



## TOWN OF AURORA HERITAGE ADVISORY COMMITTEE MEETING MINUTES

**Date:** Wednesday, September 9, 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, Bob McRoberts (Honorary Member), Kathy Constable, and Carol Gravelle

**Member(s) Absent:** Martin Paivio

**Other Attendees:** Councillor Tom Mrakas, Marco Ramunno, Director of Planning and Development Services, Jeff Healey, Planner, and Samantha Kong, Council/Committee Secretary

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The Chair called the meeting to order at 7:02 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 Gaertner**  
**Seconded by Barry Bridgeford**

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

- Delegation (b) Lora Cai, Owner of 15342 Yonge Street  
Re: Item 2 – Report No. HAC15-010 – Demolition Application for a Structure on a Designated Heritage Property, Demolition of an Accessory Barn, 15342 Yonge Street, NE-HCD-HPA-15-04

- Delegation (c) Gary Templeton, representing Owner of 32 Wellington St. E  
Re: Item 7 – Memorandum from Planner; Re: Additional Information to Heritage Advisory Committee Report No. HAC-007 – 32 Wellington Street East, Final Disposition of the “David W. Doan House” Designated under Part IV of the *Ontario Heritage Act*
- Item 6 – Memorandum from Planner, Re: Additional Information to Item 2 – Report No. HAC15-010 – Demolition Application for a Structure on a Designated Heritage Property, Demolition of an Accessory Barn, 15342 Yonge Street, NE-HCD-HPA-15-04: Structural Engineering Letter from Lee Yung & Associates Inc.
- Item 7 – Memorandum from Planner; Re: Additional Information to Heritage Advisory Committee Report No. HAC15-007 – 32 Wellington Street East, Final Disposition of the “David W. Doan House” Designated under Part IV of the *Ontario Heritage Act*

**CARRIED**

### **3. RECEIPT OF THE MINUTES**

#### **Heritage Advisory Committee Meeting Minutes of August 17, 2015**

**Moved by Carol Gravelle  
Seconded by Bob McRoberts**

THAT the Heritage Advisory Committee meeting minutes of August 17, 2015, be received for information.

**CARRIED**

### **4. DELEGATIONS**

- (a) **Shane Gregory, representing Owners of 45 Mosley Street  
Re: Item 1 – Report No. HAC15-009 – Proposed Demolition of Existing  
Second Storey to a Listed Heritage Building, 45 Mosley Street**

Mr. Gregory presented a brief overview of the request to demolish the existing second storey for the purposes of reconstructing a new second storey, and indicated he was present to answer any questions of the Committee.

**Moved by Councillor Gaertner  
Seconded Barry Bridgeford**

THAT the comments of the delegation be received and referred to Item 1.

**CARRIED**

**(b) Lora Cai, Owner of 15342 Yonge Street**

**Re: Item 2 – Report No. HAC15-010 – Demolition Application for a Structure on a Designated Heritage Property, Demolition of an Accessory Barn, 15342 Yonge Street, NE-HCD-HPA-15-04**

(Added Item)

Ms. Cai presented a brief overview of the request and provided information and history regarding the accessory barn. She noted that the accessory barn is expensive to maintain and that she considered alternative uses, such as a garage, however, the foundation of the barn would not be able to support the weight of a car. Ms. Cai expressed future plans to convert the site of the barn into part of the business's parking lot.

**Moved by Bob McRoberts  
Seconded by Carol Gravelle**

THAT the comments of the delegation be received and referred to Item 2.

**CARRIED**

**(c) Gary Templeton, representing Owner of 32 Wellington St. E.**

**Re: Item 7 – Memorandum from Planner; Re: Additional Information to Heritage Advisory Committee Report No HAC15-007 – 32 Wellington Street East, Final Disposition of the “David W. Doan House” Designated under Part IV of the *Ontario Heritage Act***

(Added Item)

Mr. Templeton and owner Mr. Belak, provided information and history regarding the subject property and expressed their efforts in saving the façade.

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

THAT the comments of the delegation be received and referred to Item 7.

**CARRIED**

**5. MATTERS FOR CONSIDERATION**

- 1. HAC15-009 – Proposed Demolition of Existing Second Storey to a Listed Heritage Building, 45 Mosley Street**

Staff provided a brief overview of the subject property at 45 Mosley Street, which is a 1-1/2 storey residential dwelling constructed circa 1860, and is known as the "Aurora's First Village Hall". He stated that the structure may have been moved from its original location on Yonge Street and Mosley Street, where it served as Town Hall, however, additional research would be required to confirm this claim. Staff indicated that the owners have prepared a new design for the second storey, in keeping with the current style.

The Committee expressed support towards the demolition of the existing second storey and reconstruction of a new second storey as many aspects of the existing dwelling indicate that the original structure has been altered.

**Moved by Bob McRoberts**  
**Seconded by Councillor Gaertner**

THAT Report No. HAC15-009 be received; and

THAT the Heritage Advisory Committee recommend to Council:

THAT the proposed demolition of the existing second storey at 45 Mosley Street ***be supported*** for the purpose of reconstructing a new second storey for the existing dwelling; ***and***

***THAT a wood plaque indicating the history of the building be included on the property, subject to approval of the Director of Planning and Development Services.***

**CARRIED AS AMENDED**

**2. HAC15-010 – Demolition Application for a Structure on a Designated Heritage Property, Demolition of an Accessory Barn, 15342 Yonge Street, NE-HCD-HPA-15-04**

Staff presented a brief overview of the proposed application to demolish the accessory barn on a designated heritage property, 15342 Yonge Street, which required a decision prior to October 19, 2015. Staff indicated that the addition was built to provide additional space for farming uses and storing of equipment.

The Committee expressed support for the proposed demolition of the accessory barn on the designated heritage property and requested that the Town's Curator and the Ontario Historical Society Curator be invited to a site visit.

**Moved by Bob McRoberts**  
**Seconded by Carol Gravelle**

THAT Report No. HAC15-010 be received; and

THAT the Heritage Advisory Committee recommend to Council:

THAT should Heritage Permit Application (NE-HCD-HPA-15-04) to permit the demolition of the existing 1 1/2 storey accessory barn on 15432 Yonge Street, designated under Part IV of the *Ontario Heritage Act* be supported, that the recommended conditions set out by staff be included; **and**

***THAT the Town Curator and the Aurora Historical Society Curator be invited to a site visit prior to demolition.***

**CARRIED AS AMENDED**

### **3. HAC15-011 – Doors Open Aurora 2015 – Event Summary Report**

Staff provided a brief summary of Doors Open Aurora 2015 and indicated that the 16 sites received 2,724 site visits; approximately 150 more site visits than in the previous year.

The Committee extended thanks to staff for executing a successful event and indicated that they had a great experience and recommended it to friends.

**Moved by Councillor Gaertner**  
**Seconded by Kathy Constable**

THAT Report No. HAC15-011 be received; and

THAT the Heritage Advisory Committee extend thanks to the following individuals and groups for their support of Doors Open Aurora 2015:

- All site owners/co-ordinators;
- All volunteers and site staff;
- The Auroran newspaper;
- The Mayor, Members of Council, and supporting Town Staff; and

THAT the Heritage Advisory Committee recommend to Council:

THAT the expenditure plus applicable taxes for the 2016 Doors Open Ontario registration fee to the Ontario Heritage Trust, estimated at \$1,695.00, be authorized.

**CARRIED**

**7. Memorandum from Planner**

**Re: Additional Information to Heritage Advisory Committee Report No. HAC15-007 – 32 Wellington Street East, Final Disposition of the “David W. Doan House” Designated under Part IV of the *Ontario Heritage Act***

(Added Item)

The Committee consented to consider Item 7 prior to Item 3. The Committee waived the requirements of the Procedural By-law on a two-thirds vote to allow AMR Engineers to join the discussion.

Staff presented a brief overview of the subject property and indicated that engineers recommended to remove the front façade, and as suggested at the previous Heritage Advisory Committee meeting, a second structural engineer was obtained to review the condition of the structure and provide recommendations for saving the front façade of the structure. AMR Engineers concluded that it was not feasible to save the front façade.

The Committee expressed disappointment that the front façade could not be saved and inquired about the designation of the subject property following demolition. Staff advised that the intent was to amend the by-law to reflect the new construction and that it would be proposed that the property remain as a Part IV designated property within the amended by-law.

**Moved by Bob McRoberts**  
**Seconded by Councillor Gaertner**

THAT the memorandum regarding Additional Information to Heritage Advisory Committee Report No. HAC15-007 – 32 Wellington Street East, Final Disposition of the “David W. Doan House” Designated under Part IV of the *Ontario Heritage Act* be received; and

THAT the Heritage Advisory Committee recommend to Council:

THAT the Heritage Advisory Committee support the reconstruction of the David W. Doan House, and the recommendation conditions set out by staff in Report No. HAC15-007, as revised on September 9, 2015 below, be included:

- The Owner agrees to a proper reconstruction and restoration plan of the designated house be congruent to the original structure, with the proposed development to the satisfaction of the Director of Planning and Development Services;
- That the original bricks, be identified and salvaged to be used in the reconstruction of the house, where possible;

- That the windows, doors, trim, eaves, piers and other remaining designated heritage elements as shown in By-law Number 4948-07.R be identified and salvaged to be used in the reconstruction of the house;
- That the owner provides a \$30,000.00 financial contribution to the Town of Aurora's Heritage Reserve Fund; and
- That a commemorative plaque be placed on the property, as approved by the Director of Planning and Development Services.

**CARRIED**

## **6. INFORMATIONAL ITEMS**

- 4. Extract from Council Meeting of August 11, 2015  
Re: Heritage Advisory Committee Meeting Minutes of July 13, 2015**

**Moved by Bob McRoberts  
Seconded by Carol Gravelle**

THAT the Extract from Council Meeting of August 11, 2015, regarding the Heritage Advisory Committee meeting minutes of July 13, 2015, be received for information.

**CARRIED**

- 5. Extract from Council Meeting of August 25, 2015  
Re: Heritage Advisory Committee Meeting Minutes of August 17, 2015**

**Moved by Bob McRoberts  
Seconded by Carol Gravelle**

THAT the Extract from Council Meeting of August 25, 2015, regarding the Heritage Advisory Committee meeting minutes of August 17, 2015, be received for information.

**CARRIED**

- 6. Memorandum from Planner  
Re: Additional Information to Item 2 – Report No. HAC15-010 – Demolition Application for a Structure on a Designated Heritage Property, Demolition of an Accessory Barn, 15342 Yonge Street, NE-HCD-HPA-15-04: Structural Engineering Letter from Lee Yung & Associates Inc.**

(Added Item)

**Moved by Carol Gravelle**  
**Seconded by Kathy Constable**

THAT the memorandum regarding Additional information to Item 2 – Report No. HAC15-010 – Demolition Application for a Structure on a Designated Heritage Property, Demolition of an Accessory Barn, 15342 Yonge Street, NE-HCD-HPA-15-04: Structural Engineering Letter from Lee Yung & Associates Inc. be received for information.

**CARRIED**

**7. NEW BUSINESS**

The Committee requested that any future report submitted for the Committee's consideration regarding the date selection for Doors Open Aurora 2016 also include a history of previous dates and attendance records.

**8. ADJOURNMENT**

**Moved by Barry Bridgeford**  
**Seconded by Kathy Constable**

THAT the meeting be adjourned at 8:48 p.m.

**CARRIED**

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