BIA website that articulates our mandate and promotes all businesses in the BIA district, providing links to their websites
- Plan General Meetings with members to discuss BIA plans, budgets, and obtain feedback and approval of the BIA Business Plan
- Partner with the Aurora Business Continuity Task Force- Bridge to the Future, Developing A Marketing Strategy and Implementation Plan. To provide support to the Aurora Business Community as the Town opens for Business to ensure the survival of as many businesses as possible. To have a lower rate of business closure than the national average, and to support both local businesses and charities.



Objective #2 – Economic Development

Action Items:

Existing Businesses

- To support the development, expansion and growth of current businesses through marketing and educational support

New Businesses

- To play a role in securing desirable businesses for the Downtown Core, establishing a plan with the Economic Development Board of types of businesses with a long-range marketing plan on how to entice those businesses to come to Aurora

Business Profiles

- Profile businesses through the BIA website and social media campaigns as well as support their social media campaigns by sharing and liking them



Objective #3 - Engagement

Action Items:

Professional Development

- Find opportunities through training and business development support sessions to connect with BIA members
- Fund BIA member participation in training events that support businesses

Networking

- Provide opportunities for BIA members to meet, network and provide feedback on activities and plans to the BIA

Communication

- Continue to experiment with new modes of communication to ensure the BIA message is being received by BIA members



Financials – Year 1 – 2019

Description	LY Budget	LY Actual	Notes
Administration	\$400	\$4,321.17	Includes insurance, membership fees, website & social media, cheque & bank fees, year end newspaper ad
Advertising Costs	\$15,000		Includes Website, Social Media Ads, Newspaper Ads and Advertorials, Flyers, and Marketing Materials
Entertainment Costs	\$10,000		Includes hiring entertainment and bands for 3 street closures each year
Metal Building & Lawn Signs	\$15,000	\$0	Metal Building and Lawn Signs for historic properties on Wellington Street
Fall Hoedown Event		\$16,763.01	Includes fees for event planner, entertainment, advertising, police paid duty, mobile sign, newspaper ad, portable toilets
Santa Claus Parade Event		\$10,057.34	Includes fees for event planner, entertainment, advertising, police paid duty, mobile sign, newspaper ad, portable toilets
TOTAL	\$40,400	\$31,151.42	



Financials – 2020-2021

Description	2020	2021	Notes
Administration	<i>\$3,000 to complete financial year end</i>	\$12,400	Includes Insurance & Membership Fees, Administration (3 hours/week), Cheques & Banking Fees, and General Advertising – Includes \$3,000/year for 2019 and 2020 audited statements
Social Media		\$0	Hire a social media firm to handle website updates and social media posts *2021 assumes that Administration would have time to do this.
Run 2-3 Events			Events may include: Pre-Hoedown Event, BIA at the Santa Claus Parade, BIA at the Christmas Market
- Events Planner		\$6,500	200 hours/190 hours
- York Region Police Duty		\$6,000	
- Support Bridge to the Future Task Force Campaign	\$6,260- <i>requesting partial release of funds</i>	\$6,000	Our contribution as an Association to the task force to help provide our support to local businesses as they return to work, support marketing message that supports businesses, provide our support to implement a plan that poises the Aurora business community for early recovery
- Event Activities – Kids & Entertainment		\$6,000	
- Sound, Lighting, Technicians, Generators, etc.		\$3,500	
TOTAL	\$9,260	\$40,400	



**MINUTES OF THE ANNUAL BIA MEETING
OF AURORA BUSINESS IMPROVEMENT ASSOCIATION ("Aurora BIA")
OF THE TOWN OF AURORA ("Town")
June 12th, 2020 @ 12:00 pm
AURORA CHAMBER OF COMMERCE, 14483 YONGE STREET, AURORA**

Board Members Present:

Mauro Bucci
Sandra Ferri
Mary Georgopoulos
Jack Laurion
Joanne Russo

Board Members Regrets:

1.0 Meeting Call to Order & Disclosure of Interests

Joanne Russo called the meeting to order at 12:00 p.m. No disclosures of interests.

A quorum was presented and the meeting was convened.

2.0 Approval of Agenda as Presented

Moved by: Sandra Ferri
Seconded by: Mary Georgopoulos
Carried

3.0 Review of Financial Reports

The board presented to its members a Draft Copy of the Audited Financial Statements prepared by DDO for its review and approval. The draft copy of the Audited Financial Statements were approved by the members. A vote was moved by Vera Zirzit and carried by Sandra Watson.

4.0 Budget Priorities, Presentation of Budget and Approval

Joanne Russo reviewed the 2020/2021 Business Plan.

The budget plan had been revised in light of COVID-19 and offered options depending on the reopening of business. It was explained to the members that as a means not to add further burden on local businesses, The Board had revised its budget. We will not be bringing forth a request for a tax levy this June 2020 and requesting that the surplus of funds be applied toward our partnership and support to Bridge to the Future and the cost towards accounting fees for the tax year 2019 and 2020.



Joanne Russo reviewed the Revised 2020/2021 Business Plan.

Moved by: Mary Georgopoulos and

Seconded by: Anna Pranna

All in Favour – Full consensus

Carried

Next steps:

- Present business plan and budget to council.

5.0 Other Business

As a result of COVID 19 it was agreed that the appointment of any new Board Members will be deferred at this time.

7.0 Adjournment

Motion to adjourn: Mary Georgopoulos

Seconded by: Sandra Ferri

Carried

Proxys:

Anna Equizi for Soben Properties Inc. (15240 Yonge St.)

Sandra Ferri Newmarket Main Street Holding. (15340 Yonge St.)

Vera Zorzit for 15233 Yonge Aurora Inc. (15233 Yonge St.)

Alessia Russo proxy for 15208 Yonge Street, Aurora, Ontario (15208 Yonge St)

Maria Georgopoulos for 15231 Yonge Street, Aurora, Ontario

Isabelle Russo proxy for Soben Properties Inc. (15229 Yonge St.)

Sandra Watson for 15242 Yonge Street, Aurora Ontario (15242 Yonge St.)

Mauro Bucci- proxy for 15236 Yonge Street, Aurora Ontario (Arnold Lane Corp)

Business Owners Present:

Laurion Law (41 Wellington St. East – Jack Laurion)

Russo Corp (78 Wellington St East – Joanne Russo)

George Condoyannis (15243 Yonge Street, Aurora, Ontario)



Town of Aurora
General Committee Report

No. PDS20-028

Subject: Request to Designate 15074 Yonge (“Poplar Villa”) under Part IV of the Ontario Heritage Act

Prepared by: Carlson Tsang, Planner/Heritage Planning

Department: Planning and Development Services

Date: July 7, 2020

Recommendation

1. That Report No. PDS20-028 be received;
2. That the property at 15074 Yonge Street, including the building known as “Poplar Villa” and its surrounding yards, be designated under Part IV of the *Ontario Heritage Act* as a property of Cultural Heritage Value or Interest;
3. That the Town Clerk be authorized to publish and serve Council’s Notice of Intention to Designate in accordance with the requirements of the *Ontario Heritage Act*; and,
4. That the designation by-law be brought before Council for adoption if no objections are received within the thirty (30) day period as per the *Ontario Heritage Act*.

Executive Summary

The purpose of this report is to provide General Committee with the necessary information to support a heritage designation for 15074 Yonge Street as a Property of Cultural Heritage Value or Interest under Section 29 (IV) of the Ontario Heritage Act.

- The Cultural Heritage Evaluation Report prepared by the Town’s Heritage Consultant suggests that the property meets the criteria for designation.
- The Heritage Advisory Committee’s Working Group is of the opinion that 15074 Yonge Street is classified as a ‘Group 1’ property, suggesting that it is of major significance and worthy of heritage designation under Part IV of the Ontario Heritage Act

- The applicant's Heritage Impact Assessment concludes that the property is worthy of designation. Important features include the Poplar Villa building, the front yard area and the 'U' shaped walkway fronting Yonge Street.
- Staff are of the opinion that the existing lawns surrounding the Poplar Villa building contribute significantly to the 'park-lot' character of the property. Staff recommend the 15074 Yonge Street be designated and that the existing south, east, north and west yards be listed as a heritage attribute for protection

Background

Property Description

15074 Yonge Street is approximately 1,883.9 m² (20,278.13 ft²) in size and is located near the north west intersection of Yonge Street and Reuben Street, south of Wellington Street West (see Attachment 1). The property is currently listed on the Town's Register of Properties of Cultural Heritage Value or Interest. There is an existing three-storey residence on the property known as "The Poplar Villa" or "Chateau", constructed circa 1912.

The building represents an excellent example of the Queen Anne Revival style, characterized by unique architectural features such as multiple irregular facades, steep pitch roof with varying rooflines and gables, tall bay and stained-glass windows, and a wrap-around verandas. The building was used a residence and support center for at-risk youth but is currently vacant.

History of the Property

In 1803, William J. Kennedy (a United Empire loyalist from the United States) purchased 210 acres of land near Yonge Street from the Crown including the subject property. The lands remained in the Kennedy family's ownership throughout much of the early to mid-nineteenth century, until 1855, when William Kennedy Junior began to subdivide the lands amongst the Kennedy children.

In 1876, Reuben J. Kennedy sold 40 village and park-lots by auction to interested buyers out of the Aurora Hotel. These lots formed the basis for the neighborhood that surrounds the subject property. Rueben J. Kennedy retained ownership of the three lots that formed the land of the subject property. Between 1886 and 1891, the lands were occupied by labour farmer James Eade and his family as tenants.

In 1908, the lands were sold to Charles A. Kennedy (Rueben J. Kennedy's son). In 1911, the lands were purchased by Ester and Samuel George who constructed the "Poplar Villa" building that currently exists on the property. The brick and cement work were completed by James Knowles who was a famous masonry contractor responsible for the work of many houses and buildings in the town.

In 1929, the property was sold to Florence Chadburn who used the building as a restaurant and inn known as "The Chateau". The name is derived from the building's resemblance to the style of architecture popularized in elaborate hotels built throughout Canada by the Canadian Railway Company in the early twentieth century. The Chateau attracted many American tourists due to its proximity to Toronto. The Chateau was closed in 1946 due to a decline in the tourist industry following the Second World War. The property was later sold to Norman and Elizabeth Bretz who leased the rooms in the building to workers from Ontario Hydro.

After a few more transfers of ownership, the current owner Youthdale Limited, purchased the property in 1972. Youthdale Limited was one of the first organizations to collaborate with the government and other local groups to assist families and youth in crisis. The property has been in continuous use as housing and a support centre for at-risk youth. However, this programme was recently cancelled and the building is currently vacant.

Architectural Features and Setting

The building is described as a three-storey structure designed in a Queen Anne Revival style with an irregular mass of projection and angles. The upper roofs are predominately steep-pitched with multiple rooflines, gables, dormers dome and a turret. The lower roofs are low sloped with gabled dormers and a dome. There are deep overhangs on the first, second and third storey. The exterior is built with a variety of molded block types, which includes rock face, panel smooth face, half block panel smooth face, and panel bush hammered face. The building features a classic Queen Anne style wrap-around verandah at the entrance. The wood windows have been replaced with fiberglass windows that have similar glazing patterns to the original. The building contains a single storey addition attached to the west.

The property is situated on a prominent elevation of land with northeast views over a ravine and Yonge Street. There is a 6 feet tall retaining wall along the property's frontage on Yonge Street. The property features a "park-lot" setting with generous lawns and large mature trees. There is pedestrian access provided from Yonge Street via two sets of stairs located at the north and south end of the property. Vehicle access is available from the rear via a driveway accessed from Reuben Street.

Severance Proposal

On August 6, 2019, the owner submitted a consent application to create a new lot on the property, with an area of 587.5 m² (6,323.79 ft²) and lot frontage of 12.46 m (40.87 ft); while retaining a parcel of land with an area of 1,296.4 m² (13,954.33 ft²) and lot frontage of 28.05 m (92 ft) (See Attachment 2). The Poplar Villa building is proposed to remain on the retained parcel without any physical alteration. The owner has not provided any information on future development plans for the proposed new lot. The applicant agreed to place the consent on hold until Council decides whether the property should be designated under the Ontario Heritage Act.

Ontario Heritage Act

15074 Yonge Street is a non-designated property listed on the Town's Heritage Register. The *Ontario Heritage Act* enables municipalities to pass a by-law to individually designate a property of cultural heritage value or interest. Individual properties being considered for heritage designation must meet one or more of the prescribed criteria from the O. Reg. 9/06, with respect to design or physical value; historical or associative value; and contextual value.

Provincial Policy Statement (2020)

The Provincial Policy Statement (PPS) provides policy direction on matters of provincial interest. The PPS identifies that significant built heritage resources and significant cultural heritage landscapes shall be conserved. Built heritage resource is defined in the PPS as a building, structure, monument, installation or any manufactured remnant that contributes to a property's cultural heritage value or interest as identified by a community; and they are generally located on a property that has been designated under Part IV or V of the Ontario Heritage Act, or included on local, provincial and/or federal registers.

York Region and Town of Aurora Official Plans

The York Region Official Plan encourages local municipalities to compile and maintain a register of significant cultural heritage resources, in consultation with heritage experts and local heritage committees. It requires local municipalities to conserve significant cultural heritage resources and ensure that development and site alteration of adjacent lands to protected heritage properties will conserve the attributes of the protected heritage property.

The Town's Official Plan states that all significant heritage resources shall be designated as being of cultural heritage value or interest in accordance with the *Ontario Heritage Act* to ensure effective protection and their continuing maintenance, conservation and restoration.

Analysis

The Cultural Heritage Evaluation Report (CHER) prepared by the Town's Heritage Consultant suggests that the property meets the criteria for heritage designation

The Town retained Stevens Burgess Architects Ltd. (SBA) to prepare a Cultural Heritage Evaluation Report (CHER) to assess the heritage value of the subject property (see Attachment 3). The report concludes that the subject property meets the criteria for heritage designation under Ontario Regulation 09/06 based on the design and contextual association for its exterior elements and setting. Below is a summary of the comments in the CHER:

Design or Physical Value

The building is a fine example of the Queen Anne Revival style. Many of its unique architectural details (i.e. the wrap-around verandah, complex asymmetry of design, multiple rooflines) demonstrate high degree of craftsmanship and artistic merits.

The building has a high degree of technical merits because it is one of the early buildings that used molded concrete blocks in Ontario. Molded concrete block was an inexpensive alternative to brick or stone made from readily available raw materials. The building's prevalent use of these blocks ties into the early development of the method in North America, and particularly in Ontario.

Historical or Associated Value

The building has historical association with Florence Allen who named the building "The Chateau" and operated it as a restaurant and Inn between 1929 and 1946. The property is also associated with Youthdale, which was one of the first organizations outside of Toronto to operate a supporting housing facility for at-risk youth.

The property yields understanding of a small tourist industry in Aurora during the 1930s that was broadly linked to a national effort to expand Canada's tourism industry by highlighting the benefits of smaller locales and their hospitality as well as the smaller centers as a refuge from city life.

Contextual Value

The building was a symbol of the “wealthy class’ in the neighborhood due its grand appearance and prominent location on Yonge Street. It is visually and historically linked to the “park lot” estates of the wealthy of the nineteenth century, which plays a significant role in defining the historical character of ‘Old Town” Aurora. The south, east, and north lawns are considered extant heritage features and should be included as an attribute should the property becomes designated

The property is elevated from the main street, which makes the building highly visible from both northbound and southbound of Yonge Street. The building is considered a landmark within the neighborhood and on this particular segment of Yonge Street.

Staff recommend the following attributes be listed in the Designation By-law should the property become designated:

- The scale, form, height and massing of the building, including the rounded section on the southeast corner, on a rectangular-shaped lot;
- The division of the building into horizontal planes, rock faced masonry, smooth face masonry, cinder blocks, low roofing bands, and stucco;
- A showcase of different molded cement blocks and cast cement elements;
- The wrap-around verandah with:
 - Rock face concrete foundations and piers supporting round molded concrete columns;
 - Smooth face molded concrete block railing lattice capped with concrete coping;
 - Poured concrete flooring and steps (2) leading up to the verandah;
 - Deep wooden roof wrap around support beam;
 - Tongue and groove soffit of lower roof and gable end;
 - “Band shell” feature with doomed roof;
- 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;
- Painted deep wood tongue and groove soffits, and paired wooden ornate brackets of the upper roof;

- 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;
- Multiple window types: tall and short, paired and triple, rectangular, square, square rotated, palladium, gothic arched, boxed, and curved;
- Glazed wooden doors to the verandah - one double, one single;
- Cement brick chimneys (2);
- The large size equivalent to three village lots;
- The vehicular access from the small lane to the rear;
- Views to the site from Yonge Street and from the site to the east and south;
- Lawns - south, east, and north with specie trees planted in a park-like manner;
- The pedestrian access from Yonge Street via two sets of concrete stairs and the semicircular path of concrete pavers connecting the stairs to the front entry.
- The placement of the building footprint at the centre of the lot

The Heritage Advisory Committee's Working Group is of the opinion that 15074 Yonge Street is classified as a 'Group 1' property, suggesting that it is of major significance and worthy of heritage designation under Part IV of the Ontario Heritage Act.

The Heritage Evaluation Working Group is a Sub-Committee of the Heritage Advisory Committee who assists in the heritage evaluation of a property. The evaluation of the property is based on the Town's criteria which focuses on design/architectural value, associated/historical value and contextual value. Depending on the score, the property would be categorized under the one of the following groups to determine its priority for designation:

On September 25, 2019, the Working Group met with Planning Staff to perform an evaluation of the subject property (see Attachment 4). The property scored 84.6/100. The score puts the property in Group 1, which suggests that the property is of major significance and worthy of designation for long-term protection.

The applicant's Heritage Impact Assessment concludes that the property is worthy of designation. Important features include the Poplar Villa building, the front yard area and the 'U' shaped walkway fronting Yonge Street.

The Heritage Impact Assessment (HIA) prepared by the owner's consultant concludes that the property has sufficient cultural heritage value or interest as defined by Ontario Regulation 09/06 to warrant heritage designation (see Attachment 5). The HIA recommends a Heritage Easement Agreement be entered into between the Town and the owner to provide increased

protection for the property. The HIA also recommends that the front yard facing Yonge Street, including the 'U' shaped walkway and other existing vegetation, be included as an attribute should the property become designated.

However, the applicants HIA concludes that the south, north and west lawns are not extant heritage features and do not warrant protection. The HIA supports the owner's proposal to sever the property to create a new lot where the existing south lawn is located, provided appropriate site-specific development restrictions (i.e. setbacks and height allowance) are imposed to ensure the protection of the Poplar Villa building and the property's view from Yonge Street.

Staff are of the opinion that the existing lawns surrounding the Poplar Villa building contribute significantly to the 'park-lot' character of the property. Staff recommend the 15074 Yonge Street be designated and that the existing south, east, north and west yards be listed as a heritage attribute for protection

Staff do not agree with the owner's HIA that the rear and side yards do not exhibit any heritage value. 15074 Yonge Street is a historical symbol of the "wealthy class" in the early 19th century. The generous lawns on the property contributed to its 'park-lot' character setting which isolated itself from the surrounding middleclass properties in the neighborhood. The contextual value of the property is largely attributed to its spaciousness as it is visually and historically linked to the estates of the wealthy class in the nineteenth century. As such, staff recommend that the yards currently surrounding the Poplar Villa building be identified as an attribute in the Heritage Designation By-law to protect the original setting of the property from future development.

Advisory Committee Review

The Heritage Advisory Committee reviewed the item on June 1, 2020 and expressed support for the heritage designation of the subject property. The Committee agreed with staff's recommendation that the existing yards are of significant heritage value and should be identified as an attribute in the designation by-law.

Legal Considerations

If Council decides to proceed with designation, a notice of intention to designate will be served on the property owner, Ontario Heritage Trust, and published in the local newspaper. Once the Town issues a Notice of Intention to Designate, the property is protected under the *Ontario Heritage Act* as designated. Any person may object to the notice of intention to

designate within 30 days of its publication. If there are no objections within the 30-day period, the designation by-law for the subject property will be brought forward to Council for approval. If there are objections, they will be referred to the Local Planning Appeal Tribunal for a hearing.

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. The usual *Ontario Heritage Act* notice obligations and objection timelines will apply to the decision. However, the timeline to prepare a record and forward the objection to the Local Planning Appeal Tribunal is suspended until the state of emergency is lifted.

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, and the approval of the recommendations will authorize the Town Clerk to publish and serve Council's Notice of Intention to Designate as per requirements of the *Ontario Heritage Act*, including notice in the local newspaper

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

1. That 15074 Yonge Street continue to be a listed (non-designated) property on the Aurora Registrar of Properties of Cultural Heritage Value or Interest.

Conclusions

Staff recommend that 15074 Yonge Street be designated under Section 29 (Part IV) of the Ontario Heritage Act, including the existing south, west, north and east yards surrounding the Poplar Villa building to ensure the protection of the property's original 'park-lot' setting from future development given the recommendations of the Town's heritage consultant and the evaluation undertaken by the Town's Heritage Advisory Committee.

Attachments

- Attachment 1 – Location Map
- Attachment 2 – Severance Proposal
- Attachment 3 - Cultural Heritage Evaluation Recommendation Report
- Attachment 4 – Evaluation Working Group Score
- Attachment 5 – Heritage Impact Assessment

Previous Reports

- Heritage Advisory Committee Report HAC19-007 – 15074 Yonge Street
- Heritage Advisory Committee Report HAC20-007- 15074 Yonge Street

Pre-submission Review

- Agenda Management Team review on June 18, 2020

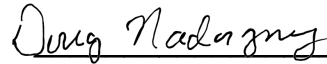
July 7, 2020

Page 11 of 11

Report No. PDS20-028

Departmental Approval

Approved for Agenda



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

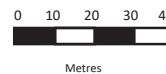
Doug Nadorozny
Chief Administrative Officer



LOCATION MAP

APPLICANT: Youthdale Limited
 LOCATION: 15074 Yonge Street
 FILE: C-2019-09
 ATTACHMENT 1

 SUBJECT LANDS



Attachment 2

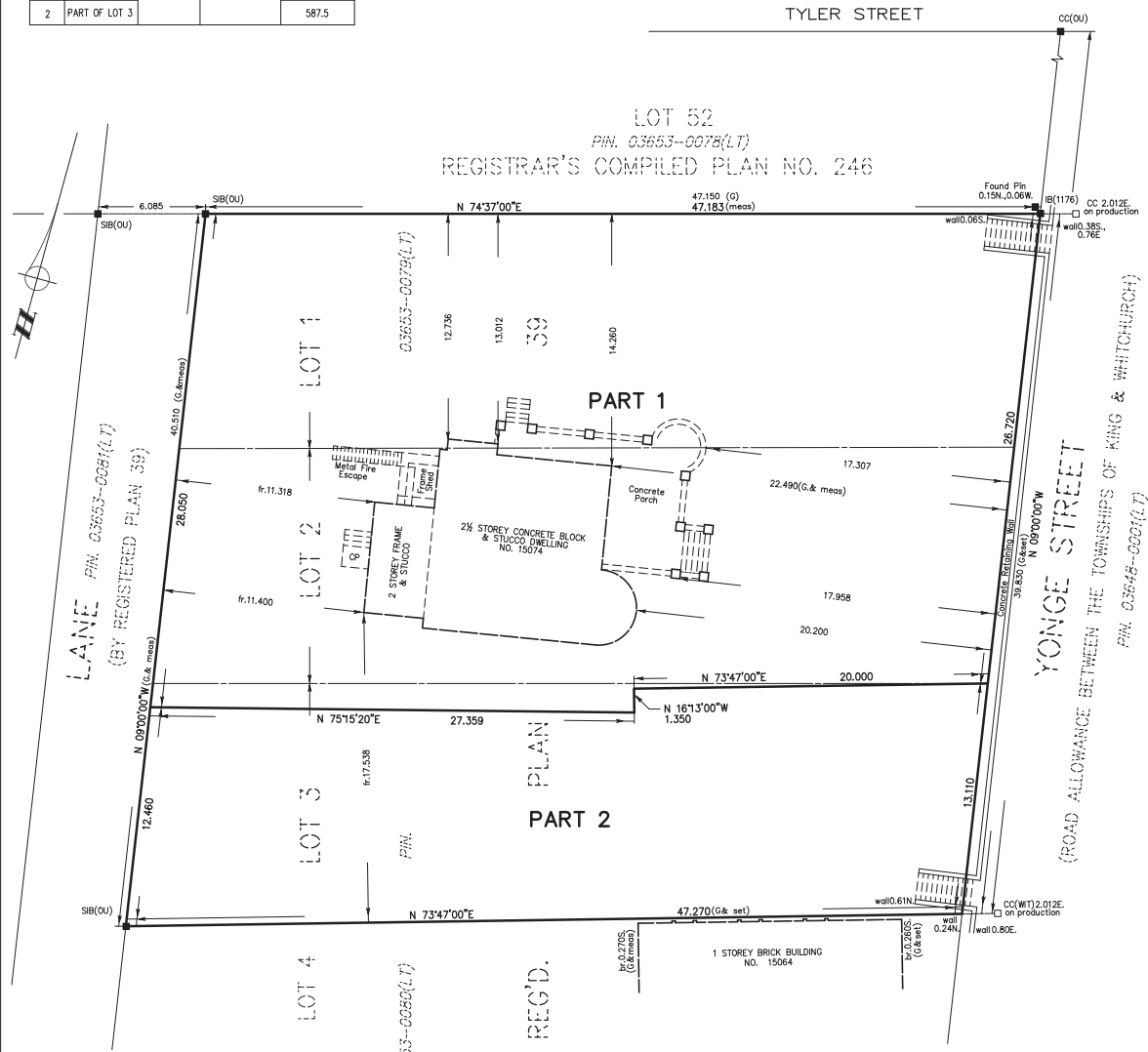
PLAN OF SURVEY OF
LOTS 1, 2 & 3, REGISTERED PLAN 39
TOWN OF AURORA
REGIONAL MUNICIPALITY OF YORK
 Scale 1 : 200
 PETER N. AUBREY O.L.S., 2019

I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.
 DATE : _____, 2019
 PETER N. AUBREY, O.L.S.

PLAN 65R-
 RECEIVED AND DEPOSITED :
 DATE : _____, 2019
 REPRESENTATIVE FOR LAND REGISTRAR FOR THE LAND TITLES DIVISION OF YORK REGION (NO. 65)

SCHEDULE

PART	LOT	REG'D PLAN	ALL OF PIN	AREA (m ²)
1	ALL OF LOTS 1 & 2 PART OF LOT 3	39	03653-0079(LT)	1296.4
2	PART OF LOT 3			587.5



DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF

POINT ID	NORTHING	EASTING
A		
B		

COORDINATE TABLE

POINT ID	NORTHING	EASTING
1		
2		
3		

NOTE
 BEARINGS ARE UTM GRID AND ARE DERIVED FROM OBSERVED REFERENCE POINTS A AND B, BY REAL TIME NETWORK (RTN) OBSERVATIONS, UTM ZONE 17, NAD83 (CSRS)(2010.0).

□ DENOTES SURVEY MONUMENT SET	lf DENOTES LINK WIRE FENCE
■ DENOTES SURVEY MONUMENT FOUND	bf DENOTES BOARD FENCE
SIB DENOTES STANDARD IRON BAR	WT DENOTES WITNESS
IB DENOTES IRON BAR	OU DENOTES ORIGIN UNKNOWN
CC DENOTES CUT CROSS	
G DENOTES R.A. GARDEN O.L.S.	
fr DENOTES FRAME	
br DENOTES BRICK	

BUILDING TIES ARE TO CONCRETE BLOCK EXCEPT AS NOTED.

SURVEYOR'S CERTIFICATE
 I CERTIFY THAT :
 1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT, THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
 2. THE SURVEY WAS COMPLETED ON THE _____ DAY OF _____ 2019.
 DATE _____, 2019
 PETER N. AUBREY
 ONTARIO LAND SURVEYOR

METRIC DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY

CAUTION COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES ON THIS PLAN. COORDINATE VALUES SHOWN ARE FOR GEOGRAPHIC INFORMATION SYSTEM INTEGRATION ONLY.

DONALD ROBERTS SURVEYING LTD. ONTARIO LAND SURVEYOR
 111 RAILSIDE ROAD SUITE 304 TORONTO ON M3A 1B2 (416)755-5320 mail@drs-surveys.ca

DRAWN	B.P.	REF. NO.
CHECKED	P.N.A.	
DATE	NOVEMBER 1, 2019	09-7142-1
SCALE	1 : 200	

CULTURAL HERITAGE EVALUATION REPORT

“Polar Villa” or “Chateau” 15074 Yonge Street, Town of Aurora



*15074 Yonge Street Aurora
Credit: SBA*

**Prepared for:
Planning and Development Services
Town of Aurora**

SBA Project No.: 19046

Date: November, 2019

Client David Waters, MCIP, RPP, PLE
Director, Planning & Development Services
Town of Aurora
Phone: 905-727-4755
Email: DWaters@aurora.ca

Authors Jane Burgess **OAA, CAHP, MRAIC, APT**
Stevens Burgess Architects Ltd.
40 St. Clair Avenue East, Suite 301
Toronto, Ontario M4T 1M9
Tel: 416-961-9690
Fax: 416-972-6417
Email: jane@sba.on.ca

Julia Rady, **PhD**
Stevens Burgess Architects Ltd.
40 St. Clair Avenue East, Suite 301
Toronto, Ontario M4T 1M9
Tel: 416-961-9690
Fax: 416-972-6417
Email: juliar@sba.on.ca

TABLE OF CONTENTS

1.0	INTRODUCTION	1
2.0	DESCRIPTION OF PROPERTY AND ITS CONTEXTS	2
2.1	Location	2
2.2	Legal Description / Survey	
2.3	Context - General.....	3
2.4	Context – Municipal Heritage Status	5
2.4.1	Listing in Aurora’s Registry of Properties of Cultural Heritage Value or Interest.....	5
2.4.2	Official Plan	5
2.4.3	Context – Heritage Character of the Neighbourhood	8
3.0	HISTORICAL SUMMARY	12
3.1	Development of the Area.....	12
3.2	Chronology of Ownership of the Subject Property	15
3.2.1	Historic Maps.....	16
3.3	History of the Subject Property.....	18
3.4	History of Molded Concrete Block	22
4.0	BUILT AND SETTING RESOURCE DESCRIPTION.....	23
4.1	Building	23
4.1.1	Exterior.....	25
4.1.2	Interior.....	29
4.2	Setting	31
5.0	HERITAGE EVALUATION OF THE RESOURCES.....	33
5.1	Introduction	33
5.2	Application of Provincial Criteria.....	33
5.2.1	Design or Physical Value.....	34
5.2.2	Historical Value or Associative Value	34
5.2.3	Contextual Value	35
5.3	Overall Evaluation Summary.....	35
5.4	Heritage Integrity.....	36
5.4.1	Built Heritage Integrity	36
5.5	Statement of Significance	37
6.0	CONCLUSION and RECOMMENDATIONS	38
6.1	Conclusions	38
6.2	Recommendations	38
7.0	REFERENCES and QUALIFICATIONS.....	39
7.1	References	39
7.2	Qualifications of Authors	41

Appendices:

- A** – Curriculum Vitae of Authors
- B** – Molded Concrete Block Reference Material
- C** – Life Safety Floor Plans

Cultural Heritage Evaluation Report
"Poplar Villa" 15074 Yonge Street, Town of Aurora

SBA No. 19046

1.0 INTRODUCTION

David Waters, the Director of Planning and Development Services for the Town of Aurora, contacted Stevens Burgess Architects Ltd. (SBA) to retain them as the Heritage Consultant to undertake a Cultural Heritage Evaluation Report (CHER).

15074 Yonge Street was listed on the Town's Municipal Register in 1984 but not designated under Part IV of the *Ontario Heritage Act*. The Town recently received an application to create two additional lots to be serviced by an existing rear lane way.

SBA visited the site on September 13th, 2019 to obtain photographic documentation of the property in its present condition. Both David Waters, Director of Planning & Development Services, and Carlson Tsang, Planner, from the Town of Aurora were also present at the review.

The site is currently used as housing for at-risk youth. This programme is slated to close in the near future leaving the premises vacant.

For its evaluation, SBA has evaluated the property using provincial criteria established in Regulation 9/06 under the *Ontario Heritage Act*. It was assessed for its built heritage. Unless otherwise noted the photographs are by SBA.

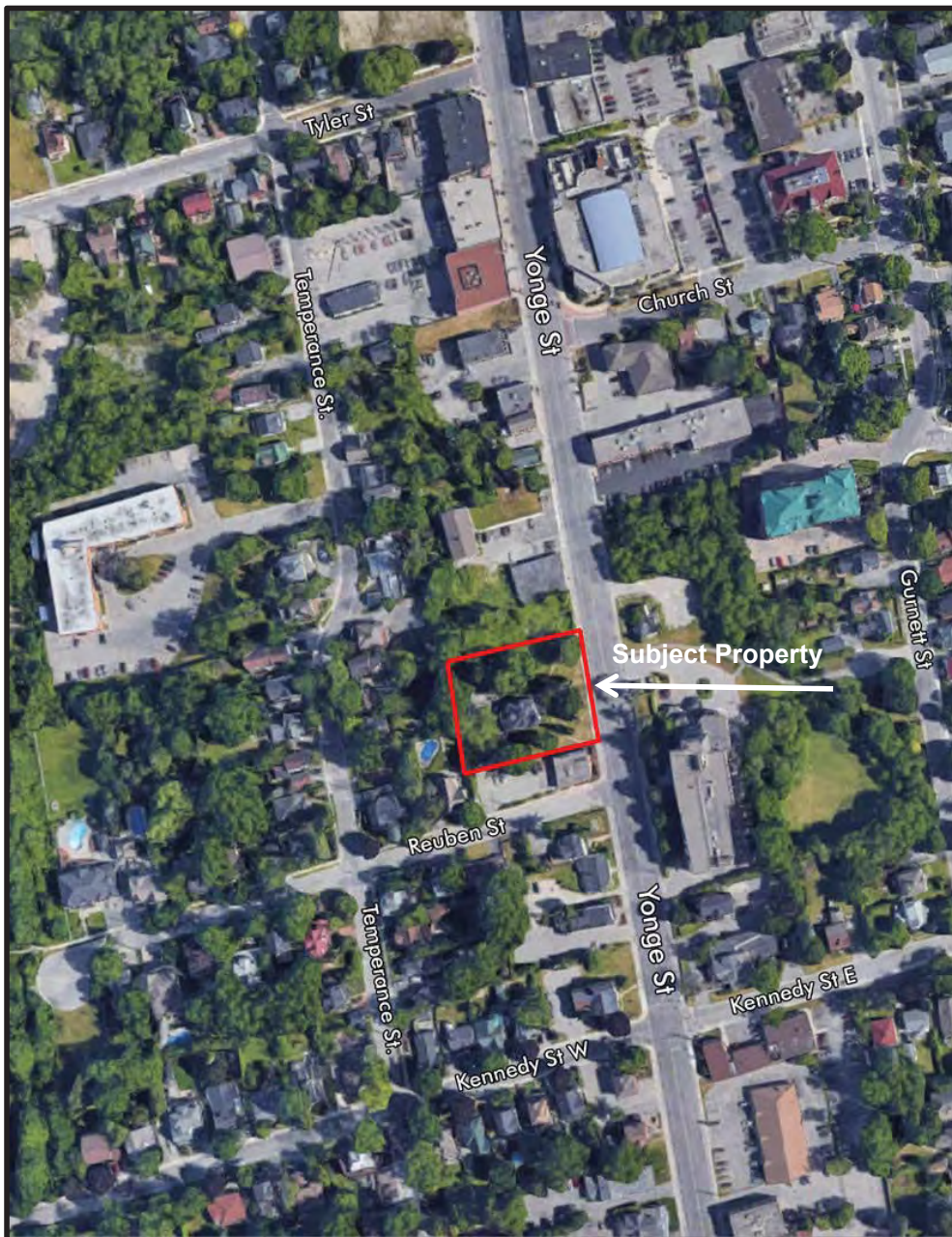
Cultural Heritage Evaluation Report
"Poplar Villa" 15074 Yonge Street, Town of Aurora

SBA No. 19046

2.0 DESCRIPTION OF PROPERTY AND ITS CONTEXT

2.1 Location

The property is located at 15074 Yonge Street in the Town of Aurora. It is located one building north of the intersection of Reuben Street and Yonge Street.



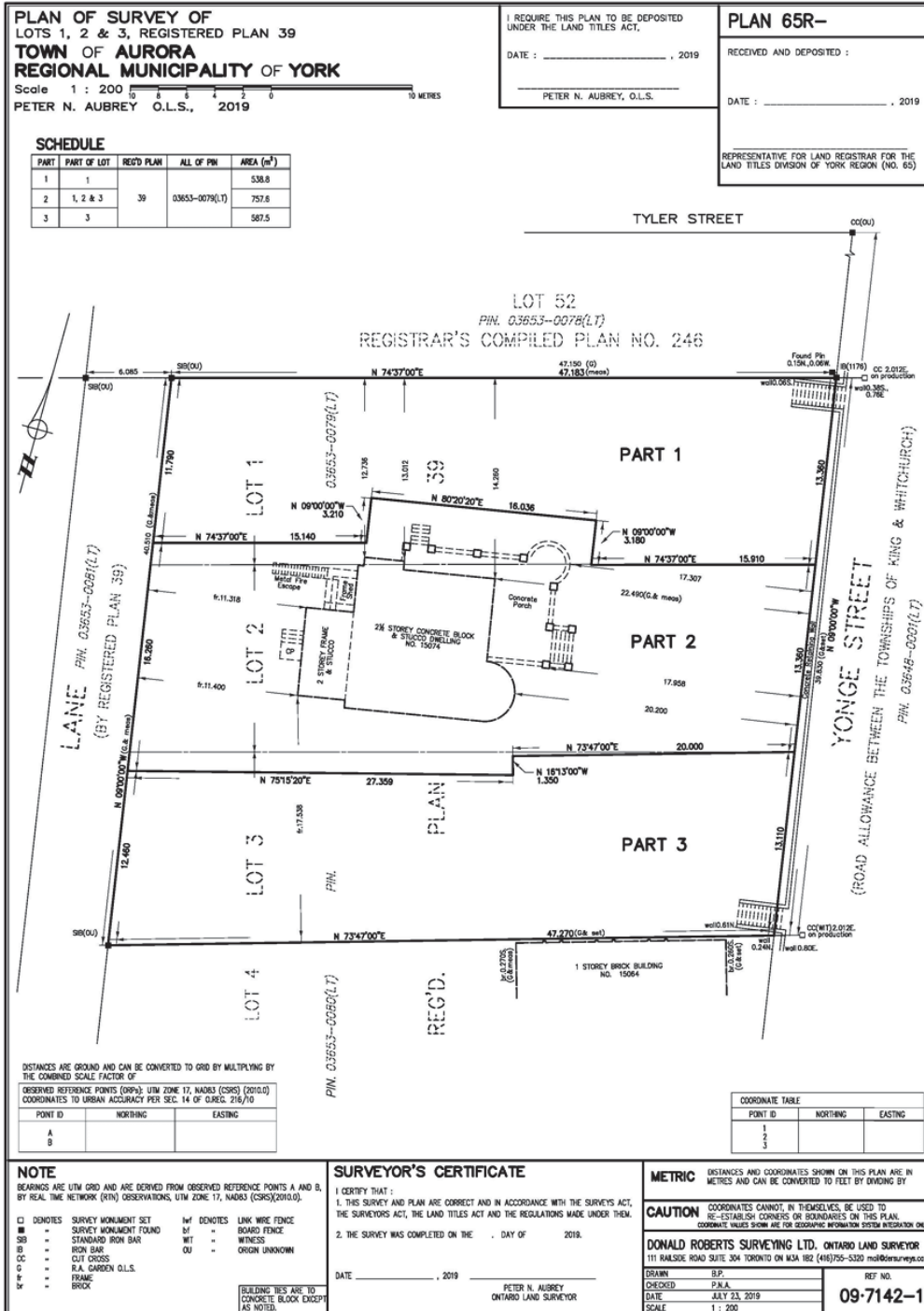
Location Plan
Credit: Google maps with SBA annotation

Cultural Heritage Evaluation Report
 "Poplar Villa" 15074 Yonge Street, Town of Aurora

SBA No. 19046

2.2 Legal Description / Survey

The property is comprised of Plan 39, lot 3, lot 2 and lot 1. Please note that the heavy lots lines are the current subdivision proposal.



Cultural Heritage Evaluation Report
"Poplar Villa" 15074 Yonge Street, Town of Aurora

SBA No. 19046

2.3 Context – General

The town of Aurora is located 30km north of Toronto, north of the Town of Richmond Hill and south of the City of Newmarket.¹ King City is located to the west and the Town of Whitchurch-Stouffville to the east. Gormley, the home of the North American Concrete Block and Tile Company, is to the south east. Aurora was one of many towns established during the northern extension of Yonge Street from Toronto during the early 19th century.

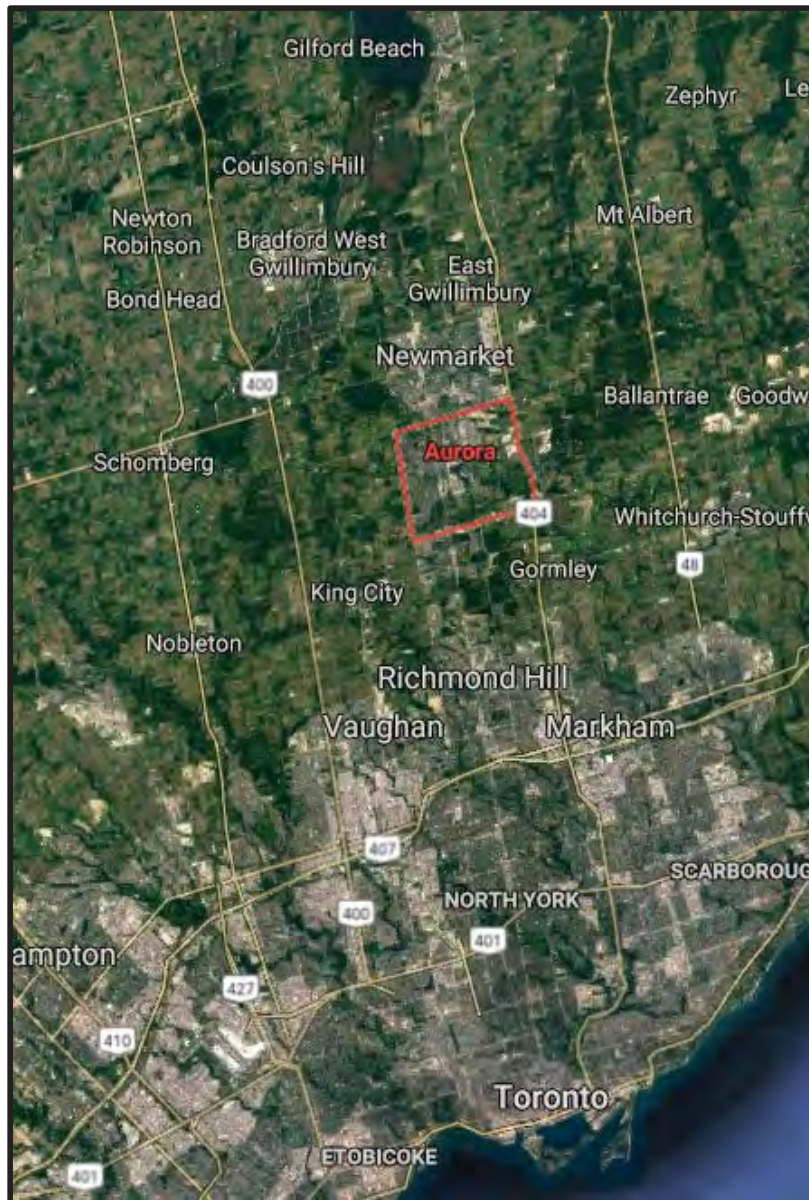


Figure 1: Area Physiography of Aurora and surrounding communities
Credit: Google Maps, 2019

¹ <https://www.thecanadianencyclopedia.ca/en/article/aurora>

Cultural Heritage Evaluation Report
"Poplar Villa" 15074 Yonge Street, Town of Aurora

SBA No. 19046

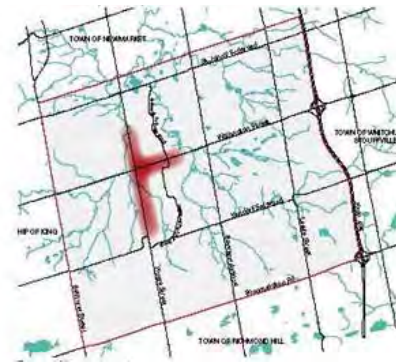
2.4 Context – Municipal Heritage Status

2.4.1 Listing in Aurora's Registry of Properties of Cultural Heritage Value or Interest

15074 Yonge Street was listed on the Town's Municipal Register in 1984. At that time, the Heritage Property Report included its evaluation on architectural and contextual significance.

2.4.2 Official Plan

The corridor along Yonge Street that abuts Wellington Street to the north and south was municipally recognized as part of the Aurora Promenade in 2010 within its Official Plan.² The Town developed its concept plan for the Aurora Promenade beginning in 2009, and released the report in 2010. The report resulted in the inclusion of the conclusions of *The Aurora Promenade Concept Plan* as its own section within the Town's redeveloped Official Plan in 2010. A Secondary Plan was developed for the Aurora Promenade and its character areas based upon the Concept Plan.



Town-wide Context Map
Credit: The Aurora Promenade
Concept Plan

The Aurora Promenade was broadly conceived to centre on the intersection of Yonge Street and Wellington Street as noted the Town-Wide Context Plan. Its northern boundary is Orchard Heights Boulevard and its southern boundary is the Canadian National Railway (a distance of 3.2 km). Its west-east axis extends from Mill Street to John West Way (a distance of 1.6km).

The relevant subsections from Section 13.3 – Policies for Built Cultural Heritage Resources are as follows:³

- a) *The Town will maintain a Register of Cultural Heritage Resources that are considered significant and have been identified by one or more of the following means:*
 - i. *designated under the Ontario Heritage Act;*
 - ii. *protected by an easement entered into under the Ontario Heritage Act;*
 - iii. *designated by the National Historic Sites and Monuments Board as a National Historic Site;*
 - iv. *identified by the Province of Ontario;*
 - v. *endorsed by the Council as having significant cultural heritage value, including built heritage resources, cultural heritage landscapes, areas with cultural heritage character and heritage cemeteries.*

² Town of Aurora Official Plan (2015 Revision), 87.

³ Town of Aurora, *Official Plan (2015 Revision)*, 158-160.

Cultural Heritage Evaluation Report
"Poplar Villa" 15074 Yonge Street, Town of Aurora

SBA No. 19046

-
- b) *The Register shall contain documentation, including legal description, owner information, statement of cultural heritage value and description of the heritage attributes for designated properties. A sufficient description of listed heritage resources will also be included. To ensure effective protection and to maintain its currency, the Register shall be updated regularly and be accessible to the public.*

 - c) *All significant heritage resources shall be designated as being of cultural heritage value or interest in accordance with the Ontario Heritage Act to help ensure effective protection and their continuing maintenance, conservation and restoration.*

 - d) *Evaluation Criteria for assessing the cultural heritage value of the cultural heritage resources have been developed by the Town in consultation with its Municipal Heritage Committee. The identification and evaluation of cultural heritage resources must be based on the following core values:*
 - i. aesthetic, design or physical value;*
 - ii. historical or associative value; and/or,*
 - iii. contextual value.*

Cultural Heritage Evaluation Report
“Poplar Villa” 15074 Yonge Street, Town of Aurora

SBA No. 19046

The property is located in the area identified as “Old Town” within the Aurora Promenade Concept Plan.⁴ The “Old Town” is a character area that contains within it three other character areas: the Cultural Precinct, the Wellington Street Village, and the Historic Downtown.⁵

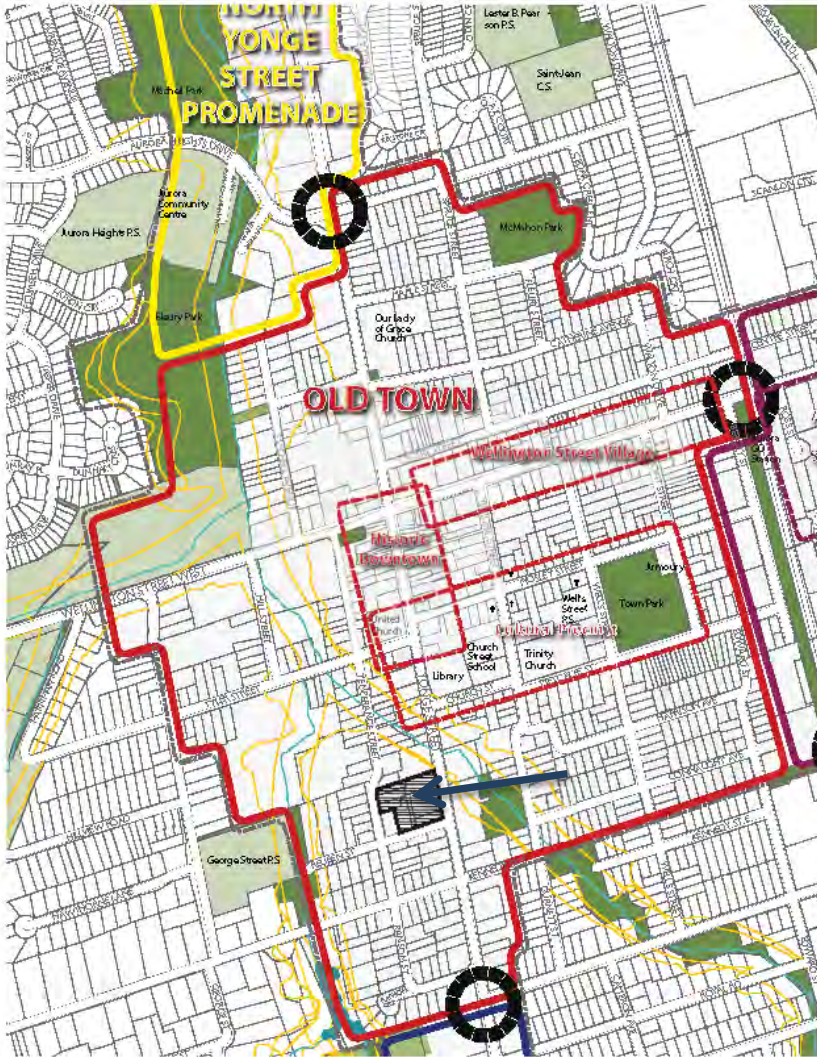


Figure 2: Character Area Map
Credit: The Aurora Promenade Concept Plan, with SBA annotation

The General Character Area of “Old Town” descriptions that apply to the property are as follows:

- *Old Town is centered on the Yonge and Wellington Street intersection. It includes the Historic Downtown, the Wellington Street Village, the Cultural Precinct and the residential neighbourhoods.*
- *The adjacent neighbourhoods were the earliest residential areas built in Aurora. They have a diverse mix of predominantly historic houses on tree lined streets.*

⁵ Town of Aurora, *Aurora Promenade Concept Plan*, (September 2010),16.

Cultural Heritage Evaluation Report
 "Poplar Villa" 15074 Yonge Street, Town of Aurora

SBA No. 19046

2.4.3 Context – Heritage Character of the Neighbourhood

The subject property is located in a neighbourhood that extends from Tyler Street in the north to Ransom Street in the South, and from the west side of Yonge Street east to the natural feature midblock. The neighbourhood is within the Old Town and is rich in heritage character.

The following buildings are listed within this neighbourhood:

Kennedy Street West – Yonge Street west to midblock natural feature

7 Kennedy St. W. Listed	8 Kennedy St. W. Listed	11 Kennedy St. W. Listed	12 Kennedy St. W. Listed	15 Kennedy St. W. Listed
19 Kennedy St. W. Listed	21 Kennedy St. W. Listed	24 Kennedy St. W. Listed	26 Kennedy St. W. Listed	28 Kennedy St. W. Listed
29 Kennedy St. W. Listed	34 Kennedy St. W. Listed	38 Kennedy St. W. Listed	41 Kennedy St. W. Listed	

Ransom and Reuben Streets

8 Ransom St. Listed	12 Ransom St. Listed	20 Ransom St. Listed	16 Reuben St. Listed	18–20 Reuben St. Listed
23 Reuben St. Listed	27 Reuben St. Listed	28 Reuben St. Listed	29 Reuben St. Listed	30 Reuben St. Listed
31 Reuben St. Listed				

Along Temperance Street between Tyler Street and Reuben Street

60 Temperance St. Listed	68 Temperance St. Listed	78 Temperance St. Listed	79 Temperance St. Listed	82 Temperance St. Listed
83 Temperance St. Listed	86 Temperance St. Listed	87 Temperance St. Listed	89 Temperance St. Listed	91 Temperance St. Listed
92 Temperance St. Listed	95 Temperance St. Listed	96 Temperance St. Listed	98 Temperance St. Part IV (Individual) - By-law 5354-11	99 Temperance St. Listed
100 Temperance St. Listed	101 Temperance St. Listed	102 Temperance St. Listed	103 Temperance St. Listed	104 Temperance St. Listed
107 Temperance St. Listed	108 Temperance St. Listed	110 Temperance St. Listed	113 Temperance St. Listed	113 Temperance St. Listed
117 Temperance St. Listed	119 Temperance St. Listed	120 Temperance St. Listed	121 Temperance St. Listed	126 Temperance St. Listed
134 Temperance St. Listed	137 Temperance St. Listed	138 Temperance St. Listed	139 Temperance St. Listed	142 Temperance St. Listed
143 Temperance St. Listed	144 Temperance St. Listed			

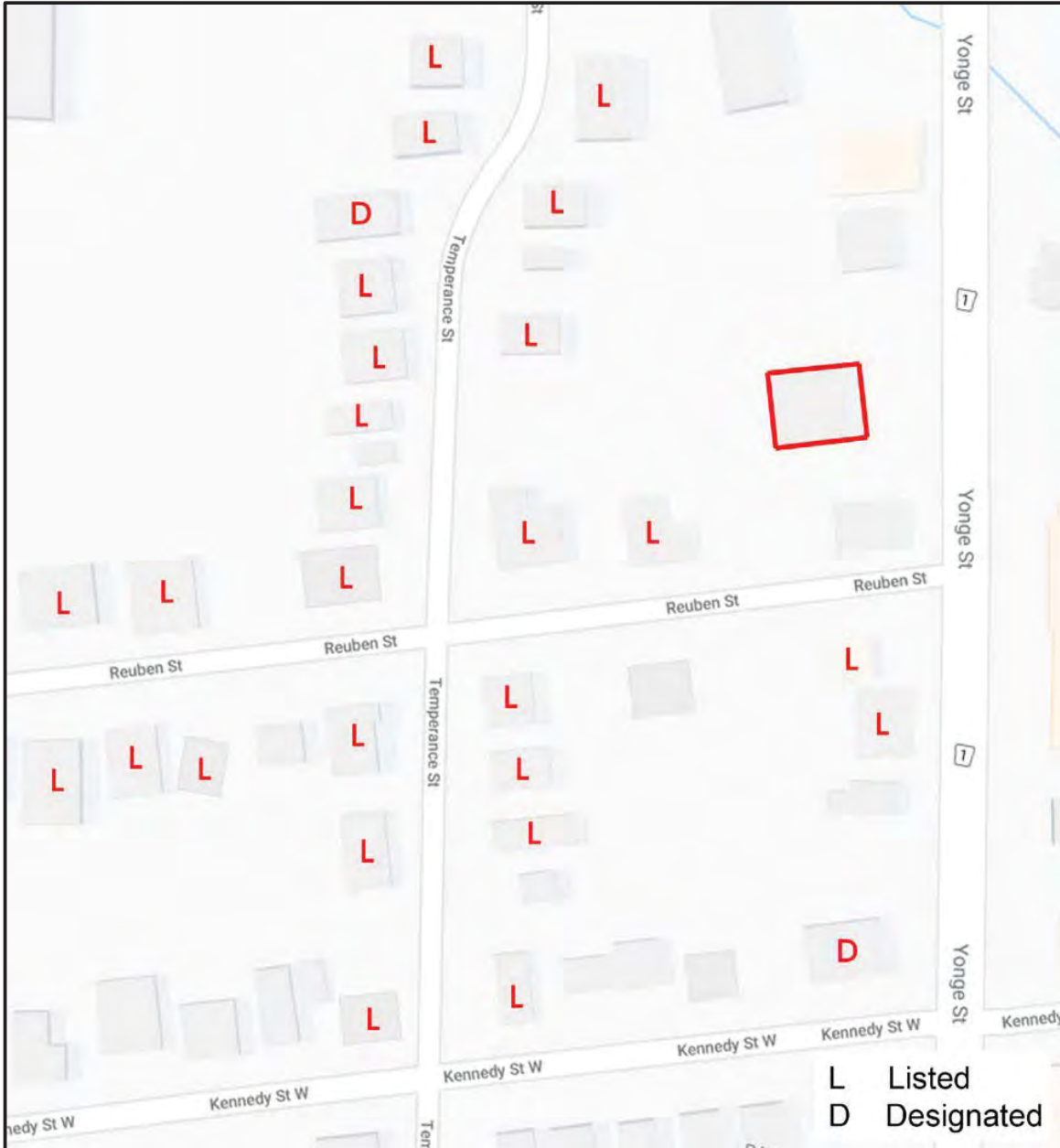
Along Yonge Street from the west side of Tyler Street to Reuben Street

14988 Yonge St. Listed	14996 Yonge St. Listed	15004 Yonge St. Listed	15010 Yonge St. Listed	15018 Yonge St. Listed
15032 Yonge St. Part IV (Individual) - By-law 4845-06.R	15037 Yonge St. Listed	15040 Yonge St. Listed	15048 Yonge St. Listed	15054 Yonge St. Listed
15074 Yonge St. Listed – Subject Property	15114 Yonge St. Listed			

Cultural Heritage Evaluation Report
"Poplar Villa" 15074 Yonge Street, Town of Aurora

SBA No. 19046

The immediate neighbourhood with listed and designated buildings is shown on the map below. Both buildings designated under Part IV of the *Ontario Heritage Act* are within this immediate neighbourhood. The subject property is noted by the red box.



Map of buildings with Heritage Status in the immediate area
Credit: SBA

The property at 15032 Yonge Street, located south of the subject property (at the intersection of Yonge Street and Kennedy Street West), is designated under the *Ontario Heritage Act* (Town of Aurora By-Law 4854.06.R). It is commonly referred to as "Elmwood Lodge."

Cultural Heritage Evaluation Report
"Poplar Villa" 15074 Yonge Street, Town of Aurora

SBA No. 19046

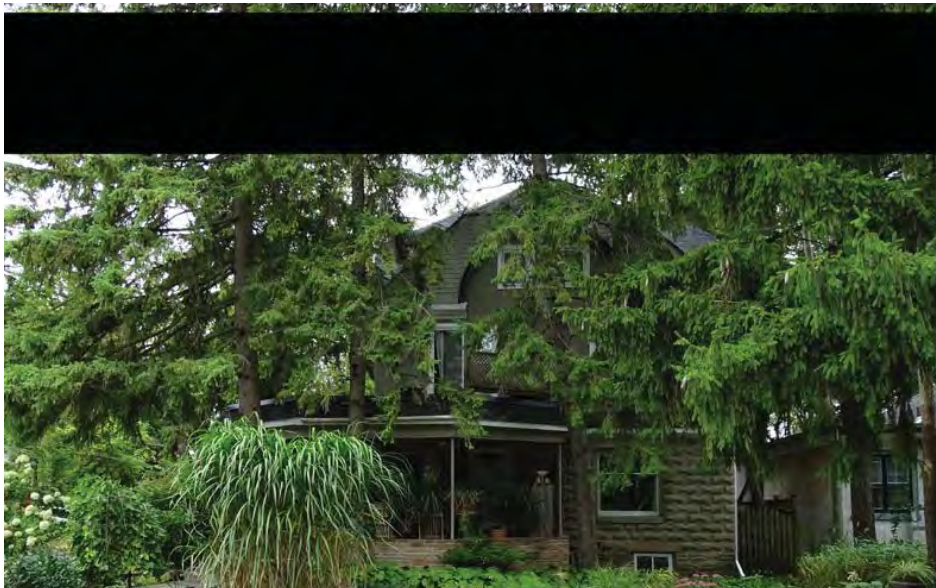


Looking North from Reuben St. along Temperance St.

Temperance Street maintains the characteristics of a scenic drive. It has narrow pavement with a narrow sidewalk that extends only along one side. The buildings are from the nineteenth and early twentieth century and are the type of house that would have belonged to skilled workers and the middle class. They are built close to the road and have mature landscaping.

Reuben Street extends west from Yonge Street until it terminates at the Lions Park. It has the same street profile and characteristics as Temperance Street.

The house at the northwest of Temperance and Reuben Street is constructed of the same molded concrete blocks as the subject property.



110 Temperance St.: Temperance St. and Reuben St.

Cultural Heritage Evaluation Report
"Poplar Villa" 15074 Yonge Street, Town of Aurora

SBA No. 19046

The subject property is served by a narrow, six meter wide lane, that terminates at the north property line. This lane serves the subject property as well as the long, narrow property to the west at 16 Reuben Street, which is an adjacent listed property.



The laneway running north from Reuben St. that services the property

Cultural Heritage Evaluation Report
"Poplar Villa" 15074 Yonge Street, Town of Aurora

SBA No. 19046

3.0 HISTORICAL SUMMARY

3.1 Development of Aurora

Prior to any settlement, the area that has since become known as Aurora was the traditional lands inhabited by the Mississauga, Iroquois, Huron, and Algonquin First Nations. These indigenous groups established trading networks amongst themselves and later with European voyageurs (fur traders) and settlers. After Britain established their colonial power in British North America in the 18th century the first Lieutenant-Governor, John Graves Simcoe, sought to capitalize upon the established portage route known as the Carrying Place trail for access to the northern Great Lakes.⁶ In 1795, Simcoe began a project to extend Yonge Street north from Toronto to Georgian Bay, in part as an effort to fortify British holdings and a military route to the Great Lakes from the threat of American attack,⁷ and in part to encourage settlement and agricultural industry in the colony. Simcoe imposed his own plans for the road on the ancient route.⁸ As the new road developed as an extension of Yonge Street from Toronto, so, too, did small towns, villages, and corners. Newcomers and settlers from Europe were attracted to the promise of ample and inexpensive land, and sought out opportunities in the new world.

Surveyors began mapping the land to the east and west of the northern extension of Yonge Street from Toronto in the 1790s. In 1797, the Crown began to offer deeds of land to settlers, and by 1801 fourteen homes had been built at the crossroads of Yonge Street and Wellington Street, which became the foundational corners for the town of Aurora.

Richard Machell was one of the earliest settlers in the area. He purchased the properties at the northeast, southeast, and southwest corners of Yonge and Wellington Streets in 1833. He established a mercantile business at the southeast corner that same year, and the area became more commonly known as "Machell's Corners."⁹ Tannery Creek, which forms a part of a smaller watershed of the East Holland River,¹⁰ cuts across the town and provided the area with the ability to establish a local mill that helped to bolster the town's early agro-industrial economy.

Aurora underwent expansion and change during the mid-19th century. The thriving wheat economy of the province and the expansion of transportation systems, especially railways, accelerated the pace of change due to the ability to transport goods not only across the province but to other markets along the St. Lawrence and further south.¹¹ The Grand Trunk Railway (GTR) extended through Aurora beginning



Figure 3: The Lady Elgin on its first trip from Toronto to Machell's Corners, 1853

⁶ Glenn Turner, *The Toronto Carrying Place: Rediscovering Toronto's Most Ancient Trail* (Toronto: Dundurn, 2015).

Credit: Toronto Public Library

⁷ Philip Carter, Paul Oberst, and the Town of Aurora, "Appendix C – A Short History of Old Northeast Aurora" in *Northeast Old Aurora Heritage Conservation District: The Plan* (2006), 191.

⁸ Ibid

⁹ <https://thecanadianencyclopedia.ca/en/article/aurora>

¹⁰ <https://www.lsrca.on.ca/Shared%20Documents/newsletter/science-newsletter-vol4.pdf>

¹¹ Randall White, *Ontario 1610-1985, A political and economic history*, (Toronto: Dundurn, 1985) 108-110.

Cultural Heritage Evaluation Report
"Poplar Villa" 15074 Yonge Street, Town of Aurora

SBA No. 19046

in 1853.¹² Contemporaneous to the railway expansion, the area south of Yonge and Wellington Streets began to flourish and grow into a commercial and retail centre for the growing town and surrounding area.

"Aurora" was officially incorporated as a village in 1863. It was later incorporated as a town in 1888. Between 1850 and 1890, more settlers arrived to the area so that the population increased from around 700 in 1863 to about 2100 in 1888.¹³ The GTR helped with the town's prosperity. Aurora as the "head of the rail" became a significant shipping centre.¹⁴ With a growing community and the access to other communities that the train provided, other social, cultural, and institutional sectors emerged. The town boasted four churches, a post office, a school, a Temperance Hall, and a Masonic Hall, as well as a Town Hall and central market.¹⁵



*Figure 4: Grand Trunk Railway Station, Aurora
c. 1907
Credit: M. Forsyth*

During the early twentieth century, Canadians became more engaged in an assortment of leisure activities. Recreational spaces like parks, rural spaces, or if you were able to afford the trip, the wilderness of northern Ontario, allowed citizens time to reflect and enjoy the outdoors.¹⁶ Within schools, churches, and broader reform movements, a trend began (and which continued throughout much of the 20th century) that equated leisure and activity for everyone with better citizenship and a sense of well-being and as an "antidote" for the hardships of labour and

¹² <http://casostation.ca/ontario-simcoe-h>

¹³ <https://thecanadianencyclopedia.ca/en/article/aurora>

¹⁴ <http://www.cnr-in-ontario.com/Reports/index.html?http://www.cnr-in-ontario.com/Reports/RSR-013.html>

¹⁵ Carter et al "Appendix C," 198-199.

¹⁶ Donald Kerr, editor, *Historical Atlas of Canada – Volume III: Addressing the Twentieth Century 1891-1961* (Toronto: University of Toronto Press, 1990) 68-69.

Cultural Heritage Evaluation Report
"Poplar Villa" 15074 Yonge Street, Town of Aurora

SBA No. 19046

industrial life.¹⁷ Hotels sprang up in smaller communities to accommodate travelers, and the expansion of the railway and highways provided greater access to places outside of a person's own town.¹⁸

In addition to the Grand Trunk, a radial line from Toronto extended to Aurora. By 1904, the Schomberg and Aurora Radial Railway was incorporated as a part of the Toronto and York Radial Rail Company. It expanded its complement of streetcars and extended the rail north along Yonge Street to Lake Simcoe.¹⁹ The rail allowed teenagers from surrounding communities to attend the high school in Aurora, and it meant families in Aurora could take day trips to other towns or Toronto easily (and vice versa).²⁰

The radial railway ran through Aurora from around 1899 and lasted until 1930. The line was not profitable in large part due to the growing popularity of automobiles; by the late 1920s when more people owned and operated cars as opposed to using the rail, the radial rail was retired.²¹ Regardless of whether travel was done by train or car, Aurora provided an easy day trip for people living in the city who wanted to leave for the fresh air and quiet provided by the countryside and small town setting.²²

Over the course of the mid to late 20th century, Aurora continued to grow in industry and residential neighbourhoods due to improved and expanded transit infrastructure, especially related to automobiles and highways. Aurora, too, became a destination for tourists seeking a calm refuge from city-life. This industry was not isolated to Aurora, but instead coincided with a national effort to attract tourists, especially those from the United States to Canada and a broader publicity campaign to showcase the charm and beauty of the country.²³ The suburban growth experienced across the province after the close of the Second World War in 1945 also transformed Aurora into a bedroom community for Toronto in large part due to its proximity to the metropole but with the added enticement of living outside of the busy city.

Local development, such as that of Frank Stronach and his Magna Corporation, in the area also helped to provide new manufacturing and industrial opportunities to bolster the economy of Aurora and the surrounding area. The increased development in Aurora increased the pressure for development intensification.

¹⁷ Kerr, ed., *Historical Atlas of Canada – Addressing the Twentieth Century*, 70.

¹⁸ *Ibid*, 70.

¹⁹ <http://edrh.rhpl.richmondhill.on.ca/default.asp?ID=s10.1>

²⁰ *Ibid*

²¹ https://onthisspot.ca/cities/aurora/heritage_aurora

²² http://www.archives.gov.on.ca/en/explore/online/tourism/transportation_cottage.aspx

²³ Alisa Apostle, "Canada, Vacations Unlimited: The Canadian Government Tourism Industry, 1934-1959," Ph.D. dissertation. Queen's University, 2003

Cultural Heritage Evaluation Report
 "Poplar Villa" 15074 Yonge Street, Town of Aurora

SBA No. 19046

3.2 Chronology of Ownership of the Subject Property²⁴

Year	Vendor	Purchaser	Land Parcel	Comments
1803	The Crown	William J. Kennedy	Lot 79, Con. 1 King – All 210 acres	Aurora, as it was later named, straddled two townships: King and Whitchurch. Yonge Street was the dividing line between the two townships. The subject property was part of King Township to the west of Yonge Street.
1829	William J. Kennedy	William Kennedy Jr.	North half less west 5 acres	The property passes to William J. Kennedy's son through his will
1868	George W. Kennedy	Reuben J. Kennedy	100 acres, north ½ (this includes the area of the subject property)	George is William Jr.'s son
There is a break in the chain between the concession book and the plan book after 1868.				
1876	Reuben Kennedy sells much of his property divided into Park and Village lots via auction. ²⁵			
1894	Reuben J. Kennedy	Harriet P. Kennedy	Lots 1, 2, 3 Plan 39 Aurora	The subject property is comprised of these Lots
1908	Harriet P. Kennedy	Charles A. Kennedy	As above	Charles is the grandson of William Sr.
1911	Charles A. Kennedy	Esther A. George	As above	
1918	Esther A. George	Samuel George	As above	J.M. Walton rents the house from 1917-1919.
1919	Samuel George	Constance Wells	As above	
1929	Constance Wells	Albert G. Wells	As above	
	Albert G. Wells	Florence Chadburn	As above	Florence Chadburn married and changed her name to Florence Allen. Operates a tourist home - "Chateau." Son Lloyd V Chadburn a RCAF fighter of Distinction in WW II
1946	Florence Allen	Norman H. Bretz and Elizabeth H. Bretz	As above	
1956	Elizabeth Bretz dies and her estate passes to her husband Norman who dies later that same year. The housekeeper for the Bretz's retains the house until such a time as she no longer had use for it and could be sold.			
1963	William Bretz, executor of Norman Bretz's estate	Phyllis Pearson and Dorothy Hollingshead	As above	
1967	Phyllis Pearson and Dorothy Hollingshead	Sherry-Joyce Securities Ltd.	As above	
1969	Sherry-Joyce Securities Ltd.	Dan Hegler	As above	
1972	Dan Hegler	Youthdale Ltd.	As above	

²⁴ Title compiled from Title Search conducted by Monica Mitchell at the Aurora Land Registry Office in 2019 and a previous search conducted by K. Anderson at the Registry Office in Newmarket in 1982.

²⁵ Aurora Banner, July 7, 1876

Cultural Heritage Evaluation Report
"Poplar Villa" 15074 Yonge Street, Town of Aurora

SBA No. 19046

3.2.1 Historic Maps

The subject property is highlighted in red



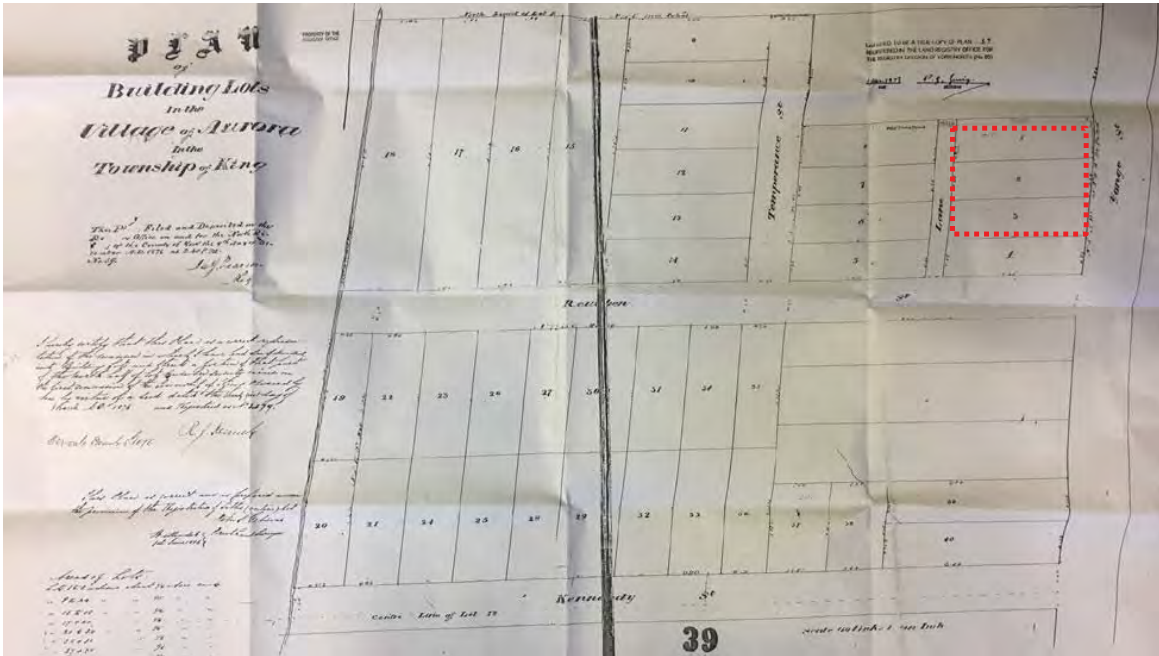
Plan 9 Survey, 1843
Credit: Aurora Land Registry Office



Tremaine Map, 1860 –
Full extent of William
Kennedy's land holdings
highlighted

Cultural Heritage Evaluation Report
 "Poplar Villa" 15074 Yonge Street, Town of Aurora

SBA No. 19046



Plan of Building Lots in the Village of Aurora, 1876
 Credit: Aurora Land Registry Office

In 1876, Reuben Kennedy (who was also responsible for the above survey) divided and sold town and village sized lots.



County Atlas Map, 1880

Note: Due to steep grades, the lot north of the subject property is larger than the other village lots. There is a lane already in existence (noted by an arrow) that shows the grade difference from the site to Yonge Street.

Cultural Heritage Evaluation Report
"Poplar Villa" 15074 Yonge Street, Town of Aurora

SBA No. 19046

3.3 History of the Subject Property

In 1803, William J. Kennedy purchased 210 acres of land from the Crown. Kennedy was one of a few individuals who purchased large amounts of land that abutted Yonge Street that later comprised the foundational streets and neighbourhoods of the Town of Aurora.²⁶ William had been born in Maryland in the United States in 1753. He came to Canada as a United Empire Loyalist after the American Revolutionary War;²⁷ his loyalty was likely rewarded with the land grant. Kennedy assumed a position of some authority in the Township, in part due to his land holdings. He is listed as a Warden within the Township of King in *the History of Toronto and County of York* for the year 1809.²⁸

William Kennedy had seven children, and the subject property (and surrounding area) remained in the control of the Kennedy family throughout much of the early to mid-nineteenth century. In 1855, William Kennedy Jr. began to sell parts of the farmland, and some of it was divided amongst the male Kennedy children.²⁹ The Tremaine map of 1860 (please refer to *section 3.2.1*) shows a small house set to the west of Yonge Street on the Kennedy property.

The Kennedys continued to farm much of their property and subdivided it amongst the Kennedy children. For example, it is noted in *the History of Toronto and County of York* that Reuben J. Kennedy (the third son of William Sr) farmed much of his lands and had a significant livestock trade specializing in thoroughbred cattle, sheep, and horses.³⁰ Like many land owners of the period, Reuben Kennedy left the farming to tenants while he resided in Toronto.

Kennedy had a keen interest in real estate. In 1876, he sold 40 village and park lots by auction to interested buyers out of the Aurora Hotel.³¹ These lots formed the basis for the neighbourhood that surrounds the subject property. Kennedy retained ownership of the three lots (1, 2, and 3) that formed the land of the subject property, but he did not live there. The assessment rolls for the town dated 1886-1891 note that the labourer James Eade and his family were the tenants,³² which supports the idea of a tenant farmer on the land. *A History of Toronto and the County of York* note Reuben Kennedy as an owner of fine thoroughbred sheep, cattle, and horses. Kennedy likely left the labour of farming to his tenants but remained nominally in charge of the farm as he pursued other career interests.

In addition to real estate, Reuben Kennedy had an interest in local government and politics. He was the school board chairman for the area,³³ and he was well connected in Ontario politics. He assisted Sir William Mulock's political campaigns, and was actively involved in the real estate business of Toronto and area.³⁴ Reuben Kennedy constructed a residence at 15032 Yonge Street in a yellow bricked Victorian house that a later owner named Elmwood Lodge.³⁵

Upon his death in 1909, the obituary that appeared in the *Toronto Globe* cites his residence in Toronto, Kennedy having moved away from Aurora in 1891.³⁶ Kenney's land holdings and his

²⁶ <https://www.historicplaces.ca/en/rep-reg/place-lieu.aspx?id=9031>

²⁷ <https://www.findagrave.com/memorial/141213416/william-kennedy>, with notes from Aurora Museum & Archives

²⁸ History of Toronto and the County of York: Section III King Township

²⁹ Aurora Museum & Archives notes

³⁰ Ibid

³¹ *Aurora Banner* September 29, 1876.

³² Aurora Assessment Rolls, 1886-1891.

³³ *Aurora Banner*, April 16, 1909.

³⁴ *Aurora Banner*, April 16, 1909.

³⁵ <https://www.historicplaces.ca/en/rep-reg/place-lieu.aspx?id=9031>

³⁶ "Obituary of R.J. Kennedy," *Toronto Globe* April 16, 1909.

Cultural Heritage Evaluation Report
"Poplar Villa" 15074 Yonge Street, Town of Aurora

SBA No. 19046

political career support the idea that he perhaps maintained a secondary residence in Aurora while primarily living in Toronto.

Prior to his death, Reuben Kennedy's son, Charles, bought the property in 1908. Charles was a dentist who lived and worked in Toronto specializing in orthodontia; he also taught in the Faculty of Dentistry at the University of Toronto.³⁷ Charles sold the three lots that comprise the subject property three years later to Esther George.

Esther George and her husband, Samuel, constructed the house on the subject property known as Poplar Villa. In 1911, *The Aurora Banner*, the local newspaper, reported that Samuel George intended to build a fine home on their property and to grade and terrace the land.³⁸ Construction took time. The paper reported that the foundations were complete a year later.³⁹ The Georges did not reside on the premises, or at least not for long. According to his diary, James Walton, a prominent local citizen and banker, lived at the house between 1917 and 1919.⁴⁰



"Poplar Villa" circa 1913
Credit: Aurora Museum & Archives

In 1919, the Georges sold the property to Constance Wells. The ownership of the property passed to Albert Wells in 1927, who in turn sold it to Florence Chadburn in 1929.⁴¹ Under the

³⁷ https://exhibits.library.utoronto.ca/exhibits/show/dentistry-library-anniversary/ca_kennedy

³⁸ *Aurora Banner*, May 19, 1911.

³⁹ *Aurora Banner*, May 17, 1912.

⁴⁰ Walton Diaries, *Aurora Museum & Archives*.

⁴¹ Aurora Museum & archives, notes

Cultural Heritage Evaluation Report
"Poplar Villa" 15074 Yonge Street, Town of Aurora

SBA No. 19046

ownership of Chadburns the location flourished as a restaurant and inn known as "The Chateau."⁴²



The "Chateau" circa 1929
Credit: Aurora Museum & Archives

Chadburn married Frank Allen and together they oversaw the day-to-day operations. Mr. Allen maintained the buildings and grounds while Mrs. Allen managed and cooked. One of the summer staff, Flo Murray, recalls a large sign on the front lawn that read "Recommended by Duncan Hines."⁴³ In its brochure on travel destinations and inns, the Duncan Hines Company notes the large premises of the Chateau Inn in Aurora that could accommodate up to thirty guests.⁴⁴ Murray recalled that many of the visitors to "The Chateau" were American tourists⁴⁵ - perhaps a result of Mrs. Allen's family connection to Buffalo, New York.⁴⁶ The Chateau's short commute to Toronto of twenty minutes was likely an attractive enticement to guests who could enjoy the city and the quiet retirement of a small town and its countryside.

The Allens lived on the premises as well as Florence's son from her first marriage, Lloyd. Lloyd enlisted with the Royal Canadian Air Force (RCAF) in 1940; he travelled Canada encouraging citizens to buy Victory Bonds, and went overseas as a squadron leader and wing commander later in the Second World War. He was shot down and killed on his last tour.⁴⁷

⁴² Flo Murray, "Lloyd Chadburn's Link to the Chateau," in *The Auroran* November, 2003 pp 1 and 16 retrieved at: http://www.newspapers-online.com/auroran/?wpfb_dl=869

⁴³ Ibid

⁴⁴ *Lodging for a Night – A Duncan Hines Book – A Directory of Hotels Possessing Modern Comforts, Inviting Cottages, and Modern Auto Courts, also Guest Houses whose Accommodations Permit the Reception of Discriminating Guests - Third Edition* (Chicago: 1940).

⁴⁵ Ibid

⁴⁶ Ibid

⁴⁷ Ibid

Cultural Heritage Evaluation Report
"Poplar Villa" 15074 Yonge Street, Town of Aurora

SBA No. 19046

Florence sold the chateau in 1946. The business was likely hurt by the war and a dramatic slowdown in the tourist industry; and in addition, after the death of her son Florence might have not wanted to continue with the business. The Allens sold the property to Norman and Elizabeth Bretz.

Bretz was a former RCAF pilot who married Elizabeth who also served with the RCAF in a clerical capacity out of Moose Jaw.⁴⁸ The two bought the home to start their lives together after the war. Unfortunately, Norman was unable to find regular civilian work and so they let the rooms of the large house on a monthly basis to men working for Ontario Hydro north of Toronto. Elizabeth died in January, 1956, and Norman died later that same year at age 43. They had no children. In his will, Norman instructed that the house should be used by housekeeper for as long as she could use it.⁴⁹ She likely did so until 1963 when the property was sold again by executors of the Bretz estate.

Between 1963 and 1972 the property was sold a few times – first in 1963 to Phyllis Pearson and Dorothy Hollingshead, then in 1967 to Sherry-Jaye Securities Ltd, in 1969 to Dan Hagler, and then finally to Youthdale Limited in 1972.

The company began in 1969 in Toronto to help six troubled children in Toronto, and has since expanded.⁵⁰ The Ontario Ministry of Health began to fund mental health initiatives for children in 1972. As a result, Youthdale expanded their operations outside of the city and was one of the first organizations to partner with the government and other local groups to assist families and youth in crisis.⁵¹ The property has been in continuous use as housing and a support centre for at-risk youth under the ownership of Youthdale Limited since the time of their purchase over forty years ago.

⁴⁸ <http://www.bretz.ca/GenWeb/html/bretz/narratives/4/>

⁴⁹ Ibid

⁵⁰ http://youthdale.ca/en/about_us/

⁵¹ Ibid

Cultural Heritage Evaluation Report
"Poplar Villa" 15074 Yonge Street, Town of Aurora

SBA No. 19046

3.4 History of Molded Concrete Block *(See also Appendix B)*

Molded concrete blocks were an inexpensive alternative to brick or stone made from readily available raw materials (cement, sand, and aggregates — important in a time of decreasing lumber supply), and assembled like ordinary masonry. They were also touted as convenient, fireproof, lighter than stone, and stronger than brick. The subject property's prevalent use of these blocks ties into a broader development of the method in North America and particularly in Ontario.

In North America concrete blocks first appeared in the 1860s when several patents were issued and companies began mass-producing concrete blocks. When Portland cement became widely available in the 1890s concrete block manufacturing took off.

The availability of inexpensive block-making machinery led to the next phase in its popularity as a design and construction method. Harmon S. Palmer created the first block molding machine in 1900. With his machine, blocks could not only imitate natural stone but could also produce other designs, which increased the popularity of their use and their versatility in design. The machines were more readily available to everyday consumers were sold in the Sears Roebuck & Company catalogue. The process to create the blocks was simple: mix concrete in a mixer and then pour the concrete into a mold.

There were house plans for houses that were completely built out of molded block but these were far more simple rectangular buildings than the subject property.

The North American Cement Block and Tile Company started up in Gormley, approximately fourteen kilometers from the site, in 1905. This company had the equipment to make molded concrete blocks of many kinds and was probably the source for the blocks used on the subject property. The proximity of the North American Cement Block and Tile Company started up in Gormley is likely the reason there are so many examples of the use of molded concrete blocks in Aurora.

In the 1930s new automated machines which could produce only smooth faced concrete block for more cost effectively than individually molded block were widely being used. The cost effectiveness along with changing architectural taste for cleaner smoother lines rendered molded concrete block a thing of the past.

Cultural Heritage Evaluation Report
"Poplar Villa" 15074 Yonge Street, Town of Aurora

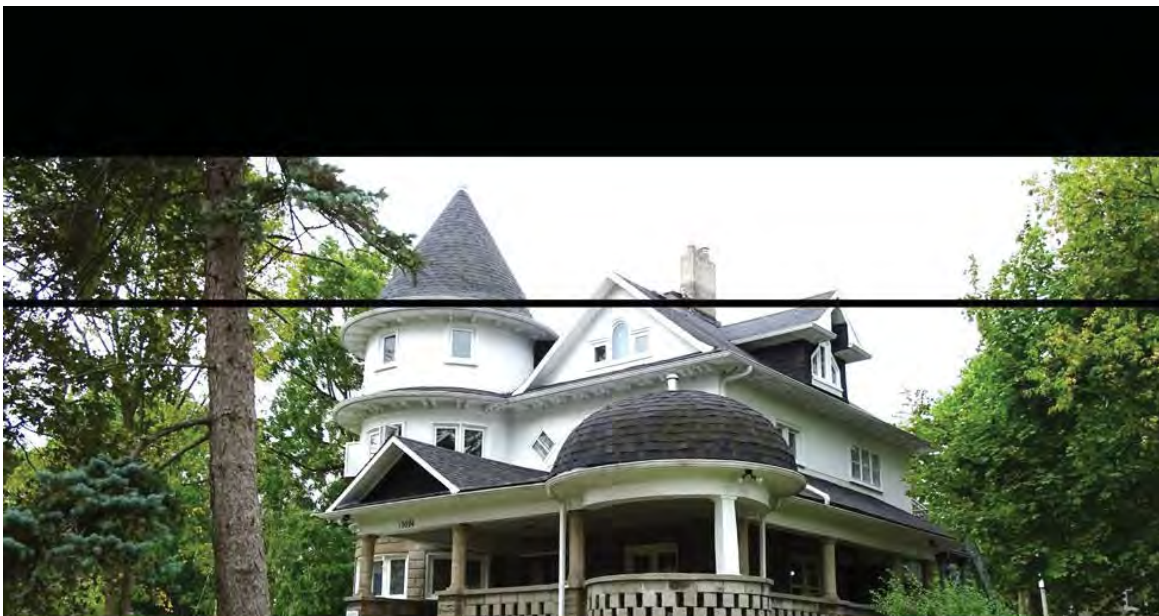
SBA No. 19046

4.0 BUILDING and SETTING RESOURCE DESCRIPTION

4.1 Building



Front Elevation from Southeast



Front Elevation from Northeast

Cultural Heritage Evaluation Report
"Poplar Villa" 15074 Yonge Street, Town of Aurora

SBA No. 19046



South Elevation



North and Rear Elevation

Style

It is a fine example of the Queen Anne Revival Style. The Queen Anne Revival Style had a relatively short period of popularity in Ontario between 1870-1910,⁵² and as a result there are fewer examples of this style than the ubiquitous Victorian Style. The Queen Anne Revival style traits that are exemplified in this house are:

- Façade: *Irregular, multiple surfaces with intricate woodwork;*
- Roof: *Steep pitch with multiple rooflines and gables;*
- Windows: *Tall, also palladium, bay and stained-glass;*
- Entrance: *In verandah, ornate door with glass inserts;*
- Verandas: *Wide, wrap-around with round columns.*

Massing

The massing is very complex and asymmetrical.

- Massing ranges from three full storeys with a steep, sloped roof to a single storey with a low, sloped roof;
- It is broken into five horizontal bands:
 - Rock face molded block foundation;
 - Panel face molded block first level;
 - broken from the second level by a banding of roofing;
 - stuccoed second level;
 - broken by another band of ornate soffit woodwork from the complex roofscape.

⁵² <http://www.ontarioarchitecture.com/QueenAnne.htm>

See also, *Ontario Style Guide* (Heritage Resource Centre: University of Waterloo, 2001).

Cultural Heritage Evaluation Report
"Poplar Villa" 15074 Yonge Street, Town of Aurora

SBA No. 19046

4.1.1 Exterior

Concrete Masonry Overview *(See also Section 3.3: History of Molded Concrete Blocks)*

This building is a showcase of molded block types. At a minimum there are: rock face - curved and straight (on the foundation); panel smooth face - curved and straight (at the first level); half block panel smooth face (as the verandah lattice); panel bush hammered face (at the verandah walls); curve and straight window sills and lintels; and columns, column bases and column capitals.



Rock Face



Panel Smooth Face



Half Block Panel Smooth Face

Foundation

The foundation is poured concrete. It is underpinned in one area to increase headroom. The foundation does not extend under the tower or rear addition.

Cultural Heritage Evaluation Report
"Poplar Villa" 15074 Yonge Street, Town of Aurora

SBA No. 19046

Verandah

The property has a classic Queen Anne wrap-around verandah with a "bandshell" like area that affords views to the ravine to the north and to Yonge Street. The verandah's features include:

- Gabled, domed, and pitched roofs. Deep along the face and shallow along the north;
- Deep wood beams with small wood modeling in middle;
- Molded concrete smooth faced columns. Three rounds make the shaft with separate base, and capital segments;
- The columns sit on rock faced model concrete block piers;
- There is one wood column sitting directly on the lattice wall;
- A railing of smooth-faced molded concrete half block panel lattice with a cast concrete coping span between rock face piers;
- Poured in place concrete floor. Verandah floors are most commonly wood, and remains the norm even today. The use of concrete shows an unusual dedication to the material;
- The soffits are tongue and grooved wood while the ceiling is paneling. It is very possible there is a tongue and groove ceiling beneath the paneling;
- The steps up to the entry are poured concrete complete with concrete nosings;
- The front steps have a rock face sidewall to the south and a rock face pier with cast in place concrete sidewall to the north.



Verandah Details

Cultural Heritage Evaluation Report
"Poplar Villa" 15074 Yonge Street, Town of Aurora

SBA No. 19046

Roofs, Fascia, and Soffit

- The upper roofs are predominantly steep-pitched with multiple rooflines, gables, dormers, dome and a turret;
- The lower roofs are low sloped, with gabled dormers and a dome;
- Deep overhangs on the first, second, and third storeys;
- Painted wood fascia and soffits;
- The soffit of the upper roof as ornate paired brackets.
- The roofing is asphalt shingles



Tongue and Groove Wood Soffit with Paired Brackets

Cultural Heritage Evaluation Report
"Poplar Villa" 15074 Yonge Street, Town of Aurora

SBA No. 19046

Windows

The wood windows have been replaced with fiberglass windows that have similar glazing patterns to the original. All the original window openings are extant. In the basement and ground floor the monolithic cast concrete sills and lintels are original.

There is a playful use of multiple window types:

- Differing three part windows - tall, short, palladium, pointed arch, rectangular, boxed, and curved;
- Square and square on a forty five degree angle;
- Tall and short two part windows;
- Four part windows;

The curved wood window frame at the base of the tower, which is original, has curved wooden brackets.



There are two square and one rectangular stained glass windows in the basement. They were the original windows over the built-in sideboard of the dining room.

Doors

There are three entrances: two are off of the verandah, and one is through the rear addition.

The doors from the verhandah are original.

- The main and parlour doors are a double set of oak doors with full panes of bevelled glass;
- The dining room door is oak with two wood panels and half glazed glass.

Chimneys

Both chimneys are extant, although the corbeled top of the main chimney is missing. The masonry units are the size of brick, but due to their grey colour they could also be a cement product.

Cultural Heritage Evaluation Report
"Poplar Villa" 15074 Yonge Street, Town of Aurora

SBA No. 19046

4.1.2 Interior

Although most finishes have been replaced some original features remain:

- All floorplans remain substantively as-built (See **Appendix C** for Life Safety Plans);
- The following features in the "arts and crafts" style are extant:
 - Ornate metal fire box with glazed tile surround and wood mantelpiece complete with columns and built in mirror;
 - Wood arched lattice screen between entry and stairs;
 - Wainscotting of the main floor hall;
 - Wood stairs and railings - all levels;
 - Dining room arts and craft wood trim and built-in sideboard;
 - Varnished wood interior door trims and baseboards;
 - Brick corner fireplace with simple wood mantle on the second floor;
 - Built-in linen cupboard of the second floor.



Above: Ornate metal firebox with glazed tile surround and clay tile hearth



Beside: Wood screen between entry and stairwell



Arts and Craft Dining Trim and Sideboard



Second Floor Hallway with Fireplace and Built-in Linen Cupboard

Cultural Heritage Evaluation Report
"Poplar Villa" 15074 Yonge Street, Town of Aurora

SBA No. 19046

Condition Assessment

The building envelope appears to be in good condition. Should it become vacant then it will be at risk of escalating deterioration. There are some signs of diagonal cracking caused by foundation settlement but they do not appear to be recent.

Fairly recently the roofing and windows have been replaced, the stucco coating renewed, and the wood trim painted. Masonry repairs are the only element with a maintenance deficit.

Cultural Heritage Evaluation Report
"Poplar Villa" 15074 Yonge Street, Town of Aurora

SBA No. 19046

4.2 Setting



From Yonge Street Looking South



From Yonge Street Looking North

**The Concrete in the foreground steps belong to the adjacent property that is being redeveloped*

Cultural Heritage Evaluation Report
"Poplar Villa" 15074 Yonge Street, Town of Aurora

SBA No. 19046

- The site is the original size (approximately 130 feet by 155 feet) comprised of three lots. This allows for generous front, rear, and side lots
- It is located on a prominent height of land with northeast views over a ravine and up Yonge Street towards the historic downtown of Aurora. The ravine is extant but there is a development proposed for the adjacent site.
- The site has retained its distinctive circular pedestrian access to the front of the dwelling;
- Vehicular access and parking remains from a modest rear lane that comes in off Reuban Street. Having vehicular access from the rear frees up the entirety of the front for landscaping. 16 Ruben Street also uses the laneway.
- The concrete retaining wall along the Yonge Street frontage is over six feet in height resulting in the lot being above the fast paced vehicular traffic of Yonge Street. This grade difference would result in the necessity of vehicular access from Reuben Street.
- Pedestrian access from Yonge street is via two sets of concrete stairs put in in conjunction with the retaining wall. An arch of paving slabs connect the two sets of stairs to the front entrance.
- The "park lot" landscaping consisting predominantly of lawns; south east and north, with spaced trees as shown in the early photographs survives;
- A blue spruce is extant but there are other large mature trees on the site



Front Lawn



Pavers Leading to South Stairs to Yonge Street



South Lawn looking towards Parking



North Lawn Looking Towards Yonge Street

Cultural Heritage Evaluation Report
 "Poplar Villa" 15074 Yonge Street, Town of Aurora

SBA No. 19046

5.0 HERITAGE EVALUATION OF THE RESOURCES

5.1 Introduction⁵³

Criteria for determining the cultural heritage value or interest of a property are listed in Regulation 9/06 made under the Ontario Heritage Act. These criteria are to assist municipalities in evaluating properties for designation under Part IV Conservation of Property of Cultural Heritage Value or Interest.

A property may be designated under Section 29 of the Act if it meets one or more of the criteria for determining whether it is of cultural heritage value or interest. The criteria are insufficient of themselves to make a comprehensive determination. Factors such as condition and integrity of heritage attributes as well as a community's interest or value placed must also be taken into account.

5.2 Application of Provincial Criteria: Regulation 9/06 Criteria

1. The property has design value or physical value because it,	
i. is rare, unique, representative or early example of a style, type, expression, material or construction method,	Yes
ii. Displays a high degree of craftsmanship or artistic merit,	Yes
or	
iii. Demonstrates a high degree of technical or scientific achievement.	Yes
2. The property has historical value or associative value because it,	
i. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,	Yes
ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or	Perhaps
iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community	No
3. The property has contextual value because it,	
i. is important in defining, maintaining or supporting the character of an area,	Yes
ii. is physically, functionally, visually or historically linked to its surroundings	Yes
or	
iii. is a landmark	No

⁵³ Ontario Heritage ToolKit

Cultural Heritage Evaluation Report
"Poplar Villa" 15074 Yonge Street, Town of Aurora

SBA No. 19046

5.2.1 Design or Physical Value

- i. *Rare, unique, representative or early example.*

The building is a fine example of the Queen Anne Revival Style. The Queen Anne Revival Style had a relatively short period of popularity in Ontario between 1870 and 1910.⁵⁴ As a result, there are fewer examples of this style than the ubiquitous Victorian Style.

- ii. *High Degree of Craftsmanship or artistic merit.*

As its name "Chateau" implies, the house was designed with a high degree of elegance. Its towers, dome, multiple rooflines, numerous window types, wrap-around verandah, and complex asymmetry of design all contribute to the artistic merit of the building.

- iii. *High Degree of Technical or Scientific Merit.*

The building has a high degree of technical merit. This building is a showcase of molded block types. Molded concrete blocks can take on any appearance depending upon the shape of the mold. Blocks were first manufactured around 1890 and were predominantly rock face in composition because its mold was the easiest to make. By the early 1900s patented equipment and molds could be ordered and supplied from the Sears Roebuck (catalogue) Company and others. The North American Concrete Block and Tile Company was established 1905 in Gormley, Ontario. Its close proximity to Aurora of 14km makes it the likely supplier of the blocks. By 1930 modern concrete block manufacturing had replaced individual block molds. Molded blocks are no longer commercially available today.

5.2.2 Historical Value or Associative

- i. *Direct associations with a theme, event, belief, person, activity, organization*

The only person who has a direct historical association with the house was Florence Allen (née Chadburn). Allen named the house "The Chateau" and operated it as a tourist Inn and Restaurant between 1929 and 1946.

The property is associated with Youthdale Ltd. which operated a facility that housed at-risk youth and provided services to families in crisis. Youthdale was one of the first organizations to operate such a facility outside of Toronto after the Ministry of Health identified and funded such initiatives for youth mental health in 1971.

- ii. *yields, or has the potential to yield, information that contributes to an understanding of a community or culture,*

The property yields understanding of the a small tourist industry in Aurora during the 1930s that was broadly linked to a national effort to expand Canada's tourism industry by highlighting the benefits of smaller locales and their hospitality as well as the smaller centers as a refuge from city life.

⁵⁴ <http://www.ontarioarchitecture.com/QueenAnne.htm>

See also, *Ontario Style Guide* (Heritage Resource Centre: University of Waterloo, 2001).

Cultural Heritage Evaluation Report
"Poplar Villa" 15074 Yonge Street, Town of Aurora

SBA No. 19046

- iii. *Reflects the work or ideas of an architect, artist, builder*

None are known.

5.2.3 Contextual Value

- i. *Important in defining, maintaining or supporting the character of an area,*

The site supports the historical character of this neighbourhood within "Old Town." Of all the listed properties within the neighbourhood this property is the most grand. The property faced Yonge Street which was the prime street and is a house of unique design that conveys its construction for the wealthier class. By contrast, the surrounding properties on the neighbourhood streets at the back of the property are representative of the middleclass houses of their time. The curb-free, narrow laneway with grass verges on the property complements and reinforces the scenic nature of neighbourhood that is comprised of narrow streets and only a narrow sidewalk along one side of the street.

- ii. *Physically, functionally, visually or historically is linked to its surroundings*

The property sits high above Yonge Street - Aurora's main street. Although it sits back from the street line it is visible from both northbound and southbound Yonge Street. Despite its construction on a "village lot" rather than a "park lot," due to its park-like setting it is visually and historically linked to the "park lot" estates of the wealthy of the nineteenth century.

- iii. *Is a landmark*

The building is a landmark within the neighbourhood and on this particular stretch of Yonge Street but perhaps not within Aurora as a whole.

5.3 Overall Evaluation Summary

15074 Yonge Street, also known as the "Chateau," meets the criteria for designation under Reg. 9/06 based on design and contextual associations for its exterior elements and setting. The designation does not include the interior elements.

Cultural Heritage Evaluation Report
"Poplar Villa" 15074 Yonge Street, Town of Aurora

SBA No. 19046

5.4 Heritage Integrity

Building

The building has high heritage integrity. The addition at the rear has little heritage value because it was originally a single storey structure of a different design.

The integrity is diminished by:

- Replacement of cedar shingle roofing with fish scale decorative bands with black asphalt shingles and removal of dome and tower finial;
- Removal of the "Tudor" trim boards from the stucco surfaces;
- The replacement of the original wood windows with a sympathetic fiberglass window;
- The fire escape at the rear of the building;
- The metal storm doors.

The extant historic architectural features of the building envelope include:

- The building's asymmetrical massing;
- The division of the building into horizontal planes, rock faced masonry, smooth face masonry, low roofing bands, and stucco;
- A showcase of different molded cement blocks and cast cement elements;
- The wrap-around verandah with:
 - Rock face concrete foundations and piers supporting round molded concrete columns;
 - Smooth face molded concrete block railing lattice capped with concrete copping;
 - Poured concrete flooring and steps (2) leading up to the verandah;
 - Deep wooden roof wrap around support beam;
 - Tongue and groove soffit of lower roof and gable end;
 - "Band shell" feature with doomed roof;
- Varying roof forms including pitched, gabled, dormers, dome, and turret;
- Painted deep wood tongue and groove soffits, and paired wooden ornate brackets of the upper roof
- Multiple window types: tall and short, paired and triple, rectangular, square, square rotated, palladium, gothic arched, boxed, and curved;
- Glazed wooden doors to the verandah - one double, one single;
- Cement brick chimneys (2).

Setting

The extant heritage features of the setting include:

- The large size equivalent to three village lots;
- The vehicular access from the small lane to the rear;
- Lawns - south, east, and north with specie trees planted in a park-like manner;
- Views to the site from Yonge Street and from the site to the east and south;
- The pedestrian access from Yonge Street via two sets of concrete stairs and the semi-circular path of concrete pavers connecting the stairs to the front entry.

Cultural Heritage Evaluation Report
"Poplar Villa" 15074 Yonge Street, Town of Aurora

SBA No. 19046

5.5 Statement of Significance

The property at 15074 Yonge Street, at one time known as "Poplar Villa" and then later as "Chateau," was constructed in 1912. The building has cultural heritage design value as a fine example of the Queen Ann Revival Style. The traits that are exemplified in this house are its asymmetrical massing with multiple surfaces, its multiple rooflines, its windows of varying types, and its wrap-around verandah with round columns. It is a building that is three storeys in height with a cottage roof punctuated by gable end dormers and a turret. The one storey wrap-around porch has a gable over the front entry stairs and a dome roof structure at the corner.

The building has physical value as a showcase for the use of concrete and in particular molded concrete blocks that were prevalent between 1890 and 1930 in a residential construction. There are at minimum five different types of molded concrete block used in the building as well as various cast and poured in place concrete elements. The North American Concrete Block and Tile Company was located in nearby Gormley, Ontario, and as a result there are other examples of molded concrete blocks used for residential construction in the area; however the use of molded concrete blocks in an elegantly designed house for an affluent individual or family is very rare.

The building has contextual value is supporting the character of the "Old Town" of Aurora, and in particular the historical neighbourhood dating to the late nineteenth and early twentieth century that extends from Tyler Street at the north to Ransom Street at the South and from the west side of Yonge Street to the natural feature midblock at the east. This building is one of the grander if not the grandest heritage building of the neighbourhood and serves as a landmark within it. Sitting high over Yonge Street on a park-like lot it is linked to the importance of Yonge Street as the main street of historic Aurora.

The heritage attributes include:

- The building's asymmetrical massing;
- The division of the building into horizontal planes, rock faced masonry, smooth face masonry, low roofing bands, and stucco;
- A showcase of different molded cement blocks and cast cement elements;
- The wrap-around verandah with:
 - Rock face concrete foundations and piers supporting round molded concrete columns;
 - Smooth face molded concrete block railing lattice capped with concrete copping;
 - Poured concrete flooring and steps (2) leading up to the verandah;
 - Deep wooden roof wrap around support beam;
 - Tongue and groove soffit of lower roof and gable end;
 - "Band shell" feature with domed roof;
- Varying roof forms including pitched, gabled, dormers, dome, and turret;
- Painted deep wood tongue and groove soffits, and paired wooden ornate brackets of the upper roof
- Multiple window types: tall and short, paired and triple, rectangular, square, square rotated, palladium, gothic arched, boxed, and curved;
- Glazed wooden doors to the verandah - one double, one single;
- Cement brick chimneys (2).
- The large size equivalent to three village lots;
- The vehicular access from the small lane to the rear;
- Views to the site from Yonge Street and from the site to the east and south;
- Lawns - south, east, and north with specie trees planted in a park-like manner;
- The pedestrian access from Yonge Street via two sets of concrete stairs and the semi-circular path of concrete pavers connecting the stairs to the front entry.

Cultural Heritage Evaluation Report
"Poplar Villa" 15074 Yonge Street, Town of Aurora

SBA No. 19046

6.0 CONCLUSIONS and RECOMMENDATIONS

The subject property located at 15074 Street in the Town of Aurora is located on Plan 39, lots 3, 2, and 1 and is colloquially referred to as "Chateau," or at one time "Poplar Villa." The site is situated on the west side of Yonge Street the starting at the second lot north of Reuben Street. The Town of Aurora's Official Plan defines the site as being part of the "Old Town."

6.1 Conclusions

The property has significant design value as a fine example of the Queen Ann Revival Style. The property has physical value as a showcase for the use of molded concrete block and cast concrete in a residential construction of the period.

The building has contextual value because it supports the character of the "Old Town" and in particular the historical neighbourhood dating to the late nineteenth and early twentieth century that extends from Tyler Street at the north to Ransom Street at the South, and from the west side of Yonge Street to the natural feature midblock at the east. This building is one of the grander, if not the grandest, heritage buildings of the neighbourhood and serves as a landmark within it. Sitting high over Yonge Street on a park-like lot it is linked to the importance of Yonge Street as the main street of historic Aurora.

The property has high heritage integrity.

Although the building has interior heritage attributes it is recommended that they are not included in the designation as the public will likely not have an opportunity to see them and their retention may limit the building's reuse.

6.2 Recommendations

- .1 That council designates the building envelope and setting of 15074 Yonge Street, "the Chateau," under Part IV of the *Ontario Heritage Act*.
- .2 That the interior attributes be documented in more detail and the documentation be kept at the archives.

Cultural Heritage Evaluation Report
"Poplar Villa" 15074 Yonge Street, Town of Aurora

SBA No. 19046

7.0 REFERENCES & QUALIFICATIONS

7.1 References Consulted

Maps & Archives

Aurora Museum & Archives
Goad Fire Insurance Maps
Library and Archives Canada – 1851, 1871, 1891, 1911, and 1921 census data
Plan of Town Lots in Aurora, 1853
Tremaine Map, 1860
York County Atlas, 1880
York Region Maps and Spatial Data

Municipal:

Town of Aurora, Official Plan 2015 rev., 87

Town of Aurora, *Aurora Promenade Concept Plan*, September 2010.

Town of Aurora, *Streetscape Design and Implementation Plan*, January 2013.

Philip Carter, Paul Oberst, and the Town of Aurora, *Northeast Old Aurora Heritage Conservation District: The Plan*. 2006.

_____. "Appendix C: A Short History of Old Northeast Aurora," in
Northeast Old Aurora Heritage Conservation District: The Plan. 2006.

Books

Johnston, James. *Aurora: Its early Beginnings*. Aurora Centennial Committee, 1963.

Donald Kerr, editor. *Historical Atlas of Canada – Volume III: Addressing the Twentieth Century 1891-1961*. Toronto: University of Toronto Press, 1990.

McIntyre, John. *Aurora: A History In Pictures*. 1995.

Turner, Glenn. *The Toronto Carrying Place: Rediscovering Toronto's Most Ancient Trail*. Toronto: Dundurn, 2015.

White, Randall. *Ontario 1610-1985 – A Political and Economic History*. Toronto: Dundurn, 1985.

Reports, Newspapers, and Other Sources

The Aurora Banner

The Newmarket Era

The Toronto Globe

Cultural Heritage Evaluation Report
"Poplar Villa" 15074 Yonge Street, Town of Aurora

SBA No. 19046

Brea Bartholet, "Aurora dumps heritage plan as Cookstown awaits OMB hearing" *Innisfil Journal* (May 23, 2014) accessed at:
<https://www.simcoe.com/news-story/4537379-aurora-dumps-heritage-plan-as-cookstown-awaits-omb-hearing/>

<https://www.heritagetrust.on.ca/en/plaques/aurora-armoury>

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

<https://www.thecanadianencyclopedia.ca/en/article/canadian-imperial-bank-of-commerce>

<http://casostation.ca/ontario-simcoe-h>

<https://www.torontocarryingplace.ca/about-the-trail>

<https://www.historicplaces.ca/en/rep-reg/place-lieu.aspx?id=7299>

<https://www.heritagetrust.on.ca/en/plaques/aurora-armoury>

http://www.biographi.ca/en/bio/pearson_lester_bowles_20E.html

<https://www.sharontemple.ca/children-of-peace>

<https://www.auroramuseum.ca/>

<http://casostation.ca/ontario-simcoe-huron-railway/>

<https://www.doorsopenontario.on.ca/en/aurora/aurora-readiness-centre-bunker-former-cold-war-em>

<https://www.yorkregion.com/community-story/1415452-history-of-aurora/>

http://youthdale.ca/en/about_us/history.php

Flo Murray, "Lloyd Chadburn's Link to the Chateau," in *The Auroran* November, 2003 retrieved at: http://www.newspapers-online.com/auroran/?wpfb_dl=869

Lodging for a Night – A Duncan Hines Book – A Directory of Hotels Possessing Modern Comforts, Inviting Cottages, and Modern Auto Courts, also Guest Houses whose Accommodations Permit the Reception of Discriminating Guests - Third Edition Chicago: 1940.

<http://www.bretz.ca/GenWeb/html/bretz/narratives/4/>

Ontario Heritage Tool Kit

Ontario Architectural Style Guide (University of Waterloo)

People Contacted

David Waters, Town of Aurora

Shawna White, Curator, Aurora Museum & Archives

Monica Mitchell, Title Searcher

Cultural Heritage Evaluation Report
"Poplar Villa" 15074 Yonge Street, Town of Aurora

SBA No. 19046

7.2 Qualifications of Authors *(Please also refer to Appendix A)*

Stevens Burgess Architects Ltd. is an OAA licensed architectural practice specializing in heritage conservation. SBA has six licensed architects, three of whom are members of the Canadian Association of Heritage Professionals (CAHP), two LEED accredited professionals and a staff trained in the application of heritage standards and best practice.

In 1988, SBA was retained to assist the Trustees of The Old Stone Church in Beaverton, Ontario to assist in designation and conservation of the 1840's stone church which became a national historic site. Since that time SBA has worked on over forty recognized or designated heritage properties and many more listed or eligible to be listed buildings. SBA Follows internationally recognized preservation principles as inscribed in the charters, SBA's involvement with projects range from research and documentation to production of Heritage Significance Evaluations, Building Condition Assessments, Intervention Guidelines, Conservation Master Plans, Feasibility Studies, Heritage Impact Statements, Building Conservation, Retrofit and/or Reuse and Monitoring and Maintenance Plans.

This CHER was prepared by a member of the Canadian Association of Heritage Professionals (CAHP), namely, Jane Burgess **OAA, MRAIC, CAHP, APT** a founding partner of Stevens Burgess Architects Ltd. (SBA) and partner-in charge of heritage projects. She has practiced within the heritage industry for over thirty years, contributing to heritage policy making, advocacy and education. Jane has served as President of CAHP (Canadian Association of Heritage Professionals), Vice Chair of the Toronto Preservation Board and Vice President of the OAA. She has received many awards for her work in conservation and lectures widely on the subject.

Julia Rady obtained her PhD in Canadian History from the University of Toronto in 2017. She has presented on her work to the Canadian Historical Association and the Canadian Society of Church History. She has worked as a historical consultant for the CBC, the Osgoode Society for Canadian Legal History, and Heritage Toronto, and she has published book reviews with *Ontario History*. She started working at SBA in 2017 assisting on historical research and writing for the firm's heritage-related work.

Cultural Heritage Evaluation Report
"Poplar Villa" 15074 Yonge Street, Town of Aurora

SBA No. 19046

Appendix A:
Curriculum Vitae of Authors



Jane Burgess OAA, CAHP, MRAIC, APT
Founding Partner

EDUCATION	Bachelor of Architecture, 1974, University of Toronto
TEACHING	University of Waterloo, School of Architecture, 5 th yr. Program, 1979 University of Waterloo, School of Architecture, Visiting Critic, 1978-79 Ryerson Polytechnic Institute, Studio Instructor, 1988, 1989
PROFESSIONAL EXPERIENCE	1984 to date Stevens Burgess Architects Ltd., Toronto 1976 to 1984 Jane Burgess Architect, Toronto
PROFESSIONAL ASSOCIATIONS	Royal Architectural Institute of Canada, RAIC Ontario Association of Architects, OAA (Council 2009 – 2011) Toronto Society of Architects, TSA Canadian Assoc. of Heritage Professionals, CAHP (President 1997-99, V.P. 2012) Association of Preservation Technologists, APT

Jane, a founding partner of SBA, has practiced within the heritage industry for over thirty years and is well respected with the heritage community. She has contributed to heritage policy making, advocacy and education. She has served as President of CAHP, Vice Chair of the Toronto Preservation Board and Vice President of the OAA. Jane continues to mentor the next generations of conservation architects. Jane is the partner-in-charge of heritage projects and has either provided oversight to or has been the conservation architect for all the projects listed below.

SELECTED HERITAGE PROJECTS: (+ indicates award winning)

Isaac Gould House – 62 Mill Street, Uxbridge

- HIA Peer Review and Assessment of Designated Property conforming with Reg. 9/06 of Heritage Act
- OMB Expert Witness

Swift River Energy, Moon River Falls Portage Landing, Bala ON

- Heritage Consultant – adjacency compliance for Portage Landing Site
- Commemoration plan

Wesley Mimico United Church, Toronto, ON

- Heritage Condition Assessment and Conservation Plan
- Senior Heritage Architect for Renovation of Wesley Mimico United Church

Redemptorists of Toronto and Edmonton - 131 McCaul St Monastery, Toronto (Designated)

- Study to determine feasibility of conversion to self-contained residential suites.
- Conservation of the building envelope, interior retrofit and accessibility improvements.

SNC Lavalin – Strathmore House, 390 King St., Cobourg (Designated)

- Building envelope conservation including of removal of Kenitex non-breathable coating

Edenshaw, 78 Park Street East, Port Credit, ON

- Heritage Impact Assessment

CBRE and City of Toronto, Queen’s Park Circle, Toronto, ON

- Heritage Impact Assessment for site of planned Pollination Garden

Town of Richmond Hill, Old Richmond Hill High School

- Foundation Wall Investigation and Report

Infrastructure Ontario – Huronia Lands: Heritage ABIRs-Orillia ON

- IO pilot project to establish protocols within the VFA management system for undertaking heritage ABIR’s

Infrastructure Ontario – Barrie Jail Complex: Heritage ABIR-Barrie ON

- IO pilot project to establish protocols within the VFA management system for undertaking heritage ABIR’s

Infrastructure Ontario – North Bay Normal School / Government Office Building, North Bay

(Designated)

- Statement of heritage value, assessment, conservation, recommendations and implementation plan.

Jane Burgess

City of Toronto – Fort York, Toronto (*Museum, National Historic Site, Designated*)

- Building Condition Assessment and Capital Plan for rampart enclosed site and its eight buildings.
- Conservation Master Plan
- Conservation of exterior and interior plus exhibit enhancement of Officers' Mess and Brick Magazine.
- Brick Masonry Conservation Plan

City of Toronto – Young Peoples Theatre, Toronto (*Designated*)

- Heritage Window Conservation Feasibility Study and subsequent conservation of wood and metal windows.

Infrastructure Ontario - Sir James Whitney School, Belleville (*Ontario Government Heritage Inventory*)

- Heritage Conservation Plan and Capital Plan for this 96 acre site and five designated buildings.

Infrastructure Ontario - Century Manor, Hamilton Psychiatric Hospital, Hamilton (*Designated*)

- Adaptive Reuse Study to convert building use to office, museum, and half-way house.

Ontario Realty Corporation - Ontario Fire College (Scott Hall), Gravenhurst (*Ontario Government Heritage Inventory*)

- Master Plan for the phased conservation of building envelope and interiors and code compliance.
- + Scott Hall building envelope conservation and interior heritage structure and plaster assessment.

University of Guelph - Macdonald Institute, Guelph (*Heritage Inventory*)

- Master Plan for the phased conservation of building envelope and heritage interiors spaces.
- Conservation of ceremonial stairs and commemorative stained glass windows.
- + Reconstruction of building brick and clay tile parapets and entry portico and limestone terrace.
- Modernization of Lecture Hall 300 to an IT lecture theater while conserving the heritage elements.

Ontario Heritage Trust- Ontario Heritage Centre, 10 Adelaide St E., Toronto (*Designated*)

- Condition Assessment report for exterior and interior inclusive of identification of sustainable strategies.

Harber Industries - Ravine Vineyard Estate Winery, St. David's

- + Reconstruction of heritage Woodruff House and conservation and adaptive reuse of packing shed to restaurant
- Planning and design of new event restaurant

Ontario Realty Corporation - Whitney Block and Tower, Toronto (*Ontario Government Heritage Inventory*)

- Heritage Significance Study and Feasibility Study for the conservation of the exterior envelope.
- Whitney Tower Re-Occupancy Study to determine a code compliance strategy to reoccupy space vacated in 1970
- Queenston Quarry project quarried the last bench to provide building stone for Whitney conservation.
- + Conservation of the building envelope of the Whitney Tower and the northern section of the building.
- + Heritage Conservation Plan; a maintenance and capital plan for all interior and exterior heritage features.

SNC Lavalin – Brantford Jail, Victoria Park Square Heritage District, Brantford (*Designated, Part V*)

- Building Envelope Conservation Master Plan for prison yard walls, governor's house, cell block and kitchen.
- Various conservation and upgrade projects on the buildings within this district

Huronian Provincial Parks - Sainte Marie Among the Hurons, Midland (*Museum, Ont. Gov. Heritage Inventory*)

- Post Disaster Study to determine feasibility of reconstruction of burned three buildings.
- + Conservation of the chapel and reconstruction of blacksmith shop, carpentry shop and palisade.

Aventis Pasteur – Connaught Campus Heritage Centre, 1755 Steeles Ave. W. Toronto

- + Barton Ave. Stables reconstruction of Dr. FitzGerald's metal clad stable-laboratory and reuse as museum.
- Conservation and adaptive reuse gatekeeper's cottage to welcome centre and site security office.

Ontario Realty Corporation - Welland County Courthouse, Welland (*Designated*)

- Heritage Impact Assessment of a proposed major addition to this 1855 Kivas Tully stone courthouse.

Ministry Of Environment – Islandview and O.T. Workshop, Old Kingston Psychiatric Hospital, Kingston

- Feasibility Study for reusing a collection of heritage buildings as a showcase sustainable office complex.

ProFac – Century Manor, Old Hamilton Psychiatric Hospital, Hamilton (*Ontario Government Heritage Inventory*)

- Stabilization Master Plan for this building that had been vacant for years.
- Phase 1 Stabilization; Re-roofing and the rebuilding of three ornate brick and stone chimneys.

ProFac – Grove Hall, Old Hamilton Psychiatric Hospital, Hamilton (*Ontario Government Heritage Inventory*)

- Conservation Master Plan. Slate roof replacement and metal window conservation.

Federal Building Heritage Review Office – Fort York Armories, Toronto (*Federally Recognized*)

- Identification of twenty two types of metal windows. Window conservation and hardware refurbishment.

Ontario Heritage Trust – George Brown House, Toronto (*Designated*)

- Design of an operable wood storm window system and eave repairs.

Jane Burgess

Ontario Realty Corporation - Old Whitby Psychiatric Site, Whitby (*Ontario Government Heritage Inventory*)

- Heritage Significant Study and Intervention Guidelines for this 64 acre site containing 48 buildings
- Stabilization of 12 heritage buildings that were threatened by sub grade water penetration and general decay.
- Realty Master Plan to evaluate constraints and opportunities for site redevelopment

Twigg Yonge Adelaide Ltd – One Financial Place Historic Block, (Adelaide to King, Yonge to Victoria)
Toronto

- 20 Victoria St.: Designation, conservation and interior retrofit of this 9 storey limestone and brick office building
- 44 Victoria St. (*Listed*): Integration of covered side façade and public space within block re-development.
- 85 Yonge St, (*Designated*): Resurrection of historical midblock pedestrian connection & building conservation.

Ontario Realty Corporation - Old Don Jail, Toronto (*Ontario Government Heritage Inventory*)

- Heritage Significance Study & Intervention Guidelines
- Stabilization, including; re-roofing, structural re-enforcement, masonry, bars and window conservation.

Beaverton Presbyterian Church – Old Stone Church, Beaverton (*National Historic Site, Designated*)

- Heritage Significance Study and application for designation provincially and recognition federally.
- Conservation Feasibility Study, easement agreement and funding application to Ontario Heritage Trust.
- Conservation of fieldstone, cedar roofing, wood windows, and interior plaster and woodwork.



Historian

Julia Rady, PhD

EDUCATION	PhD, History, 2017, University of Toronto Masters of Arts, 2007, University of Toronto Bachelors of Arts (Honours), 2002, Western University
PROFESSIONAL EXPERIENCE	2017+: Stevens Burgess Architects Ltd., Toronto 2017+: Osgoode Society for Canadian Legal History
PROFESSIONAL ASSOCIATIONS	Canadian Historical Association Toronto Preservation Board Multicultural History Society of Ontario

Julia has an academic background in Canadian history and has a special interest in heritage conservation and historical preservation, and the interpretation of Canadian sites of heritage significance. Since starting with SBA, Julia has provided assistance, research, and historical interpretations for Havergal College, Fort York Officers' Mess, the Guelph Correctional Centre, the St. Thomas Psychiatric Hospital Site, and the City of Cambridge Farmer's Market. She has experience with qualitative and quantitative analysis of history, specialized research skills, and the ability to communicate historical ideas and facts in an accessible way to a variety of audiences.

SELECTED PROJECTS:

- **Water Treatment Plant, Centre Island, Toronto**, Historical Research and Narrative (for Morrison Hershfield)
- **20908 Leslie Street, East Gwillimbury**, Cultural Heritage Evaluation Report
- **3824 Holborn Road, East Gwillimbury**, Cultural Heritage Evaluation Report
- **520 Bronte Road, Milton**, Historical Research and Narrative
- **Queen's Park Circle, Toronto - Pollination Garden**, Heritage Impact Assessment
- **78 Park Street East, Port Credit**, Heritage Impact Assessment
- **1775 Fifeshire Court, Mississauga**, Heritage Impact Assessment
- **Fort Frances Judicial Complex. Fort Frances**, (*Provincial Heritage Property of Provincial Significance*), Strategic Conservation Plan
- **Guelph Correctional Centre. Guelph**, (*Provincial Heritage Property of Provincial Significance*), Strategic Conservation Plan
- **St. Thomas Psychiatric Hospital**, (*Provincial Heritage Property of Provincial Significance*), Strategic Conservation Plan
- **Chatham Judicial Complex, Chatham**, (*Provincial Heritage Property of Provincial Significance*), Strategic Conservation Plan
- **Havergal College**, Masonry Conservation Master Plan
- **City of Cambridge Farmer's Market** (*Designated*), Strategic Conservation Plan

SELECTED HISTORICAL WORK

- **Dissertation** – Ministering to an Unsettled World: The Protestant Churches in Early Cold War Ontario, 1945-1956." Completed at the University of Toronto. **Historical Consultant** – Heritage Toronto for their historical plaques program
- **Historical Commentator** – CBC's *The Goods*.
- **"Worshipping,"** an introduction for the SSHRC-funded website, www.wartimecanada.ca
- **Various conference presentations** – to the Canadian Society of Church History, the Canadian Historical Association, and the Political History Group.
- **Finalist** - Three-Minute Thesis Competition, University of Toronto, 2017.

Cultural Heritage Evaluation Report
"Poplar Villa" 15074 Yonge Street, Town of Aurora

SBA No. 19046

Appendix B:

Molded Concrete Block Reference Material

574

SEARS, ROEBUCK & CO., CHICAGO, ILL. CATALOGUE No. 117.

CONCRETE BUILDING BLOCK MACHINES

OUR CONCRETE BLOCK MACHINES ARE THE BEST IN THE WORLD.

THEY WILL MAKE MORE BLOCKS PER DAY THAN ANY OTHER MACHINES, THEY WILL MAKE BETTER PROPORTIONED AND BETTER FINISHED BLOCKS THAN ANY OTHER MACHINES AND THEY WILL MAKE MORE MONEY FOR YOU. OUR PRICES ARE LESS THAN ONE-HALF THE PRICES ASKED FOR OTHER MACHINES NOT HALF SO GOOD AS OUR MACHINES.

THERE IS BIG PROFIT IN MAKING CONCRETE BUILDING BLOCKS.

THIS REMARKABLY PROFITABLE BUSINESS has been wonderfully developed in the past few years until now it is one of the leading industries of the country. It is of great interest to the property owner because concrete building blocks are better and cheaper than either lumber, brick or stone, and by their use his buildings can be erected cheaper, better and more artistic in design than with other building materials, at the same time insuring warmth in winter, coolness in summer, more substantial construction and protection against fire. It is beneficial to the contractor and builder because of the cheapness of concrete building blocks compared with other building materials and because of its adaptability to all building purposes. It is a boon to the village lumber and building material dealer because it enables him to build up his business by adding concrete products to his line with most satisfactory profits to himself and with still greater profits if he makes blocks to sell in his own yards. He can purchase either a simple or a very complete outfit from us at wonderfully low prices.

WE PUBLISH A SPECIAL CONCRETE BUILDING BLOCK MACHINERY CATALOGUE which will be sent free to anyone who will write and ask for it. This valuable book contains large and handsome illustrations of our complete line of concrete building block machinery, the highest grade and very best concrete block machines ever produced. It shows the machine complete and in parts, giving full and complete descriptions of everything. It explains to you why our machines are better, faster and more perfect than any other machines and quotes the machines at prices below all competition. This big free book gives a world of information about the concrete industry and the past and present uses of concrete in its various forms. It contains illustrations of the products which can be made with our machinery as well as pictures of beautiful cottages, homes, etc., which can be built from these products. It gives many reasons why concrete is superior to all other building materials, and treats at length upon the concrete building block branch of industry, in which the farmer, the village building material dealer, the small contractor or builder, and the ordinary property owner is most interested. It tells you what cement is made of, what kind of cement and other material to use for different purposes, how to proportion and mix the cement and other material for successful concrete block work, how to make the blocks, how to color the face of the blocks, what kind and how much coloring to use, how to mix and use the coloring, how to mix the mortar for laying the blocks, how to lay the blocks, how and when to plaster directly on the blocks, how to apply pebble dash or any other finish and how to waterproof the blocks. In fact this free book tells you all about concrete block making, how to secure the best results and the biggest profits by using our low priced, high grade, up to the minute concrete block machines.



SEARS, ROEBUCK & CO. CHICAGO

CONCRETE IS A BUILDING MATERIAL made of cement, mixed in varied proportions with coarse materials called aggregates, and dampened with water. The aggregates may consist of either sand, gravel or crushed stone, or all of these combined, the proportions of the cement and the aggregates and the amount of water used being regulated by the required strength of the concrete product, the method by which the mixture is made into form, and the manner in which it is to be used. There are two methods of making concrete. One is known as the wet process, in which the mixture is made wet enough so that it can be poured into a specially prepared mould, in which it remains until it has set and hardened. The other is known as the dry process, in which the mixture is dampened only enough to cause the cement and the aggregates to adhere or cling together under slight pressure so that when the mixture is tamped into a machine mould or flask it can be removed as soon as it is made into the desired form and set to one side to dry and harden.

GROUTING, WHICH IS THE WET PROCESS MIXTURE, has been thousands of years. It has been determined that the pyramids of Egypt were made by this process. There are concrete buildings in Rome which have been in use for over 1,400 years; in England and Ireland there are castles and towers which were built of this material hundreds of years ago, proving conclusively that concrete is the most durable of all building materials. The United States Government has adopted this material for building extensive public improvements, such as harbors, breakwaters, etc., and the great railroad companies, contractors and public corporations use it in building bridge piers, culverts and foundations for buildings of every description. The wet process is not generally used except in extensive building operations because the form or mould must be built special for every part of the concrete work, but the invention of machines for making hollow blocks places the farmer, the material dealer, the small builder and the ordinary property owner in position to make use of this wonderful building material and at a cost far below that of any of the other materials now in use.

HOLLOW CONCRETE BUILDING BLOCKS are made by the dry mixture process, the only process which concrete products can be made in a machine allowing the formed block to be removed immediately from the mould or flask and the machine to be used continuously for making additional blocks. Any form, shape or design of block may be made by machinery, depending only upon the equipment of the machines, and anyone either with or without skill or previous experience can make perfect blocks with our concrete building block machines, because our machines are both simple and perfect and the instructions which we provide are so simple and complete that no one can fail to obtain satisfactory results with them. Concrete blocks for building purposes are generally made hollow, to permit air circulation in the walls of the building while still allowing the blocks to be made of the correct size and with the smallest amount of material consistent with the required strength. The mixture is tamped into the mould or flask of the machine and when the block is completed it is taken out of the machine on its pallet and set away to undergo the curing process, which takes from ten to twenty days. During the curing the block crystallizes until it becomes hard enough to be laid in the wall, and this crystallization continues from year to year until the block finally becomes almost like flint in hardness and durability.

ANYONE, ANYWHERE, CAN MAKE MONEY and lots of it by engaging in this new and attractive business. There is a big demand for concrete building blocks and this demand is increasing with wonderful strides. Concrete blocks are now being universally used for buildings on the farm, in the villages and in cities. The material for making the blocks aside from the cement, that is, sand and gravel, can be found anywhere and costs almost nothing, and the cement can be bought very cheaply. No experience is necessary because the work is simple and our instructions are thorough, and at our extremely low prices you can purchase a very complete concrete building block machine and outfit for a very small amount of money. No matter whether you engage in the business extensively or only to fill in on rainy days and idle hours, you will find it profitable, and if you are a farmer the blocks, you would use in your own buildings will more than save you the price of a good machine.



A Cottage built of Hollow Concrete Building Blocks.

FARMERS AND SMALL LAND OWNERS who have gravel pits or sand banks on their property are the ones who can reap the greatest benefits and make the most money in the use of concrete building block machines, because, aside from the cement used, which is only about one-fifth of the whole, their material costs absolutely nothing, while they can sell the blocks for as much as the man who is compelled to buy his sand and gravel. The farmer can employ men to make concrete blocks all the time and with big profit to himself, or his help can make the blocks on rainy days and at other idle periods, or he can make the blocks alone if he employs no help. He can build his own house, his barns and other farm buildings all with material of his own making, and he can sell his surplus products at a large profit. A modest concrete block making outfit of our make costs but very little and every farmer who can use one to advantage should not hesitate in making the investment. The saving you would make on one building alone would more than pay for a good outfit, aside from the profit you would make by selling the blocks.

OUR CONCRETE BUILDING BLOCK MACHINES and the special concrete block moulds, concrete brick machines, concrete mixers, etc., which are shown on the following pages, are the very highest type and highest grade of concrete working machines which it is possible to manufacture, this is particularly true in relation to our Wizard Concrete Building Block Machines, which are the best designed and best made building block machines on the market.



House, porch columns, balustrade and retaining wall all built of Hollow Concrete Building Blocks.

They are the only strictly automatic concrete block machines made, so far as we know, and they will turn out better proportioned, better made and better finished blocks than any other machines and at a speed with the speed of the average machines. This perfection has been reached through the efforts of our manufacturers, who are thoroughly practical concrete machine designers and builders employing the highest class of mechanics and the most up to date methods of manufacture combined with the practical and theoretical knowledge of the expert whom we employ continuously for the sole purpose of improving our concrete machinery and keeping it in the lead of all other machines.

OUR PRICES ARE EXTREMELY LOW.

While the quality and efficiency of our concrete working machinery is as high as the highest, our prices are very much lower than others ask for machines of inferior grade and only about one-half the prices you would be compelled to pay for machines which would anywhere near approach ours in quality, and we honestly believe that you cannot buy elsewhere at such prices as efficient and satisfactory as ours. We can afford to make low prices because we have our machines manufactured in very large quantities under special contracts. The manufacturers have no selling or collection expenses, as we take their output and pay them spot cash for everything. Our method of selling direct to the user is far more economical than that of the ordinary dealer; there are no jobbers', wholesalers', agents' or middlemen's profits of any kind to pay; our prices are based on the actual cost of the material and labor with but our one small profit added, allowing us to sell to our customers at prices which are really as low or lower than the biggest jobbers would have to pay for the same class of goods. We furnish you the best concrete working machinery which can be made, and we effect a big money saving for you in our wonderfully low prices.

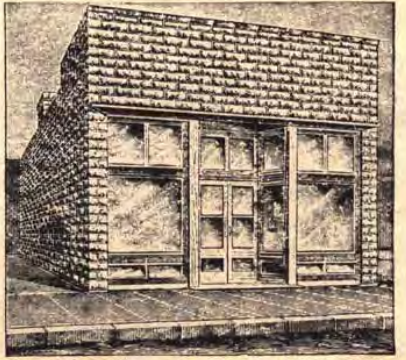
OUR THIRTY DAYS' FREE TRIAL AND TEST OFFER

While the statements which we make in relation to our concrete machinery, as well as all other goods we sell, are absolutely true and not exaggerated in any way, you need not depend upon these statements alone. If you order your concrete machinery from us we allow you thirty days' free trial. For instance, should you order a Wizard Concrete Building Block Machine from us, you would have thirty days from the time you received the machine in which to examine, test and use it and to compare it in value, efficiency, speed and perfection of product with any or all other machines, no matter what the price of the other machine may be, then if you do not find that the Wizard is all that we claim for it, that it is high grade in every way, that it is strong and durable, that it does better and faster work and gives you better satisfaction than any other machine you could buy, or if you are not satisfied that you have saved money by purchasing from us, you can return the machine at our expense and we will cheerfully return your money and reimburse you for the freight you paid when you received the machine. You are the sole and only judge of the quality, efficiency and value of our machines. They must please and satisfy you or you get your money back.

WE GUARANTEE OUR CONCRETE MACHINERY against all defects in material and workmanship for one year from date of shipment, by which guarantee we agree that should any piece or part give out or break by reason of defect in material or workmanship during the term of the guarantee we will make it good by furnishing free new parts to take the place of the defective parts.

WE GUARANTEE SAFE DELIVERY. Our concrete machines are prepared and protected for shipment in the best possible manner, breakage or loss of parts in transit is very rare but, should any part be damaged, broken or lost while in transit, we will promptly send you such parts as are necessary to replace the damaged, broken or lost parts, free of charge, and will prepay the transportation charges so that you will not lose one penny.

ABOUT THE FREIGHT CHARGES. Our concrete working machines are shipped direct from the factory and take a very low rate of freight, only about 40 cents per 100 pounds for 200 miles, about 75 cents per 100 pounds for 300 miles and about \$1.20 per 100 pounds for 800 miles. The freight charges on the Wizard Concrete Building Block machine with full outfit, weighing about 520 pounds, to Auburn, Indiana, would be about \$1.72, or to Lewiston, Maine, about \$2.95, or to Manhattan, Kansas, about \$6.60. The freight charges which you must pay are, as you will note, very small, almost nothing compared with the saving you will make by sending your order to us. Don't let the freight question worry you; we will save you money no matter where you live.



A Small Store Building made of Concrete Building Blocks.

CONCRETE MACHINERY

and
Instructions
for Making Concrete Products

We Invite You to
Our
New York
Exhibit

Beautiful Display Rooms
115 Fifth Ave.

Free Estimates
Cheerfully Given



The
WIZARD
Standard
Concrete
Mixer
Described on
Page 4

Sears, Roebuck and Co.

Chicago - Philadelphia - Minneapolis - Kansas City
Atlanta - Memphis - Dallas

Any Kind of a Block Desired Can Be Made on Sears Machines

The illustrations shown below are reproduced from actual photographs of blocks made on Sears machines. These very attractive and realistic designs are only possible because the patterns for these plates are made direct from stones which were prepared by expert stone cutters. Face plates for making any of these designs can be furnished for all of Sears block machines.

			
Design No. 1. Shallow Rock Face. These three designs are reversible, so only one endgate is required for either right or left return corner. Design No. 1 Endgate can be used with Design No. 2, and Design No. 2 Endgate with Design No. 3. Fractional plate can be furnished in any division.	Design No. 2. Medium Rock Face.	Design No. 3. Heavy Rock Face.	Design No. 4. Standard Plain Face. Fractional plates can be furnished in all divisions. Only one endgate needed.
			
Design No. 5. Cobblestone Face. A fine foundation block. Not in Division D. One endgate needed.	Design No. 6. Panel Face. Fractional plates not made in Division D. But one endgate is required.	Design No. 7. Rock Face With 1 1/2-Inch Tooled Edge. Not made in Division C and D. One endgate needed.	Design No. 8. Bushhammer Face With 1 1/2-Inch Tooled Edge. Not made in Division C and D. One endgate needed.
			
Design No. 9. Horizontal Tooled Face. Fractional plates can be furnished in any Division. But one endgate required. An excellent design for foundations — also shows well when used as a belt course.	Design No. 10. Broken Ashler Face. Block made with groove between sections for beading or tuck pointing when wall is completed. For fractional blocks order desired division in Design No. 2, which matches this design perfectly.	Design No. 11. Ornamental Wreath Face. Fractional plate not made in Division D. Right and left endgates are required.	Design No. 12. Pressed Brick Face. Fractional plates not made in Division D. Both right and left endgates required.
			
Design No. 13. Ornamental Wreath Face. Fractional plate not made in Division D. Right and left endgates are required.	Design No. 14. Ornamental Scroll Face. Fractional plate not made in Division D. Both right and left endgates required.	Design No. 15. Ornamental Rope Face. Fractional plate not made in Division D. Both right and left endgates required.	Design No. 16. Water Table Face. No fractional face plate needed for fractional blocks in this design. Endgate is not fastened in but sets in place and rests against any plain endgate in machine. Used as dividing plate for making fractional blocks.
			
Design No. 17. Broken Ashler Face. Block made with bead between sections. Does not require tuck pointing when laid up in wall. For fractional blocks order desired division in Design No. 2, which matches this design perfectly.	Design No. 18. Broken Ashler Face.	Design No. 19. Broken Ashler Face.	Design No. 20. Broken Ashler Face.

SEARs block making machines come complete with all supplies necessary. You can have your choice of sixteen attractive designs—any of which can be made on all machines. These different designs are shown at the top of this page. Just make your selection, and then tell us in your order which design you want. Face plates of different design will quickly convert any machine so that you can easily make blocks of that pattern.

Information About Fractional Blocks

We carry supplies on every machine for the making of fractional blocks. A fractional block is one that is molded in a single operation, the same as any ordinary block, but which comes out of the machine divided into two or three well proportioned units. We furnish fractional face plates for making blocks of the following divisions.

Division Style A
 Divided to make one half and two quarter blocks.

Division Style B
 Divided to make two half blocks.

Division Style C
 Divided to make one quarter block and one three-quarter block.

Division Style D
 16-inch plate divided to make one 2-inch, one 6-inch and one 8-inch block; 24-inch plate in Division D is divided to make one 8-inch block and one 16-inch block.

Division Style E
 Divided to make full size block, with half of face smooth for inside corners.

Division Style F
 Full size plate, with special division line for outside angle bay window blocks.

In the list of supplies shown on each machine you will find that we give the different fractional block divisions that we furnish.

A Shape for Every Purpose

You will see from the great variety of different shaped blocks that it is possible to make practically any kind of a block on Sears machines. In fact, all these shapes can be made on any machine. The special parts required are listed on the page opposite

the machine, under the heading of "Supplies." In ordering supplies bear in mind that "Right" and "Left" are always determined when standing in front of the machine, ready to operate it. Be sure to mention the design and size block you desire to make.

				
Rock Face and End Corner Block with double air space.	Rock Face Whole Block made with core endgates.	One Half and Two Quarter Block. Has rock design.	Rock Face Block with opening on ends for joists.	Rock Face Inside Corner Block. Has one half plain.
				
Plain Face Block with opening at either end for joists.	Plain Face and End Outside Corner Block. Two air spaces.	Plain Face Solid Block with single core endgates.	One Half Block and Two Quarter Plain Face Blocks.	Plain Face Whole Block with single core endgates.
				
Rock Face Whole Block with single air space—made on Triumph Block Machine only.	Rock Face Corner Block with single air space—made on Triumph Block Machine only.	One filling of the mold makes One Half Block and Two Quarter Blocks.	Rock Face Solid Block, to be used where an exceptional strong block is required.	Rock Face Block for joists with single air space—made on Triumph Machine only.
				
Rock Face Gable Block.	Outside Angle Block.	Inside Angle Block.	Plain Face Gable Block.	Rock Face Gable Block.



Porch column molds play an important part in the manufacture of concrete units. They are the products, aside from the regular line, that bring unusually good profits. The molds shown here will make up into many attractive porch columns and gate posts.

TRIUMPH Porch Column Molds

Molds for Porch Columns Should Be Part of Every Concrete Manufacturer's Equipment

Concrete manufacturers, as well as home builders, know what a vast difference a concrete porch makes in the appearance of a home. It is also recognized today as the most practical and economical type of porch. Whether you are a manufacturer or builder, you can profit greatly with an outfit such as we show on this page and on pages 28 and 29. The porch column and gate post illustrated are examples of what can be done with our regular outfit. This class of material commands a higher price and hence yields bigger profits than concrete blocks or brick.

Molds that are guaranteed perfect in material and workmanship, molds that will make for you the finest porch columns, gate posts, piers and ornamental work are shown here at extremely low prices.

Note the saving you make by buying an outfit complete. The TRIUMPH Porch Outfits contain the following molds from our regular stock, which sell at prices shown if ordered separately:



TRIUMPH Column Mold

This mold is well made of accurately fitted castings and can be assembled or taken apart easily and quickly. Furnished in two sizes, as listed, and in either fluted design as illustrated or plain design. Mention which you want. Fluted design furnished unless otherwise ordered.

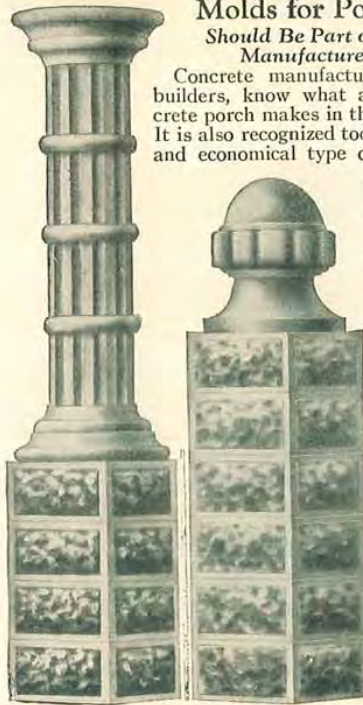
63B5770—TRIUMPH Column Mold, 10 inches in diameter, 12 inches high. State whether plain or fluted is desired. Shipping weight, 45 pounds. \$6.35
 63B5771—TRIUMPH Column Mold, 12 inches in diameter, 12 inches high. State whether plain or fluted is desired. Shipping weight, 65 pounds. \$8.50



Ball Made in Our Ornamental Ball Mold

63B5778—Ornamental Ball Mold to match 10-inch column. Base, 12 inches in diameter; height, 12 in.; ball, 9 1/2 inches in diameter. Shipping weight, 50 pounds. \$8.40

63B5779—Ornamental Ball Mold to match 12-inch column. Base, 14 inches in diameter; height, 14 inches; ball, 11 inches in diameter. Shipping weight, 65 lbs. \$11.35



TRIUMPH Column Cap and Base Mold

Forms cap or base of column as illustrated at the above center. Can also be used under small vases and other ornaments.

63B5834—TRIUMPH Column Cap and Base Mold for 10-inch column. Shipping weight, 40 pounds. \$5.85
 63B5844—TRIUMPH Column Cap and Base Mold for 12-inch column. Shipping weight, 50 pounds. \$8.55



Plain Ball Mold

63B5797—Plain Ball Mold to match 10-inch column. Ball, 6 inches in diameter; base, 6 inches square; total height, 12 inches. Shipping weight, 40 pounds. \$6.85

63B5798—Plain Ball Mold to match 10-inch column. Ball, 10 inches in diameter; base, 12 inches square; total height, 16 inches. Shipping weight, 50 pounds. \$8.35

63B5799—Plain Ball Mold to match 12-inch column. Ball, 10 inches in diameter; base, 14 inches square; total height, 18 inches. Shipping weight, 65 pounds. \$10.85

	Price When Bought Separately	
	For 10-Inch Column	For 12-Inch Column
1 Column Mold. State whether plain or fluted.	\$ 6.35	\$ 8.50
1 Column Cap and Base Mold.	5.85	8.55
1 Ring Mold.	3.55	4.90
1 Pier Mold. State design wanted.	9.55	10.30
1 Ball Mold. State whether ornamental or plain.	8.35	10.85
Total cost if bought separately.	\$33.65	\$43.10
Price when outfit ordered complete.	30.30	38.80
Saving you make.	\$3.35	\$4.30

Be sure to specify designs you want so no mistake will be made in filling your order. If not otherwise ordered we will furnish fluted column mold, rock pier body mold, and ornamental ball mold as illustrated.

Price List, TRIUMPH Porch Column and Gate Post Outfit

63B5776—TRIUMPH Porch Column and Gate Post Outfit for 10-inch column. Shipping weight, complete, 200 pounds. Five molds, complete. \$30.30

63B5777—TRIUMPH Porch Column and Gate Post Outfit for 12-inch column. Shipping weight, complete, 375 pounds. Five molds, complete. \$38.80



TRIUMPH Pier Molds

A well made mold for making square blocks used for porches, foundation piers, gate posts, etc. Three corners are bolted together with hinge joints and one corner pinned as illustrated. To release mold from stone, pull out pin and open away from stone. Furnished in the following designs: Rock, plain, panel, tooled, tooled edge rock, tooled edge bushhammer or cobblestone. Be sure to order design you want. Rock design furnished unless otherwise specified. All sizes are 7/8 inches high.

63B5817—TRIUMPH Pier Mold, 10x10 inches, with core 6 inches square. State design wanted. Shipping weight, 50 pounds. \$7.90

63B5833—TRIUMPH Pier Mold, 12x12 inches, with core 6 inches square. State design wanted. Shipping weight, 60 pounds. \$9.20

63B5838—TRIUMPH Pier Mold, used with 10-inch round column, 14x14 inches, with core 8 inches square. State design wanted. Shipping weight, 75 pounds. \$9.55

63B5848—TRIUMPH Pier Mold, used with 12-inch round column, 16x16 inches, with core 8 inches square. State design wanted. Shipping weight, 100 pounds. \$10.30



TRIUMPH Ring Mold

Placed in between column sections as illustrated at the above center of this page, it adds to the beauty of the column; also used as supporting slab for small vases and other ornamental work.

63B5773—TRIUMPH Ring Mold to match 10-inch column. Shipping weight, 20 pounds. \$3.55

63B5772—TRIUMPH Ring Mold to match 12-inch column. Shipping weight, 30 pounds. \$4.90

A concrete porch is a great asset to your home, both in appearance and service. It is easily kept clean, and lasts indefinitely without need of repair. You can build your own porch in your spare time with little effort and at small expense. It will pay you to select the required equipment from these pages.



Thousands of our customers write us, telling of the wonderful profits they are making in their concrete products business. A great many of them bought the molds and equipment for their own homes and then started making products for their neighbors. The money they saved on their own homes, in most cases, more than paid for the equipment.

BADGER

Adjustable Sill and Cap Machine

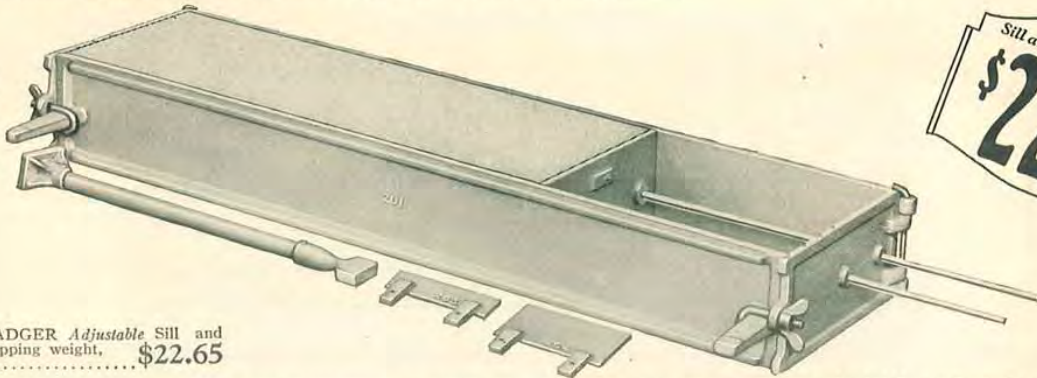


No products manufacturing plant is complete without the proper molds for making a full line of sills and caps. The BADGER machine that is shown on this page is easily adjusted to make any desired size of stone that may be wanted. Easy to handle.

The BADGER Adjustable Sill and Cap Machine used for the making of window sills or caps, steps, water table and coping blocks, can be adjusted very easily for making stones of any length from 2 to 5 feet and in widths of 8, 10, 12 or 14 inches. Adjustments are made quickly by means of the stop off plate with rods attached for the length, and by small

stop off pieces which can be attached or taken off the end plate for the width. Makes stones 7 3/4 inches high, so that they lay up in the wall to match properly with blocks measuring 7 3/4 inches high or 8 inches with mortar joint. For making caps or steps we recommend that you use 4 or 6 pieces of 3/8 or 1/2-inch iron for reinforcement.

The BADGER Adjustable Sill and Cap Machine comes complete with two sizes of shut off plates and tamper, as shown in the illustration.



Sill and Adjustable Cap Machine,
\$22.65

63B5810—BADGER Adjustable Sill and Cap Machine. Shipping weight, 180 pounds.....\$22.65

It is easy to adjust the BADGER Sill and Cap Machine for making practically any size stone. To change the length, loosen the set screws in the set collars on the adjusting rods and set the end stop off plate to make whatever length of stone you want; slide the set collars up against the endgate and tighten the screws. To change the width, remove the stop off extension pieces by loosening the two screws, making a stop off piece as long as you want the stone to be wide. The front plate will then come

up snugly against the stop off piece and is held in notches in the endgates at each end. No stand is required on the BADGER Adjustable Sill and Cap Machine. The stones can be made on any smooth floor or plank. If you wish you can make the stone right in the wall, and no handling of the stone will be necessary. It is a great deal safer and easier to move the machine rather than the stone. This method does away with the use of wooden pallets. The BADGER is fast and simple in operation.

Special Face Designs for the Badger Sill and Cap Machine



Panel Face Design Cap or Lintel Stone



Rock Face Design Cap or Lintel Stone



Tooled Face Design Cap or Lintel Stone



Tooled Edge Rock Design Cap or Lintel Stone



Scroll Face Design Cap or Lintel Stone



Tooled Edge Bushhammer Design Cap or Lintel Stone

Sill and Water Table Stones



A Sill Stone made by inserting wood block in mold to form watershed.



A triangular strip in corner of mold makes this Water Table Stone.

We do not furnish wood strips for Sill and Water Table as illustrated above. You can easily make these yourself.

Special Face Designs for the BADGER Sill and Cap Machine

Ornamental stones, as illustrated above, can be made on the BADGER Sill and Cap Machine by means of the extra face plates listed below. These ornamental designs are especially well suited for making stones to be used in laying belt courses around a building.

To turn corners in any of these designs, put a strip of wood or steel across one corner of the mold box and make mitered ends on the stone.

63B5811—Extra Face Plates. State design wanted. Shipping weight, 55 pounds. Each.....\$6.95

Space, in the average products plant, is a mighty big factor. For this reason we have designed our BADGER Sill and Cap Machine to operate without a stand. Takes up very little room while not being used. Stones can be made on a wooden plank, table or any other smooth surface.



The monotony of plain concrete block construction can be relieved a great deal by using a belt course of stones with ornamental faces, such as are shown above. Their use will suggest a great many attractive architectural design that can be worked out. The products manufacturer will find that suggestions like this will increase the sale of his blocks.

Stones of all desirable sizes can be made on the BADGER Sill and Cap Machine. All sizes from 2 to 5 feet in length and in widths of 8, 10, 12 or 14 in.



Concrete is not affected by extreme heat or cold. For this reason it is the ideal material for all structures that are exposed to the weather. Build your chimney of concrete and you build for all time—it will outlast the house.

TRIUMPH Pier and Chimney Mold

Concrete is one of the best materials that can be obtained for chimney construction. It is naturally fire resisting and, unlike most other materials, concrete improves with age. The designers and engineers of large industrial plants realize the superiority of concrete and today practically all large factory chimneys are built of reinforced concrete.

Chimneys made of concrete blocks are very desirable for dwellings and store buildings. They are better because they are easier to build. They will not break to pieces and crumble like chimneys made of brick or stone and, in addition, they are more attractive and give a refined touch to the home. Use concrete for beauty, strength and permanence.

The Completed Chimney Looks Like This



The mold shown in the illustration forms a section of the chimney complete at one molding. All four sides are alike. If you are building your own house it would pay you to buy this machine and make the chimney blocks on it. You can use these blocks for supporting the porches and for the foundation. The cap mold makes stone suitable for finishing top of chimney, gate posts or porch piers. These molds are made of No. 1 quality gray iron castings accurately fitted together. When closed they lock up perfectly true and square. The core tapers slightly making it very easy to withdraw it. We can furnish our TRIUMPH Pier and Chimney Mold in brick face design (as illustrated), plain face or rock face. The Cap Mold can be furnished in plain design or egg and dart design, as illustrated. Be sure to tell us which you want when you place your order, otherwise we will furnish brick chimney mold and egg and dart cap mold. Chimney blocks can be made on any smooth floor, no pallets being necessary.



The Chimney Cap Mold (Egg and Dart Design)



The Pier and Chimney Block Mold

Stovepipe Core



This core can be used in any of the TRIUMPH Chimney Molds to make an opening in the block for the stovepipe. The opening is a half circle in shape, and two blocks are laid with the openings together, forming a full circular opening for the stovepipe. Made for 6-inch stovepipe only.

63B5804—Pipe Core. Shipping weight, 5 pounds.....\$1.00

Prices and Sizes of the TRIUMPH Pier and Chimney Mold

Be sure to give catalog number, design and price of the size mold you want.

Size of Block	Pier and Chimney Block Mold With Core All Sizes Are 7 3/4 Inches High			Chimney Cap Mold, No Core Furnished All Sizes Are 4 Inches High		
	Catalog No.	Shpg. Wt.	Each	Catalog No.	Shpg. Wt.	Each
Outside, 16x16 inches. Flue Opening, 8x8 inches.....	63B5750	90 lbs.	\$10.50	63B5783	50 lbs.	\$ 7.75
Outside, 16x20 inches. Flue opening, 8x12 inches.....	63B5753	100 lbs.	11.65	63B5786	55 lbs.	8.10
Outside, 16x24 inches. Flue opening, 8x16 inches.....	63B5751	110 lbs.	12.85	63B5784	65 lbs.	8.85
Outside, 20x24 inches. Flue opening, 12x16 inches.....	63B5752	120 lbs.	17.75	63B5785	80 lbs.	10.00

TRIUMPH Well Curbing Mold



Curbing Mold

The demand for curved blocks for making well curbing or casing, water troughs or cisterns is steadily increasing, and our TRIUMPH Well Curbing Mold enables anyone to make up his own blocks for this purpose. Makes a block 3 1/2 inches thick, 8 inches high and from 17 1/4 inches to 20 1/2 inches long, depending on diameter of circle blocks are intended to make. Ends of blocks are made with a tongue and groove so each block will key

into the next one and should be laid up with a cement mortar consisting of one part cement and two parts sand. If you want to build a tank or trough to hold water it is advisable to use a water-proofing compound in the concrete or apply a coat of rich cement mortar to the wall after it is completed. In building above ground make a groove in the top of each block and in it lay a length of No. 9 wire as reinforcement. This should be fully embedded in mortar when laying the blocks.

Every concrete block maker should have one or more of these molds to supply his customers with the necessary blocks for making well curbing, water troughs, cisterns and other curved walls. The mold is made in plain face design and to make blocks that lay upon circles 3, 4, 6 and 8 feet in diameter, inside measure. Be sure to order mold of proper diameter and state catalog number as given below.

Price List of Well Curbing Molds

Catalog No.	Diameter of Well	Length of Block	Shipping Weight	Each
63B5879	3 feet	17 1/4 in.	50 lbs.	\$8.10
63B5876	4 feet	18 in.	60 lbs.	8.15
63B5877	6 feet	20 1/4 in.	75 lbs.	8.20
63B5878	8 feet	17 1/4 in.	60 lbs.	8.25



Showing Curbing Built In

any well or cistern will only keep water sweet and in good condition as long as its walls are in good shape. Water that creeps in must be kept out. Build an everlasting well or cistern with concrete.



Cultural Heritage Evaluation Report
"Poplar Villa" 15074 Yonge Street, Town of Aurora

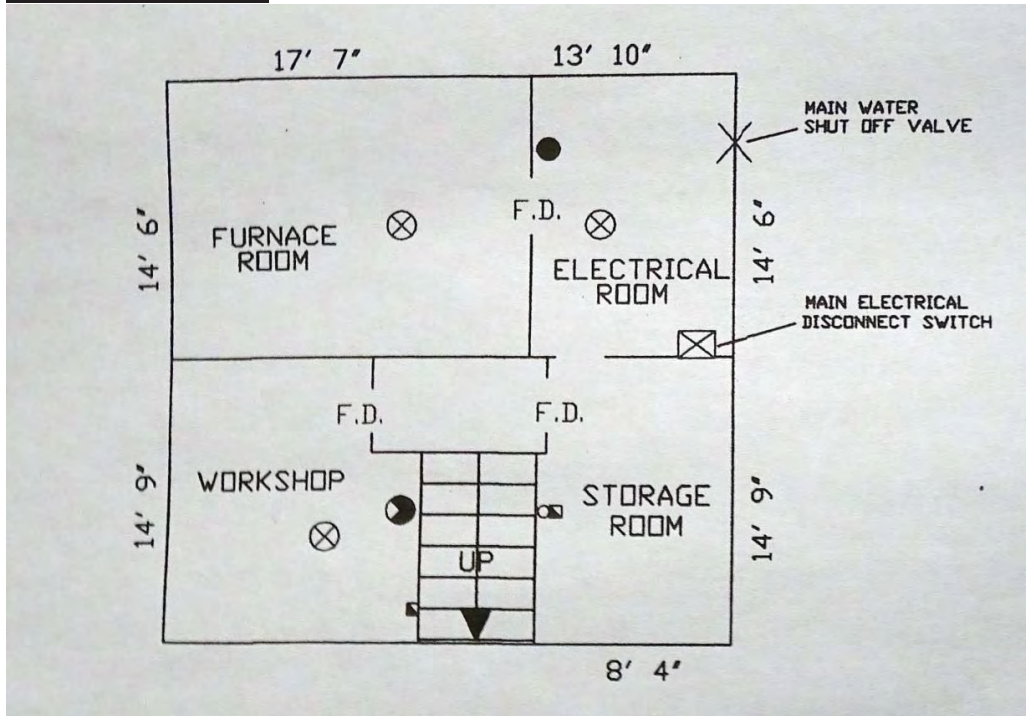
SBA No. 19046

Appendix C:
Life Safety Floor Plans

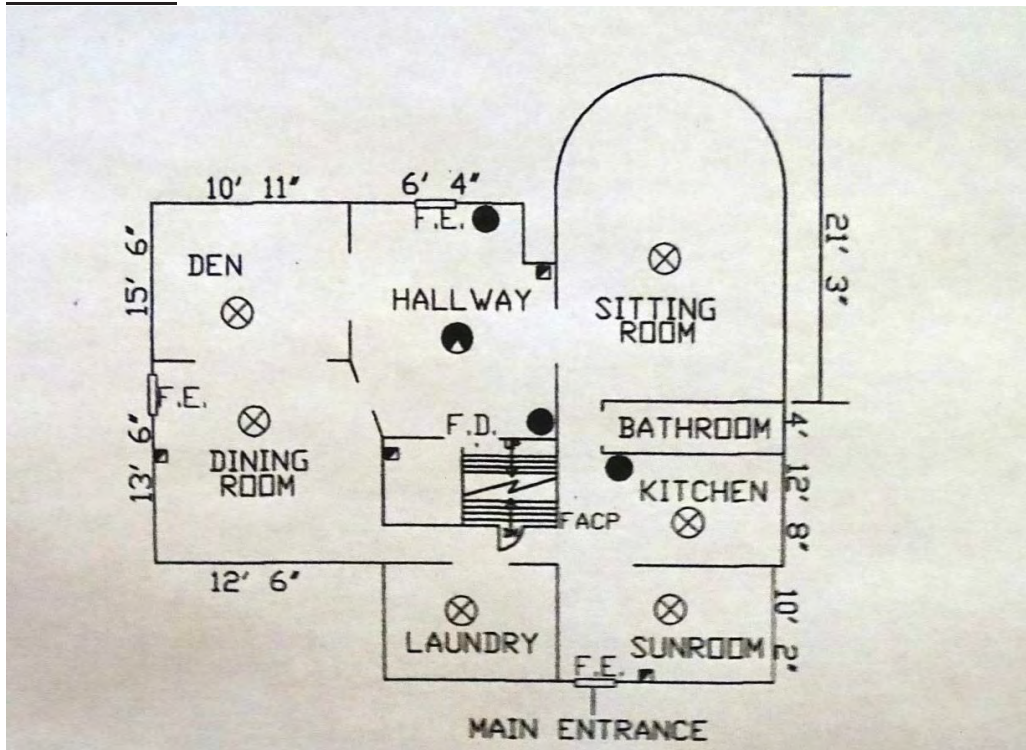
Cultural Heritage Evaluation Report
"Poplar Villa" 15074 Yonge Street, Town of Aurora

SBA No. 19046

Basement Floor:



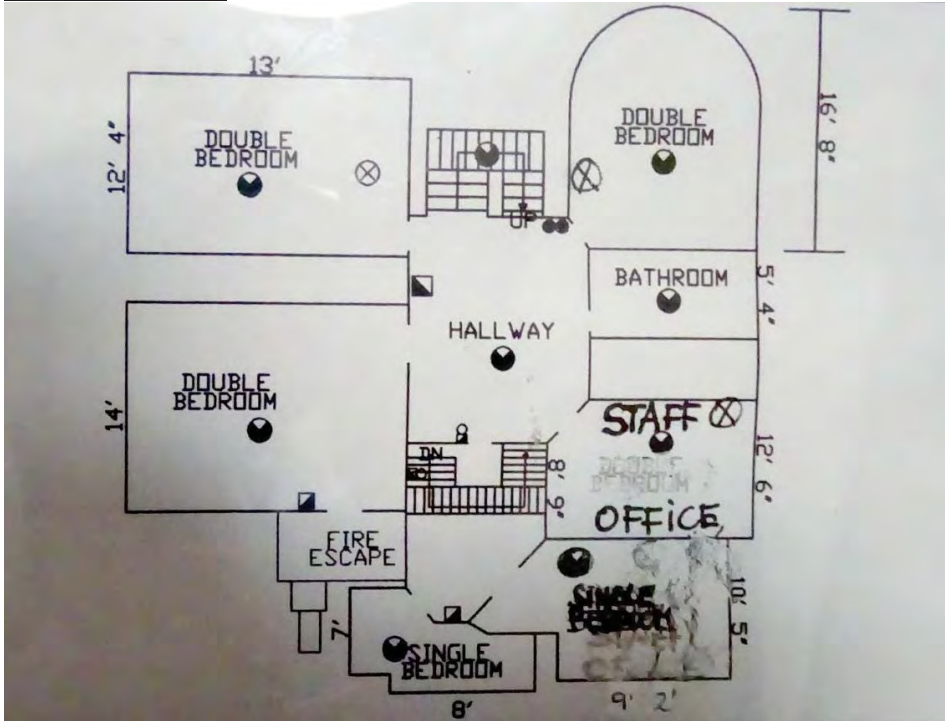
First Floor:



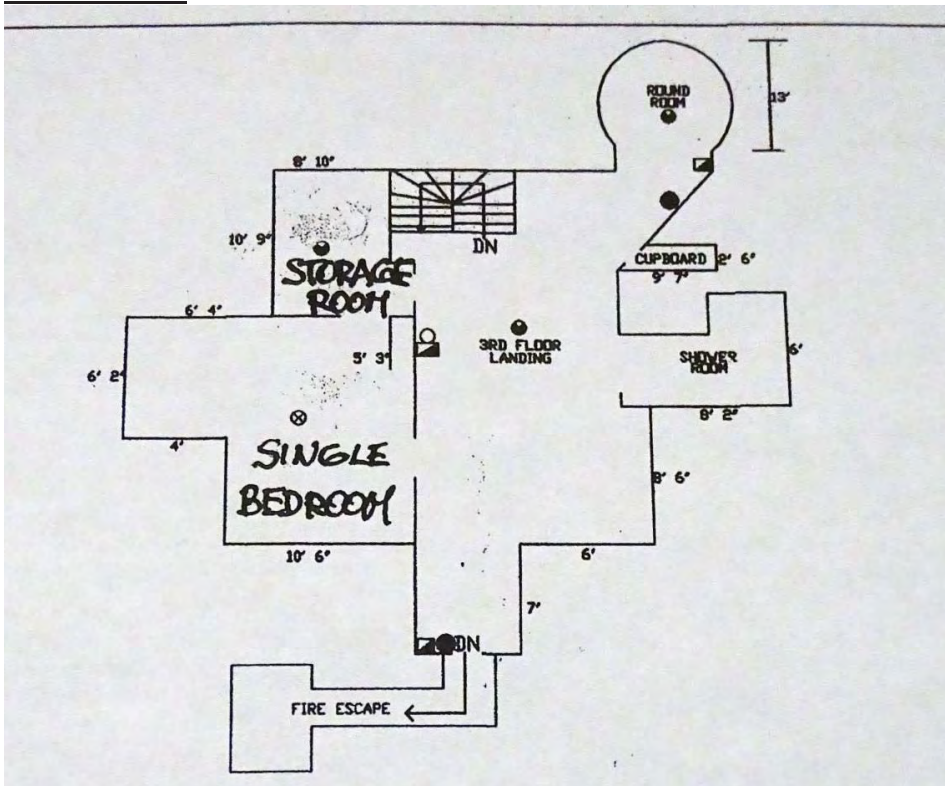
Cultural Heritage Evaluation Report
"Poplar Villa" 15074 Yonge Street, Town of Aurora

SBA No. 19046

Second Floor:



Third Floor:



HERITAGE BUILDING EVALUATION: SCORESHEET

Municipal Address: <u>15074 Yonge Street</u>					Group:
Legal Description: <u>Part 1, Lot 1,2&3, Plan 39</u> Lot: _____ Cons: _____					
Date of Evaluation: <u>Sept 25, 2019</u> Name of Recorder: <u>Carlson Tsang</u>					
HISTORICAL	E	G	F	P	TOTAL
Date of Construction	30	20	10	0	20 /30
Trends/Patterns/Themes	40	27	14	0	27 /40
Events	15	10	5	0	10 /15
Persons/Groups	15	10	5	0	15 /15
Archaeological (Bonus)	10	7	3	0	3 /10
Historic Grouping (Bonus)	10	7	3	0	3 /10
Construction Date (Bonus)	10				10/10
HISTORICAL TOTAL					88/100
ARCHITECTURAL	E	G	F	P	TOTAL
Design	20	13	7	0	20/20
Style	30	20	10	0	30/30
Architectural Integrity	20	13	7	0	13/20
Physical Condition	20	17	7	0	17/20
Design/Builder	10	7	3	0	0 /10
Interior (Bonus)	10	7	3	0	7 /10
ARCHITECTURAL TOTAL					87/100
ENVIRONMENTAL					TOTAL
Design Compatibility	40	27	14	0	27 /40
Community Context	20	13	7	0	13/20
Landmark	20	13	7	0	13/20
Site	20	13	7	0	20/20
ENVIRONMENTAL TOTAL					73/100

SCORE	INDIVIDUAL	OLD AURORA (HCD)
Historical Score	88 X 40% = <u>35.2</u>	X 20% = _____
Architectural Score	87 X 40% = <u>34.8</u>	X 35% = _____
Environmental Score	73 X 20% = <u>14.6</u>	X 45% = _____
TOTAL SCORE	84.6	<input type="text"/>

GROUP 1 = 70-100

GROUP 2 = 45-69

GROUP 3 = 44 or less

Attachment 5

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.

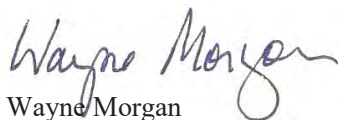
The front yard, which is largely unchanged since the House was constructed, provides prominent views of the House from Yonge Street.

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

TABLE OF CONTENTS

	Page
1.0 INTRODUCTION	1
2.0 DESCRIPTION OF THE PROPERTY AND ITS CONTEXT	2
2.1 Location	2
2.2 Ownership and Legal Description	3
2.3 Area Character and Physiography	3
2.4 Context – General Character	5
2.5 Context – Adjacent and Nearby Heritage Properties	5
3.0 HERITAGE POLICIES	6
3.1 The Planning Act and Provincial Policy Statement (2014)	6
3.2 Ontario Heritage Act (OHA)	7
3.3 York Region Official Plan	7
3.4 Aurora Official Plan and Zoning By-law	8
3.7 Standards and Guidelines for the Conservation of Historic Places in Canada	10
3.8 Municipal Heritage Status of the Subject and Adjacent/Nearby Heritage Properties	10
4.0 HISTORICAL SUMMARY	11
4.1 Development of the Area	12
4.2 The Subject Property	15
5.0 BUILT AND LANDSCAPE RESOURCE DESCRIPTIONS	23
5.1 House Exterior	23
5.2 House Interior	27
5.2 Landscape	29
5.3 Adjacent/Nearby Heritage Properties	29
6.0 HERITAGE RESOURCE EVALUATION	30
6.1 Introduction	30
6.2 Application of Provincial Criteria	30
6.2.1 House at 15074 Yonge Street	30
6.2.2 Landscape	33
6.3 Application of Municipal Criteria	34
6.4 Summary of Cultural Heritage Values	35
6.5 Statement of Cultural Heritage Values and Attributes	35
6.6 Cultural Heritage Values of Adjacent/Nearby Heritage Properties	37
7.0 DEVELOPMENT PROPOSAL	38
7.1 Description of the Proposed Development	38

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

Page iv

TABLE OF CONTENTS
(continued)

	Page	
8.0	EVALUATION OF HERITAGE IMPACT OF DEVELOPMENT PROPOSAL	39
8.1	Impact on the Heritage Resources of 15074 Yonge Street	39
8.2	Impact on Adjacent / Nearby Heritage Resources	40
9.0	OPTIONS CONSERVATION / MITIGATION AND POLICY COMPLIANCE	41
9.1	Options	41
9.2	Conservation / Mitigation Measures	42
	9.2.1 Secure a Heritage Easement Agreement on Part 1	42
	9.2.2 Designate the Whole Property (Parts 1 & 2) under the OHA	43
	9.2.3 Design Requirements for Development on Part 2	43
9.3	Heritage Policy Compliance	44
7.0	CONCLUSIONS AND RECOMMENDATIONS	45
7.1	Conclusions	45
7.2	Recommendations	45
	SOURCES CONSULTED	47
	APPENDICIES	
A	Property Survey	
B	Photographs – Context	
C	Maps	
D	Aerial Photographs	
E	House, 15074 Yonge Street, Exterior Photographs	
F	House, 15074 Yonge Street, Floor Plans	
G	House, 15074 Yonge Street, Interior Photographs	
H	Landscape, 15074 Yonge Street, Photographs	
I	Property Ownership History	
J	Development Proposal	
K	<i>Ontario Heritage Act</i> , Regulation 9/06	
L	Historic Photographs	
M	Adjacent/Nearby Heritage Properties	
N	Town of Aurora and Region of York Planning Document Maps	
O	Curriculum Vitae – Wayne Morgan	

LIST OF FIGURES

Figure 2.1	General Location Map [Source: Yorkmaps, 2019].	2
Figure 2.2	Subject Site and its Context [Yorkmaps, 2019, image 2019].	2
Figure 2.3	Aurora and the Subject Property in 1946 [Source: National Airphoto Library].	4
Figure 4.1	Yonge Street in Aurora looking north, circa 1870. [Source: McIntyre, 14]	13
Figure 4.2	Yonge Street and the Radial Railway in Aurora, looking south, circa 1910. [Source: McIntyre 116]	14
Figure 4.3	Historical Development of Aurora to 1971. [Source: Regional Municipality of York, Historical Development, Insert]	16
Figure 4.4	Part of a c1890 Photograph taken from the Methodist Church tower looking south on Yonge St.[Source: McIntyre, 15]	17
Figure 4.5	West Side of Yonge Street north of Reuben Street in Maps & Aerial Photographs 1878-2019.	18
Figure 4.6	Aurora Fire Insurance Plan, 1904, Revised to 1913.	19
Figure 5.1	House at 15074 Yonge Street, East & North Elevations, 2019.	23
Figure 5.2	House, Staircase.	28
Figure 5.3	York County Mouldings– 1910s-1920s [Source: Duncan, 159].	28
Figure 5.4	Front Yard, 15074 Yonge Street, 2019.	29
Figure 6.1	Aurora Heritage Evaluation Score Sheet for 15047 Yonge Street.	34
Figure 7.1	2019 Aerial Photograph and Proposed Severance at 15074 Yonge Street.	38
Figure 9.1	2019 Aerial Photograph and Some Conditions Recommended for the Proposed Severance at 15074 Yonge Street.	42

LIST OF TABLES

Table 2.1	Adjacent /Nearby Heritage Properties	5
Table 4.1	Historical Timelines – 15074 Yonge Street (Part Lot 79, Con 1 WYS; Lot 1, 2 & 3 Registered Plan 39)	16
Table 4.2	1921 Census, Aurora – 15074 Yonge Street, by Household Head	20
Table 6.1	Application of Heritage Criteria to the Resources at 15074 Yonge Street, Aurora	31
Table 9.1	Policy Evaluation of the Proposed Severance, 15074 Yonge Street.	44

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.



t



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

Page 3

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].

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

Page 5

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:

Table 2.1 Adjacent / Nearby Heritage Properties				
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.

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

Page 6

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.*

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

Page 8

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.

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

Page 12

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

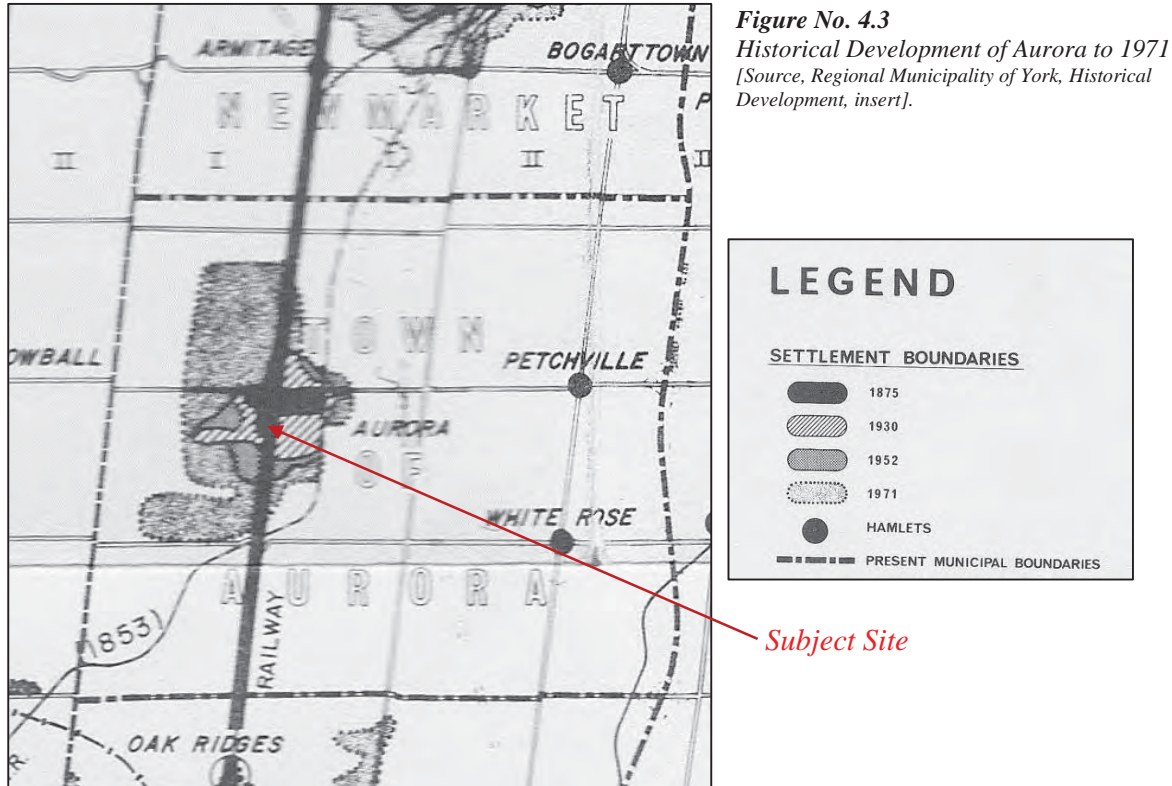


Figure No. 4.2
*Yonge Street and the Radial
Railway in Aurora, looking
south, circa 1910.*
[Source, McIntyre, 65].

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.

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

Page 16

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.

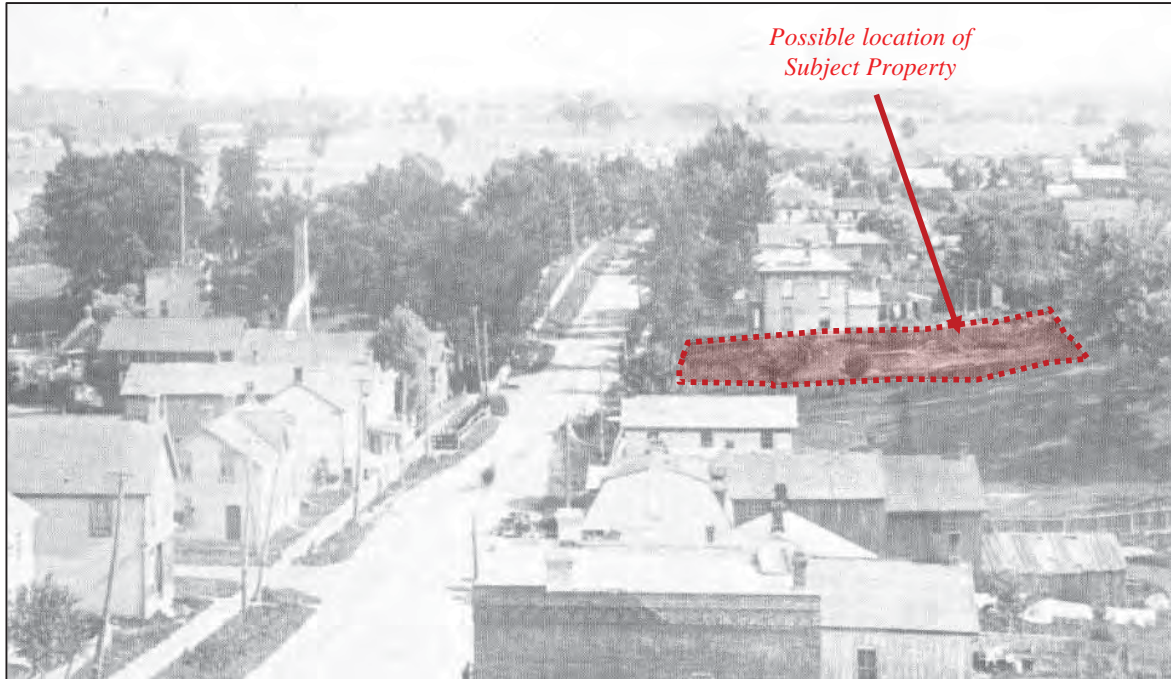


Figure No. 4.4 Part of a c1890 Photograph taken from the Methodist Church tower looking south on Yonge Street. [Source, McIntyre, 15].

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 planing 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.

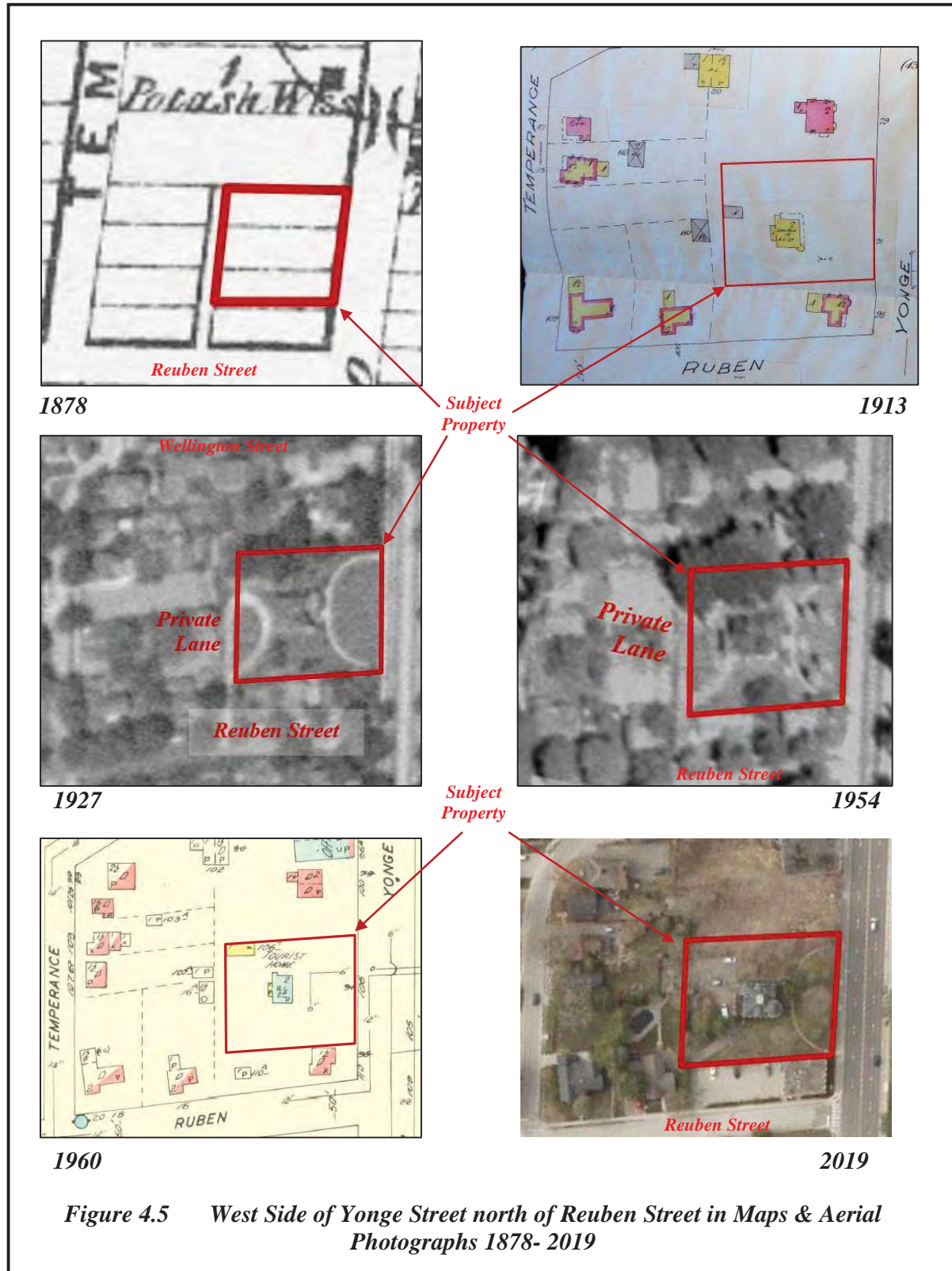
¹⁶ 1881 Census of Canada, Carnarvon subdivision, Algoma Division.

¹⁷ 1891 Census of Canada, Stouffville subdivision.

¹⁸ 1911 Census of Canada, Aurora subdivision.

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

Page 18



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

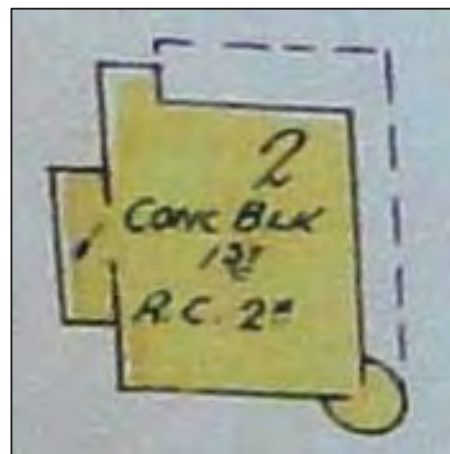


Figure No. 4.6
*Aurora Fire Insurance Plan,
1904, Revised to 1913.*

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.

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

Page 20

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).

Table 4.2 1921 Census, Aurora – 15074 Yonge Street, by Household Head²⁵

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.

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

Page 21

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.

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

Page 22

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.

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.

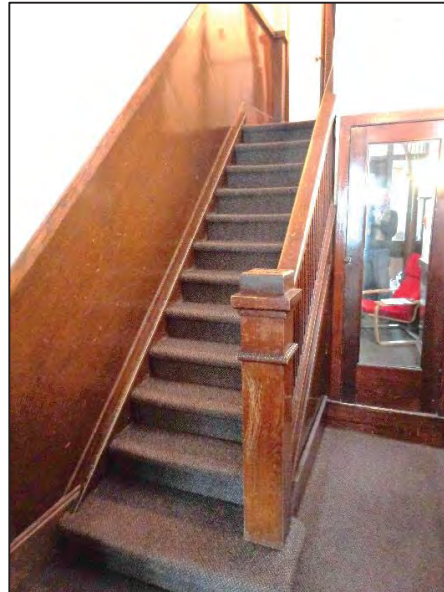
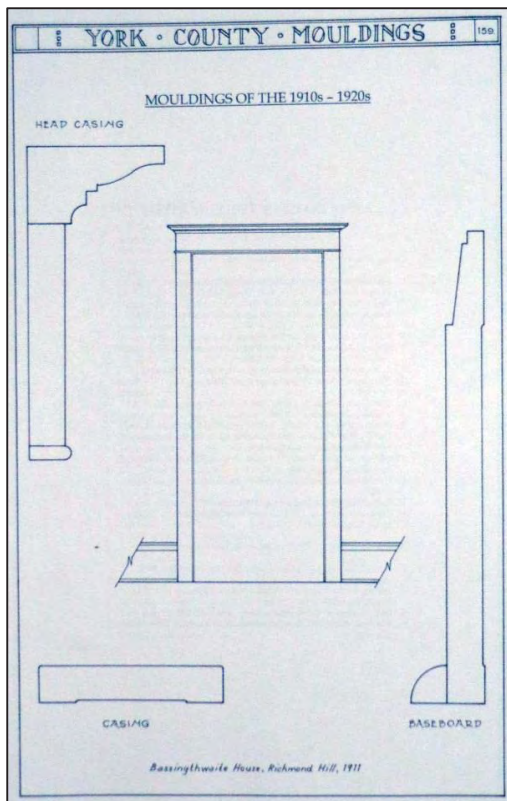


Figure 5.2
House, staircase

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

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

Page 31

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.

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

Page 34

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	E	G	F	P	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.

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

Page 38

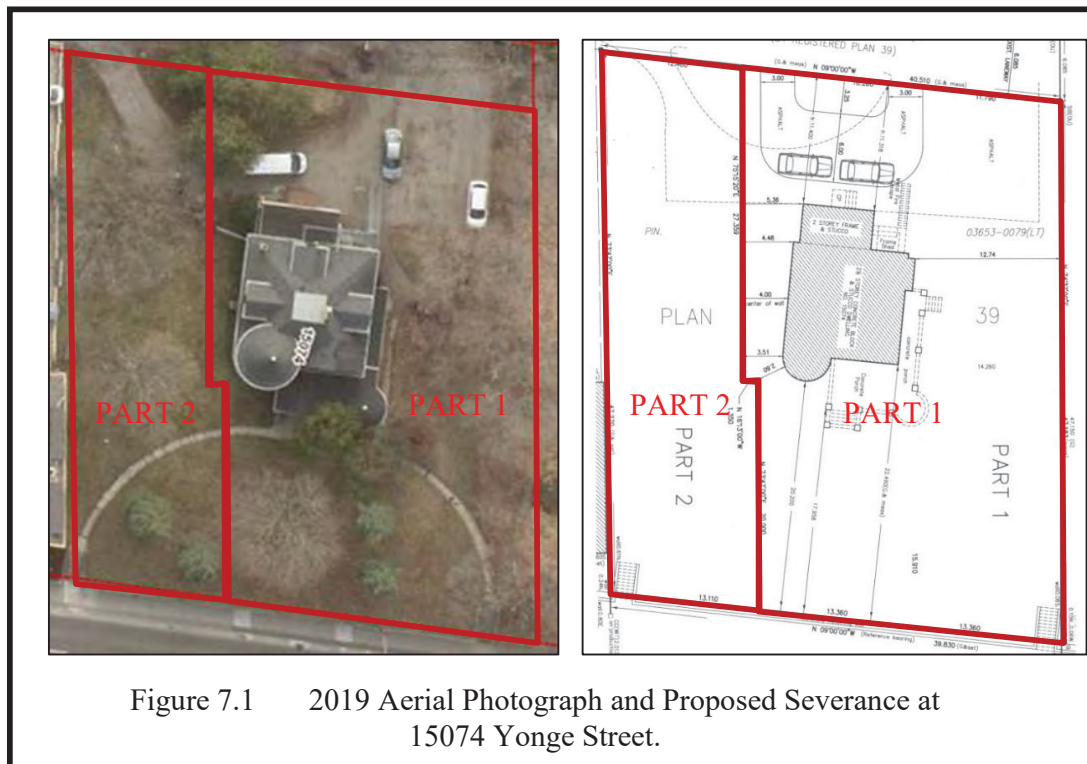
7.0 DEVELOPMENT PROPOSAL

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.

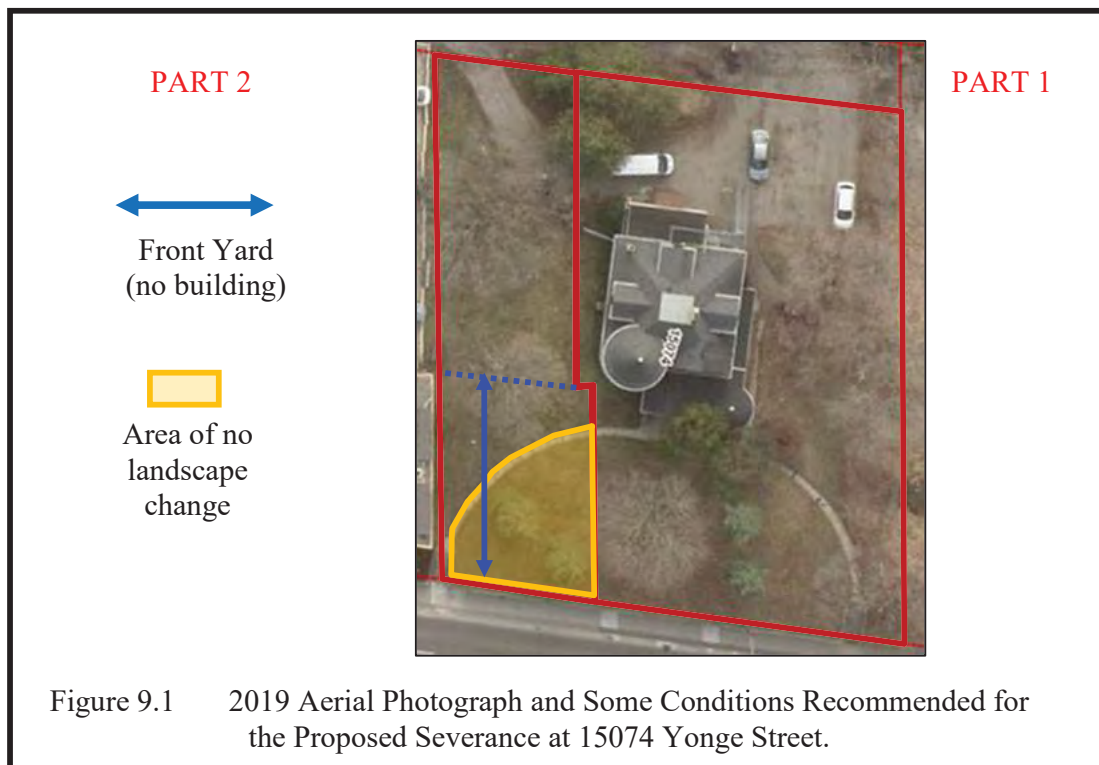


Figure 9.1 2019 Aerial Photograph and Some Conditions Recommended for the Proposed Severance at 15074 Yonge Street.

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.

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

Page 43

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 ½ 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.

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

Page 44

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*.

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

Page 46

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.

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

Page 47

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*.

SOURCES CONSULTED

Publications

Anderson, Kathryn. *Heritage Property Report – the Chateau*. Town of Aurora. Aurora. 1982, revised 1984.

Blumenson, John. *Ontario Architecture A guide to Styles and Building Terms 1784 to the Present*. Fitzhenry & Whiteside. Toronto. 1990.

Census of Canada. Town of Aurora. 1871, 1891, 1901, 1911 and 1921.

Chapman, L. J.; Putnam, D. F. *The Physiography of Southern Ontario*. 2nd Edition. University of Toronto Press. Toronto. 1966.

Dean, W. G., editor. *Economic Atlas of Ontario*. University of Toronto Press. Toronto. 1969.

Dieterman, Frank A., ed. *Mississauga, the First 10,000 Years*. Mississauga Heritage Foundation. Mississauga. 2002.

Duncan, George W. J., *York County Mouldings for Historic Interiors*. The Architectural Conservancy of Ontario Inc. Toronto. 2001.

Gentilcore, Louis; Donkin, Kate. *Land Surveys of Southern Ontario, Supplement No. 2 to the Canadian Cartographer*, Vol. 10, 1973.

Gentilcore, R. Louis; Head, C. Grant. *Ontario's History in Maps*. University of Toronto Press. Toronto. 1984.

HPI Nomination Team, *Ontario Architectural Styles*. Heritage Resource Centre, University of Waterloo. January 2009.

McIlwraith, Thomas. F. *Looking for Old Ontario*. University of Toronto Press. Toronto. 1997.

McIntyre, W. John. *Aurora, A History in Pictures*. The Boston Mills Press. Erin, Ontario. 1988.

Ontario Heritage Act, R.S.O. Chapter 0.18.

Ontario Ministry of Culture. *Heritage Resources in the Land Use Planning Process*. Queen's Printer for Ontario, Toronto, 2006.

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

Page 49

Ontario Ministry of Municipal Affairs and Housing, *Provincial Policy Statement 2014*,
Queen's Printer for Ontario, Toronto, 2014.

Ontario Ministry of Municipal Affairs. *Growth Plan for the Greater Golden Horseshoe*.
Queen's Printer for Ontario. Toronto. May 2017.

Ontario Regulation 9/06 made under the *Ontario Heritage Act, Criteria for Determining
Cultural Heritage Value or Interest*, January 25, 2006.

Parks Canada. *Standards and Guidelines for the Conservation of Historic Places in Canada*.
Second Edition. Ottawa. 2010.

Regional Municipality of York. *Official Plan*. Office Consolidation, April 2016.

Stamp Robert M. *Early Days in Richmond Hill. A History of the Community to 1930*.
Richmond Hill Public Library Board. Richmond Hill. 1991.

Town of Aurora, Heritage Planning & Urban Design Division, Planning and Development
Services. *Evaluation of Heritage Resources in the Town of Aurora*. March 2011.

Town of Aurora. *Heritage Register*.

Town of Aurora, *Official Plan*, revised 2015.

Town of Aurora, *Zoning By-law 6000-17* November 2019.

Whitchurch History Book Committee. *Whitchurch Township*. Toronto: Stoddart Publishing
Co. Limited. 1993.

Museums / Government Offices

Aurora Museum and Archives; Shawna White

National Airphoto Library, Ottawa.

Ontario Ministry of Government Services, Land Registry Office, York Region, 50
Bloomington Road, Aurora, Ontario.

Ontario Archives.

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

Page 50

Maps

Department of National Defence, General Staff, Geographical Section. National Topographic System. *Sheet No. 106, Newmarket, Ontario*. Surveyed 1928. Scale 1:63,360. Ottawa, 1929.

Department of National Defence, General Staff, Geographical Section. National Topographic System. *Sheet No. 58, Markham, Ontario*. Surveyed 1914. Reprinted 1930, Scale 1:63,360. Ottawa, 1930.

Goad, Charles Edward. *Fire Insurance Plan, Aurora*, 1913 (revision of 1904).

Illustrated Historical Atlas of the County of York, Ontario. Miles & Co. Toronto. 1878.

Tremaine, George R., *Tremaine's Map of York County, Canada West*, G. R. & G. M. Tremaine, Toronto, 1860.

Websites

Norman Bretz - <http://www.bretz.ca/GenWeb/html/bretz/narratives/4>

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

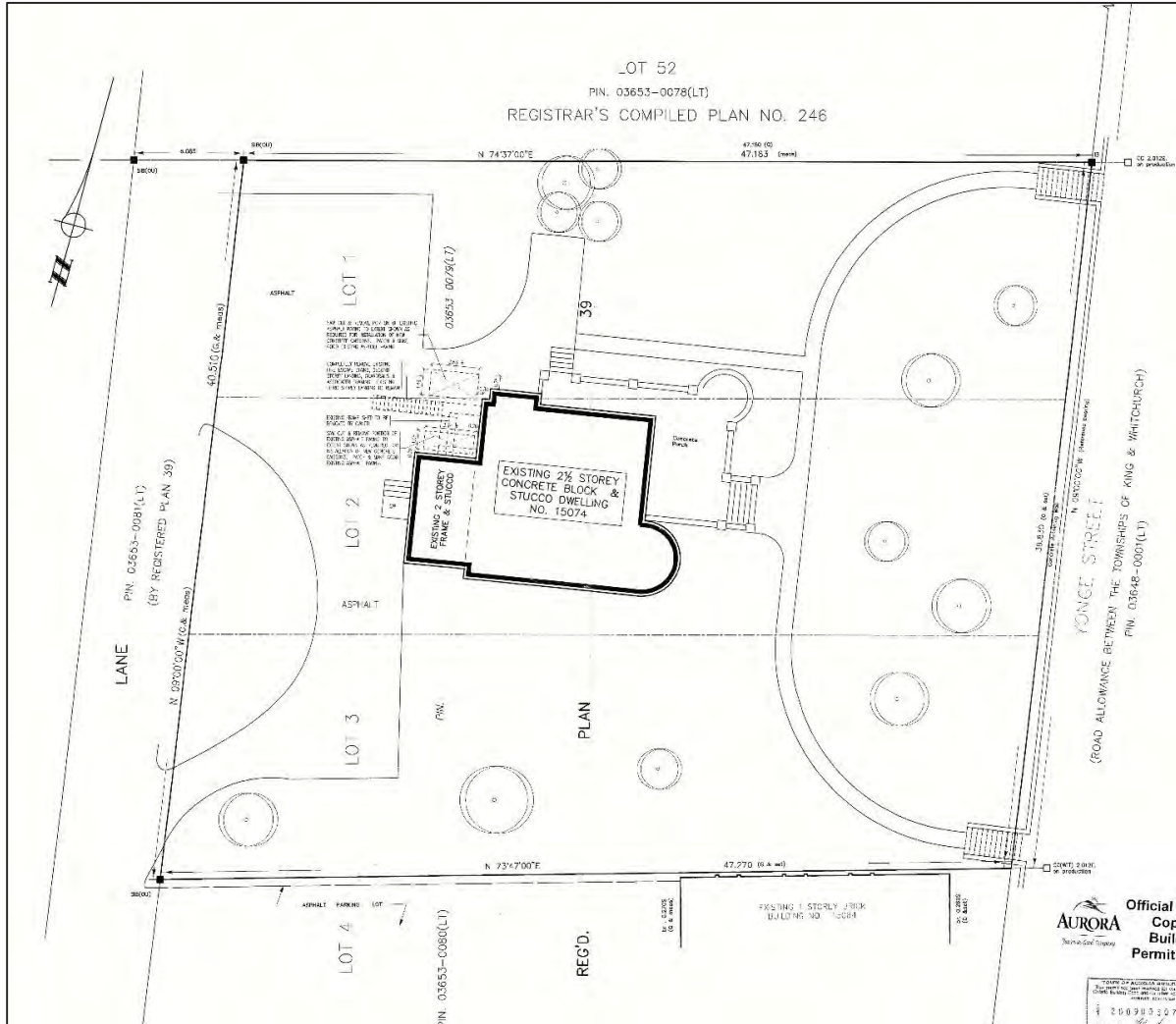


<p>ServiceOntario</p>	<p>LEGEND</p>	<p>NOTES</p>
<p>PRINTED ON 21 JUN. 2018 AT 13:57:31 FOR WAYNE MORGAN</p>	<p>FREEHOLD PROPERTY LEASEHOLD PROPERTY LIMITED INTEREST PROPERTY CONDOMINIUM PROPERTY RETIRED PIN (MAP UPDATE PENDING) PROPERTY NUMBER BLOCK NUMBER GEOGRAPHIC FABRIC EASEMENT</p>	<p>REVIEW THE 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>0449 08050</p>	
<p>PROPERTY INDEX MAP YORK REGION (No. 65)</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. 20090030777.

Appendix B: Photographs - Context

15074 Yonge Street →



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 →



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]

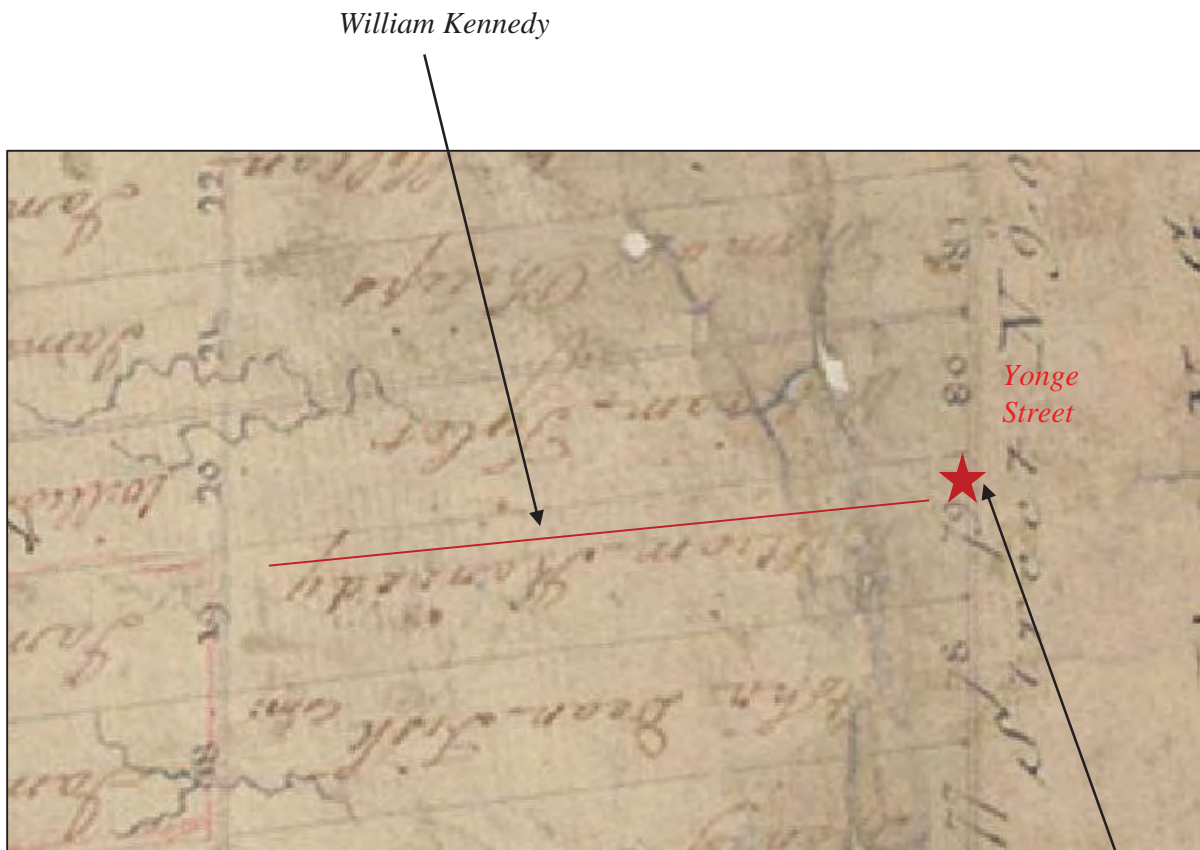


Appendix C: Maps

Cultural Heritage Assessment
15074 Yonge Street
Town of Aurora, Ontario

Appendix C - Maps

Patent Plan



Subject Property
15074 Yonge St.
Part of Lot 79, Con 1 WYS

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

Appendix C - Maps

1860 – Tremaine



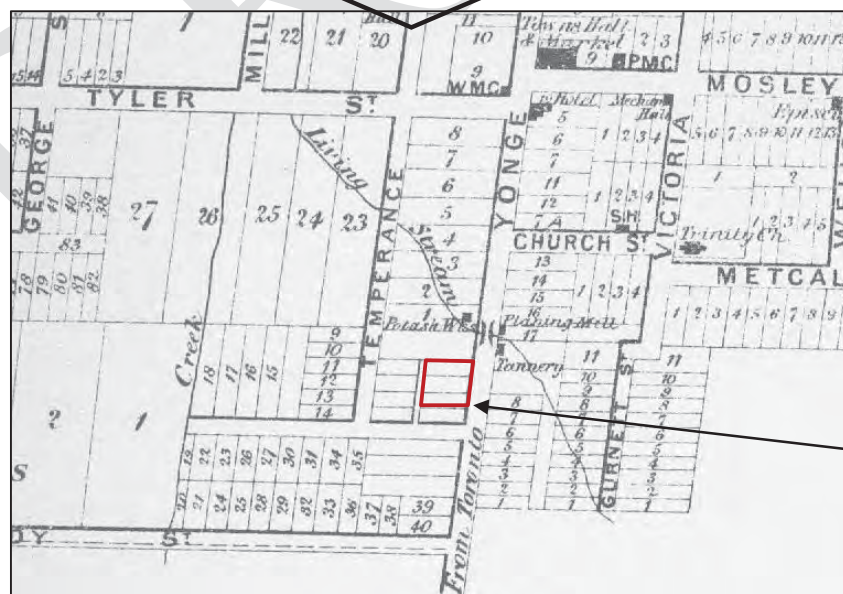
Subject Property
15047 Yonge St.
Part of Lot 79, Con 1 WYS

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

Appendix C - Maps

1878 – York County Illustrated
Historical Atlas

CONTEXT



Subject Property
15074 Yonge St

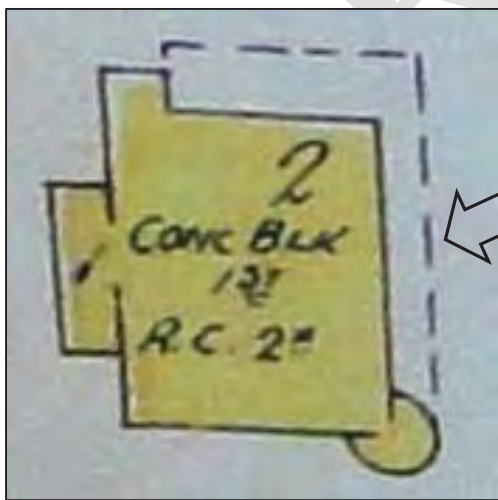
Cultural Heritage Impact Assessment
15074 Yonge Street
Town of Aurora, Ontario

Appendix C - Maps

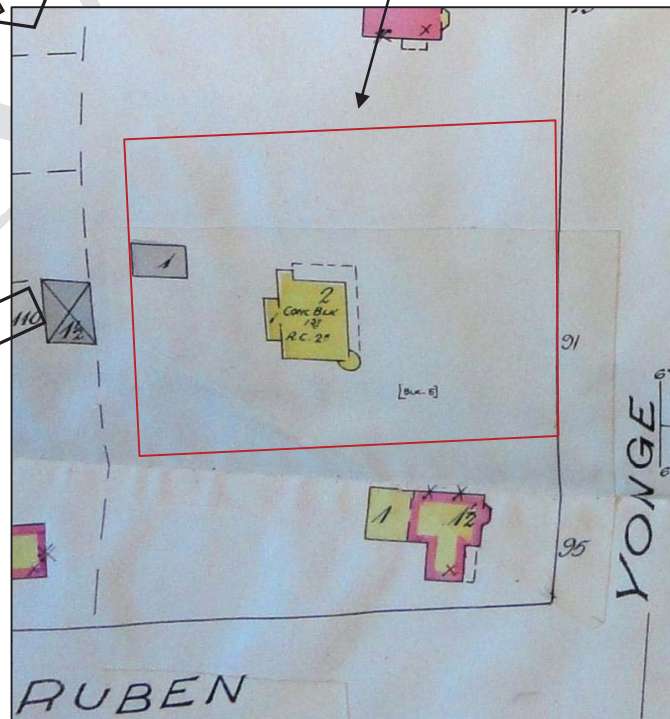


1913 Fire Insurance Plan

Subject Property
15047 Yonge Street



House
15047 Yonge Street

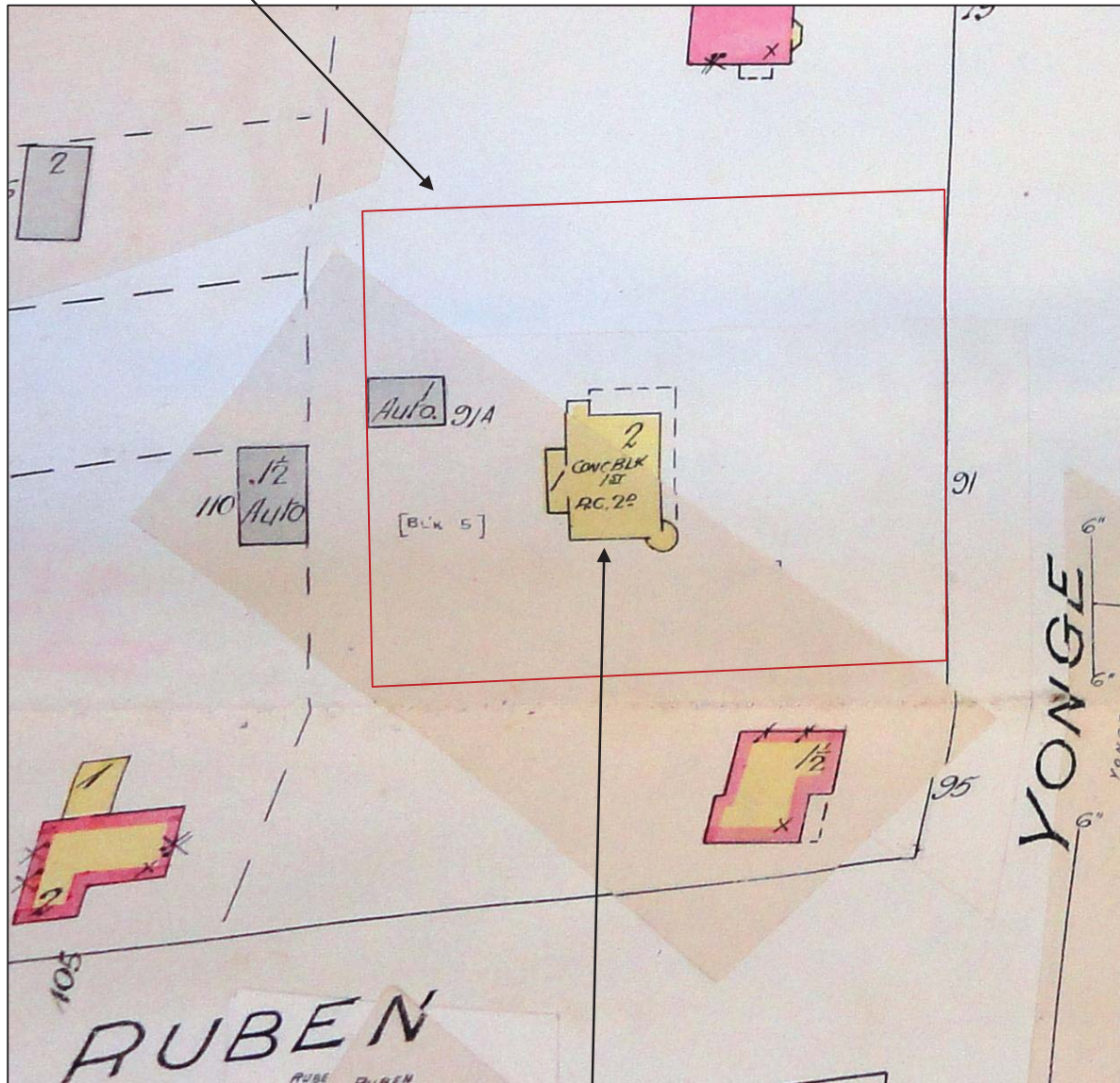


Cultural Heritage Impact Assessment
15074 Yonge Street
Town of Aurora, Ontario

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

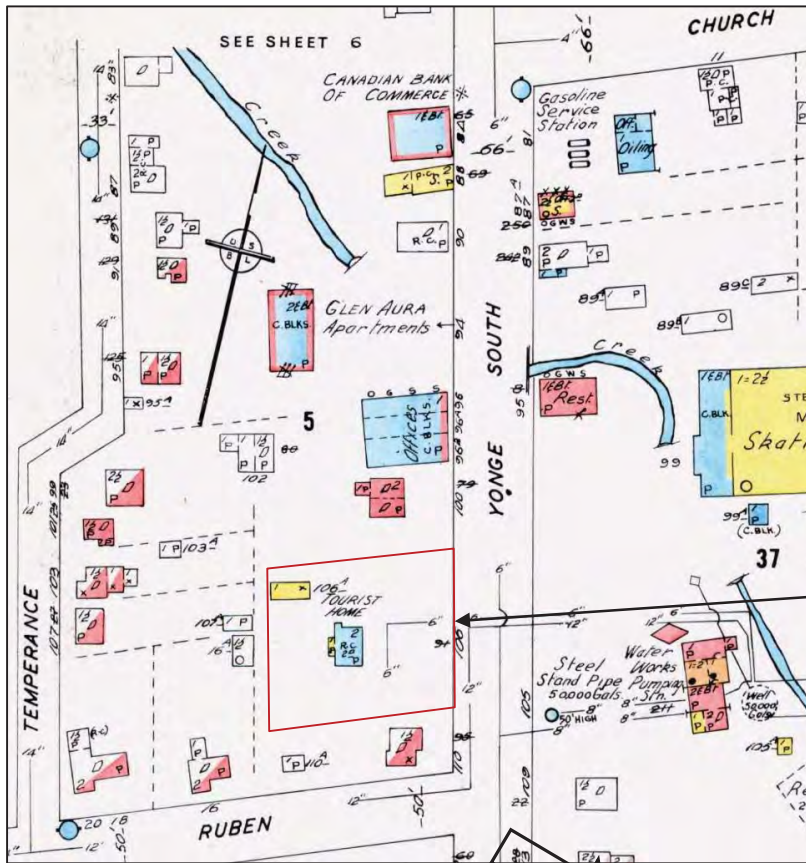


↑
North

Subject Property
15047 Yonge Street

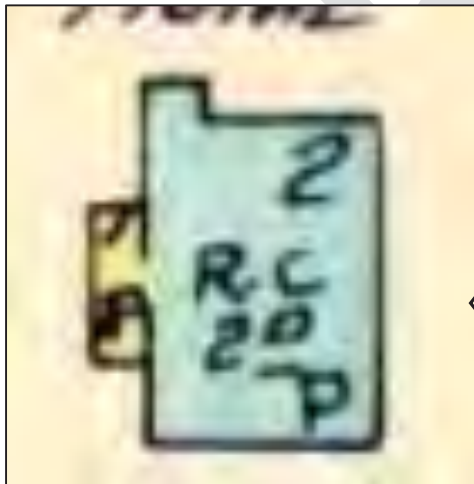
Cultural Heritage Impact Assessment
15074 Yonge Street
Town of Aurora, Ontario

Appendix C - Maps

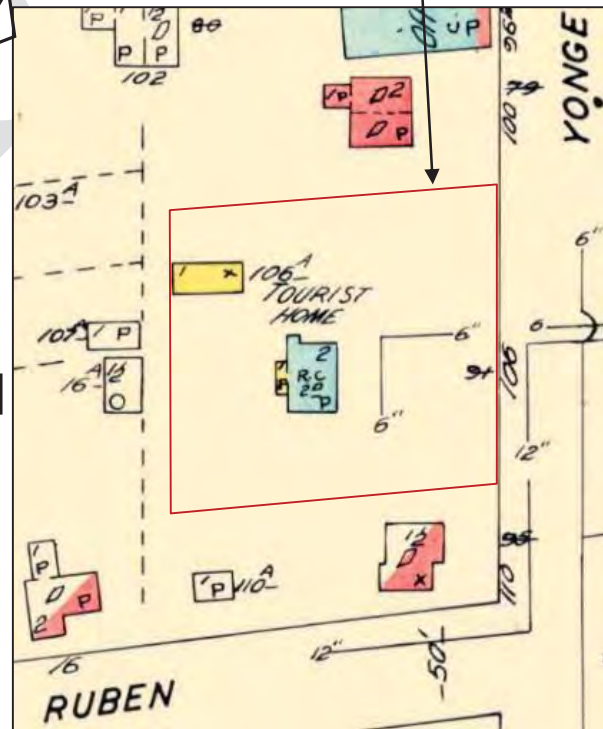


1927 Fire Insurance Plan

Subject Property
15047 Yonge Street



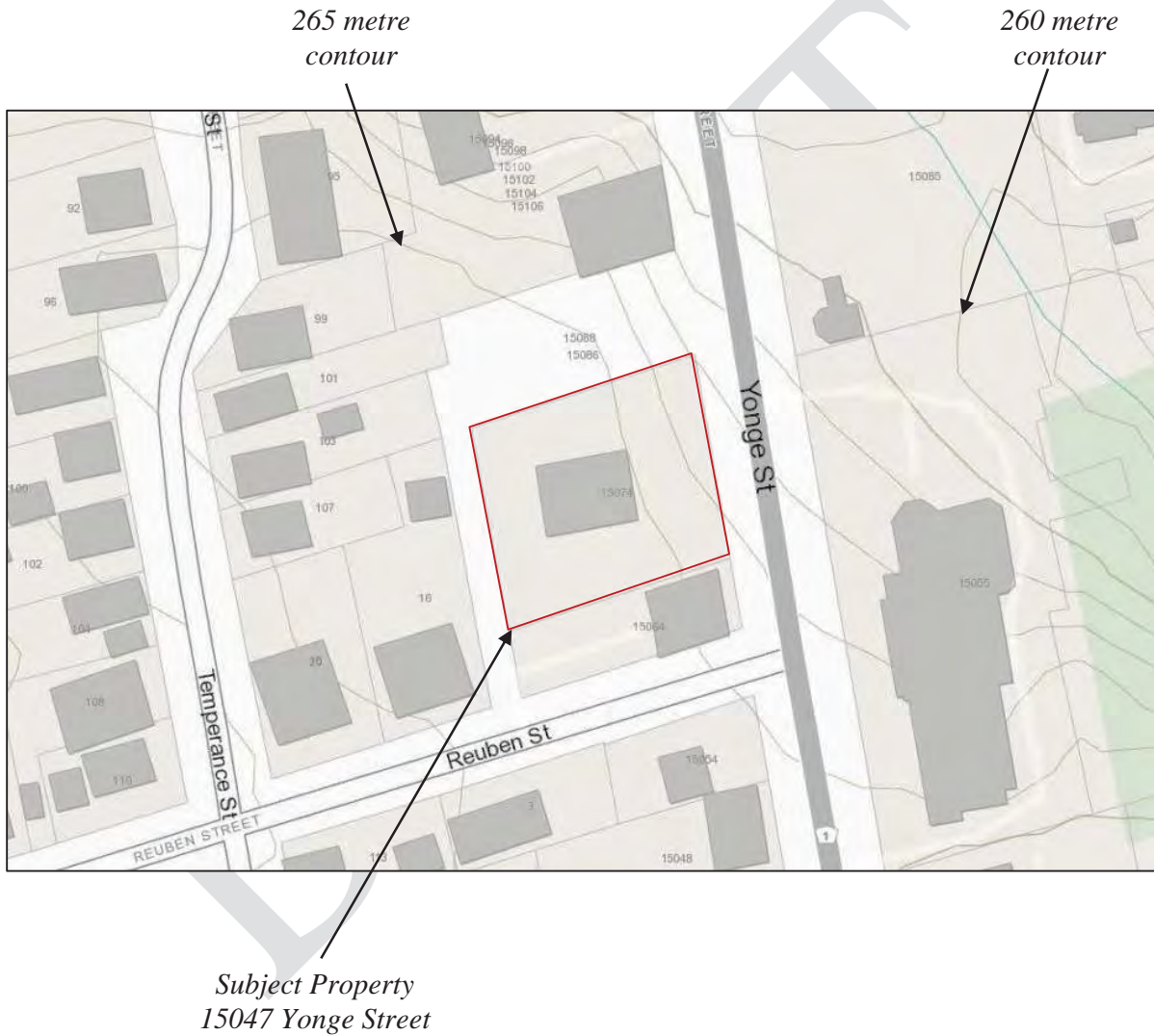
House
15047 Yonge Street



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

Appendix C - Maps

2019 Terrain

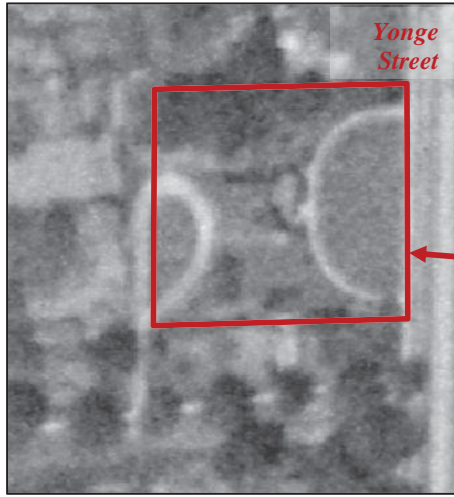


Source: York Map; contours from
Ontario Basic Mapping

Appendix D: Aerial Photographs

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

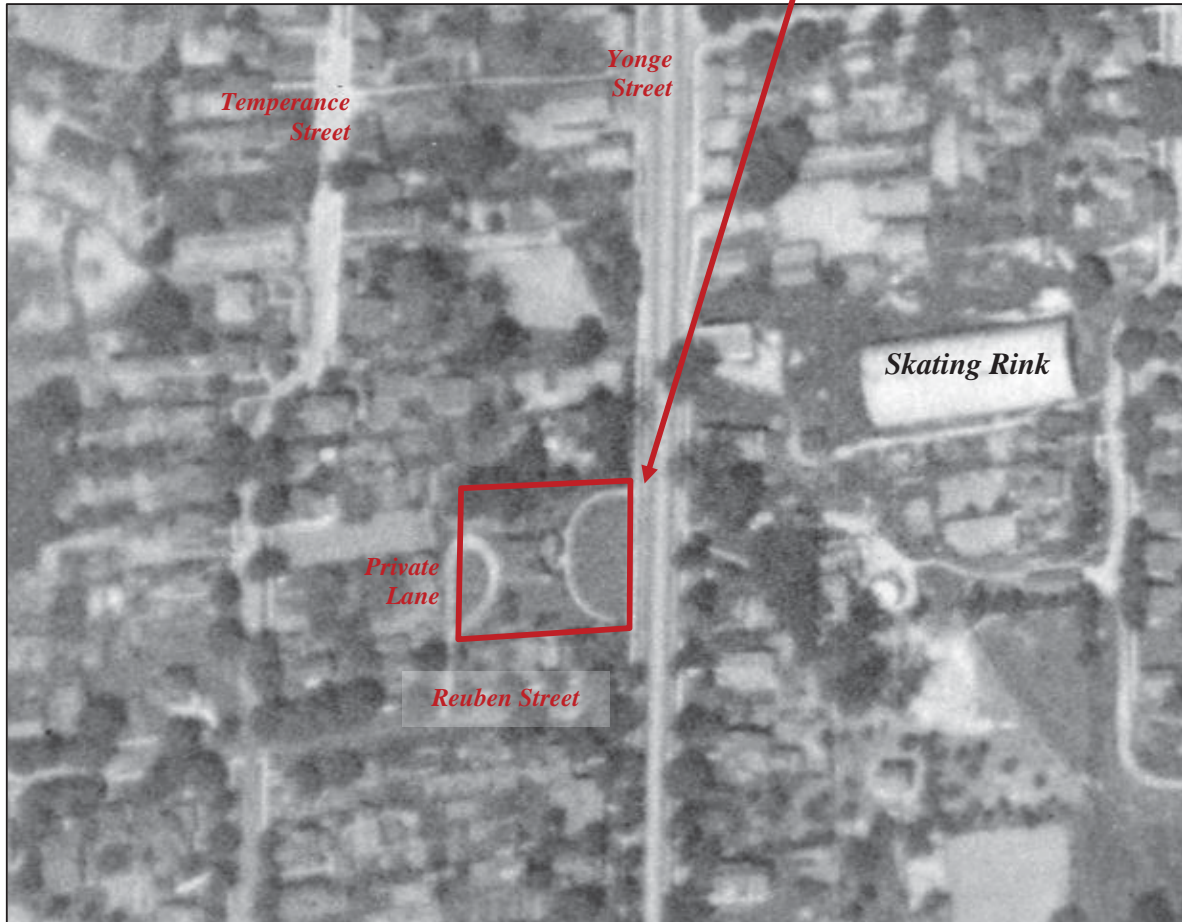
Appendix D – Aerial Photographs



1927

*Property &
Context*

*15074
Yonge Street*

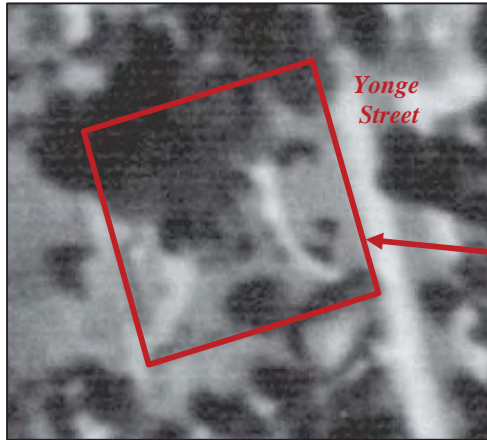


1927

Source – National Airphoto Library
Roll No. RA17-001

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

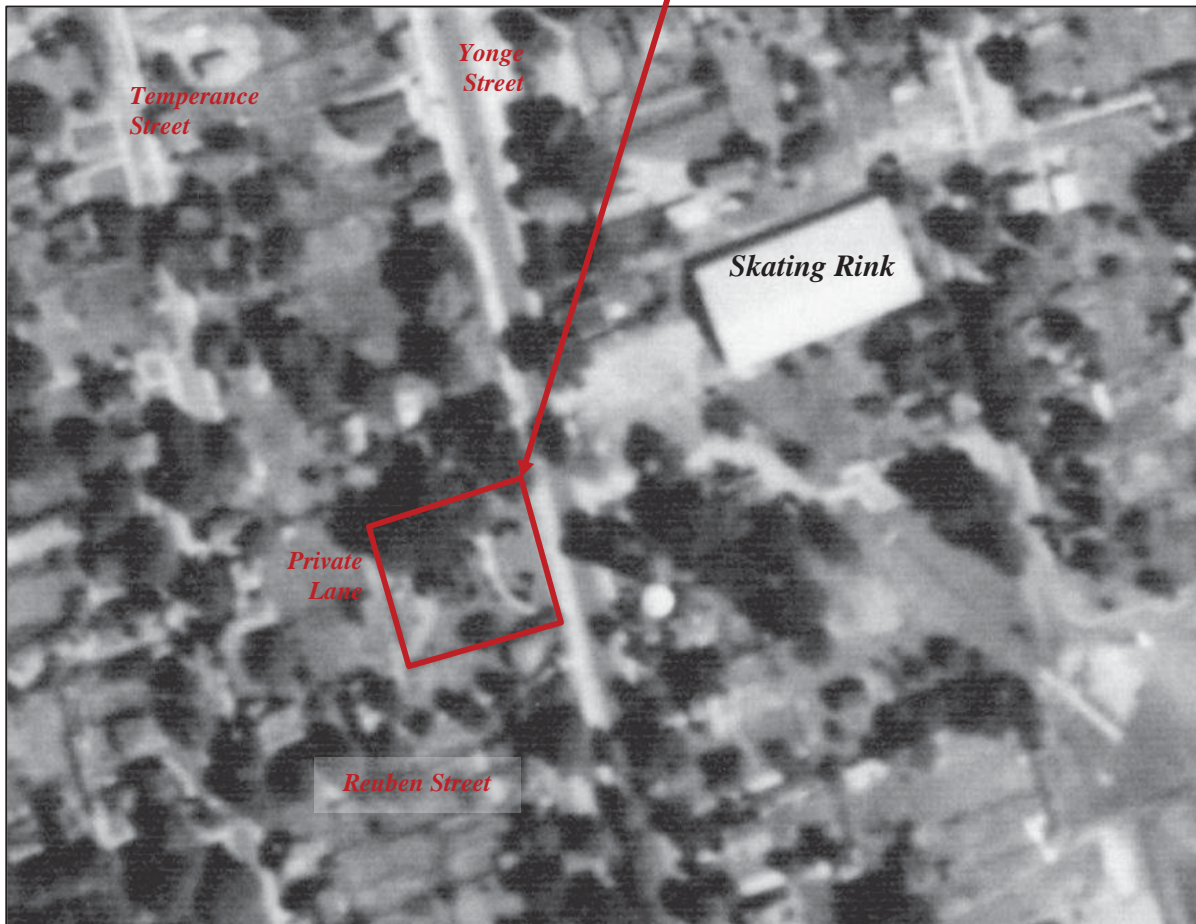
Appendix D – Aerial Photographs



1946

*Property &
Context*

*15074
Yonge Street*

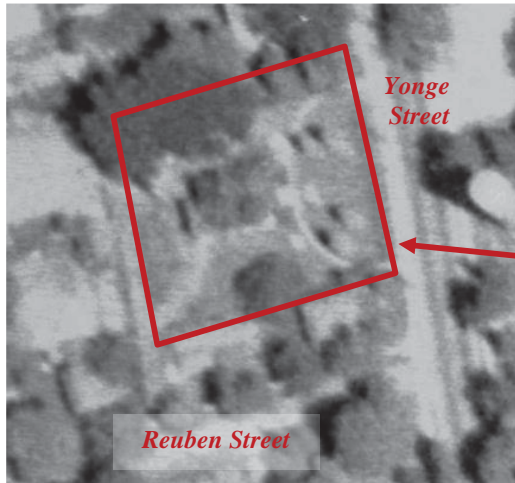


1946

Source – National Airphoto Library
Roll No. A10105-087

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

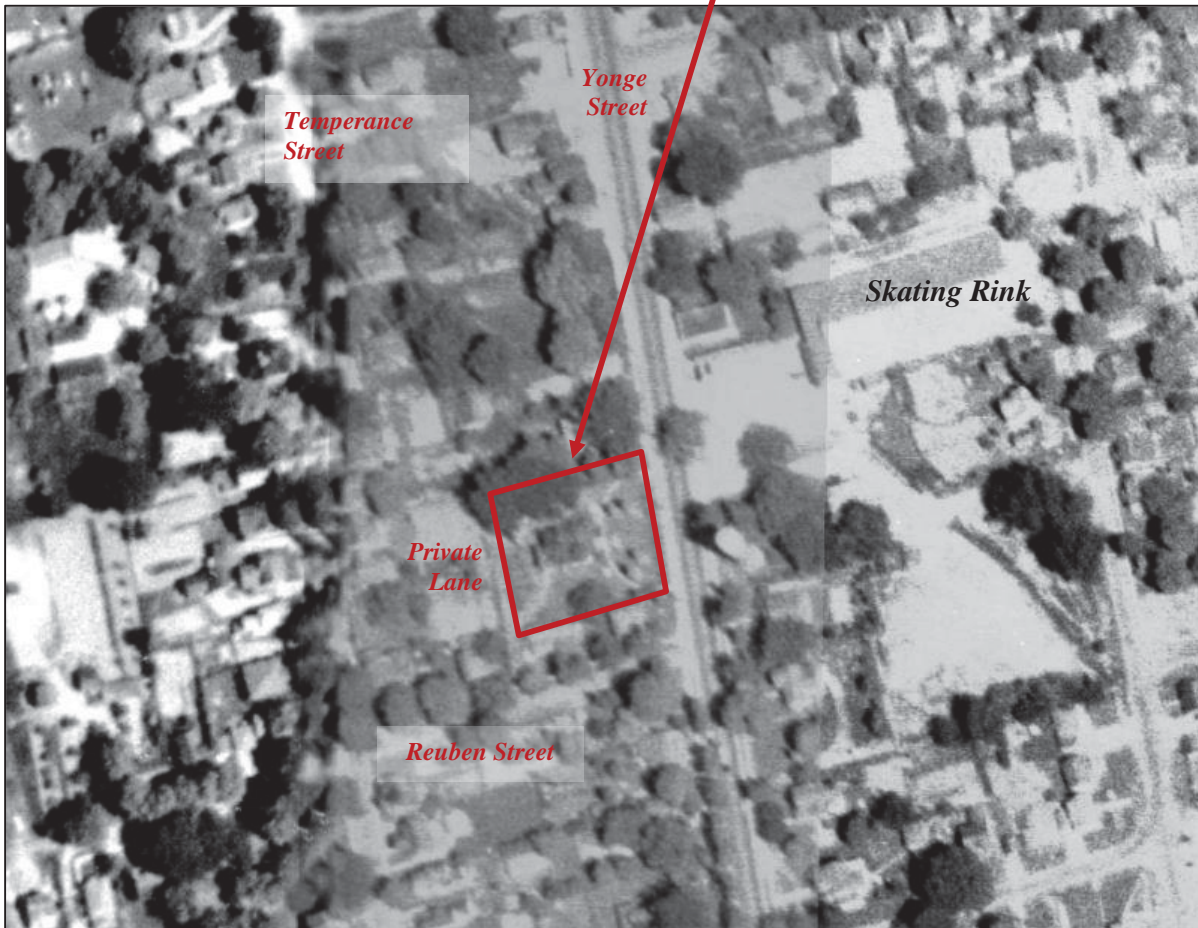
Appendix D – Aerial Photographs



1954

*Property &
Context*

*15074
Yonge Street*



1954
Source – York Maps

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

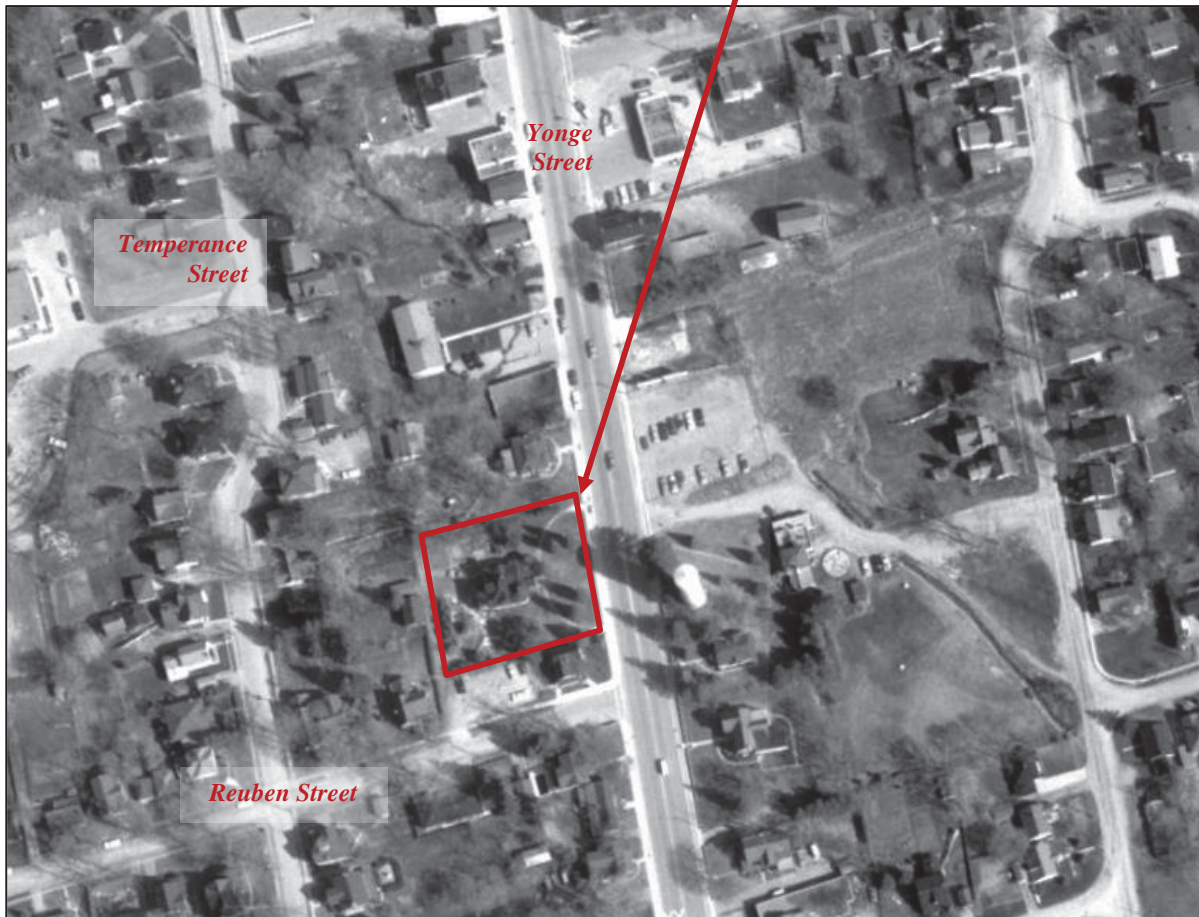
Appendix D – Aerial Photographs



1970

*Property &
Context*

*15074
Yonge Street*



North

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*



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



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



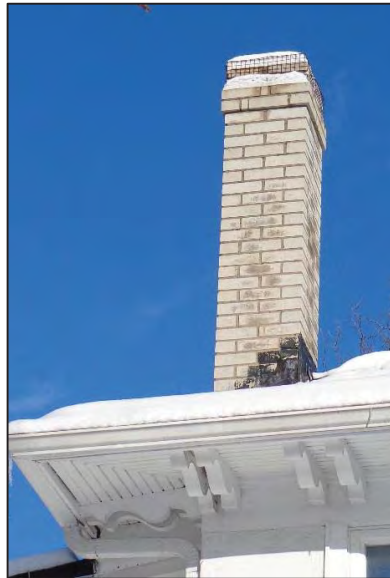
Dormer and Corner Tower, South Elevation.

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

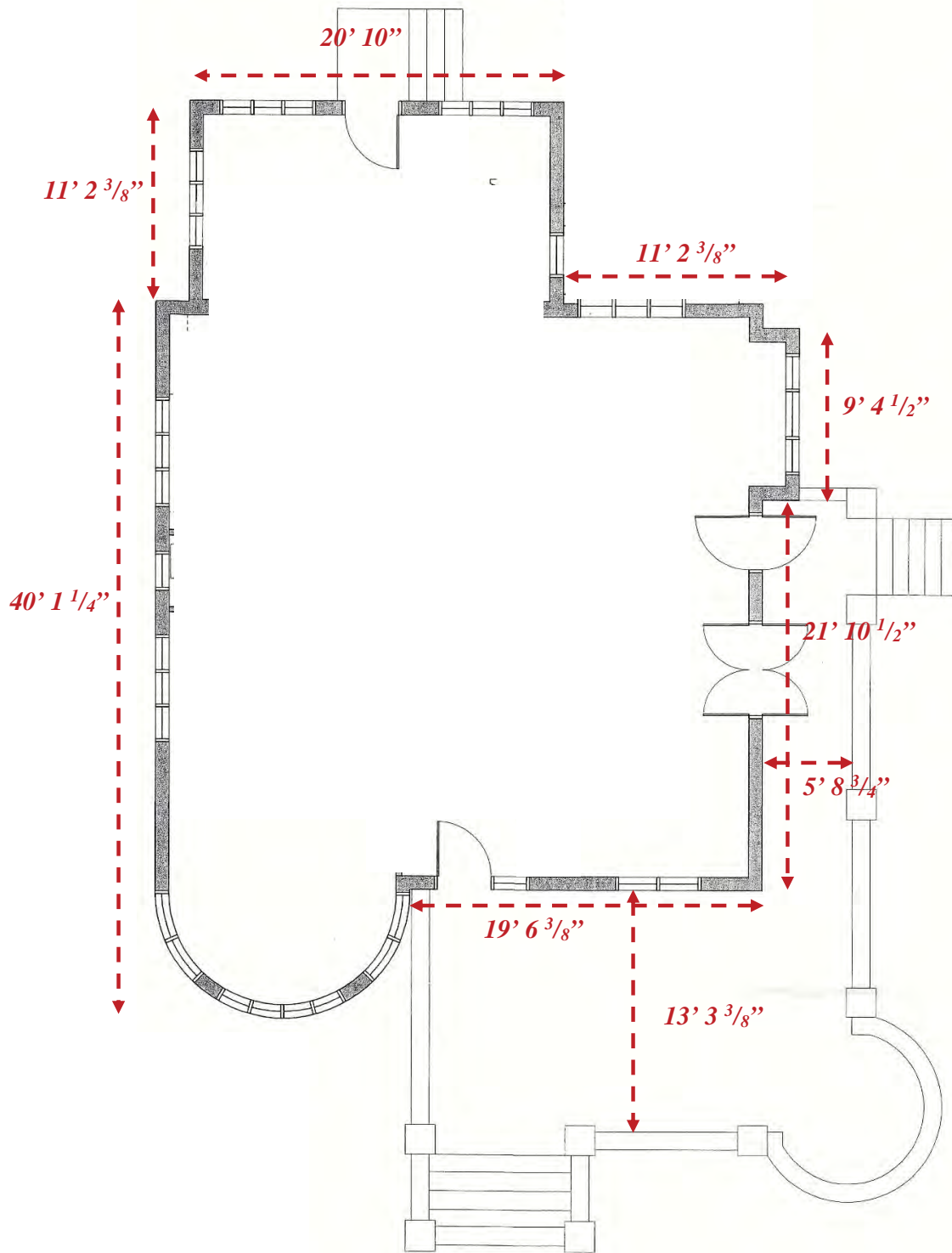


Source – Yorkmaps, 2019

Cultural Heritage Impact Assessment
15047 Yonge Street
Town of Aurora Ontario

Appendix F – House
Floor Plans

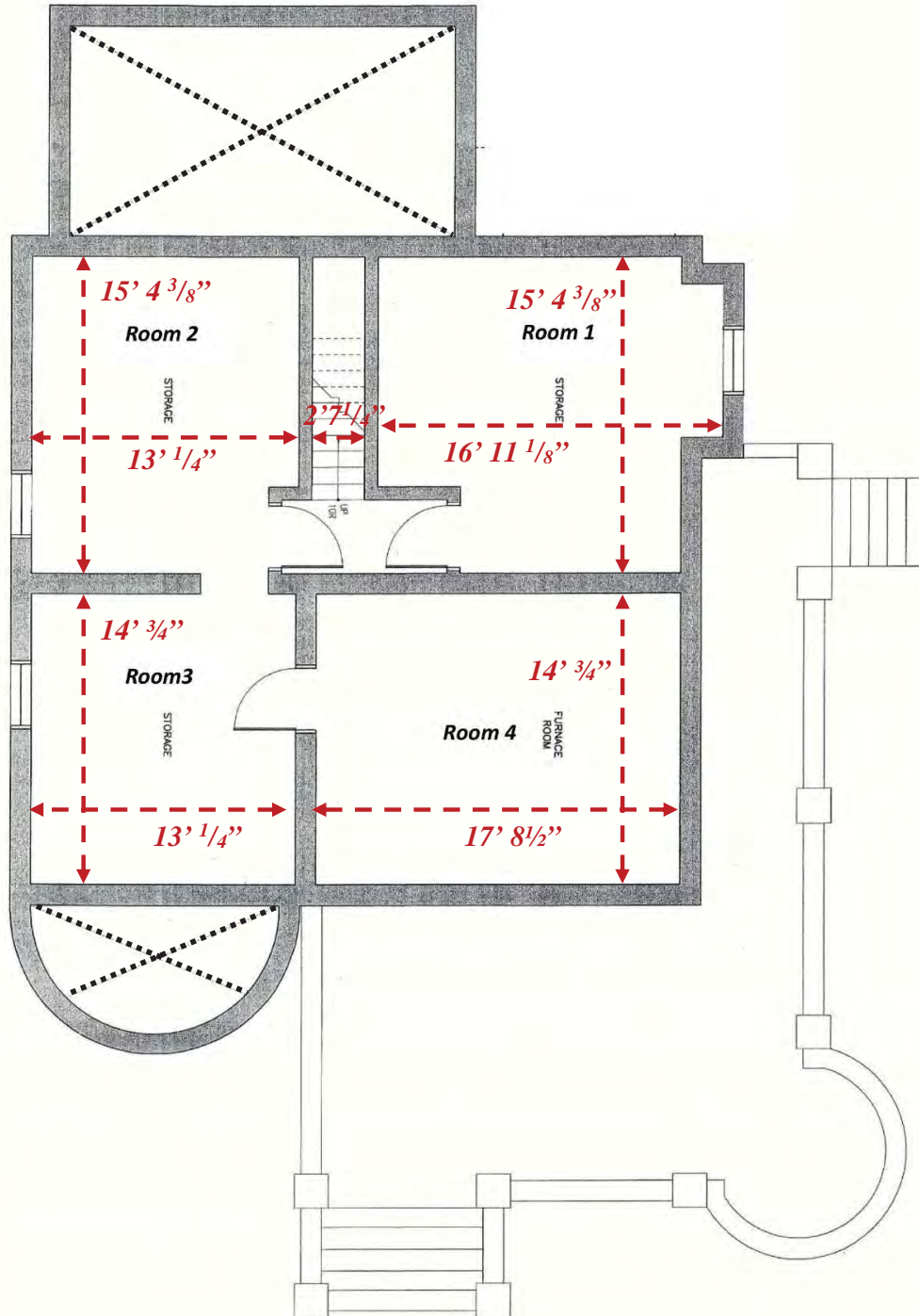
Exterior



Cultural Heritage Impact Assessment
15047 Yonge Street
Town of Aurora Ontario

Appendix F – House
Floor Plans

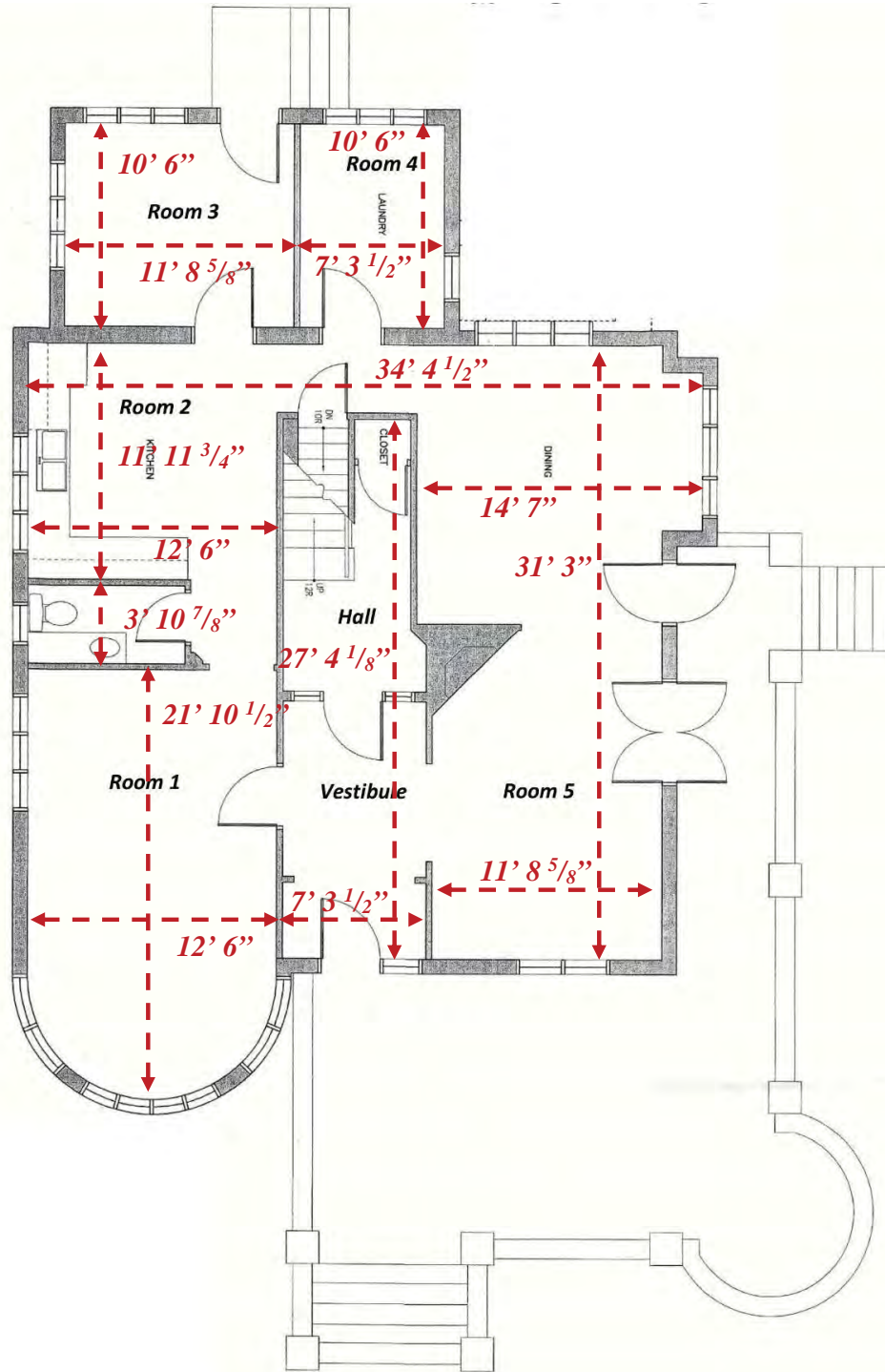
Basement



Cultural Heritage Impact Assessment
15047 Yonge Street
Town of Aurora Ontario

Appendix F – House
Floor Plans

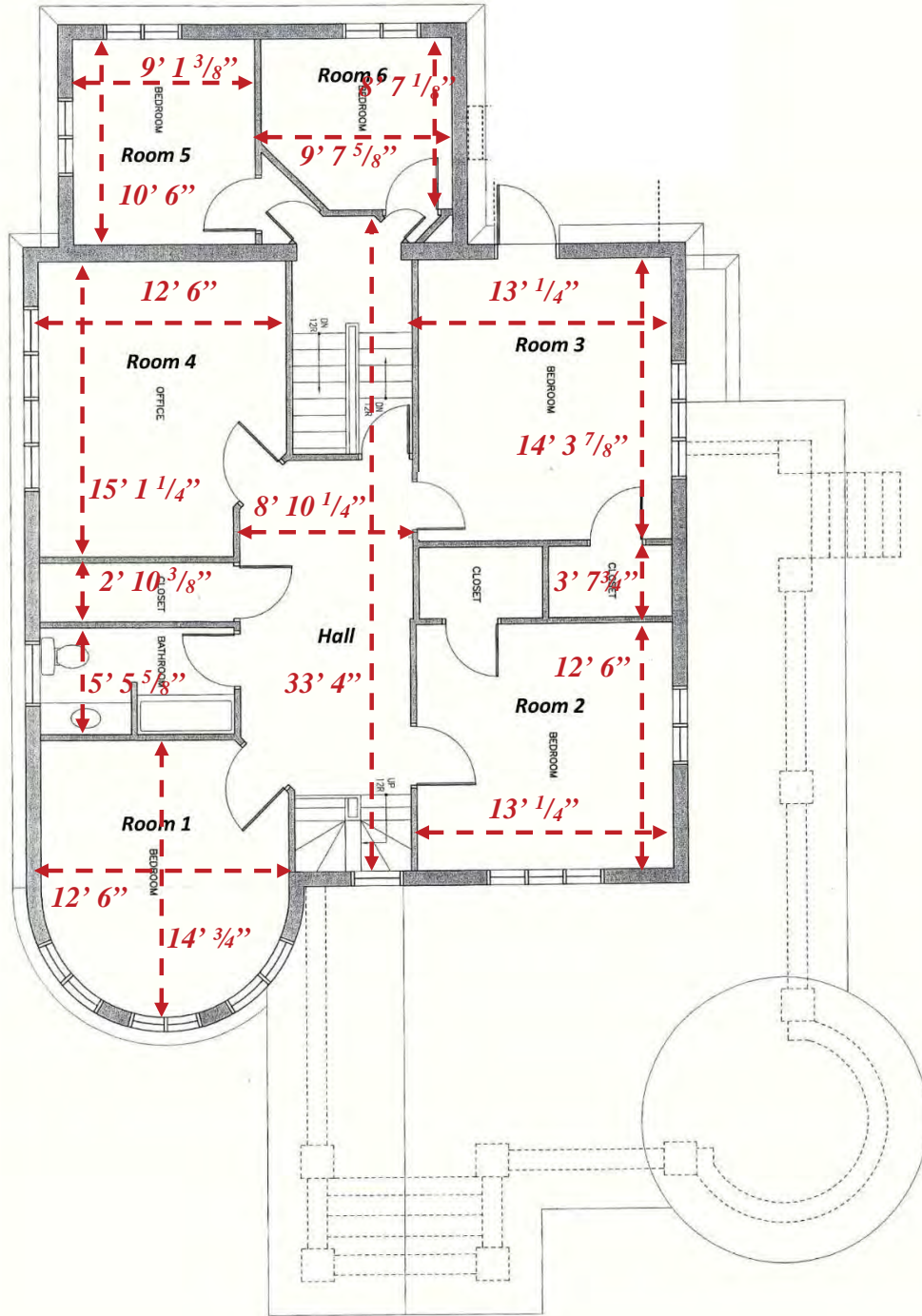
Ground Floor



Cultural Heritage Impact Assessment
15047 Yonge Street
Town of Aurora Ontario

Appendix F – House
Floor Plans

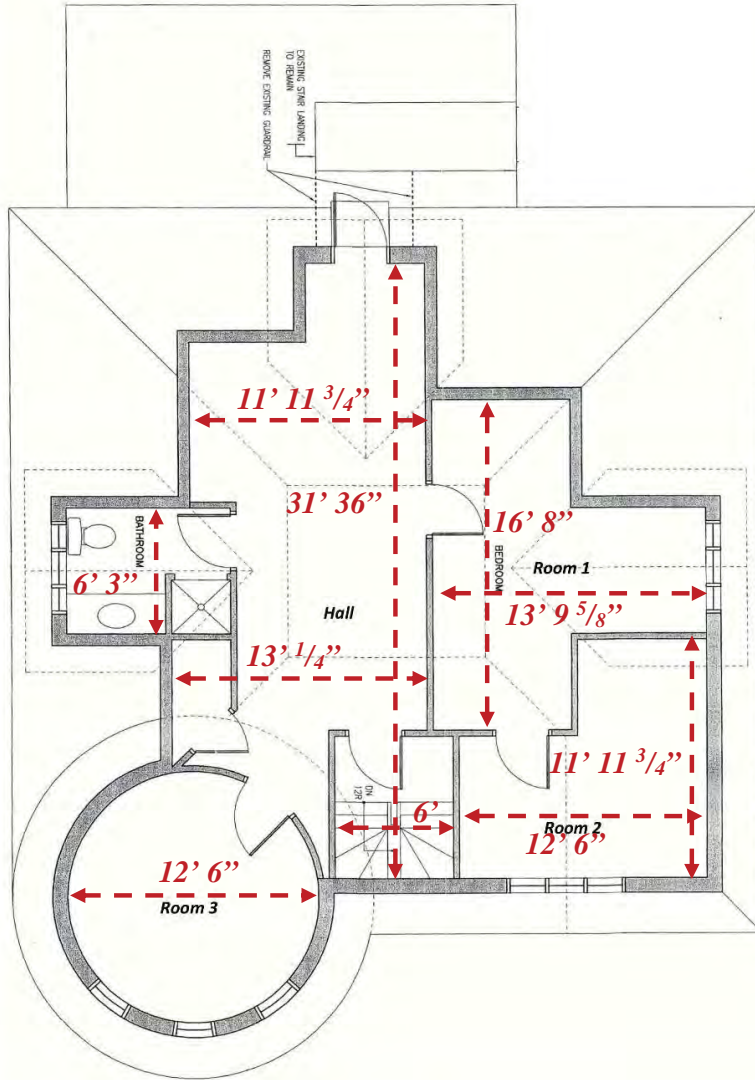
Second Floor Plan



Cultural Heritage Impact Assessment
15047 Yonge Street
Town of Aurora Ontario

Appendix F – House
Floor Plans

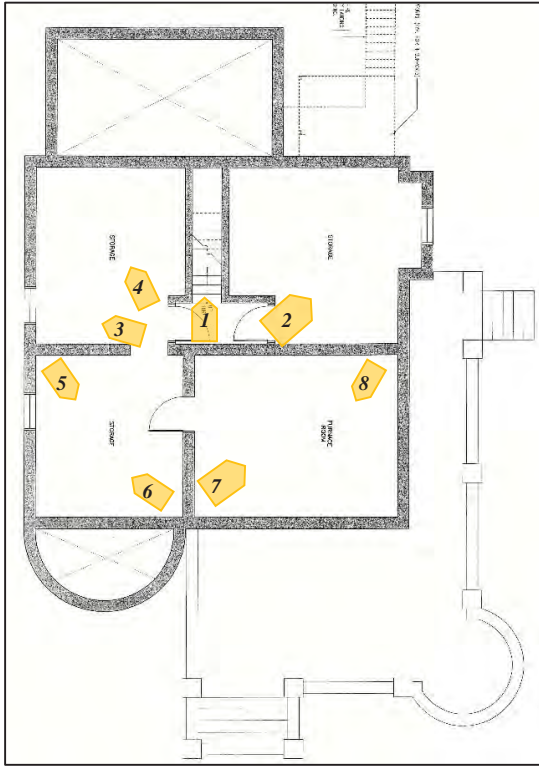
Third Floor Plan



**Appendix G: House, 15074 Yonge Street House
Interior Photographs**

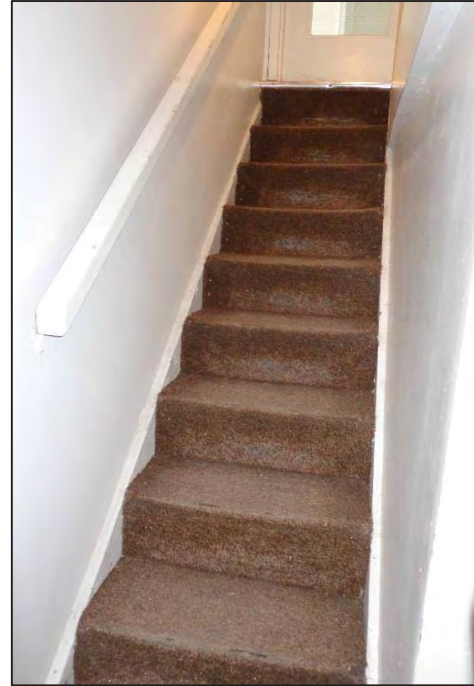
Cultural Heritage Impact Assessment
15074 Yonge Street
Town of Aurora, Ontario

Appendix G – House
Interior Photographs



Basement Floor Plan –
Photograph locations

Basement



1. Stairs to Basement –
View West.



2. Room 1 – West and
North Walls.

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

Appendix G – House
Interior Photographs



Basement

3. Room 2 - East & South Walls.

4. Room 2 - South & West Walls.



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

Appendix G – House
Interior Photographs

Basement



5. Room 3 – East and North Walls.

6. Room 3 – South Wall.



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

Appendix G – House
Interior Photographs



Basement

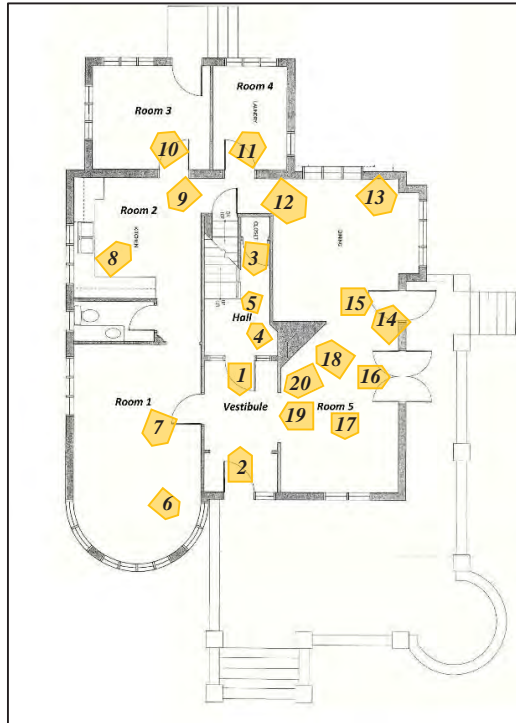
7. Room 4 – Furnace Room - West and North Walls.

8. Room 3 – Furnace Room – South and East Walls.



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

Appendix G – House
Interior Photographs



Ground Floor Plan –
Photograph locations

Ground Floor



1. Vestibule – Front Door.

2. Vestibule – Looking west to Fire Door.



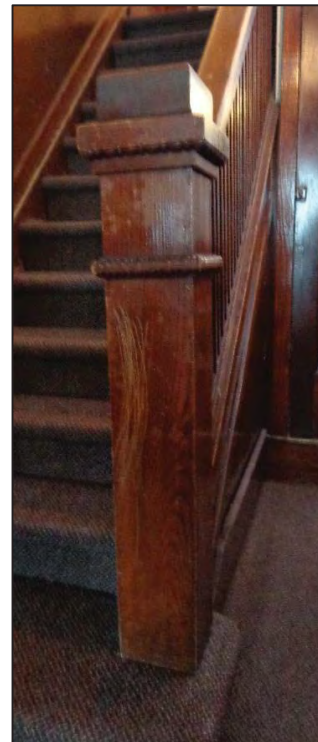
Cultural Heritage Impact Assessment
15074 Yonge Street
Town of Aurora, Ontario

Appendix G – House
Interior Photographs

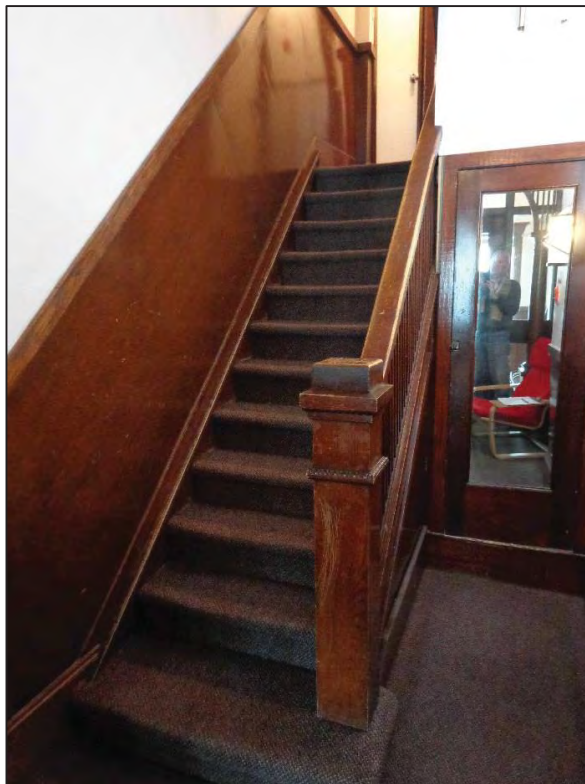
Ground Floor



3. Hall – View East to Fire Door from Staircase.



5. Hall – Newel post.



4. Hall – View West of Staircase.

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

Appendix G – House
Interior Photographs



Ground Floor

6. Room 1 – Window detail, East Wall.

7. Room 1 – Round section of Tower – East Wall.



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

Appendix G – House
Interior Photographs

Ground Floor



8. Room 2 – Kitchen - West
and North Walls.

9. Room 2 – Kitchen - East and
South Walls.



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

Appendix G – House
Interior Photographs



Ground Floor

10. Room 3 – South and West Walls.

11. Room 4 – West and North Walls



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

Appendix G – House
Interior Photographs



Ground Floor

13. Room 5 – Detail of
Built-in Cabinet
on East Wall.

12. Room 5 – North Wall.



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

Appendix G – House
Interior Photographs

Ground Floor



15. Room 5 – Door on East Wall.

14. Room 5 – South and West Walls.



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

Appendix G – House
Interior Photographs



Ground Floor

16. Room 5 – French Doors
on North Wall.

17. Room 5 – East Wall.



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

Appendix G – House
Interior Photographs

Ground Floor



18. Room 5 – Fireplace.



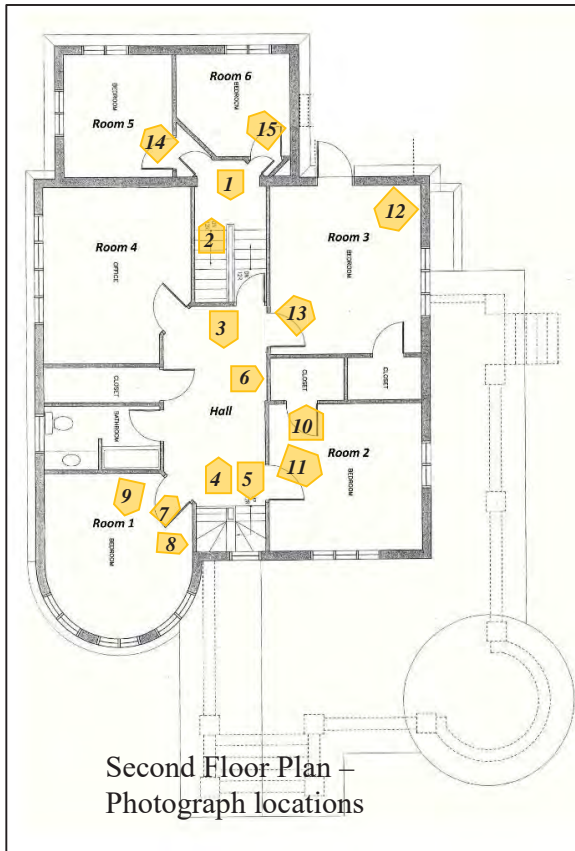
20. Room 5 – Door Casing &
Baseboard Detail.



19. Room 5 – Door – East
Wall, South end.

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

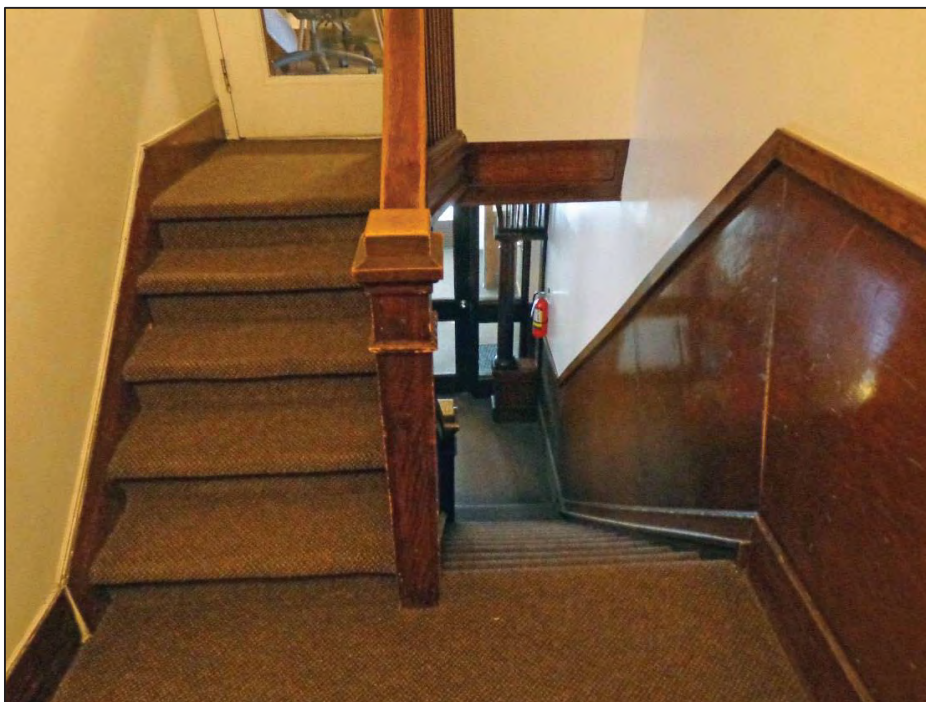
Appendix G – House
Interior Photographs



Second Floor



2. Hall – At Staircase landing looking to Rooms 5 and 6.



1. Hall – Staircase at landing looking east.

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

Appendix G – House
Interior Photographs



Second Floor

3. Hall – East Wall including Staircase to 3rd Floor and Built-in Cabinet.

4. Hall – West Wall.



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

Appendix G – House
Interior Photographs

Upper Floor



5. Hall – Staircase to 3rd Floor.

6. Hall – Fireplace on North Wall.



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

Appendix G – House
Interior Photographs



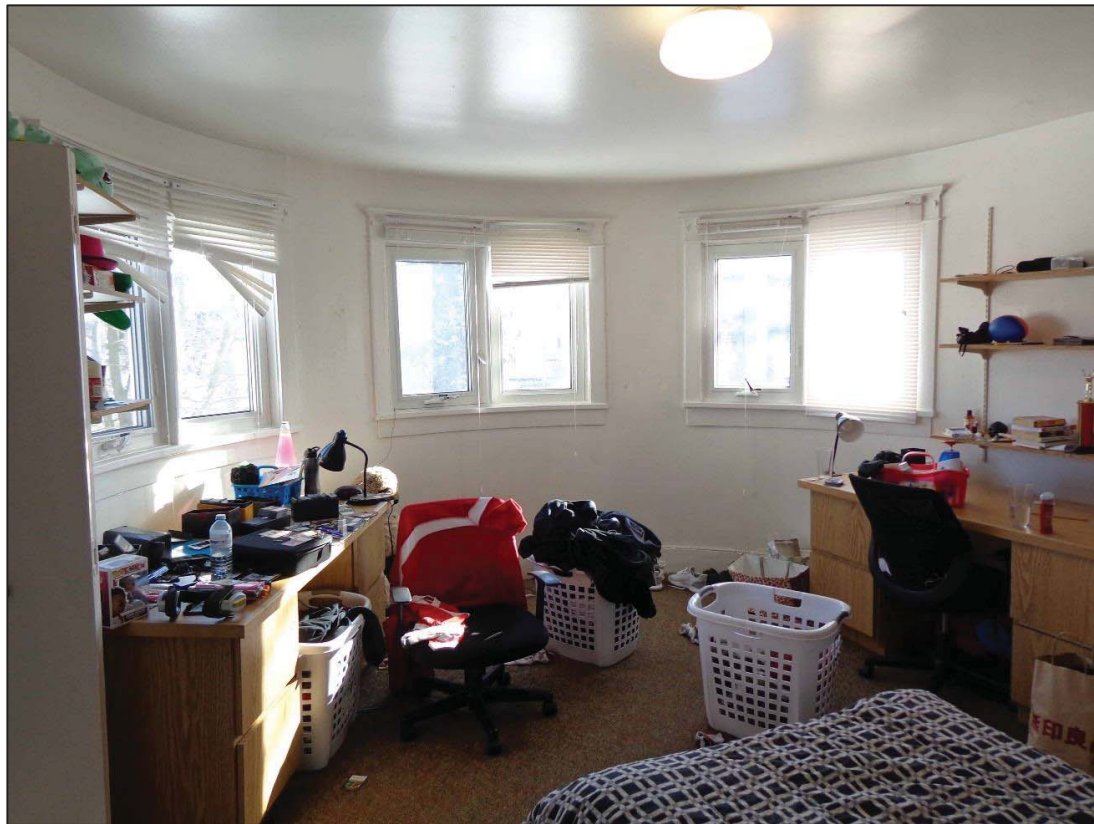
7. Room 1 – Door & Casing.

Second Floor



8. Room 1 – Door Casing & Baseboard Details.

9. Room 1 – Round section of Tower - East Wall.



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

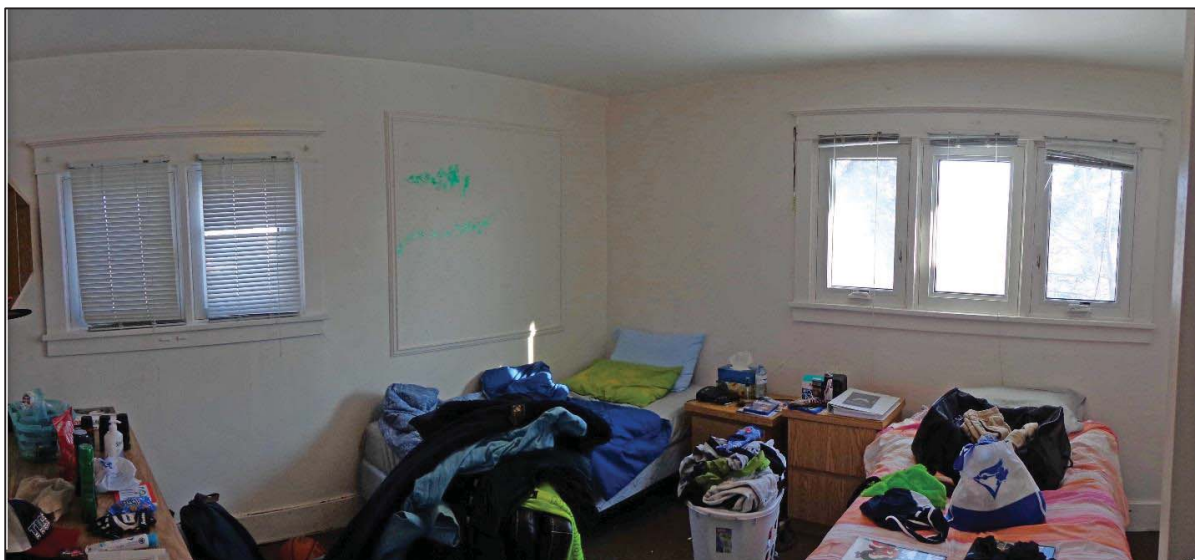
Appendix G – House
Interior Photographs

Second Floor



10. Room 2 – Closet Door.

11. Room 2 – North and East Walls.



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

Appendix G – House
Interior Photographs



Second Floor

12. Room 3 –East and South Walls.

13. Room 3 –West and North Walls.



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

Appendix G – House
Interior Photographs



Second Floor

14. Room 5 – South and West Walls.

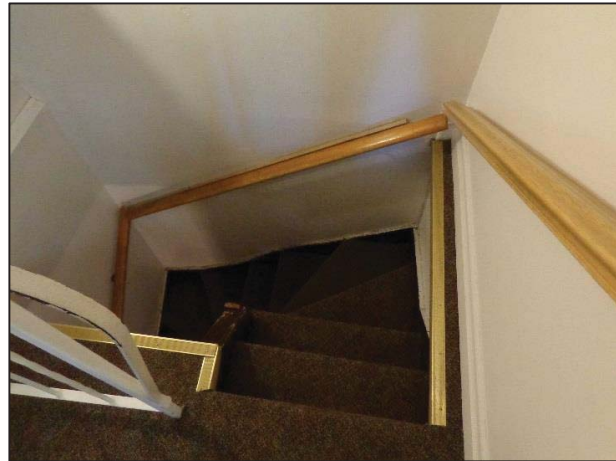
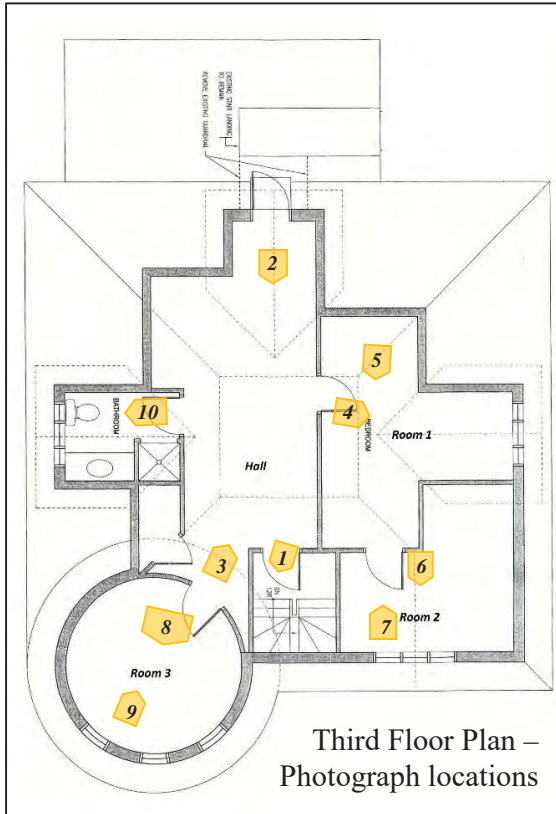
15. Room 4 – South and West Walls.



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

Appendix G – House
Interior Photographs

Third Floor



1. Hall – View down the stairs from the 3rd Floor.



2. Hall -
View east
from the
west end.

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

Appendix G – House
Interior Photographs



Third Floor

3. Hall – View west from the east end..

4. Room 1 – North wall and dormer window alcove.



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

Appendix G – House
Interior Photographs



Third Floor

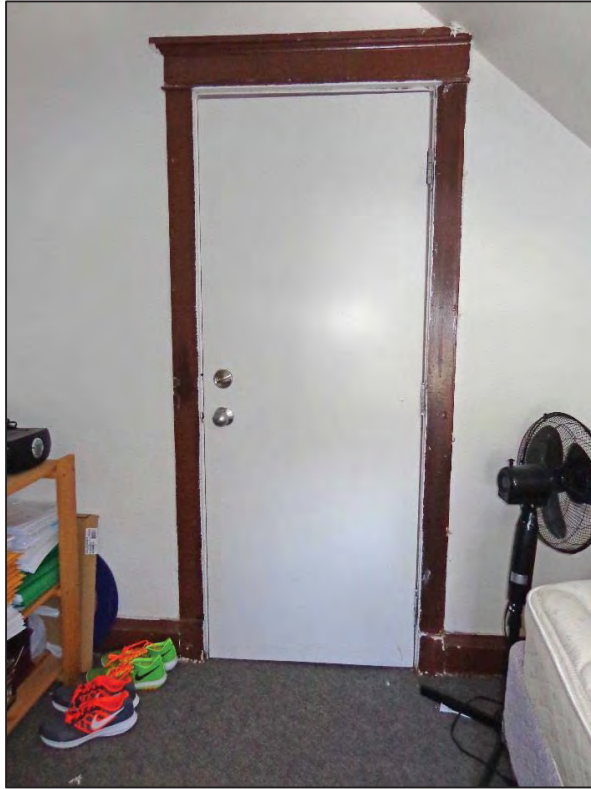
5. Room 1 – View east to Room 2

6. Room 2 – Window on east wall.



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

Appendix G – House
Interior Photographs



Third Floor

7. Room 2 – Door on west wall.

8. Room 3 – Windows on east wall of corner tower.



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

Appendix G – House
Interior Photographs



Third Floor

9. Room 3 – Door to Hall on west wall.

10. Bathroom – Window on south wall.



**Appendix H: Landscape, 15074 Yonge Street
Photographs**

Location Index to
Landscape Photographs



2019
Source – Yorkmaps



1. Front and north side yards from the northeast corner of the property.

2. Front yard viewed from the east side of Yonge Street.





3. Front and south side yards viewed from the southeast corner of the property.

4. South side and front yards viewed from the south side of the property.





5. South side yard viewed from the southwest corner of the property.

6. Rear yard looking east from the right-of-way.





7. North side yard looking south from the north limit of the property.

8. Front yard viewed from the veranda of the House looking east.



Appendix I: Property Ownership History

Page 1 Municipality Aurora Lot 1, 2 & 3 Plan 39

No. of Instrument	Instrument	Date of Instrument	Date of Registration	Grantor	Grantee	Consideration	Remarks
	Patent	07.06.1803		Crown	William Kennedy		210 acres All
14873	Will	25.07.1828	03.03.1838	Wm Kennedy Senior	William Kennedy Junior		North 1/2 less west 5 ac
418	Quit Claim	17.02.1868	08.01.1870	George W. Kennedy	Reuben J. Kennedy	\$400	100 ac n 1/2 intal
429	Quit Claim	24.01.1867	24.02.1870	Albert E. Kennedy	Reuben J. Kennedy	\$410	100 ac
430	Quit Claim	09.04.1868	24.02.1870	Silas E. Kennedy	Reuben J. Kennedy	\$300	100 ac
2179	Vesting Order	21.03.1876	24.03.1876	Court of Chancery	Reuben J. Kennedy		North 1/2 not sold by W. Kennedy
38	Plan	05.12.1876	09.12.1876	Peter Gibson PLS	Reuben J. Kennedy		Pt N 1/2 Lt 79 Cn 1 King
39	Plan	08.12.1886	09.12.1876	Peter Gibson PLS	Reuben J. Kennedy		Pt N 1/2 Lt 79 Cn 1 King
2721	B & S	30.10.1893	09.08.1894	Reuben J. Kennedy	Harriet P. Kennedy	Prem & \$500	Lot 1 Intal, Plan 39
3727	B & S	28.08.1908	22.09.1908	Harriet P. Kennedy	Charles A. Kennedy	\$1	Lot 1 Intal, Plan 39
4183	B & S	11.05.1911	19.08.1911	Charles A. Kennedy	Esther George	\$450	Lot 1 Intal, Plan 39
5371	B & S	09.03.1918	22.03.1918	Esther A. George	Samuel George	Val Con & \$1	Lot 1 Intal, Plan 39
5614	B & S	22.10.1919	01.11.1919	Samuel George et ux	Constance Wells	\$6,200	Lot 1 Intal, Plan 39
7303	Grant	19.05.1927	21.10.1929	Constance Wells	Albert G. Wells	L&A & \$1	Lot 1 Intal, Plan 39
7308	Grant	26.10.1929	08.11.1929	Albert G. Wells	Florence Chadburn	\$6,000	Lot 1 Intal, Plan 39
9360	Grant	30.07.1946	08.08.1946	Florence Allen (pre Chadburn)	Norman & Elizabeth Bretz (jt)	\$15,000	Lot 1 Intal, Plan 39
70286A	Grant	31.10.1963	14.11.1963	Wm Bretz, surviving executor of Norman Bretz	Phyllis Pearson & Dorothy Hollingshead	\$18,000	Lot 1 Intal, Plan 39
36385B	Grant	18.05.1967	26.06.1969	Phyllis Pearson & Dorothy Hollingshead	Sherry-Jaye Securities Ltd	Val Con & \$2	Lot 1 Intal, Plan 39
72121B	Grant	01.08.1969	31.10.1969	Sherry-Jaye Securities Ltd	Dan Hegler	Val Con & \$2	Lot 1 Intal, Plan 39
121359	Grant	06.04.1972	09.06.1972	Dan Hegler et ux	Youthdale Ltd	Val Con & \$2	Lot 1 Intal, Plan 39

Appendix J: Development Proposal

Appendix K: Ontario Heritage Act Regulation 9/06

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

Appendix K – Ontario Heritage Act
Regulation 9/06

CONFIDENTIAL
Until filed with the
Registrar of Regulations

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

Bilingual

reg2005.0571.e
3-CS/CO

ONTARIO REGULATION

made under the

ONTARIO HERITAGE ACT

CRITERIA FOR DETERMINING CULTURAL HERITAGE VALUE OR INTEREST

Criteria

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

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

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

Transition

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

Appendix L: Historic Photographs

c1917



Source: McIntyre, 37.



c1917

*Source:
McIntyre, 37.*

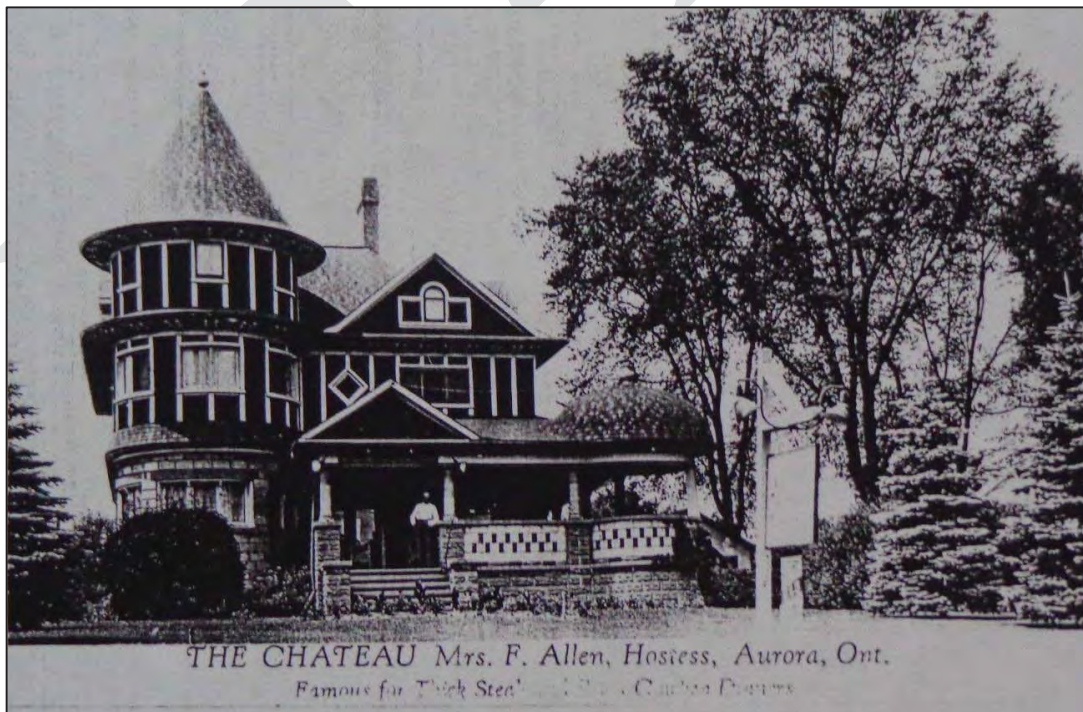
Cultural Heritage Impact Assessment
15074 Yonge Street
Town of Aurora, Ontario

Appendix L – Historic Photographs

1930s



Source: Aurora Archives 2002-19-293007.



Source: Aurora Archives, Property File

c1950



Source: Bretz family history website.

c1965



Source: Aurora Archives 2002-19-294010.

c1975



Source: Aurora Archives 2002-19-295008.

1982



*Source: 1982/4 Heritage Report by
Kathryn Anderson.*

Appendix M: Adjacent/Nearby Heritage Properties



*16 Reuben Street & Lane
South Elevation*



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

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

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

Regional Municipality of York
 Official Plan
 Part of Map 1, April 2019
 Regional Structure



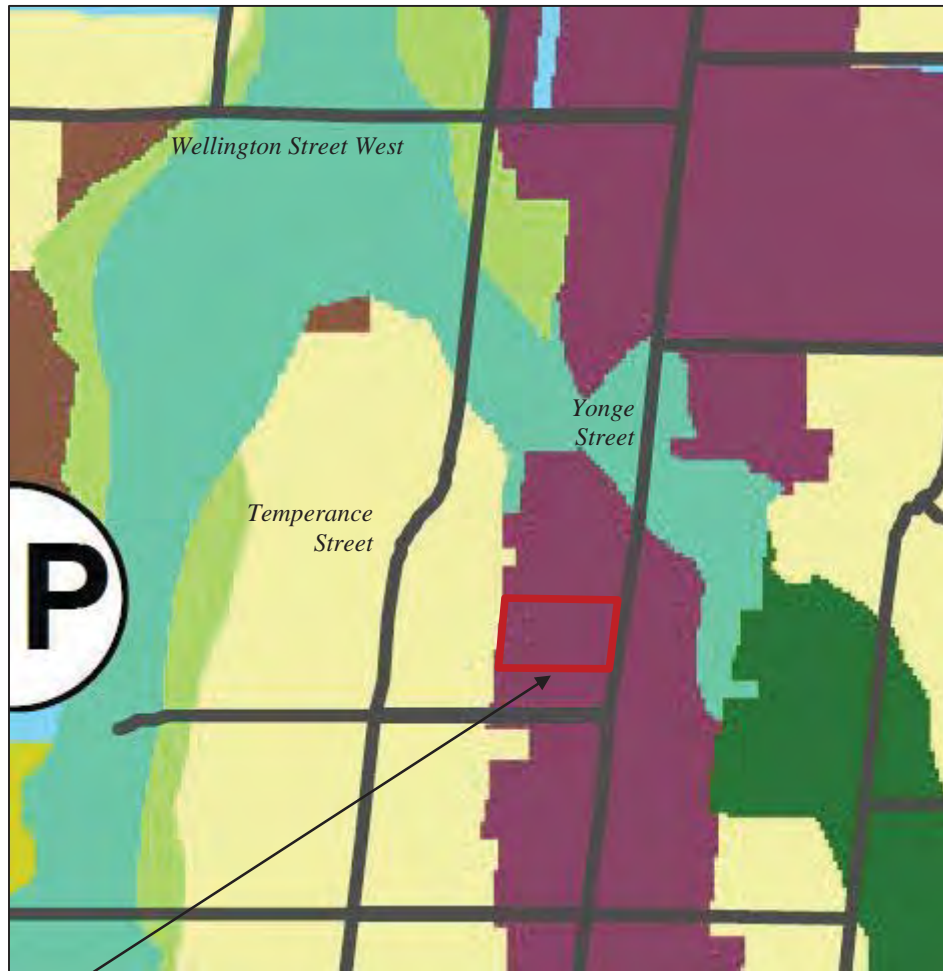
*Approximate Location
 of
 Subject property*

	Regional Centre	
	Regional Corridor	
	Subway Extension	
	Urban Area	
	Towns and Villages	
	Regional Greenlands System (Schematic, See Map 2 for details)	
Oak Ridges Moraine Conservation Plan		
	Oak Ridges Moraine Boundary	
	Natural Core Area Designation	
	Natural Linkage Area Designation	
	Countryside Area Designation/Hamlet	
Greenbelt Plan		
	Greenbelt Plan Area Boundary	
	Greenbelt Protected Countryside/Hamlet	
	Holland Marsh Specialty Crop Area	
	Area Subject to the Lake Simcoe Protection Plan	
	Parkway Belt West Plan	
	Ministers Decision on ORMCP Designation Deferred	
Provincial Highways		
	Existing	
Controlled Access Highway		
	Under Construction	
Planned Corridors - Transportation		
	Proposed - EA approved	
	Conceptual - Alignment Not Defined	
	Municipal Boundary	
	Regional Boundary	

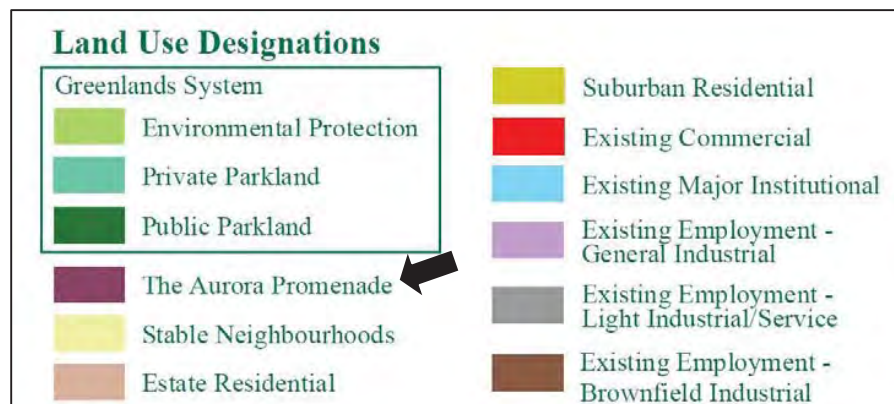
Cultural Heritage Impact Assessment
 15074 Yonge Street
 Town of Aurora, Ontario

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

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



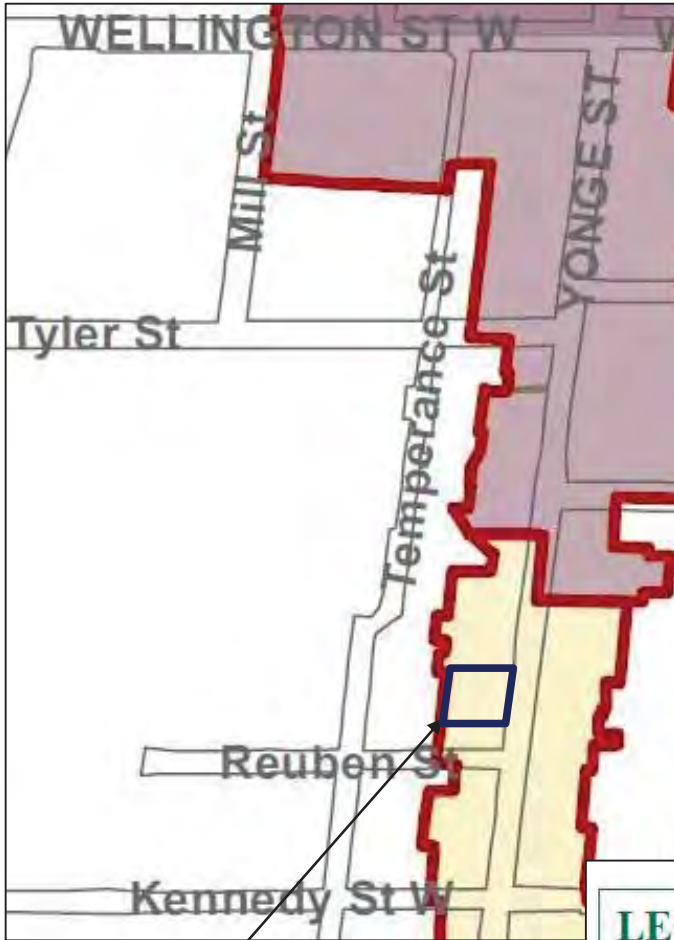
Subject property
(approximate)



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

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

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



Subject property
(approximate)

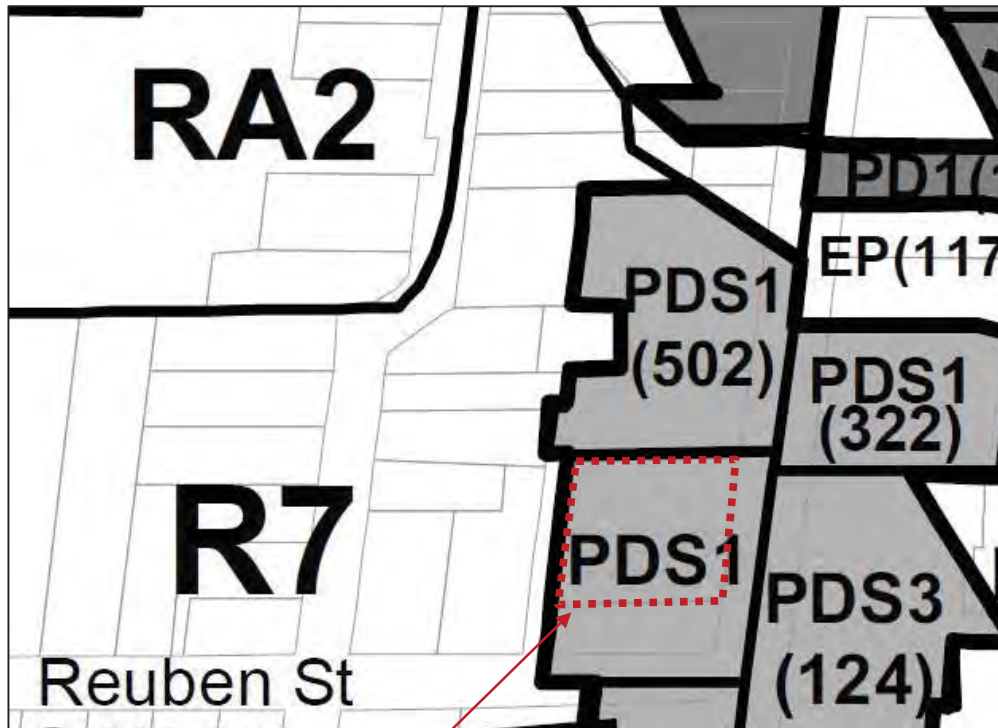
LEGEND

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

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

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

Town of Aurora
Zoning By-law 6000-17, January 2019
Part of Map 5, Schedule “A” to the Zoning By-law



Subject property

PROMENADE ZONES	
PD1	Promenade Downtown
PD2	Promenade Downtown - Special Mixed Density Residential
PD\$1	Promenade Downtown Shoulder - Central Commercial
PD\$2	Promenade Downtown Shoulder - Service Commercial
PD\$3	Promenade Downtown Shoulder - Institutional
PD\$4	Promenade Downtown Shoulder - Special Mixed Density Residential

Appendix O: Curriculum Vitae: Wayne Morgan

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

Appendix O – Curriculum Vitae:
Wayne Morgan

Wayne Morgan – Curriculum Vitae

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



Town of Aurora
General Committee Report

No. PDS20-030

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

Prepared by: Carlson Tsang, Planner/Heritage Planning

Department: Planning and Development Services

Date: July 7, 2020

Recommendation

- 1. That Report No. PDS20-030 be received; and,**
- 2. That the name “Phila Lane” be endorsed for the private road in the Cedartrail Subdivision (SUB-2014-04) to satisfy the heritage condition imposed by Council on July 4, 2017 for delisting the property from the Town of Aurora’s Heritage Registry.**

Executive Summary

On July 4, 2017, 14288 Yonge Street was delisted from the Town’s Heritage Register to allow the demolition of the building that previously existed on the property known as “the Cannon Farmhouse”. The delisting was subject to a number of conditions, which includes commemorating the Cannon Farmhouse by naming a street in the future development of the property.

The name “Cannon” was not accepted by the Regional Municipality of York because it is too similar to “Cannon Valley Trail” located immediately to the south which may cause delays in emergency response time. The purpose of this report is to seek Council’s endorsement on an alternative street name in order to satisfy the heritage condition imposed by Council.

- Staff recommend the new private road be named “Phila Lane.” Phila stands for Philadelphia Cannon, the wife of Michael Cannon who lived on the property.
- The applicant is proposing North Star Lane or Dodaro Lane; both of which have no relationship with the Cannon Family and would not satisfy the draft plan condition.

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 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 financial contribution be provided to the Town’s Heritage Reserve Fund (This condition has been satisfied);
- 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 (This condition has been satisfied);
- The Cannon Farmhouse name be commemorated by street naming and a plaque within the private condominium road and, where appropriate, along the public trail (This condition remains outstanding); and,
- The materials salvaged from the demolished home be used in the commemorative marker/plaque (This condition remains outstanding).

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 also as a condition of approval of the Draft Plan of Subdivision. Condition C specifically 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 that may cause delays in emergency response time.

Analysis

Staff recommend the new private road be named “Phila Lane.” Phila stands for Philadelphia Cannon, the wife of Michael Cannon who lived in the Farmhouse

July 7, 2020

Page 3 of 5

Report No. PDS20-030

According to the Cultural Heritage Impact Assessment prepared by Unterman McPhail Associates of 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 be named after Phila (Philadelphia) Cannon who 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. Staff are of the opinion that her contribution to the legacy of the Cannon Family deserves recognition and should be commemorated in the Cedartrail subdivision.

The applicant is proposing North Star Lane or Dodaro Lane; both of which have no relationship with the Cannon Family and would not satisfy the draft plan condition.

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.

Notwithstanding the existence of Cannon Valley Trail, the condition imposed by Council remains in effect and must be satisfied prior to the issuance of approval of the subdivision application. The names proposed by the applicant have no association with the Cannon Family and therefore would not satisfy Council's condition.

Heritage Advisory Committee

The Heritage Advisory Committee reviewed this matter on June 1, 2020 and expressed support for staff's recommendation regarding the proposed street name Phila Lane in order to honor the history of the family and satisfy the draft plan condition.

Legal Considerations

In accordance with the *Planning Act*, at any time before approval of the final plan of subdivision, the applicant may appeal any of the conditions of approval of the draft plan of subdivision to the Local Planning Appeal Tribunal.

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

1. That Council provide direction.

Conclusions

In July 2017, the subject property was delisted from the Heritage Registry subject to the owner commemorating the “Cannon Farmhouse” by street naming in the future development of the lands. Staff were advised by the Region that the name “Cannon” is not acceptable because it is too similar to a nearby street and may cause delays in emergency response

time. Staff recommend the new private road be named after Phila Cannon to honor her contribution to the legacy of the Cannon Family.

Attachments

Attachment 1 - Location Map
Attachment 2 - Cedartrail Subdivision

Previous Reports

Heritage Advisory Committee Report HAC20-006 – June 1, 2020

Pre-submission Review

Agenda Management Team review on June 18, 2020

Departmental Approval

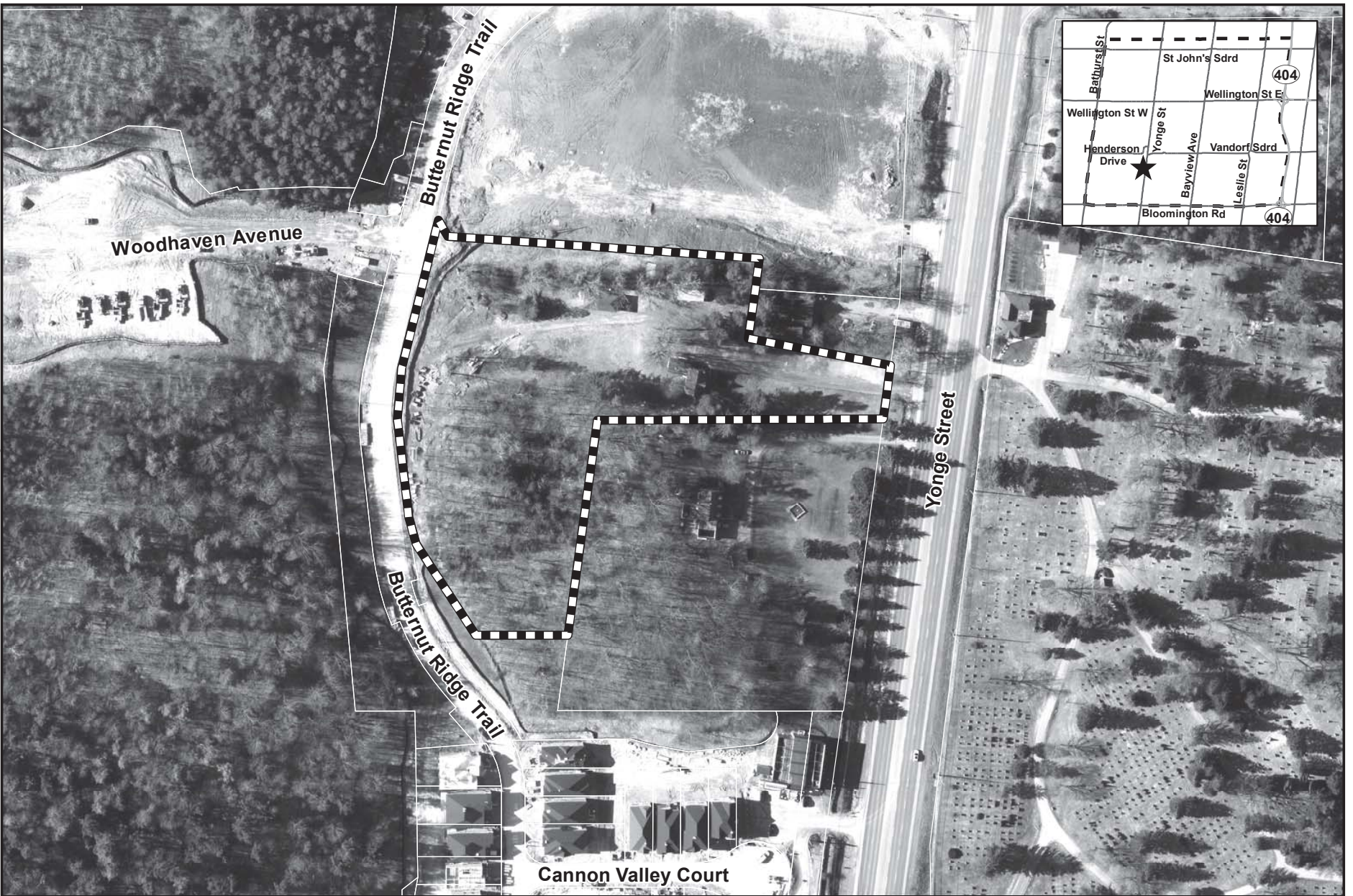
Approved for Agenda



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



**Doug Nadorozny
Chief Administrative Officer**

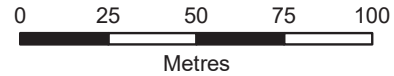


LOCATION MAP

APPLICANT: Cedartrail Developments
 ATTACHMENT 1

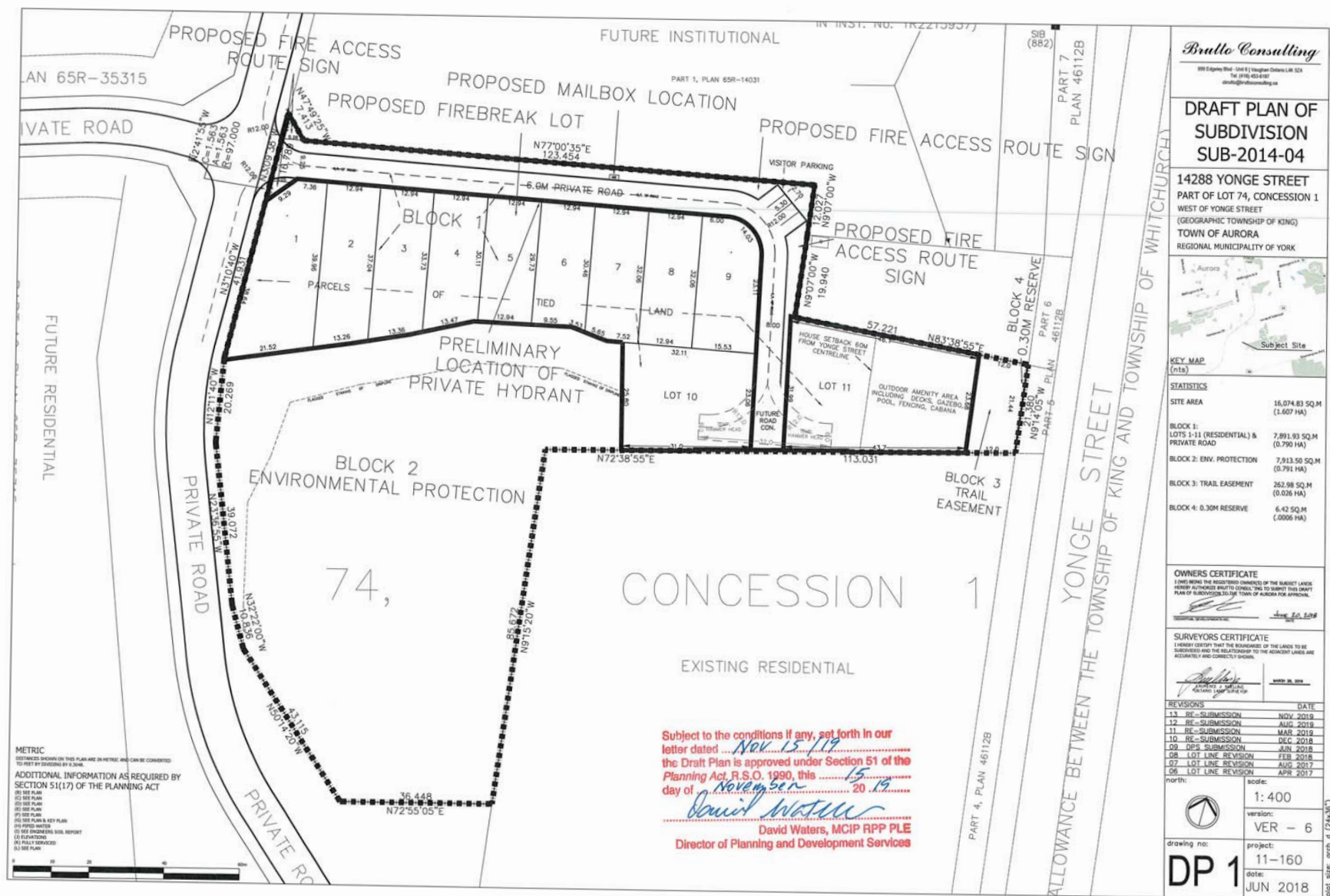


SUBJECT LANDS



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



Subject to the conditions if any, set forth in our letter dated Nov 15 19 the Draft Plan is approved under Section 51 of the Planning Act, R.S.O. 1990, this 15 19 day of November, 20 19.

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

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 TO SUPPORT THIS DRAFT PLAN OF SUBDIVISION TO THE TOWN OF AURORA FOR APPROVAL.

David Waters *June 20, 2019*

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.

David Waters *June 20, 2019*
Aurora, Ontario
Ontario Land Surveyor

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

North: scale: 1:400
version: VER - 6
drawing no: DP 1
project: 11-160
date: JUN 2018

Plot Size: arch d (24x36")



**Town of Aurora
Council Report**

No. FIN20-015

Subject: 2019 Year End Budget Report – as at December 31, 2019
Prepared by: Tracy Evans, Financial Management Advisor
Department: Finance
Date: June 23, 2020

Recommendation

- 1. That Report No. FIN20-015 be received for information.**

Executive Summary

This report presents the yearend financial performance of the Town's tax levy and user rate funded operations. In addition, information is provided on the disposition of the Town's tax funded operating surplus, as well as the management of its user rate funded operating deficit in accordance with the 2019 Surplus Control By-law 6235-20.

- The Town's tax levy funded operations budget ended the year with a surplus of \$949,300
- Water, wastewater and storm water operations closed the fiscal year with an operating deficit of \$1,881,800
- The Town's Department's had many accomplishments over the course of 2019

Background

In an effort to keep Council informed as to the financial status of the Town's operating budgets, it was presented with interim forecast updates on a quarterly basis over the course of 2019. Now that the Town's external audit is substantially complete, this allows Finance staff to finalize its report of the 2019 fiscal results for the Town of Aurora.

Staff presented the Town's audited 2019 draft financial statements to the Audit Committee this evening for its approval. It should be noted that these audited financial statements are presented in a format consistent with the Public Sector Accounting Standards (PSAS), whereas this report is presented in a format consistent with the "traditional balanced municipal budget" approach.

Analysis

On January 28, 2020, the Surplus Control By-law 6235-20 was passed. This by-law authorizes the CAO and Treasurer to allocate portions of a yearend surplus to specific reserve accounts, or to offset a yearend operating deficit through a draw from specific reserve accounts as part of the yearend accounting processes. This is done in an effort to separate a previous year's budget variance from that of the upcoming year's budget. Any surplus allocations are to be made according to a specific formula set out in the by-law and are to be reported back to Council.

The Town's tax levy funded operations budget ended the year with a surplus of \$949,300

Actual total expenditures for 2019 were \$70,567,600 which was 4.4 percent or \$2,974,100 above the established budget of \$67,593,500. Total 2019 revenues (including the \$47,280,964 tax levy) were \$71,516,900 which was 5.8 percent or \$3,923,400 higher than the \$67,593,500 budgeted for total revenue. These two variances result in the net \$949,300 surplus.

The 2019 approved operating budget provided for \$70,567,600 of expenses, offset by various revenue sources. Table 1 summarizes the Town's significant variances that contributed to the yearend results prior to the allocation of the \$949,300 surplus being contributed to reserves as per the Surplus Control By-law.

One of the most significant contributors to the overall favourable variance recognized by the Town's municipal operations arises from development as well as other higher than expected revenues. The most significant favourable expenditure variance contributing to the Town's operating surplus was utility savings.

The Town did not achieve its budgeted salary and benefits savings of \$150,000 relating to vacant position gapping, rather it concluded the fiscal year in a deficit position. The Town did recognize some savings but they were more than offset by higher salary costs arising mostly from winter management operations.

Rising contract and operating material unit costs and demand for those contracted services and materials contributed to the 2019 operating budget short-falls experienced by winter, waste and fleet management services.

**Table 1
Summary of 2019 Key Budget Variances**

	Favourable / (Unfavourable)
Revenues:	
Penalties on unpaid property taxes	544,100
Engineering fees revenues	379,600
Community program revenues	120,500
Other development revenues	92,200
Parking enforcement revenues	88,000
Unplanned grant receipt	72,000
Ice and other rentals	(259,800)
Subtotal revenues	1,036,600
Expenditures:	
Utility savings (Facility, Parks, Streetlights)	247,200
Library Square operations	237,600
Tax write-off savings	113,300
Other various savings	79,400
Winter management operating materials/contract	(394,000)
Salaries & benefits	(193,400)
Fleet & equipment repairs	(97,300)
Recycling/solid waste contracts	(80,100)
Subtotal expenditures	(87,300)
Total	949,300

Many of the variance items noted in Table 1 are generally not directly controllable by the Town and are difficult to budget for. As a consequence, these items have an ability to become significant contributors to the budget variances experienced at yearend.

The following identifies the 2019 yearend variances by department:

CAO and Council

The Council and CAO budgets ended 2019 with a \$40,500 (2.1 percent) favourable variance on a net operating budget of \$1,908,200. This variance was the result of some savings experienced from conferences, contracts and consulting.

June 23, 2020

Page 4 of 11

Report No. FIN20-015

Corporate Services

Corporate Services ended the fiscal year with a \$73,100 (1.0 percent) favorable variance on a net operating budget of \$7,472,900. This variance is mostly attributable to larger than anticipated parking violation revenues and part time salary savings.

Finance

Finance ended the year with a \$125,400 (6.8 percent) favourable variance on a net operating budget of \$1,837,500 mostly as a result of salary savings related to staff vacancies.

Fire Services

Central York Fire Services (CYFS) experienced a surplus of \$1,100,226 from a total approved operating budget of \$27,207,116, mostly attributable to gapping for retirements, leave of absences, new hires, and other vacancies. Aurora's share of this budget and resultant surplus was \$10,729,932 and \$452,193, respectively. This noted CYFS surplus was offset by a contribution to the shared CYFS Reserve, leaving the Town's portion as budgeted.

Operational Services

Operational Services, excluding water, wastewater & storm water services, ended 2019 with a \$557,400 (5.6 percent) unfavourable variance on a net operating budget of \$9,996,100. This deficit had multiple service line contributors which included winter, fleet, as well as waste management. These service line deficits were partially offset by surpluses arising in road network and parks operations resulting from contract, operating materials and salary savings.

Winter management services was the most significant contributor to the overall deficit experienced by the department. As per the Town's winter control reserve policy, had the overall Town operating budget been unable to accommodate the full reported \$607,500 winter management deficit, any required funding short-fall could have been drawn from this reserve. As the Town's overall operating budget had sufficient funds available to offset this short-fall, a draw from the winter control reserve was not necessary in 2019. In consideration of these offsetting funds, Operational Services' overall reported variance would become a surplus of \$50,100.

Operational Services' salaries and wages are split between the tax levy and rate (water, wastewater & storm water services) funded programs. In any given year, the extent of

June 23, 2020

Page 5 of 11

Report No. FIN20-015

operational service staff support of tax levy or rate funded programs is difficult to predict; consequently, some variability is not unusual. Overall the department's salaries and benefits for tax supported programs finished the year over their established budgets by \$189,300. Within this variance, a salary shortfall of \$23,400 was recognized relating to a lower than budgeted amount of staff's time being spent on rate funded programs, partially offset by park operations salary savings.

Fleet and winter management services' reported deficits were most attributable to greater than anticipated operating material / supply costs. The waste management services deficit was attributable to higher than anticipated demand. In particular, the higher snow management costs are the result of a greater than planned number of snow events. Increased 3rd party fleet repair costs were the key contributor to the funding short-falls experienced in fleet management services.

Community Services

Community Services closed the year with a favourable variance of \$357,100 (3.8 percent) on a net operating budget of \$9,429,700. Some of the key contributors to this variance were stronger membership fee revenues from fitness, aquatics and seniors; as well as community program delivery contract and salary savings. This variable variance is partially offset by less than anticipated ice rental revenues.

Other key contributors to the Community Services' favourable variance was facility electricity cost and Library Square operations savings. The Town's electricity cost savings reflect the Town beginning to recognize energy savings resulting from its continued conversion of all its facilities to LED lighting. The Library Square operations savings are expected as the Town strategically continues to phase the full estimated operating costs for the Square upon becoming fully operational onto the tax levy. These temporary unspent balances will be contributed to the Town's rate stabilization reserve for future support of the Library Square's operations upon it becoming fully operational, if required.

Planning & Development Services

The Planning & Development Services department ended the year with a surplus of \$452,300. The key contributing factor to this favourable variance was healthier than expected development driven revenues such as engineering fees for lot grading, subdivisions and site plans. These surplus revenues were partially offset by lower than anticipated revenues relating to condominium development. It should be noted that the majority of these revenues arise at the 'front end' of a development; consequently, as

June 23, 2020

Page 6 of 11

Report No. FIN20-015

the Town has almost reached its build out capacity, these revenues can be expected to begin to decline in future years.

Not included in this variance is a Building Services' surplus of \$243,100, as it is a self-funded function as per provincial legislation. Consequently, if it is unable to recognize sufficient revenues to offset its expenses in a given fiscal year, it will draw from its dedicated reserve in order to balance its operating budget. If it recognizes excess revenues, these revenues are utilized to replenish its reserve. This year's surplus results from position vacancies arising over the course of 2019.

Corporate Revenues & Expenses

Corporate Revenues and Expenses concluded the year with a \$435,700 (10.0 percent) favourable variance on a net operating budget of \$4,378,100. The primary driver of this variance was larger than anticipated penalties on unpaid property taxes attributed to the continued application of the Town's new collection policy that requires all outstanding water amounts owing of a certain age to be transferred to tax accounts.

Other key contributors to this favourable variance was the unbudgeted BIA special area tax levy that was approved after the budget had already been established, larger than anticipated payments in lieu of taxes and the receipt of an unplanned grant. The noted favourable variance from BIA special area tax levy revenues is fully offset by an equally unfavourable variance under the Planning & Development Services department relating to the payment of these collected revenues to the Downtown Business Improvement Association.

Aurora Public Library Contribution

The Aurora Public Library experienced a surplus of \$91,500 from a total approved net operating budget of \$3,843,100, mostly attributable to salary savings. This net operating budget is equivalent to the Town's 2019 contribution to the Aurora Library Board. This surplus was contributed to the Library Board's general capital reserve, leaving the Town's planned contribution as budgeted.

Total Tax Levy

The Town collected a total of \$47,281,000 in tax levy revenue, excluding supplementary tax revenues, which was \$22,600 higher than what was budgeted. In an effort to achieve an approved operating budget for the upcoming year prior to the year commencing, the Town must estimate its tax assessment base growth for the upcoming

June 23, 2020

Page 7 of 11

Report No. FIN20-015

year prior to the final figure being known, consequently some minor variation between the budgeted and final levy can be expected.

Operating Summary

Overall, the Town of Aurora tax levy funded operations ended the year with a surplus of \$949,300 with no noticeable adverse impacts to service levels. Under the guidelines as presented in the Surplus/Deficit Control By-law, as the rate stabilization reserve balance has reached its maximum ceiling of ten percent of the tax levy, the CAO and Treasurer have approved a contribution of this equivalent amount across the Town's repair & replacement reserves.

The final net tax levy funded operations results can be found in Attachment 1.

Water, wastewater and storm water operations closed the fiscal year with an operating deficit of \$1,881,800

Staff strive to better match revenues with expenses and to eliminate historic reliance upon contributions from reserves in order to balance these programs and to ensure the sufficient replenishment of the underground infrastructure rehabilitation and replacement reserves. In addition, the Town has adopted a strategy whereby the annual contribution to underground infrastructure reserves continues to be responsibly increased each fiscal year in an effort to ensure that these reserves are able to sustain these assets into the medium to longer term. Staff have made progress but more effort is required.

Water and wastewater services concluded the fiscal year with an unfavorable operating budget variance of \$1,455,400 largely attributable to lower than anticipated retail water volumes producing lower retail revenues than planned partially offset by wholesale water purchase and sewage discharge fees savings. Another key contributor to this variance was the Town's write-off of some of its uncollectable water receivables owing, partially offset by maintenance and emergency contract savings.

Storm water services ended the year with a deficit of \$426,400 driven predominately by lower than anticipated revenue, as well as larger than expected catch basin cleaning expenses. Staff will strive to eliminate future revenue short-falls through the right-sizing of future storm water revenue targets.

Storm water costs are expected to continue to be under considerable pressure for the next three to five years as the Town strives to further align its reserve balance with its associated infrastructure's renewal requirements which are significant.

Overall user rate funded operations experienced a deficit of \$1,881,800 which was brought to a balanced budget at year end through a draw from each respective user rate reserve as per the Town's 2019 surplus control bylaw.

The Final Net User Rate Funded Operations Results can be found in Attachment 2.

The Town's Department's had many accomplishments over the course of 2019

2019 was another very busy year for the Town of Aurora. In addition to the continued delivery of high quality services to the Town's citizens in as cost effective manner as possible, the Town's department's achieved many other accomplishments over the course of 2019. Attachment #3 summarizes some of the key accomplishments for each department in 2019.

Advisory Committee Review

Not applicable.

Legal Considerations

None

Financial Implications

There are no other immediate financial implications arising from this report. Council fulfills its role, in part, by receiving and reviewing this financial status report on the operations of the municipality relative to the approved budget.

The audited PSAB basis financial statements for 2019, as currently drafted, reflect an operating surplus of \$9,378,000. This amount reconciles to the internal report cumulative total general operating and water & wastewater program budget deficit of \$932,500 as shown in Table 2.

Table 2
Public Sector Accounting Board 2019 Surplus Reconciliation

Description	Amount
Tax levy supported budget surplus	949,300
Rate supported budget deficit	(1,881,800)
Traditional Balanced Consolidated Budget Surplus	(\$932,500)
Add Back: Debt principal repaid included	1,040,500
Add: Transfers to/from reserves	10,753,000
Add: Capital assets assumed through development	1,920,700
Add: Gain on disposal of capital assets and land	5,273,000
Add: Net capitalization of assets adjustment	4,957,000
Add: Investment income allocated directly to reserves	2,890,400
Add: Net Deferred Revenue Adjust – DC, CIL, FGT	2,260,300
Deduct: Additional operating revenue	(3,367,500)
Deduct: Amortization of capital assets	(15,089,000)
Net all other PSAB adjustments	(327,900)
PSAB 2019 “Annual Surplus”: Audited (Draft)	\$9,378,000

Communications Considerations

The Town of Aurora will use ‘Inform’ as the level of engagement for this report. 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 made available on the Town’s website in the Budget and Financial Information pages.

Link to Strategic Plan

The 2019 Final Budget Report provides an update on the surplus/deficit of the corporation and outlines the strategy for managing the identified surplus/deficit. Outlining and understanding the Town's financial results contributes to achieving the Strategic Plan guiding principle of "Leadership in Corporate Management" and improves transparency and accountability to the community.

Alternative(s) to the Recommendation

Not applicable; this report is for information only.

Conclusions

The general operating results show a year end surplus of \$949,300 arising primarily from larger than anticipated development driven revenues such as engineering fees for lot grading, subdivisions and site plans and penalties on unpaid property taxes. These surpluses have been partially offset by larger than planned operating material and contract costs and a salary short-fall. The net water, wastewater and storm water program results reflect an overall deficit of \$1,881,800 caused by lower than anticipated water demand and the write-off of uncollectable water receivable balances.

The above noted year end surpluses were then adjusted by transfers from/to reserves in accordance with the 2019 surplus control by-law as follows:

**Table 3
2019 Surplus Disposition**

Reserve Transfer	Amount
Transfer TO Roads R&R reserve fund	\$385,400
Transfer TO Facilities R&R reserve fund	306,900
Transfer TO Parks R&R reserve fund	72,700
Transfer TO Equipment R&R reserve fund	65,200
Transfer TO IT R&R reserve fund	66,700
Transfer TO Discretionary R&R reserve fund	52,400
Transfer FROM Water reserve fund	(672,100)
Transfer FROM Wastewater reserve fund	(783,300)
Transfer FROM Storm Water reserve fund	(426,400)
	(\$932,500)

June 23, 2020

Page 11 of 11

Report No. FIN20-015

Attachments

Attachment #1 – Final Net Tax Levy Funded Operations Results

Attachment #2 – Final Net User Rate Funded Operations Results

Attachment #3 – 2019 Departmental Accomplishments

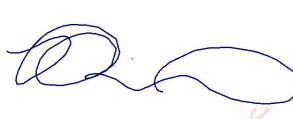
Previous Reports

None

Pre-submission Review

Agenda Management Team review on May 28, 2019

Departmental Approval


Digitally signed by Rachel
Wainwright-van Kessel, CPA,
CMA
Date: 2020.06.16 08:40:11 -04'00'

Rachel Wainwright-van Kessel, CPA, CMA
Director of Finance/Treasurer

Approved for Agenda



Doug Nadorozny
Chief Administrative Officer

Town of Aurora
Final NET Tax Levy Funded Operations Results
as at December 31, 2019

Shown in \$,000's	NET ADJUSTED BUDGET	FINAL ACTUAL	Variance Favourable / (Unfavourable)	
<u>COUNCIL</u>				
Council Administration	\$ 564.1	\$ 552.0	\$ 12.1	2.1 %
Council Programs/Grants	4.0	-	4.0	100.0 %
Advisory Committees	8.0	2.7	5.3	66.3 %
Council Office Total	\$ 576.1	\$ 554.7	\$ 21.4	3.7 %
<u>CHIEF ADMINISTRATIVE OFFICE</u>				
CAO Administration	\$ 545.6	\$ 523.5	\$ 22.1	4.1 %
Communications	786.5	789.5	(3.0)	(0.4 %)
Chief Administrative Office Total	\$ 1,332.1	\$ 1,313.0	\$ 19.1	1.4 %
Council and C.A.O. Combined	\$ 1,908.2	\$ 1,867.7	\$ 40.5	2.1 %
<u>CORPORATE SERVICES</u>				
Corporate Services Administration	\$ 407.7	\$ 564.8	(157.1)	(38.5 %)
Legal Services	1,487.0	1,527.4	(40.4)	(2.7 %)
Legislative & Administrative Services	709.8	658.1	51.7	7.3 %
Human Resources	836.4	802.4	34.0	4.1 %
Elections	92.5	107.7	(15.2)	(16.4 %)
Information Technology	2,043.7	2,025.2	18.5	0.9 %
Telecommunications	165.1	144.3	20.8	12.6 %
By-law Services	561.2	434.5	126.7	22.6 %
Animal Control	259.2	242.7	16.5	6.4 %
Customer Service	874.6	876.6	(2.0)	(0.2 %)
Emergency Preparedness	35.7	16.1	19.6	54.9 %
Corporate Services Total	\$ 7,472.9	\$ 7,399.8	\$ 73.1	1.0 %
<u>FINANCIAL SERVICES</u>				
Policy & Planning Administration	\$ 342.2	\$ 216.3	\$ 125.9	36.8 %
Accounting & Revenue	469.7	447.4	22.3	4.7 %
Financial Management	517.4	552.8	(35.4)	(6.8 %)
Procurement Services	508.2	495.6	12.6	2.5 %
Financial Services Total	\$ 1,837.5	\$ 1,712.1	\$ 125.4	6.8 %
<u>FIRE SERVICES</u>				
Central York Fire	11,188.1	11,188.1	-	-
Total Fire Services	11,188.1	11,188.1	-	-
<u>Operational Services</u>				
Operational Services Administration	\$ 258.4	\$ 329.0	\$ (70.6)	(27.3 %)
Fleet & Equipment	758.8	845.5	(86.7)	(11.4 %)
Winter Management	1,584.1	2,191.6	(607.5)	(38.3 %)
Road Network Operations	2,721.6	2,472.8	248.8	9.1 %

Town of Aurora
Final NET Tax Levy Funded Operations Results
as at December 31, 2019

Shown in \$,000's	NET ADJUSTED BUDGET	FINAL ACTUAL	Variance Favourable / (Unfavourable)	
Parks/Open Spaces	2,603.8	2,554.1	49.7	1.9 %
Waste Collection & Recycling	2,069.4	2,160.5	(91.1)	(4.4 %)
Operational Services Total	\$ 9,996.1	\$ 10,553.5	\$ (557.4)	(5.6 %)
<u>Community Services</u>				
Community Services Administration	\$ 1,135.1	\$ 1,176.0	\$ (40.9)	(3.6 %)
Business Support	(529.4)	(285.8)	(243.6)	(46.0 %)
Recreational Programming/Community Dev.	2,042.7	1,596.5	446.2	21.8 %
Facilities	6,781.3	6,585.9	195.4	2.9 %
Community Services Total	\$ 9,429.7	\$ 9,072.6	\$ 357.1	3.8 %
<u>PLANNING & DEVELOPMENT SERVICES</u>				
Development Planning	\$ (321.5)	\$ (277.4)	\$ (44.1)	(13.7 %)
Long Range & Strategic Planning	879.3	851.0	28.3	3.2 %
Engineering Service Operations	490.0	21.9	468.1	95.5 %
Net Building Department Operations	390.8	\$ 147.7	243.1	62.2 %
Contribution from Building Reserve	(390.8)	(147.7)	(243.1)	(62.2 %)
Total Building Services	-	-	-	-
Planning & Development Services Total	\$ 1,047.8	\$ 595.5	\$ 452.3	43.2 %
<u>CORPORATE REVENUE & EXPENSE</u>				
Supplementary Taxes & Payments-in-Lieu	\$ (1,050.3)	\$ (1,773.5)	\$ 723.2	68.9 %
Contribution of Excess SUPPs to reserves	400.0	1,082.3	(682.3)	(170.6 %)
Penalties on Unpaid Property Taxes	(900.0)	(1,444.1)	544.1	60.5 %
Overhead Cost Re-allocation to Building Services	(1,815.3)	(1,815.3)	-	-
All Other Revenue	(5,879.6)	(8,442.3)	2,562.7	43.6 %
Cash to Capital	5,263.9	5,263.9	-	-
All Other Expense	8,359.4	11,071.4	(2,712.0)	(32.4 %)
	\$ 4,378.1	\$ 3,942.4	\$ 435.7	10.0 %
<u>TOTAL TAX LEVY FUNDED OPERATIONS</u>	\$ 47,258.4	\$ 46,331.7	\$ 926.7	2.0 %
<u>TOTAL TAX LEVY</u>	\$ (47,258.4)	\$ (47,281.0)	\$ 22.6	0.0 %
OPERATING (SURPLUS) DEFICIT	-	\$ (949.3)	\$ 949.3	1.6 %
		Surplus	Surplus	

Town of Aurora
Final Net User Rate Funded Operations Results
as at December 31, 2019

Shown in \$,000's	ADJUSTED BUDGET	FINAL ACTUAL	Variance Favourable / (Unfavourable)	
Water Services				
Retail Revenues	(11,105.4)	(9,846.4)	\$ (1,259.0)	(11.3 %)
Penalties	(175.0)	(175.9)	0.9	0.5 %
Other	(210.1)	(290.7)	80.6	38.4 %
Total Revenues	(11,490.5)	(10,313.0)	\$ (1,177.5)	(10.2 %)
Wholesale water purchase	7,151.0	6,857.1	293.9	4.1 %
Operations and maintenance	1,029.6	1,109.9	(80.3)	(7.8 %)
Administration and billing	899.5	607.7	291.8	32.4 %
Corporate overhead allocation	710.4	710.4	-	-
Infrastructure sustainability reserve contributions	1,700.0	1,700.0	-	-
Total Expenditures	11,490.50	10,985.1	\$ 505.4	4.4 %
Net Operating Water Services	-	672.1	\$ (672.1)	n/a
Waste Water Services				
Retail Revenues	(13,839.1)	(12,331.2)	\$ (1,507.9)	(10.9 %)
Penalties	-	-	-	n/a
Other	(90.0)	(28.2)	(61.8)	(68.6 %)
Total Revenues	(13,929.1)	(12,359.4)	\$ (1,569.7)	(11.3 %)
Sewer discharge fees	10,944.0	10,493.9	\$ 450.1	4.1 %
Operations and maintenance	868.8	532.5	\$ 336.3	38.7 %
Administration and billing	261.4	261.4	\$ -	-
Corporate overhead allocation	554.9	554.9	-	-
Infrastructure sustainability reserve contributions	1,300.0	1,300.0	-	-
Total Expenditures	13,929.1	13,142.7	\$ 786.4	5.6 %
Net Operating Waste Water Services	-	783.3	\$ (783.3)	n/a
Total Water and Waste Water Services	-	1,455.4	\$ (1,455.4)	n/a
Storm Water Services				
Retail Revenues	(2,069.1)	(1,700.5)	\$ (368.6)	(17.8 %)
Penalties	-	-	-	n/a
Other	-	(354.9)	354.9	n/a
Total Revenues	(2,069.1)	(2,055.4)	\$ (13.7)	(0.7 %)
Operations and maintenance	529.2	586.9	(57.7)	(10.9 %)
Administration and billing	105.4	105.5	(0.1)	(0.1 %)
Corporate overhead allocation	34.5	34.5	-	-
Infrastructure sustainability reserve contributions	1,400.0	1,754.9	(354.9)	(25.4 %)
Total Expenditures	2,069.1	2,481.8	\$ (412.7)	(19.9 %)

Attachment 2

Net Operating Storm Water Services	-	426.4	\$ (426.4)	n/a
OPERATING (SURPLUS) DEFICIT	-	\$ 1,881.8	\$ (1,881.8)	(7.8 %)
		Deficit	Deficit	

Attachment #3

2019 Departmental Accomplishments

2019 was another very successful year. The Town's department's had many accomplishments of note over the course of 2019. Each department's top five accomplishments are listed below.

CAO/Communications

- Redesign and launch of Town's new website
- Increased community engagement at the 2019 Aurora Home Show and 2019 Aurora Chamber Street Sale
- Increased use of animation and live video to support various projects and programs
- Communications support for Stanley Cup event July 2019 (media relations, photos, social media, event promotion etc.)
- Communications support for the Armoury grand opening November 2019 (photos, media relations, social media, speeches, event coordination, event promotion etc.)

Corporate Services

- Completion and approval of the Corporate Technology Strategic Plan
- Successful start up of Animal Services partnership with Newmarket and Georgina with improved service delivery to all three communities
- Received Excellence Canada Silver Certification for Excellence, Innovation and Wellness standard
- Development of Project Management Office focussed on standardizing project management framework for all projects
- Enactment of various new by-laws and amendments to existing by-laws to meet community and organizational needs.

Finance

- Implementation of a new Development Charge Bylaw
- Development of the Town's first multi-year budget for years 2020 to 2022
- Overdue Account Collection Activities:
 - a. Reduced Property Tax Arrears by approx. 64%
 - b. Reduced Water Bill Arrears by approx. 43%
 - c. Reduced overdue general accounts receivable by approx. 10%
- 228 procurements processed including 147 awarded with a total value of \$18,133,928
- Managing and continuing to adapt to legislative changes relating to the Development Charges Act and the Construction Lien Act

Attachment #3

Community Services

- Hiring of two positions, Sport and Community Development Specialist which has allowed for significant progress on the Sport Plan and hiring of Program Manager – Facility Capital Projects, has provided ability to enhance project management
- The Town was recognized as a Platinum Youth Friendly community and by Festivals and Events Ontario as top municipality in the 50-100K category for best festivals and events
- Swift & Bold: The Queen's York Rangers exhibition and documentary film
- Completed implementation of strategies arising from the recreation customer service review, supporting our ongoing commitment to providing excellent customer service
- Completed the Sports Field Development Strategy which will help guide our sports field development for the next 10 years
- Finalized Library Square design and received approval to proceed to develop tender ready construction documentation

Operational Services

- Completion of the Armoury renovation
- Completion of the final phase of Stewart Burnett Park
- Commenced construction of the Wildlife Park
- Completed a Fleet Management Strategy
- Partnered with the LSRCA on a Storm water Management Pond maintenance strategy
- Commenced Infrastructure condition inventory program
- Correct over 2000 sidewalk trip hazards
- Received two Healthy Water Awards from the LSRCA for reduced winter salt on our roads and for stream rehabilitation at Saw Mill Dam

Planning & Development

- Council Approval of a new zoning by-law for Stable Neighborhoods
- Completion of the Town's Economic Development Strategic Plan
- Completion of the Stream Management Master Plan and the Tannery Creek Flood Relief Study
- Completion of the Corporate Energy Management Plan
- Established a dormant building permit process to eliminate open building permits.



Notice of Motion	Councillor Sandra Humfryes
-------------------------	-----------------------------------

Date: July 7, 2020

To: Mayor and Members of Council

From: Councillor Humfryes

Re: **Adoption of the International Holocaust Remembrance Alliance (IHRA)**

Whereas on April 30, 2020, the Regional Municipality of York adopted the following resolution; and

Whereas the Regional Municipality of York and the Town of Aurora are rooted in the values of democracy, equity and inclusion; and

Whereas in June 2018, the Inclusion Charter for York Region was endorsed as a community initiative, bringing together businesses, community organisations, municipalities, police services, hospitals, school boards, conservation authorities and agencies who share a vision to foster a welcoming and inclusive community; and

Whereas we have a shared responsibility to stop antisemitism in all its forms through education and public consciousness as antisemitic demonstrations continue to threaten communities and undermine democracy; and

Whereas the International Holocaust Remembrance Alliance (IHRA) is an intergovernmental organization founded in 1998 that consists of 34 countries including Canada, each of whom recognizes that international coordination is needed to combat antisemitism; and

Whereas six per-cent of York Region residents identify themselves as Jewish, which is a higher representation than Canada and Ontario; and

Whereas on February 27, 2020, Bill 168, the Combating Antisemitism Act, which directly mentioned IHRA, unanimously passed a second reading in the Ontario legislature with all-party support; and

Notice of Motion

Re: Adoption of the International Holocaust Remembrance Alliance (IHRA)

July 7, 2020

Page 2 of 2

Whereas on January 28, 2020, Vaughan Council unanimously endorsed Mayor Bevilacqua's motion to declare January 27 as International Holocaust Remembrance Day, which included the adoption of the IHRA definition of antisemitism; and

Whereas York Regional Police dedicated a community room at District #4 headquarters to Holocaust survivor Max Eisen, in recognition and appreciation of his remarkable efforts to eliminate racism and bigotry; and

Whereas York Region is enriched by its thriving, active and engaged Jewish and Israeli communities;

1. Now Therefore Be It Hereby Resolved That the Town of Aurora adopt the International Holocaust Remembrance Alliance's (IHRA) working definition of antisemitism and its illustrative examples as adopted at the IHRA Plenary on May 26, 2016, as follows:

"Antisemitism is a certain perception of Jews, which may be expressed as hatred toward Jews. Rhetorical and physical manifestations of antisemitism are directed toward Jewish or non-Jewish individuals and/or their property, toward Jewish community institutions and religious facilities."



Notice of Motion	Mayor Tom Mrakas
-------------------------	-------------------------

Date: July 7, 2020

To: Members of Council

From: Mayor Mrakas

Re: **Rainbow Crosswalk at Yonge and Wellington Intersection**

Whereas Aurora and other communities across the province have shown their support for Pride and the LGBTQ+ community by raising the Pride flag in June every year; and

Whereas the permanent installation of a rainbow crosswalk is a symbol of the Town of Aurora's acceptance of, support for, and commitment to diversity and inclusiveness; and

Whereas the intent of this initiative is to show vulnerable people in our community that Aurora is a town where everyone is welcome and accepted;

1. Now Therefore Be It Hereby Resolved That Council approve and direct staff to install a Rainbow Crosswalk at the intersection of Yonge and Wellington Streets (south side); and
2. Be It Further Resolved That the installation of the Rainbow Crosswalk be completed by Town staff/contractors who can ensure that it is installed safely and complies with all appropriate accessibility and Ministry of Transportation Ontario (MTO) requirements.