



**HERITAGE
ADVISORY COMMITTEE
MEETING AGENDA**

MONDAY, DECEMBER 14, 2015

7 P.M.

**HOLLAND ROOM
AURORA TOWN HALL**



TOWN OF AURORA HERITAGE ADVISORY COMMITTEE MEETING AGENDA

DATE: Monday, December 14, 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 October 5, 2015 pg. 1

RECOMMENDED:

THAT the Heritage Advisory Committee meeting minutes of October 5, 2015, be received for information.

4. DELEGATIONS

(a) **Dr. Brian Moore, Canadian Disc Institute** pg. 6
**Re: Item 1 - Memorandum from Planner, Re: Sign Variance Application,
15000 Yonge Street**

(b) **John Green, Aurora Historical Society** pg. 7
**Re: Item 2 – Memorandum from Planner, Re: Demolition Application for
a Structure on a Designated Heritage Property, Demolition of an
Accessory Barn, 15342 Yonge Street, File: NE-HCD-HPA-15-04**

5. MATTERS FOR CONSIDERATION

1. **Memorandum from Planner** pg. 8
Re: Sign Variance Application, 15000 Yonge Street

RECOMMENDED:

THAT the memorandum be received; and

THAT the Heritage Advisory Committee recommend to Council:

THAT a request for variance to Sign By-law No 4898-07.P to allow a 4.09m² wall sign located 190mm above grade for the Canadian Disc Institute at 15000 Yonge Street be supported, and that the recommendations set out by staff be included:

- The size of the proposed sign be consistent with the wall sign as shown in the attached drawings; and
- The proposed sign will not obstruct the front window; and
- The proposed sign be constructed of higher quality material, with raised lettering affixed directly to the sign.

2. **Memorandum from Planner** pg. 24
Re: Demolition Application for a Structure on a Designated Heritage Property, Demolition of an Accessory Barn, 15342 Yonge Street
File: NE-HCD-HPA-15-04

RECOMMENDED:

THAT the memorandum be received; and

THAT the Heritage Advisory Committee recommend to Council:

THAT the relocation of the accessory barn to 15372 Yonge Street (The Hillary House) for the preservation of the structure be approved prior to Zoning By-law Amendment and Site Plan Applications for 15342 Yonge Street are approved by Council.

3. **HAC15-013 – Proposed Demolition of Existing Rear Addition to a Listed Heritage Building, 138 Centre Street** pg. 27

RECOMMENDED:

THAT Report No. HAC15-013 be received; and

THAT the Heritage Advisory Committee recommend to Council:

THAT the proposed demolition of the existing 12m² rear addition at 138 Centre Street be approved, and

THAT the proposed two storey rear addition is supported subject to the approval of the Zoning By-law Amendment and Site Plan Applications for the proposed Day Care Use, and;

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

4. **HAC15-014 – Heritage Permit Application, 61 Catherine Avenue** pg. 37
File: NE-HCD-HPA-15-06

RECOMMENDED:

THAT Report No. HAC15-014 be received; and

THAT the Heritage Advisory Committee recommend to Council:

THAT Heritage Permit Application NE-HCD-HPA-15-06 be approved to permit the proposed two-storey addition at rear as per submitted plans; and

THAT the re-sizing and relocation of existing windows for the dwelling as proposed be approved.

5. **HAC15-015 – Request to Remove a Property from the Aurora Register of Properties of Cultural Heritage Value or Interest, 101 Tyler Street** pg. 48

RECOMMENDED:

THAT Report No. HAC15-015 be received; and

THAT the Heritage Advisory Committee recommend to Council:

THAT the property located at 101 Tyler Street be considered for removal 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

- 6. Extract from Council Meeting of October 13, 2015** pg. 60
Re: Motion (a) Councillor Mrakas; Re: Design Review Panel

RECOMMENDED:

THAT the Extract from Council Meeting of October 13, 2015, regarding Motion (a) Councillor Mrakas; Re: Design Review Panel, be received for information.

- 7. Extract from Council Meeting of October 27, 2015** pg. 61
Re: Heritage Advisory Committee Meeting Minutes of October 5, 2015

RECOMMENDED:

THAT the Extract from Council Meeting of October 27, 2015, regarding the Heritage Advisory Committee meeting minutes of October 5, 2015, be received for information.

7. NEW BUSINESS

8. ADJOURNMENT



**TOWN OF AURORA
HERITAGE ADVISORY COMMITTEE
MEETING MINUTES**

Date: Monday, October 5, 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), and Carol Gravelle

Member(s) Absent: Kathy Constable and Martin Paivio

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

The Chair called the meeting to order at 6:58 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 be approved.

CARRIED

3. RECEIPT OF THE MINUTES

Heritage Advisory Committee Meeting Minutes of September 9, 2015

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

THAT the Heritage Advisory Committee meeting minutes of September 9, 2015, be received for information.

CARRIED

4. DELEGATIONS

**(a) Paul Lapalme, Consultant representing Town of Aurora Engineering
Re: Reconstruction of Catherine Avenue**

Mr. Lapalme presented an overview of the reconstruction of Catherine Avenue from Yonge Street to Walton Street, which is located in the Northeast Old Aurora Heritage Conservation District. He discussed the goals of the project and reviewed the existing and proposed street conditions and configuration. Mr. Lapalme noted that the reconstruction design would harmonize with the heritage characteristics of the street and would have minimum impact on existing trees.

**Moved by Councillor Gaertner
Seconded by Barry Bridgeford**

THAT the comments of the delegation be received for information.

CARRIED

5. MATTERS FOR CONSIDERATION

**1. HAC15-012 – Proposed Demolition of Existing Second Storey and
Accessory Garage to a Listed Heritage Building,
36 Larmont Street**

Staff provided a brief overview of the subject property and advised that the applicant is proposing to replace the second storey structure, as well as replace the existing garage with one that is further set back on the property.

The Committee inquired about height restrictions, prospective use of rental property and proposed dormers. Staff indicated that the height of the second storey would comply with the Zoning By-law and that the property is zoned R5 special mixed density housing which allows a range of housing types and up to four (4) units within an existing structure. The Committee noted that the proposed second storey design appears disproportional to the existing structure and requested staff to work with the applicant to ensure the massing of the second storey and design of the reconstruction is appropriate.

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

THAT Report No. HAC15-012 be received; and

THAT the Heritage Advisory Committee recommend to Council:

THAT the demolition of the existing second storey at 36 Larmont Street be approved; and

THAT the demolition of the existing detached garage be approved; *and*

THAT staff work with the applicant to ensure that the massing of the second storey and design of the reconstruction is appropriate; and

THAT the final proposed design for 36 Larmont Street be brought back to the Heritage Advisory Committee.

CARRIED AS AMENDED

**2. Memorandum from Planner
Re: 89 Mosley Street, Aurora Armoury, Ontario Heritage Plaque**

Staff presented a brief overview of the Ontario Heritage Plaque located at the Aurora Armoury, which was erected in 2007 by the Department of National Defense. Staff noted that, as the Aurora Armoury was purchased by the Town in 2014, the plaque has become out-of-date. Staff stated that the Ontario Heritage Trust only replaces vandalized or destroyed plaques. Staff proposed options to replace or amend the heritage plaque.

The Committee recommended that the consideration of the restoration of the Ontario Heritage Plaque at 89 Mosley Street be placed on the Committee pending list for consideration following Council's decision regarding the future use of the Aurora Armoury.

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

THAT the memorandum regarding 89 Mosley Street, Aurora Armoury, Ontario Heritage Plaque be received; and

THAT the Heritage Advisory Committee consider the restoration of an Ontario Heritage Plaque located at 89 Mosley Street ***following Council's decision regarding the future use of the Aurora Armoury.***

CARRIED AS AMENDED

**3. Memorandum from Planner
Re: Event Date, Doors Open Aurora 2016**

Staff proposed a date of August 20, 2016 for Doors Open Aurora 2016 and the Committee expressed support for the proposed date. The Committee inquired about the event dates of neighbouring municipalities and staff indicated that other municipalities host Doors Open events in the spring and late fall.

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

THAT the memorandum regarding Event Date, Doors Open Aurora 2016 be received; and

THAT Doors Open Aurora 2016 be held on August 20, 2016.

CARRIED

6. INFORMATIONAL ITEMS

None

7. NEW BUSINESS

Bob McRoberts extended an invitation to other Committee members to become a part of the Property Evaluation Sub-Committee.

The Committee inquired about establishing a list of approved engineering companies with heritage preservation experience to provide opinion and feedback to applicants proposing demolition to heritage structures.

The Committee requested that the Notice of Motion provided to Council by Councillor Mrakas regarding a Design Review Panel be brought to the Committee for information should the Motion be adopted by Council.

Heritage Advisory Committee Meeting Minutes
Monday, October 5, 2015

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8. ADJOURNMENT

**Moved by Barry Bridgeford
Seconded by Councillor Gaertner**

THAT the meeting be adjourned at 8:17 p.m.

CARRIED

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

**Heritage Advisory Committee Meeting Agenda
Monday, December 14, 2015**

Delegation (a) Page - 1

November 18, 2015

Mayor Geoffrey Dawe and Council,
Town of Aurora,
100 John West Way, Box 1000
Aurora, Ontario
L4G 6J1

Dear Mayor Dawe,

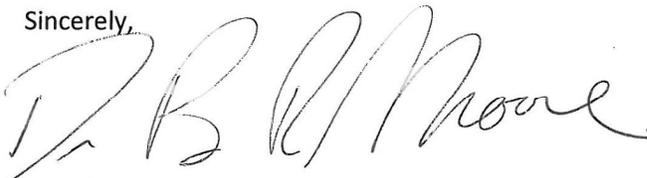
Your consideration at the General Committee meeting November 17, 2015 is appreciated.

It was my intention to delegate at the November 24, 2015 Council meeting, however I am satisfied with General committee's decision to refer to Heritage and Economic Advisory Committee's for comment .

As such, I will delegate at these two Committee meetings.

Thank you for your efforts as this process is moved forward.

Sincerely,

A handwritten signature in black ink, appearing to read "Dr. Brian R Moore". The signature is written in a cursive style with a large initial "D".

Dr. Brian R Moore



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: DECEMBER 14, 2015

SUBJECT: DRIVE SHED - HORTON PLACE

NAME OF SPOKESPERSON: JOHN GREEN

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

AURORA HISTORICAL SOCIETY

BRIEF SUMMARY OF ISSUE OR PURPOSE OF DELEGATION:

REMOVAL AND RE ASSEMBLE DRIVE SHED
FROM HORTON PLACE TO HILLARY HOUSE
- AHS PROPERTY

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? JEFF HEALY / PATTY THOMA DATE: DEC 8, 2015

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



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

Town of Aurora
Planning & Development Services

MEMORANDUM

DATE: December 14, 2015
TO: Heritage Advisory Committee
FROM: Jeff Healey, Planner
CC: Marco Ramunno, Director of Planning and Development Services
RE: Sign Variance Application- 15000 Yonge Street

RECOMMENDATIONS

THAT this memorandum be received; and

THAT the Heritage Advisory Committee recommend to Council:

THAT a request for variance to Sign By-law No 4898-07.P to allow a 4.09m² wall sign located 190mm above grade for the Canadian Disc Institute at 15000 Yonge Street be supported, and that the recommendations set out by staff be included:

- ***The size of the proposed sign be consistent with the wall sign as shown in the attached drawings;***
- ***The proposed sign will not obstruct the front window; and,***
- ***The proposed sign be constructed of higher quality material, with raised lettering affixed directly to the sign***

BACKGROUND

The property is Listed on the Aurora Registrar of Properties of Cultural Heritage Value or Interest.

On November 17 2015, Building and By-law Services presented report BBS15-013 to General Committee with regards to a proposed sign variance at 15000 Yonge Street. General Committee provided the following recommendation to Council:

THAT Item 6 – Request for Sign Variance to Sign By-law No. 4898-07.P for the Canadian Disc Institute at 15000 Yonge Street be referred to the Heritage Advisory Committee and the Economic Development Advisory Committee for comments and discussion at their next meetings.

The recommendation was approved by Council on November 24, 2015.

December 14, 2015

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15000 Yonge Street

As such, review and recommendation on this matter by the Heritage Advisory Committee has been requested by Council.

The applicant has applied for a wall sign measuring at 4.8 metres x 0.8 metres. The sign is installed on a wood backing, which is supported by metal posts fixed to the ground. A fabric material in the form of a banner is proposed for the sign.

The proposed sign submitted with the application is considered to be a wall sign within the Aurora Promenade Streetscape Design & Implementation Plan. Wall signs are to be designed with high quality materials, the colours, lettering style should complement the building façade and the sign must not overwhelm the façade of the building. Wall signs are to be located on the fascia, uninterrupted by a door or window.

The proposed sign application is a wall mounted sign at ground level in front of the lower front façade of the building. Although the application for the proposed sign is not located on the fascia of the front façade, the sign as proposed is located below the window element of the building and is in keeping with the building elevation and is in a suitable location for the subject site.

Upon visiting the site, the sign backing as erected is not consistent with the application. The sign does not align with the front building projection of the main building. The sign extends beyond the building projection and partially obstructs the main window. The sign is installed on a wood backing that is supported by metal posts fixed to the ground.

Fabric materials in the form of a banner for the sign are not recommended. It is suggested that the sign be constructed of a higher quality material, with raised lettering affixed directly to the sign that does not extend above the bottom of the window.

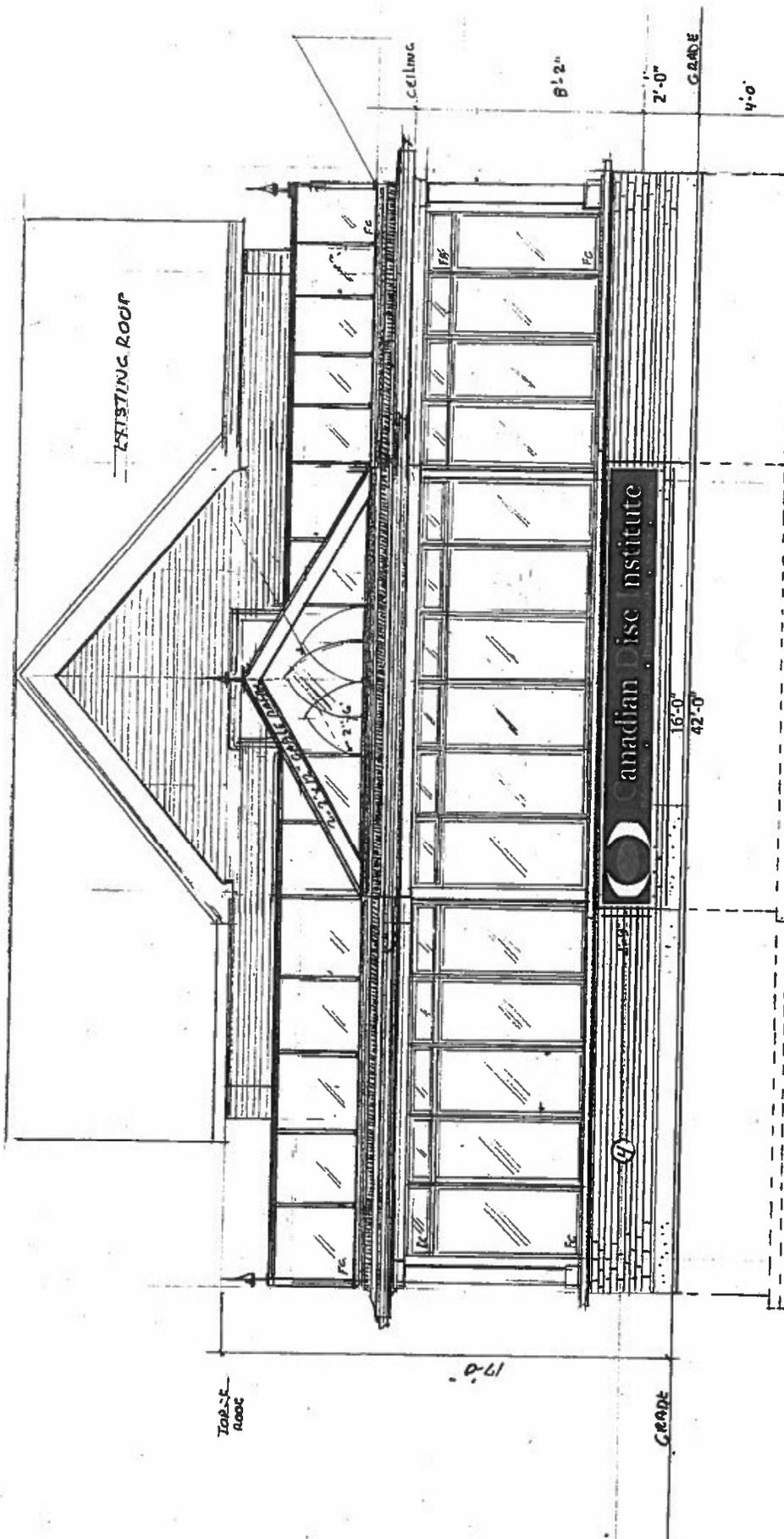
ATTACHMENTS

Attachment 1 – Sign Variance Proposal, 15000 Yonge Street

Attachment 2 – Photo of Subject Lands

Attachment 3 – Report No. BBS15-013 – Request for Sign Variance to Sign By-law No. 4898-07.P for the Canadian Disc Institute at 15000 Yonge Street

15000 Yonge Street
 Aurora, Ontario



Size and Area Calculations

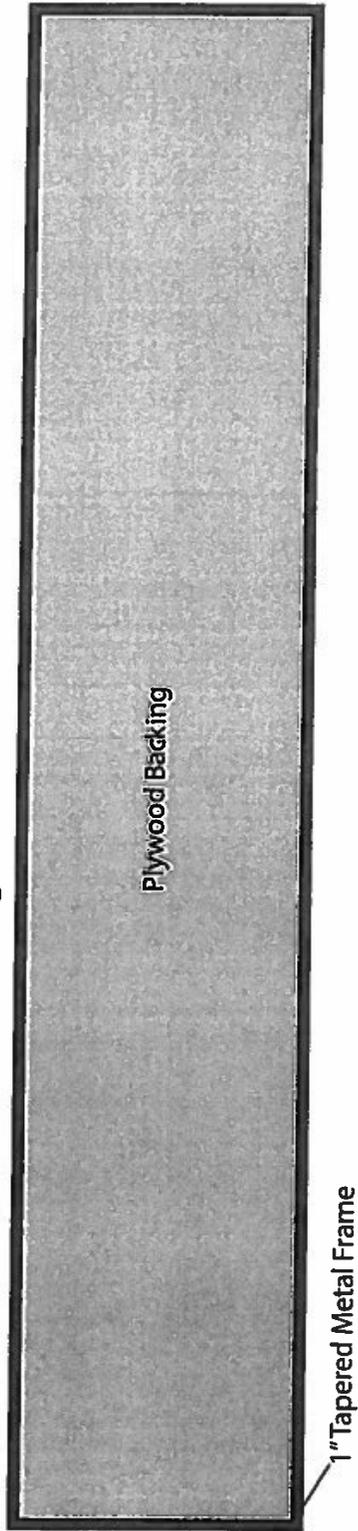
Proposed Sign Area = 4.8m x .8m = 3.84m²

Wall Area = 12.8m x 3.1m = 39.68m²

Sign area per horizontal linear metre is: 3.84m² / 12.8m = .3m²

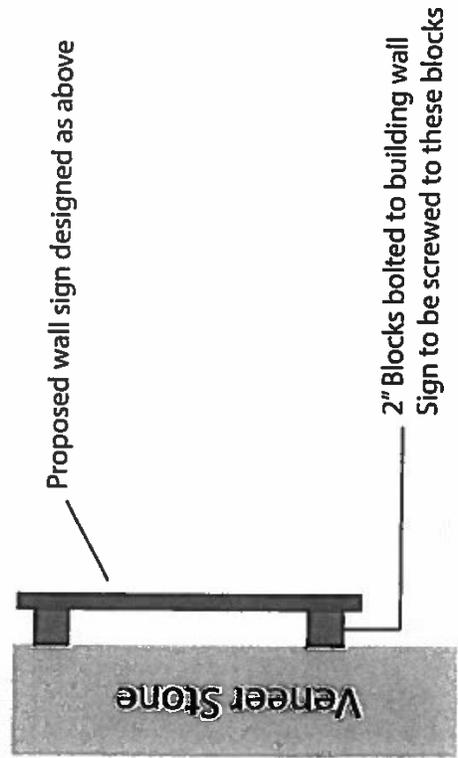
Wall Coverage is: (3.84m² / 39.68m²) x 100 = 9.7%

Sign Construction

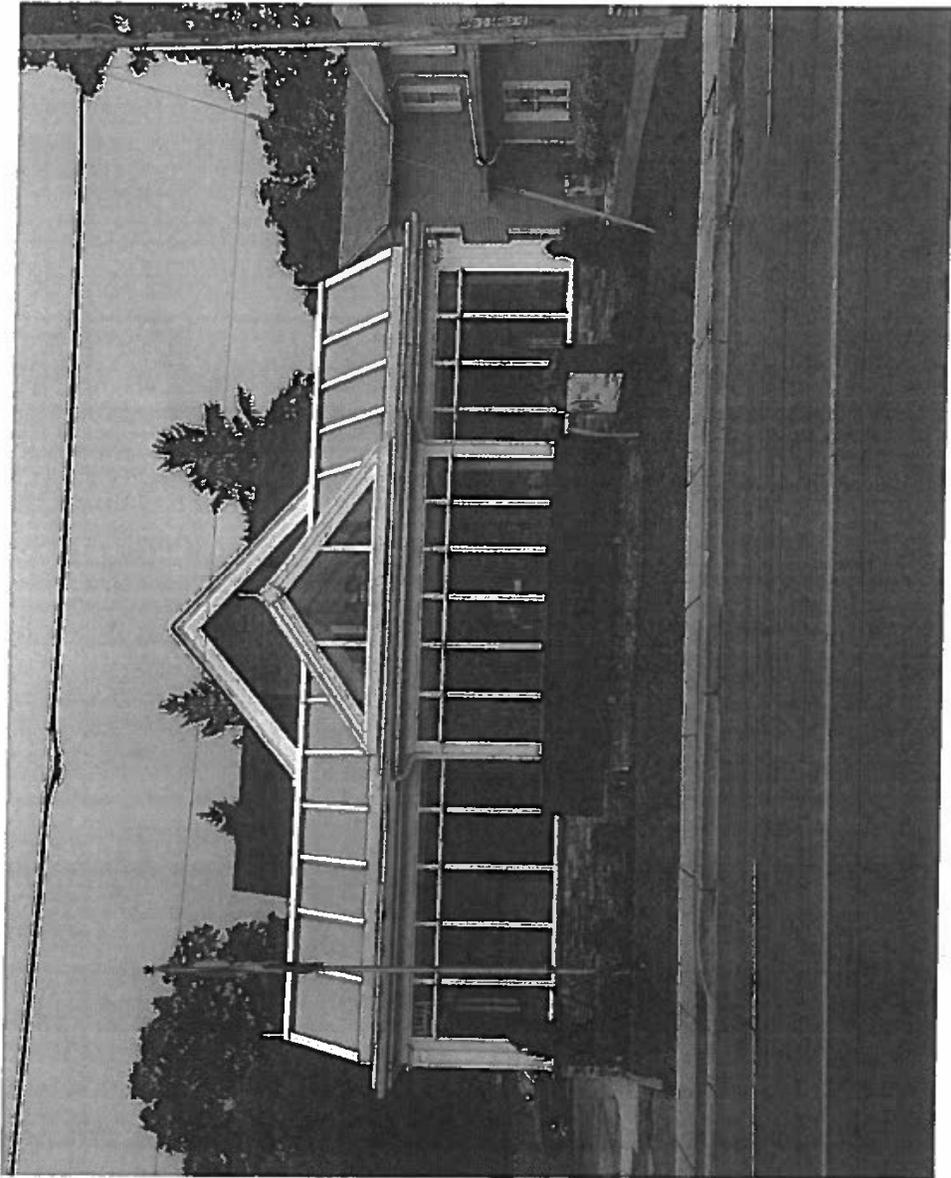


Vinyl Image and Lettering
No Illumination on Sign

Vinyl or Fabric Base to be adhered to plywood



15000 Yonge Street Currently





SUBJECT: *Request for Sign Variance to Sign By-law No. 4898-07.P
for the Canadian Disc Institute at 15000 Yonge St.*

FROM: *Techa van Leeuwen, Director of Building and Bylaw Services*

DATE: *November 17, 2015*

RECOMMENDATIONS

THAT Report No. BBS15-013 be received; and

THAT a request for variance to Sign By-law No. 4898-07.P to allow a 4.09m² wall sign located 190mm above grade for the Canadian Disc Institute at 15000 Yonge St. be denied.

PURPOSE OF THE REPORT

To evaluate the applicant's request and make recommendations on variances to Sign By-law No. 4898-07.P, as amended.

The requested variance is to allow the Canadian Disc Institute to have a wall sign with an area of 4.09m² located 190mm above the grade whereas the Sign By-law No. 4898-07.P restricts the size of a wall sign to 1.25m². Further, wall signs projecting more than 50mm from the wall shall be located a minimum of 2.4m above grade.

BACKGROUND

Building and Bylaw Services is in receipt of a sign variance application from the Canadian Disc Institute to install a wall sign that exceeds the maximum permitted sign area for their building front and to locate the sign on the wall less than the allowable minimum distance above grade.

The proposed wall sign is approximately 4.87m x 0.84m (4.09m²) and will consist of a vinyl or fabric material being affixed to a plywood backing attached to the wall with 2" blocking. The sign projects from the building approximately 76mm and is approximately 19mm above grade. Sign By-law 4898-07.P limits wall signs for this building to 1.25m² in area and where the wall sign project more than 50mm from the wall they are to be a minimum of 2.4m above grade.

The business is located 15000 Yonge Street just north of Ransom Street and is within the Promenade Area as well as listed on the Aurora Registrar of Properties of Cultural Heritage Value or Interest. The property is surrounded by commercial businesses along Yonge Street with residential abutting the rear property line. The entrance to the property is from Yonge Street.

In 2012/2013 building permits were issued for the partial demolition, renovation and

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Report No. BBS15-013

construction of a one storey addition to the front facade to be occupied by Canadian Disc Institute. The facade addition facing Yonge Street consists primarily of glazing. The applicant is proposing a wall sign below the glazing as shown on attachment no. 2.

The sign variance application is in response to numerous enforcement efforts addressing illegal signs erected between September 2013 and August 2015. The owner of the business was advised of the requirements and the processes involved in displaying compliant signage. In November 2013 the owner applied for a sign permit for a wall sign. The application was cancelled in June 2014 due to a lack of response from the applicant.

The property currently has one existing ground sign and a non-approved structure which had displayed signage but the messaging has been removed. The owner has advised he intends to remove the ground structure and replace it with the proposed wall sign.

COMMENTS

This property is subject to Heritage review and the Aurora Promenade Streetscape Design and Implementation Plan.

15000 Yonge Street is listed on the Aurora Registrar of Properties of Cultural Heritage Value or Interest. The property is also subject to The Aurora Promenade Streetscape Design and Implementation Plan.

Planning staff compared the proposed wall sign design to the Aurora Promenade Streetscape Design and Implementation Plan (The Promenade Plan). The comparison consisted of assessing the type, size and sign area, location of the sign on the building and any special considerations noted in The Promenade Plan.

The proposed wall sign consists of a fabric or vinyl material affixed to a plywood backing and would be installed on the lower part of the wall just above grade. The comparison to The Promenade Plan revealed that the proposed fabric does not to meet the guidelines as a solid sign with raised lettering is the recommended choice. The proposal to locate the sign on the lower portion of the front wall deviates from the Promenade Plan inasmuch as the guidelines recommend placing wall signs on the fascia.

Planning Staff also advised that having both the existing ground sign and the proposed wall sign at the front is not desirable for the property. The business owner advised that they intend to keep the existing ground sign and erect the proposed wall sign resulting in two signs in close proximity at the front of the property. The existing ground sign is found to be more in keeping with the signs in the neighbourhood.

For reasons noted above the proposed wall sign is not in keeping with the guidelines found under The Promenade Plan.

The wall sign is out of character with the neighbouring businesses.

The neighbouring businesses do not have large walls signs at the front. This business has an existing ground sign at the front of the property adjacent to Yonge Street. The

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neighbouring businesses to the north and south have similar ground signs. The ground signs are made of wood and vary in height from approximately 1m to 2m (see attachment no. 5). They are oriented perpendicular to traffic flow on Yonge Street. The proposed sign would not be in keeping with the signs advertising the businesses on the same block and adjacent to this property.

The property is located in Special Mixed Density Residential Exception zone which limits the sign area as these exception zones are unique and intended to maintain the residential attributes of the building.

Wall signs in a residential exception zone are restricted to a maximum of 1.25m² in sign area. The proposed sign is 4.09m² in area approximately 3.26 times larger than permitted. The front of the building where the sign is proposed to be installed faces Yonge Street. Businesses to the north and south are also located in residential exception zones and display signage that meets the intent of the by-law. The owner feels that although the business is in a residential exception zone they should be allowed the less restrictive requirements permitted in a commercial zone.

The Owner is requesting the variance to provide a more descriptive sign which could be accommodated by a smaller compliant wall sign or changing the display face of the existing ground sign.

The business owner advised that he requires the wall sign to advise potential customers as to the services provided. The existing ground sign advertises the type and name of business and the proposed wall sign would provide more description as to what services are available. Staff has advised that a wall sign limited to 1.25m² is permitted as well the display face of the existing sign could be changed to identify services offered.

The following table compares the proposal to the Sign By-law No. 4898-07.P:

Wall signs in Zone R5-28			
Sign Type	Sign Bylaw Section	Allowed	Proposed
Wall	Section 6.2 (c) Sign area in Residential Exception zones (.25m ² /linear m to a max of 1.25m ²)	1.25m ²	<u>4.09m²</u> (3.26 times larger than allowed)
	Section 5.9(c) Location above grade for signs projecting more than 50mm	2400mm min above grade	<u>190mm above grade</u>
	Section 6.2(e) Number of signs in Residential Exception zones	2	2 including the existing ground sign

Table note: Bold, underlined font represents areas of non-compliance

As the above table demonstrates, a variance is required to address the size of the wall sign and location of the sign above grade.

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The following table provides the criteria for assessing sign variance approvals.

Table for Evaluating Sign Variance Criteria	
Criteria	Comment
<p>1. Physical difficulties <i>Where due to special circumstances, pre-existing condition of the building, layout or topography of the subject land, it is difficult to comply with the provisions of the Sign By-law.</i></p>	<p>The new addition (constructed 2013) at the front of the building does not represent a pre-existing condition which presents a difficulty to comply with the Sign By-law. It should be noted that the glazing of the addition would make it difficult to adhere to the Promenade Plan.</p>
<p>2. Consistency with the architectural features of the building <i>Where the proposed sign blends well with the architectural features of the building and granting the sign variance will result in a more aesthetically pleasing visual appearance of the building for the community.</i></p>	<p>The Planning review revealed that the proposed material of the sign face will not result in a more aesthetically pleasing visual appearance of the building.</p>
<p>3. Consistency with the character of the neighbourhood <i>Where the Sign Variance, if granted, will not alter the essential character of the neighbourhood and will have no adverse impact on the Town's cultural heritage</i></p>	<p>The Planning review and comparison with the Promenade Plan determined the sign is not consistent with the character of the neighbourhood or the Plan</p>
<p>4. No adverse impact to the adjacent property or general public <i>Such adverse impact may include but is not limited to: illumination, obstruction of other signage, obstruction of natural light, distance to the adjacent buildings and properties, etc.</i></p>	<p>n/a</p>
<p>5. Adherence to Corporate Branding <i>Where not granting a Sign Variance results in a conflict in corporate branding requirements such as updated/new logos or trademarks.</i></p>	<p>n/a</p>
<p>6. Impact on safety, traffic and accessibility <i>The proposed Sign Variance, if granted, will not increase fire or traffic hazard or otherwise endanger public safety or negatively impact accessibility.</i></p>	<p>n/a</p>

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Report No. BBS15-013

<p>7. Result in greater convenience to the public <i>Granting of the variance will result in greater convenience to the public in identifying the business location for which a sign variance is sought.</i></p>	<p>The wall sign as proposed does not result in greater convenience in identifying the business location. There is an existing ground sign at the front and in close proximity to the proposed wall sign. The owner advised he believes that the additional information he would like on the sign will only be beneficial on a sign larger than allowed under the Sign By-law 4898-07.P</p>
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Variance requested:

1. A variance is requested to permit the installation of a wall sign with an area of approximately 4.09 m² to be located 190mm above grade whereas the Sign By-law 4898-07.P restricts this wall sign to a maximum sign area of 1.25m² and located a minimum of 2.4m above grade.

LINK TO STRATEGIC PLAN

Variances to the Sign By-law No. 4898-07.P support the Strategic Plan goal of **Enabling a Diverse, Creative and Resilient Economy** through its accomplishment in satisfying requirements of the objective **supporting small business and encouraging a more sustainable business environment.**

FINANCIAL IMPLICATIONS

N/A

ALTERNATIVE(S) TO THE RECOMMENDATIONS

1. Council could approve the request to vary the size and location of the wall sign permitted by Sign By-law 4898-07.P. This would allow the installation of an oversized sign lower on the wall than the requirements of Sign By-law 4898-07.P and contrary to the guidelines of The Aurora Promenade Streetscape Design and Implementation Plan.

CONCLUSIONS

Staff determined that the variance being sought is not in keeping with the general intent of Sign By-law 4898-07.P or the recommendations of The Aurora Promenade Streetscape Design and Implementation Plan. For reasons outlined in this report staff is recommending that Council deny the requested variances.

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Report No. BBS15-013

ATTACHMENTS

Attachment No. 1 -- Site Plan

Attachment No. 2 -- Front Elevation

Attachment No. 3 -- Sign Construction and Design

Attachment No. 4 -- Photo identifying the existing ground sign and the additional ground sign structure to be removed.

Attachment No.5 -- Photo identifying the existing ground sign and the ground signs of adjacent businesses to the north.

PRE-SUBMISSION REVIEW

Executive Leadership Team – November 5, 2015

Prepared by: Dale Robson

Manager of Code Review and Inspections – Ext. 4319



Techa van Leeuwen
Director of Building and Bylaw Services



Patrick Moyle
Interim Chief Administrative Officer

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Report No. BBS15-013



Site plan

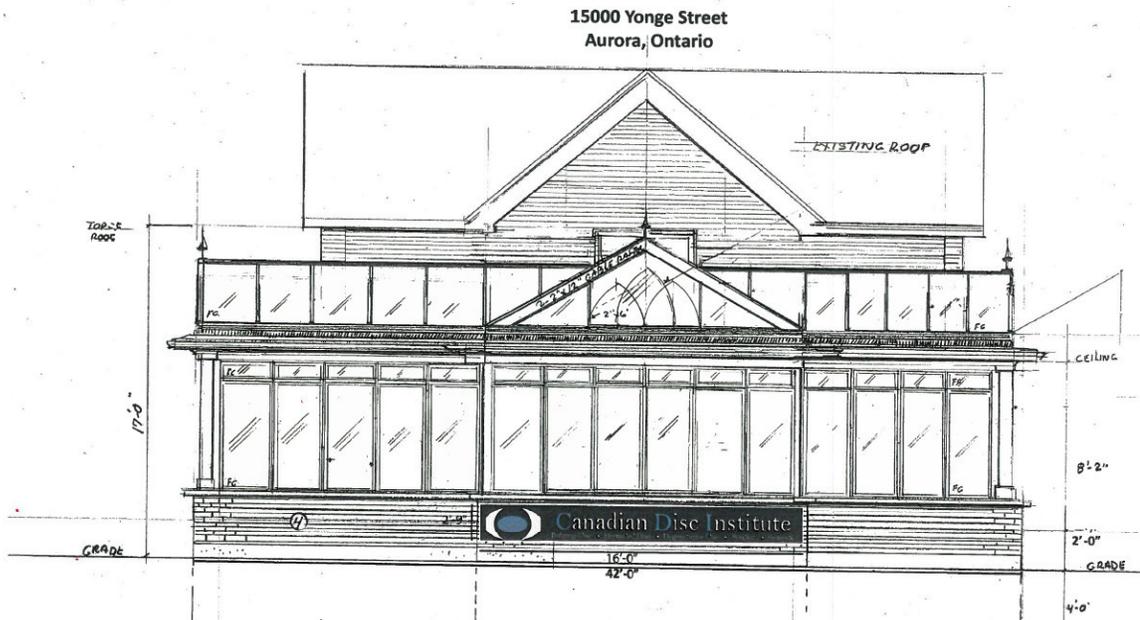
Showing property, building and location of existing ground sign and proposed wall sign.

Attachment No. 1

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Report No. BBS15-013

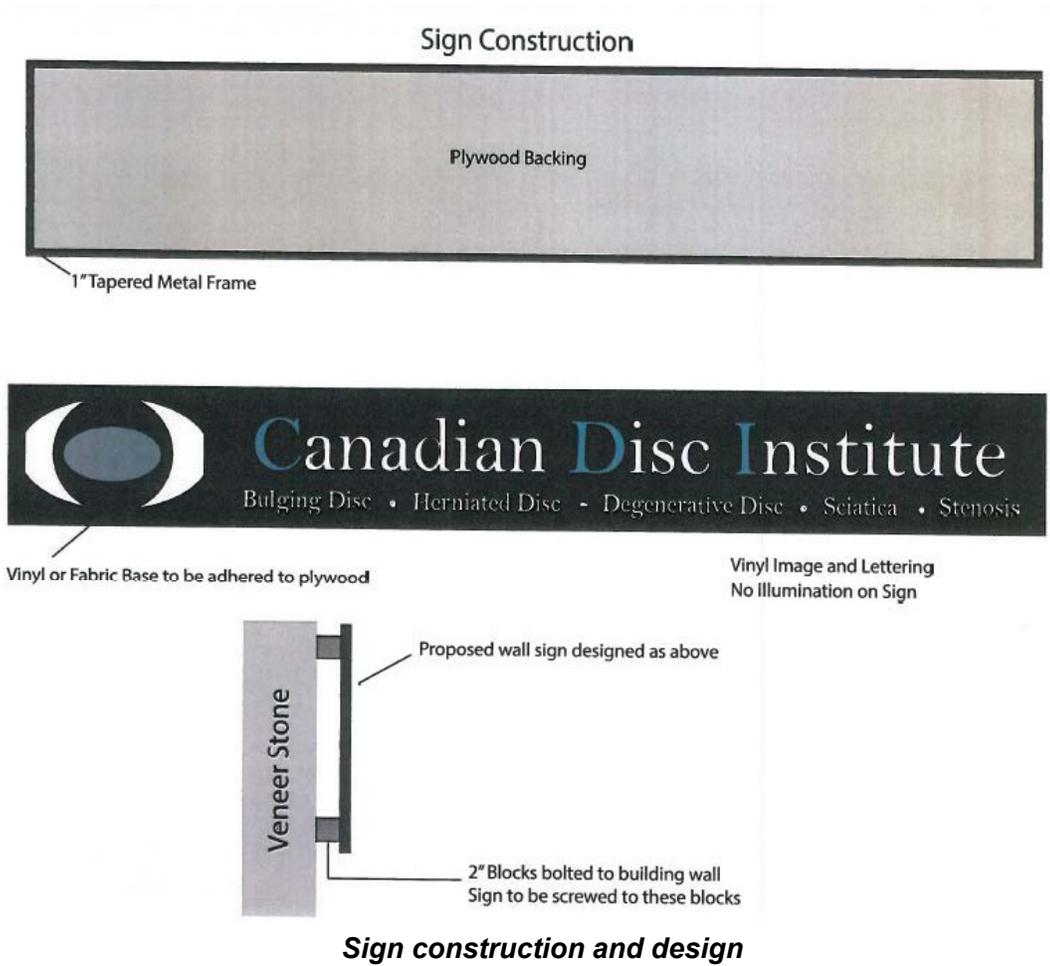


Front Elevation
Showing size and location of proposed wall sign

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Report No. BBS15-013



Attachment No. 3

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Report No. BBS15-013



Photo identifying the existing ground sign and the additional ground sign structure to be removed.

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Report No. BBS15-013



Photo identifying the existing ground signs and ground signs of adjacent businesses to the north

Attachment No. 5



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

Town of Aurora
Planning & Development Services

MEMORANDUM

DATE: December 14, 2015

TO: Heritage Advisory Committee

FROM: Jeff Healey, Planner

CC: Marco Ramunno, Director of Planning and Development Services

RE: Demolition Application for a Structure on a Designated Heritage Property
Demolition of an Accessory Barn– 15342 Yonge Street NE-HCD-HPA-15-04

RECOMMENDATIONS

THAT this memorandum be received; and

THAT the Heritage Advisory Committee recommend to Council:

THAT the relocation of the accessory barn to 15372 Yonge Street (The Hillary House) for the preservation of the structure be approved prior to Zoning By-law Amendment and Site Plan Applications for 15342 Yonge Street are approved by Council.

BACKGROUND

On September 9, 2015, the Heritage Advisory Committee provided the following recommendation 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 15342 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.

The recommendation was approved by Council on September 29, 2015.

The conditions by Staff, as indicated in Report HAC15-010 are as follows:

- That the accessory barn not be demolished until the corresponding Zoning By-law Amendment and Site Plan Applications are approved by Council;
- That the owner of the subject property hold a site visit with members of the Heritage Advisory Committee to determine the potential availability of items as

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15342 Yonge Street

- part of the Aurora Architectural Salvage Program; and,
- That the owner provides photographic documentation of the exterior and interior of the barn, prior to demolition.

On November 23 2015, Staff received a letter of intent from the Aurora Historical Society indicating the Society's intent to dismantle and relocate the accessory barn from the subject lands to 15372 Yonge Street (the Hillary House). The Society wishes to proceed with the dismantling prior to the winter setting in, which would be prior to a Zoning By-law Amendment or Site Plan Application approval by Council.

Upon receipt of the letter from the Aurora Historical Society, staff has confirmed with the owner of their consent to the relocation of the barn. The owner is obligated to fulfil the remaining conditions as approved in report HAC15-010.

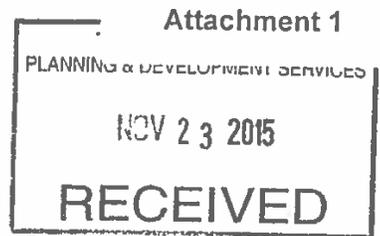
The designation by-law will need to be amended to reflect the added structure, after the re-construction is complete.

ATTACHMENTS

Attachment 1 – Letter of Intent, Aurora Historical Society, dated November 23, 2015



AURORA HISTORICAL SOCIETY



Jeff Healey
Planner
Planning Department
Town of Aurora
100 John West Way
Aurora, Ontario
L4G 6J1

November 23, 2015
Sub: Letter of Intent

The purpose of this Letter of Intent is to inform the Planning Department that the Aurora Historical Society (AHS) wishes to dismantle the Drive Shed that is currently located at 15342 Yonge Street, Aurora, and relocate it to 15372 Yonge Street, Aurora. Permission to do this has been granted by the current owner of the property, Lora Cai, 9140 Leslie Street, suite 101, Richmond Hill, Ontario, L4B 0A9

We ask that the Planning Department include this request on the agenda of Aurora's Heritage Advisory Committee at their next meeting scheduled for December 14, 2015.

Thanking you in advance for your help in this matter.

Yours truly,

Bill Albino
President
Aurora Historical Society

cc: Lora Cai



TOWN OF AURORA

HERITAGE ADVISORY COMMITTEE REPORT No. HAC15-013

SUBJECT: *Proposed Demolition of Existing Rear Addition to a Listed Heritage Building- 138 Centre Street*

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

DATE: *December 14, 2015*

RECOMMENDATIONS

THAT Report HAC15-013 be received; and

THAT the Heritage Advisory Committee recommend to Council:

THAT the proposed demolition of existing 12m² rear addition at 138 Centre Street be approved, and;

THAT the proposed two storey rear addition is supported subject to the approval of the Zoning By-law Amendment and Site Plan Applications for the proposed Day Care Use, and;

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

PURPOSE OF THE REPORT

The purpose of this report is to consult with the Heritage Advisory Committee on the proposed demolition of the one storey rear addition at 183 Centre Street.

BACKGROUND

The Heritage Advisory Committee is requested to provide advice to Council on demolition request pertaining to a listed property on the Aurora Register of Properties of Heritage Value of Interest.

The owners submitted a zoning by-law amendment site plan application for the subject lands, which require Council approval. The proposal involves the conversion of the existing building into a day care centre. As part of the proposal, the owners plan to demolish the existing 12 m² one storey addition and replace it with a new 147 m² two storey rear addition.

The subject property is a 1½ storey residential dwelling, constructed in 1912. The building was constructed by Michael Shulman, who also built three other homes along

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the north side of Centre Street (also known as the Shulman Cottages). The building was constructed in a worker's house architectural style. The south (front) façade displays a gable roof with a porch and verandah. The building displays a front porch, supported by three 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. The existing one storey addition proposed to be removed comprises of a slanted roof, and is clad with a vinyl siding, which is continuous with the main structure.

By consulting the Aurora Fire Insurance maps of 1904 (revised in 1927), the subject property is shown as a 2 storey framed house with 1 storey rear addition. This suggests that the existing rear addition was constructed either when the house was constructed to the current property or soon after.

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 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 owners are proposing to replace the existing one storey addition with a new two storey addition. The new addition is to be designed with a gable roof, consistent with the existing roofline. The height of the proposed addition is intended to be approximately 2 feet larger in height compared to the height of the existing structure. The built materials of the new addition have not been specified by the owner, however the owner has

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indicated in the submitted Planning Justification Report that the materials will match those of the existing building. The existing balcony is to be retained, however the owners propose an accessible elevator at the western edge of the porch. The accessible elevator does not appear to degrade the heritage façade, however staff will review the type of elevator to be installed and provide recommendations to the owner if required.

It is noted that that the property immediately to the west (136 Centre Street) comprises of a similar addition, which was reviewed by the Heritage Advisory Committee on November 14, 2005.

Since the subject property is listed on the Aurora Register of Properties of Cultural Heritage Value or Interest, Council has sixty (60) days to consider this application starting on the day the application was received pursuant to subsection 27(3) of the Ontario Heritage Act. Within the sixty (60) day period Council may initiate the designation process under Part IV of the Ontario Heritage Act. If the sixty (60) day period expires without comment or action by the Council, Section 8(2) of the Building Code Act would obligate the Town to issue a permit to the applicant to demolish or remove the listed building or structure.

If Council chooses to proceed with designation under section 29 of the Ontario Heritage Act, the property should meet the prescribed criteria by the regulation determining whether the property is of cultural heritage value or interest. A Notice of Intention to Designate should be served on the owners of the property, the Ontario Heritage Trust and published in the newspaper within the sixty (60) days period. According to the Act, the Council shall consult with its municipal heritage committee if one has been appointed before giving notice of intention to designate a property

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 Designation under Part IV of the *Ontario Heritage Act*.
2. Approve the application and recommend Designation of the original structure under Part IV of the *Ontario Heritage Act*.

FINANCIAL IMPLICATIONS

None.

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PREVIOUS REPORTS

None.

CONCLUSIONS

The proposed demolition of existing one storey addition at 138 Centre Street should be recommended for approval by the Heritage Advisory Committee. The remaining historical portion of the house is to be retained and preserved as part of the owner's proposal. The proposed construction of a new two story addition is intended to be complimentary with the existing structure.

ATTACHMENTS

Attachment 1 – Location Map

Attachment 2 – Heritage Resource Brief

Attachment 3 – Photos of Property

Attachment 4 – Proposed Elevations for New Addition, 138 Centre Street

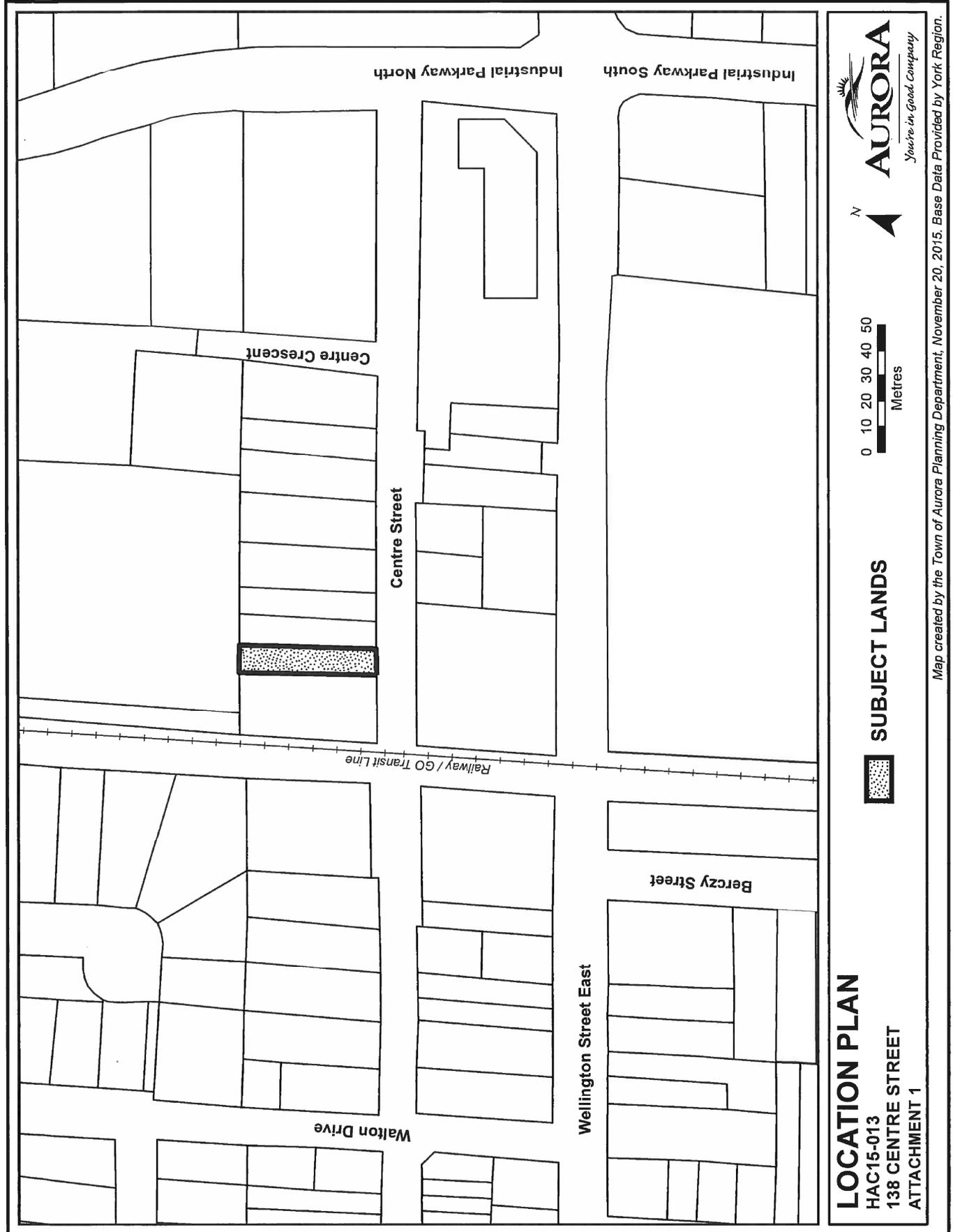
PRE-SUBMISSION REVIEW

Executive Leadership Team Meeting – December 3, 2015.

Prepared by: Jeff Healey, Planner- Ext. 4349



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



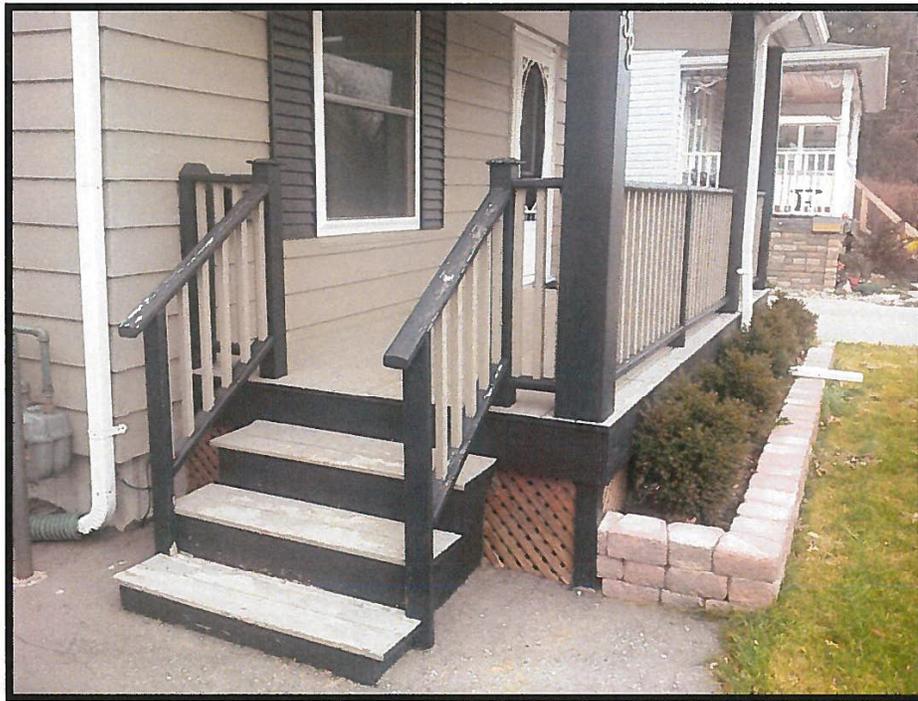
**AURORA REGISTER OF PROPERTIES OF CULTURAL
HERITAGE VALUE OR INTEREST (Updated 2010)**

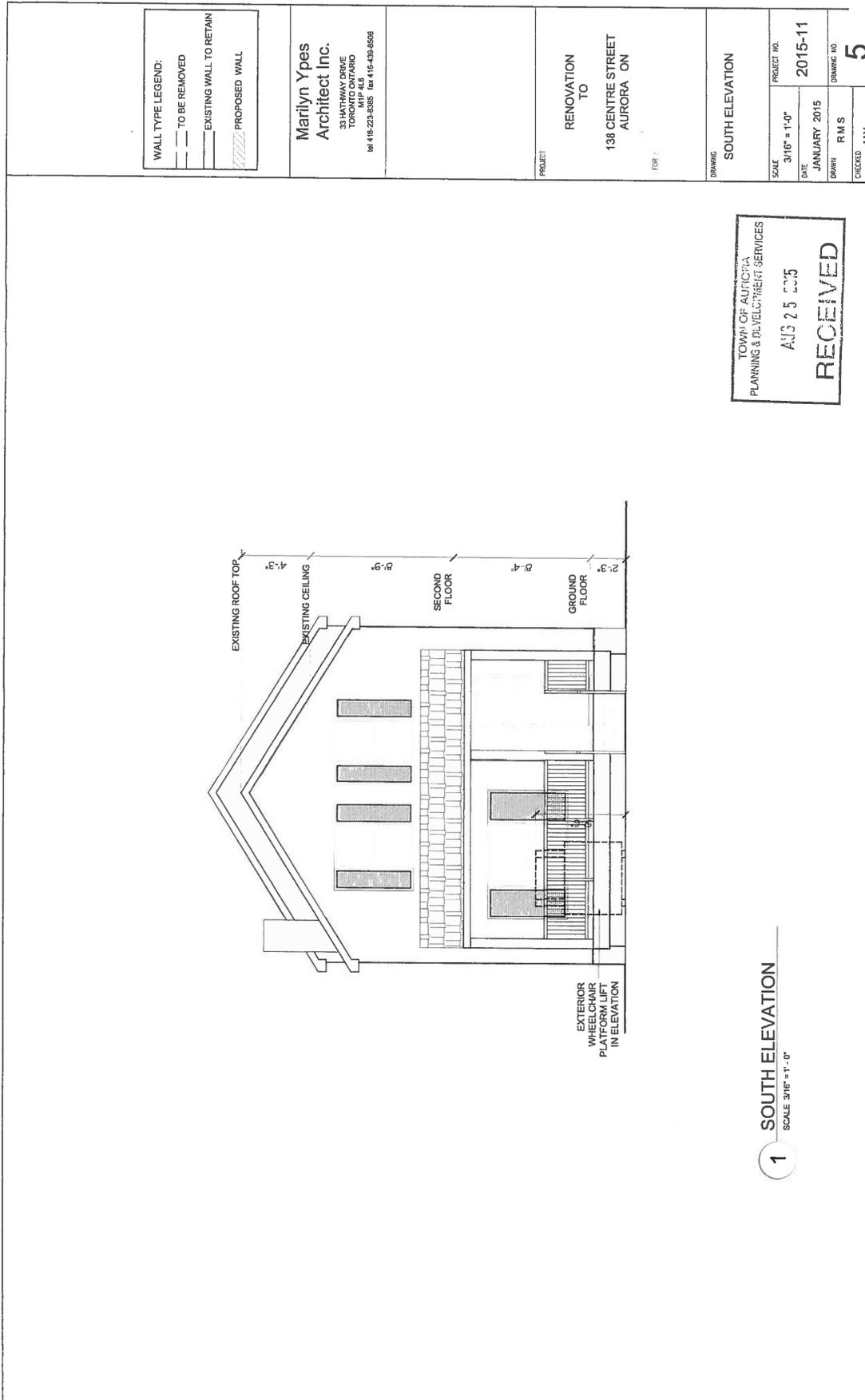
SITE	<p>Address: 138 Centre Street Former Address: Legal Description: PLAN: 107 PART LOT: 2</p>
STATUS	<p>Current Use: Residence Original use: Residence Heritage Status: Listed By-law No. & Date: Official Plan: Industrial Zoning: M1-A (Restricted) HCD: Plaques:</p>
PHOTOGRAPH	
KEY MAP	<p> </p>

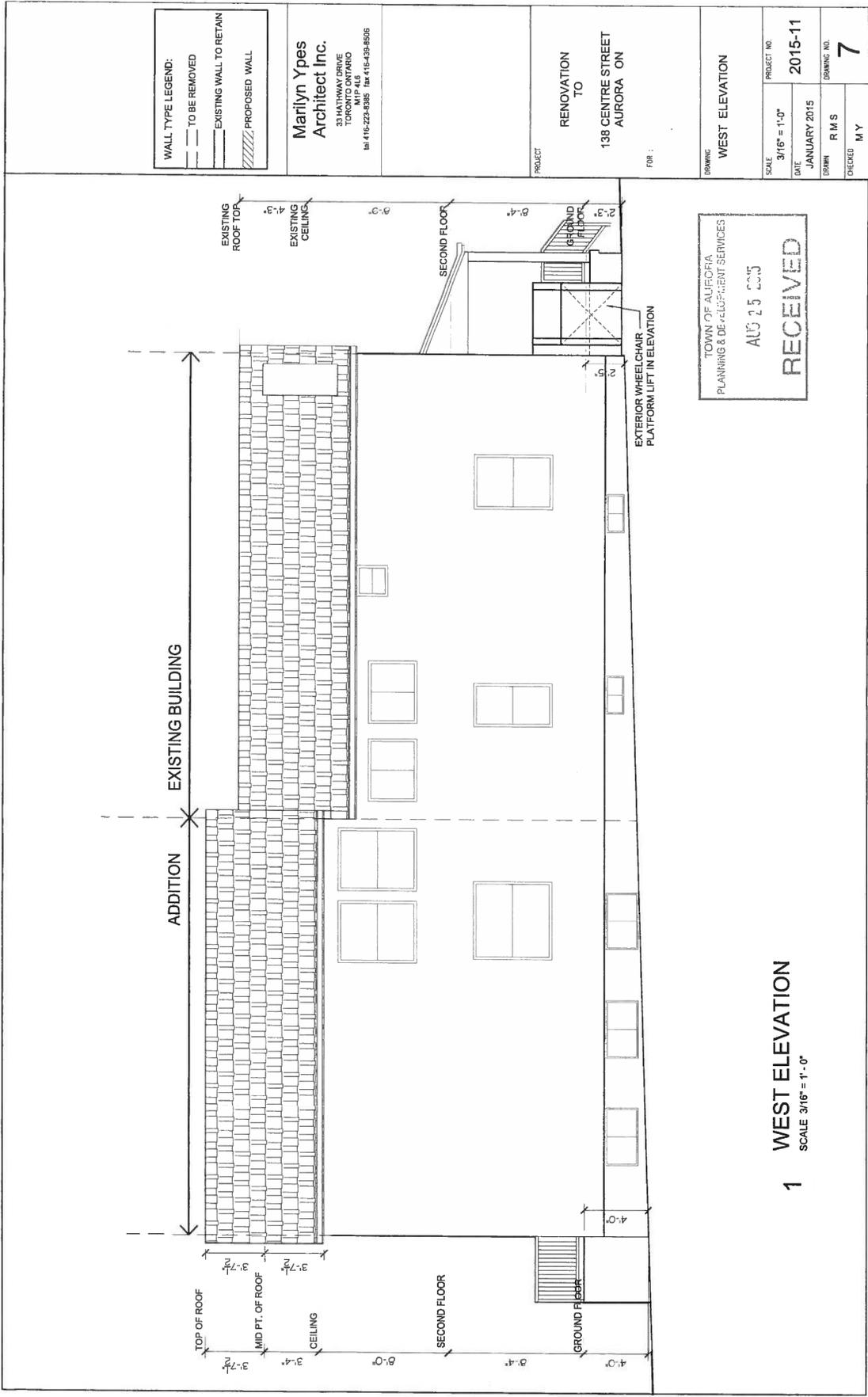
**AURORA REGISTER OF PROPERTIES OF CULTURAL
HERITAGE VALUE OR INTEREST (Updated 2010)**

ARCHITECTURE	<p><u>GENERAL INFORMATION:</u> Address: 138 Centre Street Builder: Michael Shulman Construction Date: 1912 Architect: Architectural Style: Worker's House Original Owner: Heritage Easement: Historical Name:</p> <p><u>GENERAL DESCRIPTION:</u> Floor Plan: Storey: 1 ½ Foundation Materials: Exterior Wall Materials: Roof Type: Gable Windows: Entrance: Bays:</p> <p><u>UNIQUE FEATURES:</u> Chimney (s): Special Windows: Dormers: Porch/Verandah: Verandah Roof Trim: Door Trim: Window Trim: Other: Aluminum siding</p>
HISTORY	<p><u>Historical Society files include:</u></p> <p><u>Town of Aurora files include:</u></p> <p><u>PHOTOS:</u> HISTORICAL PHOTO 1995 INVENTORY PHOTO Photo date Photo date</p> <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>

Photos of 138 Centre Street









TOWN OF AURORA

HERITAGE ADVISORY COMMITTEE REPORT No. HAC15-014

SUBJECT: *Heritage Permit Application*
61 Catherine Avenue
File: NE-HCD-HPA-15-06

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

DATE: *December 14, 2015*

THAT Report HAC15-014 be received; and

THAT the Heritage Advisory Committee recommend to Council:

THAT Heritage Permit Application NE-HCD-HPA-15-06 be approved to permit the the proposed two storey addition at rear as per submitted plans; and

THAT the re-sizing and relocation of existing windows for the dwelling as proposed, be approved.

PURPOSE OF THE REPORT

The purpose of this report is to provide Council with direction from the Heritage Advisory Committee regarding Heritage Permit Application NE-HCD-HPA-15-06 regarding a proposed addition to the existing building located at 61 Catherine Avenue, designated under Part V of the *Ontario Heritage Act* as part of the Northeast Old Aurora Heritage Conservation District.

BACKGROUND

The agent of the owners of the property located at 61 Catherine Avenue submitted Heritage Permit Application NE-HCD-HPA-15-06 on November 13, 2015.

The existing house located at 61 Catherine Avenue was built in 1913 by the James Brothers. The house continued to be owned by the James Brothers until 1927. The house is a two and a half storey, Foursquare House with hipped front roof and a single dormer. The house features predominantly double hung windows on all four sides of the structure and veranda at the front of the house. An existing 40m² one storey addition was constructed in 2001.

The proposed alterations consist of constructing a 61.2m² second storey addition on top of the existing one storey addition and adding a 8m² mudroom to the west side of the one storey addition. The applicant also proposes to relocate an existing window within the historic building, shorten the height of an existing window on the east side of the

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historic building and enlarge an existing window located on the 2001 addition. One window on the historic building is proposed to be removed, however this window is located at the rear of the existing building.

The subject property was designated in 2006 under Part V of the *Ontario Heritage Act* as part of the Northeast Old Aurora Heritage Conservation District. Section 42 of the *Act* states that,

No owner of property situated in a heritage conservation district that has been designated by a municipality under this Part shall do any of the following, unless the owner obtains a permit from the municipality to do so: "1. Alter, or permit the alteration of, any part of the property, other than the interior of any structure or building on the property; 2. Erect, demolish or remove any building or structure on the property or permit the erection, demolition or removal of such a building or structure.

The Heritage Permit Application was deemed complete by staff on November 17, 2015. Council has 90 days to respond to the Application or else the Application is automatically approved.

COMMENTS

On November 17, 2015 staff issued a Notice of Receipt on behalf of Council as per 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).

Since the house is designated under Part V of the *Act* any alterations should be in compliance with the Northeast Old Aurora Heritage Conservation District Plan (the Plan). Several policies were considered in reviewing the application. Sketches of the proposed addition were provided by the owner are shown in Attachment 3.

Building Addition

Policy 9.1.2.5 of the Plan speaks of placement of additions and states that "*Since much of the building stock of the district dates back at least 100 years, it is inevitable that over time additions and alterations would be necessary. The traditional pattern of additions in the district is to locate them to the rear where they are not visible from the street and do not interfere with the historical form of the main building*". The proposed addition is located to the rear and to the side of the historical structure. The proposed work is in agreement with this policy as the proposed second storey addition is located at the rear and to the side of the historic building.

Policy 9.3.6 of the Plan speaks to guidelines for building additions. *New additions to heritage buildings should respect the scale of the original building, and the historical*

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pattern of the District. The proposed addition does not predominate over the original building, nor is the addition greater in height or scale than the original building.

Section 9.8.1 of the Plan identifies appropriate materials to be used for additions within the District. The applicant is proposing board and batten siding on the building addition. The proposed material is considered to be appropriate within the District.

The owner proposes to expand the 2001 addition to the west in order to accommodate a mud room on the first floor. A doorway currently exists at this location. The new doorway is proposed to be covered by a single dormer, which can partially be viewed from the street. The total proposed addition for the mudroom and the second storey is measured at 69.2m². Section 9.2.7 of the Plan recognizes that dormers appear within Foursquare style homes within the Heritage District.

Windows

The owner is proposing three changes to existing windows for the building.

Firstly, the owner is proposing to reduce the height an existing window by approximately one foot on the east wall of the historic building. Section 9.2.3 speaks to the proportion of windows to walls and states that "*Traditionally windows are between 15 and 20 percent of a wall, and windows are taller than they are wide, usually with a ratio of 2:1 or more...*" Although the window is under a 2:1 ratio, the window is generally keeping with the window sizes of the historic building. The proposed window as shown on the east elevation is a double-hung window, which is consistent with the window design for Foursquare architecture.

Secondly, the owner proposes to relocate an existing window from the rear building to the west wall of the historic building. The window is to be preserved and will complement the existing west face of the historic building. A second window from the rear of the historic building is to be removed. The owners propose to keep the removed window for future use.

Thirdly, the owner proposes to enlarge an existing window located at the 2001 addition, which faces the street. Section 9.2.3 of the District Plan also applies to the enlarged window. Upon review of the proposed front elevations, the proposed window appears to maintain the proportion of the building. The window is also proposed to be a double-hung window.

The design and appearance of the windows appear to be consistent with the policies of the Heritage Conservation

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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.

CONCLUSIONS

The house located at 61 Catherine Avenue is a designated heritage property under Part V of the *Ontario Heritage Act* and Council approval is required for any alterations to the designated structure that may affect its cultural heritage value or interest.

Once a heritage permit application is received, Council has ninety (90) days from the date of issuing a Notice of Receipt to: consent to the application with or without terms and conditions, or refuse the application.

It is recommended to approve the Heritage Application Permit, which is in compliance with the Northeast Old Aurora Heritage Conservation District Plan. The proposed work will neither detract from the heritage value of the property nor from its presence on Catherine Avenue.

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ATTACHMENTS

Attachment 1 – Location Map

Attachment 2 – Heritage Resource Brief (2010)

Attachment 3 – Proposed Design for New Building, 61 Catherine Avenue

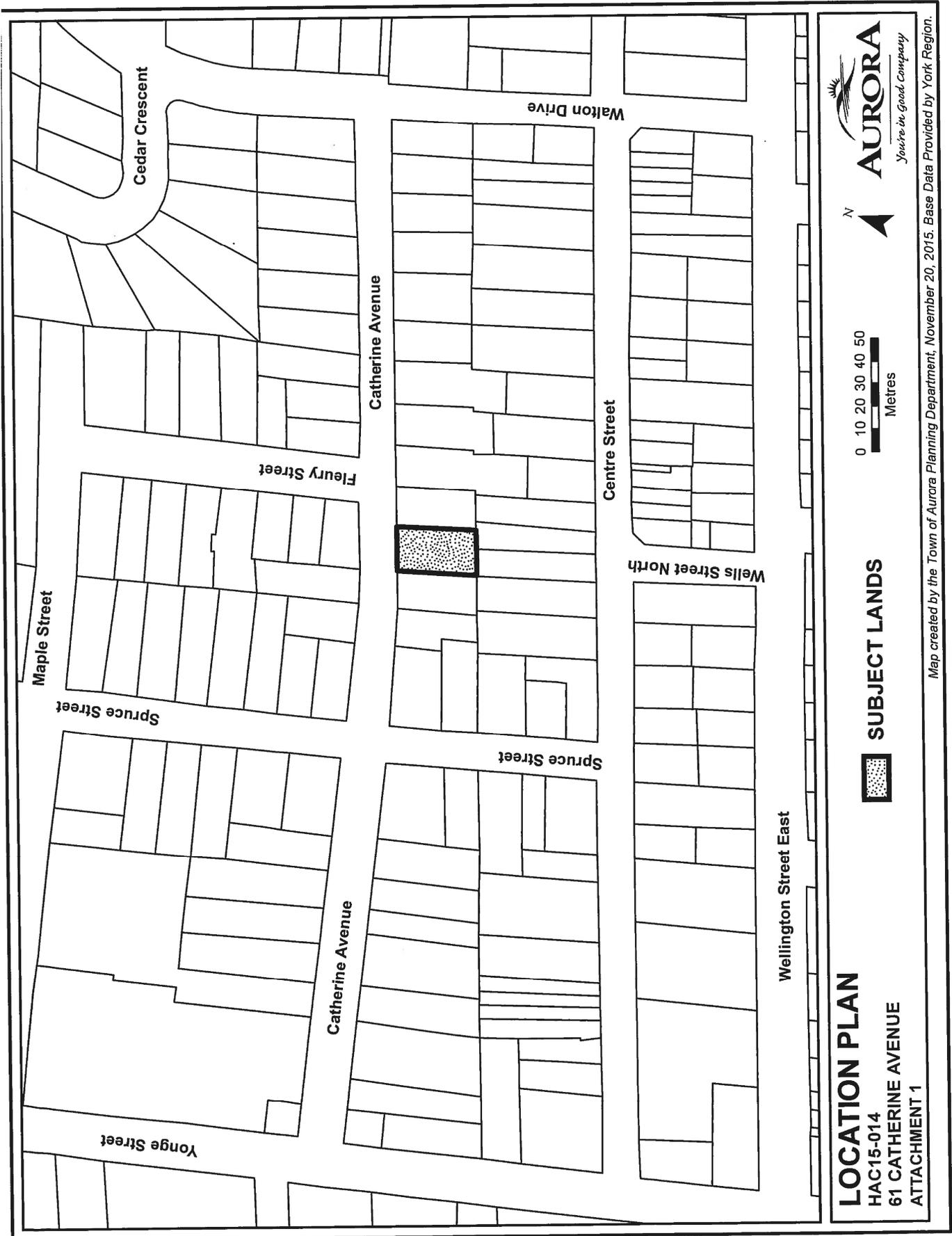
PRE-SUBMISSION REVIEW

Executive Leadership Team Meeting – December 3, 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: 61 Catherine Avenue</p> <p>Former Address:</p> <p>Legal Description: PLAN: 116 LOT: 18</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: 20px;">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:	61 Catherine Avenue	Builder:	
Construction Date:	1913	Architect:	
Architectural Style:	Foursquare House	Original Owner:	
Heritage Easement:		Historical Name:	

GENERAL DESCRIPTION:

Floor Plan:		Storey:	2 ½
Foundation Materials:			
Exterior Wall Materials:	Red brick		
Roof Type:	Hip	Windows:	
Entrance:		Bays:	

UNIQUE FEATURES:

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

HISTORY

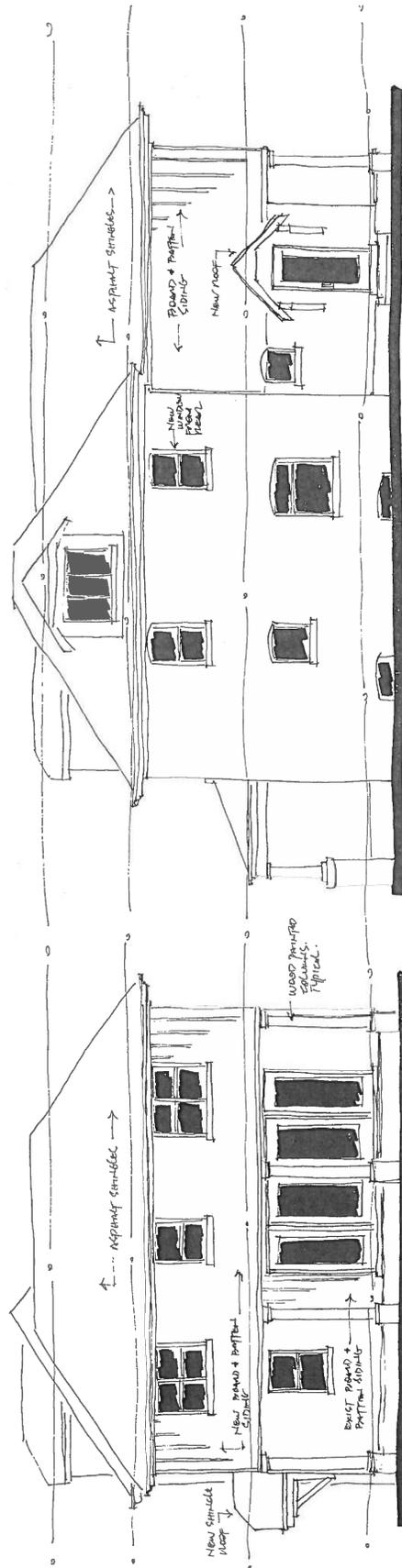
Historical Society files include:

Town of Aurora files include:

PHOTOS:

HISTORICAL PHOTO	1995 INVENTORY PHOTO
Photo date	Photo date

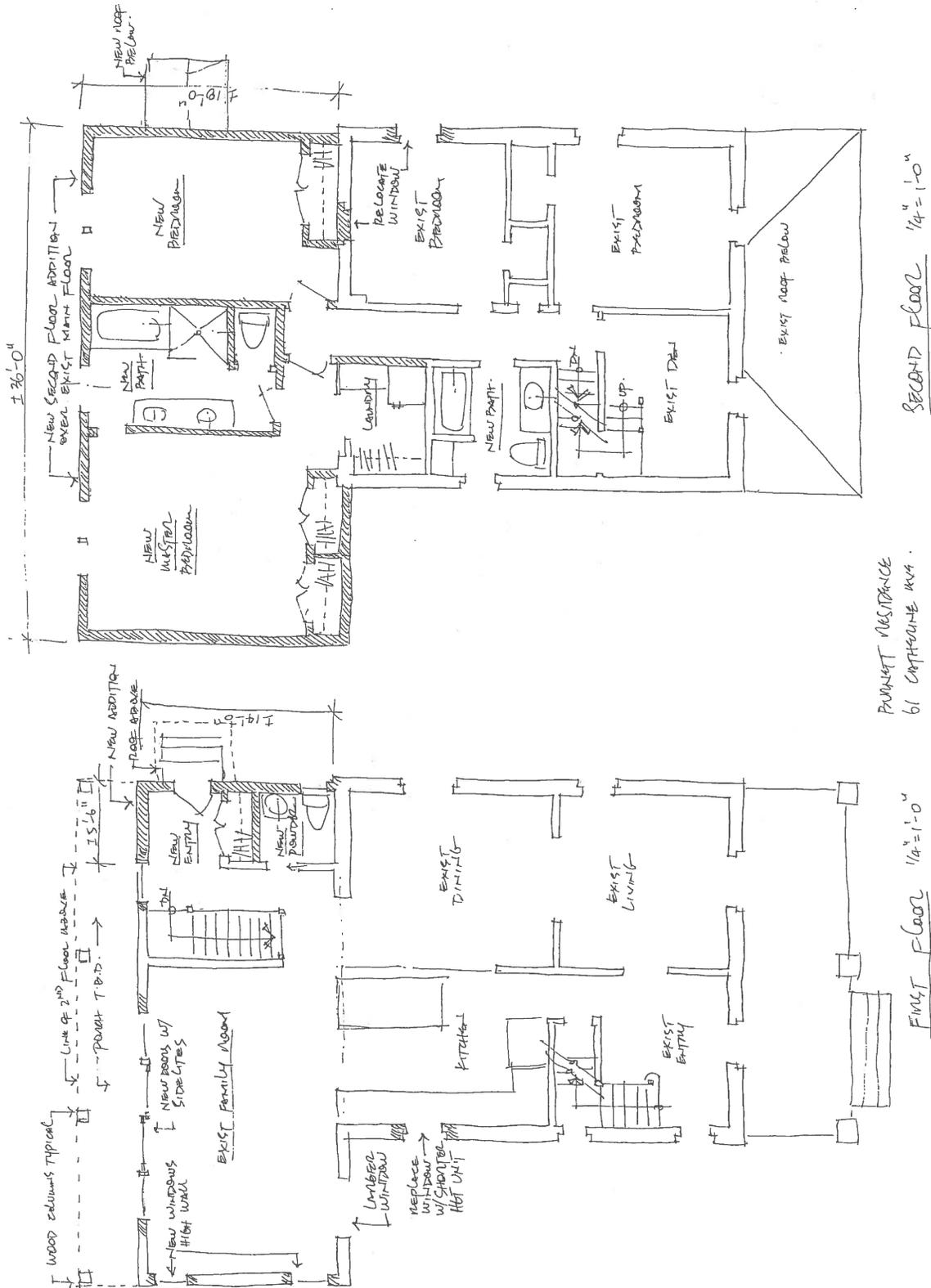
The Aurora Inventory of Heritage Buildings was compiled by the Aurora Heritage Advisory Committee (LACAC) between 1976 and 1981. The completed inventory was adopted by Council and released in 1981. On September 26, 2006 Aurora Council at its meeting No. 06-25, has officially changed the name of the Aurora 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.



ELEVATIONS 1/4" = 1'-0"
61 CANTONMENT AVE.

SOUTH

WEST





TOWN OF AURORA

HERITAGE ADVISORY COMMITTEE REPORT No. HAC15-015

SUBJECT: *Request to Remove a Property from the Aurora Register of Properties of Cultural Heritage Value or Interest 101 Tyler Street*

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

DATE: *December 14, 2015*

RECOMMENDATIONS

THAT Report HAC15-015 be received; and

THAT the Heritage Advisory Committee recommend to Council:

THAT the property located at 101 Tyler Street be considered for removal from the Aurora Register of Properties of Cultural Heritage Value or Interest.

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 101 Tyler Street from the Aurora Register of Properties of Cultural Heritage Value or Interest.

BACKGROUND

The owner of the property located at 101 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 October 28, 2015.

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

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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 south side of Tyler Street between George Street and Harriman Road (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. 1925 by Richard Wilkinson. A brief history and land ownership records for the property can be found in Attachment 4.

The front façade displays a gabled roof with a large upper storey dormer and two windows. The building displays a front porch, supported by three wood columns. The building has been subject to renovations including the construction of a one storey addition on the west side of the main structure and the construction of a rear verandah porch and sunroom. 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 accessory garage comprises wood siding.

The subject property is located on the western edge of the Heritage Resources Area boundary. The property can be described as a valuable transition lot between homes of relatively new construction to the west and homes of older construction to the east.

The Evaluation Working Group met to perform an objective evaluation of the subject property on Wednesday November 18, 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.

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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.

The Evaluation found the subject property to score at 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 Design/physical value, rated 63/100. Contextual value for the building was rated 48/100. The associative value for the building was rated 45/100.

Tyler Street, between George Street to the east and Harriman Road to the west, encompasses a total of twenty-three (23) properties, six (6) of which are listed on the Aurora Register of Properties of Cultural Heritage Value or Interest. This includes: 80, 81, 93, 96, 101 and 121 Tyler Street. The predominant architectural designs of these homes are in a Workers House style. Individual houses such as 96 Tyler Street – located immediately west of the subject lands- is designed in a Foursquare/Edwardian style. 80 Tyler Street located at the northwest corner of Tyler Street and George Street is designed in an L-shaped/vernacular building. 81 Tyler Street located at the southwest corner of Tyler Street and George Street is designed in an Ontario House (Homestead) architectural style.

The remaining single detached dwellings located on Tyler Street are not of historical interest to the Town, most of which date to between approximately 1980 to present day. These homes reflect a variety of brick and stone construction and display attached

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garages on front elevations.

Proposed Concept Plan

The owner wishes to remove the property from the Aurora Register as a non-designated 'listed' property. The property is currently listed for sale and no plans for a new building have been provided by the owner to date. Planning Staff will work with the owner on detailed aspects of the building during the building permit process.

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 appears 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 design/physical value. 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. The request to remove 101 Tyler Street from the Registrar of Properties of Cultural Heritage Value or Interest should be considered by the Heritage Advisory Committee.

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ATTACHMENTS

Attachment 1 – Location Map

Attachment 2 – Heritage Resource Brief (2010)

Attachment 3 – Evaluation Working Group Score, 101 Tyler Street

Attachment 4 – Heritage Notes by Jaqueline Stuart

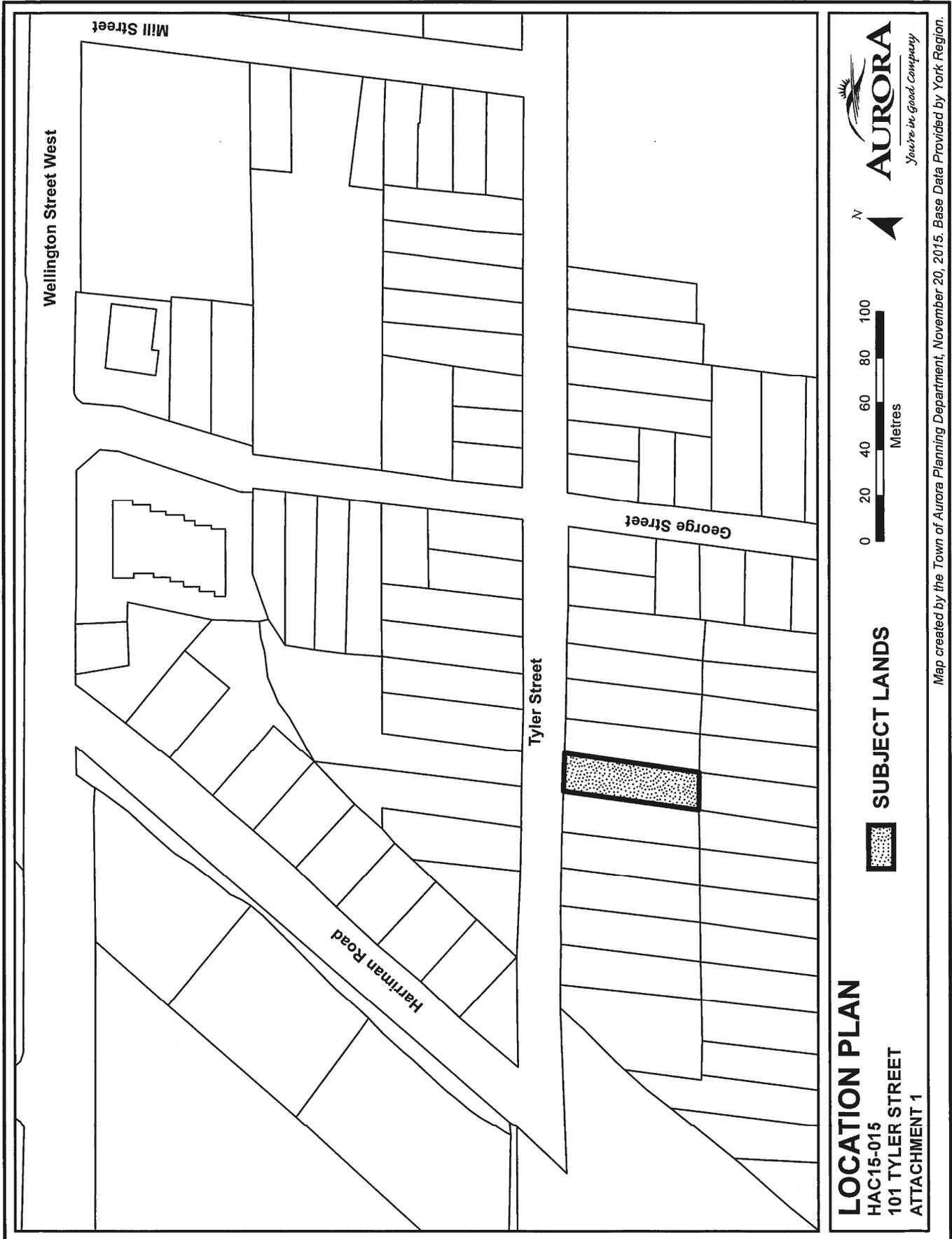
PRE-SUBMISSION REVIEW

Executive Leadership Team Meeting – December 3, 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: 101 Tyler Street</p> <p>Former Address:</p> <p>Legal Description: PLAN: 30 LOT: 31</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: R2 (Detached dwelling 2nd 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: 101 Tyler Street	Builder: Richard Wilkinson
Construction Date: 1925	Architect:
Architectural Style: Bungalow	Original Owner:
Heritage Easement:	Historical Name:

GENERAL DESCRIPTION:

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

UNIQUE FEATURES:

Chimney (s):	Special Windows:
Dormers: Large with shed roof	Porch/Verandah: Verandah
Roof Trim:	Door Trim:
Window Trim:	Other: Addition at side

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: 101 Tyler Street
 Legal Description: _____ Lot: _____ Cons: _____
 Date of Evaluation: Nov 18 / 15 Name of Recorder: JH
 Group: 2

HISTORICAL	E	G	F	P	TOTAL
Date of Construction	30	20	(10)	0	/30
Trends/Patterns/Themes	40	(27)	14	0	/40
Events	15	10	5	(0)	/15
Persons/Groups	15	10	(5)	0	/15
Archaeological (Bonus)	10	7	3	(0)	/10
Historic Grouping (Bonus)	10	7	(3)	0	/10
Construction Date (Bonus)	10				/10
HISTORICAL TOTAL					45/100
ARCHITECTURAL	E	G	F	P	TOTAL
Design	20	13	(7)	0	/20
Style	30	(20)	10	0	/30
Architectural Integrity	20	(13)	7	0	/20
Physical Condition	20	(13)	7	0	/20
Design/Builder	10	7	(3)	0	/10
Interior (Bonus)	10	(7)	3	0	/10
ARCHITECTURAL TOTAL					63/100
ENVIRONMENTAL					TOTAL
Design Compatibility	40	27	(14)	0	/40
Community Context	20	13	(7)	0	/20
Landmark	20	13	(7)	0	/20
Site	(20)	13	7	0	/20
ENVIRONMENTAL TOTAL					48/100

SCORE	INDIVIDUAL	OLD AURORA
Historical Score	X 40% = _____	45 X 20% = <u>9</u>
Architectural Score	X 40% = _____	63 X 35% = <u>22</u>
Environmental Score	X 20% = _____	48 X 45% = <u>21.6</u>
TOTAL SCORE	<input style="width: 50px; height: 20px;" type="text"/>	52.6

GROUP 1 = 70-100 **GROUP 2 = 45-69** GROUP 3 = 44 or less

\$75 to \$200. There were further sales in 1913 (three lots), 1914 (two lots), 1918 (three lots), and 1929 (one lot). One lot was in Conover hands until 1947.

The fact that the land was sold did not mean that a house was erected right away. Of the ten lots sold during the initial flurry of activity in 1912, for example, six were still vacant in the late 1940s.

“The extension westerly of Tyler Street”

“The extension westerly of Tyler Street” is a phrase which turns up in some legal documents,²¹ and appears to refer to Tyler Street west of George. From newspapers, official documents, and personal memories we may get some sort of picture of the appearance of our block in the early days of its development as a residential street.

1914 was an important year for the improvement of much of the Alexandra Park subdivision [a name not encountered by the writer, incidentally, after 1914] but not necessarily for our block. Access was improved: George Street, which had gone south only to Lepper, and north to a point south of Wellington Street, was opened through to Wellington. Two street lamps were installed west of George. Concrete sidewalks were laid on Tyler east of George, and over the next few years were extended westerly, at first only on the south side.

At the west end of Tyler the road—a dirt road—began to fall away down to the valley from a more easterly point than the present slope. The wandering mill property, owned then by the Baldwin family, encompassed the stream and what is now Harriman Road and was fenced off from Tyler Street. William Stuart (born 1910) remembers that access to the stream, or “crick,” for the purposes of fishing or swimming would more usually be from Wellington Street or the end of Lepper.

There was no municipal water service at first. The Stuarts, in the last house on the south side of Tyler, at one point used the well on the property of the Billing family, the last house on the north side.

By 1920 there were four houses on the south side of Tyler, west of George, and three on the north side. Jean Babcock (née Stuart) remembers the beautiful gardens at number 81, at the corner. A 1915 advertisement for the sale of that house does not mention flower gardens, but does refer to the wood shed, summer kitchen, hen house and “small fruits”.²² Six years later, in 1921, an advertisement for the now-demolished house which used to be number 89 also mentions the presence of small fruit trees.²³ In 1918 William Billing was advertising his poultry yard, on the north side, at the end of the street.²⁴

Only two houses were added to the street between 1918 and 1947: number 101 on the south side, and number 96 on the north. It was not until the post-war building boom that the block filled up.

Recent Developments

As mentioned earlier, several of the lots on the last block of Tyler Street remained vacant until the late 1940s. Seven of the ten undeveloped lots were in the possession of the Town of Aurora because of unpaid taxes. These lots, along with other municipally-owned properties in town, became available for veterans of the recently ended war. The lots were sold to veterans for a nominal sum, and under certain conditions; a dwelling had to be erected within two years, for instance, or the property reverted to Town ownership.

Long after the rest of the block was developed, a lot which had been part of the grounds of an older home was sold separately and developed. The house is number 82, carefully squeezed in behind existing mature trees along the street line. Two, or one might say three, dwellings are the second generation on their lots: numbers 108 and 89 or 91. The latter two replaced a demolished house which straddled two lots, and they are the newest houses on the block.

What next? There are already examples in Aurora of “monsterization”: comfortable, attractive, well-maintained, small or mid-size homes on generous lots have been demolished to make way for houses which fill their lot widths and tower over their neighbours. There is scope for this sort of redevelopment on our block. Fortunately, we also have better models to follow in Aurora: existing homes have been expanded, not replaced, and expanded in a way which blends in well with adjacent dwellings and the whole streetscape.

Number 101 (lot 31)

1912	Thomas Hutchinson	\$146.00
1912	Martin Hutchinson	
1923	Richard Wilkinson	\$120.00
1930	Richard Wilkinson & Mary V. Wilkinson	
1946	Wm C. Corbett & Emily R. Corbett	
1968	Stanley K. Baggett & Eunice E.M. Baggett	[price not given]
1984	Sharon N. Tate	[price not given]
1991	Robert N. Bora & Janet Finley	\$218,000.00

This house was probably built in 1925, and it was built for, and possibly by, Richard Wilkinson. Mr. Wilkinson had farmed in Whitchurch and Markham townships, but came to Aurora about 1910 to work as a carpenter. His wife died in 1913. One of their daughters, "Reba" (from her middle name, Rebecca), married Clifford Corbett, who worked at the Aurora Post Office on Yonge Street, and the Corbetts lived with Mr. Wilkinson in the Tyler Street house. When Richard Wilkinson died in 1942 his obituary described him as "a kindly old gentleman, and highly respected by all who knew him. As a token of respect for him the children of the neighbourhood went in a body to the house on Wednesday with a spray of flowers."³⁶

While the Corbetts were the principal occupants, the ownership of the house moved around the family: the house was first owned by Richard Wilkinson, then by him with his other daughter, Mary Viola, and finally by the Corbetts. Viola, incidentally, married Clifford Corbett's boss, postmaster Hermas Proctor—his second wife.

Although one may usually, and correctly, think of a bungalow as a single-storey dwelling, development of this early twentieth century style led to the introduction of second storeys in houses which had otherwise "bungaloid" characteristics. Such is the case in number 101. Typical of true bungalows, however, is the extension of the roof to cover the verandah as well, in one long sweep.

Number 105 (lot 30)

1947	Town of Aurora	
1947	Cecil G. Brown & Elizabeth Brown	[price not given]
1976	William Birgenau	[price not given]
1978	Lewis N. Smith & Lisa A. Smith	[price not given]
1985	John Edwin Thomas Fairchild & Kathryn Ann Fairchild	[price not given]
1989	George Gerrits & Ann Gerrits	\$265,000.00

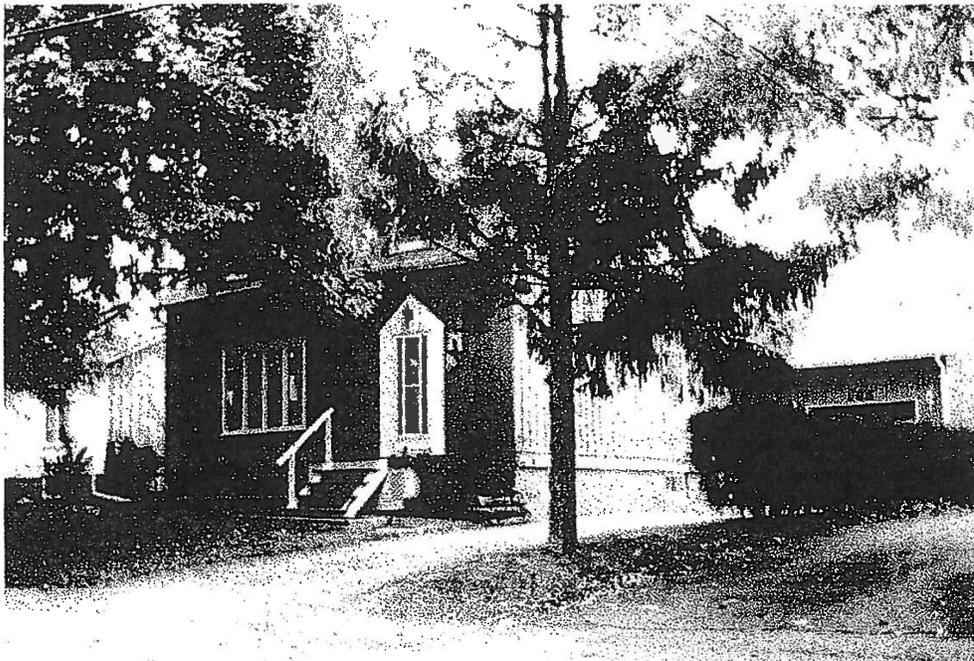
This lot was the last one to leave Conover ownership. A.A. Conover's widow, Ila Conover, released all claims to the land in 1947, in favour of the municipality, and Cecil Brown, a World War II veteran, acquired the property the same year. By the time the assessment roll for 1948 was drawn up, a house had been erected.

Early 1990s changes to this house (another "flat front," but reminiscent of the Cape Cod colonial revival style) included a large addition, and the application of board and batten cladding.

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Number 101 Tyler Street



Number 105 Tyler Street



**EXTRACT FROM
COUNCIL MEETING OF
TUESDAY, OCTOBER 13, 2015**

10. NOTICES OF MOTION/MOTIONS FOR WHICH NOTICE HAS BEEN GIVEN

(ii) Motions for Which Notice Has Been Given

**(a) Councillor Mrakas
Re: Design Review Panel**

**Moved by Councillor Mrakas
Seconded by Councillor Humfryes**

WHEREAS a Design Review Panel (“DRP”) is an independent body that provides an objective expert professional view; and

WHEREAS Heritage is of the upmost importance to the community; and

WHEREAS a DRP advises Council in preserving the uniqueness of properties and the compatibility of any new development to its surroundings; and

WHEREAS the DRP advice is based on professional judgment, understanding of good design principles, conformance with the Town’s Official Plan and other related documents (design guidelines, secondary plans, etc.);

NOW THEREFORE BE IT HEREBY RESOLVED THAT a Design Review Panel be established for the Town to focus on providing advice on:

1. the Promenade area;
2. any properties within the Heritage Resources Area; and
3. any designated or listed properties; and

BE IT FURTHER RESOLVED THAT staff be directed to develop Terms of Reference for the Design Review Panel, including proposed qualifications for the Design Review Panel Members, for Council approval.

CARRIED



**EXTRACT FROM
COUNCIL MEETING OF
TUESDAY, OCTOBER 27, 2015**

7. ADOPTION OF ITEMS NOT REQUIRING SEPARATE DISCUSSION

Items 1 (with the exception of sub-item 2), 2, 4, and 5 were identified as items not requiring separate discussion.

**Moved by Councillor Gaertner
Seconded by Councillor Mrakas**

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 October 20, 2015

THAT the General Committee meeting report of October 20, 2015, be received and the following recommendations carried by the Committee be approved:

8. Heritage Advisory Committee Meeting Minutes of October 5, 2015

THAT the Heritage Advisory Committee meeting minutes of October 5, 2015, be received; and

THAT the Heritage Advisory Committee recommend to Council:

**1. HAC15-012 – Proposed Demolition of Existing Second Storey and
Accessory Garage to a Listed Heritage Building, 36
Larmont Street**

THAT the demolition of the existing second storey at 36 Larmont Street be approved; and

THAT the demolition of the existing detached garage be approved; and

THAT staff work with the applicant to ensure that the massing of the second storey and design of the reconstruction is appropriate; and

THAT the final proposed design for 36 Larmont Street be brought back to the Heritage Advisory Committee.

CARRIED