



TOWN OF AURORA HERITAGE ADVISORY COMMITTEE MEETING MINUTES

Date: Monday, December 14, 2015

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

Committee Members: Councillor Jeff Thom (Chair), Councillor Wendy Gaertner (Vice Chair) (arrived 7:02 p.m.), Barry Bridgeford, Kathy Constable, James Hoyes, John Kazilis, Bob McRoberts (Honorary Member), and Martin Paivio

Member(s) Absent: Carol Gravelle

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

The Chair called the meeting to order at 7 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 Martin Paivio
Seconded by John Kazilis

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

- Delegation (c) Christopher Alexander, Applicant/Owner of 101 Tyler Street; Re: Item 5 – Report No. HAC15-015 – Request to Remove a Property from the Aurora Register of Properties of Cultural Heritage Value or Interest, 101 Tyler Street

- Delegation (d) David Heard, Resident; Re: Item 5 – Report No. HAC15-015 – Request to Remove a Property from the Aurora Register of Properties of Cultural Heritage Value or Interest, 101 Tyler Street

CARRIED (two-thirds)

3. RECEIPT OF THE MINUTES

Heritage Advisory Committee Meeting Minutes of October 5, 2015

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

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

CARRIED

4. DELEGATIONS

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

Dr. Moore presented background information respecting the recent renovations to the subject property and elements of the sign variance application. He noted the letters of support that he has received from the surrounding community and requested the Committee's support of the sign variance request.

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

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

CARRIED

- (b) **John Green, Aurora Historical Society
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**

Mr. Green provided historical information respecting the accessory barn, originally constructed as a coach house in 1876 and the only remaining example of its kind in Aurora, and advised that the goal of the Aurora Historical Society is to restore and relocate the structure to the grounds of Hillary House at 15372 Yonge Street.

**Moved by Councillor Gaertner
Seconded by John Kazilis**

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

CARRIED

- (c) Christopher Alexander, Applicant/Owner of 101 Tyler Street
Re: Item 5 – Report No. HAC15-015 – Request to Remove a Property
from the Aurora Register of Properties of Cultural Heritage Value or
Interest, 101 Tyler Street**

(Added Item)

Mr. Alexander provided background information respecting the subject property and noted that several neighbouring properties in recent years had been demolished and rebuilt in a manner that complemented the heritage of the area. He advised that the property was no longer listed for sale.

**Moved by John Kazilis
Seconded by Bob McRoberts**

THAT the comments of the delegation be received and referred to Item 5.

CARRIED

- (d) David Heard, Resident
Re: Item 5 – Report No. HAC15-015 – Request to Remove a Property
from the Aurora Register of Properties of Cultural Heritage Value or
Interest, 101 Tyler Street**

(Added Item)

Mr. Heard provided historical information respecting the subject property in relation to the Hutchinson and Wilkinson families and businesses in Aurora. He proposed to work with the Committee and staff to supply a report to the Committee on the Hutchinson and Wilkinson names, and requested that the Committee defer this item until further information is available.

**Moved by James Hoyes
Seconded by Kathy Constable**

THAT the comments of the delegation be received and referred to Item 5.

CARRIED

5. MATTERS FOR CONSIDERATION

1. Memorandum from Planner

Re: Sign Variance Application, 15000 Yonge Street

Staff provided background information to the memorandum and original General Committee Report No. BBS15-013 of November 17, 2015, and advised that, upon discussions with the applicant and further clarification, Planning staff no longer have concerns with the size, design, quality, and location of the proposed sign, which is subject to final review by Planning staff.

The Committee expressed concerns regarding the number of signs on the property, the size of the proposed wall sign, the size of the variance, and setting a precedent. The Committee also expressed support for the parallel signage against the building, and it was suggested that this item be deferred until such time the Sign By-law Review has been completed.

Moved by Bob McRoberts

Seconded by Kathy Constable

THAT the memorandum regarding Sign Variance Application, 15000 Yonge Street be received for information.

CARRIED

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

Staff provided a brief summary of the Demolition Application and circulated photographs of the structure. It was noted that the Aurora Historical Society issued a Letter of Intent to dismantle and relocate the structure to 15372 Yonge Street, for which permission was granted by the current owner of the property.

The Committee inquired about the warpage issues and any concerns with the dismantling and reassembly of the structure. Staff confirmed that the Aurora Historical Society has retained an expert in the field of disassembling this type of structure and are aware of the structural concerns raised by the owner.

Moved by Bob McRoberts

Seconded by Councillor Gaertner

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.

CARRIED

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

Staff provided a brief overview of the proposed demolition of the one-storey rear addition at 138 Centre Street in relation to the Zoning By-law Amendment and Site Plan Applications submitted to the Town.

The Committee inquired about the Applications and staff confirmed that the Zoning By-law Amendment and Site Plan Applications had already been submitted to Council through a recent Public Planning meeting and Council had directed that a revised parking plan be submitted for consideration. Staff noted that the proposed demolition would be subject to approval of the Applications, and that a demolition application had not yet been received from the applicant.

**Moved by Bob McRoberts
Seconded by Martin Paivio**

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 the proposed two-storey rear addition be 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.

CARRIED AS AMENDED

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

Staff provided background information to the Heritage Permit Application, which proposes a two-storey rear addition and changes to the existing windows.

The Committee inquired about the proposed window changes and staff provided clarification and confirmed that the changes would not detract from the building or character of the District.

Moved by Bob McRoberts
Seconded by Martin Paivio

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; **and**

THAT, should the window that is proposed to be removed not be of future use to the owner, the removed window be donated to Aurora's Architectural Salvage Program.

CARRIED AS AMENDED

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

Staff provided a brief overview of the Request and noted that proposed plans for a new building had not been received from the owner.

The Committee discussed the historical elements and Heritage Evaluation of the property.

Moved by Bob McRoberts
Seconded by Councillor Gaertner

THAT Report No. HAC15-015 be received; and

THAT the Heritage Advisory Committee recommend to Council:

THAT the property located at 101 Tyler Street ***remain listed on*** the Aurora Register of Properties of Cultural Heritage Value or Interest; and

THAT the property be re-evaluated by the Committee's Heritage Evaluation Working Group pending receipt of further historical background.

CARRIED AS AMENDED

6. INFORMATIONAL ITEMS

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

Staff provided an overview of the Motion adopted by Council to establish an urban design review panel for the purpose of dealing with design matters and providing independent advice, prior to submitting a report to the Committee on a heritage or redesign matter. Staff advised that the Terms of Reference are being prepared for Council's consideration in early 2016 and the advisory panel would be comprised of members who are experts in their fields.

The Committee suggested that a design review panel may also be helpful in assessing the integrity of structures in relation to partial demolitions, and that the panel should also include a contractor.

**Moved by James Hoyes
Seconded by Kathy Constable**

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

CARRIED

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

**Moved by James Hoyes
Seconded by John Kazilis**

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.

CARRIED

7. NEW BUSINESS

The Committee referred to Report No. HAC15-009 of the September 9, 2015 meeting regarding the proposed demolition of the existing second storey to a listed Heritage building at 45 Mosley Street, and expressed concerns regarding the fragility of the remaining structure, which had begun to sway and required shoring. The Committee provided further details respecting the original construction and conditions subsequent to the demolition, and expressed support for the value of obtaining the engineering input of a design review panel to assess any potential dangers in future.

Councillor Thom and Councillor Gaertner welcomed new Committee members James Hoyes and John Kazilis.

Staff noted that a Heritage Workshop was held at Town Hall on November 26, 2015, which was attended by municipal staff and Heritage Advisory Committee members from across York Region. Staff circulated some of the material that was provided at the Workshop.

Staff advised that the Town recently registered with the Ontario Heritage Trust for Doors Open 2016. Committee members were reminded to advise staff if they become aware of any new potential sites for Doors Open Aurora.

Staff advised that at least one more Committee member is needed for the Heritage Evaluation Working Group and encouraged anyone interested in joining the Working Group to contact staff.

8. ADJOURNMENT

Moved by Kathy Constable
Seconded by Martin Paivio

THAT the meeting be adjourned at 9:30 p.m.

CARRIED

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