



**HERITAGE
ADVISORY COMMITTEE
MEETING AGENDA**

MONDAY, JULY 13, 2015

7 P.M.

**HOLLAND ROOM
AURORA TOWN HALL**

PUBLIC RELEASE
July 8, 2015


AURORA
TOWN OF AURORA
HERITAGE ADVISORY COMMITTEE
MEETING AGENDA

DATE: Monday, July 13, 2015

TIME AND LOCATION: 7 p.m., Holland Room, Aurora Town Hall

1. DECLARATION OF PECUNIARY INTEREST AND GENERAL NATURE THEREOF

2. APPROVAL OF THE AGENDA

RECOMMENDED:

THAT the agenda as circulated by Legal and Legislative Services be approved.

3. RECEIPT OF THE MINUTES

Heritage Advisory Committee Meeting Minutes of April 13, 2015 pg. 1

RECOMMENDED:

THAT the Heritage Advisory Committee meeting minutes of April 13, 2015 be received for information.

4. DELEGATIONS

- (a) **Greg Raspin, representing owner of 12 Ransom Street** pg. 6
**Re: Item 1 – Report No. HAC15-002 – Request to Remove a Property
from the Aurora Register of Properties of Cultural Heritage Value or
Interest, 12 Ransom Street**

5. MATTERS FOR CONSIDERATION

(Forwarded from Heritage Advisory Committee meeting of June 8, 2015 – Item 1)

- 1. HAC15-002 – Request to Remove a Property from the Aurora Register of Properties of Cultural Heritage Value or Interest, 12 Ransom Street** pg. 7

RECOMMENDED:

THAT Report No. HAC15-002 be received; and

THAT the Heritage Advisory Committee recommend to Council:

THAT the property located at 12 Ransom Street be removed from the Aurora Register of Properties of Cultural Heritage Value or Interest subsequent to demolition.

- 2. HAC15-005 – Request to Remove a Property from the Aurora Register of Properties of Cultural Heritage Value or Interest, 98 Mosley Street** pg. 23

RECOMMENDED:

THAT Report No. HAC15-005 be received; and

THAT the Heritage Advisory Committee recommend to Council:

THAT the property located at 98 Mosley Street be removed from the Aurora Register of Properties of Cultural Heritage Value or Interest; and

THAT the proposed elevations are subject to approval of Planning Staff to ensure the proposed new dwelling will maintain the heritage character of the area.

6. INFORMATIONAL ITEMS

(Forwarded from Heritage Advisory Committee meeting of June 8, 2015 – Item 3)

- 3. HAC15-003 – Distinction between Designated and Listed Properties within the Town of Aurora** pg. 40

RECOMMENDED:

THAT Report No. HAC15-003 be received for information.

(Forwarded from Heritage Advisory Committee meeting of June 8, 2015 – Item 4)

- 4. Memorandum from Planner** pg. 60
Re: 81 Catherine Avenue, Heritage Review

RECOMMENDED:

THAT the memorandum regarding 81 Catherine Avenue, Heritage Review be received for information.

(Forwarded from Heritage Advisory Committee meeting of June 8, 2015 – Item 5)

- 5. Extract from Council Meeting of April 28, 2015** pg. 64
**Re: Heritage Advisory Committee Meeting Minutes of
April 13, 2015**

RECOMMENDED:

THAT the Extract from Council Meeting of April 28, 2015, regarding the Heritage Advisory Committee meeting minutes of April 13, 2015, be received for information.

- 6. HAC15-006 – Heritage Permits Approved Under Delegated
Authority** pg. 65

RECOMMENDED:

THAT Report No. HAC15-006 be received for information.

7. NEW BUSINESS

8. ADJOURNMENT



TOWN OF AURORA
HERITAGE ADVISORY COMMITTEE
MEETING MINUTES

Date: Monday, April 13, 2015

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

Committee Members: Councillor Jeff Thom (Chair), Councillor Wendy Gaertner (Vice Chair), Barry Bridgeford, Kathy Constable, Carol Gravelle, Bob McRoberts (Honorary Member), and Martin Paivio

Member(s) Absent: John McIntyre (Honorary Member), and Stan Rycombel

Other Attendees: Councillor Tom Mrakas, Marco Ramunno, Director of Planning and Development Services, Jeff Healey, Planner, Patty Thoma, Deputy Clerk/Council & Committee Coordinator, and Gloria Hardyckuk, Council/Committee Secretary

Members provided brief introductions.

The Chair called the meeting to order at 7:01 p.m.

1. DECLARATION OF PECUNIARY INTEREST AND GENERAL NATURE THEREOF

There were no declarations of pecuniary interest under the *Municipal Conflict of Interest Act*.

2. APPROVAL OF THE AGENDA

Moved by Councillor Wendy Gaertner
Seconded by Bob McRoberts

THAT the agenda as circulated by Legal and Legislative Services, **with the following addition**, be approved:

- Delegation (c) David Heard, resident of Aurora
Re: Item 3 – Memorandum from Planner
Re: Doors Open Aurora 2015

CARRIED TWO-THIRDS VOTE

3. RECEIPT OF THE MINUTES

None

4. DELEGATIONS

(a) Patty Thoma, Deputy Clerk

Re: Advisory Committee Member Education and Training

Patty Thoma, Deputy Clerk provided a handout and a PowerPoint presentation entitled "Advisory Committee Orientation 2014-2018", dated April 2015. Members also had before them the "Corporate Policies, Programs and Procedures Policy for Ad Hoc/Advisory Committees and Local Boards", dated December 16, 2014 and the Town's Procedural By-law. Ms. Thoma explained the roles and responsibilities of Advisory Committees in best practices for civic engagement. The presentation touched upon the role of Advisory Committees in civic engagement, and the relationship between Advisory Committees and members of the public, Town Staff and Council.

Moved by Martin Paivio

Seconded by Kathy Constable

THAT the comments of the delegation and written material provided be received for information.

CARRIED

(b) Jeff Healey, Planner

Re: Heritage Advisory Committee Update

Marco Ramunno, Director of Planning and Development Services and Jeff Healey, Planner, presented an overview of the Heritage Advisory Committee and summarized the type of matters that may be brought before the Committee for comment and information. They also noted the importance and significance of being actively involved on the Committee.

Moved by Bob McRoberts

Seconded by Kathy Constable

THAT the comments of the delegation be received for information.

CARRIED

**(c) David Heard
Re: Organized Walking Tours Throughout Aurora**

David Heard provided an overview of his experience. He noted that he has guided walking tours throughout the community on behalf of the Town for the Doors Open Event for the past few years and requested that consideration be given to assigning him for the provision of this service on behalf of the Town on a regular basis throughout the year and not just for Doors Open.

**Moved by Councillor Wendy Gaertner
Seconded by Carol Gravelle**

THAT the comments of the delegation be received for information.

CARRIED

5. MATTERS FOR CONSIDERATION

1. HAC15-001 – Request to Remove a Property from the Aurora, Register of Properties of Cultural Heritage Value or Interest, 92 Tyler Street

Staff presented a brief overview of the request and provided information and history regarding the subject property. He advised that the *Ontario Heritage Act* provides criteria for determining cultural heritage value or interest and noted that the owner wishes to remove the property from the Register as a non-designated “listed” property. Staff explained that the owner plans an architectural style and design that complements the new residential properties along Tyler Street, specifically 97 Tyler Street.

The Committee supported the request in principle, however, they requested that Mr. Michael Smith, Planning Consultant, who was in attendance on behalf of the owner, comment on the matter. The Committee waived the Procedural By-law with a two-thirds vote to allow Mr. Smith to respond to the Committee inquiries about the architecture. Mr. Smith also advised that he would provide the owner with the comments and concerns of the Committee.

**Moved by Martin Paivio
Seconded by Councillor Wendy Gaertner**

THAT Report No. HAC15-001 be received; and

THAT the Heritage Advisory Committee recommend to Council:

THAT the property located at 92 Tyler Street be removed from the Aurora Register of Properties of Cultural Heritage Value or Interest subsequent to demolition; and

THAT the property owner provide the Director of Planning and Development Services with architectural renderings for review by the Committee; and

THAT the property owner works with the Director of Planning and Development Services in order to ensure any proposed new structures are complementary to the heritage character of the area

CARRIED AS AMENDED

6. INFORMATIONAL ITEMS

2. Memorandum from Planner

Re: 84 Harrison Avenue – Approval of Wood Plaque Application

Staff reviewed the written submission by the Aurora and District Historical Society, in support of the request. Committee Members expressed support for the proposed request for a plaque depicting the properties historical significance.

Moved by Carol Gravelle

Seconded by Barry Bridgeford

THAT the memorandum regarding 84 Harrison Avenue – Approval of Wood Plaque Application be received for information.

CARRIED

3. Memorandum from Planner

Re: Doors Open Aurora 2015

Staff provided an overview of the memorandum and advised that the event is scheduled for Saturday, August 15, 2015 from 10:00 a.m. to 4:00 p.m. He explained that this event provides an opportunity for the community to visit and tour designated heritage buildings throughout the Town along with a detailed brochure that highlights facts and information which is provided for at all locations.

Staff explained that due to time constraints and the deadline imposed by the Ontario Heritage Trust, a list of 10 sites was required for confirmation no later than February 26, 2015. He encouraged Members to continue to offer suggestions, no later than early July, for consideration as additional sites for the event. Councillor Tom Mrakas requested clarification regarding the marketing and advertising for this event, staff noted that the Province of Ontario provides brochures and a website for the event and local newspapers promote Doors Open leading up to the event date .The Committee Members expressed support for the initiative.

**Moved by Carol Gravelle
Seconded by Barry Bridgeford**

THAT the memorandum from Planner regarding Doors Open Aurora 2015 be received for information.

CARRIED

7. NEW BUSINESS

Councillor Wendy Gaertner submitted an article entitled “New Life For Old Schools”, from the Municipal World publication dated February 2015, requesting that it be considered as a future agenda item.

8. ADJOURNMENT

**Moved by Kathy Constable
Seconded by Martin Paivio**

THAT the meeting be adjourned at 8:30 p.m.

CARRIED

COMMITTEE RECOMMENDATIONS ARE NOT BINDING ON THE TOWN UNLESS OTHERWISE ADOPTED BY COUNCIL AT A LATER MEETING.



Legal and Legislative Services
905-727-3123
CSecretariat@aurora.ca
Town of Aurora
100 John West Way, Box 1000
Aurora, ON L4G 6J1

DELEGATION REQUEST

This Delegation Request form and any written submissions or background information for consideration by either Council or Committees of Council must be submitted to the Clerk's office by the following deadline:

4:30 P.M. ON THE BUSINESS DAY PRIOR TO THE REQUESTED MEETING DATE

COUNCIL/COMMITTEE/ADVISORY COMMITTEE DATE: July 13, 2015 HAC

SUBJECT: 12 RANSOM STREET REPORT NUMBER HAC 15-002

NAME OF SPOKESPERSON: GREG RASPIN . ARCHITECT @ SRN ARCHITECTS INC.

NAME OF GROUP OR PERSON(S) BEING REPRESENTED (if applicable):

ON BEHALF OF MRS MARY GANGATHARAN AND GEORGE GANGATHARAN (OWNERS)

BRIEF SUMMARY OF ISSUE OR PURPOSE OF DELEGATION:

NEW HOME PROPOSAL FOR 12 RANSOM STREET.

PLEASE COMPLETE THE FOLLOWING:

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

YES NO

IF YES, WITH WHOM?

J. HEALEY (PLANNER) PATRICIA ROSSI

DATE: JULY 6, 2015

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



TOWN OF AURORA

HERITAGE ADVISORY COMMITTEE REPORT No. HAC15-002

SUBJECT: *Request to Remove a Property from the
Aurora Register of Properties of Cultural Heritage Value or Interest
12 Ransom Street*

FROM: *Marco Ramunno, Director of Planning & Development Services*

DATE: *June 8, 2015*

RECOMMENDATIONS

THAT Report No. HAC15-002 be received; and

THAT the Heritage Advisory Committee recommend to Council:

THAT the property located at 12 Ransom Street be removed from the Aurora Register of Properties of Cultural Heritage Value or Interest subsequent to demolition.

PURPOSE OF THE REPORT

The purpose of this report is to provide Council with direction from the Heritage Advisory Committee regarding the request to remove the property located at 12 Ransom Street from the Aurora Register of Properties of Cultural Heritage Value or Interest.

BACKGROUND

The owner of the property located at 92 Tyler Street submitted an Application to request that the subject property be removed from the Aurora Register of Properties of Cultural Heritage Value or Interest on April 15, 2015. The owner of the subject property wishes to construct a new single detached structure on the subject lands.

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

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

If property included in the register under subsection (1.2) has not been designated under section 29, the owner of the property shall not demolish or remove a building or structure on the property or permit the demolition

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Report No. HAC15-002

or removal of the building or structure unless the owner gives the council of the municipality at least 60 days notice in writing of the owner's intention to demolish or remove the building or structure or to permit the demolition or removal of the building or structure. 2006, c. 11, Sched. B, s. 11 (2).

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

COMMENTS

The subject property is located on the north side of Ransom Street between Yonge Street and Temperance Street (See Attachment 1). The property is listed and non-designated on the Aurora Register of Properties of Cultural Heritage Value or Interest and can be described as a 1 ½ storey worker's house. The building was constructed c. 1923 by Albert Grimwalde. A brief history and land ownership records for the property can be found in Attachment 5.

The south (front) façade displays a gabled roof with a porch and verandah. The building displays a front porch, supported by four wood columns. The front façade displays three double-hung windows, one on the first floor and two on the second floor. The original siding of the main building may have been either removed or covered, however the existing siding reflects the original look of the building. An accessory garage is also located in the rear yard; there is no recorded date to its construction.

The subject property is located on the southern edge of the Heritage Resources Area boundary. The property can be described as a transition lot between homes of relatively new construction to the south and homes of older construction to the north and west (on Temperance Street).

The Evaluation Working Group met to perform an objective evaluation of the subject property on Monday April 30, 2015 (See Attachment 3). The Evaluation Criteria for assessing the cultural heritage value of cultural heritage resources have been developed by the Town in consultation with its Municipal Heritage Committee. As per Section 13.3 e) of the Official Plan, Priority will be given to designating all Group 1 heritage resources in the Register.

The purpose of the Evaluation is to identify the design/physical value, historical/associative value, and contextual value of the property as per Ontario Regulation 9/06, which outlines the criteria for determining cultural heritage value or Interest under the *Ontario Heritage Act* in order to conserve significant heritage resources.

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The Evaluation found the subject property to score at Group 3, suggesting that the property is “moderately significant, worthy of documentation and preservation as part of a historic grouping”.

According to the Heritage Evaluation Guide for buildings scored within Group 3:

- The designation of the building pursuant to the *Ontario Heritage Act* may be supported with an approved restoration plan, but would not necessarily be initiated by the Town unless part of a historic grouping such as an intact streetscape;
- Retention of the building on site is supported, particularly if part of a historic streetscape; and
- If the building is to be demolished, a photographic record, measured drawings and/or salvage of significant architectural elements may be required.

The conservation of remaining physical attributes of the property would require formal designation under Part IV of the *Ontario Heritage Act*, making it necessary for owners to obtain Heritage Permits for proposed work.

The *Ontario Heritage Act* provides criteria for determining cultural heritage value or interest with Ontario Regulation 9/06. This Regulation requires that a building must exhibit significant design/physical, or associative, or contextual value to warrant designation. The Evaluation working group found the highest rated category for the building was to have some contextual value, rated 41/100. Design/physical value for the building was rated 30/100. The associative value for the building was rated 40/100.

Ransom Street, between Yonge Street to the east and Temperance Street to the west, encompasses a total of thirteen (13) properties, three (3) of which are listed on the Aurora Register of Properties of Cultural Heritage Value or Interest. This includes: 8 and 20 Ransom Street. The predominant architectural designs of these homes are in a Workers House style. The property located at 20 Ransom Street is designed as an L-shaped/vernacular building. Furthermore an additional ten (10) properties are listed on the Aurora Register of Properties of Cultural Heritage Value or Interest along Temperance Street, all of which are designed in a Foursquare/ Edwardian style.

The remaining single detached dwellings on the south side of Ransom Street are not of historical interest to the Town, most of which date to between approximately 1960 to present day. These homes reflect a variety of brick and stone construction and display attached garages on front elevations.

Proposed Concept Plan

The owner wishes to remove the property from the Aurora Register as a non-designated ‘listed’ property with the intention of demolishing the existing structure on the subject

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property to construct a new building. A Photo of the proposed building type were provided by the owner are shown in Attachment 4.

The applicant is proposing to build a new single detached residence with an attached two car garage on the front façade. Planning Staff will work with the applicant on detailed aspects of the building during the building permit process.

It is recommended that the proposed design of the new structure be modified to respect the heritage character of remaining listed properties on Ransom Street. The owner and Staff have collaborated on a number of design elements for the new building to be in keeping with the neighbourhood. The attached garage will not protrude beyond the front wall of the main building. The building proposes black roofs and red coloured brick, which is in keeping with colours and materials of the surrounding neighbourhood.

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 RECOMMENDATIONS

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

FINANCIAL IMPLICATIONS

None.

PREVIOUS REPORTS

None.

CONCLUSIONS

It is recommended that the Heritage Advisory Committee receive report No.HAC15-002 and recommend to Council that the property located at 12 Ransom Street be removed from the Aurora Register of Properties of Cultural Heritage Value or Interest.

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Report No. HAC15-002

ATTACHMENTS

Attachment 1 – Location Map

Attachment 2 – Heritage Resource Brief (2010)

Attachment 3 – Evaluation Working Group Score, 12 Ransom Street

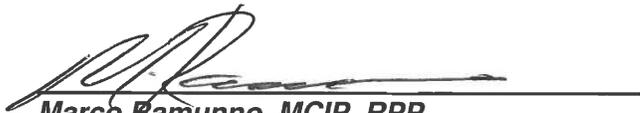
Attachment 4 – Proposed Design for New Building, 12 Ransom Street

Attachment 5 – 12 Ransom Street –Excerpt from Heritage Impact Assessment

PRE-SUBMISSION REVIEW

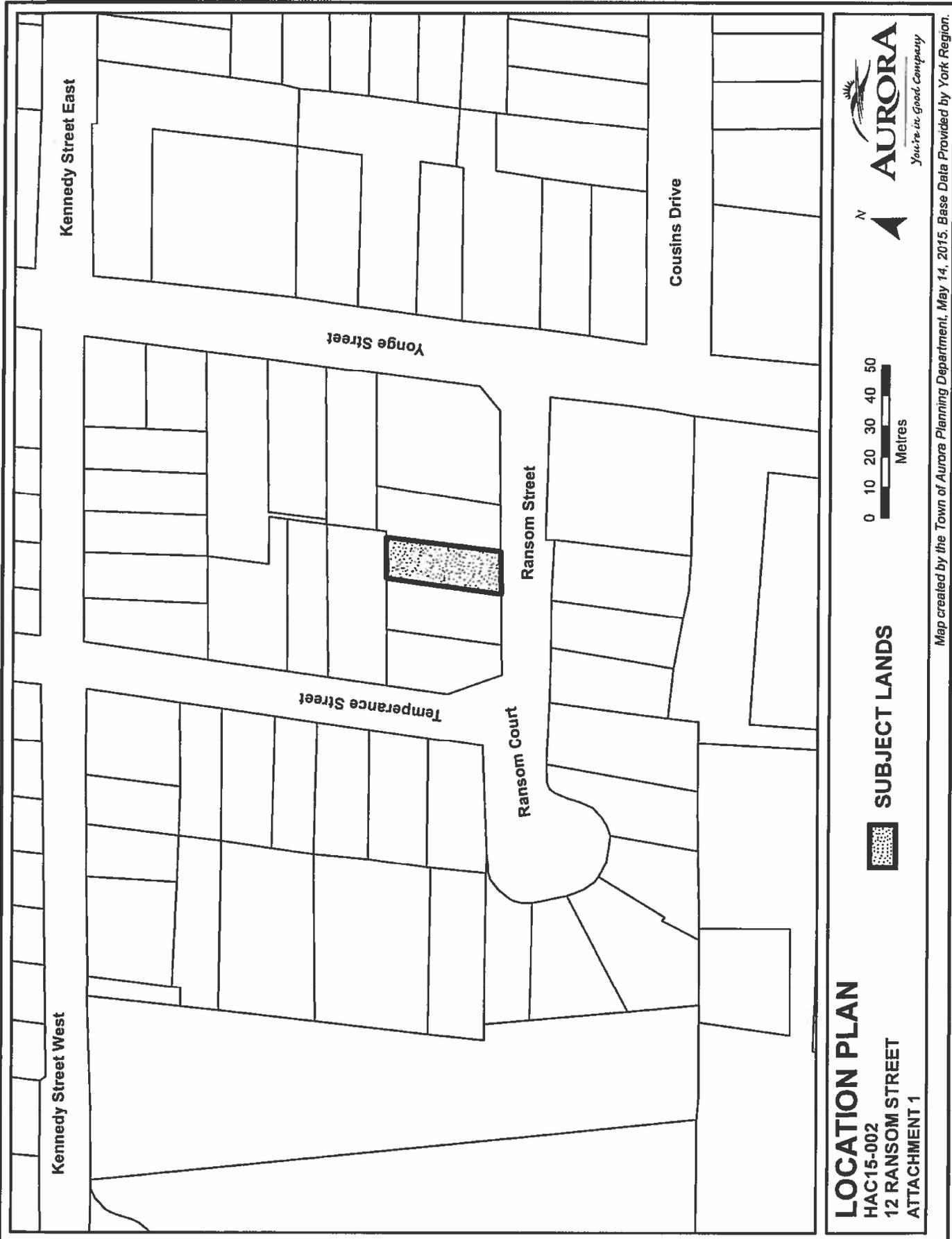
Executive Leadership Team Meeting – May 28, 2015.

Prepared by: Jeff Healey, Planner- Ext. 4349



Marco Ramunno, MCIP, RPP

Director of Planning & Development Services



AURORA REGISTER OF PROPERTIES OF CULTURAL HERITAGE VALUE OR INTEREST (Updated 2010)	
SITE	<p>Address: 12 Ransom Street</p> <p>Former Address:</p> <p>Legal Description: PLAN: 246 LOT: 69</p>
STATUS	<p>Current Use: Residence Original use: Residence</p> <p>Heritage Status: Listed By-law No. & Date:</p> <p>Official Plan: Urban residential Zoning: R5 (Special mixed density)</p> <p>HCD: Plaques:</p>
PHOTOGRAPH	
KEY MAP	

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

ARCHITECTURE

GENERAL INFORMATION:

Address:	12 Ransom Street	Builder:	
Construction Date:	C1890	Architect:	
Architectural Style:	Worker's House	Original Owner:	
Heritage Easement:		Historical Name:	

GENERAL DESCRIPTION:

Floor Plan:		Storey:	2
Foundation Materials:			
Exterior Wall Materials:			
Roof Type:	Gable	Windows:	
Entrance:		Bays:	

UNIQUE FEATURES:

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

HISTORY

Historical Society files include:

Town of Aurora files include:

PHOTOS:

HISTORICAL PHOTO	1995 INVENTORY PHOTO
Photo date	Photo date

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

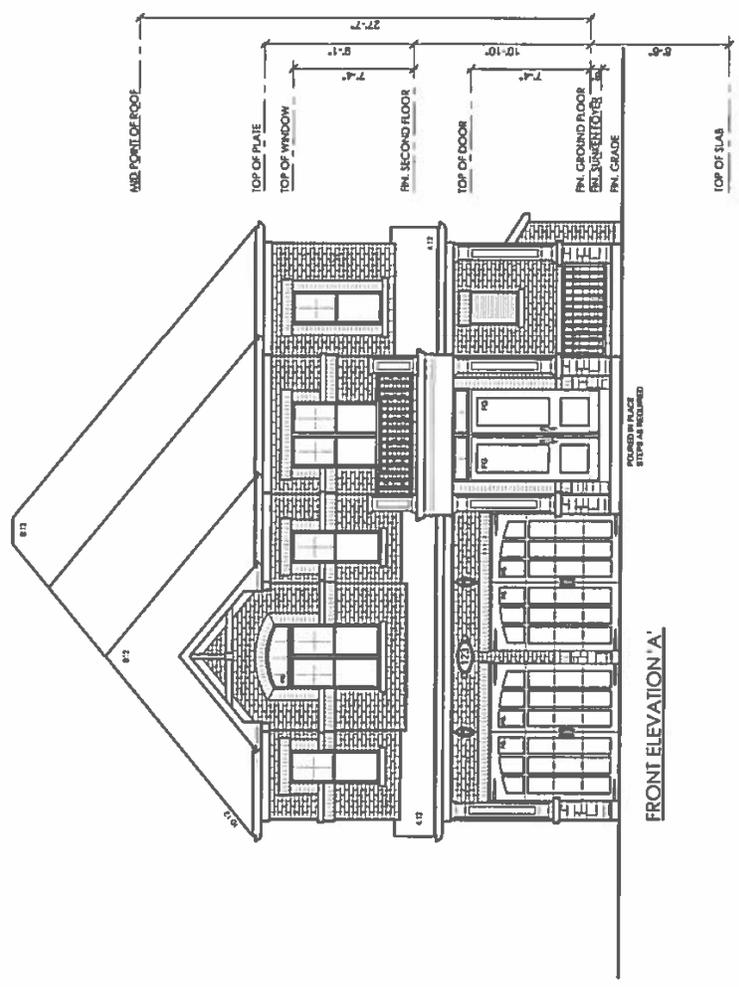
HERITAGE BUILDING EVALUATION: SCORESHEET					
Municipal Address: <u>12 Ransom Street</u>					Group: 3
Legal Description: _____		Lot: _____		Cons: _____	
Date of Evaluation: <u>Apr 30/15</u>		Name of Recorder: <u>JH</u>			
HISTORICAL	E	G	F	P	TOTAL
Date of Construction	30	20	(10)	0	10/30
Trends/Patterns/Themes	40	27	(14)	0	14/40
Events	15	10	5	(0)	0/15
Persons/Groups	15	(10)	5	0	10/15
Archaeological (Bonus)	10	7	3	(0)	0/10
Historic Grouping (Bonus)	10	(7)	3	0	7/10
HISTORICAL TOTAL					41/100
ARCHITECTURAL	E	G	F	P	TOTAL
Design	20	13	7	(0)	0/20
Style	30	20	(10)	0	10/30
Architectural Integrity	20	13	(7)	0	7/20
Physical Condition	20	13	(7)	0	7/20
Design/Builder	10	7	(3)	0	3/10
Interior (Bonus)	10	7	(3)	0	3/10
ARCHITECTURAL TOTAL					30/100
ENVIRONMENTAL					TOTAL
Design Compatibility	40	(27)	14	0	27/40
Community Context	20	13	7	(0)	0/20
Landmark	20	13	7	(0)	0/20
Site	20	(13)	7	0	13/20
ENVIRONMENTAL TOTAL					40/100
SCORE	INDIVIDUAL		OLD AURORA		
Historical Score	X 40% = _____		41 X 20% = <u>8.2</u>		
Architectural Score	X 40% = _____		30 X 35% = <u>10.5</u>		
Environmental Score	X 20% = _____		40 X 45% = <u>18</u>		
TOTAL SCORE	<input style="width: 50px; height: 20px;" type="text"/>		36.7		
GROUP 1 = 70-100		GROUP 2 = 45-69		GROUP 3 = 44 or less	

AN design
Imagine • Inspire • Create



Project Number 15018	
Issued	FE
1	MAY 22-15
Scale	1/8" = 1'-0"
Client	WILLIAMSBERG ESTATES INC.
Project	12 RANSOM ST. AURORA, ONT.
Model	4

ATTACHMENT 4



Heritage Impact Assessment
12 Ransom Street, Aurora, Ontario

3.2 Cultural Inventory

3.2.1 Chain of Title for Lot 69, M-Plan 246,
 Town of Aurora,
 Regional Municipality of York
 (formerly Part of Lot 79, Concession 1, Township of King)

The enclosed lists identify the owners of the properties since the Crown Patent
 (see the Appendix C for Land Title copies):

Patent	Date	Grantor	Grantee	Area
	7 June 1838	The Crown	William Kennedy	(210 ac. All)
14873 Will	3 Mar. 1838	Est. William Kennedy		
22239 B & S	26 Feb. 1844	Daniel Kennedy	Ira Edmonds	110 ac. East 1/2
29556 B & S.	7 Jul. 1847	Ira Edmonds	William Kennedy	
56336 B & S	11 Jan. 1855	William Kennedy	John H. Kennedy	10 ac pt e pt S1/2
60950 B & S	22 Jan. 1856	Est. John H Kennedy	Benjamin Pearson	10 ac
65719 B & S (in Trust)	6 Jan. 1857	Benjamin Pearson	Weldon Playter	4 ac in SE corner
74798 B & S	25 Oct. 185*	Weldon Playter	John Devlin	4 ac
950 B & S	30 Jan. 1872	John Devlin	Ann Ransom	4 ac SE corner
951 B & S	30 Jan 1872	Ann Ransom	Thomas G. Ransom	4 ac
368 B & S	30 May 1873	Thomas G. Ransom	Rebecca H. Wilson	4 ac SE corner less ½ ac
638 B & S	14 May. 1875	Rebecca H. Wilson	Elizabeth B. Ransom	3 ½ ac SE corner
639 B & S	14 May 1875	Elizabeth B. Ransom	William Atkinson	3 ½ ac SE corner
640 B & S	14 May 1875	William Atkinson	George Grant	pt of 3 ½ ac
642 B & S	20 May 1875	William Atkinson	Walter Scott	pt of 3 ½ ac
780 B & S	2 Dec 1876	George Grant	George Reid	pt SE 1/4
811 B & S	9 Mar. 1877	Walter Scott	George Reid	SE 1/4
1631 B & S	22 Dec 1884	George Reid	James Reynolds	pt SE 1/4
3210 B & S	16 Mar 1903	James Reynolds	Mary Jane Long	pt SE pt
3382 B & S	15 Nov 1904	Mary Jane Long	Joseph Robinson	pt SE pt



**Heritage Impact Assessment
12 Ransom Street, Aurora, Ontario**

		Grantor	Grantee	
3564 B & S	13 Nov 1906	Joseph Robinson	John J. Clarke	pt SE pt
3602 B & S	6 Apr. 1907	John J. Clarke	Susie A. Billings	pt SE pt
4040 B & S	13 Jan. 1911	Susie A. Billings	John B. Spurr	3 prcls of E. pt
4232 B & S	13 Mar 1912	John B. Spurr	Alexander Green	3 prcls of E. pt
5623 Release	5 Nov. 1919	Alexander Green	William Large	pt lot 3 prcls
6626 Grant	15 Jan 1925	William Large	Benjamin Stephenson	pt 45' on Ransom St
246 Plan	15 Dec 1933	W.S.Gibson & Sons OLS	Town of Aurora	Pt Lots Initial
9536 Deed	7 May 1947	Benjamin Stephenson	William Earle Seaton Vera Elizabeth Seaton	All (Lot 69, Plan 246)
43283B GR	8 Dec 1967	Vera E. Seaton	William F. H. White Rhoda J. White	All
51679B GR	10 July 1968	William F. H. White Rhoda J. White	Joseph Boelryk Evangeline Boelryk (in J.T.)	All
59069B GR	20 Jan 1969	Joseph Boelryk Evangeline Boelryk	Gordon H.J. Rutherford	All
119880 GR	10 May 1972	Gordon H.J. Rutherford	William E. Preston Marie Preston (in J.T.)	All
173757 GR	30 May 1975	William E. Preston Marie Preston	Thornback Investments Ltd	All
18193 GR	31 Oct 1975	Thornback Investments Ltd	Nigel H.D. Connell Wendy L. Connell	All
203682 GR	31 Mar 1977	Nigel H.D. Connell Wendy L. Connell	Thomas Corbett	All
680680 Trans	5 July 1996	Thomas Corbett	Myra May Corbett	All
YR2185741 Trans	11 Sep. 2014	Myra May Corbett	Est. Myra May Corbett Debra Mildred Playford	All
YR2187341 Trans	15 Sep. 2015	Debra Mildred Playford	Mary Gangatharan	All

Definitions:

B & S = Bargain and Sale GR. = Grant of Land D = Deed of Land
MEM = Memorial Grant/Deed/Conveyance CONV.= Conveyance of Land
TRAN. = Transfer of Land



Heritage Impact Assessment
12 Ransom Street, Aurora, Ontario

3.2.2 Assessment Rolls Review 1924 - 1952

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

- early assessors frequently omitted the plan and lot number—the legal description
- street numbers were not used in the rolls until 1951
- an error, once made, tended to be carried forward year after year.

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

- 1924 A. J. Grimwade, pattern maker, freeholder [owner]; north side Ransom, 33 ft frontage, built on; value of land \$175, of building(s) \$1,000
note: the actual owner of this property was Benjamin Stephenson: see land ownership records
- 1925 A. J. Grimwade, freeholder, non-resident; north side Ransom, 33 ft frontage, built on; value of land \$175, of building(s) \$1,000
tenants Carl Stephenson, age 21, machinist and Mrs. Carl Stephenson, age 21
- 1930 Carl Stephenson, age 26, carpenter, owner; Ransom, 33 ft frontage, built on; value of land \$175, of building(s) \$1,000
notes: the actual owner of the property was still Benjamin Stephenson (see land ownership records); in the assessment roll 'Eveleigh' was pencilled in)
- 1931 Carl Stephenson, owner, non-resident; Ransom, 33 ft frontage, built on; value of land \$175, of building(s) \$1,000
tenants: H. E. Eveleigh, age 24, shipper, and Mrs. Eveleigh, age 28
- 1933 Carl Stephenson, owner, non-resident; Ransom, 33 ft frontage, built on; value of land \$175, of building(s) \$1,000
tenants: H. E. Eveleigh, age 26, shipper, and Mrs. Eveleigh, age 25 [sic]
note: 'Eveleigh' crossed out
- 1934 Carl Stephenson, owner, non-resident; Ransom, 33 ft frontage, built on; value of land \$175, of building(s) \$1,000
tenants: W. E. Seaton, age 29, tanner, and Mrs. Seaton, age 32
- 1935 Carl Stephenson, owner, non-resident; Ransom, 33 ft frontage, built on; value of land \$175, of building(s) \$1,000
tenants: W. E. Seaton, age 30, tanner, and Mrs. Seaton, age 33



Heritage Impact Assessment

12 Ransom Street, Aurora, Ontario

1941 Carl Stephenson, owner, non-resident; Ransom, lot 69, 45 ft frontage, built on; value of land \$175, of building(s) \$1,000
tenants: Earl Seaton, age 35, tanner, and Mrs. Seaton

1942- 1951 rolls missing

1952 Earl Seaton, age 45, tanner, and Mrs. Seaton, age 44: owners; 12 Ransom Street, lot 69, 45 ft frontage; value of land \$225, of building(s) \$975

3.2.3 The Aurora Banner – References 12 Ransom Street

The house at number 12 Ransom Street in Aurora appears to have been built in 1923. In May of that year the local paper noted that “Mr. Grimwade has the foundation in for his new residence on Ransom Street.”

The land ownership records, however, show no mention of the name Grimwade in connection with this property. It is only by reference to the assessment rolls and a very few other sources that Mr. Grimwade can be attached to the property in question.

The tax roll for 1924 – at that time typically drawn up early in the year – includes an entry for A. J. Grimwade, showing him as the owner of a house on the north side of Ransom Street. By following the rolls forward in time Mr. Grimwade’s house, started in 1923, can be linked to number 12 Ransom.

So, how did Albert Grimwade come to be building a house on land which he did not own? By being a brother-in-law of the actual owner, William Large. Mr. Grimwade was married to Elizabeth Billing, who was a sister of Sophy Billing, wife of William Large.

Albert Grimwade was a house carpenter, from England, and had already constructed a small house for himself at what is now number 92 Tyler Street in Aurora. In August of 1923, about three and a half months after the foundation of the Ransom Street house was reported to have been constructed, Mr. Grimwade placed an advertisement in the local paper for the rental of his Tyler Street house. Interested parties were advised to contact him at Ransom Street.

The Grimwades (they had a son, Norman, and a daughter, Olive) did not enjoy their fine new home for long. In 1924 they moved to the United States and spent the rest of their lives there; Albert Grimwade continued his work as a house carpenter.

Early in 1925 William Large sold the Ransom Street property to Benjamin Stephenson. Mr. Stephenson was a builder and was responsible for a number of houses in the immediate neighbourhood, including the red brick Edwardian houses on the south side of Kennedy Street in the first block west of Yonge and several houses on Temperance Street.



Heritage Impact Assessment
12 Ransom Street, Aurora, Ontario

Under Benjamin Stephenson's ownership number 12 Ransom continued to be occupied by a tenant. The assessor continued to record incorrect information – but perhaps he was given vague or wrong information and did not take the trouble to check the Registry Office records. The new occupant was Melvin Carl Stephenson, one of Benjamin Stephenson's four children. In 1925 he was shown as a tenant of Mr. Grimwade, and thereafter as the owner of the house. Carl Stephenson was a builder, like his father.

Mr. Stephenson and his wife, formerly Mildred Draper, had three children. The eldest child may have been born in the Ransom Street house: she was born on the last day of July in 1924, and we don't know just when the Stephensons moved into the house. In any case that little girl, who spent at least her first six years in the house, grew up to be a very accomplished woman. She is Bette Stephenson: one of only ten women graduates in her University of Toronto medical school class of 142 students in 1945; long-time family practitioner; one of those who created the College of Family Physicians in Canada; the first female president of the Ontario Medical Association and of the Canadian Medical Association; a politician at the provincial level who served as Minister of Education, Minister of Colleges and Universities, Minister of Finance/Treasurer, and was Deputy Premier. It is not surprising that she was made an Officer of the Order of Canada in 1992.

By the time of the assessment for 1931 the Stephensons had left Ransom Street and moved to North York. Carl continued to be listed as owner of the Aurora property during the next ten years and perhaps more (there are some gaps in the rolls).

In 1933 or 1934 Earle Seaton (William Earle, officially) and his wife Vera moved into the house as tenants. The Seaton family had a tradition of assigning nicknames which, at least to the outsider, had no connection to the person's real name. Accordingly, William Earle was known as Bob. "Bob" Seaton was a tanner whose place of work was not much of a walk away at the Collis tannery on Tyler Street. He and Vera raised three children in the house.

It was in 1933 that the Town employed surveyors to create a "clean-up" plan of those properties in the town which had long since been established as distinct lots but which had been severed rather informally from larger pieces of land. Plan 246 gave the number 69 to what later became known municipally as number 12 Ransom Street.

Benjamin Stephenson sold lot 69 to its long-time tenants, the Seatons, in 1947.

Mr. Seaton died suddenly, at home, at the end of August, 1967. By the end of the year Mrs. Seaton had sold the house, and over the next ten years it changed hands no fewer than six more times.

A much longer tenure of ownership began in March 1977 when the property was purchased by Thomas Corbett: the house would remain in the ownership of the Corbett family for at least twenty years, and possibly longer. Unfortunately we know little about



**Heritage Impact Assessment
12 Ransom Street, Aurora, Ontario**

Mr. Corbett, other than he was known as “Scotty” and he and his, Myra, had five children, some of whom may have lived in the Ransom Street home.

Thomas Corbett died in 1995, but Mrs. Corbett stayed on in the house for at least a while. When Myra Corbett died in 2014, one message of condolence recalled the happy memories of her held by a group of other “regulars” at the coffee shop at the corner of Yonge and Ransom streets, just two doors away from number 12 Ransom Street.

Footnotes:

- 1- Aurora Banner, 11 May 1923, page 5, “Local News.”
- 2-Notes from abstract index for lot 69, Plan 246, attached. Ownership records at Land Registry Office, Aurora.
- 3- Notes from Town of Aurora assessment rolls, attached.
- 4- The family relationships have been summarized, with sources, and placed in the family history files of the Aurora Collection, Town of Aurora.
- 5-Aurora Banner, 31 August 1923, advertisement for Grimwade house on Tyler Street.
- 6-Aurora Banner, 30 August 1967, page 13, “Death.”
- 7- Thompson Funeral home website; obituary and condolences for Myra May Corbett, died 20 March 2014.



TOWN OF AURORA

HERITAGE ADVISORY COMMITTEE REPORT No. HAC15-005

SUBJECT: *Request to Remove a Property from the
Aurora Register of Properties of Cultural Heritage Value or Interest
98 Mosley Street*

FROM: *Marco Ramunno, Director of Planning & Development Services*

DATE: *July 13, 2015*

RECOMMENDATIONS

THAT Report HAC15-005 be received; and

THAT the Heritage Advisory Committee recommend to Council:

THAT the property located at 98 Mosley Street be removed from the Aurora Register of Properties of Cultural Heritage Value or Interest; and

THAT the proposed elevations are subject to approval of Planning Staff to ensure the proposed new dwelling will maintain the heritage character of the area.

PURPOSE OF THE REPORT

The purpose of this report is to provide Council with direction from the Heritage Advisory Committee regarding the request to remove the property located at 98 Mosley Street from the Aurora Register of Properties of Cultural Heritage Value or Interest.

BACKGROUND

The owner of the property located at 98 Mosley Street submitted an Application to request that the subject property be removed from the Aurora Register of Properties of Cultural Heritage Value or Interest on June 4, 2015. The owner of the subject property wishes to construct a new single detached structure on the subject lands.

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

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

If property included in the register under subsection (1.2) has not been

July 13, 2015

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Report No. HAC15-005

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

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

COMMENTS

The subject property is located on the north side of Mosley Street between Larmont Street and Berczy Street (See Attachment 1). The property is listed and non-designated on the Aurora Register of Properties of Cultural Heritage Value or Interest and can be described as a 2 storey Ontario House. The building was constructed c. 1884, the builder of the main structure is unknown. A brief history and land ownership records for the property can be found in Attachment 5.

The south (front) façade displays a gable roof including a centre gable with a pointed window. The building displays a front porch, supported by four columns. The front façade displays two double-hung windows on the first floor. The original siding of the main building may have been either removed or covered, however the existing siding reflects the original look of the building. An accessory garage is also located in the side yard; although it appears to have been constructed in the last twenty (20) years.

The subject property is located within the Heritage Resources Area boundary. The property is located at the edge of the residential neighbourhood to the west. Existing employment uses and the GO station are located to the east.

The Evaluation Working Group met to perform an objective evaluation of the subject property on Tuesday June 16, 2015 (See Attachment 3). The Evaluation Criteria for assessing the cultural heritage value of cultural heritage resources have been developed by the Town in consultation with its Municipal Heritage Committee. As per Section 13.3 e) of the Official Plan, Priority will be given to designating all Group 1 heritage resources in the Register.

The purpose of the Evaluation is to identify the design/physical value, historical/associative value, and contextual value of the property as per Ontario Regulation 9/06, which outlines the criteria for determining cultural heritage value or Interest under the *Ontario Heritage Act* in order to conserve significant heritage

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Report No. HAC15-005

resources.

The Evaluation found the subject property to score at the low end of Group 2, suggesting that the property is “significant, worthy of preservation”.

According to the Heritage Evaluation Guide for buildings scored within Group 2:

- The designation of the building pursuant to the *Ontario Heritage Act* will be encouraged;
- The retention of the structure in its existing location is encouraged;
- Any development application affecting such a structure should incorporate the identified building; and
- Appropriate alternative uses for the building will be encouraged when necessary to ensure its preservation.
- A Letter of Credit may be required to ensure the protection and preservation of the building in connection with a redevelopment application.

The conservation of remaining physical attributes of the property would require formal designation under Part IV of the *Ontario Heritage Act*, making it necessary for owners to obtain Heritage Permits for proposed work.

The *Ontario Heritage Act* provides criteria for determining cultural heritage value or interest with Ontario Regulation 9/06. This Regulation requires that a building must exhibit significant design/physical, or associative, or contextual value to warrant designation. The Evaluation working group found the highest rated category for the building was to have some contextual value, rated 54/100. Design/physical value for the building was rated 37/100. The associative value for the building was rated 42/100.

Mosley Street, between Berczy Street to the east and Larmont Street to the west, encompasses a total of eight (8) properties, six (6) of which are listed on the Aurora Register of Properties of Cultural Heritage Value or Interest. The predominant architectural designs of the residential homes are in a Foursquare or Ontario House style. The listed properties to the east of the subject lands is the location of the former Underhill & Sisman Shoe Manufacturing Company.

Proposed Concept Plan

The owner wishes to remove the property from the Aurora Register as a non-designated ‘listed’ property with the intention of demolishing the existing structure on the subject property to construct a new building. A Photo of the proposed building type were provided by the owner are shown in Attachment 4.

The applicant is proposing to build a new single detached residence. Planning Staff will work with the applicant on detailed aspects of the building during the building permit process.

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Report No. HAC15-005

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 RECOMMENDATIONS

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

FINANCIAL IMPLICATIONS

None.

PREVIOUS REPORTS

None.

CONCLUSIONS

The subject was evaluated using the Town of Aurora Heritage Building Evaluation Guide and was rated in Group 2, which encourages the retention of the building as well as designation under the *Ontario Heritage Act*.

The building does not appear to exhibit significant design/physical, contextual, or associative value to a degree which warrants designation under *the Ontario Heritage Act* as per Ontario Regulation 9/06. The building's strongest value was found to be contextual. However, the Evaluation determined that the property contributed, rather than maintained, defined, supported the heritage character of the area.

It is recommended that the proposed elevations are subject to approval of Planning Staff to ensure the proposed new dwelling will maintain the heritage character of the area.

As such, it is recommended that the property be removed from the Register of Properties of Cultural Heritage Value or Interest.

July 13, 2015

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Report No. HAC15-005

ATTACHMENTS

Attachment 1 – Location Map

Attachment 2 – Heritage Resource Brief (2010)

Attachment 3 – Evaluation Working Group Score, 98 Mosley Street

Attachment 4 – Proposed Design for New Building, 98 Mosley Street

Attachment 5 – Heritage Notes by Jaqueline Stuart

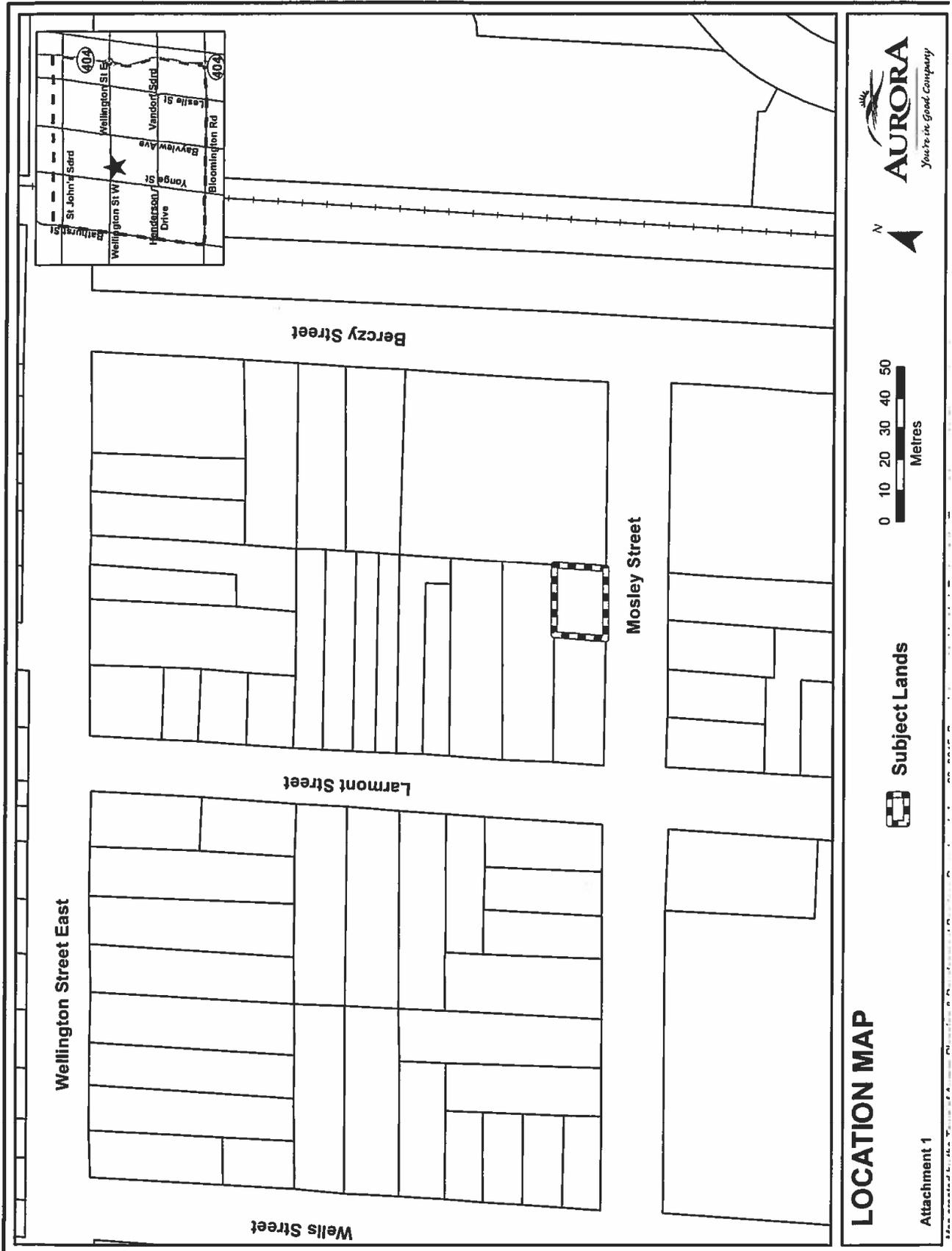
PRE-SUBMISSION REVIEW

Executive Leadership Team Meeting – July 2, 2015.

Prepared by: Jeff Healey, Planner- Ext. 4349



Marco Ramunno, MCIP, RPP
Director of Planning & Development Services



Attachment 2

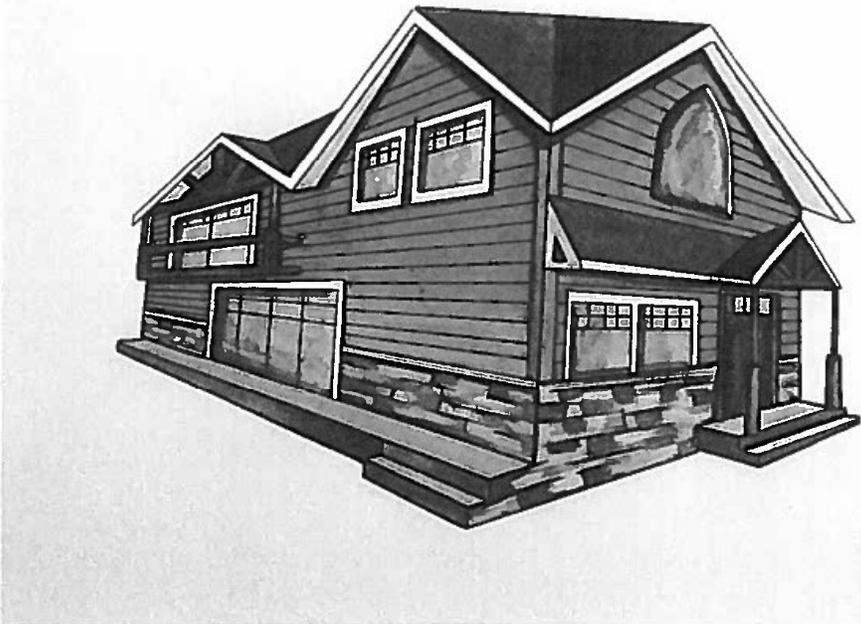
AURORA REGISTER OF PROPERTIES OF CULTURAL HERITAGE VALUE OR INTEREST (Updated 2010)	
SITE	<p>Address: 98 Mosley Street</p> <p>Former Address:</p> <p>Legal Description: PLAN: 68 PART LOT: 10</p>
STATUS	<p>Current Use: Residence Original use: Residence</p> <p>Heritage Status: Listed By-law No. & Date:</p> <p>Official Plan: Urban residential Zoning: R5 (Special mixed density)</p> <p>HCD: Plaques:</p>
PHOTOGRAPH	
KEY MAP	

AURORA REGISTER OF PROPERTIES OF CULTURAL HERITAGE VALUE OR INTEREST (Updated 2010)																											
ARCHITECTURE	<p><u>GENERAL INFORMATION:</u></p> <table style="width: 100%; border: none;"> <tr> <td style="width: 50%;">Address: 98 Mosley Street</td> <td style="width: 50%;">Builder:</td> </tr> <tr> <td>Construction Date: 1884</td> <td>Architect:</td> </tr> <tr> <td>Architectural Style: Ontario House</td> <td>Original Owner:</td> </tr> <tr> <td>Heritage Easement:</td> <td>Historical Name:</td> </tr> </table> <p><u>GENERAL DESCRIPTION:</u></p> <table style="width: 100%; border: none;"> <tr> <td style="width: 50%;">Floor Plan:</td> <td style="width: 50%;">Storey: 2</td> </tr> <tr> <td>Foundation Materials:</td> <td></td> </tr> <tr> <td>Exterior Wall Materials:</td> <td></td> </tr> <tr> <td>Roof Type: Gable; centre gable with pointed window</td> <td>Windows:</td> </tr> <tr> <td>Entrance:</td> <td>Bays:</td> </tr> </table> <p><u>UNIQUE FEATURES:</u></p> <table style="width: 100%; border: none;"> <tr> <td style="width: 50%;">Chimney (s):</td> <td style="width: 50%;">Special Windows:</td> </tr> <tr> <td>Dormers:</td> <td>Porch/Verandah: Verandah</td> </tr> <tr> <td>Roof Trim:</td> <td>Door Trim:</td> </tr> <tr> <td>Window Trim:</td> <td>Other:</td> </tr> </table>	Address: 98 Mosley Street	Builder:	Construction Date: 1884	Architect:	Architectural Style: Ontario House	Original Owner:	Heritage Easement:	Historical Name:	Floor Plan:	Storey: 2	Foundation Materials:		Exterior Wall Materials:		Roof Type: Gable; centre gable with pointed window	Windows:	Entrance:	Bays:	Chimney (s):	Special Windows:	Dormers:	Porch/Verandah: Verandah	Roof Trim:	Door Trim:	Window Trim:	Other:
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Dormers:	Porch/Verandah: Verandah																										
Roof Trim:	Door Trim:																										
Window Trim:	Other:																										
HISTORY	<p><u>Historical Society files include:</u></p> <p><u>Town of Aurora files include:</u></p> <p><u>PHOTOS:</u></p> <table style="width: 100%; border: none;"> <tr> <td style="width: 50%;">HISTORICAL PHOTO</td> <td style="width: 50%;">1995 INVENTORY PHOTO</td> </tr> <tr> <td>Photo date</td> <td>Photo date</td> </tr> </table>	HISTORICAL PHOTO	1995 INVENTORY PHOTO	Photo date	Photo date																						
HISTORICAL PHOTO	1995 INVENTORY PHOTO																										
Photo date	Photo date																										
<p>The Aurora Inventory of Heritage Buildings was compiled by the Aurora Heritage Advisory Committee (LACAC) between 1976 and 1981. The completed inventory was adopted by Council and released in 1981. On September 26, 2006 Aurora Council at its meeting No. 06-25, has officially changed the name of the Aurora Inventory of Heritage Building to the "<i>Aurora Register of Property of Cultural Heritage Value or Interest</i>" and all property included in the Inventory were transferred to the Register.</p>																											

Attachment 3

HERITAGE BUILDING EVALUATION: SCORESHEET					
Municipal Address: <u>98 Mosley Street</u> Legal Description: _____ Lot: _____ Cons: _____ Date of Evaluation: <u>June 16, 2015</u> Name of Recorder: <u>JH</u>					Group: 2
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	6 / 15
Persons/Groups	15	10	5	0	5 / 15
Archaeological (Bonus)	10	7	3	0	0 / 10
Historic Grouping (Bonus)	10	7	3	0	3 / 10
HISTORICAL TOTAL					42 / 100
ARCHITECTURAL	E	G	F	P	TOTAL
Design	20	13	7	0	7 / 20
Style	30	20	10	0	10 / 30
Architectural Integrity	20	13	7	0	13 / 20
Physical Condition	20	13	7	0	7 / 20
Design/Builder	10	7	3	0	0 / 10
Interior (Bonus)	10	7	3	0	0 / 10
ARCHITECTURAL TOTAL					37 / 100
ENVIRONMENTAL					TOTAL
Design Compatibility	40	27	14	0	27 / 40
Community Context	20	13	7	0	7 / 20
Landmark	20	13	7	0	7 / 20
Site	20	13	7	0	13 / 20
ENVIRONMENTAL TOTAL					54 / 100
SCORE	INDIVIDUAL		OLD AURORA		
Historical Score	X 40% = _____		42 X 20% = <u>8.4</u>		
Architectural Score	X 40% = _____		37 X 35% = <u>12.95</u>		
Environmental Score	X 20% = _____		54 X 45% = <u>24.3</u>		
TOTAL SCORE	<input style="width: 50px; height: 20px;" type="text"/>		<input style="width: 50px; height: 20px; border: 1px solid black;" type="text" value="45.65"/>		
GROUP 1 = 70-100		GROUP 2 = 45-69		GROUP 3 = 44 or less	

Attachment 4



Attachment 5

1 April 1998

Mr. Gordon Roberts
98 Mosley Street
Aurora, Ontario.

Dear Mr. Roberts:

98 MOSLEY STREET

I am sorry to say that I cannot come up with a firm date for the year of construction of your house. One of the best sources for clues to such dates is the assessment roll, or tax records. Unfortunately, few of the Aurora rolls for the 1860s, 1870s or 1880s survive. Notes from the existing rolls up to 1951 are enclosed. Another source for dating is the land ownership record. Although these documents make no reference to particular buildings, purchase prices often give a clue as to whether the land has been improved. Again, notes from the history of the ownership of your property are enclosed.

It is clear from the price of \$200 which George Lloyd paid for lot 10 on the east side of Larmont in 1874 that there were no houses—neither yours nor the one at the corner of Larmont and Mosley—on the site at that time.

The next available assessment roll after 1874 is for 1882. Henry Harris was the owner of lot 10 by that time, and the assessed value of the property was \$1100: obviously at least one house had been erected. I suspect that that \$1100 included the land and the brick house at the corner, but not your house. Why? Because when Aaron Clark purchased the east end of lot 10 in 1883, he paid only \$450: it would have to be a pretty poor house for that price to include land *and* house, even that long ago.

Certainly a house was constructed by 1888, according to the assessment roll, and Aaron Clark had a tenant in place.

So, what does all this suggest about the age of your home? I believe that it was built after Aaron Clark purchased the east end of lot 10, in 1883. Possibly he did not actually build until the next summer, 1884.

For much of its existence the house at 98 Mosley has been a rental property, but in much more stable occupation than that usually implies.

Almost certainly the Mrs. Mary Trent who rented the house on and off from 1900 until she 'purchased' it in 1917 was a daughter of Aaron Clark. The 1881 census shows that he had a daughter named Mary Ann, of a similar age as the future Mrs. Mary A. Trent (Census 1881. Ontario. District 137, York North. Sub-district C, Whitchurch township. Division C-1, page 4, household of Aaron and Nancy Clark). An even stronger indicator is that Mrs. Trent was one of Mr. Clark's executors after his death in 1916, and she acquired the property for only \$1.00. Mr. Clark died at the home of a daughter on Mosley Street, according to his death announcement; no details of his family were given (*Aurora Banner*, 22 December 1916).

Although Mary Trent was married and had three children, she appears to have lived apart from her husband for much of their marriage: she is always noted as a "married woman," not a widow, and her husband is not mentioned as owner (in the assessment rolls, the husband usually was shown as the owner, even when the wife was the legal owner). At the time of the 1901 census, Mary appeared as the head of the household—a daughter and two sons made up the rest of the family—and she was again recorded as a married woman, but no husband was listed (Census 1901. Ontario. District 13, York North. Sub-district A, Town of Aurora. Division A-2, page 1, household of Mary Trent).

By the time of the 1918 assessment Mary Trent was renting out the house. Mr. and Mrs. Melvin Buker turned up in the assessment roll for 1928 for the first time. According to the assessment rolls and a report of their fiftieth wedding anniversary (*Aurora Banner*, 20 November 1952), Mr. Buker was a shoemaker who had a shop, and later worked as a carpenter. The Bukers had nine children! In 1949 Herbert Edgar Buker, presumably one of those children, purchased the property from Mrs. Trent's estate. We have no record of the deaths of the elder Mr. and Mrs. Buker, so perhaps in their later years they moved out of town to live with one of the children. Edgar Buker sold the property in 1952.

The next owners were Lambert (Bert) and Petronella (Nelly) Koppens. We do not have the assessment rolls later than 1951 here at the museum, so I do not know what Mr. Koppens' occupation was. He died at a rather early age, fifty-five, leaving his wife and seven children (*Aurora Banner*, 1 March 1967). The property remained in the Koppens family until 1979, however. After that, it changed hands quite frequently until your purchase in 1996. Let's hope you stay put for a while: it will be good for the house!

My final reference point was our small collection of fire insurance plans. These plans, prepared for the information of fire insurance companies, show each building's 'footprint,' its construction material, and its height. Your house is shown in the 1904 plan as a two-storey building with a single-storey section at the rear; it had a roughcast finish (similar to stucco). In the 1927 revision of that plan, the house looks the same on paper, although it is just shown as a frame building, with no indication as to its finish.

I hope you will find this information of interest. Thank you for asking, because it has resulted in an addition to our files!

Yours truly,

Jacqueline Stuart
Curator, Aurora Museum

Notes from assessment rolls for 98 Mosley Street, Aurora:

- 1882 Henry Harris, manufacturer, freeholder; north side Mosley, $\frac{1}{4}$ acre; value for taxation purposes \$1100 [this would include the brick house at the corner of Mosley and Larmont]
- 1888 Aaron Clark, labourer, freeholder [owner]; north side Mosley, $\frac{1}{16}$ acre; value of property for taxation purposes \$450
tenant: William Shaw, cabinet maker
- 1891 Aaron Clark, labourer, freeholder, non-resident (King); north side Mosley, value of property for taxation purposes \$450
tenant: James Rutsey, harness maker
- [other tenants but otherwise unchanged to 1898; no tenant given 1898 or 1899]
- 1900 Aaron Clark, yeoman, freeholder, non-resident; north side Mosley, $\frac{1}{4}$ acre; value of property for taxation purposes \$450
tenant: Mrs. Trent, married woman
- 1910 Aaron Clark, freeholder, non-resident; Mosley, east half lot 10, plan 68, $\frac{1}{5}$ acre; built on; value of land \$75, of building(s) \$375
tenant: Charles Bond, barber
- [there was a general reassessment in 1913]
- 1917 Estate of Aaron Clark, freeholder; Mosley, 72 ft frontage; value of land \$200, of building(s) \$600
tenant: Mrs. Trent, married woman
- 1918 Mrs. Mary Trent, freeholder, non-resident; Mosley, east part lot 10, 72 ft frontage; value of land \$240, of building(s) \$720
tenants: Mrs. Wm Young (widow), and William Young (laborer)
- 1930 Mrs. Mary Trent, owner, non-resident; Mosley, east half lot 10, 72 ft frontage; value of land \$240, of building(s) \$720
tenant: M. Buker, age 49, carpenter, and Mrs. Buker

continues...

- 1940 Mrs. Mary Trent, owner, non-resident; Mosley, east half lot 10, 72 ft frontage; value of land \$240, of building(s) \$720
tenant: M. Buker, age 58, shoemaker, and Mrs. Buker
- 1950 H. Edgar Buker, age 42, service station attendant, owner, & Mrs. H.E. Buker, age 21, owner; Mosley Street, 72 ft frontage; value of land \$500, of building(s), \$500
tenant: Melville Buker, age 69
- 1951 H. Edgar Buker, age 43, service station attendant, owner, & Mrs. H.E. Buker, age 22, owner; 98 Mosley Street, 72 ft frontage; value of land \$500, of building(s), \$500
tenant: Albert J. Armitage, taxi driver

**Heritage Advisory Committee Meeting Agenda
Monday, July 13, 2015**

Extracts from Abstract Index for east part Lot 10, east side Larumont, Plan 68, Aurora: 98 Mosley Street

<u>Instrument Number</u>	<u>Instrument Date</u>	<u>Reg'n Date</u>	<u>Grantor</u>	<u>Grantee</u>	<u>Cons'n (\$)</u>	<u>Notes</u>
582	11 Dec 1874	12 Dec 1874	John Mosley	George Lloyd	200.00	1/4 acre: all lot 10
863	7 Aug 1877	9 Aug 1877	Geo. Lloyd	Orlin Chappell	400.00	1/4 acre: all lot 10
1292	5 July 1881	24 Sep 1881	O. Chappell	Henry Harris	570.00	1/4 acre: all lot 10
1492	18 July 1883	10 Aug 1883	Henry Harris	Aaron Clark	450.00	east part of lot
5309	29 June 1917	6 July 1917	executors of Aaron Clark	Mary A.I. Trent	1.00	east part of lot 10
10036	2 May 1949	19 May 1949	executor of M.A.I. Trent	Herbert E. Buker & Rita Buker	3100.00	east part of lot: 74 ft front on S limit x 54 ft, commencing at SEL
11048	21 Aug 1952	12 Sep 1952	H.E. Buker & R. Buker	Bert Koppens	5500.00	as above
243538	12 July 1979	15 Aug 1979	executors of B. Koppens	Gilles Beauvais & Yvette Beauvais	v.c. + 2.00	east part lot, comm. at SEL and running W 74 ft, N 54 ft
367201		22 Apr 1985	G. Beauvais & Y. Beauvais	Steven Bruce Scott & Deborah Eileen Grayson		part lot as in 243538
417274		28 Nov 1986	S.B. Scott & D.E. Grayson	Michael Kenneth O'Hare & Robin A. O'Hare		part lot, as in 367201
502129		29 Mar 1989	M.K. O'Hare & R.A. O'Hare	David Arthur Gianville	163,000.00	part lot, as in 417274
676471		30 Apr 1996	D.A. Gianville	Gordon C. Roberts & Maria S. Roberts	113,000.00	part lot, as in 367201

B&S: Bargain and Sale: normal sale transaction
 Cons'n: Consideration: usually the price paid
 Grant: transfer of ownership, usually normal sale transaction
 SEL: South East Limit
 Transfer: transfer of ownership, usually by normal sale transaction
 V.c.: value of consideration: the price paid, which has not been revealed

THE TOWN OF AURORA
 50 WELLINGTON STREET WEST
 AURORA, ONTARIO L4G 3L8



INVENTORY OF BUILDINGS
 TO BE USED IN CONJUNCTION
 WITH THE INVENTORY
 PROCEDURE MANUAL

ORIGINAL DATE : June 18/81

DATE OF LAST REVISION : _____

COMPLETED BY : nyo

A IDENTIFICATION

- 1 LOCATION OF PROPERTY: 98 Mosley St
Plan 68 E Pt Lot 10.
- 2 ZONING DESIGNATION: R5
- 3 PRESENT USE: Residential - Single Dwelling
- 4 PRESENT OWNER: Gilles J + Yvette M. Beauvais
- 5 PRESENT TENANT: _____
- 6 HISTORICAL DESIGNATION(S): _____
- 7 DATE OF CONSTRUCTION: c1870 c1875-1901
- 8 DATE OF LAST RENOVATION: _____
- 9 ACCESSORY BUILDINGS: _____



vol I #5

B DESCRIPTION

- 10 HISTORIC BUILDING TYPE: C (variation of) + possibly earlier, gable peak added to contain window in upper half-story. Walls too high for typical "Ontario House"
- 11 PRINCIPAL ARCHITECTURAL STYLES: 1 1/2 storey
center gable; frame.
- 12 SPECIAL FEATURES: plain trim around door + original windows
veranda.
gothic windows in gable
- 13 SETTING: adjacent to parking lot of manufacturing site

C EVALUATION

14 SIGNIFICANCE IN :	ARCHITECTURALLY	HISTORICALLY
NATIONAL CONTEXT	1 2 3 4 5	1 2 3 4 5
PROVINCIAL CONTEXT	1 2 3 4 5	1 2 3 4 5
COMMUNITY CONTEXT	1 2 (3) 4 5	1 2 3 (4) 5
NEIGHBOURHOOD CONTEXT	1 2 3 (4) 5	1 2 3 (4) 5
	total _____	total _____
		TOTAL _____

15 URBAN DESIGN SIGNIFICANCE :

1 2 3 4 5

unique house on block, contrast to industries to east

16 DESECRATION OF ORIGINAL DESIGN :

1 2 3 4 5

17 DETERIORATION :

1 2 3 4 5

general repairs needed.

18 RISK :

HIGH LOW

due to location

19 POTENTIAL FOR REDEVELOPMENT / RESTORATION :

HIGH LOW

D CONCLUSIONS

20 ADDITIONAL COMMENTS :

on Canadian Inventory of Historic Building

21 FOLLOW UP



TOWN OF AURORA

HERITAGE ADVISORY COMMITTEE REPORT No. HAC15-003

SUBJECT: *Distinction between Designated and Listed Properties within the Town of Aurora*

FROM: *Marco Ramunno, Director of Planning & Development Services*

DATE: *June 8, 2015*

RECOMMENDATIONS

THAT Report No. HAC15-003 be received for information.

PURPOSE OF THE REPORT

The purpose of this report is to provide the Heritage Advisory Committee with information regarding the request to distinguish between “Designated” and “Listed” properties on the Aurora Register of Properties of Cultural Heritage Value or Interest.

BACKGROUND

Section 27 of the *Ontario Heritage Act* requires municipalities to maintain a municipal *Register* that includes key information on all properties which have been designated under the *Ontario Heritage Act*. The Register also includes non-designated properties that have cultural heritage value or interest. These are called “listed” properties. This list is formulated with the assistance of Town Staff and the Aurora Heritage Advisory Committee. All properties included on the Register are endorsed by Town Council.

The Aurora Registrar of Properties of Cultural Heritage Value or Interest was previously known as The Aurora Inventory of Heritage Buildings. The Aurora Registrar was prepared by the Heritage Advisory Committee (previously known as the Local Architectural Conservation Advisory Committee) between 1976 and 1981. The Aurora Registrar was adopted by Council and released in 1981. Since then, the Aurora Registrar has been updated and endorsed by Council from time-to-time as other heritage buildings are discovered. The current Aurora Registrar contains over 650 properties within the Town.

Designated Properties

A Designated Heritage Property is a property designated under either Part IV of Part V of the *Ontario Heritage Act*. The Ontario Heritage Act gives municipal councils the authority to conserve buildings and districts that have significant cultural heritage resources. A Part IV designation applies to individual properties including (but not limited to) parks, houses, trees and monuments. A Part V designation applies to entire

June 8, 2015

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Report No. HAC15-003

neighbourhoods, which are known as Heritage Conservation Districts. Once a property is designated, the status is registered on title and gains public recognition (which may include a heritage plaque). The designation will protect the property from demolition or unsympathetic alterations to designated heritage elements. Each designated property includes a corresponding designation by-law, which lists the designated heritage elements of the property. Any alterations or additions to the property require a Heritage Permit, which may be reviewed by either Staff or the Heritage Advisory Committee depending on the nature of the proposal.

A property under consideration of designation must meet certain criteria in order to be designated. The *Ontario Heritage Act* provides criteria for determining cultural heritage value or interest with Ontario Regulation 9/06. This Regulation requires that a building must exhibit significant design/physical, or associative, or contextual value to warrant designation. A property does not need to meet all criteria as shown above, but a property worthy of designation contributes to a sense of place and understanding of a community's identity and history.

If the owner of a designated property were to submit an application for demolition of the building or structure, Section 29 subsection 4. of the *Ontario Heritage Act* would apply where,

Within 90 days after the notice of receipt is served on the applicant under subsection (3), the council, after consultation with its municipal heritage committee, shall, consent to the application, consent to the application on terms and conditions, or refuse the application; and shall give notice of its decision to the owner of the property and to the Trust. 2002, c. 18, Schedule. F, s. 2 (17); 2005, c. 6, s. 1.

In 2005, the *Ontario Heritage Act* was amended to give municipalities the power to refuse the demolition of a designated heritage structure. The *Act* was further amended to provide enhanced protection measures for Heritage Conservation Districts.

Listed Properties

According to Section 27 of the *Ontario Heritage Act*, a Municipal Register of Cultural Heritage Value or Interest may include properties that have not been designated under the *Ontario Heritage Act*, but that the Council of a Municipality believes to be of cultural heritage value or interest. The principal implication of properties non-designated and listed on the Aurora Register pertains to subsection 27. (3) of the *Ontario Heritage Act* where,

If property included in the register under subsection (1.2) has not been designated under section 29, the owner of the property shall not demolish or remove a building or structure on the property or permit the demolition

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Report No. HAC15-003

or removal of the building or structure unless the owner gives the council of the municipality at least 60 days notice in writing of the owner's intention to demolish or remove the building or structure or to permit the demolition or removal of the building or structure. 2006, c. 11, Sched. B, s. 11 (2).

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

Listed properties may be altered or modified without a Heritage Permit. During Building Permit Review, Heritage Planning Staff will review the application to ensure the alterations are consistent with Section 13 of the Official Plan.

COMMENTS

None.

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 RECOMMENDATIONS

None.

FINANCIAL IMPLICATIONS

None.

PREVIOUS REPORTS

None.

June 8, 2015

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Report No. HAC15-003

CONCLUSIONS

There are over 650 heritage properties within The Town of Aurora that are either listed or designated. Under the *Ontario Heritage Act*, if an owner of a listed property submits a demolition permit Council will be provided 60 days notice in writing of the owner's intention to demolish or remove the building or structure. Designated properties are protected under the *Ontario Heritage Act* from destruction of designated elements of the building or structure. However, if an owner should submit a demolition permit of a designated property, Council will be provided 90 days notice in writing of the owner's intention to demolish or remove the building or structure.

ATTACHMENTS

Attachment 1 – The Aurora Registrar of Properties of Cultural Heritage Value or Interest

PRE-SUBMISSION REVIEW

Executive Leadership Team Meeting – May 28, 2015.

Prepared by: Jeff Healey, Planner- Ext. 4349


Marco Ramunho, MCIP, RPP
Director of Planning & Development Services

2.0 Appendices

Aurora Register of Properties of Cultural Heritage Value or Interest Schedule as at March 17, 2014

No.	Street	Heritage Status of Property
95	Allaura Blvd.	Notice of Intention to Designate under Part IV (published in 1991)
14425	Bayview Ave.	Part IV (Individual) (Individual) - By-law 4953-07.R
14726	Bayview Ave.	Listed
26	Berczy St.	Listed
32	Berczy St.	Listed
34-36	Berczy St.	Listed
50-100	Bloomington Rd. W.	Listed
3	Catherine Ave.	Part V (NE Old Aurora HCD) - By-law 4804-06.D
7	Catherine Ave.	Part V (NE Old Aurora HCD) - By-law 4804-06.D
11	Catherine Ave.	Part V (NE Old Aurora HCD) - By-law 4804-06.D
15	Catherine Ave.	Part V (NE Old Aurora HCD) - By-law 4804-06.D
16	Catherine Ave.	Part V (NE Old Aurora HCD) - By-law 4804-06.D
19	Catherine Ave.	Part V (NE Old Aurora HCD) - By-law 4804-06.D
20	Catherine Ave.	Part V (NE Old Aurora HCD) - By-law 4804-06.D
23	Catherine Ave.	Part V (NE Old Aurora HCD) - By-law 4804-06.D
24	Catherine Ave.	Part V (NE Old Aurora HCD) - By-law 4804-06.D
27	Catherine Ave.	Part V (NE Old Aurora HCD) - By-law 4804-06.D
28-30	Catherine Ave.	Part V (NE Old Aurora HCD) - By-law 4804-06.D
31	Catherine Ave.	Part V (NE Old Aurora HCD) - By-law 4804-06.D
34	Catherine Ave.	Part V (NE Old Aurora HCD) - By-law 4804-06.D
39	Catherine Ave.	Part V (NE Old Aurora HCD) - By-law 4804-06.D
55	Catherine Ave.	Part V (NE Old Aurora HCD) - By-law 4804-06.D
58	Catherine Ave.	Part V (NE Old Aurora HCD) - By-law 4804-06.D
59	Catherine Ave.	Part V (NE Old Aurora HCD) - By-law 4804-06.D
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64	Catherine Ave.	Part V (NE Old Aurora HCD) - By-law 4804-06.D
67	Catherine Ave.	Part V (NE Old Aurora HCD) - By-law 4804-06.D
70	Catherine Ave.	Part V (NE Old Aurora HCD) - By-law 4804-06.D
71	Catherine Ave.	Part V (NE Old Aurora HCD) - By-law 4804-06.D
72	Catherine Ave.	Part V (NE Old Aurora HCD) - By-law 4804-06.D
73	Catherine Ave.	Part V (NE Old Aurora HCD) - By-law 4804-06.D
76	Catherine Ave.	Part V (NE Old Aurora HCD) - By-law 4804-06.D
77	Catherine Ave.	Part V (NE Old Aurora HCD) - By-law 4804-06.D
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83	Catherine Ave.	Part V (NE Old Aurora HCD) - By-law 4804-06.D
85	Catherine Ave.	Part V (NE Old Aurora HCD) - By-law 4804-06.D
86	Catherine Ave.	Part V (NE Old Aurora HCD) - By-law 4804-06.D
88	Catherine Ave.	Part V (NE Old Aurora HCD) - By-law 4804-06.D
89	Catherine Ave.	Part V (NE Old Aurora HCD) - By-law 4804-06.D
92	Catherine Ave.	Part V (NE Old Aurora HCD) - By-law 4804-06.D
93	Catherine Ave.	Part V (NE Old Aurora HCD) - By-law 4804-06.D
94	Catherine Ave.	Part V (NE Old Aurora HCD) - By-law 4804-06.D
16	Centre St.	Part V (NE Old Aurora HCD) - By-law 4804-06.D
18	Centre St.	Part V (NE Old Aurora HCD) - By-law 4804-06.D
20	Centre St.	Part V (NE Old Aurora HCD) - By-law 4804-06.D
22	Centre St.	Part V (NE Old Aurora HCD) - By-law 4804-06.D
26	Centre St.	Part V (NE Old Aurora HCD) - By-law 4804-06.D
28	Centre St.	Part V (NE Old Aurora HCD) - By-law 4804-06.D
33	Centre St.	Part V (NE Old Aurora HCD) - By-law 4804-06.D
41	Centre St.	Part V (NE Old Aurora HCD) - By-law 4804-06.D
45	Centre St.	Part V (NE Old Aurora HCD) - By-law 4804-06.D
51	Centre St.	Part V (NE Old Aurora HCD) - By-law 4804-06.D
52	Centre St.	Part V (NE Old Aurora HCD) - By-law 4804-06.D
54	Centre St.	Part V (NE Old Aurora HCD) - By-law 4804-06.D
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65	Centre St.	Part V (NE Old Aurora HCD) - By-law 4804-06.D
67	Centre St.	Part V (NE Old Aurora HCD) - By-law 4804-06.D
68	Centre St.	Part V (NE Old Aurora HCD) - By-law 4804-06.D
69	Centre St.	Part V (NE Old Aurora HCD) - By-law 4804-06.D
70	Centre St.	Part V (NE Old Aurora HCD) - By-law 4804-06.D
71	Centre St.	Part V (NE Old Aurora HCD) - By-law 4804-06.D
72	Centre St.	Part V (NE Old Aurora HCD) - By-law 4804-06.D
74	Centre St.	Part V (NE Old Aurora HCD) - By-law 4804-06.D
75	Centre St.	Part V (NE Old Aurora HCD) - By-law 4804-06.D
77	Centre St.	Part V (NE Old Aurora HCD) - By-law 4804-06.D
78	Centre St.	Part V (NE Old Aurora HCD) - By-law 4804-06.D
79	Centre St.	Part V (NE Old Aurora HCD) - By-law 4804-06.D
81	Centre St.	Part V (NE Old Aurora HCD) - By-law 4804-06.D
82	Centre St.	Part V (NE Old Aurora HCD) - By-law 4804-06.D
86	Centre St.	Part V (NE Old Aurora HCD) - By-law 4804-06.D
90	Centre St.	Part V (NE Old Aurora HCD) - By-law 4804-06.D

91	Centre St.	Part V (NE Old Aurora HCD) - By-law 4804-06.D
92	Centre St.	Part V (NE Old Aurora HCD) - By-law 4804-06.D
93	Centre St.	Part V (NE Old Aurora HCD) - By-law 4804-06.D
95	Centre St.	Part V (NE Old Aurora HCD) - By-law 4804-06.D
96	Centre St.	Part V (NE Old Aurora HCD) - By-law 4804-06.D
97	Centre St.	Part V (NE Old Aurora HCD) - By-law 4804-06.D
98	Centre St.	Part V (NE Old Aurora HCD) - By-law 4804-06.D
108	Centre St.	Part V (NE Old Aurora HCD) - By-law 4804-06.D
112	Centre St.	Part V (NE Old Aurora HCD) - By-law 4804-06.D
116	Centre St.	Part V (NE Old Aurora HCD) - By-law 4804-06.D
120	Centre St.	Listed
136	Centre St.	Listed
138	Centre St.	Listed
140	Centre St.	Listed
142	Centre St.	Listed
148	Centre St.	Listed
152	Centre St.	Listed
156	Centre St.	Listed
13	Church St.	Listed
17	Church St.	Listed
21	Church St.	Listed
22	Church St.	Part IV (Individual) - By-law 2390-80
29	Church St.	Listed
33	Church St.	Listed
35	Connaught Ave.	Listed
36	Connaught Ave.	Listed
37	Connaught Ave.	Listed
40	Connaught Ave.	Listed
44	Connaught Ave.	Listed
47	Connaught Ave.	Listed
51	Connaught Ave.	Listed
52	Connaught Ave.	Listed
68	Connaught Ave.	Listed
69	Connaught Ave.	Listed
72	Connaught Ave.	Listed
75	Connaught Ave.	Listed
76	Connaught Ave.	Listed
85	Connaught Ave.	Listed
96	Connaught Ave.	Listed
101	Edward St.	Listed
103	Edward St.	Listed
104	Edward St.	Listed
105	Edward St.	Listed

106	Edward St.	Listed
107	Edward St.	Listed
109	Edward St.	Listed
111	Edward St.	Listed
44	Fleury St.	Part V (NE Old Aurora HCD) - By-law 4804-06.D
48	Fleury St.	Part V (NE Old Aurora HCD) - By-law 4804-06.D
49	Fleury St.	Part V (NE Old Aurora HCD) - By-law 4804-06.D
52	Fleury St.	Part V (NE Old Aurora HCD) - By-law 4804-06.D
53	Fleury St.	Part V (NE Old Aurora HCD) - By-law 4804-06.D
56	Fleury St.	Part V (NE Old Aurora HCD) - By-law 4804-06.D
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64	Fleury St.	Part V (NE Old Aurora HCD) - By-law 4804-06.D
65	Fleury St.	Part V (NE Old Aurora HCD) - By-law 4804-06.D
38	George St.	Listed
42	George St.	Listed
46	George St.	Listed
80	George St.	Part IV (Individual) - By-law 5078-08.R
83	George St.	Listed
91	Gurnett St.	Listed
95	Gurnett St.	Listed
96	Gurnett St.	Listed
97	Gurnett St.	Listed
99	Gurnett St.	Listed
100	Gurnett St.	Listed
101	Gurnett St.	Listed
102	Gurnett St.	Listed
103	Gurnett St.	Listed
107	Gurnett St.	Listed
26	Hadley Crt.	Part IV (Individual) - By-law 3573-94.R
40	Harrison Ave.	Listed
41	Harrison Ave.	Listed
43	Harrison Ave.	Listed
44	Harrison Ave.	Listed
47	Harrison Ave.	Listed
48	Harrison Ave.	Listed
51	Harrison Ave.	Listed
52	Harrison Ave.	Listed
55	Harrison Ave.	Listed
57	Harrison Ave.	Listed
68	Harrison Ave.	Listed
72	Harrison Ave.	Listed

73	Harrison Ave.	Listed
76	Harrison Ave.	Listed
77	Harrison Ave.	Listed
80	Harrison Ave.	Listed
81	Harrison Ave.	Listed
84	Harrison Ave.	Listed
85	Harrison Ave.	Listed
92	Harrison Ave.	Listed
97	Harrison Ave.	Listed
100	Harrison Ave.	Listed
97	Hillview Rd.	Listed
101	Hillview Rd	Listed
103	Hillview Rd.	Listed
45	Industrial Pkwy S.	Listed
75	Industrial Pkwy S.	Listed
93	Industrial Pkwy S.	Part IV (Individual) - By-law 4976-07.D
520	Industrial Pkwy S.	Part IV (Individual) - By-law 4850-06.R
8	Irwin Ave.	Listed
9	Irwin Ave.	Listed
11	Irwin Ave.	Listed
15	Irwin Ave.	Listed
17	Irwin Ave.	Listed
21	Irwin Ave.	Listed
8	Kennedy St. E.	Listed
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
73	Kennedy St. W.	Listed
81	Kennedy St. W.	Listed
88	Kennedy St. W.	Listed
133	Kennedy St. W.	Listed
11	Larmont St.	Listed

15	Larmont St.	Listed
19	Larmont St.	Listed
24	Larmont St.	Listed
25	Larmont St.	Listed
28	Larmont St.	Listed
29	Larmont St.	Part IV (Individual) - By-law 5353-11
31-33	Larmont St.	Listed
32	Larmont St.	Listed
33	Larmont St.	Listed
35	Larmont St.	Listed
36	Larmont St.	Listed
37	Larmont St.	Listed
41	Larmont St.	Listed
45	Larmont St.	Listed
49	Larmont St.	Listed
63	Larmont St.	Listed
67	Larmont St.	Listed
69	Larmont St.	Listed
71	Larmont St.	Listed
75	Larmont St.	Listed
13831	Leslie St.	Part IV (Individual) - By-law 4729-05.R
13918	Leslie St.	Listed
14421	Leslie St.	Listed
14574	Leslie St.	Listed
14897	Leslie St.	Listed
14985	Leslie St.	Part IV (Individual) - By-law 5268-10
15395	Leslie St.	Listed
11	Machell Ave	Listed
12	Machell Ave	Listed
16	Machell Ave	Listed
19	Machell Ave	Listed
22	Machell Ave	Listed
24	Machell Ave	Listed
26	Machell Ave	Listed
28	Machell Ave	Listed
30	Machell Ave	Listed
31	Machell Ave	Listed
35	Machell Ave	Listed
39	Machell Ave	Listed
40	Machell Ave	Listed
48	Machell Ave	Listed
56	Machell Ave	Listed
60	Machell Ave	Listed

64	Machell Ave	Listed
9	Maple St.	Part V (NE Old Aurora HCD) - By-law 4804-06.D
12	Maple St.	Part V (NE Old Aurora HCD) - By-law 4804-06.D
14	Maple St.	Part V (NE Old Aurora HCD) - By-law 4804-06.D
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44	Maple St.	Part V (NE Old Aurora HCD) - By-law 4804-06.D
63	Maple St.	Part V (NE Old Aurora HCD) - By-law 4804-06.D
76	Maple St.	Part V (NE Old Aurora HCD) - By-law 4804-06.D
2	Mark St.	Part V (NE Old Aurora HCD) - By-law 4804-06.D
11	Mark St.	Part V (NE Old Aurora HCD) - By-law 4804-06.D
15	Mark St.	Part V (NE Old Aurora HCD) - By-law 4804-06.D
16	Mark St.	Part V (NE Old Aurora HCD) - By-law 4804-06.D
19	Mark St.	Part V (NE Old Aurora HCD) - By-law 4804-06.D
20	Mark St.	Part V (NE Old Aurora HCD) - By-law 4804-06.D
23	Mark St.	Part V (NE Old Aurora HCD) - By-law 4804-06.D
24	Mark St.	Part V (NE Old Aurora HCD) - By-law 4804-06.D
27	Mark St.	Part V (NE Old Aurora HCD) - By-law 4804-06.D
29	Mark St.	Part V (NE Old Aurora HCD) - By-law 4804-06.D
31	Mark St.	Part V (NE Old Aurora HCD) - By-law 4804-06.D
32	Mark St.	Part V (NE Old Aurora HCD) - By-law 4804-06.D
36	Mark St.	Part V (NE Old Aurora HCD) - By-law 4804-06.D
22	Marksbury Crt.	Listed
35	Metcalfe St.	Listed
37	Metcalfe St.	Listed
41	Metcalfe St.	Listed
43	Metcalfe St.	Listed
44	Metcalfe St.	Listed
47	Metcalfe St.	Listed
51	Metcalfe St.	Listed
53	Metcalfe St.	Listed
55	Metcalfe St.	Listed
59	Metcalfe St.	Listed
61	Metcalfe St.	Listed
83	Metcalfe St.	Listed
85	Metcalfe St.	Listed
87	Metcalfe St.	Listed
89	Metcalfe St.	Listed

90	Metcalfe St.	Listed
91	Metcalfe St.	Listed
93	Metcalfe St.	Listed
95	Metcalfe St.	Listed
97	Metcalfe St.	Listed
99	Metcalfe St.	Listed
102	Metcalfe St.	Listed
103	Metcalfe St.	Listed
106	Metcalfe St.	Listed
107	Metcalfe St.	Listed
111	Metcalfe St.	Listed
46	Mill St.	Listed
50	Mill St.	Listed
11	Mosley St.	Listed
15	Mosley St.	Part IV (Individual) - By-law 4951-07.R
16	<u>Mosley St.</u>	Listed
18	Mosley St.	Listed
19	Mosley St.	Listed
22	Mosley St.	Listed
23	Mosley St.	Listed
27	Mosley St.	Part IV (Individual) - By-law 5081-08.R
33	Mosley St.	Listed
37	Mosley St.	Listed
40	Mosley St.	Listed
41	Mosley St.	Listed
43	Mosley St.	Listed
45	Mosley St.	Listed
46	Mosley St.	Listed
48	Mosley St.	Listed
49	Mosley St.	Listed
52	Mosley St.	Listed
53	Mosley St.	Listed
54	Mosley St.	Listed
56-58	<u>Mosley St.</u>	Listed
57	Mosley St.	Listed
68	<u>Mosley St.</u>	Listed
76	Mosley St.	Listed
80	Mosley St.	Listed
84	Mosley St.	Listed
88	Mosley St.	Listed
89	<u>Mosley St.</u>	Listed
91	Mosley St.	Listed
95	Mosley St.	Listed

98	Mosley St.	Listed
103	Mosley St.	Listed
100	Old Yonge St.	Part IV (Individual) - By-law 5082-08.R
220	<u>Old Yonge St.</u>	Listed
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
40	Ridge Rd.	Listed
114	Ridge Rd.	Listed
42	Royal Rd.	Listed
10-12	Spruce St.	Part V (NE Old Aurora HCD) - By-law 4804-06.D
15	Spruce St.	Part V (NE Old Aurora HCD) - By-law 4804-06.D
16	Spruce St.	Part V (NE Old Aurora HCD) - By-law 4804-06.D
19	Spruce St.	Part V (NE Old Aurora HCD) - By-law 4804-06.D
20	Spruce St.	Part V (NE Old Aurora HCD) - By-law 4804-06.D
24	Spruce St.	Part V (NE Old Aurora HCD) - By-law 4804-06.D
25	Spruce St.	Part V (NE Old Aurora HCD) - By-law 4804-06.D
37	Spruce St.	Part V (NE Old Aurora HCD) - By-law 4804-06.D
40	<u>Spruce St.</u>	Part V (NE Old Aurora HCD) - By-law 4804-06.D
41	<u>Spruce St.</u>	Part V (NE Old Aurora HCD) - By-law 4804-06.D
45	Spruce St.	Part V (NE Old Aurora HCD) - By-law 4804-06.D
48	Spruce St.	Part V (NE Old Aurora HCD) - By-law 4804-06.D
49	Spruce St.	Part V (NE Old Aurora HCD) - By-law 4804-06.D
52	Spruce St.	Part V (NE Old Aurora HCD) - By-law 4804-06.D
53	Spruce St.	Part V (NE Old Aurora HCD) - By-law 4804-06.D
56	Spruce St.	Part V (NE Old Aurora HCD) - By-law 4804-06.D
57	Spruce St.	Part V (NE Old Aurora HCD) - By-law 4804-06.D
60	Spruce St.	Part V (NE Old Aurora HCD) - By-law 4804-06.D
61	Spruce St.	Part V (NE Old Aurora HCD) - By-law 4804-06.D
65	<u>Spruce St.</u>	Part V (NE Old Aurora HCD) - By-law 4804-06.D
68	Spruce St.	Part V (NE Old Aurora HCD) - By-law 4804-06.D
69	<u>Spruce St.</u>	Part V (NE Old Aurora HCD) - By-law 4804-06.D
76	Spruce St.	Listed
77	Spruce St.	Listed
79	Spruce St.	Listed

80	Spruce St.	Listed
81	Spruce St.	Listed
83	Spruce St.	Listed
84	Spruce St.	Listed
85	Spruce St.	Listed
87	Spruce St.	Listed
88	Spruce St.	Listed
96	Spruce St.	Part V (NE Old Aurora HCD) - By-law 4804-06.D
938	St. John's Sdrd. E.	Part IV (Individual) - By-law 4847-06.R
1335	St. John's Sdrd. E.	Listed
1588	St. John's Sdrd. E.	Listed
1625-1675	St. John's Sdrd. E.	Listed
39	Temperance St.	Listed
42	Temperance St.	Part IV (Individual) - By-law 5052-08.R
50	Temperance St.	Listed
54	Temperance St.	Listed
55	Temperance St.	Listed
56	Temperance St.	Listed
57	Temperance St.	Listed
58	Temperance St.	Listed
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	<u>Temperance St.</u>	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
5	Tyler St.	Part IV (Individual) - By-law 5215-10
7	Tyler St.	Listed
11	Tyler St.	Listed
12	Tyler St.	Listed
15	Tyler St.	Listed
16	Tyler St.	Listed
28	Tyler St.	Listed
31	Tyler St.	Listed
35	Tyler St.	Listed
37	Tyler St.	Listed
38	Tyler St.	Listed
42	Tyler St.	Listed
45	Tyler St.	Listed
46	Tyler St.	Listed
50	Tyler St.	Listed
58	Tyler St.	Listed
59	Tyler St.	Listed
62	Tyler St.	Listed
63	Tyler St.	Listed
66	Tyler St.	Listed
67	Tyler St.	Listed
70	Tyler St.	Listed
71	<u>Tyler St.</u>	Listed
74	Tyler St.	Listed
75	Tyler St.	Listed
78	Tyler St.	Listed
79	Tyler St.	Listed
80	Tyler St.	Listed
81	Tyler St.	Listed
92	Tyler St.	Listed

93	Tyler St.	Listed
96	Tyler St.	Listed
101	Tyler St.	Listed
121	Tyler St.	Listed
1455	Vandorf Sdrd.	Listed
1563	Vandorf Sdrd.	Listed
1964	Vandorf Sdrd.	Listed
1978	Vandorf Sdrd.	Listed
20	<u>Victoria St.</u>	Listed
21	Victoria St.	Listed
28	Victoria St.	Listed
33	Victoria St.	Listed
32	Victoria St.	Listed
36	Victoria St.	Listed
37	Victoria St.	Listed
40	Victoria St.	Listed
63	Victoria St.	Listed
67	Victoria St.	Listed
79 (75-79)	Victoria St.	Listed
80	Victoria St.	Listed
84	Victoria St.	Listed
86	Victoria St.	Listed
89	Victoria St.	Listed
10	Walton Dr.	Part V (NE Old Aurora HCD) - By-law 4804-06.D
22	Walton Dr.	Part V (NE Old Aurora HCD) - By-law 4804-06.D
23	Walton Dr.	Part V (NE Old Aurora HCD) - By-law 4804-06.D
9	<u>Wellington St. E.</u>	Listed
14	Wellington St. E.	Listed
17	<u>Wellington St. E.</u>	Listed
20	Wellington St. E.	Part V (NE Old Aurora HCD) - By-law 4804-06.D
21	Wellington St. E.	Listed
25	Wellington St. E.	Listed
32	Wellington St. E.	Part IV (Individual) - By-law 4948-07.R Part V (NE Old Aurora HCD) - By-law 4804-06.D
34	Wellington St. E.	Part IV (Individual) - By-law 4949-07.R
35-37	Wellington St. E.	Listed
38	Wellington St. E.	Part IV (Individual) - By-law 4950-07.R Part V (NE Old Aurora HCD) - By-law 4804-06.D
41	<u>Wellington St. E.</u>	Listed
42	Wellington St. E.	Listed
46	Wellington St. E.	Listed
49	Wellington St. E.	Listed
50	Wellington St. E.	Listed
53	<u>Wellington St. E.</u>	Listed

54	<u>Wellington St. E.</u>	Listed
58	<u>Wellington St. E.</u>	Part V (NE Old Aurora HCD) - By-law 4804-06.D
59	<u>Wellington St. E.</u>	Listed
61	<u>Wellington St. E.</u>	Listed
64	<u>Wellington St. E.</u>	Listed
65	<u>Wellington St. E.</u>	Part IV (Individual) - By-law 5120-09
66	<u>Wellington St. E.</u>	Part IV (Individual) - By-law 4952-07.R
68	<u>Wellington St. E.</u>	Part IV (Individual) - By-law 5375-11
69	<u>Wellington St. E.</u>	Part IV (Individual) - By-law 2896-87
70	<u>Wellington St. E.</u>	Part IV (Individual) - By-law 5376-11
73	<u>Wellington St. E.</u>	Listed
74	<u>Wellington St. E.</u>	Part IV (Individual) - By-law 3064-89 Part V (NE Old Aurora HCD) - By-law 4804-06.D
77	<u>Wellington St. E.</u>	Listed
78	<u>Wellington St. E.</u>	Listed
80-82	<u>Wellington St. E.</u>	Listed
81	<u>Wellington St. E.</u>	Listed
85	<u>Wellington St. E.</u>	Listed
86	<u>Wellington St. E.</u>	Listed
88	<u>Wellington St. E.</u>	Part V (NE Old Aurora HCD) - By-law 4804-06.D
89	<u>Wellington St. E.</u>	Listed
90	<u>Wellington St. E.</u>	Part V (NE Old Aurora HCD) - By-law 4804-06.D
91	<u>Wellington St. E.</u>	Listed
94	<u>Wellington St. E.</u>	Listed
95	<u>Wellington St. E.</u>	Listed
97	<u>Wellington St. E.</u>	Listed
98	<u>Wellington St. E.</u>	Listed
99	<u>Wellington St. E.</u>	Listed
104	<u>Wellington St. E.</u>	Listed
105	<u>Wellington St. E.</u>	Listed
108	<u>Wellington St. E.</u>	Listed
110	<u>Wellington St. E.</u>	Listed
112	<u>Wellington St. E.</u>	Listed
116	<u>Wellington St. E.</u>	Listed
118	<u>Wellington St. E.</u>	Part IV (Individual) - By-law 4699-05.R
124	<u>Wellington St. E.</u>	Listed
135	<u>Wellington St. E.</u>	Listed
136	<u>Wellington St. E.</u>	Listed
150	<u>Wellington St. E.</u>	Listed
1700	<u>Wellington St. E.</u>	Listed
28	<u>Wellington St. W.</u>	Listed
35	<u>Wellington St. W.</u>	Listed
591	<u>Wellington St. W.</u>	Listed
20	<u>Wells St.</u>	Listed

24	Wells St.	Listed
28	Wells St.	Listed
31	Wells St.	Listed
32	Wells St.	Listed
35	Wells St.	Listed
36	Wells St.	Listed
37	Wells St.	Listed
39	Wells St.	Listed
40	Wells St.	Part IV (Individual) - By-law 5050-08.R
43	Wells St.	Listed
47	Wells St.	Listed
64	Wells St.	Part IV (Individual) - By-law 4994-08.D
68	Wells St.	Listed
78	Wells St.	Part IV (Individual) - By-law 4993-08.D
88	Wells St.	Part IV (Individual) - By-law 4848-06.R
89	Wells St.	Part IV (Individual) - By-law 4851-06.R
92	Wells St.	Part IV (Individual) - By-law 5079-08.R
93	Wells St.	Part IV (Individual) - By-law 5217-10
96	Wells St.	Part IV (Individual) - By-law 5051-08.R
97	Wells St.	Part IV (Individual) - By-law 4846-06.R
100	Wells St.	Listed
101	Wells St.	Listed
103	Wells St.	Listed
104	Wells St.	Listed
106	Wells St.	Part IV (Individual) - By-law 4849-06.R
107	Wells St.	Listed
108	Wells St.	Listed
111	Wells St.	Listed
113	Wells St.	Listed
13990	Yonge St.	Listed
14086	Yonge St.	Listed
14108	Yonge St.	Listed
14121	Yonge St.	Listed
14170	Yonge St.	Listed
14253	Yonge St.	Part IV (Individual) - By-law 2927-87
14288	Yonge St.	Listed
14452	Yonge St.	Listed
14659	Yonge St.	Part IV (Individual) - By-law 4977-07.D
14888	Yonge St.	Listed
14900	Yonge St.	Listed
14988	Yonge St.	Listed
14993	Yonge St.	Listed
14996	Yonge St.	Listed

15004	Yonge St.	Listed
15010	Yonge St.	Listed
15018	Yonge St.	Listed
15029	Yonge St.	Listed
15032	<u>Yonge St.</u>	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
15114	Yonge St.	Listed
15120	Yonge St.	Listed
15186	Yonge St.	Listed
15199	Yonge St.	Listed
15203	Yonge St.	Listed
15210	<u>Yonge St.</u>	Listed
15213	<u>Yonge St.</u>	Part IV (Individual) - By-law 3481-93
15216	Yonge St.	Listed
15218	Yonge St.	Listed
15220	Yonge St.	Listed
15221	Yonge St.	Listed
15222-24-26	Yonge St.	Listed
15225	Yonge St.	Listed
15229	Yonge St.	Listed
15231	Yonge St.	Part IV (Individual) - By-law 5230-10
15233	Yonge St.	Listed
15240	Yonge St.	Listed
15242	Yonge St.	Listed
15243a	Yonge St.	Listed
15243b	Yonge St.	Listed
15297	Yonge St.	Part V (NE Old Aurora HCD) - By-law 4804-06.D
15347	Yonge St.	Part V (NE Old Aurora HCD) - By-law 4804-06.D
15335	Yonge St.	Part V (NE Old Aurora HCD) - By-law 4804-06.D
15342	<u>Yonge St.</u>	Part IV (Individual) - By-law 2926-87 Part V (NE Old Aurora HCD) - By-law 4804-06.D
15356	Yonge St.	Part V (NE Old Aurora HCD) - By-law 4804-06.D
15372	<u>Yonge St.</u>	Part IV (Individual) - By-law 2540-82 Part V (NE Old Aurora HCD) - By-law 4804-06.D
15375	Yonge St.	Part V (NE Old Aurora HCD) - By-law 4804-06.D
15381	Yonge St.	Part V (NE Old Aurora HCD) - By-law 4804-06.D
15387	Yonge St.	Part V (NE Old Aurora HCD) - By-law 4804-06.D
15393	Yonge St.	Part V (NE Old Aurora HCD) - By-law 4804-06.D
15403	Yonge St.	Part V (NE Old Aurora HCD) - By-law 4804-06.D
15407	Yonge St.	Part V (NE Old Aurora HCD) - By-law 4804-06.D

15411	Yonge St.	Part V (NE Old Aurora HCD) - By-law 4804-06.D
15417	Yonge St.	Part V (NE Old Aurora HCD) - By-law 4804-06.D
15423	Yonge St.	Part V (NE Old Aurora HCD) - By-law 4804-06.D
15435	Yonge St.	Part V (NE Old Aurora HCD) - By-law 4804-06.D
15441	Yonge St.	Part V (NE Old Aurora HCD) - By-law 4804-06.D
15800	Yonge St.	Listed
15858	Yonge St.	Listed
15900	Yonge St.	Part IV (Individual) - By-law 3415-92
16003	<u>Yonge St.</u>	Part IV (Individual) - By-law 4361-02.R



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Town of Aurora
Planning & Development Services

MEMORANDUM

DATE: June 8, 2015
TO: Heritage Advisory Committee
FROM: Jeff Healey, Planner
CC: Marco Ramunno, Director of Planning and Development Services
RE: 81 Catherine Avenue, Heritage Review

RECOMMENDATIONS

THAT the memorandum regarding 81 Catherine Avenue, Heritage Review be received for information.

BACKGROUND

The property located at 81 Catherine Avenue, Aurora is a designated property within the Old Northeast Aurora Heritage Conservation District. On May 12, 2014 the owner submitted Heritage Permit Application No. NE-HCD-HPA-14-01 pursuant to Section 42 (Part V) of the *Ontario Heritage Act*, to demolish the existing building on the property.

The demolition was approved on behalf of Council as per the Heritage Advisory Committee recommendations dated June 9, 2014, endorsed by Council on June 24, 2014.

On January 26, 2015 the owner submitted Heritage Permit Application No. NE-HCD-HPA-15-01 pursuant to Section 42 (Part V) of the *Ontario Heritage Act*, for the construction of a new structure, this occurred when the Heritage Advisory Committee was not in session.

The plans were approved by staff on February 5, 2015. The proposed work was found to be in compliance with the Plan for the Northeast Old Aurora Heritage Conservation District. Any works outside the scope of the Heritage Permit Application No. NE-HCD-HPA-14-01 will require approval as per the submission of an additional Heritage Permit Application.

Plans are attached to this memorandum for your information.

ATTACHMENTS

Attachment 1 – Site Plan and Elevations, 81 Catherine Avenue



**EXTRACT FROM
COUNCIL MEETING OF
TUESDAY, APRIL 28, 2015**

7. ADOPTION OF ITEMS NOT REQUIRING SEPARATE DISCUSSION

Items 1 (with the exception of sub-items 2, 6, 12, and 13), and 3 were identified as items not requiring separate discussion.

**Moved by Councillor Kim
Seconded by Councillor Thom**

THAT the following recommendations with respect to the matters listed as “Items Not Requiring Separate Discussion” be adopted as submitted to Council and staff be authorized to take all necessary action required to give effect to same:

1. General Committee Meeting Report of April 21, 2015

THAT the General Committee meeting report of April 21, 2015 be received and the following recommendations carried by the Committee be approved:

(16) Heritage Advisory Committee Meeting Minutes of April 13, 2015

THAT the Heritage Advisory Committee meeting minutes of April 13, 2015 be received; and

THAT the following recommendations regarding Item 1 – Report No. HAC15-001 be approved:

THAT the property located at 92 Tyler Street be removed from the Aurora Register of Properties of Cultural Heritage Value or Interest subsequent to demolition; and

THAT the property owner provide the Director of Planning and Development Services with architectural renderings for review by the Committee; and

THAT the property owner works with the Director of Planning and Development Services in order to ensure any proposed new structures are complementary to the heritage character of the area.

CARRIED



TOWN OF AURORA

HERITAGE ADVISORY COMMITTEE REPORT No. HAC15-006

SUBJECT: *Heritage Permits Approved Under Delegated Authority*

FROM: *Marco Ramunno, Director of Planning & Development Services*

DATE: *July 13, 2015*

RECOMMENDATIONS

THAT Report HAC15-006 be received for information.

PURPOSE OF THE REPORT

The purpose of this report is to present to the Heritage Advisory Committee Heritage Permit Applications that were approved by the Director of Planning and Development Services under the By-law 5365-11 (being a By-law to delegate certain assigned Council authority under the *Ontario Heritage Act* regarding the power to consent to alterations of designated heritage properties).

BACKGROUND

Address: 65 Wellington Street East

Approval: Heritage Permit Application - IV-HPA-15-04

Description: Construction of rear yard deck

Review: The George W. Graham House located at 65 Wellington Street East was built c. 1875. The subject property is listed on the Aurora Register of Properties of Cultural Heritage Value or Interest. Designation under Part IV of the *Ontario Heritage Act* occurred on June 9 2009. As a result, a formal Section 33 of the *Ontario Heritage Act* requires designated heritage property owners to obtain Council consent in writing before making and alterations that is likely going to affect the property's cultural heritage value or interest.

The owner submitted Heritage Permit Application IV-HPA-15-04 on June 17, 2015, a notice of receipt was issued in accordance to the *Act* requirements.

Status: The application was reviewed by Planning Staff and was determined that proposed alterations are in keeping with the heritage style. The application was approved on June 22, 2015 and a notice of consent was issued in accordance to the *Act* requirements.

July 13, 2015

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Report No. HAC15-006

Address: 77 Centre Street

Approval: Heritage Permit Application – NE-HCD-HPA-15-02

Description: Construction of a 59.1m² two-storey rear addition, replacing the existing aluminium siding on the enclosed wrap- around porch with vinyl siding, and the demolition of an existing 7.5m² wood frame addition in the rear of the property.

Review: The owner submitted Heritage Permit Application NE-HCD-HPA-15-02 on May 13, 2015, a notice of receipt was issued in accordance to the *Act* requirements.

Status: The subject property was designated in 2006 under Part V of the *Act* as part of the Northeast Old Aurora Heritage Conservation District. On June 8, 2015 the Heritage Advisory Committee could not convene. It was determined by staff that the subject heritage permit application can be approved by staff by delegation by-law 5365-11. The application was reviewed by the Planning Staff and was determined that the wood shed was not original to the house and does not carry any significant heritage value. The vinyl siding will be replaced with wood clapboard siding. The application was approved on June 15, 2015; a notice of consent was issued in accordance to the *Act* requirements.

COMMENTS

None.

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 RECOMMENDATIONS

None.

FINANCIAL IMPLICATIONS

None.

July 13, 2015

- 3 -

Report No. HAC15-006

PREVIOUS REPORTS

None.

CONCLUSIONS

The above Heritage Permit Applications were approved by Planning Staff according to By-law 5365-11, being a By-law to delegate certain assigned Council authority under the Ontario Heritage Act regarding the power to consent to alterations of designated heritage properties. The delegated authority contributes to achieving excellence in managing and delivering quality services in an efficient and expeditious manner.

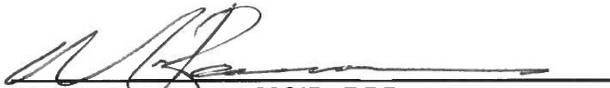
ATTACHMENTS

Attachment #1- 65 Wellington Street East - IV-HPA-15-04
Attachment #2- 77 Centre Street NE-HCD-HPA-15-02

PRE-SUBMISSION REVIEW

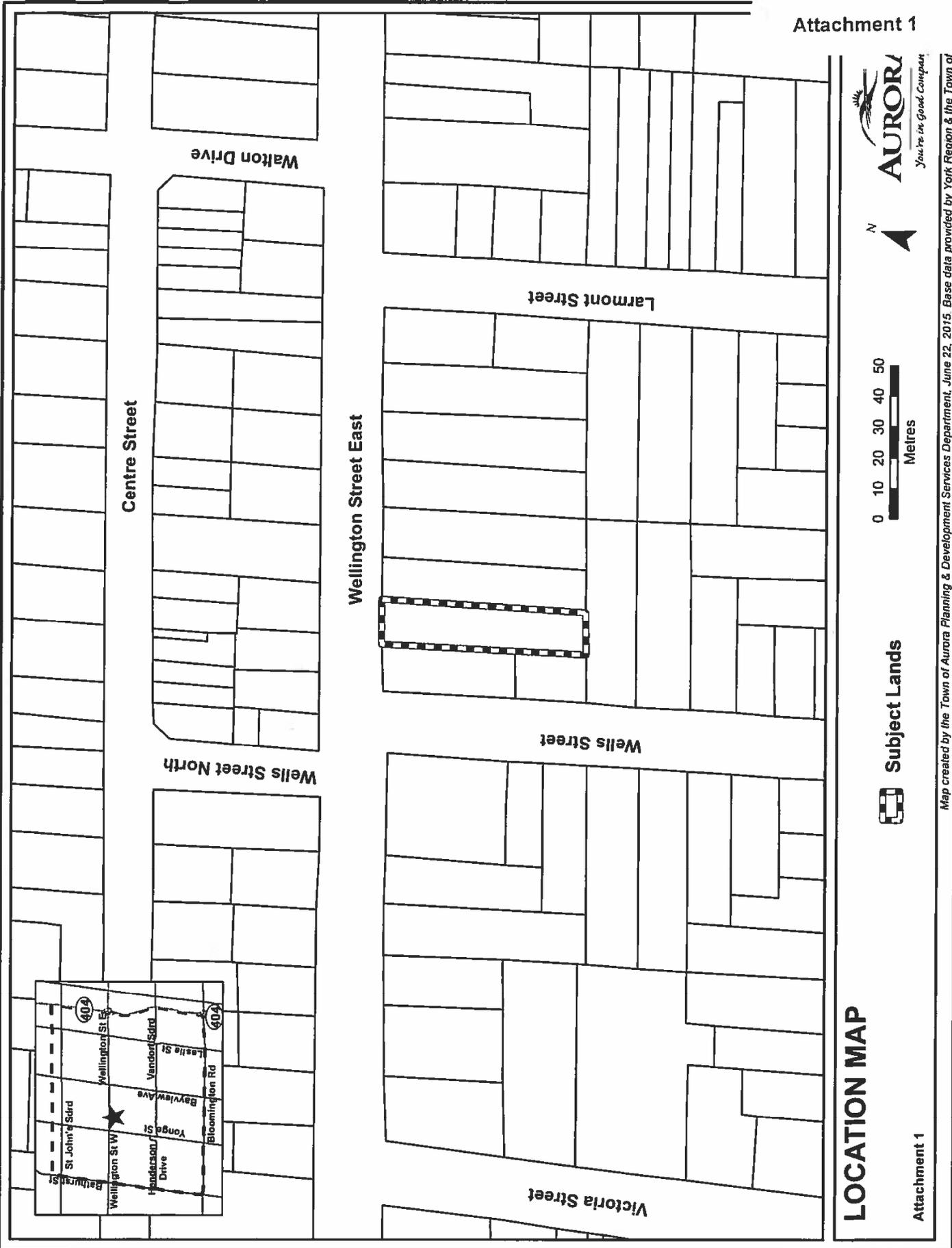
Executive Leadership Team Meeting – July 2, 2015.

Prepared by: Jeff Healey, Planner- Ext. 4349



**Marco Ramunno, MCIP, RPP
Director of Planning & Development Services**

Attachment 1

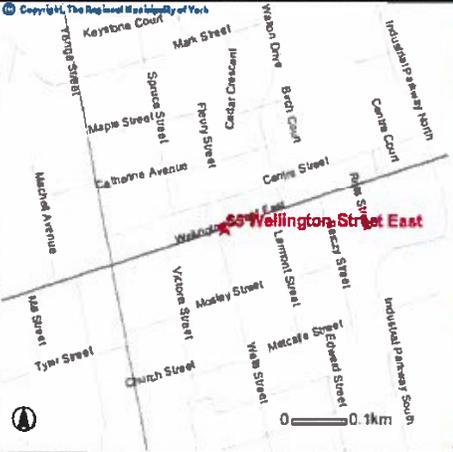


LOCATION MAP

Attachment 1

Map created by the Town of Aurora Planning & Development Services Department, June 22, 2015. Base data provided by York Region & the Town of

AURORA INVENTORY OF HERITAGE BUILDINGS

S I T E	ADDRESS: 65 Wellington Street East <u>LEGAL DESCRIPTION:</u> PLAN: 68	PLAQUE: ("The Graham House") LOT: 6
S T A T U S	PRESENT USE: Residence HERITAGE DESIGNATION: CIHB, AHC plaque. OFFICIAL PLAN: Urban Residential	ORIGINAL USE: Residence 1995 INVENTORY ZONING: R5 (Special Mixed Density)
P H O T O G R A P H		
K E Y M A P		

AURORA INVENTORY OF HERITAGE BUILDINGS

A ADDRESS: 65 Wellington Street East
R CONSTRUCTION DATE: 1875 STYLE: Ell-shaped House
C BUILDER: William C. Oliver Italianate style

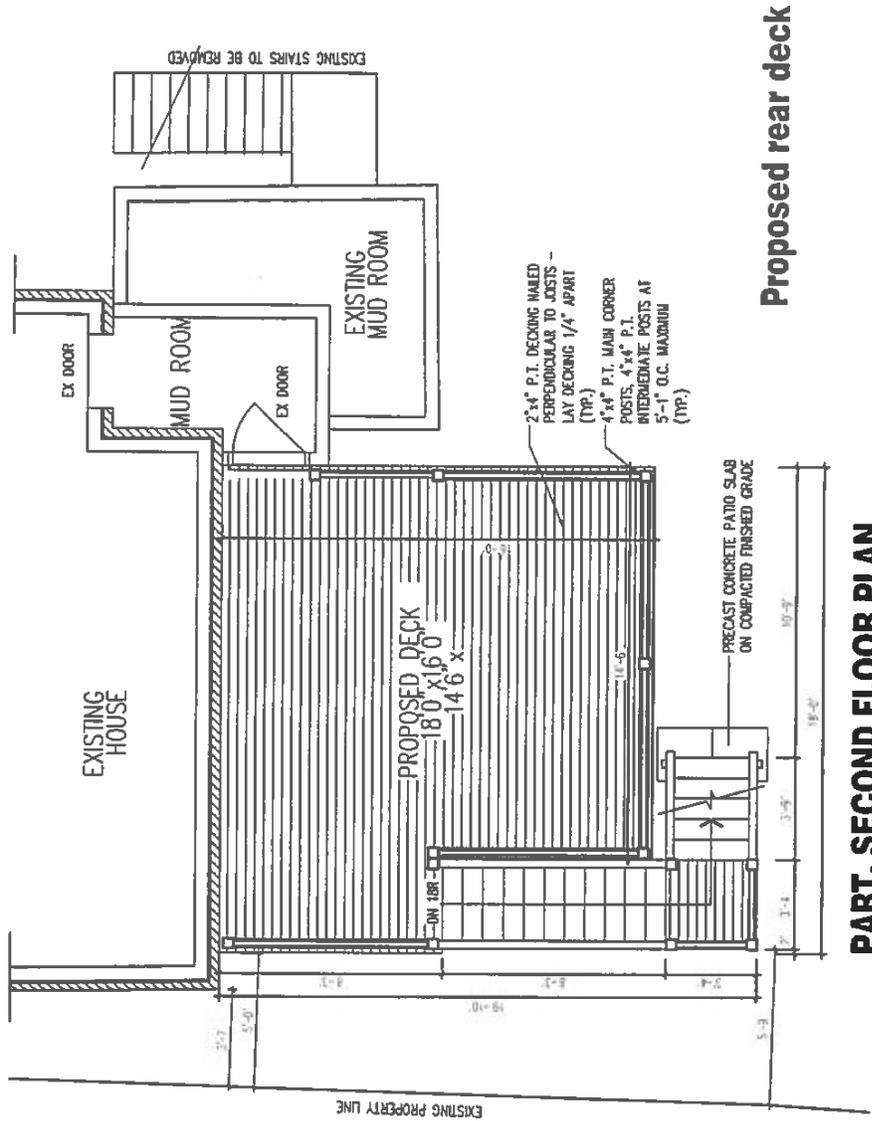
GENERAL DESCRIPTION:

H PLAN: STOREYS: 2 BAYS:
I FOUNDATION MATERIAL:
T EXTERIOR WALL MATERIAL: Brick.
E ROOF TYPE: Hip
C WINDOWS: Twin bay
T ENTRANCE: Transom

UNIQUE FEATURES:

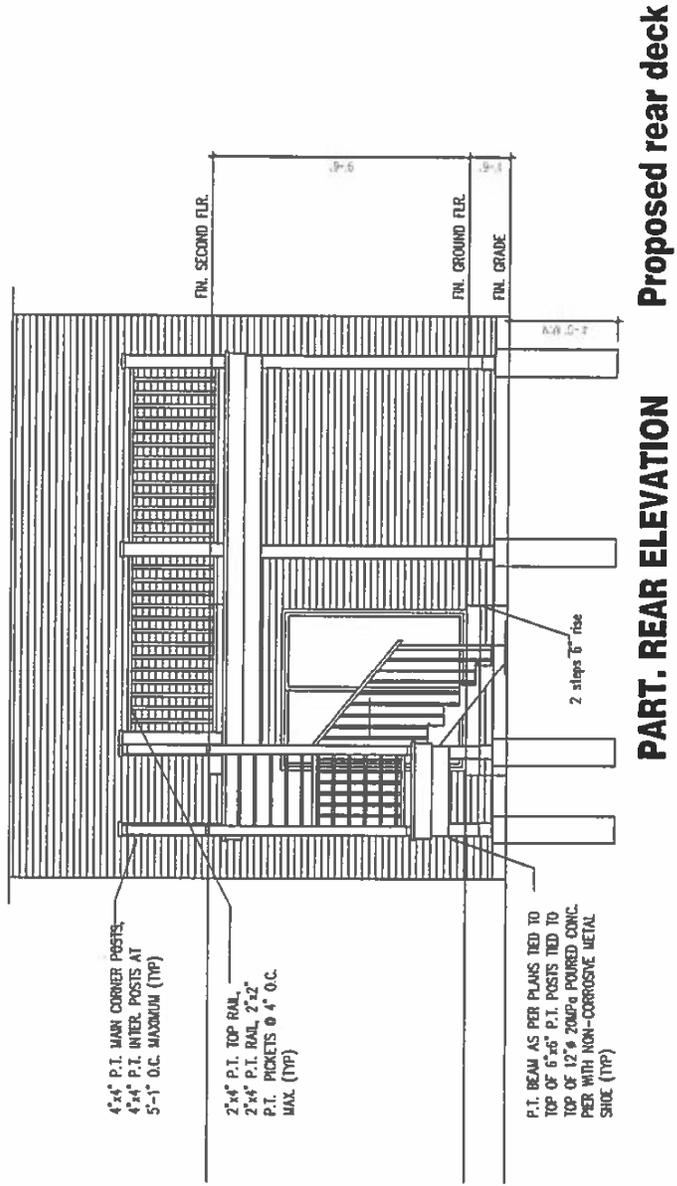
U CHIMNEY (S):
R DORMERS:
E ROOF TRIM:
H WINDOW TRIM:
I SPECIAL WINDOWS:
S DOOR TRIM:
T PORCH/VERANDAH: Door over porch; wrought iron porch with balcony
O OTHER:

H Historical Society file includes..
I - 5 page (1985) Heritage Property Report.
S - 2 page title search info, from 1805 to 1980.
T - 2 colour photos (1982).
O - 1981 B/W photo Vol.1 #8.

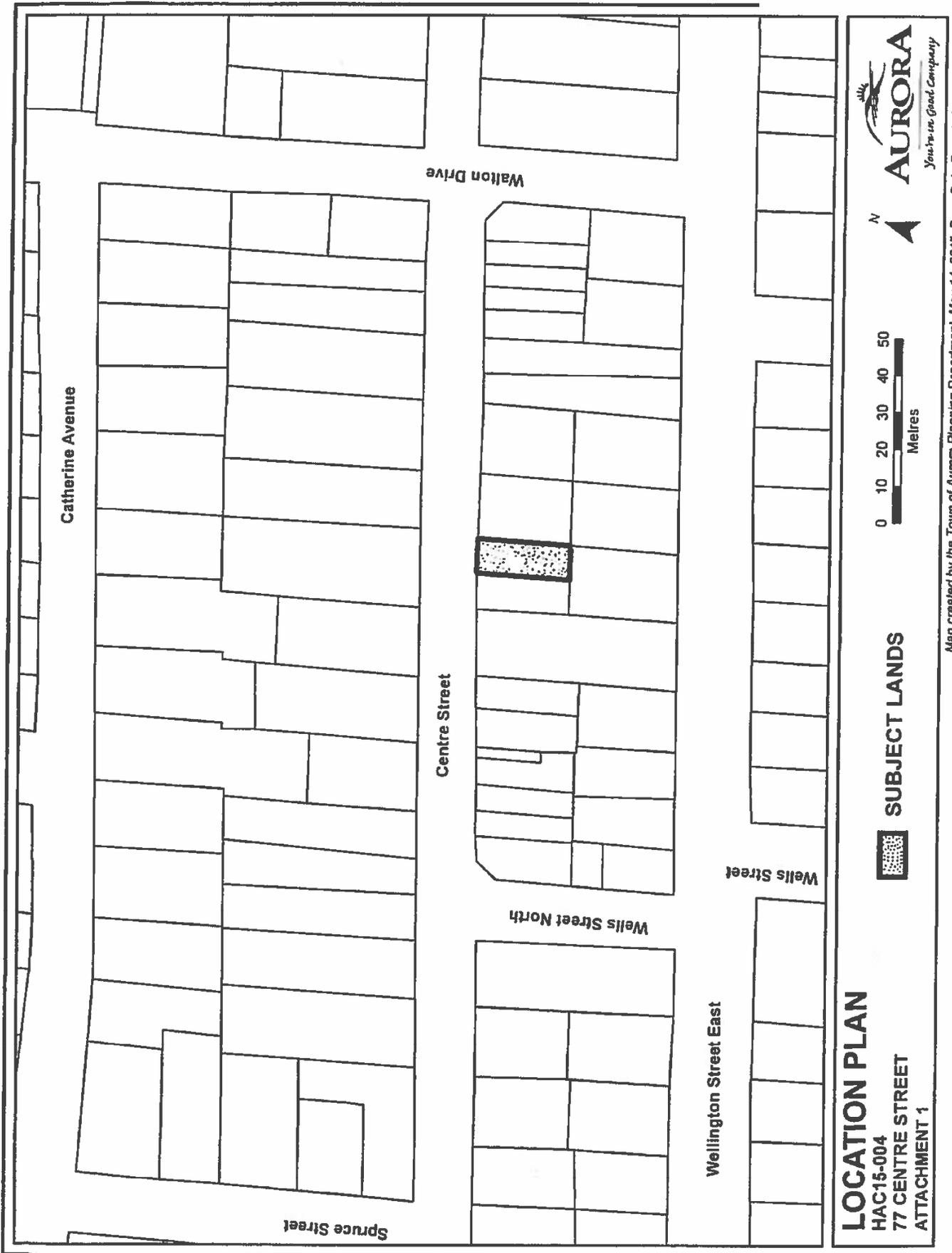


PART. SECOND FLOOR PLAN

65 Wellington St E, Aurora



65 Wellington St E, Aurora



Attachment 2

AURORA REGISTER OF PROPERTIES OF CULTURAL HERITAGE VALUE OR INTEREST (Updated 2010)	
SITE	<p>Address: 77 Centre Street</p> <p>Former Address:</p> <p>Legal Description: PLAN: 107 PART LOT: 12</p>
STATUS	<p>Current Use: Residence Original use: Residence</p> <p>Heritage Status: Listed & designated Pt V NE By-law No. & Date: 4804-06.D</p> <p style="padding-left: 40px;">Old Aurora</p> <p>Official Plan: Urban residential Zoning: R5 (Special mixed density)</p> <p>HCD: Plaques:</p>
PHOTOGRAPH	
KEY MAP	

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

ARCHITECTURE

GENERAL INFORMATION:

Address: 77 Centre Street	Builder: John William Bowser (probably contracted to his brother-in-law Fred Browning)
Construction Date: C1923	Architect:
Architectural Style: Worker's House	Original Owner:
Heritage Easement:	Historical Name:

GENERAL DESCRIPTION:

Floor Plan:	Storey: 1 ½
Foundation Materials:	
Exterior Wall Materials:	
Roof Type: Gable front; returned eaves	Windows: Orig. and metal storms noted in 1981 photo. Replaced w/ thermopanes between '81 and 2000
Entrance:	Bays:

UNIQUE FEATURES:

Chimney (s):	Special Windows:
Dormers:	Porch/Verandah: Corner wrap-around porch
Roof Trim:	Door Trim:
Window Trim:	Other: Front porch was already enclosed by the time of a 1981 photograph.

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

HISTORY

Historical Society files include:

Town of Aurora files include:

PHOTOS:

HISTORICAL PHOTO

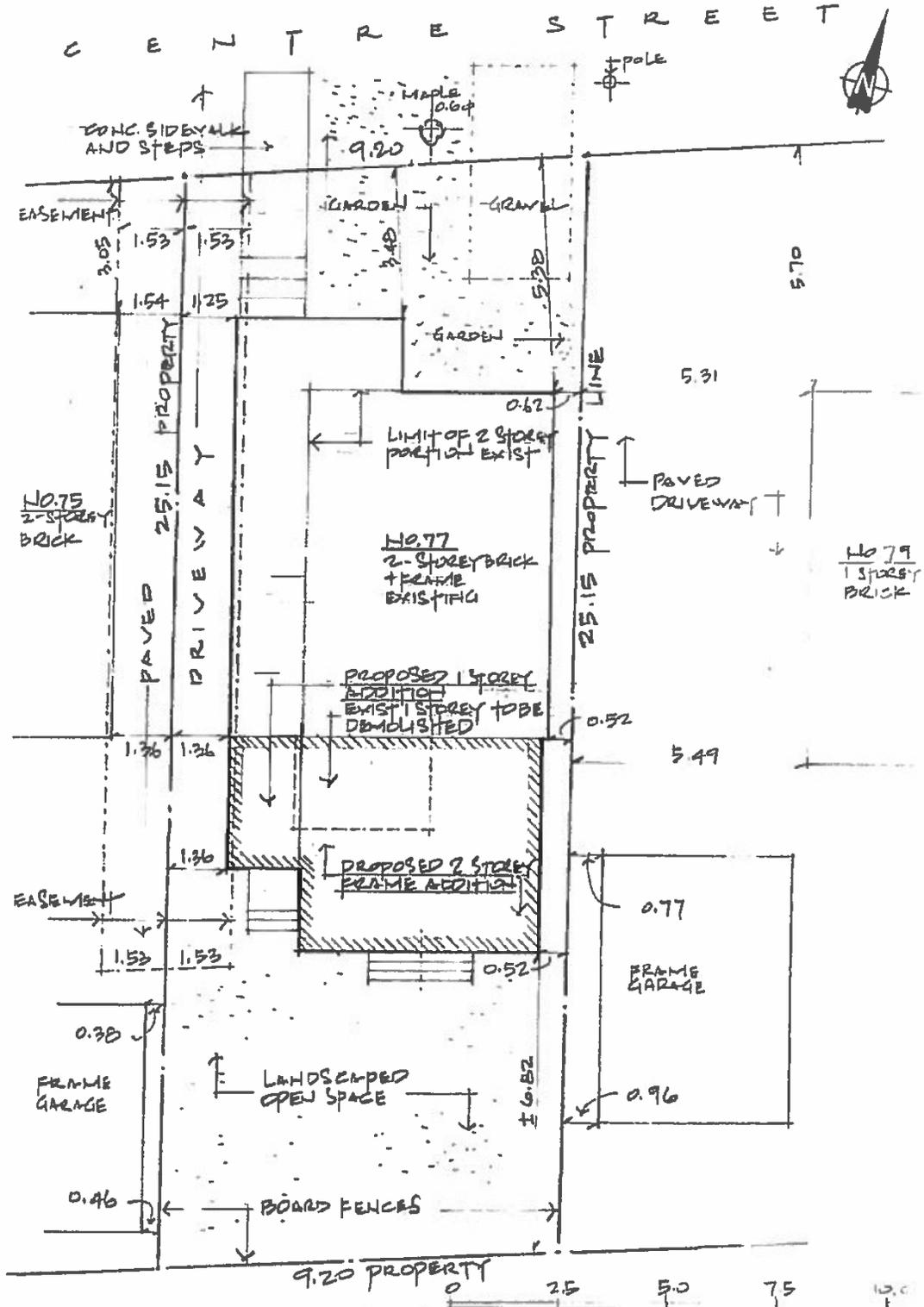
Photo date

1995 INVENTORY PHOTO

Photo date

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

PART OF LOT 12 REGISTERED F Attachment 3
 TOWN OF MURORA



SITE PLAN SCALE

DATA TAKEN FROM SURVEYORS REAL PROPERTY REPORT
 BY DELPH & JENKINS O.L.S. DATED AUG 13, 1999

